

TECHNICAL SPECIFICATIONS – SUPREMUS-3
@ iTTC KANJUR

- **Project: I-Think-C @ Kanjur**
- **Location: Kanjur East, Mumbai**
- **Revision : R2**
- **Date : 12.01.12**

1.		STRUCTURE	
1.1		No. of Floors	8 (G+7)
	1.1.1	Basement	0
	1.1.2	Ground	1 (Drop off Level& Club level)
	1.1.3	Podium / amenity level	0
	1.1.4	Stilt	NA
	1.1.5	Upper Levels	7 (including refuge floors)
	1.1.6	Refuge Levels	1
1.2		Type of Structural Design	Beam-Slab Frame Construction
1.3		Type of Construction	Conventional Formwork
1.4		Slab Thickness	
	1.4.1	Thickness of structural slab	230 mm approx
	1.4.2	Depth of beam (slab thickness+ beam)	500 mm
1.5		Column to Column spacing	
1.5.1		In Office Area	
	1.5.1.1	Minimum	8.7 M
	1.5.1.2	Maximum	9.275 M
1.5.2		In Parking Area	
	1.5.2.1	Minimum	NA
	1.5.2.2	Maximum	NA
1.6		Column Sizing	
1.6.1		In Office Area	
	1.6.1.1	Minimum	0.9m
	1.6.1.2	Maximum	0.9m
1.6.2		In Parking Area	
	1.6.2.1	Minimum	NA

	1.6.2.2	Maximum	NA
1.6.3		Typical Floor Height- Floor to floor (unfinished)	
	1.6.3.1	Office Floors	4.00 M
	1.6.3.2	For Basement Parking	NA
	1.6.3.3	For Ground Floor	4.20 M
	1.6.3.4	Clear Height for office floor (general U/f)	3.77 M
	1.6.3.5	Clear Height for office floor (under beam U/B)	3.50 M
1.7		Structural Loading Capacity	
1.7.1		Typical	500 kg / sq. m.
1.7.2		Server Area / AHU / Electrical / UPS	1000 kg / sq. m.
1.7.3		Terrace	500 kg / sq. m.
2.		DESIGN	
2.1		Efficiency ¹	75 %
2.2		Minimum leasable area	15048 sq. ft
2.3		Maximum leasable area (on one floor)	30385 sq. ft.
2.4		Total leasable area in building	241346 sq. ft.
2.5		Façade	
2.5.1		Proportion of glazed to non-glazed surface	U/D
2.5.2		Proportion of openable to non-openable surface	U/D
2.5.3		Glazing material	Aluminum and Glass in Vision area and with insulation in spandrel area
2.5.4		Window material	Aluminum and Glass
2.5.5		Non-glazed surface material	Texture Paint/ ACP Cladding

2.6		Entrance Lobby	
2.6.1		Size	1115 sq. ft. (approx.)
2.6.2		Floor-to-Floor Height	Triple Height Entrance Lobby with 7.20 Mt.
2.6.3		Finishing Materials	
	2.6.3.1	Flooring	Italian Marble
	2.6.3.2	Dado / Walls	Cladding in Agglomerate Marble/ veneer/glass
	2.6.3.3	Ceiling	Gypsum- False Ceiling – painted
2.6.4		Whether Air-conditioned	Yes
2.7		Lift Lobby (on each floor)	1 no
2.7.1		Passenger Elevator Lobby	
	2.7.1.1	Size	440 sq.ft
	2.6.1.2	Floor-to-Floor Height	4.0 m
	2.7.1.3	Finishing Materials	
	2.7.1.3.1	Flooring	Agglomerate Marble/Vitrified tiles
	2.7.1.3.2	Dado / Walls	Cladding in Agglomerate Marble/ veneer/glass
	2.7.1.3.3	Ceiling	Gypsum- False Ceiling – painted
	2.7.1.3.4	Whether Air-conditioned	Yes
2.7.2		Service Elevator Lobby	1 no per floor
	2.7.2.1	Size	355 sq. ft.
	2.7.2.2	Floor-to-Floor Height	4.0 Mt.
	2.7.2.3	Finishing Materials	
	2.7.2.3.1	Flooring	Tiles/ kotah
	2.7.2.3.2	Dado / Walls	Tiles/ kotah + paint
	2.7.2.3.3	Ceiling	False Ceiling finished with paint
	2.7.2.4	Whether Air-conditioned	No
2.8		Staircase and Landings	
2.8.1		No. of Staircases	3 Nos
2.8.2		No. of risers per floor	27 Nos
2.8.3		Riser height	150 mm
2.8.4		Finishing Materials	
	2.8.4.1	Flooring	Precast
	2.8.4.2	Walls	Painting and Skirting

	2.8.4.3	Landing Doors	FRD
2.9		Finishing inside Premises	
	2.9.1	Flooring	Unfinished
	2.9.2	Walls	Gypsum plaster, no paint
	2.9.3	Ceiling	Unfinished
	2.9.4	Doors	Main door shall be provided and finished
	2.9.5	Toilets & Pantry	Provision for water supply and sanitation shall be provided. Structure shall be finished (upto plaster) for toilet. Balance finishing to be done by owner.
3		PARKING – COMMON FOR IT COMPLEX	
3.1		Car parking	1 per 950 sq. ft. of leasable area, including open.
3.2		Two-wheeler parking	NA
3.3		Bus parking	Not provided Separately
3.4		Visitor Parking	Not Provided separately
	3.4.1	IF Yes,	
	3.4.1.1	No. of Dedicated Visitor Car Parking	NA
	3.4.1.2	No. of Dedicated Visitor Two-wheeler Parking	NA
4		SECURITY	
4.1		Complex Entrance	Boom Gate System with CCTV.
4.2		Entrance Lobby of Building	Turnstile Access control
4.3		Lift Lobby (on each floor)	No control
4.4		Staircase access	Panic Bar except at Refuge floor
4.5		Parking Area access	Boom Gate System with I-card recognition entry only.

4.6		CCTV Monitoring	
	4.4.1	Complex Entrance	Yes
	4.4.2	Common Facilities / Areas	Yes
	4.4.3	Entrance Lobby of Building	Yes
	4.4.4	Lifts	
4.7		Other Features	
4.8		Occupier's Equipment	
	4.8.1	Owner shall allow the Occupier to install intruder detection system to the dedicated service risers for the Occupier.	
5		BUILDING MANAGEMENT SYSTEM	
5.1		Whether Provided	Yes
		If Yes,	
5.2		Manufacturer	
5.3		Controls / Monitors	
	5.3.1	Air Conditioning system	Yes
	5.3.2	Fire Protection system	Yes
	5.3.3	Security system	Yes
	5.3.4	Common area lighting	no
	5.3.5	Elevators (Lifts):	no
	5.3.6	Water Supply System	no
	5.3.7	Sewage Treatment Plant	No
	5.3.8	D.G. Set	-
5.4		Other Features	
6		AIR-CONDITIONING – COMMON FOR IT COMPLEX	
6.1		Provided by Owner	Yes
	6.1.1	If Yes	
	6.1.1.1	Provided up to AHU Room only (hi-side air-conditioning).	Yes
	6.1.1.2	Air-conditioning provided	Water cooled chillers
	6.1.1.3	Billing system	BTU meters provided in each A.H. U

	6.1.1.4	Whether air-conditioning system is shared with other buildings in the complex	Yes
	6.1.1.5	Total installed capacity for building/ complex	602 TR
	6.1.1.7	Usage norms considered for Design	12 hrs @ 100 % capacity
	6.1.1.8	Total Capacity	602 TR
6.2		Provision for precision air-conditioning for Server room / area	---
7		ELEVATORS (LIFTS):	
7.1		Passenger Elevators	
	7.1.1	Nos	04 nos (Confirm)
	7.1.2	Capacity per Elevator	16 passengers
	7.1.3	Speed	1.75 mps
	7.1.4	Manufacturer	Schindler/ Otis/ or Equivalent
	7.1.5	Other Features	Gear Less Elevators
7.2		Service Elevators	
	7.2.1	Nos	01
	7.2.2	Capacity per Elevator	1600 kgs
	7.2.3	Speed	1. 75 m/s
	7.2.4	Manufacturer	OTIS or Equivalent
	7.2.5	Other Features	
7.3		Occupier will be allowed to use only service elevators during fit-out period.	Yes
8		TOILETS	
	8.1	As per plan	Adhering to National Building Code norms.
	8.2	Finishing	Only bare shell in office & finished amenities
9		PANTRIES	
	9.1	No	1 for each floor
	9.2	Finishing	Plumbing provision for pantry in each office
	9.2.1	No of portable water	At one point in the pantry

		connections	
	9.2.2	No of drainage connections	At one point in the pantry
	9.3	Location of Sink: Occupier shall locate sink as per plan. In the event of any change, Occupier will be liable to pay a penalty of Rs. _____/- per location altered to the Owners within 7 days of demand, failing which interest @ ___% p.a. will be payable on unpaid amount from date of demand to date of payment.	
10		POWER	
10.1		Estimated load	1470 KW
10.2		Occupiers shall be provided with LT load alone. This shall be supplied at 415 V \pm , 3 phase, 50 Hz dual feed supply.	Yes
10.3		The owner shall provide power supply up to a designated point on each floor .Each occupier shall be responsible for all costs of electric supply / distribution from the said point onwards	Yes
10.4		Details of cables used from meter room to each floor	FRLS PVC insulated
10.5		Occupier shall be allowed to install heavy equipment (UPS, batteries etc.) within the Occupier's Premises in areas designated by the Owners only. The structural load of all electrical equipment and the location of their installation shall be notified to the Owners. In case of requirement for structural strengthening, the same shall be done only by the Owners contractors and	

		engineers, with the approval of the Structural Designer, at the Occupier's cost	
10.6		All concealed wiring in premises shall be done by the occupier through conduits / raceways hidden in IPS on the floor	
10.7		All the exposed conduiting shall be in GI conduits hidden behind the false ceilings	
10.8		The Occupiers shall ensure that the Maximum lighting loads and equipment loads in terms of electrical power shall be kept within the estimated load limits, as specified hereinabove.	
10.9		Owners and/or Building Manger shall provide and maintain lightning protection system for the entire building, as per local regulatory norms. Owners may permit the Occupiers to connect to the same for equipment bonding purposes.	
10.10		Back – Up Power	
	10.10.1	D.G. Power Backup equivalent to 100% of the estimated load of the building shall be provided by the Owners with automatic changeover facility, in case of power failure / shut down.	Yes
	10.10.2	The Building Manager will maintain the diesel tanks for the D.G. Power Backup.	Yes
	10.10.3	Separate space for D.G. Sets of the Occupier shall not be provided	
11		WATER	

11.1		Potable drinking water connection from local authorities, as per local regulatory norms	Yes
11.2		Flushing water made available through recycling.	Yes
11.3		Provision for rain harvesting.	no
11,4		Additional water supply source(s):	
	11.4.1	Bore wells	TBD
	11.4.2	Tankers	If required
12		SEWAGE	
12.1		All sewage generated will be treated through sewage treatment plant at site.	Yes
12.2		Recovered water shall be used for flushing and other permissible uses.	Yes
13		TELECOMMUNICATION	
13.1		Access Points:	At least 2 separate access points shall be provided in the building with each access points compromising of 3 nos of dedicated sleeves.
13.2		Telecommunication Shaft Allocation :	As per plan
	13.2.1	Provision for link from MDF to Occupier's premises via vertical shafts for lying of cable/fiber, in dedicated conduit / trucking, through telecommunication riser.	
	13.2.2	Inter-floor linkage:	Occupier shall be allowed to install a horizontal / vertical shaft or trucking in between each floor of the Occupier's premises in order to installs all SER's and/or MER.
	13.2.3	Provision of space for Occupier's cables to be enclosed in a proprietary enclosure.	With permission of developer.

13.3		Telecommunication Risers	
	13.3.1	Provision for diverse riser enclosed within separate fire compartments for entire length from MDF to Occupier's Premises.	Yes
	13.3.2	Provision for Occupier to install trucking from TBE room to Occupier's premises, complete with access panels and pull boxes at appropriate locations throughout the cable path.	Yes
13.4		Cable TV	
	13.4.1	Owner shall permit the Occupier's preferred cable provider to lay cables for the Occupier's premises. Provision of space has been made for installation of cable TV splitter's (and other required equipment) for the Occupier's floor.	Yes
13.5		Satellite Farms	
	13.5.1	Adequate space on the terrace for the Occupier's satellite farms. Unrestricted access to the said area for the Occupier. <u>Marketing to decide to allow to use same</u>	
14		FIRE PROTECTION	
14.1		Fire Sprinklers	
	14.1.1	Provision of sprinkler riser pipes with branches of each floor, sized suitably for Occupier to install sprinklers throughout the premises, as per local regulatory requirements. Main and branch piping shall be provided by the owners.	Yes

	14.1.2	Owner / Building Manager shall provide and maintain duty and stand by pumps, with automatic controls, to serve the sprinkler system.	Yes
	14.1.3	All occupiers are required to install sprinklers throughout their premises as per the National Building Code (NBC) norms. Provided, however, that electrical closets (and/or plant room) may omit sprinklers and have only smoke detectors, provided that they do not contain any combustible materials and are used for no purpose other than for placement of electrical equipment.	Yes
	14.1.4	Owners will provide sprinklers in common areas.	Yes
14.2		Smoke Detectors	
	14.2.1	Owner / Building Manager shall provide and maintain fire alarm system (including smoke detectors in common areas, lift lobbies and Owner's plant rooms) as per local regulatory requirements.	Yes
	14.2.2	Owner shall provide suitable alarm in the common areas of all floors.	Yes
	14.2.3	All occupiers are required to install smoke detectors throughout the premises as per local regulatory requirements.	Yes
14.3		Fire Hydrants / Hose Reels:	Owner / Building Manager shall provide and maintain fire hydrants / hose reels which shall provide coverage of the Occupiers' entire premises as per local regulatory

			requirements.
14.4		Building Manager shall provide and maintain underground and overhead fire fighting tank of appropriate capacity, as per local regulatory requirements.	
14.5		Water sprinklers shall be provided in all parking areas.	
14.6		Owners will allow the Occupier to receive the following signals to input into their own system, from the alarm system, vide voltage-free contacts in an interface panel (to be provided by Occupier) at the Occupier's floor	
	14.6.1	Fire alarm at each of the Occupier's floors (one point per floor)	
	14.6.2	Fire alarm elsewhere in the building (one point).	
15		ENVIRONMENTAL RATING	
15.1		Whether LEED's certified	No
	15.1.1	If Yes,	
	15.1.1.1	Rating level	NA
	15.1.1.2	Certifying agency	NA
	15.1.1.3	Current status of certification	NA
16		GOVERNMENT AFFILIATIONS³	
16.1		Information Technology Park (Govt. of Maharashtra)	Yes
16.2		Industrial Park (Ministry of Commerce, Govt. of India)	No
16.3		Infrastructure Service Provider status (Ministry of Information Technology, Govt. of India):	No
16.4		Special Economic Zone	No

17		FACILITIES	
17.1		The project shall have the following common recreational / social facilities	
	17.1.1	Swimming Pool	Yes
	17.1.2	Gymnasium	Space provided
	17.1.3	Spa	Space provided
17.2		Facilities _____ shall be ready and operational within ___ months of the possession of the building under reference. Facilities _____ shall be ready and operational within ___ months of the possession of the building under reference.	
18		FACILITIES MANAGEMENT	
18.1		All facilities, common areas and common equipment in the project shall be maintained by a leading Facilities Management company, referred to as the Building Manager.	
18.2		The Occupier shall be liable to pay the Building Manager maintenance charges on monthly basis, as may be fixed by the Building Manager from time to time. These charges shall include charges for:	
	18.2.1	Housekeeping of common areas.	
	18.2.2	Maintenance of common equipment.	
	18.2.3	Security of complex and common areas.	
	18.2.4	Water consumption charges.	
	18.2.5	Air conditioning Charges	

	18.2.6	Other services provided by the Building Manager	
		Bills payable on monthly basis to Building Manager within 15 days of bill, failing which interest @ ____% p.a. will be payable on unpaid amount from date of bill to date of payment.	
18.3		The Building Manager shall also operate the facilities as described under heading 'Facilities' and shall charge separate usage, maintenance and memberships charges for the same, as may be fixed from time-to-time.	
19		CONSULTANTS	
19.1		Master Planning	Kapadia Associates Pvt. Ltd.
19.2		Architectural Design	Kapadia Associates Pvt. Ltd.
19.3		Structural Design	M / S Sharad Shah
19.4		Landscape Design	Prabhakar B Bhagwat Landscape Architects
19.5		Plumbing Services Design	Spectral Services Consultants Pvt. Ltd.
19.6		Electrical Services Design	Spectral Services Consultants Pvt. Ltd.
19.7		HVAC Design	Spectral Services Consultants Pvt. Ltd.
19.8		IBMS Services Design	Spectral Services Consultants Pvt. Ltd.
19.9		Facade Design	BES Consultants Pvt. Ltd.