



DEVELOPED BY:

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SITE ADDRESS

Aakash Courtyard , Next to Aakash Riviera,  
New Jamshedpur, Dobo,  
Saraiakela Kharsanwan

AAKASH  
COURTYARD  
THE CORPORATE PARK

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## A NOTE FROM THE DIRECTORS

What our father envisioned in 1971, is now a reality. Our father wasn't just a businessman, but a visionary. Late Shri Hari Sawa dreamt not just of building homes and offices but of elevating people's lifestyles. It all started with the 'Sawa Hardware' store in 1971, but we entered the world of construction with 'Payal Cinema' in 1980, a project that laid the foundation of a legacy that would define and redefine Jamshedpur, its culture, its skyline, and its way of life.

In the last 4 decades, Jamshedpur has seen a physical manifestation of what Aakash India envisioned. Our legacy stands tall not just with what we created but also with a large pool of satisfied customer bases. It is a family-run business that sees every customer as a member of the family.

We've completed 25 projects and our ongoing flagship project Aakash Riviera is a gateway to global living. Nestled in the lap of the hills with super-luxurious apartments, duplexes, and an exclusive clubhouse, it stands as a testimony to the vision of Aakash India.

Aakash Courtyard – The Corporate Park, is a new-age corporate park gearing up to be the hub of business and lifestyle. A futuristic workspace with biophilic design and state-of-the-art amenities like - A Business Centre, Courtyard Plazas and Co-working Spaces which promote both work and culture.

'A home or an office is more than just a physical structure, it's a lifetime's worth of work, a dream, a place to finally call your own, a place where you belong. It shapes and transforms many lives and with every project we undertake, we aim to upgrade every individual.'

RAHUL SAWA AND VISHAL SAWA



WELCOME TO THE DAWN OF A NEW  
ENTREPRENEURIAL ERA



HERE, LEGACIES ARE  
SET IN STONE



WHERE BUSINESS  
IS A LIFESTYLE



AAKASH  
COURTYARD

AAKASH  
COURTYARD  
THE CO

COURTYARD  
THE PARK

  
residency

**THE CORPORATE PARK**  
A confluence of work, lifestyle and culture.  
The Courtyard is a mindfully designed corporate park that  
reflects the entrepreneurial spirit of the city.



## A TREE. A THOUGHT.

### The Banyan

A tree that spurs growth and secures harmony is among the most venerated trees in India. This tree isn't just at the centre of The Corporate Park, but it is the centrepiece of Aakash Courtyard.

This 100 year old heritage is a reflection of the business and lifestyle created at Aakash Courtyard, that empowers every idea, aiming to reach a new height.



## BIOPHILIC FOR BETTER

At the core of Courtyard's design philosophy, is an idea that believes in nurturing the bond we share with nature. The intrinsic 'human-nature connection' is an integral part of building this bespoke workspace.

One that embraces the subconscious connection we have with the outside and brings it into the 9-5.



ACCESS TO  
NATURAL LIGHT



INCREASES  
PRODUCTIVITY



REDUCES  
STRESS



ENHANCES  
CREATIVITY





## SPACIOUS SHOWROOMS

The showrooms at Aakash Courtyard provide high-end spaces that speak volumes for your brand and creates 'Recall Value' for your business.



ALL GLASS  
SHOWROOMS



8M HEIGHT



ACCESSIBLE FROM  
THE MAIN ROAD



## A NEW FLOOR

The blueprint at Aakash Courtyard transcends square feet and concrete. A structure that breaks hierarchy to make space for lifestyle. A space that nurtures businesses as well as the people who make it happen.



SPACIOUS FLOORS WITH PERSONALISED DECK



**AAKASH**  
**COURTYARD**  
THE CORPORATE PARK

WELL DESIGNED BUSINESS CENTRE

## OUTDOOR CAFE



## CAFE



## SKY LOUNGE



## GASTRONOME'S DELIGHT

Brainstorm in a customized space, unwind over a cup or dive into an unrivalled open-air rooftop experience. Indulgence is a prerequisite when it comes to 'Building A Lifestyle'. Every corner is crafted into a space that serves an experience.



## AMENITIES

### STATE OF THE ART

- Front Desk Reception Services
- 24/7 Security Services
- EPABX System
- CCTV Surveillance
- 2 Nos High Speed Elevator
- 2-Tier RFID Entry
- Visitor/ Employee Access Areas
- Dedicated Drop- Off Zone

### CUTTING EDGE

- Wireless Zones/ Internet Lease Line
- Pay & Park Facility
- Smoking Zone
- Power Backup
- Fire Detection And Fire Fighting Systems

### LIFESTYLE

- Retail Plaza
- Signature Business Centre
- Flexible Conference Facilities
- Sky Lounge Terrace
- Outdoor Cafe & Dining Area Within Preserved Trees

An aerial photograph of a residential and commercial development. On the left, a river flows under a concrete bridge. The development consists of several buildings: a tall, beige-colored apartment tower on the left, a larger beige commercial building in the center, and a modern glass and wood-clad building on the right. The background shows a lush green valley with rolling hills under a blue sky with light clouds. Two white callout boxes with thin lines pointing to the buildings are positioned above the scene.

AAKASH RIVIERA

AAKASH COURTYARD

NEXT TO

## THE LAND OF DREAMS

The Courtyard stands tall next to Aakash Riviera, seamlessly integrating lifestyle and business. Nestled in the lap of the hills, by the river, Riviera is a social hub studded with luxurious apartments, boutique restaurants, and divine culinary experiences. A landmark project next to the land of dreams.



## LOCATION

Sai Mandir 1.9 kms | Circuit House 2.9 kms  
 Loyola School 3.2 kms | Sonari Airport 3.8 kms  
 TATA Main Hospital 4.3 kms | Bistupur Police Station 4.8 kms  
 Tatanagar Railway Station 8.7 kms





## A MESSAGE FROM THE ARCHITECT

We spend the better part of our day and our lives working. **It is very important that our office environment is physiologically and psychological restoring!** The science of Biophilia in design, **empowers architecture for better human performance and wellness.**

Courtyard, a new age corporate park along Subarnarekha is a significant step into the direction of **futuristic workplace design.**

Conceived as a Green Building, the design has a sensible dialogue of the built and the unbuilt. Offices have ample daylight harvesting hours and offer options of private landscaped terraces as well. The mutual orientations of terraces build up an enriching vertical green volume and also provide the much needed human connect. Common spaces and corridors in Courtyard have natural light, views, and passive natural ventilation. The views are therapeutic and hundred percent of the indoor spaces have a correlation with the panoramic geography and biodiversity.

With amenities like - A Business Centre, Courtyard Plazas and Co-working Spaces, Conference Facilities and much more, the COURTYARD will be hub of business talent. But it'll also be a **place for personal and social growth.**

**Welcome to Aakash Courtyard.**  
**A confluence of business and lifestyle.**

VIVEK RATHOD



KASH  
OU  
E CO

AKASH COURTYARD

Time Out

MARZO'S

SHO

SALE

FASHION



|                          | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|--------------------------|-----------------|--------------|---------------|
| <b>GROUND FLOOR PLAN</b> |                 |              |               |
| SHOWROOM-S-01            | 637             | 693          | 957           |
| F&B -01                  | 765             | 860          | 1187          |
| SHOWROOM-S-02            | 2050            | 2,230        | 3080          |
| SHOWROOM-S-03            | 2274            | 2,397        | 3311          |
| SHOWROOM-S-04            | 2300            | 2,431        | 3357          |
| SHOWROOM-S-05            | 2290            | 2,415        | 3336          |
| SHOWROOM-S-06            | 2434            | 2,570        | 3549          |
| SHOWROOM-S-07            | 1435            | 1,561        | 2156          |

| MARK   |                   | METRIC (IN MM) |       | IMPERIAL (FEET) |         |
|--------|-------------------|----------------|-------|-----------------|---------|
|        |                   | L              | B     | L               | B       |
| L      | ENTRANCE LOBBY    | 5645           | 3200  | 18'-6"          | 10'-6"  |
| S-01   | SHOWROOM - 01     | 7945           | 7510  | 26'-1"          | 24'-8"  |
| S-01/D | SHOWROOM-01/ DECK |                |       |                 |         |
| CL     | COURTYARD LOBBY   | 5645           | 4310  | 18'-6"          | 14'-2"  |
|        |                   | 3240           | 2200  | 10'-8"          | 7'-3"   |
|        |                   | 5240           | 3970  | 17'-2"          | 13'-0"  |
| T      | TOILET            | 1300           | 1425  | 4'-3"           | 4'-8"   |
| LL     | LIFT LOBBY        | 6150           | 3770  | 20'-2"          | 12'-4"  |
| F&B-1  | FOOD & BEVERAGES  | 5950           | 3000  | 19'-6"          | 9'-10"  |
|        |                   | 7650           | 4510  | 25'-1"          | 14'-10" |
|        |                   | 2725           | 6530  | 8'-11"          | 21'-5"  |
| F&B-1  | F&B DECK          |                |       |                 |         |
| SBL    | SKY BAR LOBBY     | 2150           | 3300  | 7'-1"           | 10'-10" |
| S-02   | SHOWROOM - 02     | 8435           | 9160  | 27'-8"          | 30'-1"  |
|        |                   | 5935           | 5700  | 19'-6"          | 18'-8"  |
| S-03   | SHOWROOM - 03     | 8345           | 14860 | 27'-5"          | 48'-9"  |
| S-04   | SHOWROOM - 04     | 8445           | 14860 | 27'-9"          | 48'-9"  |
| S-05   | SHOWROOM - 05     | 8395           | 14860 | 27'-7"          | 48'-9"  |
| S-06   | SHOWROOM - 06     | 8285           | 15835 | 27'-2"          | 51'-11" |
| S-07   | SHOWROOM - 07     | 8545           | 7730  | 28'-1"          | 25'-4"  |
| S      | STORE             | 1750           | 3405  | 5'-9"           | 11'-2"  |

GROUND FLOOR PLAN (NTS)

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes



|                             | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|-----------------------------|-----------------|--------------|---------------|
| <b>MEZZANINE FLOOR PLAN</b> |                 |              |               |
| MEZZANINE OFFICE - M01      | 386             | 442          | 610           |
| F&B-02                      | 677             | 771          | 1065          |

| MARK  |                  | METRIC (IN MM) |      | IMPERIAL (FEET) |         |
|-------|------------------|----------------|------|-----------------|---------|
|       |                  | L              | B    | L               | B       |
| M-01  | MEZZANINE OFFICE | 7945           | 4310 | 26'-1"          | 14'-2"  |
| LL    | LIFT LOBBY       | 3240           | 4800 | 10'-8"          | 15'-9"  |
|       |                  | 1755           | 2600 | 5'-9"           | 8'-6"   |
|       |                  | 5950           | 3770 | 19'-6"          | 12'-4"  |
|       |                  | 2500           | 1360 | 8'-2"           | 4'-6"   |
| T     | TOILET           | 1630           | 1200 | 5'-4"           | 3'-11"  |
| F&B-2 | FOOD & BEVERAGES | 7550           | 4385 | 24'-9"          | 14'-5"  |
|       |                  | 2800           | 3125 | 9'-2"           | 10'-3"  |
|       |                  | 2725           | 5130 | 8'-11"          | 16'-10" |
| T     | TOILET           | 1100           | 2100 | 3'-7"           | 6'-11"  |
| S-02  | SHOWROOM - 02    | 6695           | 5670 | 22'-0"          | 18'-7"  |
|       |                  | 4195           | 2400 | 13'-9"          | 7'-10"  |
|       |                  | 8435           | 3300 | 27'-8"          | 10'-10" |
| S-03  | SHOWROOM - 03    | 6560           | 7975 | 21'-6"          | 26'-2"  |
|       |                  | 8345           | 3395 | 27'-5"          | 11'-2"  |
| S-04  | SHOWROOM - 04    | 6660           | 7975 | 21'-10"         | 26'-2"  |
|       |                  | 8445           | 3395 | 27'-9"          | 11'-2"  |
| S-05  | SHOWROOM - 05    | 6660           | 7975 | 21'-10"         | 26'-2"  |
|       |                  | 8395           | 3395 | 27'-7"          | 11'-2"  |
| S-06  | SHOWROOM - 06    | 6545           | 7975 | 21'-6"          | 26'-2"  |
|       |                  | 8285           | 4370 | 27'-2"          | 14'-4"  |
| S-07  | SHOWROOM - 07    | 6695           | 7845 | 22'-0"          | 25'-9"  |



MEZZANINE FLOOR PLAN (NTS)

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes



|                         | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|-------------------------|-----------------|--------------|---------------|
| <b>FIRST FLOOR PLAN</b> |                 |              |               |
| OFFICE(101)             | 1878            | 2,027        | 2799          |
| TERRACE(OT-1)           |                 | 253          |               |
| OFFICE 102              | 950             | 1,020        | 1409          |
| OFFICE 103              | 1,014           | 1,068        | 1475          |
| OFFICE 104              | 1,026           | 1,081        | 1492          |
| OFFICE 105              | 1,020           | 1,073        | 1482          |
| OFFICE 106              | 2,058           | 2,164        | 2988          |

| MARK |            | METRIC (IN MM) |       | IMPERIAL (FEET) |        |
|------|------------|----------------|-------|-----------------|--------|
|      |            | L              | B     | L               | B      |
| 101  | OFFICE     | 19940          | 7510  | 65'-5"          | 24'-8" |
|      |            | 3240           | 4800  | 10'-8"          | 15'-9" |
| OT-1 | TERRACE    | 3050           | 7710  | 10'-0"          | 25'-4" |
| T    | TOILET     | 1630           | 1200  | 5'-4"           | 3'-11" |
| T1   | TOILET     | 1630           | 1200  | 5'-4"           | 3'-11" |
| LL   | LIFT LOBBY | 5950           | 3770  | 19'-6"          | 12'-4" |
| 102  | OFFICE 102 | 8435           | 9160  | 27'-8"          | 30'-1" |
|      |            | 5935           | 2200  | 19'-6"          | 7'-3"  |
| 103  | OFFICE 103 | 8345           | 11360 | 27'-5"          | 37'-3" |
| 104  | OFFICE 104 | 8445           | 11360 | 27'-9"          | 37'-3" |
| 105  | OFFICE 105 | 8395           | 11360 | 27'-7"          | 37'-3" |
| 106  | OFFICE 106 | 16955          | 11360 | 55'-8"          | 37'-3" |



FIRST FLOOR PLAN (NTS)

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes



|                          | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|--------------------------|-----------------|--------------|---------------|
| <b>SECOND FLOOR PLAN</b> |                 |              |               |
| OFFICE(201)              | 1,554           | 1,687        | 2329          |
| TERRACE(OT-2)            |                 | 332          |               |
| OFFICE 202               | 1,755           | 1,863        | 2573          |
| OT-03                    |                 | 229          |               |
| OFFICE 203               | 1,026           | 1,081        | 1492          |
| OFFICE 204               | 1,020           | 1,074        | 1484          |
| OFFICE 205               | 2,058           | 2,164        | 2988          |

| MARK |                | METRIC (IN MM) |       | IMPERIAL (FEET) |        |
|------|----------------|----------------|-------|-----------------|--------|
|      |                | L              | B     | L               | B      |
| 201  | OFFICE1        | 15945          | 7510  | 52'-4"          | 24'-8" |
|      |                | 3240           | 4800  | 10'-8"          | 15'-9" |
| OT-2 | TERRACE1       | 4000           | 7710  | 13'-1"          | 25'-4" |
| T    | TOILET         | 1630           | 1200  | 5'-4"           | 3'-11" |
| T1   | TOILET         | 1630           | 1200  | 5'-4"           | 3'-11" |
| LL   | LIFT LOBBY     | 5950           | 3770  | 19'-6"          | 12'-4" |
| 202  | OFFICE 202     | 8560           | 8860  | 28'-1"          | 29'-1" |
|      |                | 8345           | 11360 | 27'-5"          | 37'-3" |
| OT-3 | OFFICE TERRACE | 8520           | 2500  | 28'-0"          | 8'-2"  |
| 203  | OFFICE 203     | 8445           | 11360 | 27'-9"          | 37'-3" |
| 204  | OFFICE 204     | 8395           | 11360 | 27'-7"          | 37'-3" |
| 205  | OFFICE 205     | 16955          | 11360 | 55'-8"          | 37'-3" |



**SECOND FLOOR PLAN (NTS)**

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes



|                         | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|-------------------------|-----------------|--------------|---------------|
| <b>THIRD FLOOR PLAN</b> |                 |              |               |
| OFFICE(301)             | 1,546           | 1,695        | 2341          |
| TERRACE(OT-4)           |                 | 166          |               |
| OFFICE 302              | 1,301           | 1,401        | 1935          |
| OT-05                   |                 | 229          |               |
| OT-06                   |                 | 228          |               |
| OFFICE 303              | 1,026           | 1,086        | 1499          |
| OFFICE 304              | 1,020           | 1,074        | 1484          |
| OFFICE 305              | 2,058           | 2,168        | 2994          |

| MARK |                  | METRIC (IN MM) |       | IMPERIAL (FEET) |         |
|------|------------------|----------------|-------|-----------------|---------|
|      |                  | L              | B     | L               | B       |
| 301  | OFFICE2          | 11945          | 7510  | 39'-2"          | 24'-8"  |
|      |                  | 7995           | 3655  | 26'-3"          | 12'-0"  |
|      |                  | 3240           | 4800  | 10'-8"          | 15'-9"  |
| OT-4 | TERRACE2         | 4000           | 3855  | 13'-1"          | 12'-8"  |
| T    | TOILET           | 1630           | 1200  | 5'-4"           | 3'-11"  |
| T1   | TOILET           | 1630           | 1200  | 5'-4"           | 3'-11"  |
| LL   | LIFT LOBBY       | 5950           | 3770  | 19'-6"          | 12'-4"  |
| 302  | OFFICE 302       | 8520           | 6355  | 28'-0"          | 20'-10" |
|      |                  | 8365           | 8860  | 27'-5"          | 29'-1"  |
| OT-5 | OFFICE TERRACE1  | 8520           | 2500  | 28'-0"          | 8'-2"   |
| OT-6 | OFFICE TERRACE 2 | 8470           | 2500  | 27'-10"         | 8'-2"   |
| 303  | OFFICE 303       | 8445           | 11360 | 27'-9"          | 37'-3"  |
| 304  | OFFICE 304       | 8395           | 11360 | 27'-7"          | 37'-3"  |
| 305  | OFFICE 305       | 16955          | 11360 | 55'-8"          | 37'-3"  |



THIRD FLOOR PLAN

(NTS)

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes



|                          | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|--------------------------|-----------------|--------------|---------------|
| <b>FOURTH FLOOR PLAN</b> |                 |              |               |
| OFFICE(401)              | 1,389           | 1,527        | 2109          |
| TERRACE(OT-7)            |                 | 166          |               |
| OFFICE 402               | 914             | 1,008        | 1392          |
| OT-08 & 09               |                 | 390          |               |
| OFFICE 403               | 1,606           | 1,699        | 2347          |
| OT-10                    |                 | 460          |               |
| OFFICE 404               | 2,061           | 2,176        | 3006          |

| MARK  |                  | METRIC (IN MM) |       | IMPERIAL (FEET) |         |
|-------|------------------|----------------|-------|-----------------|---------|
|       |                  | L              | B     | L               | B       |
| 401   | OFFICE3          | 11945          | 7510  | 39'-2"          | 24'-8"  |
|       |                  | 4000           | 3655  | 13'-1"          | 12'-0"  |
|       |                  | 3240           | 4800  | 10'-8"          | 15'-9"  |
| OT-7  | TERRACE3         | 4000           | 3855  | 13'-1"          | 12'-8"  |
| T     | TOILET           | 1630           | 1200  | 5'-4"           | 3'-11"  |
| T1    | TOILET           | 1630           | 1200  | 5'-4"           | 3'-11"  |
| LL    | LIFT LOBBY       | 5950           | 3770  | 19'-6"          | 12'-4"  |
| 402   | OFFICE 402       | 6020           | 4230  | 19'-9"          | 13'-10" |
|       |                  | 2500           | 2030  | 8'-2"           | 6'-8"   |
|       |                  | 8380           | 6730  | 27'-6"          | 22'-1"  |
| OT-8  | OFFICE TERRACE3  | 8520           | 2130  | 28'-0"          | 7'-0"   |
| OT-9  | OFFICE TERRACE 4 | 8470           | 2130  | 27'-10"         | 7'-0"   |
| 403   | OFFICE 403       | 16855          | 8865  | 55'-4"          | 29'-1"  |
| OT-10 | OFFICE TERRACE5  | 17095          | 2500  | 56'-1"          | 8'-2"   |
| 404   | OFFICE 404       | 16995          | 11360 | 55'-9"          | 37'-3"  |

**FOURTH FLOOR PLAN (NTS)**

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes





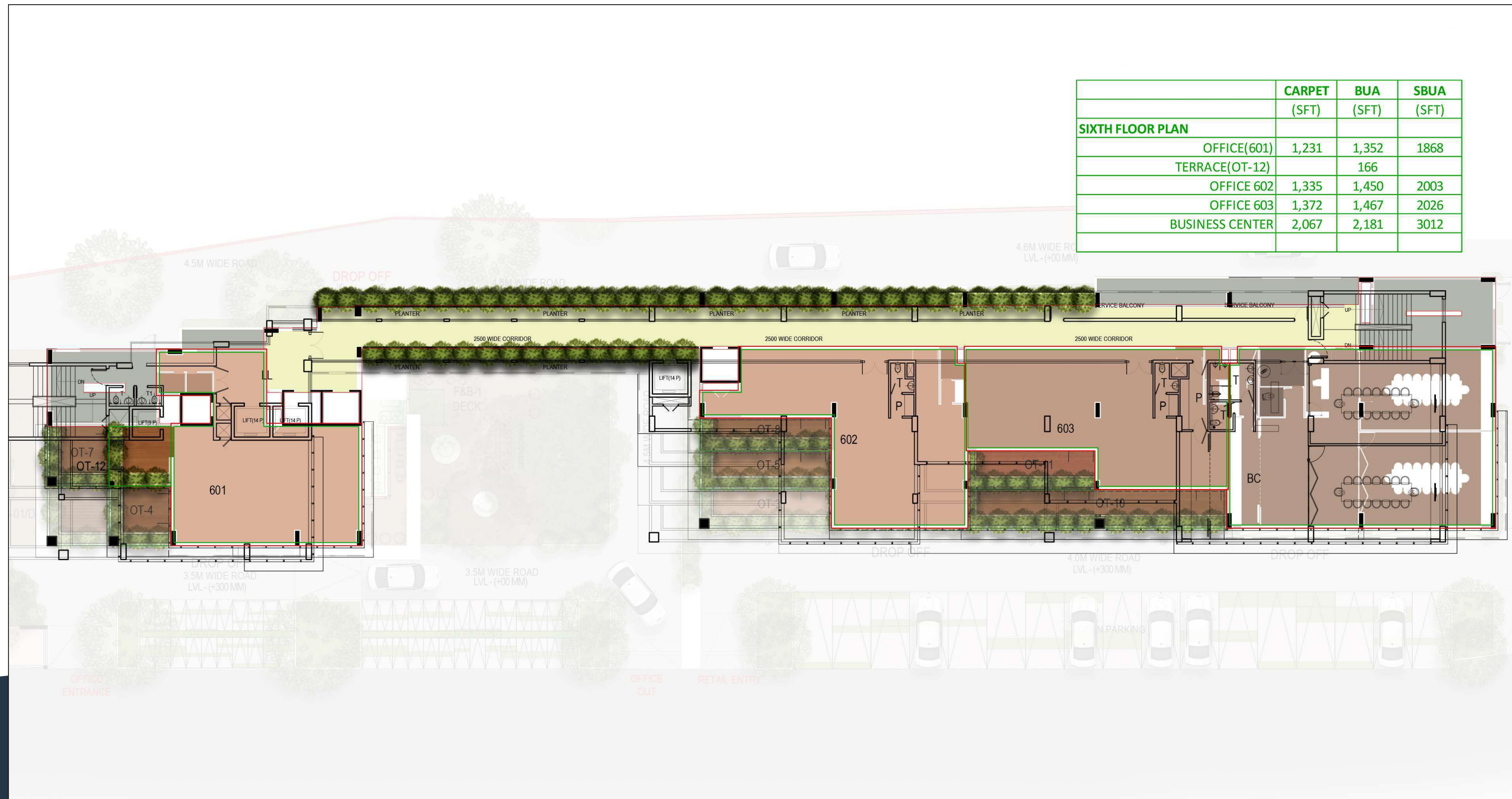
| MARK  |                 | METRIC (IN MM) |       | IMPERIAL (FEET) |         |
|-------|-----------------|----------------|-------|-----------------|---------|
|       |                 | L              | B     | L               | B       |
| 501   | OFFICE 4        | 11945          | 7510  | 39'-2"          | 24'-8"  |
|       |                 | 3240           | 4800  | 10'-8"          | 15'-9"  |
| T     | TOILET          | 1630           | 1200  | 5'-4"           | 3'-11"  |
| T1    | TOILET          | 1630           | 1200  | 5'-4"           | 3'-11"  |
| LL    | LIFT LOBBY      | 5950           | 3770  | 19'-6"          | 12'-4"  |
| 502   | OFFICE 502      | 8420           | 11360 | 27'-8"          | 37'-3"  |
|       |                 | 6020           | 4225  | 19'-9"          | 13'-10" |
|       |                 | 2500           | 2030  | 8'-2"           | 6'-8"   |
| 503   | OFFICE 503      | 8320           | 8860  | 27'-4"          | 29'-1"  |
|       |                 | 8495           | 6355  | 27'-11"         | 20'-10" |
| OT-11 | OFFICE TERRACE6 | 8220           | 2500  | 27'-0"          | 8'-2"   |
| 504   | OFFICE 504      | 16995          | 11360 | 55'-9"          | 37'-3"  |



FIFTH FLOOR PLAN

(NTS)

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes



|                         | CARPET<br>(SFT) | BUA<br>(SFT) | SBUA<br>(SFT) |
|-------------------------|-----------------|--------------|---------------|
| <b>SIXTH FLOOR PLAN</b> |                 |              |               |
| OFFICE(601)             | 1,231           | 1,352        | 1868          |
| TERRACE(OT-12)          |                 | 166          |               |
| OFFICE 602              | 1,335           | 1,450        | 2003          |
| OFFICE 603              | 1,372           | 1,467        | 2026          |
| BUSINESS CENTER         | 2,067           | 2,181        | 3012          |

| MARK  |                 | METRIC (IN MM) |       | IMPERIAL (FEET) |         |
|-------|-----------------|----------------|-------|-----------------|---------|
|       |                 | L              | B     | L               | B       |
| 601   | OFFICE 5        | 11945          | 7510  | 39'-2"          | 24'-8"  |
|       |                 | 3240           | 4800  | 10'-8"          | 15'-9"  |
| OT-12 | TERRACE4        | 4000           | 3855  | 13'-1"          | 12'-8"  |
| T     | TOILET          | 1630           | 1200  | 5'-4"           | 3'-11"  |
| T1    | TOILET          | 1630           | 1200  | 5'-4"           | 3'-11"  |
| LL    | LIFT LOBBY      | 5950           | 3770  | 19'-6"          | 12'-4"  |
| 602   | OFFICE 602      | 8420           | 11360 | 27'-8"          | 37'-3"  |
|       |                 | 6020           | 4225  | 19'-9"          | 13'-10" |
|       |                 | 2500           | 2030  | 8'-2"           | 6'-8"   |
| 603   | OFFICE 603      | 8320           | 8860  | 27'-4"          | 29'-1"  |
|       |                 | 8420           | 6355  | 27'-8"          | 20'-10" |
| BC    | BUSINESS CENTER | 16995          | 11360 | 55'-9"          | 37'-3"  |

SIXTH FLOOR PLAN (NTS)

Note : All dimensions are clear structural excluding - plaster/wall putty or finishes

# SPECIFICATIONS

## ELEVATION

The external elevation comprises of structural glazing with self-bearing modular elements supported between floors. Toughened Single Unit Glass (SGU) for both vision and spandrel panel conforming to the minimum spectral parameters as specified with smoke seal between floors.

## FLOORING

Common area - 800 X 800mm premium quality glazed vitrified tiles of Kajaria or equivalent. Office - 800 X 800mm premium quality glazed vitrified tiles of Kajaria or equivalent.

## GENERATOR

Power back up by silent generator up to 1000W per office. All common area services, common area lights and other common area general services will be 100% generator back up.

## ACCESS CONTROL

24x7 Manned Security at Campus entrance / exit.  
RFID at reception/ EPBAX system.  
Concierge service at Roof top entrance.

## RCC STRUCTURE

RCC framed structure of Tiscon/Sail/Jindal with brick work in cement mortar as per design and specifications of our structural consultant . The structure will conform to seismic and wind load considerations as stipulated by BIS codes for better safety. All Brickwork will be AAC Blocks (Aerated auto claved concrete blocks)would be 9” thick and internal walls would be 4.5” thick.

## GLASS FACADE

Modular aluminium shading devices as per elevation 100% natural daylight in offices by having large span glazing with provision of top hung panels. Extended green terraces which function as means of shading to the façade.

## FIRE FIGHTING

The building will have state-of-art fire detection system. Integrated fire alarm system with the building management system. NBC Compliant design. Fire Hydrant system in all floors at suitable locations. Portable fire extinguishers at selected areas. All fire fighting systems will be as per the Govt. of India fire norms.

## PERSONALISED DECK

Dedicated outdoor area for a garden, by laying a decking area beyond the retracting doors. The frontage provides a space to sit outside, making it an extension of the extra office space.

## WALL FINISH

Internal walls will have a smooth JK/Nerolac putty finish, with 1 coat of primer. Exquisitely designed classical exteriors finished with a smooth Putty surface painted with 1 coat of Exterior Primer & 2 coats of Weather coat paint of reputed brand like Nerolac excel total/dulux/Asian paint or equivalent.

## ELECTRICALS

Individual and adequate 3 Single phase power shall be provided in all offices up to the distribution box.

## CCTV

The building and the campus will be equipped with intrusion detection and CCTV system.

## ELEVATORS

2 nos high speed automatic elevators of Schindler/ Mitsubishi or equivalent make, with well decorated elevator cars that will provide ultra smooth escalation and 100% smooth landing and one nos elevator shall assist you to reach rooftop Sky Lounge safely & smoothly.



# THE COURTYARD

BUILD A BUSINESS. BUILD A LIFESTYLE.