

Ramky Selenium

A smart project by Ramky Group located in Hyderabad' most happening Financial District, Nanakramguda which is the emerging CBD of Hyderabad. Selenium is hosted in 3.38 acre of designer landscape with salubrious greenery, supreme safety, incredible convenience & 100% value without compromising on quality.

Ramky Selenium has been conceptualised, developed & built by leading architects, consultants & engineers. For organizations which seek value without compromising on quality, Ramky Selenium makes for an ideal office space.

Salient Features of Ramky Selenium:

- ⇒ Vaastu Compliant
- ⇒ Large Frontage of 160 meters
- ⇒ Land Area of 16,456 sq yds
- ⇒ Total Office Space : 452,000 sft of leasable area
- ⇒ Floor plate : 48,000 sft approx.
- ⇒ Grade A development & excellent location
- ⇒ Established IT/ITES destination – ideal location with all major occupiers in vicinity
- ⇒ Great visibility and excellent branding opportunity
- ⇒ Easy access with existing 80ft road on both sides connecting to a 100ft wide main road
- ⇒ 100% power backup for 24x7 operations
- ⇒ Finished toilets built as per NBC norms
- ⇒ **Efficiency** : Large and efficient floor plates with high efficiency of 83% as against the market standard of 78%-80% efficiency
- ⇒ **Floor to ceiling height** of 13ft as against market standard of 12ft which allows flexibility in design of interior spaces
- ⇒ Internationally designed central atrium (24m height)

- ⇒ Solar Reflective Panels used in Atrium area to maintain ambient temperature in central micro-climatic zone
- ⇒ Contemporary façade with natural stone finish & high performance glazing which reduces heat consumption
- ⇒ Double level intelligent basement parking system
- ⇒ Hi-Tech Security Systems monitoring with central base in BMS room
- ⇒ **Intelligent traffic management** system with Two Entry & Two Exits ramps
- ⇒ Vehicular movement well separated from pedestrian circulation with minimum cross over
- ⇒ **Granite flooring for all Lift Lobbies (on both sides) & common areas**
- ⇒ **Landscaping** all around the Building (18% of ground coverage)
- ⇒ **Estate security & access** : 24 hours security personnel deployed at project entry/exit, building entry/exit, both parking levels, mobile security personnel , central atrium area & all common areas
- ⇒ Signs and Way finding is being provided
- ⇒ **Door Monitoring** : Installed at each level
- ⇒ **Amenities planned** : Food Court , Coffee shop, Business Center & ATM
- ⇒ Both towers are connected at 2nd, 3rd, 4th & 5th floors for Client convenience and operations.
- ⇒ Both towers can be connected at the 9th floor levels on the rear side for operational efficiency
- ⇒ Floor plates designed to accommodate multi tenancy.
- ⇒ Separate drivers toilets provide in basements

Technical aspects of Ramky Selenium:

- ⇒ **Elevators** : 3 Passenger lifts (20 pax) + 1 Service lift for each tower (Johnson make)

- ⇒ **Air Conditioning** :Centralized – 333 TR each 4 nos air cooled chillers (Daikin McQuay make)with 4 nos AHU's provided on each floor designed for 24x7 operations
- ⇒ For all Lift lobbies Ceiling Suspended Units (CSU) are provided
- ⇒ **AHU** : Each AHU (VTS make) provided with 2 motors for higher energy efficiency
- ⇒ **Power** : 2000 KVA each 2 nos transformer & 1 KVA per 100 sft power allocation
- ⇒ **Power Back-up** :1500 KVA each 3 nos - 100% optimized DG back-up (GMMCO make)
- ⇒ **Toilets** :Total 4 sets of toilets each for men's & women's for each floor as per NBC norms
- ⇒ **Column Grid** : 11m x 11m
- ⇒ **Basements** : Mechanical ventilation provided to maintain ambient air temperature
- ⇒ **CCTV**: Provided for lower & upper basements, service & passenger lift lobbies for ground floor & cafeteria floor, central atrium area, rear side & entrance of building.
- ⇒ **CCTV** cabling also done for passenger lift lobby in Office floor areas (1st floor to 8th floors)
- ⇒ **Parking provision** : 530 nos (Covered) & 24 nos (Visitors – open)
- ⇒ Visitors parking outside the building
- ⇒ **Parking Ratio** :1car parking slot for every 850 sq. ft. of leased area
- ⇒ **Fire Norms** : Sprinklers for entire building, Fire Hydrants for the park & Fire alarm system for the common areas provided
- ⇒ Fire extinguishers provided for all common areas
- ⇒ Public address system provided for the building
- ⇒ **STP** : 160 KLD treated water & 400 KLD fire tank, 160 KLD provision for landscaping & toilet flushing
- ⇒ **Emergency Lighting** : 5 KVA inverter with back-up of 60 mins
- ⇒ Separate & multiple ducts for electrical, fire, plumbing & networking for each tower