WARM SHELL SPECS

Planned with coherence, they are ideally suited for both small & large oices with over 80% eiciency.

Hybrid cooling system with high capacity chillers for reducing power consumption using water cooled chillers and VFD based pumps. Building is provided with 100 % DG backup for all services and oice area provided to tenants.

The IT SEZ building is equipped with significant features like Access Control System, Closed Circuit Televisions and Public Addressing System.

- Ideally suited for both small & larges oices
- Over 80% eiciency
- Floor to Floor height 3.9 m - Typical
- Dual Source Power from APSPDCL
- Water Cooled Chillers for increased eiciency
- 12 nos. High Performance Lifts
- N+1 Redundancy in Electrical & HVAC
- 100% DG Back up with Diesel storage yard.
- CCTV & Security arrangements
- Central Utility Block for all services
- Supports multiple ISPs
- UPS for Building common facilities like emergency lighting, other critical services like FA, PA panels, etc.

Power Supply
33KV Dual Source supply through dedicated feeder

Diesel Generator
100% DG backup for all (UPS, lighting, raw power & HVAC system)

Electrical Panels
Separate Feeders with Central Energy Management & System (EMS) via meters for, Lighting and Raw power and for all the AHU Panels

Redundancies
1+1 redundancy for Power & lighting Raising mains. Spare feeders for UPS, Power & Lighting and AHU panels

Elevators
High eicient elevators with for reducing operational cost and for reducing waiting time

UPS Back up
For all common area lighting and security system to avoid any security lapse in case of power failure

WARM SHELL SPECS - HVAC & FIRE

System
District Cooling System with High capacity chillers for reducing power consumption

Chillers
Water cooled Chillers for reducing power consumption

Pumps
Pumps with VFDÎs for reducing power consumption

Backup
100% DG backup for chilled water system and activation of number of DG's will be as per load requirement for optimizing fuel consumption

Warm Shell Scope
Oice areas: High Side Air Conditioning
Common areas: With AHUÎs, Ducting and Difusers

Hydrant System
Through shafts in all common areas

Sprinkler System
Entire building is equippec with Sprinkler system as per NBC-2016

Fire alarm system
Entire building is equipped with Fire Alarm System as per NBC-2016

WARM SHELL SPECS - BMS & SECURITY

Access control system
Flap barriers at main entrance lobby & external fire staircase doors to avoid unauthorized entry

Closed Circuit Televisions
CCTV's near all common area entrances, basement I & II and will be monitored from BMS room

Fire alarm system
Identify exact location of Fire / smoke and immediately alarm the situation to all oice areas through Fire Alarm System

Public addressing system
Speakers' at all common areas and announcement will be made from BMS room. Common areas like lift lobby & toilet areas will have speakers for immediate annunciation. Fire talk back stations are available in Fire staircase.

Intercom
For each oice and at security, common areas, BMS etc.

Monitoring & Controlling of Services
- Monitor & control of Chillers, its pumps, AHUÎs, VFDÎs.
- Monitoring of services like basement ventilation, WTP, STP, etc.
- On / Of status for Raising main, lighting DBÎs, DG set parameters
- Integrated with Electronic Billing system