

Specifications

Structure

Structure:	RCC flat slab and column structure with brick/concrete block partitions to maximise clear spans
Escalators:	Connecting Retail Floors
Elevators:	4 Passenger elevators with separate service elevators 2 Passenger elevators exclusive for retail floors
Floor to Floor Height:	Retail floors 4.5m Office floors 3.75m

Finishes

External Cladding:	Combination of glass curtain wall, aluminium panel and polished stone
Flooring:	Combination of Marble, granite/Ceramic Tile
Lobbies:	Brushed concrete
Basement:	Concrete Floor
Tenant floor finish:	Finished Toilets with modern fittings and fixtures
Toilets:	Full height glazing in front
Atrium Lobby:	Wood panelling on rest of the wall Marble/granite flooring Custom lighting
Typical Core Finish:	Plasterboard/masonry/concrete painted Stainless steel ironmongery Veneered timber doors

Parking

Parking:	3-level basement for parking and services. Adequate surface parking. Provision for access control and Video surveillance.
----------	--

Security

Video surveillance:	External access points Car park areas Atrium/lobby Passenger lift cab Option for connection of camera in tenant's lift lobby
Manned Security:	At all entry, exit points and patrol as needed

Life Safety

Wet Riser/Hose Reels:	Located near each staircase
Sprinklers:	Fully provided in landlord's premises and primary distribution on each floor. Tap off points available for secondary distribution.
Fire Hydrants:	Provided at ground level as per design
Hand-held Extinguishers:	Provided as required in landlord's areas
Fire Detection:	Main alarm panels, break glass contacts, smoke and heat detectors provided within all public and landlord's areas. Provision of connection from tenant's area to main system.

Specifications

HVAC

HVAC System:	Central Chiller system with separate AHUs for each unit and common areas
BMS and Controls:	System 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.

Electrical

Electrical Risers:	Provided
Distribution Boards:	Feeds, splitters and panel boards serving tenant from load side provided All wiring till entry to tenant's premises
Metering:	Metering split into common loads and tenant loads, which will be sub-metered
Lightning Protection & Earthing Pits:	Lightning pits provided for base building. Provision for tenant connection to earthing pits.
Fire Alarm System:	Main alarm panels, break glass contacts, smoke and heat detectors provided within all public and landlord's areas. Provision of connection from tenant's area to main system.
Emergency Lighting:	Emergency light fixtures (connected to landlord's UPS) provided on escape route and at all means of egress

DG

Diesel Generators:	100% fully automatic backup provided for lighting, power and AC
Features:	Automatic voltage regulator, PLC based auto-starting, auto-load balancing AMF panel system provided

Signage

Internal:	Main lobby equipped with Tenant Directory and directional signs, utility and emergency signage where appropriate
External:	External signage as per developers design and conditions

Communication

Satellite Connection:	Spatial and structural provision for installing satellite dish on roof Spatial provision for cables from dish to tenant's area
Voice and Data Risers:	Risers and cable trays provided
Telephone Incomer:	Cabling from junction box to tag blocks at each floor

Landscape

Roadways & Surface Parking:	Asphalt and interlocked precast pavers/stone cobbles as per design
Pedestrian and Roadway Lighting:	Pole and bollard mounted fixtures
Building Façade Lighting:	Feature lighting of façade with fixtures concealed within landscaped areas
Site Landscape:	Landscape garden with decorative features as per design