

**OUTLINE SPECIFICATIONS – WAREHOUSE BUILDING**

|                            |   |
|----------------------------|---|
| <b>Base Building</b>       |   |
| 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   |
|                            |   |
| <b>Tenant Improvements</b> |   |
| 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**

|                            |   |
|----------------------------|---|
| <b>Shell</b>               |   |
| 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   |
|                            |   |
| <b>Tenant Improvements</b> |   |
| 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   |
|                            |   |