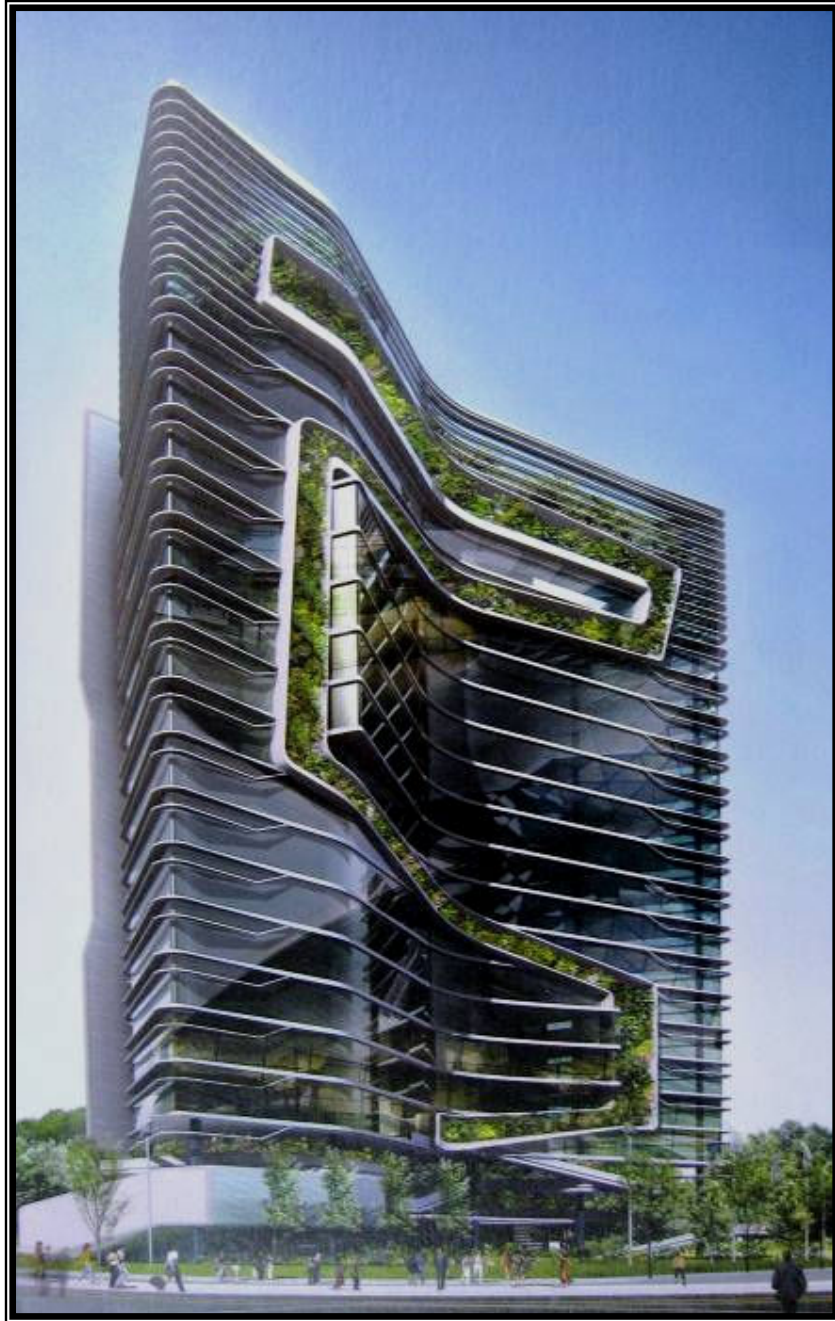


SPIRE·EDGE

(A PROJECT BY A. N. BUILDWELL)

Manesar



PROJECT BRIEF

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SPIRE EDGE

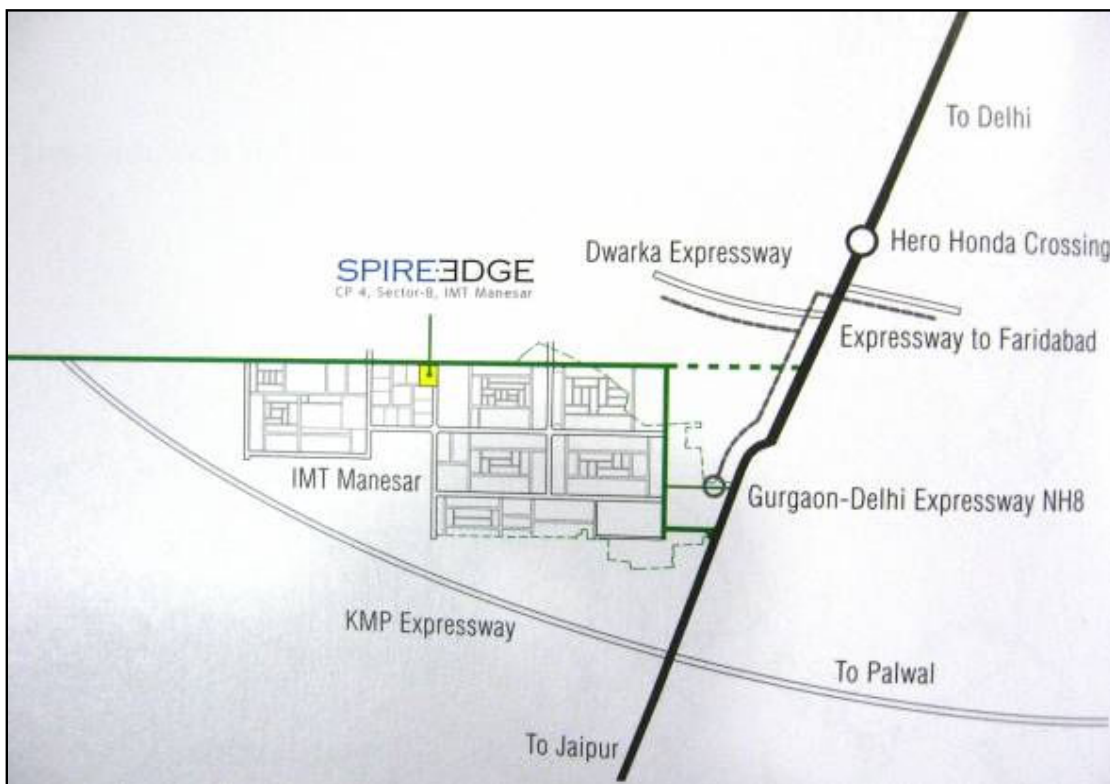
01. PROJECT DETAIL

Client: M/s. A. N. Buildwell P Ltd. New Delhi
Project: SPIRE EDGE, Manesar
Type: IT Park
Location: IMT Manesar, Gurgaon

02. SITE

Site Detail:

Site is located at CP-4, Sector-8, IMT Manesar, Gurgaon. Site / Sector map along with location map is given below. The site has got excellent connectivity with National Highway & International Airport.



Plot:

It is a **9.42 acre** rectangular corner plot of size 167mX228m with roads on three sides. It is one of the 13 IT parks being developed in Sector-8 as IT campus by HSIIDC.

03. PROJECT OVERVIEW

The project is being conceived as a State-of-Art IT park with an aim to create an environmentally responsible IT park that attempts to make a Green Vision Mainstream through Orientation, Screening, Terrace Garden, Vegetation wall, Solar Water Heater, Use of high performance glass, Daylight penetration, Minimum water greens etc. This park would be first of its kind in the country and is conceived to provide a platform of services and facilities that would put the structure under Google map of Industrial competitiveness.

04. PROJECT TEAM

Category	Agency
Project Management	Feedback Ventures Pvt. Ltd.
Master planning	S.K. Das Associated Architects
Signature Architects	T.R. Hamzah & Yeang Sdn. Bhd. International
Principle Architects	Abaxial Architects
Landscape Design	M/s. Prabhakar B Bhagwat
Design Engineering	Sanjay Prakash & Associates
Structural Engineers	NNC Consultants
Structural Audit	Optimal Design
HVAC & Water	Sterling India Consulting Engineers
Advance HVAC	Sorane Sa
Electrical & Wired	Lirio Lopez Electrical Consultants
Energy Efficiency	Environmental Design Solution
EIA Consultant	Nature Alert
Real Estate Advisory	Knight Frank
Traffic Management	Srishti Habitech
Façade Consultant	To be engaged

SPIRE EDGE**05. AREA UTILIZATION**

PLOT AREA = 9.43 Acre (38,162 Sqm / 4,10,772 Sqft)

PROPOSED AREA UTILIZATION:

SL	Facility	Percentage (%)		FAR		Area	
		Permissible	Considered	Permissible	Considered	Permissible	Considered
(1)	(2)	(3)		(4)		(5) = 38,162X(4)	
1	Group Housing	10	10	1.75	1.75	3,816	3,816
2	Commercial	4	4	1.75	1.75	1,526	1,526
3	Recreational	2	2	1.50	1.50	763	763
4	IT Offices	84 (Bal.)	84	2.50	2.50	32,056	32,056
	TOTAL	100	100	-	-	38,162	38,162

06. SITE LAYOUT

The project shall be developed as per broad site layout as given below. There shall be 6 blocks (A, B, C, D, E, F) consisting of total built up area of approximately **18 lacs Sqft** out of which approximately 8 lacs Sqft shall be basement area with 3 nos. of basements. The block wise area details shall be broadly as under:

BLOCK	Super Structure Area (Sqm) - Approx
A (Signature Tower -G+22)	25,000
B (G+12)	24,000
C (G+12)	19,000
D (G+8)	13,000
E (G+8)	13,000
F (G+4)	2,300
Total	96,300
BLOCK	Sub Structure Area (Sqm) - Approx
Basement - 3	24,000
Basement - 2	24,000
Basement - 1	24,000
Total	72,000



Site Plan

SPIRE EDGE

Structural Grid:

Structural grid shall be 11.00m X 8.10m

07. BLOCK WISE PRODUCT DETAILS

SIGNATURE BLOCK:

- First Green skyscraper of Northern India.
- Multi- tenanted block with perhaps a single user per floor.
- The tallest building on site, shall act as a pivot around which the site rotates.
- Average floor plate - 16,000 Sqft

The additional functions envisaged are:

S. No.	Function	Level
1	Auditorium for 200 people	G and Mezzanine
2	Cafe	
3	Business centre	
4	Restaurant	
5	Atrium lobby	G to G+2
6	Terrace Garden and deck	Roof
7	Terrace gardens	Refuge area
8	Pedestrian Green ramp	All floors
9	Community Activity Area	Roof

ABSORPTION BLOCKS (Multitenant Block):

- Commercial space with great divisible potential.
- Need to function as smaller lockable offices.
- Each office must have green access and high influx of natural light.
- Minimum circulations and a maximised feeling of space are desired.
- Average floor plate - 65,000 Sqft

The additional functions envisaged are:

SPIRE EDGE

S. No.	Function	Level
1	Incubation centre	G
2	Cafe	G and G+4
3	Business Centre	G
4	Common meeting pods	G, G+1, G+3
5	Atrium lobby	G to G+3
6	Security room/ facilities office	Basement -1
7	Estate office	G
8	Terrace garden and community activity space	Roof

ANCHOR BLOCK:

- This block must function as a standalone tower or be able to accommodate an anchor tenant.
- It promotes the all the required IT function and involves a segregated entrance.
- Average floor plate - 25,000 Sqft

The additional functions envisaged are:

S. No.	Function	Level
1	Reception / Security	G
2	Cafeteria	G+4 and Roof
3	Atrium lobby	G to G+2
4	Conference / Meeting room	All floors
5	Atrium lobby	G and G+4
6	Terrace garden	Roof

RESIDENTIAL COMPONENT:

Shall serve as a business hotel with suites (50 nos) and some service apartments. As part of recreational facilities it shall accommodate a business centre, dining, café and club.

The club should contain a gymnasium, Spa, swimming pool and lounges.

The additional functions envisaged are:

SPIRE EDGE

S. No.	Function	Level
1	Reception/ offices and business lounge	G
2	Cafeteria and restaurant	G
3	Children's lounge/ crèche/medicine facilities	G+2
4	Food court	G
5	Atrium lobby	G to G+2
6	Kitchen	G
7	Spa- salon, gymnasium, massage etc.	G+7
8	Club, bar , dinning room	G+1
9	Swimming pool and bar	Rooftop
10	Laundry	Basement-1
11	2 premium suits with kitchenette	G+2 - G+7

COMMERCIAL COMPONENT:

- It should function as a separate unit with its own services.
- It must contain the possibility of an anchor store.
- Since most of its clientele shall be complex users, it must allow ease of access to them and yet not close itself to its environs.

The additional functions envisaged are:

S. No.	Function	Level
1	Escalators	G
2	Café with court spill out	G
3	Anchor store	G, G+1 and G+2
4	Glass elevator overlooking court	
5	Atrium lobby	G to G+2
6	Stores - 18 nos	G , G+1 and G+2

EXPO BLOCK:

- This block is seen as an artefact to adorn the project.
- It is seen as a space for exhibitions, cultural and technical and product launches.
- It should be a central part of the public realm of both the site and the city.
- Its imagery shall be provocative so as to be the part of public memory.

SPIRE EDGE

The additional functions envisaged are:

S. No.	Function	Level
1	Sunken court - covered and double height	Basement-1 and G to Mezzanine
2	Terrace	G+1
3	Atrium	G to G+2
4	Galleries	G+ mezzanine, G+1 and G+2

PEDESTRIAN ENVIRONMENT:

- It shall be activated with bridges and ramps that encourage intersections between the landscape and user.
- The paved and unpaved shall negotiate with each other creating a variety of tactile surfaces, levels and textures.

The additional functions envisaged are:

S. No.	Function	Level
1	Sunken court and amphitheatre	Basement-1
2	Food kiosks	Basement-1
3	Cut outs / green	Basement-1
4	Taxi bay and shops	G
5	Ramp from Absorption blocks to artefact	
6	Landscape elements	G

08. SCOPE OF WORK

The broad project scope shall be based on Warm shell concept as outlined below:

- Completion of civil structure
- External façade work
- External landscape and services
- High side of HVAC / Plumbing / Fire Fighting / Electrical
- Finishing work of common areas like reception, lift lobby, public toilets and plant rooms etc.

09. BUDGET (Excluding Land Cost)

The proposed budget is Rs. 300 Cr.

12. BASIC DESIGN CONSIDERATION

- I. The building is to be designed for 9,000 workstations.
- II. 1,800 car parking space with future provision of multilevel car parking to add about 1,000 more car.
- III. Floor to floor height shall be 3.60m for Absorption & Anchor block, 3.95 m for Signature block.
- IV. To meet ECBC norms for energy efficiency.
- V. Modern and energy efficient façade to reduce air conditioning load and maximize use of sun light.
- VI. Structure to be designed to meet Seismic zone IV requirement.
- VII. Basement shall have beam-column arrangement.
- VIII. Superstructure shall be of flat slab with drop panel with PT slab / beam arrangement.
- IX. Efficient traffic management (vertical as well as horizontal) through high speed lifts and over bridges.
- X. Building to be user friendly for physically handicapped.
- XI. 100% power back up through DG sets.
- XII. Water cooled air conditioning system with backup of Air-cooled chillers to cover for breakdown/ extreme water stress period.
- XIII. Water storage (Thermal) for 28 days
- XIV. Efficient utilization of water through ETP & STP by double recycling & use of 'smart fixtures'.
- XV. Net water demand of 450 kld.
- XVI. Peak AC demand of 4000 TR (3000 TR water cooled & 1000 TR Air cooled).
- XVII. Provision of captive power generation through piped natural gas & use of waste heat for Air conditioning with VAM chiller unit.
- XVIII. Provision of modular telecommunication system on a plug & play basis.
- XIX. State of art fire fighting with addressable fire alarm system.
- XX. CCTV monitoring & PA system.
- XXI. ISDN & leased line connectivity.
- XXII. Co-ordinated estate security with external driveways & access control boom barriers.