



SPECIFICATIONS

GENERAL

1. The entire building envelope has been optimized by choice of materials and providing insulation wherever applicable. The thermal characteristics of envelope are as follows:
 - Wall Construction : Aerated Concrete Blocks on exposed surfaces with low overall thermal heat transfer coefficient
 - Insulated roof using 65 mm thick extruded polystyrene to achieve low overall thermal heat transfer coefficient
 - Double insulated Glass
2. Provision of ample natural lighting to optimize artificial lighting.
3. Floor to floor height of 4.2 mt.

HVAC SYSTEM

1. Water cooled central air conditioning plant with least power consumption.
2. Highly efficient, low power consuming, water chilling machines.
3. Variable Speed Chilled Water Pumping System to conserve pump operation power.
4. Use of High efficiency Blowers in HVAC system.
5. Provision in Air Handling Units motors to install variable frequency drives by individual tenants.
6. Indoor Air Quality as per ASHRAE Standard.
7. Superior noise and vibration control measures to prevent disturbance to tenant operations.

ELECTRICAL SYSTEM

1. 33KV incoming power supply from Electricity Board grid.
2. Transformers with on-load tap changers provided for superior voltage regulation.
3. All HT equipment like HT breakers and transformers shall be located away from building to avoid affect of electromagnetic radiations.
4. LV Power supply duly terminated at each floor through solid conductor rising mains with a suitable rating tap-off box.
5. Dual supply energy meters at each floor for metering city and DG power separately.
6. Power factor to be maintained as 0.92 and above. All capacitors provided with Harmonic Filters to avoid distortion in Voltage i.e., Clean Power will be available to Tenants
7. Dedicated risers for electric and communication facilities on each floor with due consideration for avoiding electromagnetic radiations.
8. 100% Power Backup by Diesel generator Sets provided with PLC based auto synchronization load management.
9. Use of high efficiency motors for all moving equipment.

PUBLIC HEALTH ENGINEERING

1. Nearly Two days of water storage at site.
2. Provision of treated water supply on each floor.
3. Sewage Treatment Plant for recycling the sewerage and use of recycled water generated for make-up to the AC & DG cooling towers.
4. Ground water recharge by harnessing the rainfall on site.
5. Low water flow fixtures and fittings in toilets.

FIRE SAFETY

1. Automatic upright sprinklers on each floor as per National building Code of India.
2. Provision for tenants to lay their independent sprinkler line on each floor below false ceiling sprinklers.
3. Wet Riser System with Fire Hose Cabinets at each emergency fire escape staircase.
4. External Hydrant System.
5. Automatic Fire Detection and Alarm System.
6. Emergency Voice Evacuation System.

INTELLIGENCE

- Building Automation System for reducing dependence on manual operation staff and to ensure optimum operating conditions.