



FOR THOSE ON THE
RIGHT TRACK



Be fortunate enough to
discover a fortune.

Own the most phenomenal business monument in recent history in the heart of Chennai's Central Business District (CBD). Ideal for Software/IT industry, WSS Towers is an awe inspiring glass facade with exquisite landscaping, state-of-the-art infrastructure, technologically advanced amenities, ample car parking and a host of other world class luxuries engineered to scientific precision. WSS Towers is deftly designed to be an epitome of aesthetic brilliance, architectural excellence and commercial accomplishment.

Leeds Gold Rated
Green Building

KEY PLAN



LANDMARKS

State Legislative Assembly	0.60 km	Chintadripet MRTS Station	1.20 km
C.M.D.A Office	1.60 km	Express Avenue Mall	2.00 km
Spencers Plaza	1.70 km	Taj Connemara	1.75 km
Central Railway Station	2.20 km	Port of Chennai	2.80 km
Egmore Railway Station	1.85 km	Airport	16.00 km

TYPICAL FLOOR



GROUND FLOOR





SPECIFICATIONS

- Civil RCC Framed Structure on Pile Foundations
- Designed for Seismic Zone 111 – safe against earth quakes
- Post Tensioned Flat Slabs – No beams and hence large floor clearances
- 10 meter clear column Grids with large column free spaces
- Individual Floor Height – 3300mm roof slab to roof slab
- Large Areas of Glass Facades – Imposing Elevation
- Granite / Marble / Vitrified Tile Flooring in Lobbies and Staircases
- Granite / Marble Cladding for lift facia in lobbies
- Vitrified / Ceramic Tile Flooring and 5 feet high Dadoing in Toilets
- Painting in Emulsion over Putty in Common Areas
- Green Building Certification with gold rating from IGBC

Plumbing / Sanitary

- Water requirements designed @ 45 liters per day per head
- Parry ware / Hindustan White Sanitaryware
- Jaguar Chromium Plated Continental Range Fittings
- Separate Toilet for Physically Challenged
- Sewage Treatment Plant – for use of recycled water for flushing / gardening

Fire Fighting

- Modern Automatic System strictly conforming to NBC 2005
- Full Fledged Hydrant System – Wet Risers to cover entire floor of the Building
- First Aid Hose Reel, Landing Valves / CP Hoses at each floor
- Ring Main around the building with additional Fire Brigade inlets for external source of fire protection
- 100% Backup Pumping Units on alternate power source with motor control, center panels and individual panels for diesel and jockey pumps
- Automatic Sprinkler System for ground / Stilt floor with Dedicated Pumping Units and with 100% backup
- Early warning microprocessor Detection System with individual control panel with imported Edwards system panel
- Automatic sprinklers provided in all floors

Air Conditioning

- Full Air Conditioned Office Space – Total Floor Calculated Load :
280.5 TR. ; 33 TR for 1st floor and 27.5 TR per floor for 2nd to 10 th floors.
- Designed for Inside Ambient Temperature of 24degrees (plus or minus 2 degrees) Celsius by industry average.
- Air Conditioning distribution up to AHUs only. Distribution into office areas from AHU Rooms, Ducting, Branching, Diffusers etc. are under client's scope
- Dedicated earth pits is under client's scope

Electrical Lighting

- Design connected lighting load of 10KW per floor. Design lighting level – 300 LUX.
- Designed for LT power supply & provision given for upgrading to HT supply if block booking of at least five floors is made by a single client.
- Distribution cable from EB room to individual Floor plate provided.
All internal office cabling & switches are under client's scope.
- Only shaft provision given .Distribution / Cabling are under client's Scope .

UPS

- Centralized Location of UPS possible for each floor plate
- UPS shaft provided
- Total Load includes provision for ups for Data Room

Common Service

- Common Area lighting , Car Park lighting, lifts, water & fire fighting pumps , STP etc. provided
- Sufficient capacitor for APFC power factor compensation for the reactive loads provided. Any extra compensation required at each floor level is not covered
- 7 cars and 14 two wheelers parking per floor

EB Supply

- The total connected load : 1230 KVA approx .
- Active load : 1075 KVA approx
(@ 96 KVA per floor plate)
- Transformer capacity : 1000 KVA (500 KVA x 2 nos.)

DG for 100% Back up

- 100% back up including for air conditioning.
- Capacity : 500 KVA 2 nos for Floor load and 380 KVA for common area load

Lifts

- 3 nos. Automated High speed Lifts of premium make – Schindler

Area : CBD – off Anna Salai (Mount Road)
Location : 107 & 108, Harris Road / 1,2,3,4 Langs Garden Road, Chennai – 600 002
Total built up area : 84,400 sft
Total No. of floors : B+G+10
Typical floor plate size : 8440 sft
Air conditioning : Hi side
Power back up : 100%
Parking ratio : 7 Car park & 14 two wheeler / floor
Amenities : 3 Automated high speed lifts, excellent architecture
Energy saving : Leeds Gold Rated Green Building



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Lead India CS project – CS091135 – Gold