

OUTLINE SPECIFICATIONS - WAREHOUSE BUILDING

Base Building	
Building floor plate	30,000 – 250,000 sq.ft. Larger floor plate requirements can be discussed.
Structure	Pre-engineered building. Mezzanine level for office
Clear height	9m depending on tenant requirement
Internal bay size	20-22.50m x 16.0m
Roof	“Standing Seam” which is a premium roof system and provides 10 years leak proof warranty
Wall	Precast concrete walls upto 3.6m and metal panels upto roof
Floor	5T/m2 udl vacuum dewatered flooring with floor hardener
Skylight	Polycarbonate sheets, approximately 3.5 to 4% of roof area
Canopy	4.5m wide from building wall and along docking side
Dock height	1.3m above truck court
Docking Type	Internal
Dock doors	Manually operated rolling shutters, size 2.4x3m, 1 number per 12,000 sq.ft. of building space
Drive in door	Manually operated rolling shutters, size 4x5m, 1 number per 100,000 sq.ft. of building space
Dock pits	Provision for dock levelers
Truck apron	Concrete, 16.5 m (from face of dock wall to edge of pavement)
Ventilation	Passive ventilation to provide 3-6 air changes thjrough louvered panels on external walls and roof monitor
Power load	Single / three phase power connection from local substation; 1 watt per sq.ft.
Lighting	T5 fixtures to provide 150 lux illumination
Power Outlets	Industrial sockets; 1 no. 230V/16A and 1 no. 400V/16A per 1000 m2
MHE charging point	Industrial sockets; 2 nos. 400V/32A; 2 nos. 400V/16A; 2 nos. 230V/16A
Fire protection	Exit doors, extinguishers, internal hydrants and hose reels and K-115 roof sprinklers as per codes
Fire detection	Fire alarm and detection system
Toilets	At the ground floor within the building area
Population	Utilities designed for population of 1 per 1,000 sq.ft. building space
Office	Mezzanine floor to support 500kg/m2 live load
Office entrance	ACP panels and glass glazing
Parking	For two and four wheeler at office entrance
Tenant Improvements	
Dock Leveler	Standard 30,000 pounds UDL and mechanically operated or as per lessee requirement
Offices interiors	Complete office improvements, which includes internal partition walls, plaster and paint, flooring, false ceiling, utility connections, lighting and fixtures, HVAC, toilet/rest rooms and pantry improvements, sanitary fittings and fixtures, wall and floor tiles to wet areas
Roof insulation	Rockwool or bubble insulation depending on tenant requirement
Clear height	Upto 12m depending on tenant requirement

OUTLINE SPECIFICATIONS - INDUSTRIAL BUILDING

Shell	
Building floor plate	30,000 – 250,000 sq.ft. Larger floor plate requirements can be discussed.
Structure	Pre-engineered building. Mezzanine level for office
Clear height	9m depending on tenant requirement
Internal bay size	20-22.50m x 16.0m
Roof	“Standing Seam” which is a premium roof system and provides 10 years leak proof warranty
Wall	Precast concrete walls upto 3.6m and metal panels upto roof
Floor	5T/m2 udl vacuum dewatered flooring with floor hardener
Skylight	Polycarbonate sheets, approximately 3.5 to 4% of roof area
Canopy	4.5m wide from building wall and along docking side
Dock height	1.3m above truck court
Docking Type	Internal
Dock doors	Manually operated rolling shutters, size 2.4x3m, 2 for incoming and 2 for outgoing
Drive in door	Manually operated rolling shutters, size 4x5m, 1 number per 100,000 sq.ft. of building space
Dock pits	Provision for dock levelers
Windows	Aluminum glazed in periphery walls
Truck apron	Concrete, 16.5 m (from face of dock wall to edge of pavement)
Ventilation	Passive ventilation to provide 3-6 air changes; louvered panels on external walls and roof monitor
Power load	Single / three phase power connection from local substation; 5 watt per sq.ft.
Lighting	T5 fixtures to provide 150 lux illumination
Power Outlets	Industrial sockets; 1 no. 230V/16A and 1 no. 400V/16A per 1000 m2
MHE charging point	Industrial sockets; 2 nos. 400V/32A; 2 nos. 400V/16A; 2 nos. 230V/16A
Fire protection	Exit doors, extinguishers, internal hydrants and hose reels and K-115 roof sprinklers as per codes
Fire detection	Fire alarm and detection system
Toilets	At the ground floor within the building area
Population	Utilities designed for population of 1 per 1,000 sq.ft. building space
Office	Mezzanine floor to support 500kg/m2 live load
Office entrance	ACP panels and glass glazing
Parking	For two and four wheeler at office entrance
Tenant Improvements	
Dock Leveler	Standard 30,000 pounds UDL and mechanically operated or as per lessee requirement
Offices interiors	Complete office improvements, which includes internal partition walls, plaster and paint, flooring, false ceiling, utility connections, lighting and fixtures, HVAC, toilet/rest rooms and pantry improvements, sanitary fittings and fixtures, wall and floor tiles to wet areas
Roof insulation	Rockwool or bubble insulation depending on tenant requirement
Clear height	Upto 12m depending on tenant requirement
OH Crane	Structural support for overhead or job cranes depending on tenant requirement
Additional power	Depending on tenant requirement
Roof sprinkler	Upgrade to ESFR / NFPA specifications
DG backup	Depending on tenant requirement
Additional lighting	T5 fixtures to provide additional lux level depending on tenant requirement
Mechanical ventilation	Depending on tenant requirement