

specification

Area Specification

Plot Area	6.88 acres
Green Belt Area	1.39 acres

Number of Floors

Block One	Ground + Eight Floors
Block Two	Ground + Fourteen Floors
Block Three	Ground + Eight Floors
Three Level Basements	

Floor to Floor Height

Ground Floor	4.50 m
Typical Floor	3.75 m
First Basement	4.20 m
Second & Third Basements	3.75 m

Elevators

Block One	6 nos. 16 pax Passenger Elevators, 1 no. Service Elevator
Block Two	9 nos. 20 pax Passenger Elevators, 1 no. Service Elevator, 2 nos. Escalators for Retail Area
Block Three	5 nos. 16 pax Passenger Elevators, 1 no. Service Elevator

Other Features

Food Court, Restaurants, Health Centre, Training Rooms and Retail Outlets/ ATMs
Independent access to each block

Air Conditioning

Central Chilled Water type with combination of Screw Chiller and Centrifugal chiller, adequate no.s of Floor Mounted/Ceiling suspended AHU units on each office floor, Thermal storage to meet peak load, Heat Recovery Units/ Ozonizer to reduce the plant capacity by 15%.

HVAC Plant Capacity

Centralized HVAC plant 2900 TR (400 TR x 3nos. Screw chillers + 850 TR x 2 nos. Centrifugal Chillers) equivalent plus 8000 TR/Hr Thermal storage.

Piping and Ductwork

Chilled Water piping from A.C. Plant to Air Handling units, Common link area complete with ducting and grills, Ductwork from Air Handling Units capped off at tenant's areas with fire dampers. adequate Floor Mounted/Ceiling suspended AHU units per floor are planned, Ducting with fire dampers up to AHU room walls in Vatika scope & rest in client's scope.

BMS and Controls

Hands free operation and monitoring the principle operations of the building control system fully integrated with the security, fire alarm and lift control systems.

Ventilation and Exhaust

Provided for toilets, cores and basements, Separate ventilation for DG Room with air-cooling for increased efficiency.

Landscaped central piazza

Structural System

Foundation	Isolated foundations
Floor Slab	275mm thick flat slab with drop panels of 450 mm thickness
Typical Column Sizes	750 mm Dia , 900mm Dia, 1000mm Dia, 1150mm Dia

Finishes

External Cladding	6 nos. 16 pax Passenger Elevators, 1 no. Service Elevator
Tenant Floor Finish Basements	75mm clearance left Floor Finish - Concrete with non-metallic floor hardener
Main Lift Lobby	Wall Finish - Tiles, Floor Finish - Tiles, Ceiling - Gypsum
Service Lift Lobby	Wall Finish - Tiles, Floor Finish - Stone, Ceiling - Gypsum
Toilets	Wall Finish - Tiles, Floor Finish - Tiles, Ceiling - Gypsum, Urinal \ WC Partitions - Laminate Partition
Main Staircase	Floor Finish - Granite, Skirting - Granite, Wall Finish - Enamel Paint,
Service Staircase	Floor Finish - Stone, Skirting - Stone, Wall Finish - Enamel Paint

Plumbing

Sanitary Fittings:

Low volume flushing EWC (4-6 liters) with concealed flush valves; Self closing type taps in wash basins

Water Treatment:

Filtration plant for flushing water; Filtration and softening plant for soft water supply to cooling tower make-up and domestic water supply.

Soil, Waste And Vent Pipes:

Two pipe vented system to be used in toilets; All vertical pipes to be in accessible shafts;

Plant room:

At lower basement level housing all water supply pumps and water filtration and softening equipment.

Sewerage:

Building sewer to be connected to STP (650 kilolitres). The recycled water from STP to be used for flushing, horticulture & HVAC/DG coating tower make up. Excess recycled water shall be discharged in municipal sewer.

Storm Water Drainage:

All roof water shall be collected in underground lines and discharged in underground aquifer by use of detention tank and recharge well; All surface water to be recharged by soak pits. Total rainwater harvesting scheme planned.

HSD Bulk Oil Storage Tanks:

An underground HSD oil storage tank of 2x20KL is planned for storage of High Speed Diesel for DG sets. The oil tank yard shall be barricaded as per CCE norms.

Electrical

Power Supply:

Power supply made available from DHBVNL at 33KV supply system.

Sub-Station:

11Kv Outdoor type sub-station isolated from main building complex with 4 no 2500 KVA Transformer and HT control

Parking

Total Parking	1073 cars
Bay size	5.5m x 2.5m wide bays for each car

Security

CCTV Cameras	In all basements, lift lobbies of Ground Floor and at the entry/exit of ramps
Security	24 hour manned security at all common areas of the complex including outside
Access Control	Control barrier with electronic proximity cards at ramp entrances.

Fire Fighting

Staircase	One main staircase and one fire escape staircase in each block
Travel Distance	Maximum travel distance 45m
Wet riser/ Hose Reels	Adjacent to each staircase
Yard Hydrants	Provided at ground level as per NBC norms.
Hand-held Extinguishers	Provided as required in landlord's areas
Fire Fighting Pumps	2 nos. main fire electric pumps, Cap. 2850 lpm, 110 m head 2 nos. fire jockey pumps,

through 11KV HT vacuum circuit breaker.

Power conditioning:

Power conditioning is carried out at HT end. AVR is provided to cater to voltage fluctuation in the system voltage

LV Switchgear:

LV Switchgear used in the installation conforms to IEC specifications as well as international standards.

LT Distribution:

LT distribution for all users to be carried out through Bus Duct Risers obtained from reputed manufacturer; Four sets of bus duct risers have been used to provide proper load distribution in the complex.

Load Available for User:

System has been planned to provide adequate load for Lighting; Small Power & UPS needs of each user keeping in mind computer requirements; In addition to the maximum demand load on each floor; adequate arrangement has been made for critical needs like Server Room load as well as its air-conditioning required for night hours.

Critical / Emergency Lighting:

Emergency lighting has been provided for all Common areas, Staircases, Escape Routes and Lift Lobby.

Dedicated Earthing:

Complete infrastructure (space) has been planned for all users to enable them to provide their own dedicated earthing system for various requirements.

Back-up Power Supply System:

100% backup power supply system shall be available in the complex; DG Sets shall be provided with electronic monitoring system, shall be modern engine design with optimized combustion system; Compact and easy to install with low fuel consumption resulting in reduced operating costs; 6 nos. 1500 KVA DG sets shall be used to provide backup power for the entire maximum demand load of the complex and these shall be PLC based auto synchronized, auto load sharing and auto load management; Adequate diesel storage capacity has been planned to provide operation of standby DG Sets for at least 48 hours.

Cap. 180 lpm,
110 m head
1 no. Common
diesel engine
driven stand by
pump, Cap.
2850 lpm,
110m head

Tanks

Underground (Basement)

Fire Water tank	200 Kilolitres
Raw Water tank	320 Kilolitres
Filtered water tank	564 Kilolitres
Soft water Tank	130 Kilolitres

Terrace Level Water Storage

Block One

Fire Tank	20 Kilolitres
Flushing Tank	25 Kilolitres
Filtered water tank	35 Kilolitres

Block Two

Fire Tank	20 Kilolitres
Flushing Tank	30 Kilolitres
Filtered water tank	45 Kilolitres

Block Three

Fire Tank	20 Kilolitres
Flushing Tank	15 Kilolitres
Filtered water tank	25 Kilolitres

Fire Alarm System

- Hybrid Fire alarm system with Addressable main fire alarm panel located in Security & Fire Control Room on Ground Level along with repeater Panel in Security room.
- Adequate provision for installation of addressable or conventional fire alarm devices / panels at all levels for

Communication

Provision for Communication System

Along with necessary P & T lines for each user, infrastructure facilities have been provided to receive various communication links as well as broad band fiber optic cables etc.

Landscaping

Roadways & Surface Parking

Heavy Duty Precast concrete Pavers in main drive way and drop off

Pedestrian and Roadway Lighting

Pole mounted fixtures and custom designed bollard lighting

Site Landscape

Granite and standstone paving in different finishes on plaza; One acre front park and large rear garden with trees, ground cover.

tenants requirements.