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FIRST
INDIA
PLACE

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Parking

Parking Spaces

Basement parking for 165 cars + parking at ground level
Control barriers with swipe card readers

Fire Safety

Staircase

Pressurised staircases, two per building.
Maximum travel distance 30m

Wet Riser/ Hose Reels

At each staircase

Sprinklers

In basement and provision at all floors

Hydrants

Provided around all buildings

Security

CCTV Cameras

Full monitoring of external access points, car park areas atrium and lift lobbies

Doors

Magnetic contacts provided to all external doors

Control Point

Central security disk in atrium

Communications

General Provisions

Provision for satellite dish, shafts and trays.
Telephone lines available for immediate connection
Provision for video conferencing

Structure

Floor Slab

Concrete flat slab to maximise clear spans (9.0m & 10.5m spans)

Specifications

Number of Floors

Block A	Ground Floor +Three Floors
Block B	Ground Floor +Three Floors
Block C	Ground Floor + Five Floors

Building Height

Floor to Floor	3.75m typical, 4.25m ground floor
Floor to Suspended Ceiling	Minimum 2.7m clear for typical floors, 3.2m clear for ground floor
Glass to Glass Distance	Typically less than 20m
Elevators	Total 10 elevators, 3 per block (2 passenger & 1 service) and 1 in atrium for access to parking
Atrium Height	20m average
Other Features	Balconies, terraces on most floors

Finishes

External Cladding	Combination of glass, aluminium and granite with insulation
Roof Finish	Inverted construction with rigid insulation and waterproof membrane
Flooring	Marble/granite to atrium and lobbies
Passenger Lift Cabs	Wood veneer and stainless steel panels
Atrium Lobby	Wood panelling, marble/granite flooring and custom flooring
Toilets	Marble/granite to walls, floors and vanity counters.

Landscaping

Roadways & Surface Parking
Pedestrian and Roadway Lighting
Building Facade Lighting

Mechanical

Air Handling Units

Provisions for VAV (Variable Air Volume) system

Cooling Towers

Individual AHUs for each floor
Provided with spare condenser water capacity for tenant's use if required

BMS and Controls

Control system fully integrated with the security, fire alarm and lift control systems

Common Areas

Air conditioned, with atrium link to restaurant, shops and health clubs

Electrical

Diesel Generators

100% fully automatic backup (30 second switch over) provided for lighting power and AC

Metering

Metering split into common loads and tenant loads

Fire Alarm Systems

Main alarm panels, break glass contacts, smoke and heat detectors provided

Emergency Lighting

Emergency light fixtures (on UPS) on escape route and at all means of egress

Plumbing

Sanitary Fittings

Vitreous chinaware, Mixer taps, automatic cistern sensors for urinals

Accessories

Full range of accessories

Signage

General Provisions

Brushed stainless steel custom-designed signage

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