

UNIVERSAL BUSINESS PARK



ZRICKS

Industrial Bank इंडसट्रियल बैंक आई सी आई सी आई बैंक ICICI Bank एसबीबीजे SBBJ

Industrial Bank



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इंडसट्रियल बैंक

आई सी आई सी आई बैंक

ICICI Bank

एसबीबीजे SBBJ

STATE BANK OF BIHAR & JHARKHAND

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Communications

General Provisions	Provision for satellite dish, shafts and trays Telephone lines available for immediate connection Provision for video conferencing
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Structure

Floor Slab	Concrete flat slab to maximize clear spans (9.0m & 10.5m)
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Mechanical

Air Conditioning	Provision of VFD controlled chillers with standby unit for 100% reliability.
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Air Handling Units	Individual AHUs for each floor. Provisions for VAV (Variable Air Volume) air distribution system.
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Cooling Towers	Provided with spare condenser water capacity for tenant's use if required.
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BMS and Controls	Hands free operation and monitoring the principle operations of the building control system fully integrated with the security, fire alarm and lift control systems.
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Common Areas	Air conditioned, with atrium link to restaurant and health club.
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Electrical

Diesel Generators	100% fully automatic backup (30 second switch over) provided for lighting power and AC
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Metering	Metering split into common loads and tenant loads
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Fire Alarm Systems	Main alarm panels, break glass contacts, smoke and heat Detectors provided
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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

Facilities

- Housekeeping
- Security services - CCTV cameras, access control systems and manned
- Repair, Maintenance and Operation of common services and utilities
- General Management and Administration of the building
- Client Relations

Fire Fighting

- Fire detection services and alarm
- Automatic sprinklers
- Fire host reels backed water storage

Air-Conditioning

24 hours central air conditioning through a state of the art system comprising of chilled water type screw chiller machines, AHUs, and computerized BMS

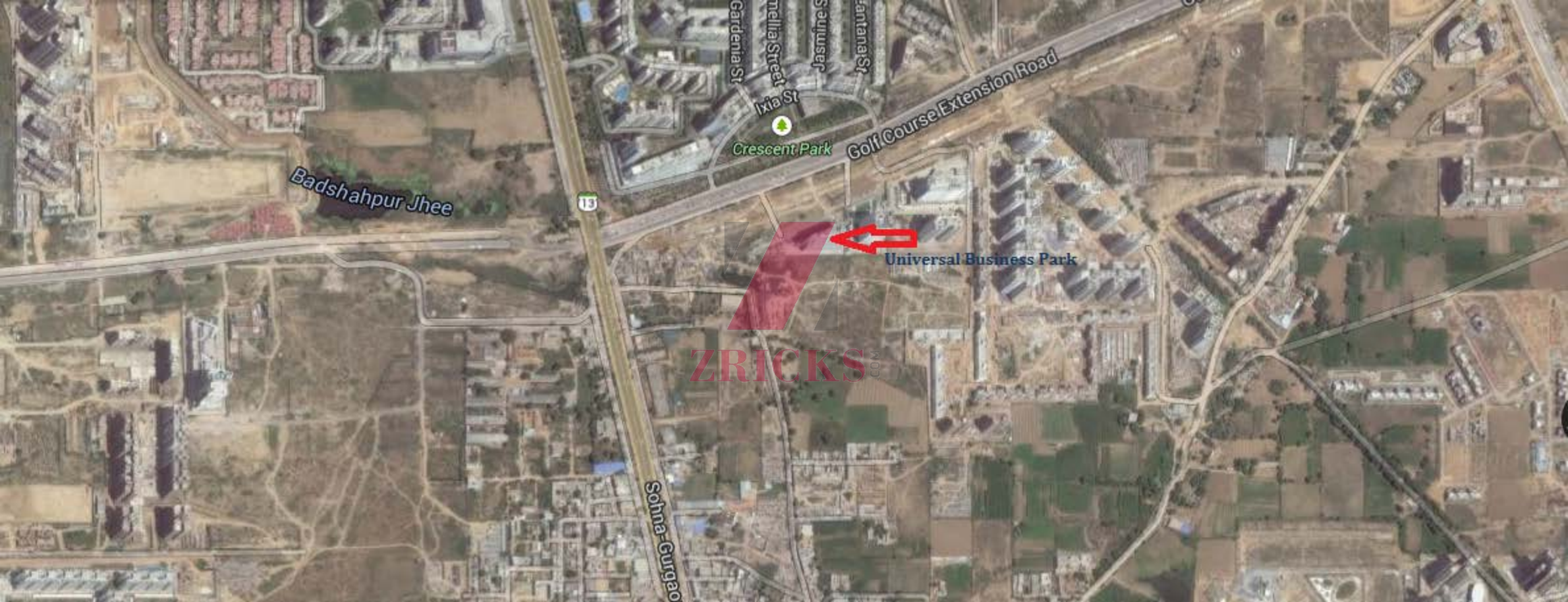
Elevators

- 5 passenger elevators each having capacity of 20 passengers
- 1 service elevator

Power Backup

- Power supply from state electricity board with 11 KV sub station.
- 100% power backup through DG Set.





Badshahpur Jhee

Crescent Park

Golf Course Extension Road

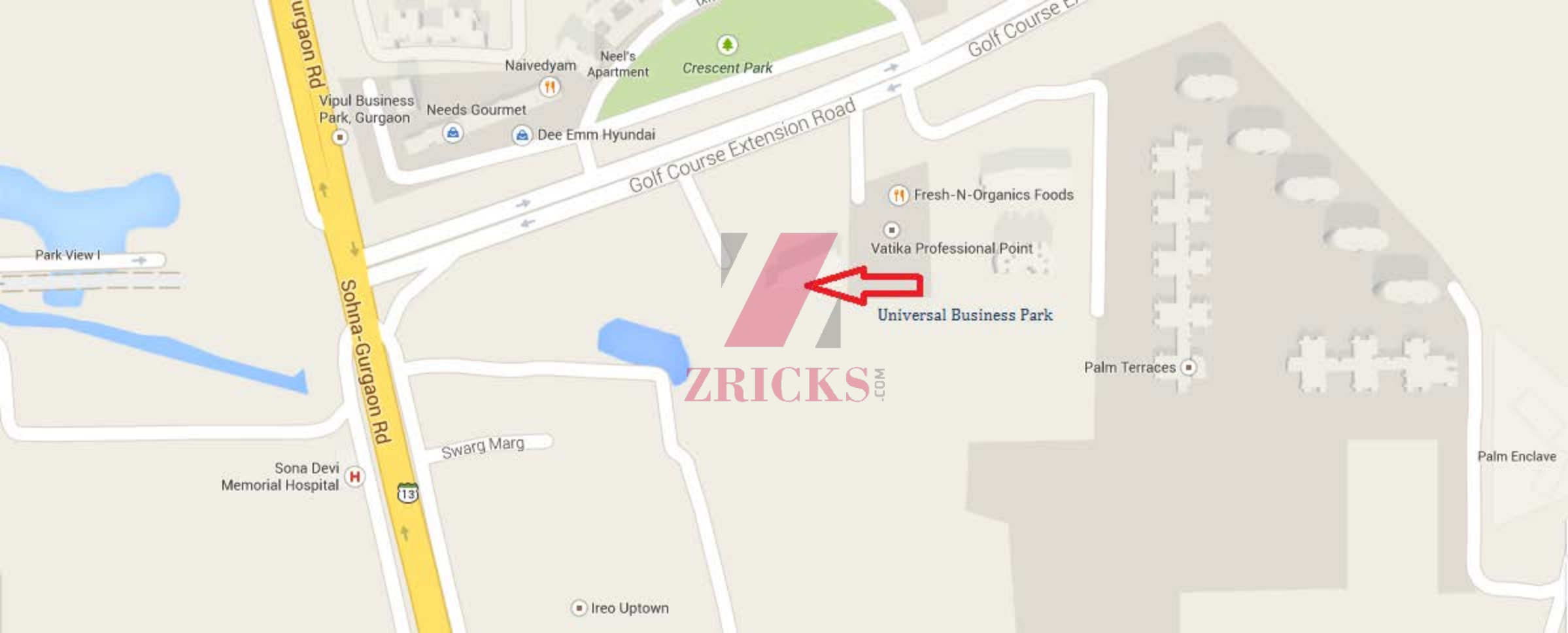
Universal Business Park

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Sohna-Gurgaon

Gardenia St
Ixia St
Santana St
Santana St





Gurgaon Rd

Golf Course Extension Road

Park View I

Sohna-Gurgaon Rd

Golf Course Extension Road

Vipul Business Park, Gurgaon

Naivedyam

Neel's Apartment

Crescent Park

Needs Gourmet

Dee Emm Hyundai

Fresh-N-Organics Foods

Vatika Professional Point

Universal Business Park

Palm Terraces

Palm Enclave

Sona Devi Memorial Hospital

Swarg Marg

Ireo Uptown

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