

Office Spaces

Office modules of various sizes. Offices designed around central core areas as well as side cores to ensure excellent quality of natural light and views all around.

Structure

Floor to floor height	3.85 mts on typical floors. 5.0 mts on ground floor
Approach and Access	Separate drop offs for all the blocks with dedicated entrance lobbies
Facilities and Amenities	Well designed entrance lobby at ground floor Passenger elevators designed to cater for the expected traffic Dedicated service lift for movement of goods and materials Common toilet facilities provided on each floor

Finishes

Lobbies and Common Spaces and Common Toilets	Finished in a combination of architecturally pleasing materials such as stone, high quality tiles, wall and ceiling finishes
Tenant Space	Adequate finishing margin shall be left on the floor for client fit out works
External Facade and Finishes	A combination of architecturally designed external Facade finishes in modern and contemporary materials Double glazed aluminum windows and fenestration along with curtain glass in locations according to elevation requirements
Signage	Client directory signage in main entrance lobby on ground floor Client directory signage on each office floor
Parking	Multi-level basements parking to accommodate adequate car parking. Provision for surface parking and drop off areas
Structure	Capital slab arrangement in office floors. RCC structure designed in strict compliance with all requirements of the Seismic Zone 4 as prescribed in the Indian Standard Code

Electrical systems and installations

Normal Power Source	Power Supply from the DHVBNL shall be made available
Power Back Up	100% power backup through DG sets designed and installed in compliance with stringent emission norms
Power Distribution	Power supply cables shall be drawn up to the tenant's distribution board

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Metering	Dual energy meters installed for each tenant to measure consumption of normal power and backup power supply separately
Communications	Adequate provisions for Telephone, Voice and Data connectivity through multiple service providers
Earthing	Infrastructure and necessary installations will be provided
Lighting And Illumination	<p>Lighting and illumination of common areas as well as external areas designed scientifically to appropriate lux levels</p> <p>Adequate provision for critical lighting in areas of circulation and emergency usage</p> <p>Architectural lighting to illuminate the complex to enhance its usability and footfalls</p>
Hvac systems	
Corporate Retail Areas and Office Blocks	Office space shall be air-conditioned through energy efficient central A.C. system with BMS
Basements	Mechanical Ventilation system in compliance with NBC norms
Fire and life safety	
Fire Detection System	Provided in accordance with the Fire Safety norms as per the NBC
Fire Fighting and Suppression	Wet Risers, Fire Hose reels, Fire Extinguishers and Sprinklers – provided as per norms. Yard Hydrants and Firefighting pumps installed as per the NBC norms along with dedicated Fire Tanks
Fire Escape	Provision for Fire Exits and Escape Stairs at appropriate locations in accordance with the NBC
Plumbing installation	
Water Supply Systems	Designed to stringent standards and norms for public health and hygiene
Waste Water and Sewer Systems	As per public health and sanitation standards and norms
Rain Water Harvesting	Rain water will be collected through network of pipes and installations and recharged into ground aquifers in compliance with the norms

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Security

Specifications

Main Entrance

Basement Lift Lobbies/Ramps

Staircases

Manned Security

Check posts at key locations within the complex. Boom
Barriers at basement entry and exits

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work.

The Applicants/Allottees do not bear any right to raise any objections in this regard

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