

Annexure 1 – Building Details – Technical

BASE BUILDING DETAILS – TECHNICAL	
Height of the Building (in Feet)	Up to Terrace level 105.94 feet
Number of Office Blocks	2(connected with a Bridge).Each office block is approximately around 25,000 sft. The client can take both the blocks if they need a larger floor plate
Number of Office Floors per Block	6
Total Built-up Area (in SF)	513545.00
Floor efficiency (%)	80%
Typical Floor Plate Size (in SF)	The 6 Floors are between 50900- 53400 Sft(Total of both blocks in a floor)
Number of Basements	1 basement, including basement 3 parking floors
Usage of Basement (Parking / Office / Storage)	Parking
Type of construction (Flat Slab / RCC / Pre-Cast)	RCC and PT slab
Typical Column Grid Spacing (in Feet)	Average 35 feet
Slab to Slab Height (in Feet)	4mtrs (13 feet)
Clear Height between Slabs (in Feet)	12'4" feet from bottom of capital
Screed Level provided (in mm)	50 mm
Floor Loading Capacity of Office Floor (Kg/SM)	Live load 5 KN/m2
Type of Glazing (Single / Double)	Single Glazing
Is the floor in a weather proofed condition for fit outs? (Yes/No)	Yes
Is this a LEED Certified Building for Core and Shell (Kindly mention rating if yes – Platinum / Gold / Silver)	Aiming for Gold
POWER	
Power Source to the Building (HT / LT)	11KVA HT Supply.
Total Power Allotted for the Building	3000 KVA
Number and Capacity of Transformers	1 no 1500 KVA and 2 no's 800 KVA
Power allotted per 100 SF of space leased including Air Conditioning load.	600 Watts
Provision for Privately Generated Power (Yes/ No)	Yes, Solar power
Is 100% Back-up Power Provided (Yes/ No)	Yes. 100% DG back up.
Make, Number and Capacity of Diesel Generator(s)	Total no of Generators 4(3nos of 1000 KVA and 1 no of 500 KVA). Make not yet finalized
Location of the Diesel Generator(s)	Basement
Capacity of the Diesel Storage - Day Tank / Underground Tank (KL)	Will be intimated, Still in Design stage
Are the Diesel Generator Automated or Manual	Automated
Is there redundancy provided for the Diesel Generator(s)? If so, please explain.	No
Provision to increase the power provided for the property (Yes / No)	Yes
Provision to increase the power back up provided for the property (Yes / No)	Yes
Number of Earth pits provided for the space leased	As per the Indian Standard Electrical Codes
Number of Electrical shafts provided for the space leased	2 Nos
Panel provided for the space leased in the Electrical room (Yes / No)	Yes
Power source from Single or Dual Feeder	Dual
AIR CONDITIONING	
Type of Air Conditioning provided (Chiller or Packaged Units)	Chiller
Make / Model, Number and Capacity of Chillers	3 no's 450 TR.
Make / Model, Number and Capacity of Air Handling Units (AHUs) for the proposed Space.	Common Area AC is provided. Each office block has two AHU room with a tapping provision of 52-68 TR

	at each level.
Availability of British Thermal Units (BTU) meter at the floor level.	Yes. BTU meter is available for all office space tapings
Provision to place Lessee's outdoor unit at the floor level	Yes
FIRE SAFTEY	
Compliance as per latest National Building Code (NBC) norms (Yes / No)	Yes
Number of Fire Exits Available	5
Width of each Fire Exit (in Feet)	5 feet
Fire Rated Door provided for the Fire Exit (Yes / No) (If yes, rating in hours)	Yes, 2 hrs
Fire Hydrants Availability at the floor Level (Yes / No)	Yes
Length of the Fire Hydrant (in Mts)	30 Meters
Capacity of Fire Sump (in KL)	350KL
Fire Alarms Provision for Common Areas (Yes /No)	Yes
Smoke Detectors Provision for Common Areas (Yes /No)	Yes
Public Address System Provision for Common Areas (Yes /No)	Yes
Sprinklers for Common Areas (Yes /No)	Yes
Primary layer of Sprinklers for office Premises (Yes /No)	Yes
Number of tap off points for Sprinklers at the floor level	4 Nos
Building Management Systems Availability (Yes /No)	Yes
Elevators	
Make / Model, Capacity, Number and Speed of Passenger Elevators.	4 Nos of passenger lifts from the basement to the entrance lobby. 6 Nos from entrance lobby to the terrace level. All other details WIP
Make / Model, Capacity, Number and Speed of Service Elevators.	2 nos of service lifts from the basement to the terrace level. All other details WIP.
Fire Man's Lift provisioning (Yes /No)	Yes as per NBC 2016
Automatic Rescue Device (ARD) provided (Yes /No)	Will be explored in later stage
Any grouping of elevators (Yes /No) (If yes, please explain)	4 nos of passenger lifts from the basement to the entrance lobby. 6 nos from entrance lobby to the terrace level. All other details WIP. 2 nos of service lifts from the basement to the terrace level. All other details WIP.
Wet Areas – Toilets/ Pantry	
Finished Rest Rooms (Yes /No)	Based on client requirements.
If finished Rest Rooms are not provided, what is the scope of the Lessor?	All the sewerage and fresh water line point up to the relevant duct of the floor.
Shared or Exclusive Rest rooms	Each floor consists of 4 toilet blocks, Exclusive rest rooms can be given if the floor area taken by the tenant is above a certain limit..
Number of Rest Room Core Provided for the floor.	4
Number of Urinals for the Male Washroom	Least is 4
Number of Closets for the Male Washroom	Least is 4
Number of Hand wash for the Male Washroom	Least is 3
Number of Closets for the Female Washroom	Least is 5
Number of Hand wash for the Female Washroom	Least is 4
Physically Challenged Toilet Provided (Yes /No)	Yes
Pantry Provisioning for the floor.	Dry pantry only for coffee/Tea
Availability of Water inlet & outlet for Pantry space (Yes /No)	Yes
Water	
Primary Water Source (Municipal / Bore well / Private)	Smartcity
Sump Capacity (in KL)	304 KL
Overhead Tank Capacity (in KL)	154 KL
Is water treatment plant available? (Yes /No)	Yes

Is Sewerage Treatment Plant Available? (Yes /No)	Yes
Rainwater Harvesting (Yes /No)	Yes
TELECOMMUNICATIONS	
Specify the number of Internet Service Providers (ISP) present in the building (please name them)	Provision will be made for all the Providers
Location of the Communication room	P3 level
Number of Data shafts available for the space leased	2 per floor
Option to install V-Sat / Antenna on the terrace	YES