

**RAMKY SELENIUM - GACHIBOWLI
COMMERCIAL OFFER TERM SHEET**

DEVELOPMENT	RAMKY SELENIUM
LOCATION	FINANCIAL DISTRICT - NANAKRAMGUDA
BUILDING INFORMATION	
Building Photograph	
Type of Space	IT/ITES & BFSI
Building / Block	TOWER 1 & TOWER 2
Total Area (sft)	454,640
No. of Floors	2 Basements + Ground + 9 Office floors
Efficiency (%)	82% Carpet area shall include all covered area which is at the exclusive use with the Lessee, including but not limited to exclusive lobbies, service areas, balconies, toilets, AHU rooms, Columns, etc area shall include all covered area which is at the exclusive use with the Lessee
Average Floor Plate Size (sft)	48,000
Floor to Ceiling Height (ft)	12.14 ft
Column Grid Size	11 x 11 Mtrs
Floor Loading Capacity	5KN / m2 for Typical floors & 4 KN/m2 for Ground floor
No. of Elevators	3 Nos. (20 Passengers each- with speed 1.75 m/s) & 1 Service Elevators (with speed 1.25 m/s) for each tower
Warm Shell definition	a. Bare shell & core space with finished toilets as per NBC norm and completely finished common areas. b. Power: 1 kVA per 100 sft (Revised 0.74 KV per 100 sft). The base building scope would cover all the HT side work and the LT side work upto the meter room and the raising main tap-off point at Floor Level c. 100% Power back-up: 1 kVA per 100 sft. To the extent of 100% of the power. The base building scope would cover all works including the AMF panels. d. Fire hydrants: Fire hydrants along with all necessary related infrastructures. e. Sprinklers: complete sprinklers for the entire building f. Air-conditioning: Central air-conditioning with all high side works including and upto the AHU on each floor. Along with dedicate CSU's for Passenger lift lobbies & Cafeteria in each tower g. Fire Alarm: Fire alarm for common areas. h. Flooring: Screed flooring in Office area; Driveways & Basement; Granite flooring for common areas and Vitrified tiles for Restrooms provided i). STP -170 KLD with provision of catering for toilet flushing & gardening

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Car Parking Slots Ratio	1:850 sft (100% Covered)
Two Wheeler Parking Ratio	To be accommodated as per the dedicate parking slots provided

[illegible]

4.1	What type of HVAC system is available as part of the landlord provisions for the typical office floors?	For Office area- upto AHU room. Outside AHU room to Office floor, the tenant has to lay ducting For Passenger lift lobby area- CSU units are provided		
4.2	What redundancy is provided for the following components of the HVAC plant? a. Chillers and associated pumps b. Cooling towers and associated pumps c. Boilers and hot water circulation pumps	No redundancy considered. Equipment selected on 100% load.		
4.3	What duration of operation of the central plant are feed/make- up water supplies provided for?	24	hours	
4.4	What is the average cooling load density provided?	250	sft/TR	
4.5	What is the design cooling load density provided for internal heat gains, ie. People lights equipments	1.5	W / Sft	
4.6	What is the average heating load density provided?	250	sft/TR Wtr/m	
4.7	What noise criterion is the HVAC system designed to achieve?	35	dbS	
4.8	What external design conditions have been used for the HVAC system design? a. Summer b. Winter	41.1 25.6 29.4 27.2	°C	
4.9	What are the internal design conditions for the HVAC system? a. Summer b. Winter	23+ / - 1 C	° / %	
4.10	What is the assumed occupancy of the space used in the HVAC design?	75sft / Person		
4.11	What is the design fresh airflow?	10 cfm / person	L/s/person	
4.12	What are the design supply air conditions for the HVAC system? a. Summer b. Winter	23+/- 1		
4.13	Is the fresh air pre-treated before being supplied to the floor? If yes, advise supply conditions.	No	°	
4.14	Is there means of humidity control – if yes please provide details.	No		
4.15	Is the HVAC plant operational and available all year round? (If not describe months of operation) a. Heating Plant b. Central chilled water plant	Yes		
4.16	If answer to question 4.14 above was no then describe months when each is available. a. Heating Plant b. Central chilled water plant	-		
4.17	During the transition months – can both heating and cooling be provided at the same time by the central plant.	Only Cooling		
4.18	What are the standard operating hours for the HVAC system when the tenant is not charged?	24 hours available		
4.19	Is there any provision for the tenant to connect their own equipment? I.e. Auxiliary cooling a. Chilled water supply b. Condenser water supply	No		
4.20	If answer yes to question 4.19 above then what are the design conditions? a. Chilled water supply/return b. Condenser water supply/return	a. b. AHU Provided	°C L/s	
4.21	What is the available pressurehead between the supply and return mains to this floor a. Chilled water b. Condenser water	a. b. AHU Provided	kPa	
4.22	What is the charge rate for the following system if it is required outside normal hours? a. Typical floor NC supply b. Chilled water supply	a. b. c.		

	c. Condenserwatersupply			
4.23	Is there any separate meter for the above? If not, can tenant install his own meter? a. Typical floor NC supply b. Chilled water supply c. Condenserwatersupply	a. b. c.		BTU Meter provided for AHU only in each floor
4.24	Is the auxiliary cooling available all year around for tenant use?			not available
4.25	Is the auxiliary cooling system and associated controls supported by essential power supplies?			no
4.26	Does the essential plant re-start automatically on the resumption of power after a failure and how long is this re-start time before supply is restored to the tenant?	Yes - as per settings through Plant manager		
4.27	What level of redundancy is provided for the essential cooling system (n+1, n+2, 2n)	No redundancy considered. Equipment selected on 100% load.		
4.28	Are dual diversely routed supplies from different plant available for tenant connection?	No		
4.29	If required is there space for the tenant to install their own plant such as chillers of air-cooled condensers, and sufficient risers?	No		
4.30	Are there dedicated tenant exhaust ventilation provisions? If so, what is the capacity available?	No	L/s	
No.	Question	Answer	Unit	Answer provided by! quoted from
5. Plumbing & Drainage				
5.1	What is the availability of hot and cold water within the tenant space?	no hot water provision		
5.2	What is the availability of drainage within the tenant space?			Floor Toilet collection is taken to STP . Other than this, any specific purpose--- not clear.
5.3	How the tenant connect potable water for pantry use	No		
5.4	How is water supply charged to tenant?	Monthly water bill received from Govt. bodies charged on pro-rata basis of saleable area occupancy		
5.5	Is there any redundant plumbing pumps installed? -If yes please provide details.	NO		
5.6	Does the building have any water storage? What is the capacity?	Yes. UG tank of capacity- 160KL Raw water, & 160 KL treated water tank & 400 KL for fire		
5.7	Is the water supply potable?	Potable		Water treatment plant is provided
5.8	Does the building have any water leakage detection system or any requirement for?	No		
5.9	What are the wet services running through the tenancy?	Rest rooms		
5.10	Are there condensate drainage provisions for the tenant?	Yes		
5.11	Is there separate supply for flushing	Yes		
5.12	How many toilets per floor?	2 Gents + 2 ladies		
5.13	Number of EWC, Urinals & Wash basins provided:			as per NBC norms
	Men : EWC : (each flr) ; (total) Urinals : (each flr) ; (total) Washbasin: (each flr) ; (total)		Men :	EWC- 1 for every persons Urinals- 1 for every persons Wash basin- 1 for every persons
	Women : EWC : (each flr) ; (total) Washbasin: (each flr) ; (total)		Women:	EWC- 1 for every persons Wash basin- 1 for every persons

	Handicap : EWC : (each flr) ; (total)		Handicap:	EWC- 1 for every persons
No.	Question	Answer	Unit	Answer provided by! quoted from
6. Fire Protection System				
6.1	What means of fire protection is provided within the tenancy.	Sprinklers and wet risers		
6.2	What is the hazard group for sprinkler system?	light hazard		
6.3	Is each floor provided with its own sprinkler control valve? If not what percentage spare is allowed in the capacity of the control valves serving the space?	Yes		
6.4	Is the fire alarm system addressable and what is the brand?	Conventional		
6.5	Is there any requirement that tenants fire alarm system must be the same brand with the base building fire alarm system?	No		
6.6	Is there any spare capacity available at each floor sub alarm panel for tenant system interfacing?	No		
6.7	Is there a wet riser system?	Yes		
6.8	Is there a hose reel/ hydrant system?	Yes		
6.9	What types of detectors are used?	Photo electric type		
6.10	What type of fire extinguisher provided on the tenant floors?	extinguishers provided only in common areas		
6.11	Where and what type of automatic detectors are provided in the tenancy space?	Smoke detectors		
6.12	Is there any fire direct link to fire station?	No		
6.13	Is there a public address/voice alarm system?	Yes		
6.14	Is there any provision for the tenant to install a pre-action sprinkler system?	No		
6.15	If the tenant installs its own fire protection system such as Inergen, can this be interfaced with the landlord's fire alarm for monitoring purposes?	No		
6.16	Provision of sprinklers -- c/c space			
			Basements	
			Office area	
No.	Question	Answer	Unit	Answer provided by! quoted from
7. Electrical Requirement				
7.1	How many electrical risers are there on each floor?	3	Nos	
7.2	What is the number of available tap-offs units per floor?	1	Nos	
7.3	What is the maximum tap-off (kVA) per floor per tap-off for normal mains power?	400	A	
7.4	What are the design parameters for the busbar and tap-off and what is its protection?	Enclosed in metal box		
7.5	How is the electricity supply charged and metered?	on meter basis which is provided in floor panel		
7.6	What is the output system voltage at the MSB? Can tenant take 3 phase power direct from the MSB? If possible, what is the maximum permissible?	Yes	A	
7.7	Can the tenant take their power from more than one source, i.e. separate utility feeds and/or separate main transformers?	No		
7.8	How reliable is the normal mains power -- i.e. dips / swells and outages per year.	un interrupted		power taken from dual source (from two different feeders)
7.9	What is the guaranteed maximum Vthd at the point of common coupling (PCC)			not clear
7.10	What is the permissible harmonic current and voltage being injected back to the landlord electrical system?	50Hz		

7.11	Is there a frame earth provision on each floor? What is the earth resistance reading?	no-floor wise/ equipment wise independent earthing done		
7.12	Is there a clean earth provision on each floor? What is the earth resistance reading?	Yes ('0' OHMS-- Ashlok earling system is provided)	Ohms	
7.13	Is standby generator available to the tenant? If so then how much?	no standby generator	kVA	
7.14	Will the generator start on total or partial (phase in-balance) mains failure or will it start on local tenant power failure, how is this initiated: manually, automatically or either?	Total load - Automatically		
7.15	How long after mains power failure is it estimated that generator power will be available at the tenancy?	30Sec to 1 Minute		
7.16	Is generator power available via a separate vertical busbar or does it utilize the normal supply distribution busbar?	Separate bus bar		
7.17	What is the duration of generator day tank fuel storage on full load?	3.5 Hrs		
7.18	Is the fuel transfer from the bulk tank to day tank automatic or manual.	to be manually filled		
No.	Question	Answer	Unit	Answer provided by! quoted from
8. Lighting Provisions				
8.1	Is there Battery pack Light fittings provided in tenancy area?	No		
8.2	What is the design lux level?	No	Lux	
8.3	Please specify type of light fitting provided by base building.	cfl / ftl lamps in common area/ Basement		
8.4	Please specify the lighting control system provided (if any).	No		
No.	Question	Answer	Unit	Answer provided by! quoted from
9. Security System				
9.1	What type of building security system is used?			
9.2	Is 24-hour security guard/patrol available?			
9.3	Can the tenant interface its security system with the landlord's 24-hour security guard/patrol?			
9.4	Is there an after office hour access control system/ procedure to the building/each floor?	Individual office floor access-tenant's scope		
No.	Question	Answer	Unit	Answer provided by! quoted from
10. IT & Telecommunications				
10.1	What cable and satellite TV channels are available to tenants?	-		
10.2	How many groups of optic fibre are supplied for each floor?	-		
10.3	What are the types of telecom cabling supplied to each floor?	-		
10.4	Are there any dual feeds available for the tenant?	-		
10.5	How many telecom suppliers are available in the building	-		
10.6	What is the capacity of the IDF for each floor?	-		
10.7	Is there any fee charged for tenants' incoming IT cabling from building MDF Room to tenants' IT Rooms: a. One time fee b. Monthly/yearly fee	-		
10.8	Will base building provide vertical trunking for tenants to install IT cablings? Is any charge required? Can tenants install owned vertical trunking?	communication shaft is available. Tenant has to lay cable tray		
10.9	Are there any building intercom system for each floor? If yes, can the building intercom communicate between floors	-		
No.	Question	Answer	Unit	Answer provided by! quoted from