

P.S. Srijan Tech Park II

# PS SRIJAN TECH PARK II



## AMENITIES

- ▶ Grade “A” modern and Hi-tech commercial building.
- ▶ A modern elevation with a combination of Glass cladding, Aluco bond, high quality paint.
- ▶ Double glazed, high performance glass on the front elevation.
- ▶ Grand ground floor double height Lobby.
- ▶ F & B options in ground floor.
- ▶ 12 nos. Hi-speed Lifts in IT Block and 3 nos. Automatic Lifts of Mitsubishi/Otis/ equivalent make in Commercial Block.
- ▶ Elegant Common Lobby area on each floor with Granite stone and modern tiles.
- ▶ Column Grid 10 mtrs. (approx.) for IT Block.
- ▶ ‘Clear’ Floor to Ceiling height of 4 mtrs.
- ▶ A common Toilet facility in the ground floor & parking floors.
- ▶ Standard IPS flooring for each office unit.
- ▶ Electrical connection upto the entrance of each of the floor.
- ▶ Electric load of 1 Kva per 100 sq.ft. of built-up area.
- ▶ Roof : Space for Vsat/Towers etc.
- ▶ 100% Generator back up.
- ▶ Energy efficient air-condition system with centralized chiller and individual AHU.
- ▶ 24 hours Water supply.
- ▶ Intelligent Fire fighting system with water sprinklers.
- ▶ Multiple Optic Fibre connectivity through various ISPs.
- ▶ 24 X 7 Operational Building.

## **SPECIFICATIONS**

### **Both for IT Block & Commercial Block**

#### **▶ ENTRANCE LOBBY:**

- (i) **Flooring:** Granite/Italian Marble/ any equivalent material in pattern with S/S Strip
- (ii) **Wall:** Mix of Italian Marble/ Granite, wooden paneling Paints/Metal.
- (iii) **Ceiling:** Un-plastered slab, False ceiling to be mix of Gyp Board and POP as per interior drawings

The Lobby will be well decorated with name signages

#### **▶ LIFT LOBBIES (Office Floors):**

- (i) **Flooring:** Vitrified tiles / Granite or equivalent
- (ii) **Walls & columns:** Mix of Granite/Wooden Panelling P.O.P & emulsion paint as per interior drawing.
- (iii) **Ceiling:** Unplastered slab and false ceiling with Gyp Board painted with emulsion, as per interior drawings.

#### **▶ SERVICE LIFT LOBBY:**

- (i) **Flooring:** Kota/Vitrified
- (ii) **Walls & Columns:** Plastered with P.O.P and emulsion paint.
- (iii) **Ceiling:** False ceiling with unplastered slab

#### **▶ LIFT LOBBIES(Parking Floors):**

- (i) **Floors:** Vitrified Tiles
- (ii) **Walls:** Plastered and finished with P.O.P and emulsion paint.
- (iii) **Ceiling:** Plastered with P.O.P and paint.

#### **▶ STAIRCASES:**

- (i) **Flooring:** Kota stone or equivalent.
- (ii) **Walls:** Plastered and finished with P.O.P and emulsion paint.
- (iii) **Ceiling:** Plastered and paint.
- (iv) **Handrail:** M.S. Handrail with enamel paint, fire doors.

▶ **AHU ROOM:**

- (i) **Flooring:** IPS
- (ii) **Walls:** Plastered and paint.
- (iii) **Ceiling:** Plastered and paint.

▶ **PANTRY:** Everything including finishing to be done by Users as per their requirement.

▶ **AIR-CONDITIONING:**

Air conditioning of the New Building shall be done by the Sub-Lessor through a Common Plant. AHU will be provided by the Sub Lessor. The ducting of air conditioning, within the said space shall be executed by the Sub-Lessee at its own cost

▶ **ELECTRIC:**

The Sub Lessor shall provide electrical connection to a single point in the Unit and all internal wiring will be the responsibility of the Sub Lessee.

▶ **TOILETS WITH OFFICE UNITS:**

Fittings and all things including finishings to be done by users as per their requirement. External Piping at one point to be provided by the Sub Lessor.

▶ **OFFICE HALLS:**

- (i) **Flooring:** Cement screed.
- (ii) **Walls:** Plastered with P.O.P
- (iii) **Ceiling:** Unplastered

▶ **DOORS:**

Aluminium / steel doors/Flush door will be provided. as per interior design.

▶ **WINDOWS:**

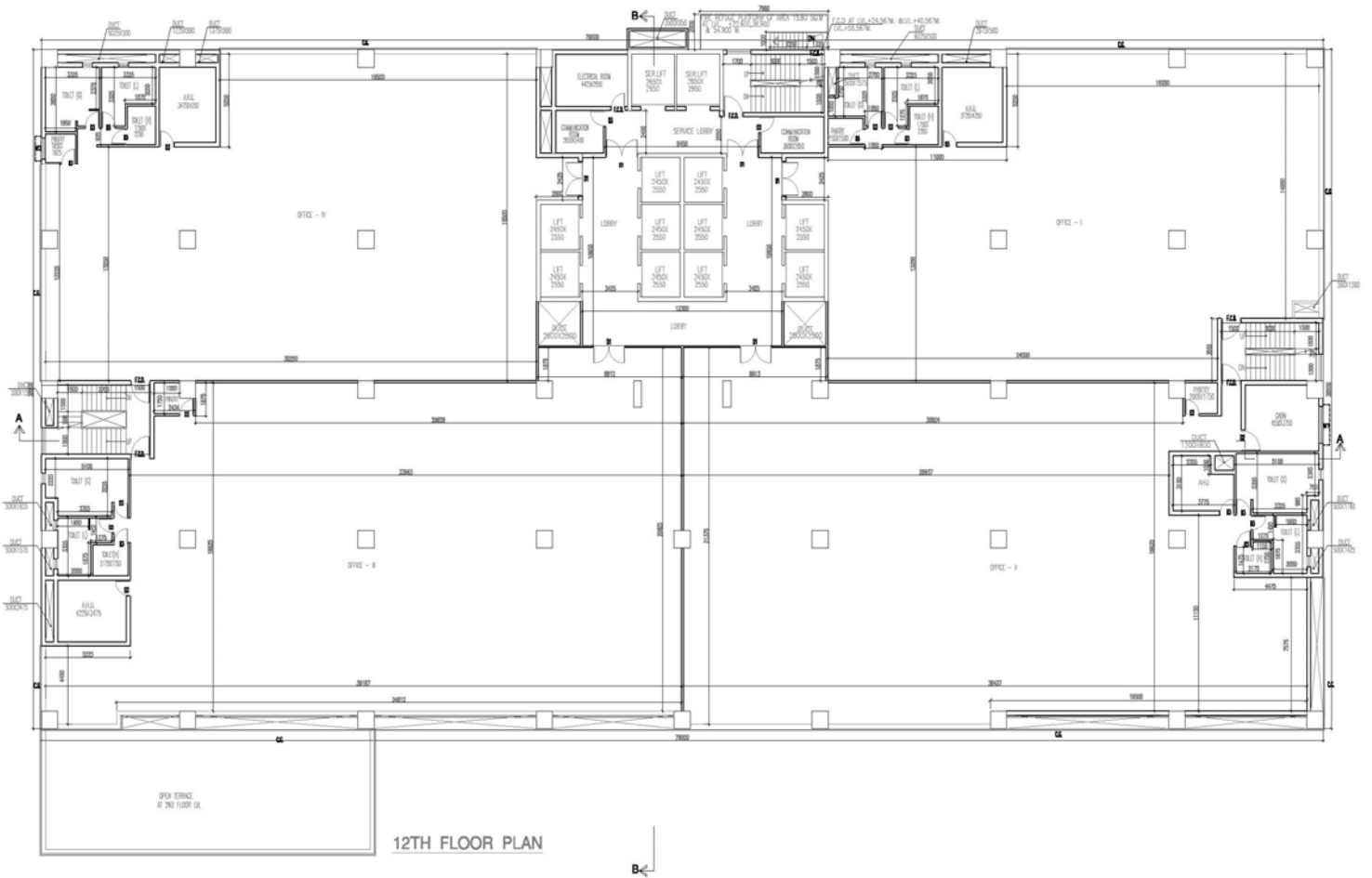
Aluminium windows with glazing will be provided.

▶ **EXTERIOR FINISHING:**

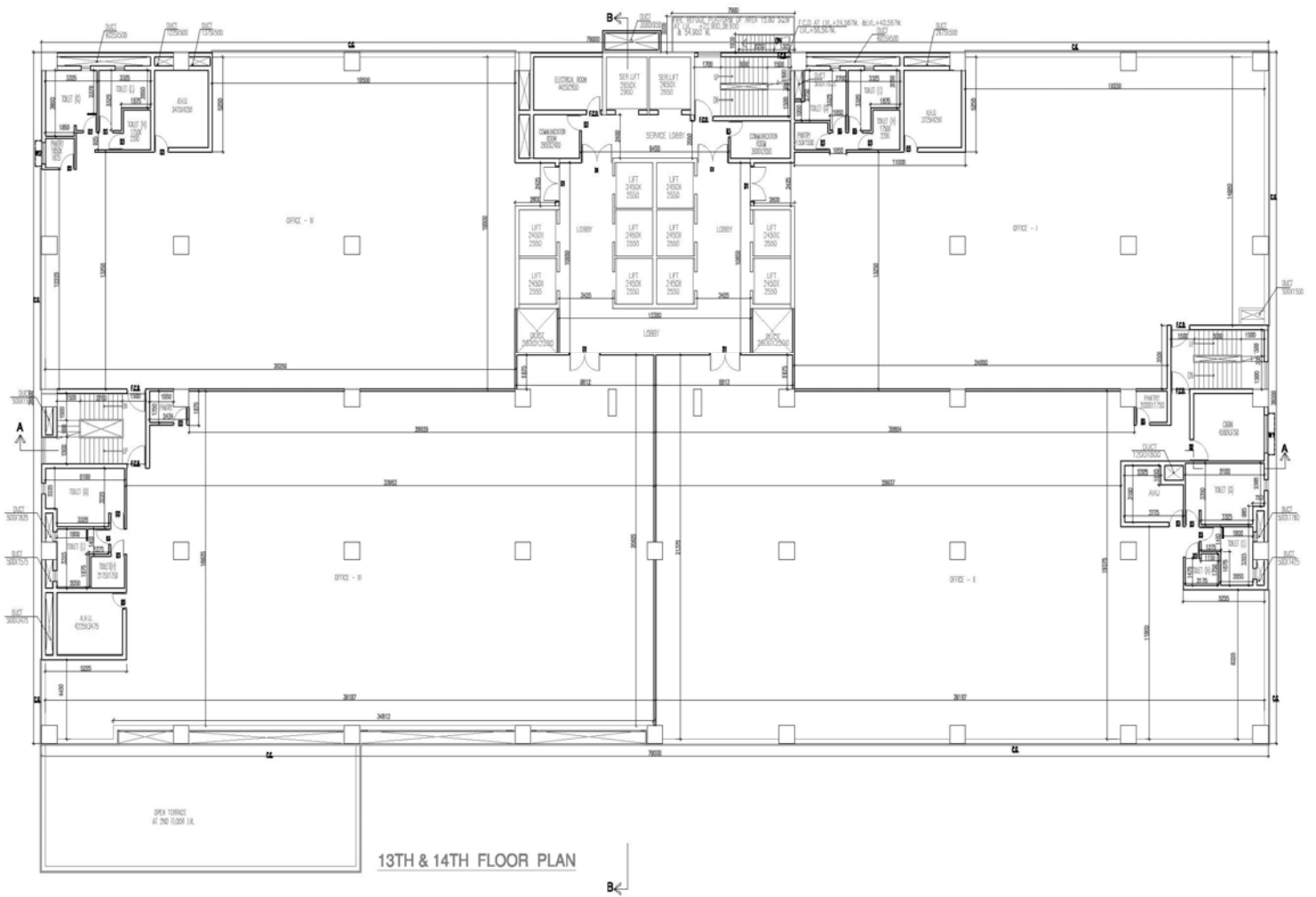
With a combination of glazing & ACP/Stone/Ceramic/Metal Cladding.  
Texture Paint /Paint.

**TYPE & AREA**

**12th Floor Plan**



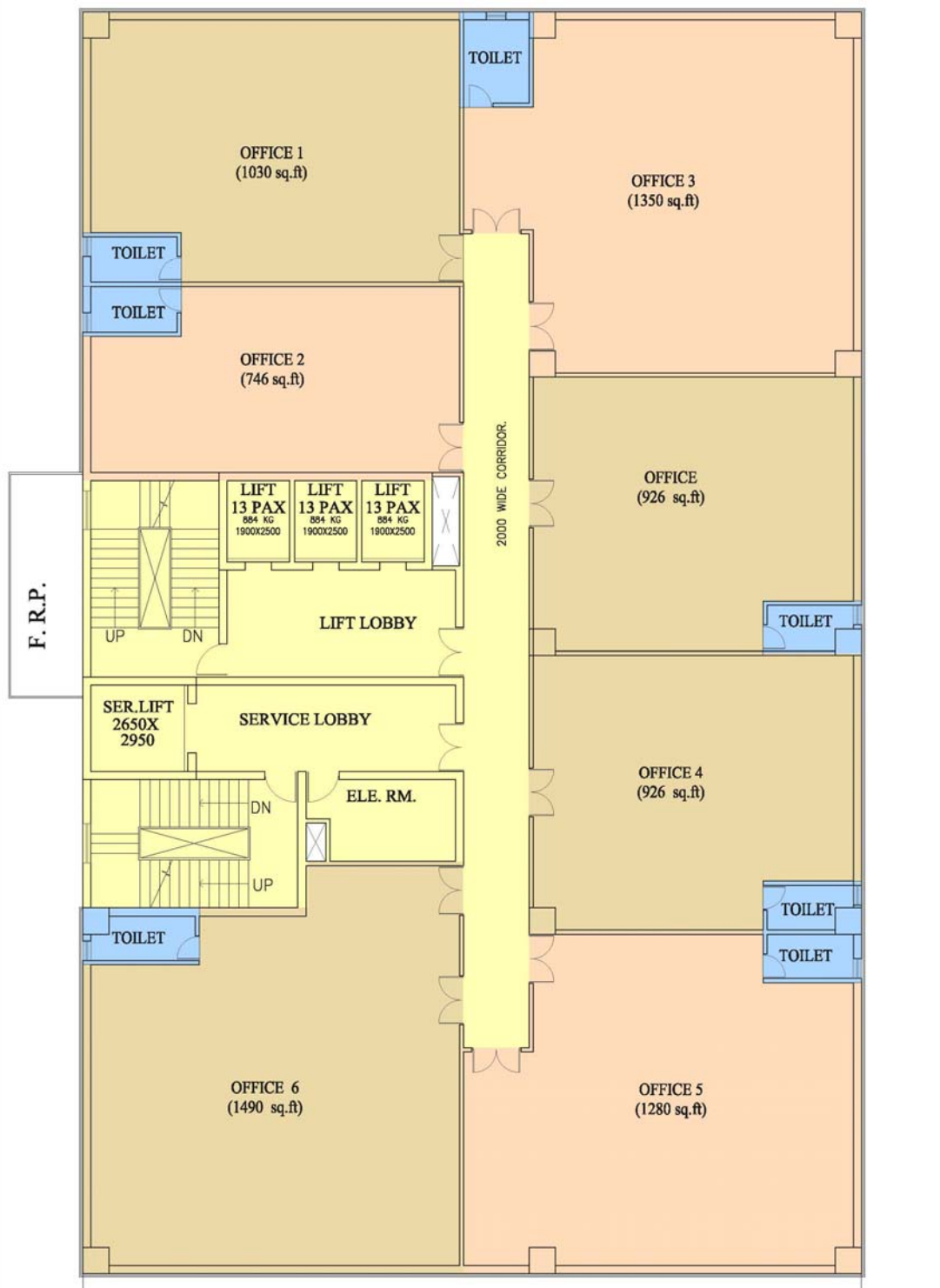
**13th & 14th Floor Plan**



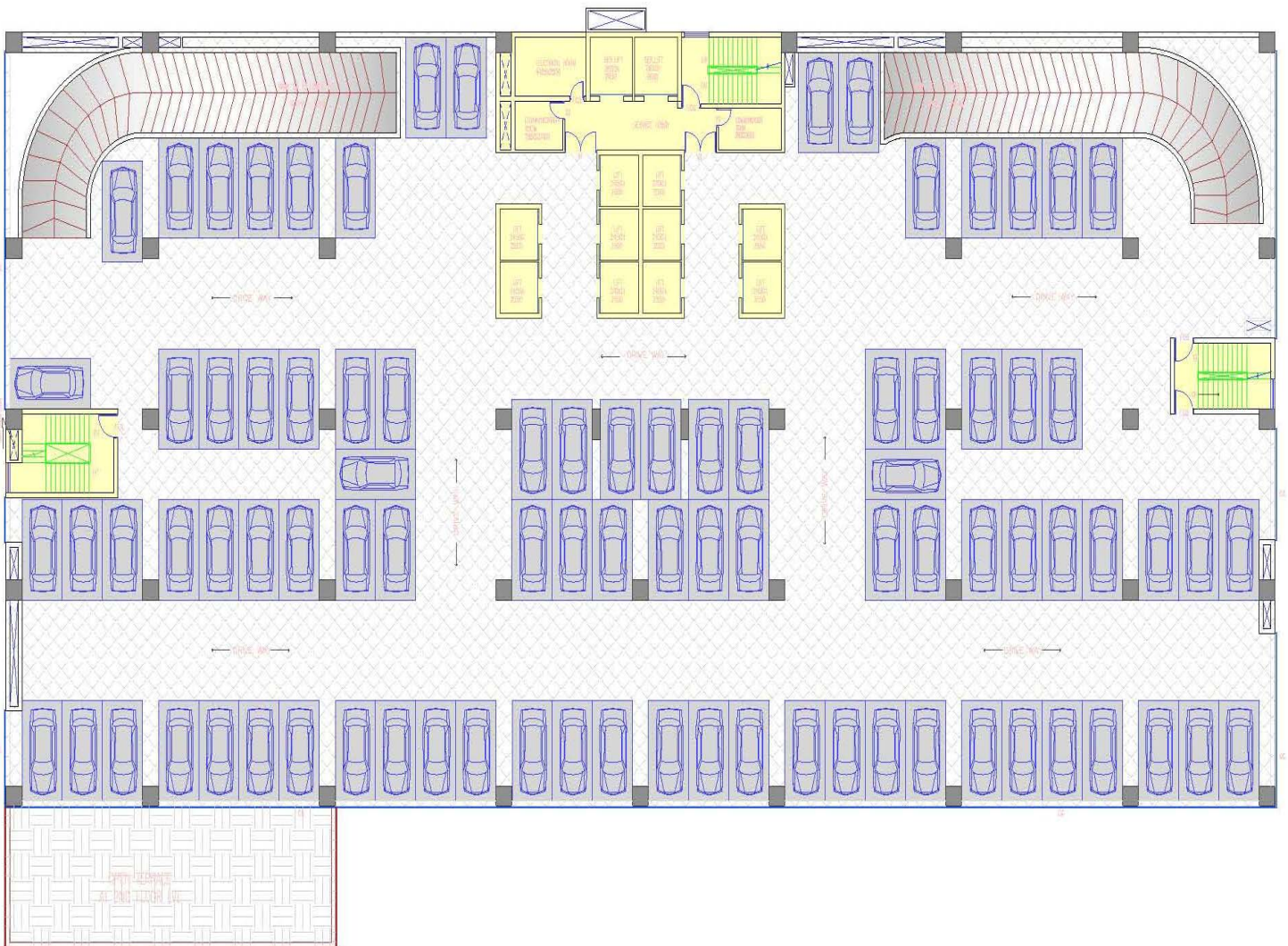
**Basement**



**Commercial Block  
Typical Floor Plan**

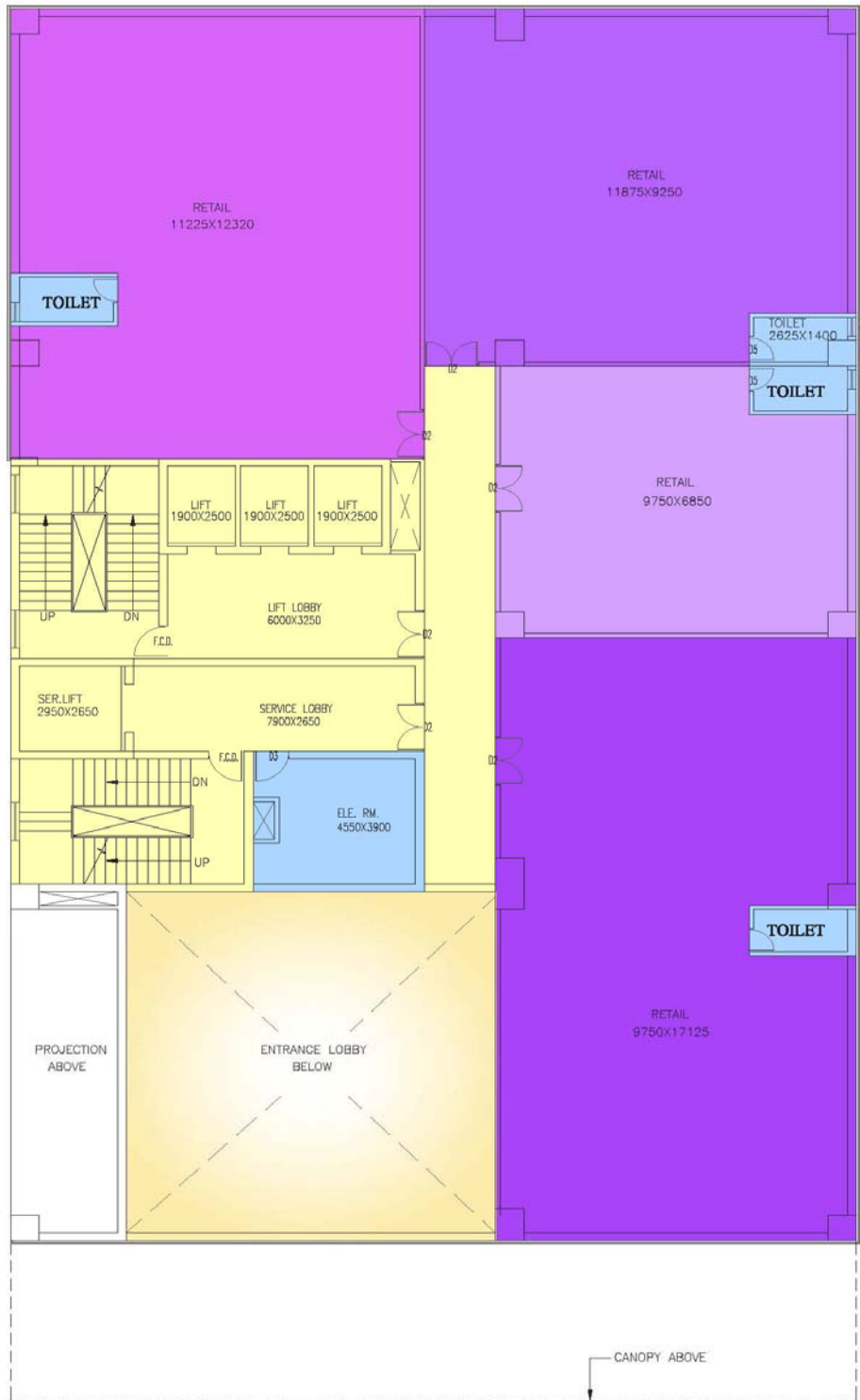


**5th Floor Plan**





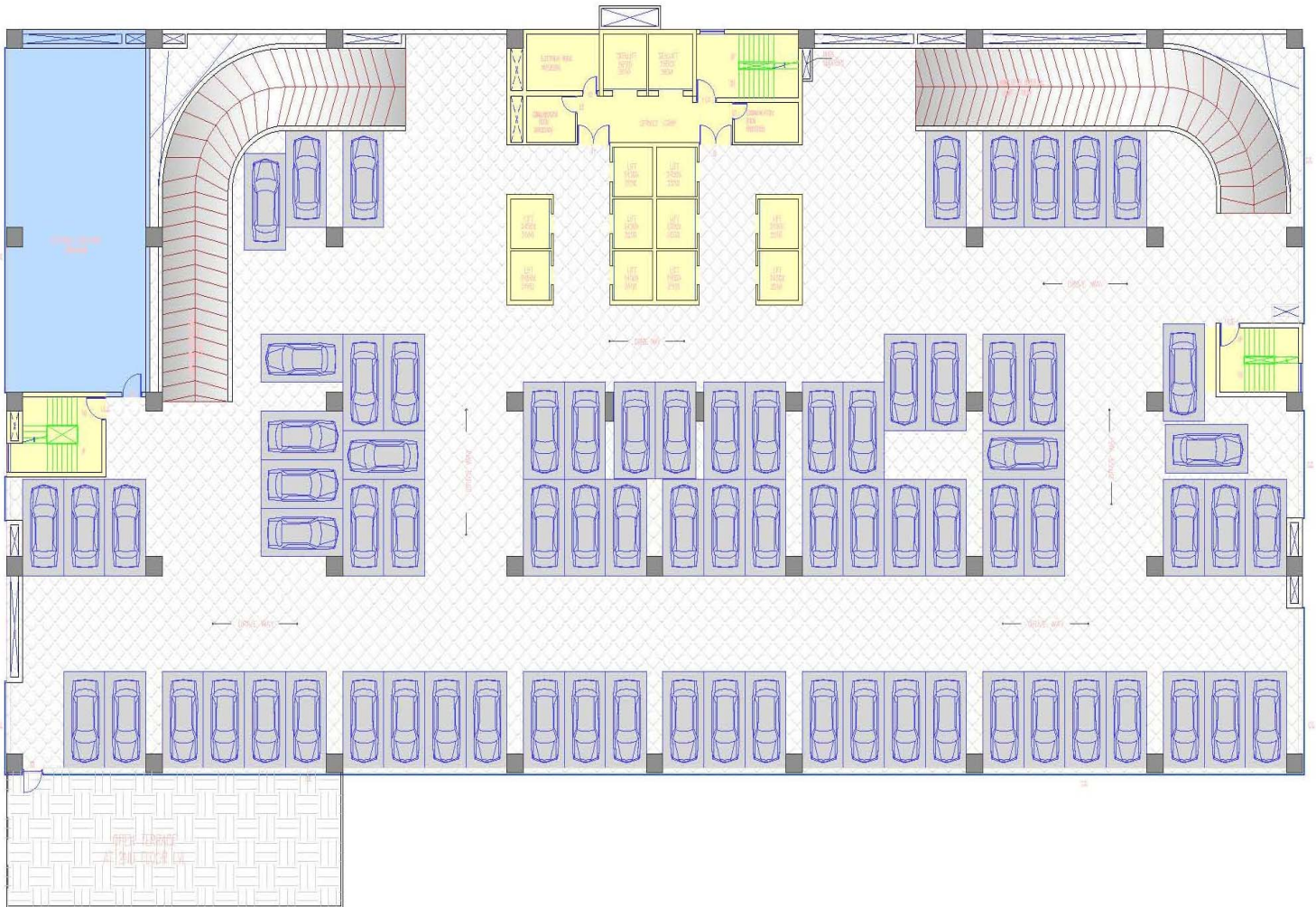
**1st Floor Plan of Tower II**



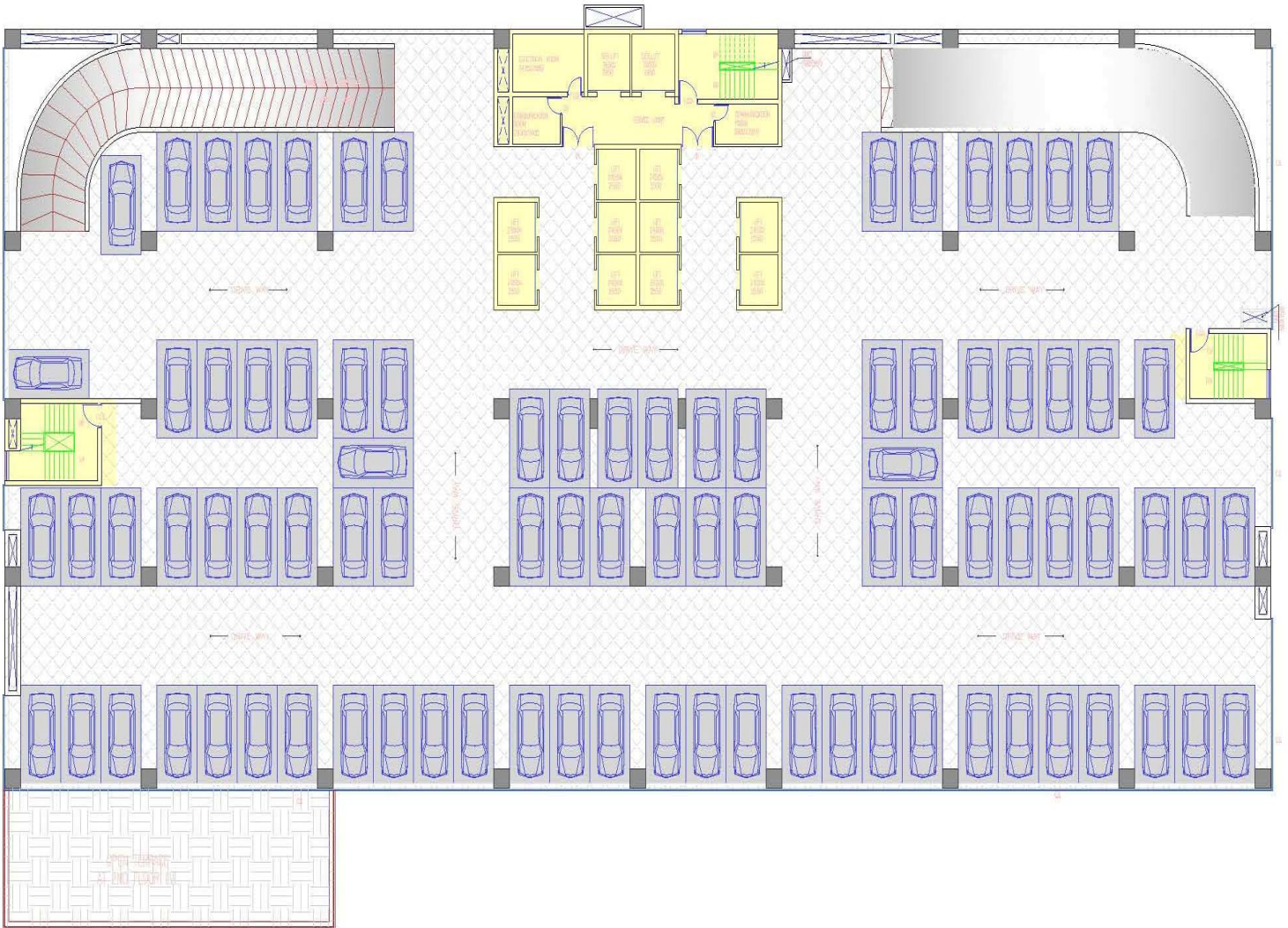
**Ground Floor Plan**



**2nd Floor Plan**



**3th & 4th Floor Plan**



**AREA STATEMENT**

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**COMMERCIAL BLOCK - OFFICE SPACE (2<sup>nd</sup> to 12<sup>th</sup> Floor)**

<u>Office no.</u>	<u>Super Built-up Area (Sq.ft.)</u>	<u>Built-up Area(Sq.ft.)</u>
1A	1066	746
1B	1471	1030
2	1929	1350
3	1323	926
4	1323	926
5	1829	1280
6	2129	1490

**COMMERCIAL BLOCK - RETAIL SPACE (Ground & 1<sup>st</sup> Floor)**

**Ground Floor**

<u>Showroom no.</u>	<u>Super Built-up Area (Sq.ft.)</u>	<u>Built-up Area(Sq.ft.)</u>
1	2543	1780
2	2079	1455
3	1323	926
4	1336	935
5	1614	1130

**First Floor**

1	2543	1780
2	2079	1455
3	1323	926
4	2943	2060

### I.T.BLOCK – OFFICE SPACE

<u>Office no.</u>	<u>Super Built-up Area (Sq.ft.)</u>	<u>Built-up Area(Sq.ft.)</u>
1	7800	6000
2	11050	8500
3	10660	8200
4	8190	6300

### I.T. BLOCK - RETAIL SPACE (Ground Floor)

<u>Showroom no.</u>	<u>Super Built-up Area (Sq.ft.)</u>	<u>Built-up Area (Sq.ft.)</u>
1	11216	7851
2	1634	1144
3A-Fine Dining	2857	2000
3B-Stores & Kitchen	2469	1728

## **PAYMENT SCHEDULE**

### **FOR I.T. BLOCK**

- 10% on Agreement
- 10% on completion of Piling
- 10% after casting of level G slab
- 10% after casting of level 4 slab
- 10% after casting of level 8 slab
- 10% after casting of level 12 slab
- 10% after casting of level 16 slab
- 10% after casting of level 20 slab
- 10% after casting of level 24 slab
- 10% on handover of possession

### **FOR COMMERCIAL BLOCK**

- 10% on Agreement
- 10% on completion of Foundation
- 10% after casting of level G slab
- 10% after casting of level 1 slab
- 10% after casting of level 3 slab
- 10% after casting of level 5 slab
- 10% after casting of level 7 slab
- 10% after casting of level 9 slab
- 10% after casting of level 11 slab
- 10% on handover of possession

## **DEVELOPER**

### **P.S Srijan Group.**

PS Srijan Group, a joint venture of two of eastern India's leading real estate developers. PS Group and Srijan Group, announced their operations in Chennai and its plans to establish a world-class shopping mall and a premium residential apartment block. After launching the world's tallest gold-rated green building in Kolkata, PS Srijan Tech Park, it has announced its entry in Chennai with the launch of Velachery project.