



Electro- mechanical Service & Air Conditioning

Chillers: Yes, 400 Tr x 4 nos.
Cooling Towers: Yes, 4 nos.
HVAC specifications: Water Cooled Screw Chillers
Design Temperature (Internal): 23.3 ± 1 Degrees
Space provision for precision AC Units: Yes, in tenant area
Two-way signal capability for BMS/Fire Alarm: Yes
Integration of BMS/Fire Alarm with tenant's: Yes
Number of hydrants per floor: As per NBC
Tank capacity of fire hydrant/Capacity of UG Tanks: 375 kl + 325 KL Fire UGT, 20 KL Fire OHT,
Raw water UGT-2x45 KL, Treated Domestic water UGT 2x45 KL, 5 KL OHT
Fire control room: Yes, at ground floor
Availability of fire resistant doors with rating in fire prone areas: Yes as per NBC
Capacity of the fuel storage: 4 nos. x 990 Liter diesel for DG sets
Sprinklers: Yes, as per NBC
Carbon monoxide sensors in basements: Yes, in basement
Location where integrated fire alarm and public address system are present: At ground floor
Number of pressurized escape stairs: 08 nos.
Number of refuge areas: 01 no.
Pressurization of enclosed stairs, lift lobbies and lift shafts: Yes



Electrical Systems

Primary source of power to building: BSES substation
Machine and load of HT power: 11KV Power supply
Number of transformers with capacity: 3 nos. x 1600KVA
Number of DG sets: 4 nos.
Make of DG sets. What is the DG configuration: 1x750KVA, 1x1010KVA, 2x1500KVA
Capacity of DG sets: 4760KVA total
Number of electrical rooms: 1 no. on each floor for every block (4 at every level)
Design load total assumption: Max demand load - 3548KW
Inbuilt fire suppression system in Main/LT Panels: Yes
Transformers and LT panels: Basement 2 level
Hierarchy for electricity supply in the schematic: Main power from BSES & DG sets for 100% power backup



Tenant Specifications

Amenities: Retail, F&B, Auditorium, Multipurpose space, Internal courtyard
Stage of delivering fit outs: Warm shell
Provision and arrangements of electricity during fit outs: Electricity provision during fit out shall be available through energy meters
Number of entrances: 2 nos. full height North & South Atrium & Club lobby entrance



General Details

Nearest Fire Station: Vasant Kunj
Nearest Police Station: IGI Airport Police station
Architect: Concept Architect PLP, London, Executive Architect - RKA, New Delhi

Technical Specifications



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Technical Specifications



Size and Capacity

Total number of storeys: 3 Basements + Ground + 6 Levels
Total GLA: 6,41,362 ft²
Floor Plate - Office: Block A - 2,00,000 ft², Block B - 2,68,000 ft², BLOCK C - 74,000 ft²
Split of floor plate into smaller area: Yes, can be done
Total area with natural flooded sunlit spaces: All spaces have adequate daylight



Structure

Construction period: 2023 - 2025
Building compliance: As per NBC 2016 & local bye-laws
Core: Framed structure with PT beam & Conventional slab & shear walls as required
Seismic Zone of area of project: IV
Column Grid: 9 x 9 m
Column Spacing (Basement): 9 x 9 m
Live load on office floors: 4 kN/m²



Green Certification

Pre-certification in USGBC/IGBC: Core & Shell, Targeted LEED platinum & WELL Platinum rating
Rain water harvesting: Yes
Double glazed Windows: Yes
VFD for AHUs: Yes
MBR STP: Yes
Low water requirement sanitary fixtures: Yes
VFD Chillers with CPM: Yes
Solar Panels: Yes
BMS for energy modulation/optimal usage: Yes
PIBC Valves in HVAC: Yes
Thermal digester type OWC: Yes
Motion sensor & timer based common area lighting: Yes
EV charging spaces (20% of ECS): Yes
Heat recovery unit: Yes



Façade

Façade glass thickness and components: 34 mm DGU (Outer glass 8 mm performance glass heat strengthened + 16 mm air gap + 10 mm FT heat soak)
Curtain walls - Design and specifications: Unitized Glazing
Solar heat gain coefficients for vision glazing: ≤ 0.27
Shading coefficient: 0.3
Window To Wall Ratio (WWR): $\leq 40\%$



Lobby

Number of lobbies: Dedicated for Block A, Block B, Block C & Club
Height of lobby: Double Height lobby - approx 8.0 m
Lobby concourse connecting vehicular drop off with pedestrian connect: Drop-off location provided as per Aerocity Concept Plan



Loading Docks and Freight Elevators

Number of loading docks: 4 nos.
Number of service elevators: Service lifts: 4 nos.
Depth of cars to be able to accommodate medical stretchers: 2200 mm



Floor and Slab Specifications

Floor to Floor: 4.35 m from FFL to FFL
Floor to Beam Height: 3.85 m
Allowance for a nominal raised floor: 75 mm floor margin available for finishing
Floor Loading capacity - Office Space: Office = 4 kN/m², staircase = 4 kN/m², Retail shops = 4 kN/m², AHU/Electrical rooms = 7.5 kN/m², Toilets = 2.0 kN/m²
Type of flooring - Office Area: RCC slab
Provision of raised floors: Raised floor if any shall be as per tenant's interior design



Vertical Transportation

Total number of lifts installed: 23 including service lift
Average interval wait time: 30 seconds
Weight capacity of Service lifts: 1360 kg
Power Backup: ARD + DG back up
Location of access control: COP & Destination Control



Approvals

Environment clearance: Available
Building Plan approval: Available
DUAC approval: Available
Aviation NOC: Available
Fire NOC: Available
Pre-OC/OC:



Parking

Total area allocated: 3 level basement for parking
Parking space: 1000 ECS
Proposed EV provision: 20% parking slots provided with EV charging points



Security and Access Control

Type of security systems: Boom barrier, Access control, CCTV, X-ray baggage scanner, DFMD, Flap barrier
Location of security check: Main entries of building, Basement entry, Lift lobby entries at basement
Provision for security cameras across the development: Yes, provided