

Specifications

Retail Shops

- **Retail Floors at Ground, First & Second floor level**
- **6m high ceiling for ground floor retail units**
- **Pedestrian Plaza /Passageway along the retail units**
- **Space for shop front signage as per design**
- **Food Court/kiosks with terrace dining on second floor**
- **Space for Open air theatre at Second floor**
- **Escalators for Retail Areas**

Office Suites/Modules

- **Office floors at 3rd to 14th floors**
- **Dedicated service balconies for most of the office areas as per design**
- **Adequate no. of Passenger and service elevators and staircase connecting office levels**

Finishes

- **External: Combination of one or more stone, ACP / Paint and Glass façade**
- **Lobbies & Corridors: Combination Of Marble /granite /tile Floor Finish And Painted Surface As Per Design**
- **Floor Finish: Retail Shops And Offices Spaces Finished With Conc. Floor**
- **Windows: Aluminium/upvc Windows**
- **Common Toilets: Tiles And Painted Surface With Modern Fittings And Fixtures**
- **Elevators: Elevators Cabs finished with Stainless Steel wall finish, lighting and ceiling as per design**

Parking

- **Multi level basement for parking and services**
- **Additional parking on surface for visitors**
- **Provision of Access Control barrier with Radio Frequency Identification Tag for Authorized cars parking**

Landscape

- Richly landscaped stone/tile paved central plaza/passageway with street furniture, Kiosks and water body
- Landscape terrace at second floor level
- Separate Dropout Zones for Retail and Office areas

Security

- CCTV Surveillance: Main Entry/Exit, Basement Entry/ Exit, Basement & Ground floor lift lobbies, secluded areas at Boundary wall
- Manned Security: Main Entry/Exit and Ground floor lift lobby

HVAC

- Air Conditioning: Provision for Split AC Units in Retail & Office areas.
- Ventilation & Exhaust: Provided for common toilets and basements

Power Backup

100% power back-up with suitable diversity provided for Lighting, Power and AC .PLC based autoloading magnet system

Electrical

- Distribution: Provision of cable upto Tenants/Owner distribution board
- Metering: Tenant Load will be metered and pre paid metering system to be installed
- Lightning protection & Earthing pits: Provided

Fire Safety

Fire Protection and fire fighting system as per National Building code requirement /approved from local authority

Technology

- Energy Conservation: Energy efficient products & LED light fixtures in common areas, Provision of solar lights in landscape, Insulated Roof tops, Double skin wall system in External façade as per design

- **Water Management: Rainwater Harvesting system, Dual water supply system, Double Flushing system in common toilets**

Signage & Advertising

- **External: External wayfinding system including Building ID , vehicular directional signage as per developers design and conditions**
- **Internal: A complete way finding system in Basement and all Office floors including directory and directional signs in common areas**
- **Advertising: Backlit dedicated advertisement spaces as per design on rentable basis**

Communication

Provision for Hi-speed Internet, IPTV and DTH