

SPECIFICATIONS : RETAIL

retail shops

- : Retail floors - ground, first and second
- : Large store fronts and glazing area for retail units
- : Dedicated signage for all unit as per design
- : Restaurants with terrace dining provided on second floor

life safety

- : Wetriser/hose reels/sprinklers/fire extinguishers provided as per norms
- : External fire hydrants provided as per norms

structure

- : RCC slab and column structure with masonry partitions

HVAC

- AC System : space provision for split AC units
- Ventilation and exhaust : provided for common toilets and basements

finishes

- Exterior : Combination of stone and painted surface
- Lobbies : Combination of stone and painted surface
- Basement : Broom finish concrete
- Tenant floor finish : Concrete floor
- Common toilets : Finished Toilets with modern fittings and fixtures

electrical

- Distribution : provision of cable upto tenants' distribution board
- Metering : tenant will be metered
- Lightening protection and earth pits : provided

parking

- : Multi-level basement for parking and services
- : Adequate surface parking
- : Provision of access control and video surveillance

power back-up

- : 100% automatic back-up provided for lighting, power and AC
- : Provided with PLC-based auto load manager

security

- : Video surveillance in basement parking, basement and ground floor lobbies
- : Manned security - boom barrier at all vehicular entry and exit points

landscape

- : Richly landscaped central plaza
- : Pedestrian plaza designed with seating areas and food kiosks
- : Dedicated drop-off zone and entrances for retail
- : On-site parking areas with lush canopy trees and landscape features

signage

- Internal : main lobby equipped with tenant directory and directional signs
- External : External signage as per developers design and conditions

communication

- Cable tv connection : provision for cable tv
- Telephone : provision for fixed line
- Internet : provision for internet

SPECIFICATIONS : OFFICE

structure

- : RCC slab and column structure with masonry partitions
- : Wide column spans for optimal space utilization
- : High floor to floor heights
- : High speed passenger lifts & service lifts
- : Central services core for maximum efficiency optimum width of office for maximum day lighting

façade

- : Combination of high performance glass, stone and aluminum cladding
- : Modern glazing systems
- : Fins and louvers as shading devices making the building energy efficient
- : Shading on south and west face

landscape

- : Richly landscaped central plaza with decorative features
- : Pedestrian plaza designed with seating areas and fountains
- : Dedicated drop-off zone and entrance for office

finishes

- Lobbies : combination of stone and painted surface
- Basement : broom finish concrete
- Tenant floor finish : concrete floor
- Common toilets : finished toilets with modern fittings and fixtures

electrical

- : Distribution provision of cable upto tenants' distribution board
- : Individual office will be metered
- : Lightning protection and earthing pits provided
- : Emergency lighting in selected common area
- : Energy efficient lighting in common areas

signage

- : Internal main lobby equipped with tenant directory and directional signs
- : Utility and emergency signage where appropriate
- : Energy efficient lighting in common areas

green features

- : Rain Water harvesting/storage
- : Waste-water recycling
- : STP

parking

- : Multi-level basement for parking and services
- : Adequate surface parking
- : Provision of access control and video surveillance
- : Efficient traffic management system for entire complex
- : Dedicated parking bays for taxis and buses

security

- : Video surveillance in basement parking and ground floor lift lobbies
- : Manned security - boom barrier at all vehicular entry and exit points

life safety

- : Wetriser/hose reels/sprinklers/fire extinguishers provided as per norms
- : External fire hydrants provided as per norms

HVAC

- : Strategically placed AHU rooms with AHUs on each floor
- : Space for precision a/c for large server rooms
- : Ventilation and exhaust provided for common toilets and basements

power back-up

- : 100% automatic back-up provided for lighting, power and AC
- : Provided with PLC-based autoloader manager

communication

- : Cable tv connection provision for cable tv
- : Voice (telephone) and data provision for voice and data
- : High-speed wi-fi connectivity
- : VOIP service