



Noida
International Airport

Concessionaire Construction Guidelines

Finishes Workmanship Quality

12-Aug-2024 – Version 1.0

Document Control

Document Title	Concessionaire Construction Guidelines
Document Number	ORF-MAN001
Version Number	1.0
Distribution	Internal and External
Date of Publish	12-Aug-2024
Date of Review	12-Aug-2024
Document Ownership	Jasmine Reis, Project Coordinator
Approving Authority	Nicolas Schenk, Chief Development Officer


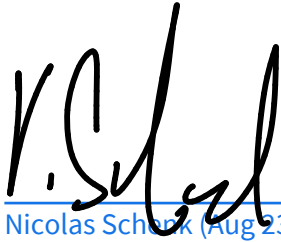
Document Ownership	Approving Authority
 <small>Jasmine Reis (Aug 22, 2024 15:34 GMT+5.5)</small> Jasmine Reis Project Coordinator	 <small>Nicolas Schenk (Aug 23, 2024 09:12 GMT+5.5)</small> Nicolas Schenk Chief Development Officer

Table of Contents

1. Introduction.....	5
2. Overview	5
3. Fit-out Procedures & Guidelines	5
3.1. Stage 1 - Submission of fit-out proposal for preliminary review	5
3.2. Stage 2 – Resubmission of fit-out proposal after preliminary review	10
3.3. Stage 3 – Site Possession	10
3.4. Stage 4 – Fitting-Out Work.....	10
3.5. Stage 5 – Post Fit-Out Inspection and Submission of As-Built Drawings	11
4. Rules and Regulations.....	12
4.1. Building, Structural Works & Finishes	12
4.2. Mechanical and Electrical Services	13
4.3. Fire Protection	15
4.4. Plumbing and Sanitary Services	15
4.5. Kitchen Exhausts.....	16
4.6. Material, Equipment and Waste Movement.....	16
4.7. Working Hours	17
4.8. Security.....	17
4.9. Safety, Risk Assessment, Hygiene & Conduct	17
4.10. YIAPL's Common Properties.....	18
4.11. Board-out (During Fitting-out and refurbishing works).....	18
4.12. Temporary Electricity and Water Supply	19

Abbreviations

YIAPL	Yamuna International Airport Private Limited
NIA	Noida International Airport
NBC	National Building Code 2016
F&B	Food and Beverages
FCU	Fan Coil Unit
PTW	Permit to Work
M&E	Mechanical & Electrical
NFPA	National Fire Protection Association
AHU	Air Handling Unit
CSU	Ceiling Suspended Unit
HSE	Health Safety & Environment

Annexures

Annexure A	Check list for Fitting-out Submission Prior to Commencement of Works
Annexure B	Hot Works Permit
Annexure C	Notice of Fitting Out / Reinstatement Works
Annexure D	Concessionaire's Consultant Pre-Fit-out Certificate
Annexure E	Concessionaire's Consultant Post Fit-out Certificate
Annexure F	HSE Requirements
Annexure G	Commercial Design Guidelines
Annexure H	Site Handover for Fit-out Checklist
Annexure I	General MEP Requirements

1. Introduction

This manual provides all the necessary information and requirements for the fitting-out of demised premises.

The objective of this Fitting-Out Manual is:

- I. To guide in the submission of drawings, design, and documentation for fitting-out of demised premises.
- II. To guide and present the requirements for construction through to completion of fitting-out work for the demised premises.
- III. To ensure that Concessionaire conforms to the general safety, security and design guidelines of YIAPL.

Information within this guide is subject to periodic revision at YIAPL's sole discretion without any prior notice. Notwithstanding this, Concessionaires are advised to read this manual thoroughly in conjunction with the Concession Agreement between YIAPL & Concessionaire and brief Concessionaire's contractors of the contents before starting any fitting-out/ reinstatement work.

2. Overview

- I. The Concessionaire shall hire a professional consultant to design the concessionaire's unit and carry out the necessary design coordination to integrate seamlessly with the terminal services provided by EPC TPL. The concessionaire and their consultants will also be responsible for preparing drawings, plans, and design calculations for their works, submitting them to YIAPL, and incorporating any review comments before beginning on-site execution.
- II. All submitted drawings and plans shall be reviewed and approved by YIAPL and/or all its relevant departments and authorities before the commencement of fit-out works.
- III. Approval by YIAPL will be granted for design intent only and shall not be construed as complying with the requirements or stipulations of the relevant authorities. **The concessionaire is still responsible for complying with the requirements or stipulations of the relevant authorities before the commencement of any in-site works.**
- IV. No amendments or changes are allowed after the drawings have been approved by YIAPL. If the Concessionaire violates any terms and conditions of the Concessionaire Agreement or any guidelines of this Manual and its annexures, or if any design or installation is changed in the Airport without YIAPL's written approval, YIAPL reserves the right to issue a Stop Work Order, suspend or revoke the Permit-to-Work, or remove or demolish the installation at the Concessionaire's expense.
- V. Concessionaire shall ensure that all parties engaged are competent and licensed in their respective field of work.

3. Fit-out Procedures & Guidelines

Below are presented the stages of fit-out procedures:

3.1. Stage 1 - Submission of fit-out proposal for preliminary review

This phase refers to the submission of plans and drawings pertaining to the fitting-out work, including relevant authority approvals, for YIAPL's preliminary review and approval. **These documents must be submitted to YIAPL before the commencement of any works, observing the Design and Fit-out**

chronogram. YIAPL shall not be liable for any delay in work if any of the plans/drawings and authorities' approvals are not promptly submitted and approved.

- I. The fit-out documentation submission should also follow Annexure A of this Fitting-Out Manual and should comply strictly with the Design Criteria and Guidelines.
- II. The drawings & material specifications must comply to YIAPL's Design Guidelines.
- III. To facilitate YIAPL's review and approval of the fit-out submission for the premises, **Concessionaire shall submit documents in PDF file format to YIAPL via Documentation Control Platform, only.**
- IV. Documentation control platform will be provided by YIAPL.

Below are documents to be submitted by the Concessionaire, as mentioned above.

Architecture & Interior Design

- a. The Concessionaire shall prepare all designs using the latest version of the Revit platform in BIM. All designs created by the Concessionaire must be coordinated and integrated into the BIM model of the Terminal Building, with the required Level of Detail (LOD) being LOD 400.
- b. 3 (three) colour perspectives (matching the proposed colour scheme), VRMLs, or 3D animations from three different viewing angles showing the shop front, signage, graphics, materials, lighting design, and door system proposed.
- c. Submission of materials and mood board for YIAPL comment and approval (physical samples are also required).
- d. Shop Location Plan (diagrammatic) locating the shop in relation to other facilities.
- e. Floor Plan drawn to a minimum scale of 1:50 showing shop layout, fixtures and fittings, all partitions, doors, shop front, existing structural elements, inter-tenancy walls and gridlines fully dimensioned with description of all materials and finishes.
- f. Ceiling Plan drawn to a scale of 1:50 showing ceiling design elements, lighting concept, bulkhead lighting layout, lighting load, air-conditioning grill layout and any other fixtures and fittings.
- g. Hoarding Plan (for shops with roller shutters) drawn to a minimum scale of 1:50 or Hoarding Design Plan drawn to a minimum scale of 1:20.
- h. Design Layout Plan drawn to a scale of 1:50, showing the installation and placement of fire extinguishers along with their specifications. After the fitting-out is completed, the provision of fire extinguishers will be based on the NFPA Fire Code for the occupancy/operational period.
- i. Furniture Plan drawings, with all materials specifications. Physical samples are also required.
- j. Elevation Plans drawn to a scale of 1:20 fully dimensioned with description of all proposed materials and finishes. Elevation plans shall show all switch locations, power points and fixed power outlets.
- k. Shopfront Design for Fixed Glass Shop Front or Open Shop Front.
- l. Signage design and signage construction plan.
- m. Material Samples to be given in the form of a catalogue, cut-out or board indicating colours and finishes of proposed materials and finishes to be used, both internally and externally (of the shopfront).

Board Out - Hoarding for Demised Premises (During fit-out phase)

- a. Detail drawing, with the dimensions and specification of all elements, the framing structure along with Look&Feel proposal of Board Out. (Board Out - Item 4.16).

Electrical Services

- a. Lighting and Electrical Power Layout Plans.
- b. Single-Line Diagram. Electrical single-line drawings shall show all power distribution indicating connected electrical loads, lighting detail circuits (indicating the wattage/type of light fitting used), low-voltage wiring, etc.
- c. The single-line diagrams indicating the power and lighting circuits must be designed by a licensed electrical engineer. The drawings shall indicate the cable size, rating of breakers, wattage of light fittings, sources of power for exit sign, normal and emergency lighting and location of the electricity meter within the Demised Premises. Concessionaire must indicate the maximum connected load on the electrical single line diagram.
- d. The exact positions of the proposed and existing power and lighting, power points, appliances, etc. (including ratings) and the distribution boards must be clearly indicated.
- e. Table of Loading per Equipment List showing details and specifications of all electrical equipment intended for use in the premises together with the electrical load, physical dimensions, equipment weight and heat load. Also, it must indicate Overall Connected Load and Maximum demand.
- f. Services Routing Plan 1:50 scale schematic layout of services including lighting, power, communications (telephone), public address system and any other special floor services.
- g. Cabling samples with technical literature must be submitted to YIAPL for approval before commencement of work.
- h. Details for installation of any battery rack for power back up system.

Mechanical Services

- a. Heat load calculation for the shop, which include the occupancy heat load, lighting heat load, equipment heat load, fresh air heat load, and heat transfer from surrounding / adjacent space. For appliances that consume high electrical power, such as ovens and heaters, Concessionaire shall provide the equipment catalogues to support the heat load calculation.
- b. Layout plan of FCU and supply diffusers that is superimposed on the architectural plans of the shop unit where the kitchen area, dining area, food display, oven, etc are located. The CSU/ FCU are in concessionaire's scope and the condensate drain arrangement and any change in the location of concessionaire is to be done by concessionaire and concessionaire absorbs the cost of these changes also these changes to be approved by YIAPL.
- c. Exhaust System Plan of mechanical ventilation extraction systems.
- d. The Concessionaire shall submit detailed calculations of kitchen exhaust and hood sizing requirements.

- e. All new/existing positions of air-conditioning outlets, fan coil units, ductworks, air diffusers, air return outlets, ducts, control box, and thermostats must be clearly and correctly labelled and reflected on the plans.
- f. Plan with locations of all condensing units and routing of the refrigerant pipes, condensate drainpipe, power and control cables.
- g. HVAC layout drawings (minimum A2 size) showing the position of air-conditioning Equipment, diffusers, slot diffusers, grilles, VAV boxes, duct sizes, volume control dampers & Motorized Fire dampers, thermostats, etc. and its associated works. The HVAC layout drawing shall include the chilled water supply & return pipes terminated with isolation valve shall be provided at one point in each of the Concessionaire Areas.
- h. The HVAC layout drawing shall also include the outdoor air as well as exhaust air duct connection terminated at the shop/outlet premises boundary as per the Concessionaire provision matrix.
- i. Detailed cooling load calculations, endorsed by a Professional HVAC consultant with over 15 years of experience.
- j. If BTU meter is not installed, the Concessionaire must provide the calibration certificate. BTU meter needs to have communication port supporting open protocol.
- k. For split unit air-conditioning system, a detailed cross-sectional plan showing the mounting, location of the condensing units for the air-conditioning should be reflected in the drawings.
- l. The air-conditioning drawings shall include the electrical single-line diagram showing the MCB rating, position of switch socket outlet, operating switch, isolator, catalogue, etc. for the air-conditioning unit.

Sanitary, Plumbing Services

- a. Sanitary & Plumbing Plan showing layout, details and schematic drawings (minimum A2 Size) of plumbing fixtures, floor waste, refrigeration & air-con condensate drainage, food type preparation, hot water units and hot and cold-water points, grease arrester details. Also containing:
 - i. Complete plumbing drawings and specifications,
 - ii. Connection to water service,
 - iii. Complete device and fixture schedule with fixture connection sizes and,
 - iv. Fixture unit demand schedules,
 - v. Connection to soil and vent piping,
 - vi. Equipment specification,
 - vii. Both the existing and the proposed hot/cold water supply band return line,
 - viii. Proposed addition or deletion of water taps, water meters, fittings, etc., are to be stated.
- b. The Concessionaire shall share the details of waste segregation and waste recycling plan as applicable to YIAPL before commencing the construction.
- c. All PHE layout drawings shall be coloured in the plan with the required section.

Fire Protection Services

- a. Sprinkler System engineering and architectural plans drawn to a scale of 1:50 on the addition and alteration to sprinkler system.
- b. A plan indicating the exact location of all sprinklers in relation to walls, partitions.
- c. Complete Fire Protection Plan. Concessionaire must ensure that all sprinkler points, fire detectors, etc. are not blocked at all time. Concessionaire must submit 4 sets of FPS layout drawings (minimum A2 size) showing the position of all equipment.
- d. All plans & drawings pertaining to Fire Protection Services must be as per requirements of NFPA.
- e. Fire protection for fit-out stage.
- f. FDAS works layout drawings (minimum A2 size) showing the position of addressable type FIRE & SMOKE sensors of FDAS System.
- g. Technical data sheet of fire alarm panel along with integration plan with YIAPL fire alarm system.
- h. All FDAS layout drawings shall be coloured in the plan with the required section.

BMS System

- a. Layout drawings (minimum A2 size) showing the position of BMS its associated works, including the position of various meters, i.e. Energy meter, water meter and BTU meter.
- b. All BMS layout drawings shall be coloured in the plan with the required section.

ICT System

- a. Layout drawings (minimum A2 size) showing the position of ICT services and their associated works.
- b. All drawings with ICT Services shall be coloured in the plan with the required section.

Construction Specifications & Green Building Conformance

- a. Material and equipment specifications, in conformity to quality and safety standards of YIAPL.
- b. Details regarding the sustainability assessment of materials, equipment and systems planned in Concessionaire's design.

Other Licenses and Permits

- a. Copy of **all statutory approvals & licenses** of various authorities that may be applicable to them for information of YIAPL.
- b. Concessionaire to provide copy of any other statutory approvals requested by YIAPL.

Insurance

- a. Concessionaire shall take up adequate insurance cover during the fitting-out period in respect of its furniture, fixtures and fittings and public liability before starting works.

- b. The Concessionaire shall insure against damage to persons and property during the fit-out period.
- c. Insurance cover for manpower deployed to work on the site and Contractors' All Risks (CAR).

Safety

- a. Method Statement (MS) and Risk Assessment (RA) for all works.
- b. Emergency procedures.
- c. Layout plan of the work, offices and storage areas.

Fit-out Works Management

- a. Project Schedule including timeline of works and key milestones.
- b. All Contractors details (per activity) including contact details, certificates and organograms.
- c. Layout plan of the work, offices and storage areas.
- d. QA&QC and Finishes Workmanship Quality plans, including inspection procedures, quality assurance measures and rectification measures.
- e. Environmental management plans, including waste management procedures and environmental impact assessments.
- f. Communication plan with contact list, reporting schedules/matrix and organogram.

3.2. Stage 2 – Resubmission of fit-out proposal after preliminary review

- I. Concessionaire is required to amend and resubmit to YIAPL all the fit-out drawings incorporating all the comments given by YIAPL during the reviews, until final approval.
- II. YIAPL's approval is granted for design intent only. **YIAPL's approval does not confirm compliance with any statutory requirements.** It also does not mitigate the responsibility of Concessionaire, his designer, contractor or any of his representatives from ensuring the works are carried out in accordance with all industry standards, safety, and statutory requirements. **It is Concessionaire's responsibility to comply with all the regulatory requirements.**

3.3. Stage 3 – Site Possession

- I. After Documentation approval (Stages 1 and 2, above), Concessionaire shall take possession of the premises on the date as specified in the Concessionaire/YIAPL's agreement or the date mutually agreed between YIAPL and Concessionaire.
- II. YIAPL will conduct a joint inspection with the Concessionaire on the demised premises on the date of possession.
- III. Upon completion of the satisfactory joint inspection of the demised premises. YIAPL and Concessionaire shall complete and sign the Site Handover for Fit-out form (Annexure H) to confirm acceptance for the handover.

3.4. Stage 4 – Fitting-Out Work

The Concessionaire is required to comply with the document submission and YIAPL's approval (as per Stages 1 & 2, and **Annexure A**) prior to the commencement of the fitting-out works.

- I. Concessionaire shall commence the fitting-out works only after obtaining the following:
 - a. Approval of Plans & Documentation submission: Concessionaire shall obtain approval of YIAPL and relevant authorities.
 - b. Indemnity and Insurance policies. Concessionaire shall ensure that his contractor(s) has provided insurance coverage for workmen's compensation, public and third-party liability throughout the duration of the fitting-out works, indemnifying YIAPL against public claims.
 - c. Other regulatory/statutory approvals and permits requirement by authorities.
 - d. Site Handover for Fit-out form (Annexure H) signed by both YIAPL and Concessionaire.
 - e. Concessionaire's Consultant Pre-Fit-out Certificate (Annexure D) signed by the Concessionaire.
 - f. Onboarding and training of the Concessionaire's team, including all workmen as per YIAPL's guidelines.
 - g. Upon approval of YIAPL to commence fitting-out work, Concessionaire will be given a Notice of Fitting Out (Annexure C). The concessionaire must obtain the following types of Permits to Work (PTW) from YIAPL before commencing the relevant works (where applicable):
 - i. Notice of Fitting Out
 - ii. Electrical Isolation
 - iii. Sprinkler Isolation
 - iv. Hot Works Permit
 - v. Work at Height Permit
 - vi. Shutdown Permit
- II. All fitting-out works must comply with the Rules and Regulations presented on this Manual and it's annexures.
- III. YIAPL reserves the right of discretion to withhold the consent at any time to the fitting-out works if it does not meet the standard required or is not in accordance with the approved plans and documentation.
- IV. YIAPL, through their employees or its representatives, can hold progress review meetings, and quality/safety audits at any given time. Concessionaire shall provide requested information in a timely manner and attend to the progress review meetings.
- V. YIAPL reserves the right of entry into the Demised Premises to conduct spot checks or conduct repair works as and when required.
- VI. Any instructions given by YIAPL or its representatives shall be observed and complied by Concessionaire.
- VII. A full-time Supervisor shall be deployed by Concessionaire to oversee all works.

3.5. Stage 5 – Post Fit-Out Inspection and Submission of As-Built Drawings

- I. Concessionaire shall notify YIAPL for a joint inspection to verify that the work is completed and in accordance with approved plans. During the inspection, the ceiling shall be left open & all services will be tested including Mechanical & Electrical, Plumbing & Sanitary & Fire Protection/Equipment.

- II. Concessionaire shall arrange for a post fit-out joint inspection with YIAPL upon completion, for YIAPL's approval prior to the opening of the unit to the public.
- III. Any defects or deviation from the approved plans, drawings, and documentation must be rectified within 7 days after the joint inspection. Shall arrange for re-inspection for YIAPL's approval prior to commencement of business.
- IV. As-Built Drawings (Interior, HVAC, Electrical, Plumbing, Furniture Layouts) and statutory approved documents are to be submitted in soft copy PDF file format (and other formats, when required by YIAPL) within 7 days or upon completion of the outstanding defective works or rectification of the deviation (whichever is applicable).
- V. Concessionaire is required to submit all the approval letters from the relevant authorities to YIAPL prior to commencement of the unit public operation.
- VI. Concessionaire shall submit Annexure E filled and signed by its representative.
- VII. Concessionaire is not allowed to commence business operation if the following requirements are not fulfilled/approved by YIAPL:
 - a. Final cleaning and removal of all construction debris and Board-out
 - b. Rectification of all major defects
 - c. Attainment of licenses from relevant authorities
 - d. Electrical Load Phase balance report
 - e. HVAC Commissioning & testing report
 - f. Fire Alarm System Integration Report

4. Rules and Regulations

In this section are presented the Rules and Regulations to be followed by the Concessionaire for any fitting-out, maintenance and refurbishment works, and maintained post works during the operational stage, in compliance with the Airport guidelines.

4.1. Building, Structural Works & Finishes

- I. Concessionaire shall not modify or alter any structural element of the buildings.
- II. Concrete or structural elements Core Cutting in the floor slabs and walls are not allowed.
- III. Cutting, chiselling and through penetration of the inter-tenancy walls and existing floor slab is not permitted.
- IV. Reinforcement cutting will not be allowed under any circumstances.
- V. Concessionaire is responsible for informing and seeking YIAPL's approval of any proposed modification or alteration of structural components.
- VI. Any damages to the existing structure shall be borne by Concessionaire, in all spheres.
- VII. False ceilings shall be constructed with non-combustible materials and shall not be installed in a position or height blocking the flow of the return air.
- VIII. Height and construction of any raised platform over existing floor to be indicated. Proposal must comply with YIAPL's requirements.
- IX. Inconvenient works. Any hot work, heavy drilling, knocking, spray painting, varnishing, or other hazardous activities that generate smell, noise, operational disturbances, safety issues and are likely to cause inconvenience to other Concessionaires, commuters, or the public, can only be conducted during hours and conditions approved by YIAPL.

- X. False ceilings to be constructed in all Concessionaire units, minimum height of the ceiling to be 2.4m, unless (i) special approval is obtained from YIAPL or (ii) physical conditions at site are not feasible. Such plans shall include mounting details endorsed by YIAPL.
- XI. The interior layout shall not obstruct the existing fire escape corridors and/or fire hose-reel cabinet, or any other fire protection element.
- XII. For any work that may damage or affect the existing waterproofing system, Concessionaire must reinstate the waterproofing system using the existing supplier at his own cost and arrangement, in compliance with YIAPL guidance.
- XIII. Water Proofing: Entire shop area to be waterproof if required, case to case basis.
- XIV. Any welding and fabrication shall be completed off-site and brought to the site for assembly and installation, only. In the event welding and fabrication is required on site, YIAPL's approval (Hot Work Permit, Annexure-B) must be obtained priorly.
- XV. Partition Wall. Only dry partitioning works are permitted. All materials should be min. 2 Hours fire rated.
- XVI. Lease line shall be followed by the Concessionaire, no finishing's, furniture, equipment, signage, goods, etc., are allowed beyond lease line.
- XVII. Store's Main entry door with patch fittings is strictly not allowed. Use door with a frame if required. Otherwise as per our guidelines, open facades are encouraged.
- XVIII. Stock room partitions, other partitions, fixed cladding should be of 2 hr. fire rating. MDF/commercial Plain Plyboard is not allowed. Fire rated plyboard may be used for all fixed wooden joinery. Fire line gypsum to be used for fabrication of units.
- XIX. Use of ACP sheet is strictly not allowed anywhere in store's Fitout. May opt for alternate non-combustible materials like aluminium sheets, Hot rolled & Cold rolled metal sheets, etc.
- XX. Suitable 5mm to 10mm thick SS strip needs to be incorporated at demise line to achieve neater transition detail on the floor.
- XXI. Finishes workmanship quality to be pristine, with no deffects, inconsistencies, last minute adaptations or deviations from YIAPL's quality standards and Guidelines.

4.2. Mechanical and Electrical Services

- I. All M&E services will be provided to the Concessionaire at one point. Concessionaire is required to connect and extend the M&E services to his desired location, as per the approved plans.
- II. Under no circumstances should any of the Building's M&E systems, pipes, any parts or equipment be used as a form of support or tie-back even for temporary basis.
- III. Concessionaire must not, without prior approval from YIAPL, tamper with any Building's M&E system.
- IV. Concessionaire should provide adequate access panel to ceiling void to facilitate maintenance of electrical and mechanical installations if non-dismountable type of false ceiling is used. As a rule of thumb, access to all pipe ducts, meter points, mechanical controls and telephone points must be easily accessible.
- V. For high ceiling areas, Concessionaires shall consider access provision for maintenance equipment.
- VI. Access for maintenance purposes to the air-conditioning and fire services installation should not be obstructed by any fixtures or fittings.
- VII. All works must comply with the most recent Codes and the rules and regulations of the relevant authorities.
- VIII. Moreover, all works must comply with Annexure I (General MEP Requirements).

Electrical Works

- a. The Concessionaire shall engage a Licensed Electrical Contractor to design and supervise the installation work of its electrical system according to the electrical load designed for the Site.
- b. All wiring and installation must be carried out according to the codes and relevant authority requirements.
- c. All electrical cables used shall be flame retardant (FR), low smoke (LS), halogen free (HF), 600/ 1000 volts type. The earth cable shall be FR, LS, HF, 600/ 1000 volts, yellow/green colour.
- d. Cables for equipment required to operate during a fire emergency shall be fire-resistant.
- e. All electrical works at connection points to YIAPL's installation must be accompanied by YIAPL's representative.
- f. The concessionaire must ensure that further to earthing points provided near Electrical tap off, internal Earthing & Grounding arrangements within allocated space are provided in line with IS 3034 & IEEE 80.
- g. The Concessionaire must ensure that proposed breakers are in coordination with Electrical tap off point and upstream.
- h. For Critical Loads (power points) and Emergency Lighting, the Concessionaire needs to provide their own UPS System with back time as per applicable standards (NFPA, NBC, IS, IEC).
- i. The Concessionaire must ensure that adequate clearance is maintained and potential fire hazards due to electrical mishaps/hotspots are eliminated and adequate precautions are considered as per applicable standards in allocated premises.
- j. The Concessionaire must ensure that all proposed components are BIS approved.

Air-Conditioning

- a. Air-conditioning and Mechanical Ventilation (i.e., Kitchen Exhaust System for F&B shops) shall comply with **NBC 2016** and shall be designed in accordance with the provision capacity and cater to but not limited to all the heat generated by the Concessionaire's equipment installed to achieve the desired ambient room temperature.
- b. Any changes made to the air-conditioning system and ventilation system within the Demised Premises shall be the responsibility of Concessionaire.
- c. Maintenance access shall be provided for Fan Coil Unit, control boxes, filter and coil cleaning, control valves and drainpipes. The access must be kept free from obstruction. No partition, goods, furniture or Concessionaire's equipment shall block access to the air conditioning system & equipment for maintenance.
- d. The total heat load of the unit shall not exceed the air-conditioning cooling capacity of the premises provided by YIAPL.
- e. Supply air duct shall be extremely insulated with at least 25 mm thickness non-combustible semi-rigid fiberglass of density 48kg/cu meter and wrapped with fiberglass reinforced double-sided aluminium foil. Insulation shall be used in whole continuous pieces around the ductwork with an overlap of a minimum of 100 mm at the joint.
- f. When new air-conditioning branch ducts are added, air volume control dampers shall be provided by Concessionaire for air balancing.

- g. Concessionaire is responsible for providing filter medium to overlay the existing AHU or FCU pre-filters during the Fitting-Out Works. **All exhaust openings should be immediately covered with filter medium to reduce excessive dust from entering the ducts during the Fit-Out period.**

4.3. Fire Protection

- I. The Demised Premises must be fully sprinkled.
- II. Concessionaire shall provide, inspect and maintain any fire extinguisher(s) within the premises in accordance with relevant laws and regulations.
- III. Location of any cooking appliances that produce steam/smoke must be away from smoke detectors.
- IV. Concessionaire shall engage a competent contractor for any alteration or addition to the sprinkler system. Such an installation shall comply with fire and safety regulations of the relevant authorities.
- V. Concessionaire shall apply fire protection and extinguishing measures during the Fit-out stage.

4.4. Plumbing and Sanitary Services

- I. All works for plumbing and sanitary system shall be designed and carried out by a licensed plumber engaged by Concessionaire. Such design and installation shall comply with the regulations and Concessionaire shall ensure that such works shall be submitted to the relevant authorities for approval.
- II. Penetration through the floor is not permitted. In the event of absolute necessity, the locations and manner by which such penetrations are made shall be proposed by Concessionaire for prior approval from YIAPL. YIAPL reserves the right to advise the location and manner of such penetrations if any. Such costs and expenses arising from such works and its subsequent reinstatement shall be borne entirely by Concessionaire.
- III. Concessionaire shall connect floor waste to designated floor trap as indicated in the plans. A strainer is required as filtration before wastewater goes into the floor trap within Demised Premises. A portable grease trap is required for all F&B Concessionaires.
- IV. Concessionaire is not allowed to conceal or obstruct any grease trap or floor trap provided inside his premises.
- V. Concessionaire shall install an appropriate portable grease interceptor required and approved by YIAPL.
- VI. Floor waste and water pipes not in use must be easily identifiable, not sealed/ obstructed, and adequately protected to prevent pipe blockage.
- VII. F&B Concessionaire must install, maintain and replace strainers to all floor traps and floor wastes in the Demised Premises.
- VIII. The installation of sanitary and plumbing facilities within the premises must be approved by YIAPL.
- IX. Concessionaire shall ensure that no floor traps, toilet bowls, urinals, basins, etc., within the premises, common area toilets or washrooms are choked due to his work or business operation. If blockage occurs, the Concessionaire's Contractor shall be responsible for immediate clearance thereof.
- X. Concessionaire must ensure that waterproofing is adequately provided and exhibit a 48 hrs water holding test and take confirmation from YIAPL to prevent leakage or seepage of water to any other premises. The warranty period for the waterproofing shall be at least 10 years. Concessionaire shall bear full.

4.5. Kitchen Exhausts

- I. If Concessionaire has a kitchen exhaust or exhausts in the Demised Premises, Concessionaire must install Kitchen Exhaust Cleaning System in the kitchen exhaust hood and duct system. The cleaning system must be installed in compliance with the latest reference Code.
- II. Concessionaire shall provide enclosure to the kitchen area and ensure that all smell is kept within this enclosure.
- III. Concessionaire shall install appropriate exhaust filter, hood and air cleaning system as required by YIAPL to cover the entire heating area. Concessionaire has to provide mandatory kitchen hood fire protection system.
- IV. The fire rating to the kitchen exhaust ducts must be provided by the Concessionaire.
- V. The kitchen exhaust air shall be discharged directly to the atmosphere outside and not to be circulated within the shop unit or any interior space. In case that the kitchen exhaust duct is to be connected to the common kitchen exhaust duct, additional means such as dampers that are suitable for kitchen exhaust duct application shall be provided to prevent back-flow of kitchen exhaust air from the common kitchen exhaust duct into the shop unit when the kitchen exhaust fan is off.

4.6. Material, Equipment and Waste Movement

- I. Concessionaire shall provide a receiving dock, outside of the Terminal Building, in a location pre-approved by YIAPL, locked and controlled by the Concessionaire's representatives. All the material will be received in this location and stored. Only required quantities as per daily program will be transferred to the fit-out site.
- II. Concessionaire is required to furnish YIAPL with the delivery schedule of building materials in advance. YIAPL reserves the right to specify the delivery times and routes and the precautions to be taken by Concessionaire and its authorized representatives.
- III. Concessionaire shall transport all the material & equipment in the pre-instructed material movement paths, only, as per YIAPL's guidance in the Notice of Fitting Out.
- IV. Concessionaire to plan & provide for the proper, safe and compliant means of transporting material, such as hoist/Almac.
- V. All transportation of equipment, material, debris, etc. shall be by lifts or staircases, as designated by YIAPL. Concessionaire shall ensure that the designated lifts and staircases are adequately and appropriately protected using at least padded non-combustible material prior to making deliveries.
- VI. The loading of any materials, equipment and merchandise transported via the service lifts shall be less than the allowable load indicated in the service lifts.
 - I. All the Material and Equipment Movement paths, and YIAPL's common areas shall be kept clean, free from material, debris or equipment, and protected by the Concessionaire, all the time.
 - II. All debris and surplus materials inside the Demised Premises must be cleared from the premises after every work period daily.
 - III. The concessionaire will be responsible for disposal of waste, garbage, etc. in an appropriate manner and shall submit the proof of scientific disposal of the same even if it is outside NIA site.
 - IV. All garbage, including saw dust and wood waste, must be removed daily from the site as it accumulates.

- V. Every day, on completion of work, Concessionaire's contractor shall ensure that the site is cleaned off all combustible & non-combustible scrap including any wood, paper, loose paint, any other material, scraps.
- VI. Washing of paint and grease off hands is not permitted in the airport's bathroom facility.

4.7. Working Hours

- I. Works in the Demised Premises may be carried out during normal working hours, or any other hours as stipulated and **pre-approved by YIAPL**.
- II. Working hour for works in the Demised Premises after start of Airport Operations to be restricted to Airport non-operational or low operational hours, to be defined by YIAPL.
- III. All demolition, hot work, drilling, hacking, painting, mechanical & electrical works as approved by YIAPL must be carried out during hours stipulated by YIAPL.

4.8. Security

- I. Concessionaire is responsible for the security of the Demised Premises.
- II. YIAPL shall not be responsible for any loss or damage including theft of building materials, equipment or supplies that belong to and brought in by Concessionaire and/or his contractors.
- III. Concessionaire is responsible to ensure that his contractors adhere to all security YIAPL's security requirements. Concessionaire must ensure that his contractors comply with all safety and security procedures while providing services and/or work within YIAPL's premises.
- IV. Prior to the commencement of site works, Concessionaire and/or his authorized representatives are required to submit a list of their contractors in the prescribed form.
- V. Concessionaire and his contractors shall prevent their workers from causing or creating a nuisance.
- VI. The Concessionaire's contractor shall ensure that its employees, agents and sub- contractors do not litter, deface or damage any part of the building or cause any nuisance, smell, noise, vibrations or inconvenience to other occupants of the building and other contractors.

4.9. Safety, Risk Assessment, Hygiene & Conduct

- I. The Concessionaire's contractors must take appropriate risk control measures to ensure the safety of their workers on site. The Concessionaire's contractor must appoint a qualified Safety officer to take charge of all necessary safety requirements.
- II. The Concessionaire's contractor must comply with all guidelines given in the YIAPL Safety Manual.
- III. All workers on site must use the necessary safety protective equipment such as safety helmets, shoes, vests, etc., whichever the nature of work may require, and as per YIAPL Safety Manual.
- IV. All works must be carried out with due care so as not to cause injury to persons and/or damage to property.
- V. All necessary safety warning signs must be provided and displayed accordingly by the Concessionaire's contractor.
- VI. Use of flammable or dangerous materials must be always avoided. Any such requests shall be subjected to YIAPL's prior approval.
- VII. The Concessionaire's contractor shall seek prior approval from YIAPL for any hazardous works to be carried out within the premises. Hazardous works include hot works such as welding, grinding, drilling, cutting or works generating heat and sparks, painting works or any works

- involving the use of flammable or combustible. YIAPL shall issue a Hot Work Permit (Annexure B) to the contractor before any hot works begin.
- VIII. All scaffolding shall be inspected and labelled to show whether it is safe for use or otherwise by a trained and competent scaffold supervisor after erection, and thereafter at intervals of not more than 7 days. Protection to the floor shall be provided and the type of protection used shall be submitted to and approved by YIAPL prior to usage.
 - IX. Any hazardous materials (e.g., foam, chemicals etc.) shall be disposed of in accordance with governing regulations.
 - X. Environmentally sensitive approach to hazardous substances to be adopted by all working on the site. Therefore, all Concessionaires are expected to seek out and recommend suitable alternatives to the use of hazardous substance, if possible.
 - XI. YIAPL encourages use of safe products and therefore requires that all chemicals and substances used at Airport Site are safe for the environment.
 - XII. Moreover, Concessionaire shall comply with the requirements of Annexure F of this manual (HSE Requirements).
 - XIII. The Concessionaire must take all reasonable precautions to prevent damage to persons and property during the fit-out period.

4.10. YIAPL's Common Properties

- I. The Concessionaire must protect finished areas, existing works, common areas and areas accessed and used during the execution of works. Any loads travelling on finished areas may require plywood protection, as per YIAPL's guidance.
- II. Paints, epoxies and like must be delivered and moved in site in sealed containers.
- III. The concessionaire shall place necessary floor mats to protect common area overlaps not falling in their scope to ensure the common area cleanliness is maintained.
- IV. Concessionaire must ensure that no damage is caused to any part of the YIAPL facilities. Any such damage shall be reported to YIAPL immediately and shall be made good by Concessionaire at his own cost to the satisfaction of YIAPL. If any such damage is not rectified within the period specified by YIAPL, YIAPL reserves the right to take all necessary remedial action and charge all costs and expenses incurred to Concessionaire. Such costs shall be deemed final, and Concessionaire shall pay upon demand.
- V. Storage of all work/ building materials (except flammable items) must be confined within the Demised Premises and no materials is to be left in the common areas.

4.11. Board-out (During Fitting-out and refurbishing works)

- I. Erection of board out should be exactly as per approved drawings and Conceptual Guidelines.
- II. The fit-out area shall be boarded out at the shop front and any other fit out area exposed to common areas.
- III. While doing board out, the fire exit width should not be compromised.
- IV. The board out should be installed maximum of 200mm ahead of the demise line.
- V. For larger spans, any additional bracing/support, if needed, should be provided.
- VI. The clamping shall be sound enough to hold board out and withstand wind pressure or stress generated by people leaning against the board out.
- VII. All hardware used for locking should be of high-grade quality and should be installed only after approval from YIAPL.
- VIII. Sealing of board out is essential as dust and smell must be controlled.

- IX. Board out must have vinyl covering over the entire base structure, with creative subtle graphic to be approved priorly by YIAPL.
- X. The Board out shall have perpendicular support at every 1200mm. The horizontal support shall be spanned out at 600mm. The support at floor level and support to be provided at ceiling level. These would help as bracing for board out and stabilize the same inherently.
- XI. The board out need to be supported using MS Square Tube 30mmx30mmx 3.2mm at the top and bottom. Board out should not be flimsy and should be completely sealed off.
- XII. A thick rubber pad between board-out and floor shall reduce chances of slip or abrasion on floor.
- XIII. Fire rated HDMR board should only be used. MDF material is not permitted.
- XIV. Door size shall be 1200 mm.
- XV. The base of the board out, the clamping anchors shall have rubber padding so that they don't damage terminal flooring and helps in stability of the board out.
- XVI. Look and Feel of Board out:
 - a. An engaging interactive board out is encouraged. 3D oriented ones will be appreciated.
 - b. Dynamic or static phenomenal board-out design should be explored.
 - c. Self-navigating board-outs design with wow factor creating visual of curiosity and exciting features.
 - d. Should comply with the fire norms and IS standard.
 - e. Lighting to be soft/ subtle and should be warm white.

4.12. Temporary Electricity and Water Supply

- I. Concessionaire shall apply to YIAPL for temporary water and electrical supply.



Noida
International Airport

Concessionaire Construction Guidelines

Annexure A

Checklist for Fitting-out Submission Prior to Commencement of Works

CHECKLIST FOR FITTING-OUT SUBMISSION PRIOR TO COMMENCEMENT OF WORKS

Date/Review Date: _____

DOP: _____

Concessionaire: _____

S/No	Description	Yes	No	NA/ Remarks
1.	Insurance Policy			
1.1	3 rd Party Liability			
1.2	Workmen's Compensation Policy			
1.3	Any other insurance policy (if required)			
2.	Contractor Work			
2.1	Detail Work Schedule			
2.2	Concessionaire's List of Contractors and Workers (including their Workers' Permits issued by Ministry of Manpower [or their successors in office])			
2.3	Risk Assessment and Method Statement			
2.4	Equipment floor loading (if applicable)			
3.	Letter / Form			
3.1	Letter of Undertaking for Taking Over Existing Fixtures and Fittings			
3.2	Permit to Work (PTW) – Electrical			
4.	Fit-Out Drawings There shall be a title block at the bottom right-hand corner of the drawings giving full information on the location of Demised Premises and Concessionaire's name and address.			
4.1	<u>Architectural/ Interior Design (A1 size)</u>			
	a) Perspective/ Visual (in color at 3 viewing angles)			
	b) Plans			
	Shop Location Plan in Station			
	Floor Plan (300 mm setback for all shops with sliding glass, security and/ or fire roller shutters)			

S/No	Description	Yes	No	NA/ Remarks
	Ceiling Plan (Approval from PE is required)			
	Hoarding Plan (if required)			
	Design/ General Layout Plan (if required)			
	Furniture Plan and Equipment Layout (F & B Concessionaires are required to ensure cooking equipment emitting smoke/ steam must be away from smoke detectors)			
	c) Elevation - Shop front (70% visibility depends on shop front condition) - Signage on unit numbering			
	d) Material Sample Board and Catalogue cut out (if required)			
4.2	<u>Electrical Services</u> Lighting and power layout plan Single-line diagram Table of loading / Equipment list (only for F&B shops) Services routing plan (for new/ upgraded / modified services) (if required)			
4.3	<u>Mechanical Services</u> Air-conditioning layout plan with details of supply and return air grille (if required) Ceiling access location for M&E services Heat load calculation Exhaust system plan with details (for F&B shops)			
4.4	<u>Sanitary & Plumbing Services</u> Sanitary/ Plumbing layout plan with details (if required) Portable grease interceptor to incorporate mechanical oil-skimming device for automatic removal of free-floating grease and oil to a separate grease/ oil container (for F&B shops)			
4.5	<u>Fire Protection System</u> Public Announcement system plan (if required) Sprinkler system plan (with PE endorsement) Fire protection plan (if required)			
4.6	Structural plan with PE endorsement if structural element in station require works to be carried out.			

* YIAPL reserves the right to make modifications to this checklist at any time, and the Concessionaire must comply with these changes.

(Name)

(Signature)

(Date)

Briefed by SPO:

(Name)

(Signature)

(Date)

Verified by Manager:

(Name)

(Signature)

(Date)

Approved by Senior:

(Name)

(Signature)

(Date)



Noida
International Airport

Concessionaire Construction Guidelines

Annexure B

Hot Works Permit



HOT WORKS PERMIT – FOR EXTERNAL WORKS

Permit No.: _____

1) APPLICATION BY REQUESTOR OF HOT WORKS

Hot Works Location (exact location): _____

Work Start Date & Time: _____

Purpose of Hot Works: _____

Work End Date & Time: _____

Type of Hot Work (✓ accordingly):

(max 3 days from work start date)

<input type="checkbox"/> Oxy-acetylene Cutting / Welding	<input type="checkbox"/> Arc Welding (Electric)	<input type="checkbox"/> Argon Welding	<input type="checkbox"/> Brazing using Mapp Gas
<input type="checkbox"/> Electric Cutting, Grinding, Drilling	<input type="checkbox"/> Cable Jointing	<input type="checkbox"/> Heating of Lead	<input type="checkbox"/> Others: _____

2.A) ASSESSMENT BY CONTRACTOR WSH STAFF				Review by each time before Hot Work Starts (✓ if same as assessed conditions in PART II A)											
2.B) REVIEW BY PIC/SPIC/CONTRACTOR WSH STAFF Checks during Initial Safety Assessment (✓ if applicable)							Day 1			Day 2			Day 3		
Note: If any of the checks results in a 'NO' being ticked, work SHALL NOT COMMENCE.				Yes	No	N.A.	Shift 2	Shift 3	Shift 1	Shift 2	Shift 3	Shift 1	Shift 2	Shift 3	
Documentation Check															
1.	MS/SWP/WI and RA checked and on site?														
General Hot Work Location Requirement															
2.	Area marked, cordoned off with hot work sign?														
3.	Proper means of access and exit provided?														
4.	LOTO / Isolation / De-energization done for: a) Affected plant / equipment / space? b) Fire alarm / smoke detector / sprinkler system / automatic gas suppression system / other fire protection system for work location?														
5.	For spaces / works where dangerous fumes / gases can accumulate, continuous adequate ventilation provided?														
General Hot Work Prevention / Protection Requirement															
6.	Combustible materials / flammable substances removed or adequately protected?														

7.	Surrounding conditions allow for safe hot work? <i>E.g. no painting / no use of flammable solvents / no incompatible works nearby hot work</i>												
8.	Means for control of sparks provided? <i>E.g. fire cloth, barricade area where sparks fall</i>												
9.	Adequate and suitable fire extinguisher deployed on site?												
10.	Fire watcher provided for hot works involving cutting / welding?												
11.	Gas test conducted and there is no flammable gas found. <i>For hot work done on equipment / pipe / structures / spaces where flammable vapours / gases can potentially accumulate OR previously contained such flammable substances</i>												
Personnel Protection													
12.	Suitable PPE provided for the type of hot work? <i>E.g. helmet / safety glasses / thermal gloves / welding hand shield / grinding face shield etc</i>												
13.	ELCB / RCCB provided, electrical equipment earthed?												
Oxy-Acetylene Cutting or Welding (if applicable)													
14.	The following are installed, inspected and tested by competent person and tagged: a) Pressure regulators, gas torch and gas hoses (<i>at least once every 14 days</i>) b) Flashback arrestor and non-return valve (<i>at least once every 12 months</i>)												
15.	Leak test carried out at hose connections and there are no leaks?												
Argon Welding / Electric Arc Welding (if applicable)													
16.	AC welding equipment fitted with low voltage shock preventer (<i>inspected and tested by competent person once every 6 months</i>) to reduce open-circuit secondary voltage to not exceed 25V?												
17.	Welding equipment inspected and tested by competent person? (<i>at least once every 30 days</i>)												
18.	Welding area is dry, welding cable in good conditions (no damage)?												
19.	For Argon Welding, there is no Argon gas accumulated at work area?												
Electric Cutting / Grinding (if applicable)													
20.	For Grinding, wheel rated maximum speed bigger than grinder rated maximum speed?												



<p>I understood the safety requirements for the hot work to be performed and agree to comply with them throughout the duration of the hot work.</p> <p>Assessed by:</p> <p>Contractor WSH Staff Name / Designation: _____</p> <p>Contractor WSH Staff Signature: _____ Date and Time: _____</p> <p>Contractor Supervisor Name / Designation: _____</p> <p>Contractor Supervisor Signature: _____ Date and Time: _____</p>								
---	--	--	--	--	--	--	--	--



PIC / SPIC Name / Employee No.: _____		Department / Branch: _____									
PIC / SPIC Signature: _____		Date and Time: _____									
				Signature:							
				Date and Time:							

3) NOTIFICATION OF COMPLETION/CANCELLATION OF HOT WORKS BY PIC/ SPIC/ CONTRACTOR SUPERVISOR

I certify that the hot work is completed/ cancelled, and all personnel and materials have been withdrawn.

Name:

Designation:

Employee No.:

Department:

Date:



Noida
International Airport

Concessionaire Construction Guidelines

Annexure C

Notice of Fitting-out/Reinstatement Works

NOTICE OF FITTING-OUT/ REINSTATEMENT WORKS

1. The Concessionaire of Unit No: _____ at Zone & Level _____ has been given approval by YIAPL to carry out Fitting-Out works in the Demised Premises.
2. The works are authorized to start from (DD/MM/YYYY): _____ till _____.
3. Daily work times to be followed: **Start (HH:MM):** _____ / **Finish (HH:MM):** _____.
4. The particulars of the Fitting-Out contractor who is authorized to carry out the Fitting-out works in the premises are as follow:

Name of Company:

Address of Company:

Telephone of Company:

Person in-charge:

Contact number:

5. This Notice is issued by:

YIAPL - Yamuna International Airport Private Limited

A Zurich Airport International Company

YIAPL Representative:

Designation & Department:

Contact number:

E-mail:

Signature:

Date:



Noida
International Airport

Concessionaire Construction Guidelines

Annexure D

Concessionaire's Consultant Pre Fit-out Certificate

CONCESSIONAIRE'S CONSULTANT PRE-FIT-OUT CERTIFICATE

On the letterhead of the reputed consultant issuing the certificate

Date (DD/MM/YYYY): _____

To,

Name of the Concessionaire

Address of the Concessionaire

Subject: Fit-Out Works

Demised Premises Name: _____ Unit No. _____ Zone & Level _____

We M/s. _____, a company registered under the Companies Act, 1956 having its registered office at _____, have been appointed by M/s ("THE CONCESSIONAIRE"), as it's Consultant for the purpose of inspecting, assessing and certifying the fit-out works to be carried out by THE CONCESSIONAIRE at the Demised Premises.

We hereby certify:

1. That we are competent and duly authorized to perform the activities within our scope and to issue this certificate prior to commencement of the fit-out works at the Demised Premises.
2. That the final design & drawings, and documentation enclosed herewith are in accordance with all the applicable laws, bye laws, rules, regulations, notifications including but not limited to the National Building Code 2016, municipal laws as amended and up to date and in accordance with all the approvals, sanctions, permissions, guidelines, directions, and instructions whatsoever issued by the concerned authorities from time to time.
3. That the final design and drawings enclosed herewith shall not cause any damage or potential damage or threat of any nature, whatsoever, to any structural part of the Premises or the Said Building and the people.
4. That the final design, drawings, and documentation enclosed herewith are following electrical safety, fire safety and other safety norms in accordance with NBC, Bureau of Indian Standards Specifications/Codes of Practice, building rules, central laws, state or local laws, byelaws, accessibility in built environment norms of NBC 2016, NFPA & CPWD.

Concessionaire Construction Guidelines

Annexure E

Concessionaire's Consultant Post Fit-out Certificate

CONCESSIONAIRE'S CONSULTANT POST-FIT-OUT CERTIFICATE

On the letterhead of the reputed consultant issuing the certificate

Date (DD/MM/YYYY): _____

To,

Name of the Concessionaire

Address of the Concessionaire

Subject: Fit-Out Works

Demised Premises Name: _____ Unit No. _____ Zone & Level _____

We M/s. _____, a company registered under the Companies Act, 1956 having its registered office at _____, have been appointed by M/s ("THE CONCESSIONAIRE"), as its architectural/structural consultant for the purposes of inspecting, assessing and certifying the fit-out works carried out by THE CONCESSIONAIRE at the Demised Premises.

We hereby certify:

1. That we are competent and duly authorized to perform the activities within our scope and to carry out inspection and certification of the interior fit-out works at the Demised Premises.
2. That we have carried out a detailed inspection of the fit-out works at the Demised Premises on (DD/MM/YYYY): _____.
3. That the fit-out works have been carried out and completed in accordance with all applicable laws, bye laws, rules, regulations, notifications including but not limited to the National Building Code 2016, municipal laws as amended and up to date and in accordance with all approvals, sanctions, permissions, guidelines, directions, instructions whatsoever issued by the concerned authorities from time to time.
4. That the fit-out works have been carried out and completed in accordance with the provisions of the applicable laws and all approvals, guidelines, instructions.
5. That there are no violations of the sanctioned building plans of the said Building or any rules for the time being in force.
6. That there is no damage or potential damage or threat of any nature whatsoever, caused to any structural part of the premises or the said Building as a result of fit-out works carried out.

7. That the interior fit-out works have been carried out in compliance with electrical safety, fire safety and other safety norms in accordance with NBC, Bureau of Indian Standards Specifications, Codes of Practice or relevant international standards, building rules, central laws, state or local laws, byelaws etc. There is no fire and safety risk to the Premises and/ or the said Building.

8. That we are fully satisfied with the design, specifications, quality of building material used, and workmanship quality carried out in the fit-out works in the Demised Premises and the same shall not adversely affect the structure of the said Building or the Airport Guidelines.

For and on behalf of:

Signature & Stamp:

Designation:

Date & Place:

Concessionaire Construction Guidelines

Annexure F

HSE Requirements

HSE REQUIREMENTS

This manual outlines the obligations of the Concessionaire and its representatives while performing fit-out activities on YIAPL's premises. All approval requirements listed below must be submitted to YIAPL's HSE Manager for prior approval before the commencement of the Concessionaire's fit-out works.

Concessionaire and its representatives' obligations:

- I. Abide by the Policy, Manual, HSE Requirements, Procedures, and Core Values of YIAPL.
- II. Submit a well-documented & practical "Site Safety and Security Plan with site specific emergency action plan within 15 days of contract award or issuance of notice to proceed for review and approval by YIAPL.
- III. Enforce NIA Life Saving Governances with zero tolerance.
- IV. Arrange pre-employment medical screening, first aid and treatment facility for all workmen and staff as required. At least one trained first aider must be present at site with one emergency vehicle. For workers up to 100 numbers and beyond it an ambulance shall be arranged at site.
- V. Ensure that every worker at site has been onboarded and issued with an identification card (ID Card) with photographic evidence under authorized signatory of Concessionaire.
- VI. Worker's skill must be evaluated for relevant task using check lists and keep records of the same.
- VII. Impart safety induction training to each & every staff and worker before reporting at their place of work.
- VIII. Adhere to safe working practices and guard against hazardous and unsafe working conditions and comply with YIAPL safety rules as laid down in this contract and amendments issued sometimes.
- IX. Before undertaking any work at site, shall understand law and YIAPL HSE requirements for all construction activities and strictly adherence to the provisions of the "Building & Other Construction Workers Act 1996, Central Rules 1998 and UP State BOCW Rules, and other applicable regulations and its subsequent amendments.
- X. Capture applicable HSE legal conditions in Legal Register, set mechanism for monitoring, recording on monthly basis, review and implement corrective actions based on the outcome. Maintain a copy of the updated Legal Register and keep it open for inspection by YIAPL, its representatives or legal authority person.
- XI. Submit for YIAPL's approval site specific activity wise method statements after incorporating Hazard Identification, Assessment of Risks and Opportunities outcome before starting relevant activity. The Concessionaire shall follow the approved method statement for all works and any deviation shall be informed to YIAPL.
- XII. Ensure that at any time during the performance of work none of his personnel are under the influence of any alcoholic liquor, drug or other intoxicating substances.
- XIII. All workers shall be between 18 years and 55 Years. No children shall be allowed at site.
- XIV. Appoint an adequate number of safety officers and inspectors with the approval of YIAPL Project Manager and YIAPL HSE Manager. The qualifications and experience and duties of Contractors safety officers shall meet Schedule VIII of Rule 209 of BOCW Central Rules. The Contractor shall employ qualified, experienced, trained, and dedicated safety officers and inspectors as described in this Manual.
- XV. All type of temporary structure at site including steel yard, labour camp, offices, stores, open sheds, labour camps, tanks, temporary foundations, toilets & urinals blocks, shelters,

laboratory, batching plant, electrical installations, cranes, scaffolds, platforms, ramps, access roads etc shall be constructed as per site logistic plan and its design approved by YIAPL.

- XVI. Strictly implement the work permit system as per the approved site safety plan and Security Plan. No work shall commence on the site without an approved work permit, site checked, and safety measures put in place.
- XVII. Place separate Permit for working in night and take written approval from YIAPL for working beyond day shift. Such works should contain separate Hazard Identification, Assessment of Risks and Opportunities.
- XVIII. The operation and maintenance of any construction machinery shall be as per manufacturer's manual & checklists. Any Repair and Maintenance of Equipment shall be carried out at the Authorized Service center or by Authorized service persons by equipment brand owner. The Contractor shall adhere to all the provisions of Chapter X, Rule 88 – 95 of BOCW Central Rules and any YIAPL Requirement for this purpose.
- XIX. Maintain a Register of Periodical Tests for Examination of Lifting Appliances and Gears at site.
- XX. All lifting appliances and gears like cranes, New Generation Hydra Crane, etc., shall be equipped with an automatic safe load indicator. Old Generation Hydra (A Frame) Type crane shall not be used for any activity. The Contractor shall only deploy 'Truck Transmission type' 2nd generation model or of advance/latest technology crane capable for multitasking.
- XXI. Submit a list of licensed electrical staff (approved by Government licensing authority) to be posted at site.
- XXII. Submit schematic and single line diagram for approval of YIAPL for electrical supply.
- XXIII. Provide sufficient RCCB/RCD (maintain sensitivity 30 mA), double insulated electrical cable, industrial socket for all the equipment's electrical switchboards, distribution panels etc.
- XXIV. Ensure all electrical circuit used in YIAPL's site as "splash proof" type. The minimum degree of Ingress Protection (IP) should be of IP65 in accordance with BS EN 60529.
- XXV. Electrical cables, welding leads routing shall be overhead to prevent trailing cables, tripping & electric shock. Overhead cable routing height should be minimum 2.5m inside the buildings and minimum 6.1m in open area supported by stable & insulated stands/MS-poles or otherwise ensure that DB's and welding machines are placed near work location.
- XXVI. Use all power tools having Deadman switch, guard to rotating parts, handle and vibration resistance mechanism.
- XXVII. The use of A ladders more than 3 meters and extended ladders is prohibited.
- XXVIII. All workers working above 1.8 meters shall be provided with Full body harness and working Platform approved by YIAPL Site Manager and HSE Manager.
- XXIX. Provide Fall arresting systems like safety nets and protection systems like balloons or soft landings to reduce consequences.
- XXX. Provide barricade with top rail, mid rails and toe board for all excavations and slab edges to withstand 200lbs horizontal load.
- XXXI. Take all necessary precautions to prevent outbreak of fires at the construction site and at the same time keep adequate provisions to extinguish fires should they still break out.
- XXXII. Promote and upkeep good housekeeping throughout the contract period in order to create a safe and hygienic working environment at site.
- XXXIII. Steel, shuttering & other materials, etc. shall not be stacked more than 1.5m height and concrete block and brick should be stacked to a height not exceeding 1.2m at ground level. While stacking material at floor level or slab, load carrying capacity of the structures shall be considered.

- XXXIV. Display required sign boards for mandatory, cautionary, and information such as speed limit, no smoking, danger of electricity and as per site requirements prominently.
- XXXV. Display adequate numbers of signboards to warn the workers and staff of probable hazards at work site.
- XXXVI. Provide and reinforce the use of necessary personal protective equipment (PPE) at his own cost, for his workers, supervisors, staff and visitor/visiting staffs. All PPE shall conform to relevant IS Standard / EN Standard.
- XXXVII. Ensure sanitation and hygiene at workplace as well as at the Labor Camp for all his workers and staff.
- XXXVIII. Provide adequate number of water taps, water purifiers and water coolers for the potable water supply for the staff and workers at his own cost. Drinking water tanks should be cleaned fortnightly or as required and potability test should be done at least once in 3 months (as per IS: 10500)
- XXXIX. Immediately notify YIAPL of all incidents to their employees whether employed directly or through subcontractors or any incidental event involving the visitor, supplier, etc. at the work site. Submit all incident reports as per the YIAPL guidelines and time frame.
 - XL. Conduct safety pep talks and toolbox training for various teams of workers on a daily basis.
 - XLI. Provide Workman accommodation as per YIAPL requirements/standards.
 - XLII. While entering the work area of other Concessionaires, work should be coordinated to prevent simultaneous operations by both Concessionaires.
 - XLIII. Horseplay shall be prevented at site, which could lead to accidents at Site.
 - XLIV. All Scaffoldings, working platforms shall be as approved by YIAPL HSE Managers. The Concessionaire shall enforce scaffolding inspection and tagging system with Green and Red Tags.
 - XLV. Rest Shed shall be made for workers to rest.
 - XLVI. Arrange Urinals and Latrines for the workers and staff at Site, outside the Terminal Building, at a convenient and close distance from the Work site, as per the regulations.
 - XLVII. All vehicles entering must have seat belts and people inside the vehicle must wear seat belts.
 - XLVIII. Supply Vehicles coming to site shall be checked before sending to site to confirm it fitness and suitability with predefined check list provided YIAPL EHS Department.
 - XLIX. Provide Equipment and Supply Vehicles with Bankmen and Helper.
 - L. Provide bankmen with Baton/ flag wherever required for control of traffic and pedestrian movement.
 - LI. Provide segregation of Pedestrian and vehicle route.
 - LII. Install Delay start mechanism with the audible device, reverse view camera and wheel stoppers to all construction vehicles and equipment.
 - LIII. All visitors including temporary drivers and supply workers shall be screened at entrance, provided with visitor or spot work specific induction before allowing into site. This group of persons shall be provided with required PPE and allowed to be at site under supervision of Regular Engineer/ Supervisor
 - LIV. Ensure all works are carried out under safe conditions, for any deviation work shall be stopped by relevant EHS Engineer/ Manager and Project Engineer/ Manager. In such cases Concessionaire shall resume work only after correcting shortcoming notified. This Process shall be at time and cost of the Concessionaire.

- LV. Follow EHS internal inspection, Auditing mechanism and submit records of the same on monthly or quarterly basis as applicable to YIAPL.
- LVI. Comply with observations or Non-conformances raised within the time frame set for compliance.
- LVII. Repeated deviations and non-conformities could lead to serious action on respective staff or Concessionaire from suspension to termination based on nature of deviation.
- LVIII. Procure measuring equipment for noise, electrical systems, water testing, gas testing, lighting, wind wane, ambient air parameters and Alcohol breath analyzer.
- LIX. Submit monthly HSE Report to YIAPL in the prescribed format. The report shall comprehensively address all relevant aspects of health, safety and data as directed by YIAPL, for statistical analysis on or before every 28th of month with cutoff date as 26th the calendar month.
- LX. Conduct HSE walkdowns and Review Meeting at the set frequency in the HSE Plan as per Management Review Requirements set in relevant specification or YIAPL HSE Requirements.
- LXI. Labors are only authorized to circulate in the pre-approved paths.
- LXII. Provide an appropriate canteen, in a covered and clean area for the labors to have their meals. Labors are only authorized to have meals in the designated canteens.
- LXIII. Provide onboarding and recycling training to the fit-out team, including labors, on permissions, documentations, induction, entry passes, Toolbox Training, Safety (HSE) requirements and YIAPL's guidelines.
- LXIV. YIAPL reserves the rights to issue additional safety rules and regulations as and when required particularly under exceptional hazardous working conditions, and same shall be binding on the Concessionaire to adhere and ensure additional safety precautions for people and property at his time and cost.



Noida
International Airport

Concessionaire Construction Guidelines

Annexure G

Commercial Design Guidelines



Noida
International Airport

Commercial Design Guidelines

VOLUME 1
GENERAL CONSIDERATIONS

05.06.2023

Contents

1.0 Introduction	03	9. Wall Design	18
1. Purpose of this Document	03	10. Lighting Design	19
2. NIA Airport Terminal Vision	04	11. Kiosk Design	20
3. The Terminal	05	12. Counter, Display Fixtures	21
2.0 Responsibilities	08	13. Materials	22
1. NIA Responsibilities	08	14. Monitor and Electronics and Security	23
2. Concessionaire Responsibilities	08	5.0 Construction	24
3.0 Concessionaire Design and Approval Process	09	6.0 Sustainability	25
4.0 Commercial Design Criteria	10		
1. Design Introduction	10		
2. Definition of Shopfront Elements	11		
3. Shopfront Types and Openings	12		
4. Design Control Zone & Spill Out Zone	13		
5. Signage	14		
6. Display, POS, Gondolas and Furniture	15		
7. Floor Design	16		
8. Ceiling Design	17		

1.0 Introduction

1.1 Purpose of this Document

The Commercial Design Guidelines set out in this document outlines the recommended design criteria, principles, parameters and procedures developed by NIA for assisting commercial Concessionaires in the design development and implementation of their lease premises and unit store frontages at NIA.

Concessionaire are required to comply with these principles and submit their design proposals to NIA for approval. It is the Concessionaire's responsibility to ensure that they visit their leased premises to confirm all as-built dimensions on site prior to proceeding with design drawing production and fabrication. Concessionaires are responsible to comply with necessary fire strategy of the airport together with installation of required SMEP, services and drainage within their demise for connection to localised NIA supply.

This document provides information for Concessionaires interested to lease commercial areas in the airside (both domestic and international) and landside of the airport terminal building.

The design guidelines set out –

- The overarching vision of NIA
- Three staged process for the submission and approval of commercial guidelines
- The commercial design criteria expected from prospective concessionaire to their design approach

The primary aim is to provide a high standard and quality commercial environment which is consistent with overall terminal interiors. However, Concessionaire is encouraged to create unique shop design enhancing the overall commercial experience of the passengers.



1.0 Introduction

1.2 NIA Airport Terminal Vision

NIA is a greenfield airport with a vision for creating a unique landmark destination in the state of Uttar Pradesh for all users.

The airport's ambition is to set a new standard of commercial environment in Indian airports where every NIA Concessionaire invited will share this aspiration and will form an essential part in contributing to the energy and success of the airport.

As such, leased commercial spaces are to match this vision, where retail, F&B and customer services should present an animated, authentic and quality appearance to positively interact with the environmental perception of the airport and to endorse positive customer engagement.

NIA will work closely with Concessionaires to ensure that the frontage guidelines set out within this document are achieved in order to maintain a quality overall commercial standard in conjunction with the airport's environmental setting and where Concessionaires will be required to incorporate:

- Clear and open frontages.
- Visible, contemporary and consistent frontage signage.
- Designated entry zones to ensure a quality of retail presentation
- A creativity of visual store appearance with engaging merchandising displays and look and feel of the materials.



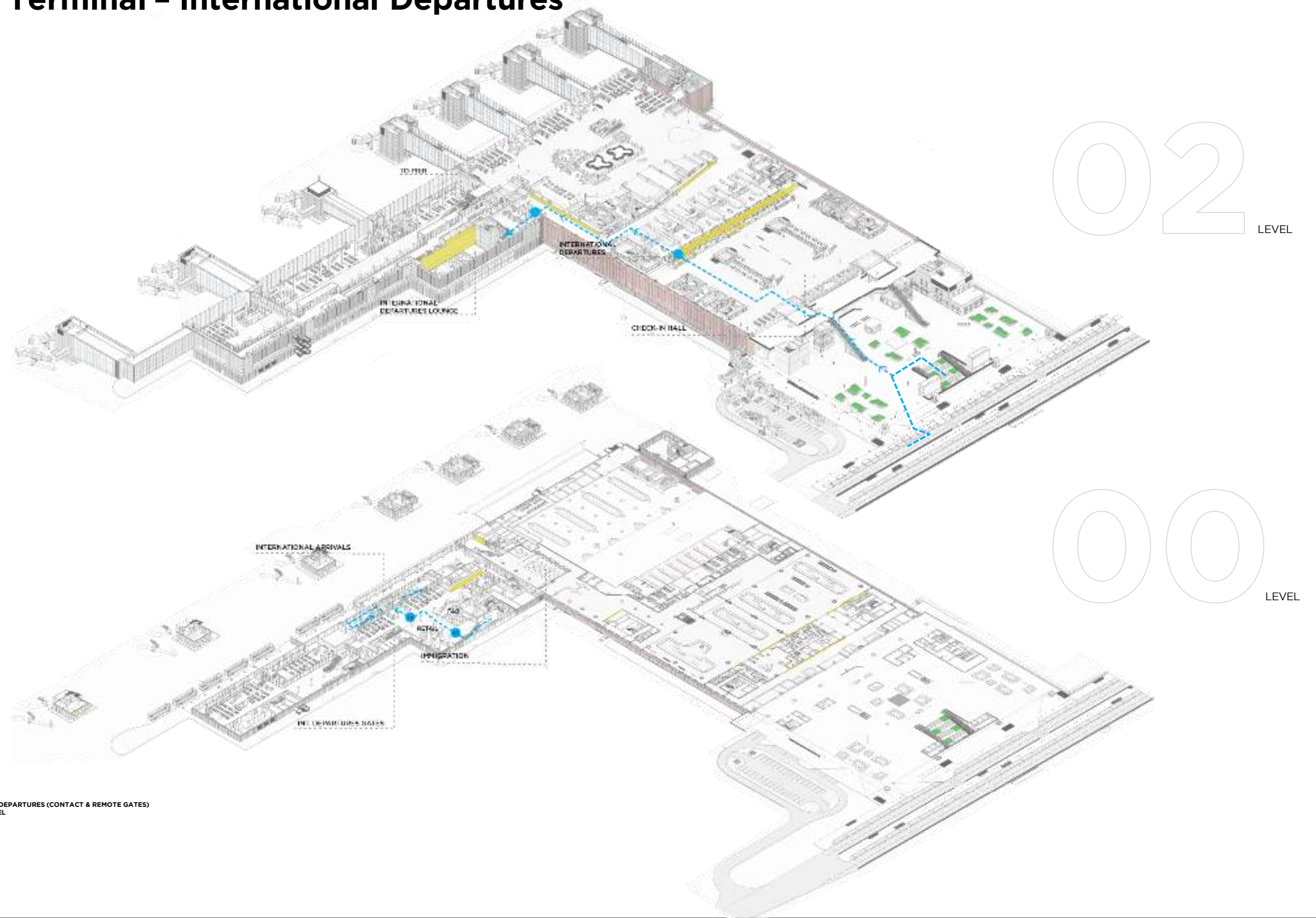
1.0 Introduction

1.3 The Terminal - Domestic Departures



1.0 Introduction

1.3 The Terminal – International Departures



1.0 Introduction

1.3 The Terminal - Arrivals



2.0 Responsibilities

2.1 NIA Responsibilities

NIA will issue commercial design guidelines and drawing layouts indicating leasable unit locations to prospective Concessionaires for formal response. In addition to the design guidelines set out in this document, NIA will issue relevant services information and associated methodology for Concessionaires to connect to NIA's supply.

NIA will be responsible for performing timely review of Drawings and other documents submitted by the Concessionaire and approving the same on compliance with the Commercial Design Guidelines.

NIA will work closely with Concessionaires to ensure that the frontage guidelines set out within this document are achieved maintaining expected quality of overall commercial standard in conjunction with the airport's environmental setting and where Concessionaires will be required to incorporate:

- Clear and open frontages.
- Visible, contemporary and consistent frontage signage.
Designated entry zones to ensure a quality of retail presentation
- A creativity of visual store appearance with engaging merchandising displays and quality and look and feel of materials.
- Promote universally accessible and inclusive environment.

2.2 Concessionaire Responsibilities

Concessionaires are required to comply with the recommended design criteria, principles, parameters and procedures developed by NIA and submit their overall shop layouts and shop frontage design proposals for NIA's approval. Any approvals, NOCs, licences required for construction on site should also be obtained by the Concessionaire before commencement of work.

It is the Concessionaire's responsibility to ensure that they visit their leased premises to confirm all as-built dimensions on site prior to proceeding with design, drawing production and fabrication.

The Concessionaires are responsible to comply with the necessary fire strategy of the airport together with the installation of any required MEP, services and drainage within their demise for connection to localised NIA supply as per required specifications.

During construction, the Concessionaire shall abide by all safety, security and operational standards set by NIA. The Concessionaire shall ensure no disruption of the Airport operations at any time.

Concessionaire's design team and Contractor to perform a site survey to identify tap-off points of electric, water, sewer, etc. to ensure all are within the approved demise footprint.

No deviations from the set guidelines are allowed unless otherwise a written approval from NIA is obtained.

Concessionaire to maintain the space as per approved layout during the entire concession period and take prior approval for renovation/modification if any to the approved layout.

Note:

To be read in conjunction with Lease Out Drawings and Commercial Scope and Service Load Matrix

3.0 Concessionaire Design and Approval Process

The Commercial Design Guidelines form part of NIA's vision in order to ensure that the appearance of store frontages align with their ambition for the creation of a landmark Airport environment of visual quality and customer experience.

The Concessionaire will be requested to respond to the requirements of these guidelines over a 3 stage process:

01

Stage 1

Commercial Design Guidelines issuance to Concessionaire

NIA will issue Commercial Design Guidelines and Lease Out Drawings indicating leasable unit locations to prospective Concessionaires for formal response.

In addition to the design guidelines set out in this document, NIA will issue relevant services information and associated methodology for Concessionaires to connect to NIA's supply.

02

Stage 2

Preparation and Drawing Submission by Concessionaire to NIA

Concessionaires to revert with issue of their unit design proposals to NIA for approval.

Submissions shall include but not be limited to following (for applicable disciplines as per unit Typology):

- Plans, Elevations, Sections and 3D diagrams.
- Specification of materials, finishes and colours including sample boards and mood boards.
- Lighting layout, specification of fittings and methodology of connectivity to NIA supply.
- Details of shopfront signage and methods of illumination.
- CGIs / Renderings
- Planograms illustrating visual merchandising planning proposals.
- Access and maintenance methodology.
- Methodology of compliance to fire safety (specification of materials, emergency means of escape from premises, etc.) in accordance with NIA fire strategy document, see NIA Fire Strategy document.
- Methodology of integration of proposed Concessionaire services with NIA's building fabric and NIA's services including drawing proposals indicating structure, drainage, MEPF, ICT and Security connections will be issued to NIA.
- All the drawings' details need to be given in readable scale (minimum 1:100).

03

Stage 3

Review and Approval Process

Upon receipt of Concessionaire proposals, NIA will review and comment on proposals received to ensure compliance with the guidelines. If deemed satisfactory, NIA will issue formal approval for the Concessionaire to proceed with shop drawings and fabrication. During this process, the Concessionaire must ensure that the development of their design and fabrication is executed in strict accordance with the approval of all submitted documents and in conjunction with all NIA's fire, M+E, structure and services requirements, as noted in Stage 1.

4.0 Commercial Design Criteria

4.1 Design Introduction

Location specific

Noida's definition as a Green City will define an iconic identity for its airport. The terminal will become an environmental canvas to endorse a biophilic connection and integrate nature into its public spaces.

Retail Trending

Retail trending shall optimise the flexibility of commercial space that can be fused with diversity, surprise and a uniqueness of offer a personalised shopping experience as an interaction for customers.

NIA has been designed to be capable of adapting for emerging trends and demands, where shops become stories, blur boundaries between frontages and public spaces to animate thresholds, recognise the customer need for convenience with omni-channel and e-commerce digital formats.

F&B Trending

The F&B market continues to grow as an increasingly significant global commercial sector in airports providing high commercial comparative returns.

Wellbeing

NIA has been designed with passenger and visitor well-being at its heart to reinforce the believe that passengers transform from guests to advocates if treated accordingly.

A Destination Airport

People are more global, sophisticated and aware of the commercial marketplace than ever before due to aspirational brand awareness, online and omni-channel shopping habits and the broadening experience of international travel. NIA will become a commercial destination and experiential setting that maintains and grows customer loyalty and advocacy.

An airport in the Digital age

NIA aspires to be a technology driven airport by completely digitising Passenger handling and operations. This also transcends to the airport's commercial ambitions. With the increasing demands of innovative retail experiences, digital domains of passenger interaction at the airport is highly encouraged.



4.0 Commercial Design Criteria

4.2 Definition of Shopfront Elements

Store Frontage / Shopfront

The frontage to public areas, comprising the shopfront opening, signage and a controlled display zone. For more information, see Section 4.3.

Shopfront Opening

The main entrance into the shop, with a designated minimum of 70% clear zone, must be kept clear of signage and other elements. For more information, see Section 4.3.

Design Control Zone

The “**Design Control Zone**” is the front area of shop units that extends from the shop front lease demise line into the store by 1500 mm depth across the entire width of the unit. For more information on the Design Control Zone, refer to Section 4.4.

Signage Zone

Areas within the shopfront where the Concessionaire may display signage, subject to NIA’s design criteria and design validation. For more information on Signages, refer to Section 4.5.

Bulkhead

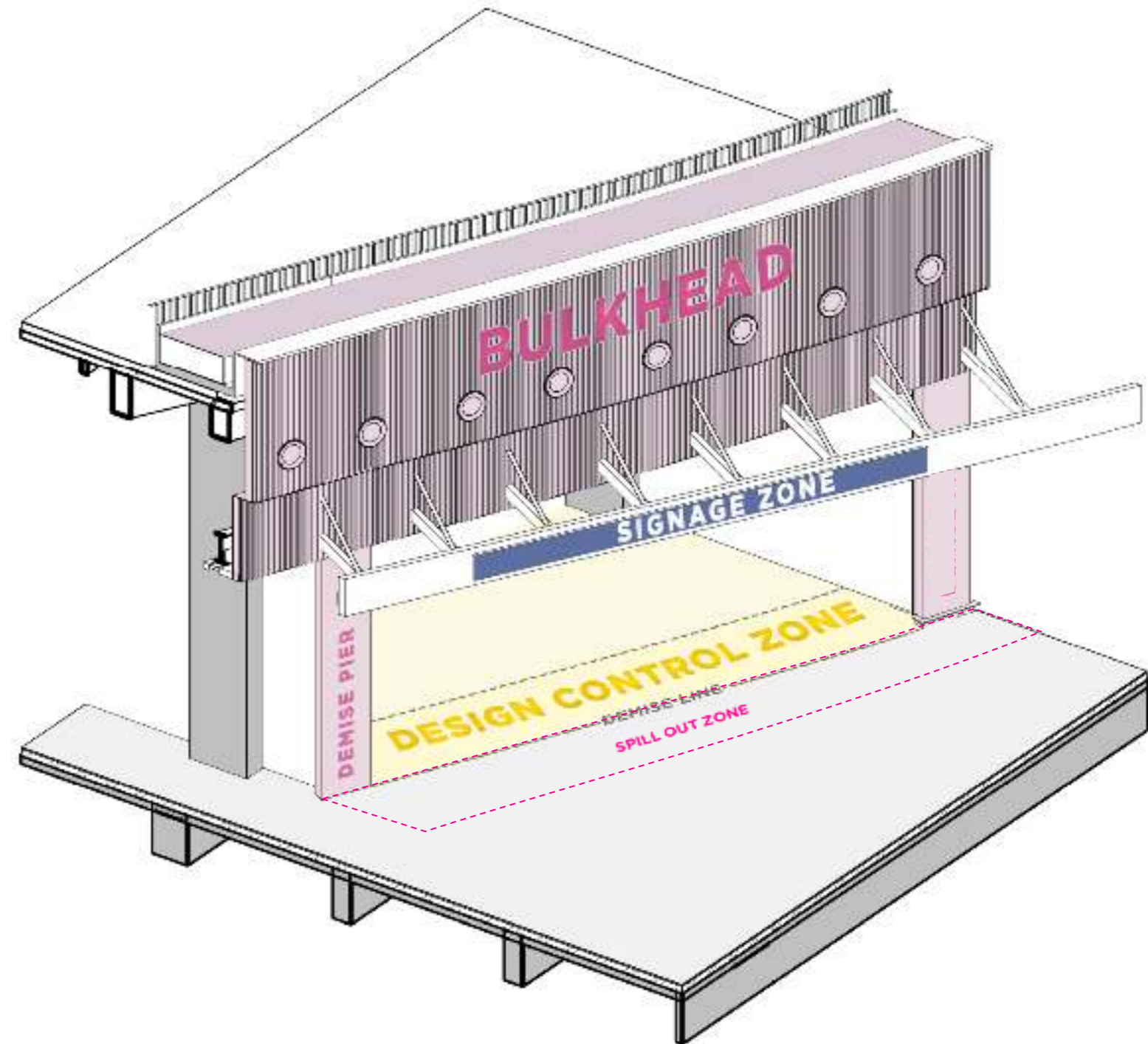
Solid area above the shopfront opening which is commonly utilized for signage where applicable (subject to approval by NIA).

Demise Pier

A pilaster between concessionaire units.

Spill Out Zone

The “**Spill Out Zone**” is the front area of shop units that extends from the shop front lease demise line outside the store by 1500 mm depth (for Retail units R01-R05, Type B1) across the entire width of the unit. For more information on the Spill Out Zone, refer to Section 4.4.



4.0 Commercial Design Criteria

4.3 Shopfront Types and Openings

Creative approach

Concessionaires are encouraged to demonstrate a unique and creative design appearance presenting a strong brand image and dynamic merchandising displays.

Respecting the Building Envelope

Concessionaires shall ensure that their storefront design will be executed to respect the architectural expression of the terminal and NIA's internal building façades.

Piers or columns located along the shop frontage that have been clad as part of the terminal architecture will be demarcated as the responsibility of NIA's building ownership and shall not be altered by the Concessionaire.

Alterations, Additions or Modifications to base building finishes or construction can be undertaken only with prior NIA approval. If permitted, this work shall be performed by NIA at the Concessionaire's expense.

Concessionaire store frontage

The Concessionaire store frontage shall be designed, fabricated, constructed, installed and maintained by the Concessionaire in accordance with the Commercial Design Guidelines.

Drawings, specifications and finishes of frontages are to be submitted to NIA to obtain written approval prior to implementation on site.

Construction of frontages shall be of non-combustible materials.

Upstand bases to frontage units (where applicable) shall be constructed of highly durable non-porous materials and / or accommodate stainless-steel bump rails (fixed to walls not floors) to withstand contact with trolleys or cleaning equipment.

Piers, columns, walls treatment

Treatment to piers, columns, walls that are within the Concessionaire unit curtilage from interior threshold demise frontage to the internal faces of rear/side demising partitions within the unit shall be incorporated into the Concessionaire design as part of their fit out.

Note:

For detailed information on each shop-types, please refer to Lease Out Drawings.



4.0 Commercial Design Criteria

4.4 Design Control Zone & Spill Out Zone

Design Control Zone

The **“Design Control Zone”** is the front area of shop units that extends from the shop front lease demise line into the store by 1500 mm depth (for applicable Shop Types) across the entire width of the unit. The appearance of this area is important to ensure an attractive and creative visual shop presentation and merchandise display. Concessionaire’s design solutions, materials and finishes should be durable and of the highest quality.

Concessionaires to issue their proposals for this area for NIA review prior to installation.

Quality and Appearance

The Concessionaire shall ensure that partitions within the Design Control Zone (DCZ) are of high-quality finishes/materials (refer Section 4.13). Concessionaires will be encouraged to animate side walls and show windows within the DCZ for creative and animated display to showcase their merchandising.

Plain painted surfaces, standard merchandising racks, slat/grid walls are not permitted in the DCZ.

Display fixtures and merchandise must be placed 1500mm behind the Concessionaire demise line.

Merchandising rack and display systems must not block customer flow into and out of the store.

Audio / Visual

Concessionaire music/sound systems are not permitted within the DCZ, if installed these are to be located behind the first 1500mm point of entry with a separate volume control that can be set to a specified level with prior approval from NIA.

Storefront graphics, film animation/projection techniques, LED screens, etc. must be indicated on the Concessionaire’s drawings submitted to NIA and are subject to review and approval by NIA.

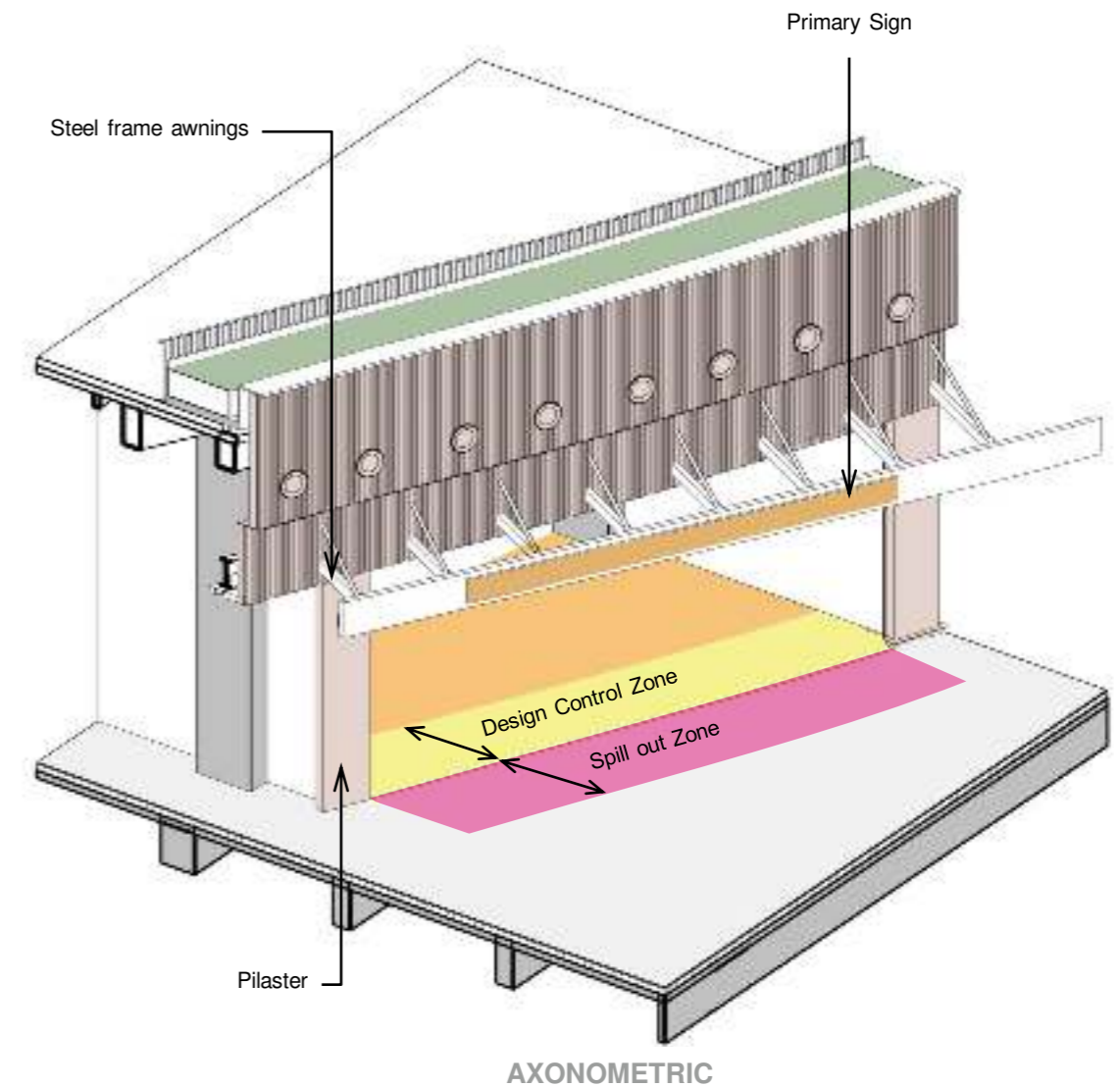
All cables, wiring and services must be concealed from view.

Spill Out Zone

The **“Spill Out Zone”** is the front area of shop units that extends from the shop front lease demise line outside the store by 1500 mm depth (for applicable units) across the entire width of the unit.

Regulations

- Concessionaires are permitted to treat the soffit of the awning only after obtaining prior approval from NIA.
- Display fixtures and merchandizing are allowed in the Spill out Zone if it doesn’t obstruct the clear view into the neighbouring Commercial Units. Concessionaires are requested to issue their proposals for this area for NIA to review prior to installation.
- Display fixtures and merchandize that emit sound, light and/or smell are prohibited within the Spill Out Zone.
- Handing out of any kind of flyers, discount coupons, freebies and/or samples (cosmetic/food/etc.) is highly discouraged within the Spill Out Zone.
- Any additional signages apart from the Secondary Signage are prohibited in the Spill Out Zone.
- Information on offers and discounts is allowed if it doesn’t obstruct the clear view into the Commercial Units. However, any signs that are box signs, plastic vacuum formed signs or exposed neon will not be acceptable.



Note:

For detailed information on each shop-types, please refer to Lease Out Drawings.

4.0 Commercial Design Criteria

4.5 Signage

Quality and Appearance

Signage shall be of the highest quality and construction and should be in proportion with the scale of the frontage and in relation to the fascia height to which it shall be affixed.

Primary Signage / Branding

General: Signage/branding shall be designed, fabricated and installed by the Concessionaire. Primary signage/branding should be three dimensional and internally, or halo illuminated.

Box signs, plastic vacuum formed signs, framed signs, exposed neon, or signage that is temporary or is manufactured of non-durable materials will not be acceptable.

The wording on the sign shall be limited to the Concessionaire's trade name or brand and logo.

Maximum height of letters shall not exceed 450mm to be located within the central 600mm (or as per design) height of the primary frontage fascia as provided by NIA.

Signs shall have a common/uniform datum height above finished floor level. Each Concessionaire shall be permitted to install one primary sign to each shopfront. Concessionaire shopfronts that transverse across two- unit widths may be permitted to install a second sign at NIA's discretion.

Secondary Signage / Branding

Secondary signage/branding is permitted but should be located within the store demise subject to NIA's approval.

Freestanding Temporary Signs / Posters

Freestanding temporary signs or posters are not allowed outside the Concessionaire demise line and will also be subject to NIA approval if located within the frontage design control zone (refer Section 4.4)

Review / Approvals

Concessionaires should issue drawings and specification of proposed signs and graphics to NIA for review and approval prior to fabrication or installation. This should include elevational and sectional treatments, materials, dimensions, fabrication, installation, mounting and access details for repair and for re-lamping.

The Concessionaire signage should not clash with the Terminal signage and wayfinding in terms of placement and / or graphical style.

Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

For detailed information on each shop-types, please refer to Lease Out Drawings.



BACKLIT



LASER CUT



EDGE LIT



FACE ILLUMINATED



INTERNALLY ILLUMINATED



DIMENSIONAL

4.0 Commercial Design Criteria

4.6 Display, Point of Sale (POS), Gondolas and Furniture

Product Display

Concessionaires will be encouraged to incorporate interesting and unique graphic treatment designs to promote displays and their brand image.

Ample circulation space needs to be provided around each display unit. The display units / Gondolas should be well lit and not too deep or high for human reach. Considerations shall be made to create a universally accessible environment.

Concessionaires are permitted to mount the display units / gondolas on the floor with prior approval from NIA. These units should be designed in order to structurally carry the products on display.

Point of Sale (POS) / Cash Desks

Point of Sale (POS) / Cash desks should be carefully sited to avoid ill considered side views from the shopfront. These should be placed appropriately within the demise line of the stores to ensure that no queuing / other operations extend out of the demise line into the common areas of the terminal.



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

4.0 Commercial Design Criteria

4.7 Floor Design

Flooring to commercial spaces to be supplied, fabricated and installed by Concessionaire (refer to individual Concessionaire lease out drawings to ascertain Concessionaire or NIA responsibility for finishes). Entry floor finish levels at lease lines must align with NIA floor finish. Transition strip to be supplied and installed by NIA where applicable.

If the Concessionaire wishes to match the threshold floor material finish of their units with the adjacent public terminal floor areas, the finish and tile pattern must be identical.

Should the Concessionaire select a different finish/material at their threshold demise line, samples should be provided to NIA for written approval, in this case a transition strip by NIA should be incorporated between Concessionaire and NIA floor finish.

Concessionaire shall take approval from NIA on intended floor finishes and design prior to order/installation. Floor finishes should be non-slippery. Plastic laminates, vinyl and simulated materials will not be acceptable.

Spill Out zone flooring will be provided by NIA



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

Concessionaire should refer to Lease Out Drawings for battery limits and Concessionaire / NIA demise

4.0 Commercial Design Criteria

4.8 Ceiling Design

Ceilings to enclosed commercial spaces to be supplied, fabricated and installed by Concessionaire.

Interior ceilings should be gypsum plasterboard, fire retardant treated timber, metal or other types of hard surface materials. Acoustic tiles or open ceilings will not be permitted.

Ceiling heights may be restricted depending on site locations but shall maintain a minimum clear height as per Lease Out Drawings.

The ceilings have to be self-supported by structural members of the shop.

Concessionaires are encouraged to consider ceiling treatments or finishes that are aligned with their design concept. Concessionaires may also consider a variety of ceiling heights to provide accent areas within their allocated space. Ceilings should include individual access panels to allow access to NIA's and Concessionaire's service systems. All ceilings and associated framing shall be of manufactured of non-combustible materials. No timber shall be used above ceiling areas or soffits.

Drawings including reflected ceiling plans, internal sections, proposals of design treatments, materials, finishes and lighting layouts/specifications (also refer to Section 4.10) should be submitted to NIA for approval prior to installation.



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

Concessionaire should refer to Lease Out Drawings for battery limits and Concessionaire / NIA demise

4.0 Commercial Design Criteria

4.9 Wall Design

All interior demising walls between units provided by NIA need to have an additional peripheral wall in core and shell enclosed within blockwork/as applicable. Partitions between multiple Concessionaires and any common, public, or service corridor must extend to the existing structure above. All partitions extending to the existing structure must include openings to maintain return-air plenums. Concessionaire to demonstrate that openings are adequate to maintain appropriate system operation. All Concessionaire walls are to be finished. Concessionaires requiring security protection may install expanded wire mesh or weld wire fabric within the return-air opening. Demising walls generally align with existing columns. Permanent attachment to concrete columns with mechanical fasteners or adhesives is not permitted. Concessionaires are permitted to furr columns with systems that are self-supporting or free standing within their leasehold subject to approval from NIA. If heavy shelving or attachments are to be installed, the demising wall must be reinforced with prior written approval from NIA.

If fire rated walls or other existing construction must be opened or cut through to extend services to a leasehold, the Concessionaire must preserve the original rating and construction.

All non-demising partitions within the lease space interior are to be constructed. Interior partitions are to extend 200mm minimum above the finish ceiling.

Walls of Concessionaires that are adjacent to the Terminal Building façade shall maintain a minimum offset from the façade line as specified in the Lease Out Drawings.

Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

For detailed information on each shop-types, please refer to Lease Out Drawings.



4.0 Commercial Design Criteria

4.10 Lighting Design

NIA will supply and install lighting to illuminate public areas in the terminal in front of commercial units outside the Concessionaire demise.

NIA will not provide lighting for Concessionaire shopfronts within the demise line of premises but will provide electric power input to commercial units for the Concessionaire to connect and install their lighting.

The design, supply, fitting and maintenance of lighting and equipment within the demise of commercial units will be the responsibility of the Concessionaire. The Concessionaire may also provide any feature lighting or decorative lighting with prior NIA approval.

Cables or wiring shall not be visible from public areas and must be visually concealed in all open grid ceiling conditions where lighting should follow the grid direction of the ceiling system.

Lighting illumination shall not be directed to shine or spill into NIA common area.



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

For detailed information on each shop-types, please refer to Lease Out Drawings.

4.0 Commercial Design Criteria

4.11 Kiosk Design

Concessionaires with permitted adjacent patio spaces are encouraged to extend their brand expression across the lease line with tables and chair (considering space planning and location with respect to passenger flow subject to approval from NIA).

Drawings of the planning, design, layout and look and feel of spill out areas should be submitted to NIA for approval prior to fabrication and installation.



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

For detailed information on each shop-types, please refer to Lease Out Drawings.

4.0 Commercial Design Criteria

4.12 Counter, Display Fixtures

Counter surfaces must be durable and should not scratch under normal use. Glass is not acceptable as a transaction surface. Concessionaires may not install fixtures or fittings outside their lease line.

Sales Counter

Unless queuing, space is provided elsewhere within the Concessionaire unit, to allow for queuing and service to occur within the Concessionaire unit, the main service counter will be constructed by Concessionaire a minimum of 3000 mm behind the demise line, where achievable.

For materials pertaining to countertop and face of the counter (vertical surface) refer to Section 4.13.



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.

4.0 Commercial Design Criteria

4.13 Materials

All materials are expected to be of quality and be durable. Innovative use of materials will be encouraged.

The specification of shopfront materials and finishes shall be in accordance with NIA's approved recommended palettes.

Any other materials proposed by the Concessionaire that are not in accordance with this palette of materials will require NIA consideration and should be submitted to NIA for approval prior to installation.






















All materials are to be in accordance with fire coding NFPA 415 and NFPA 101 and must comply with IGBC certification as mentioned in the Sustainability chapter.

Recommended materials include:

- Textured or embossed metal panels (including Jali fretwork screens)
- Sandblasted, frosted, etched, textured, decorative glazing
- Natural local stone including marble, granite, limestone, sandstone, slate, quartz
- Fire retardant treated premium grade hardwood

The following materials are **unacceptable** and will **not be approved**:

- Mirror finishes
- Simulated materials
- Plastic/metal laminates
- Plastic panels

COUNTER FASCIA	FLOOR	TYPE A CANOPIES	CEILING	COUNTER WORKTOPS	AWNING SOFFITS	SHELVING
						
Lasercut aluminium screen	Granite / Natural Stone	Lasercut aluminium screen fascia	Timber	Acrylic	Fire treated fabric	PPC Metal / Glazed
						
Embossed metal	Timber	Brass Fascia	Flat panels	Marble	Flat Panels	
						
Stainless Steel	Large format ceramic tile	PPC Metal top and bottom soffit			PPC Metal / Glazed	
						
Embossed ceramic	White and pink terrazzo					
						
Stainless steel skirting	Stainless steel thresholds					

4.0 Commercial Design Criteria

4.14 Monitor and Electronics

The use of most LED screens (or other monitors) at the storefront must conform to the permanent promotional signage criteria. Televisions or other monitors displaying moving content will not be permitted within the Design Control Zone, including the storefront itself, except when the content is the specific product for sale and that product is the primary product of the Concessionaire.

Televisions or other monitors displaying content that adds to the overall merchandising concept and design of the space, such as a sports channel in a sports bar, or a news monitor in a news branded news/gift store, is allowed within the Design Control Zone, subject to NIA's review. Any screens with potential for "burn in" cannot be used for digital media. Digital media used in a truly unique application that compliments the overall concession program are encouraged and will be reviewed on a case-by-case basis.

Audio - Digital media with sound may not carry beyond the Display Zone. Absolutely no sound may encroach into public areas or into any other unit, either through the walls or via storefronts. NIA will grant more consideration to concessionaires who use sound to support product sales, such as headphones or music. However, at no time will NIA allow any noise that conflicts with other uses of the terminal, such as the public address system.



4.15 Security

The Concessionaire will be responsible for the safe securing of their premises during construction works. NIA will not be held responsible for any theft, loss or damage of the Concessionaire's or their contractor's goods, materials, equipment and merchandise.

Roller Shutter

Where roller shutters are considered appropriate for the Concessionaire's operational requirements, roller shutters shall be fabricated and installed by the Concessionaire. Details of their appearance, materials and finishes shall be issued to NIA for approval prior to fabrication and installation.

The roller shutter housing is encouraged to be hidden from the PAX visibility.



Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA's approval.



Noida
International Airport

Commercial Design Guidelines

VOLUME 2
FOOD & BEVERAGE

05.06.2023

1.0 Introduction

1.1 How to use this document

This Volume 2 of the Commercial Design Guidelines for the Noida International Airport focuses on the Food and Beverage Concessions. This document is to be read in conjunction with Volume 1 _ General Considerations of the Commercial Design Guidelines. All general considerations apply to the F&B units as well.

This document clearly outlines the intent, scope and the detailed requirements and provisions for each and every F&B Concessionaire space. It is the Concessionaire's responsibility to visit the site and verify existing conditions. Plans, elevations and renderings included in this Volume are for reference only and the concessionaire is encouraged to verify the accuracy of these drawings before submitting the design proposal for approvals.

Concessionaires must seek approval of their designs prior to construction/ fit out on site. The approval process and submittal requirements are outlined in Volume 1 _ General Considerations.

All concessionaires, including those with pre-established regional or national Design Standards will be expected to follow the guidelines outlined in this document to assure compatibility with neighbouring concessionaires and the overall image of the Airport.

This volume of the Commercial Design guidelines include :

F&B design Guidelines

F&B Categories and Scope Description

Lease Out Drawings (Annexure - I)

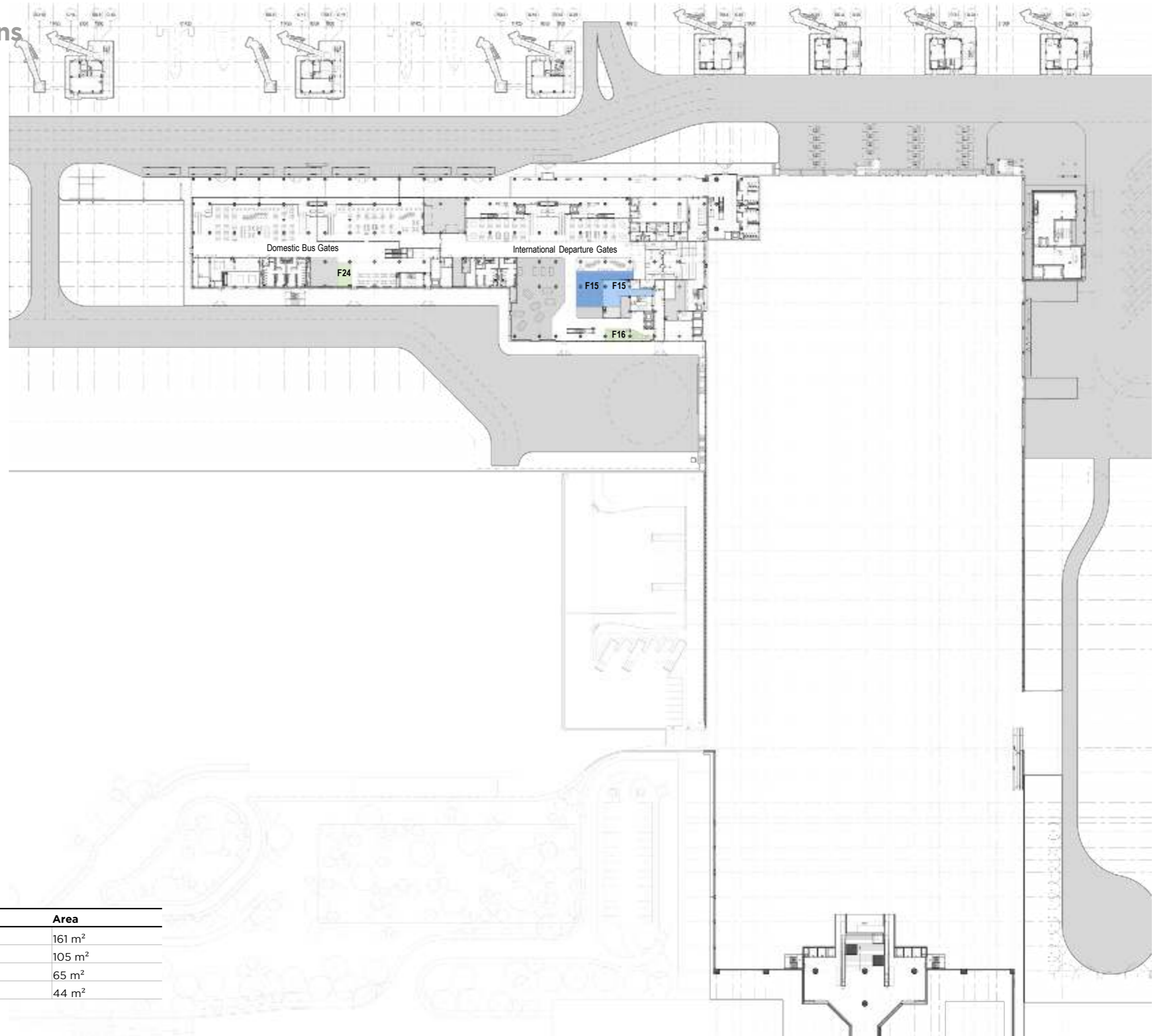
Commercial Scope Matrix and Service Load capacities (Annexure - II)



2.0 F&B Commercial Plans

2.1 Ground Floor

± 0.00 m (Pier)

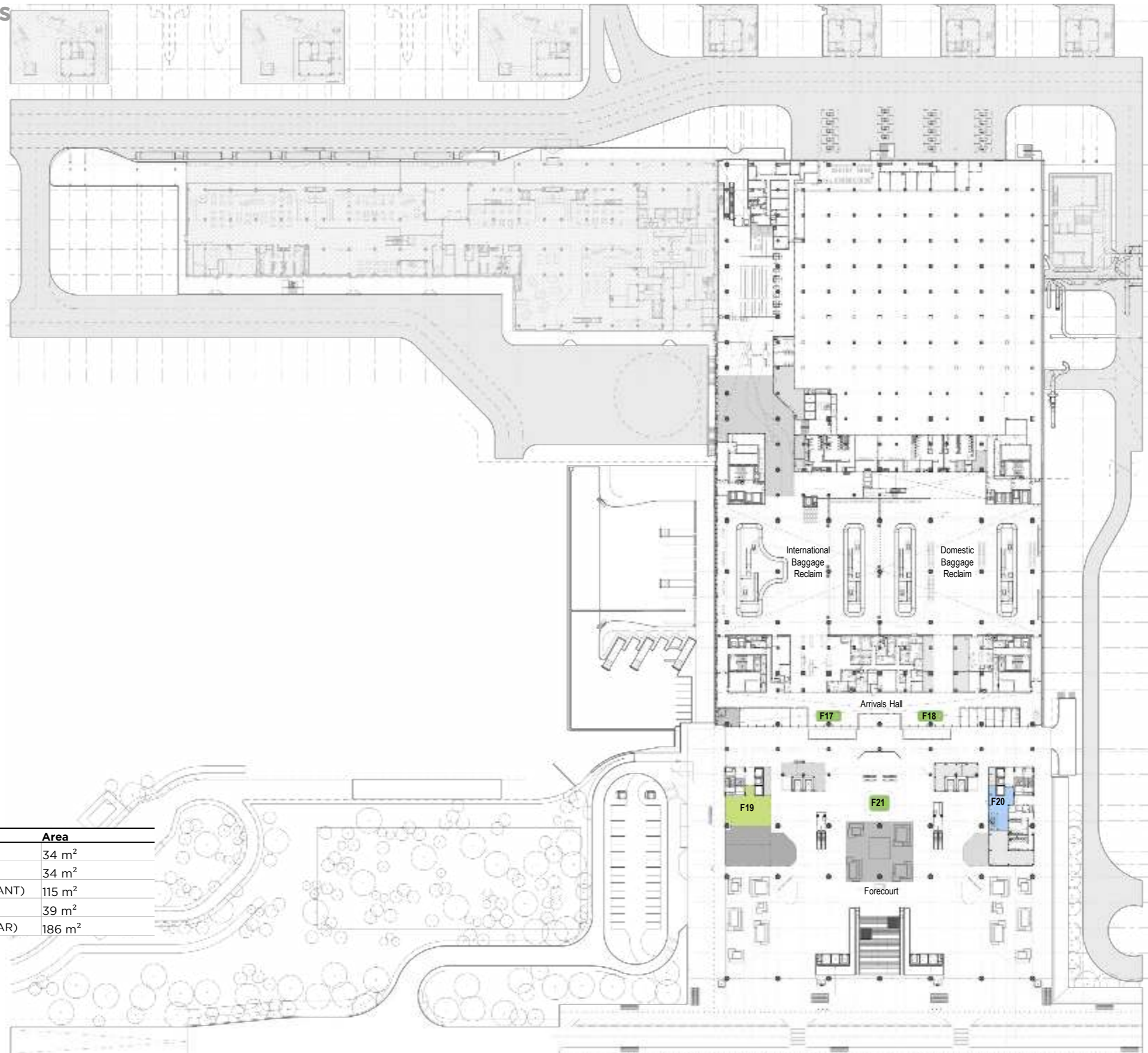


Color	Department	Name	Area
Blue	TYPE B3	F15 - F&B SEATING	161 m ²
Light Blue	TYPE B2	F15 - F&B KITCHEN	105 m ²
Light Green	TYPE A3	F16 - F&B	65 m ²
Light Green	TYPE A3	F24 - F&B	44 m ²

2.0 F&B Commercial Plans

2.2 Ground Floor

+3.10 m (Headhouse)



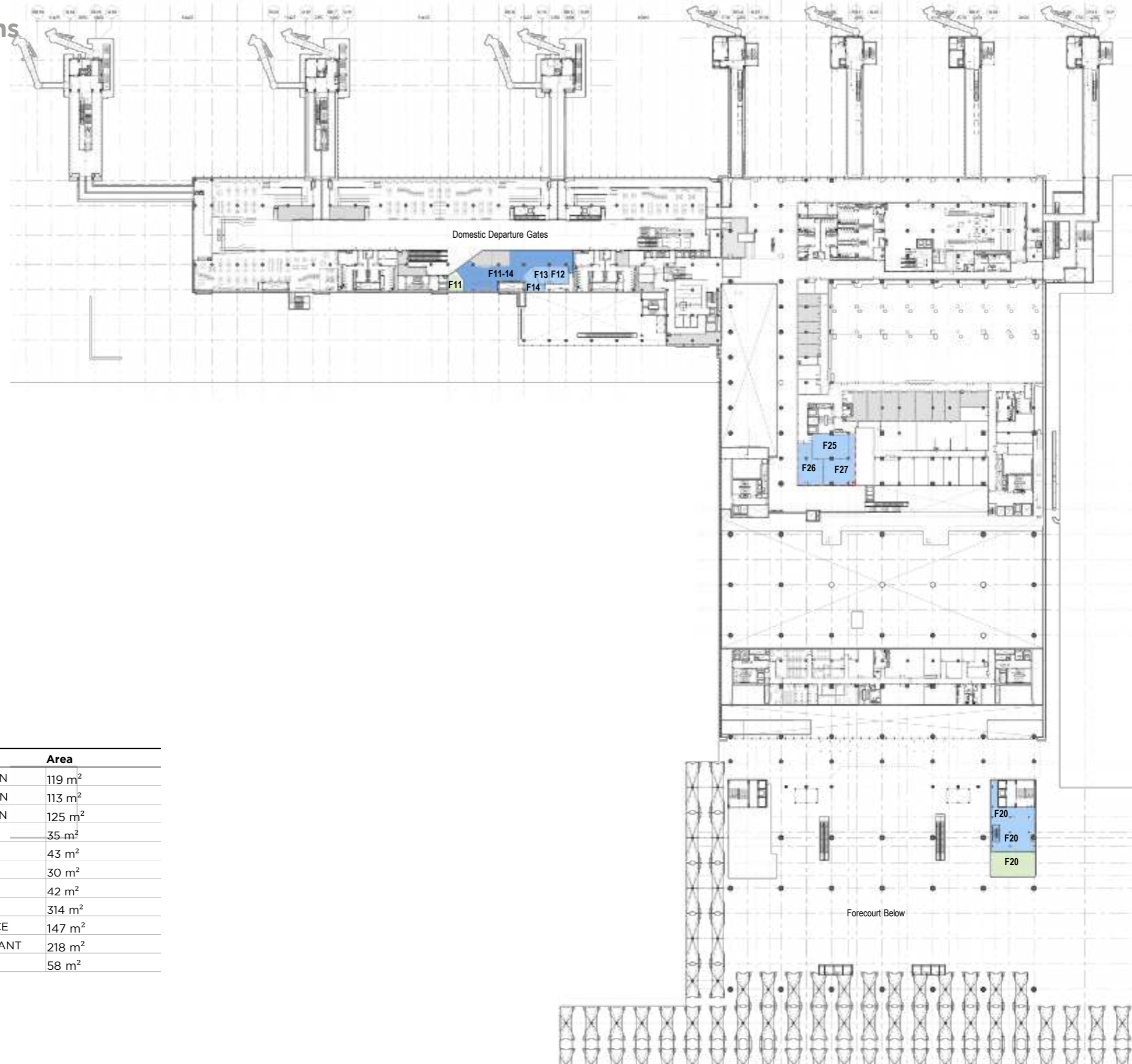
Color	Department	Name	Area
Green	TYPE A2	F17 - F&B (CAFE)	34 m ²
Green	TYPE A2	F18 - F&B (BAR)	34 m ²
Blue	TYPE B2	F20 - F&B (INDIAN RESTAURANT)	115 m ²
Green	TYPE A2.1	F21 - F&B (BRANDED CAFÉ)	39 m ²
Green	TYPE A5	F19 - F&B (RESTAURANT & BAR)	186 m ²

2.0 F&B Commercial Plans

2.3 First Floor L1

+7.00 m (Pier)

+7.45 m (Headhouse)

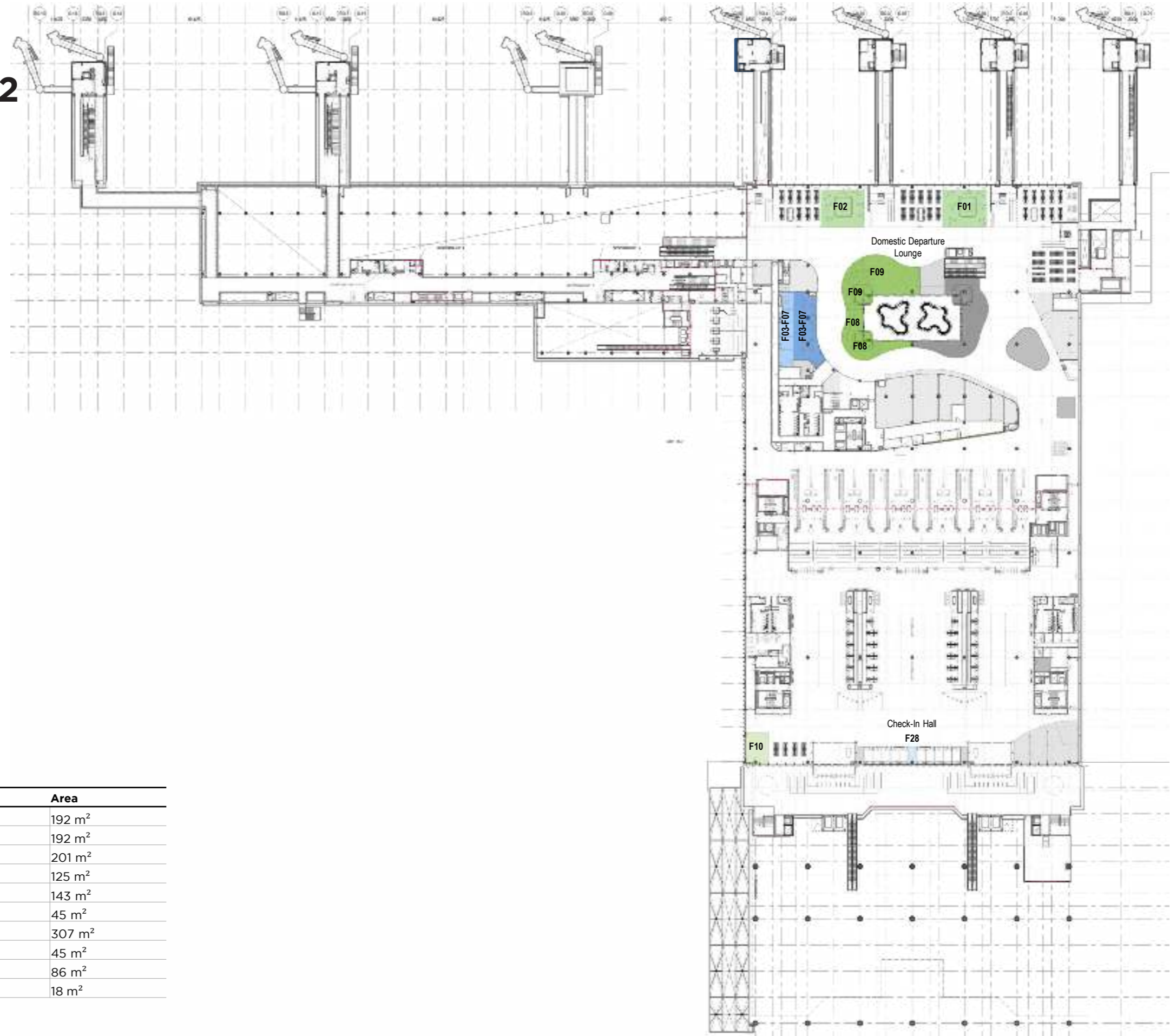


Color	Department	Name	Area
Blue	TYPE B2	F25 - CONCESSION /KITCHEN	119 m ²
Blue	TYPE B2	F26 - CONCESSION /KITCHEN	113 m ²
Blue	TYPE B2	F27 - CONCESSION /KITCHEN	125 m ²
Green	TYPE A3	F11 - F&B STORE	35 m ²
Light Blue	TYPE B2	F12 - F&B w/ KITCHEN	43 m ²
Light Blue	TYPE B2	F13 - F&B w/ KITCHEN	30 m ²
Light Blue	TYPE B2	F14 - F&B w/ KITCHEN	42 m ²
Light Blue	TYPE B3	F11-14 - F&B SEATING	314 m ²
Yellow	TYPE A3	F20 - COMMERCIAL TERRACE	147 m ²
Blue	TYPE B2	F20 - F&B INDIAN RESTAURANT	218 m ²
Purple	TYPE B2	F20 - F&B KITCHEN	58 m ²

2.0 Commercial Plans

2.4 Second Floor L2

+13.60 m (Headhouse)



Color	Department	Name	Area
Light Green	TYPE A2	F01 - F&B w/ SEATING	192 m ²
Light Green	TYPE A2	F02 - F&B w/ SEATING	192 m ²
Blue	TYPE B3	F03-F07 - F&B SEATING	201 m ²
Light Blue	TYPE B2	F03-F07 - F&B KITCHEN	125 m ²
Light Green	TYPE A1	F08 - F&B SEATING	143 m ²
Light Green	TYPE A1	F08 - F&B POD	45 m ²
Light Green	TYPE A1	F09 - F&B SEATING	307 m ²
Light Green	TYPE A1	F09 - F&B POD	45 m ²
Light Green	TYPE A3	F10 - F&B	86 m ²
Light Blue	TYPE B1	F28 - F&B	18 m ²

3.0 Commercial Categories

3.1 Type A1

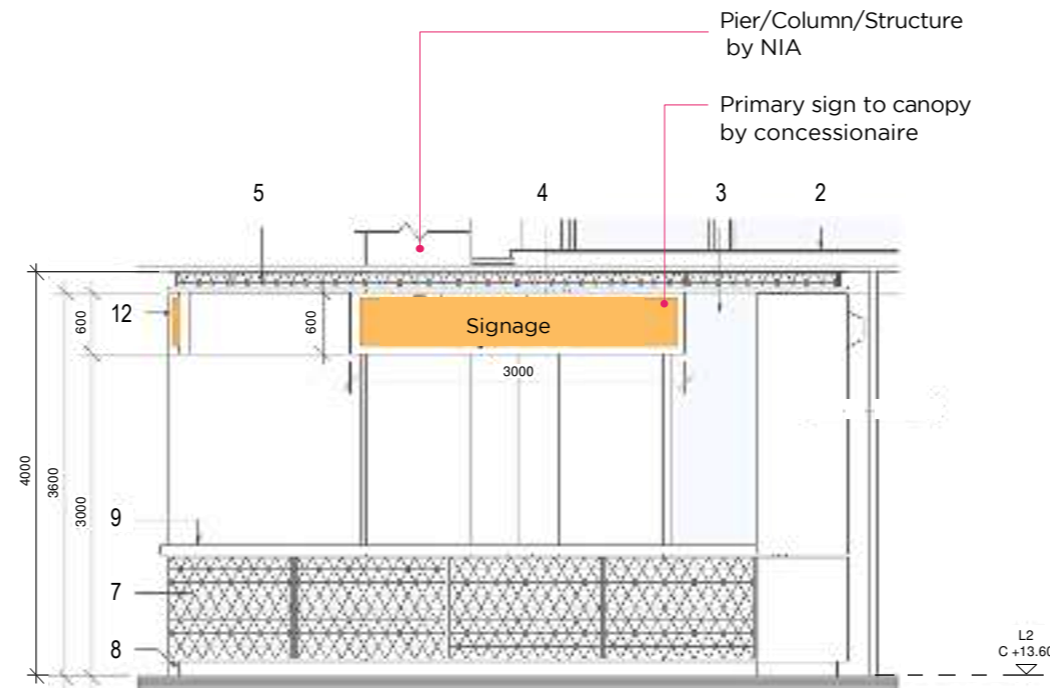
Standalone Commercial Units (F&B) at courtyard

By NIA*

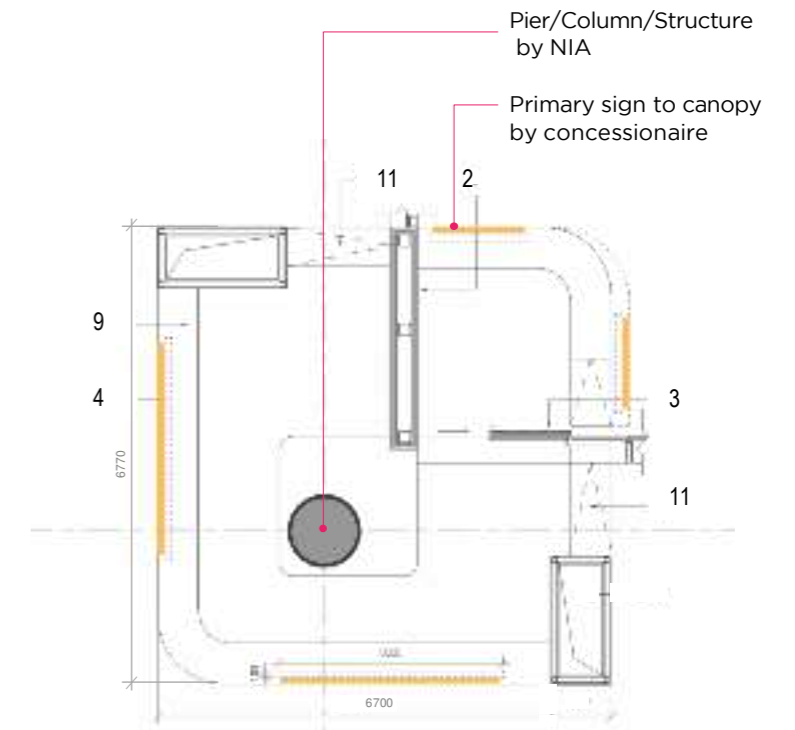
1. Flooring around the A1 POD at courtyard.
2. Courtyard PTB curtain wall
3. Door to courtyard
4. Internal canopy with open or closed lid depending on location, with jaali fascia and aluminium downstand panel to receive signage.
5. External canopy in the Courtyard with jaali fascia and aluminium downstand panel to receive signage

By Concessionaire*

6. Flooring within the POD
7. Jali patterned screen counter fascia panel as per design
8. Stainless steel skirting
9. Solid counter surface worktop, solid core counter surfaces
10. Integrated counter and Canopy LED light
11. Counter flap to match fixed counter panels
12. Primary sign to canopy; Primary sign to be centrally located within fascia area, 600 mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)



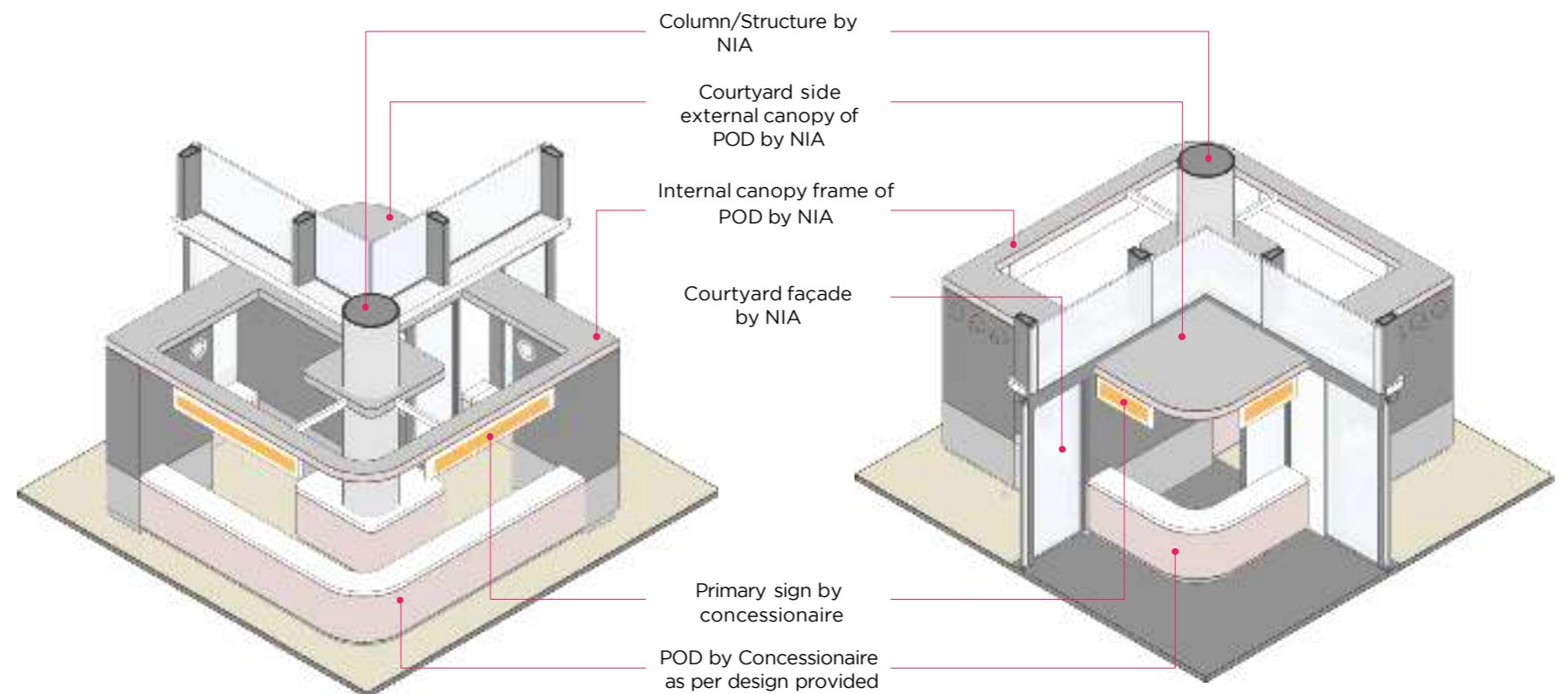
ELEVATION



PLAN



LEVEL 2 KEY PLAN



AXONOMETRIC**

AXONOMETRIC**

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The design of the pod will be provided by NIA. Since the pod is an integral part of the terminal courtyard, the concessionaire is expected to adhere to the given design

3.0 Commercial Categories

3.1 Type A1

Civil/Structure/steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed		✓	Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, Meter by NIA	Concessionaire to provide UPS as per requirement	IT-Consolidation Point	✓	
Civil/Struct steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / F&B Facia		✓	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal concessionaire space water piping by Concessionaire.	WiFi-within F&B	Not Applicable	
Ceiling	Not Applicable		Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓	
POD (with Canopy)	Canopy by NIA	POD by Concessionaire as per design provided by NIA	Fire Alarm	Not Applicable		Hotline	Not Applicable	
Brand Signages		✓	Upright Sprinklers	Not Applicable		PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers	Not Applicable		PA-F&B		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV	Not Applicable	
CCTV-External to F&B areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS	Not Applicable	
CCTV-within F&B		✓	HVAC	✓ Cooling of open F&B: Part of Departure cooling by NIA		Workstations	Not Applicable	
Access Control	Not Applicable							

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 Commercial Categories

3.2 Type A2

Standalone Commercial Units (Headhouse L2 North Façade)

General

Unit Category A2 to be designed, fabricated, constructed, installed and maintained by the concessionaire in accordance with NIA recommended palette of materials, finishes and colour palette, refer to VOL 1 General Considerations

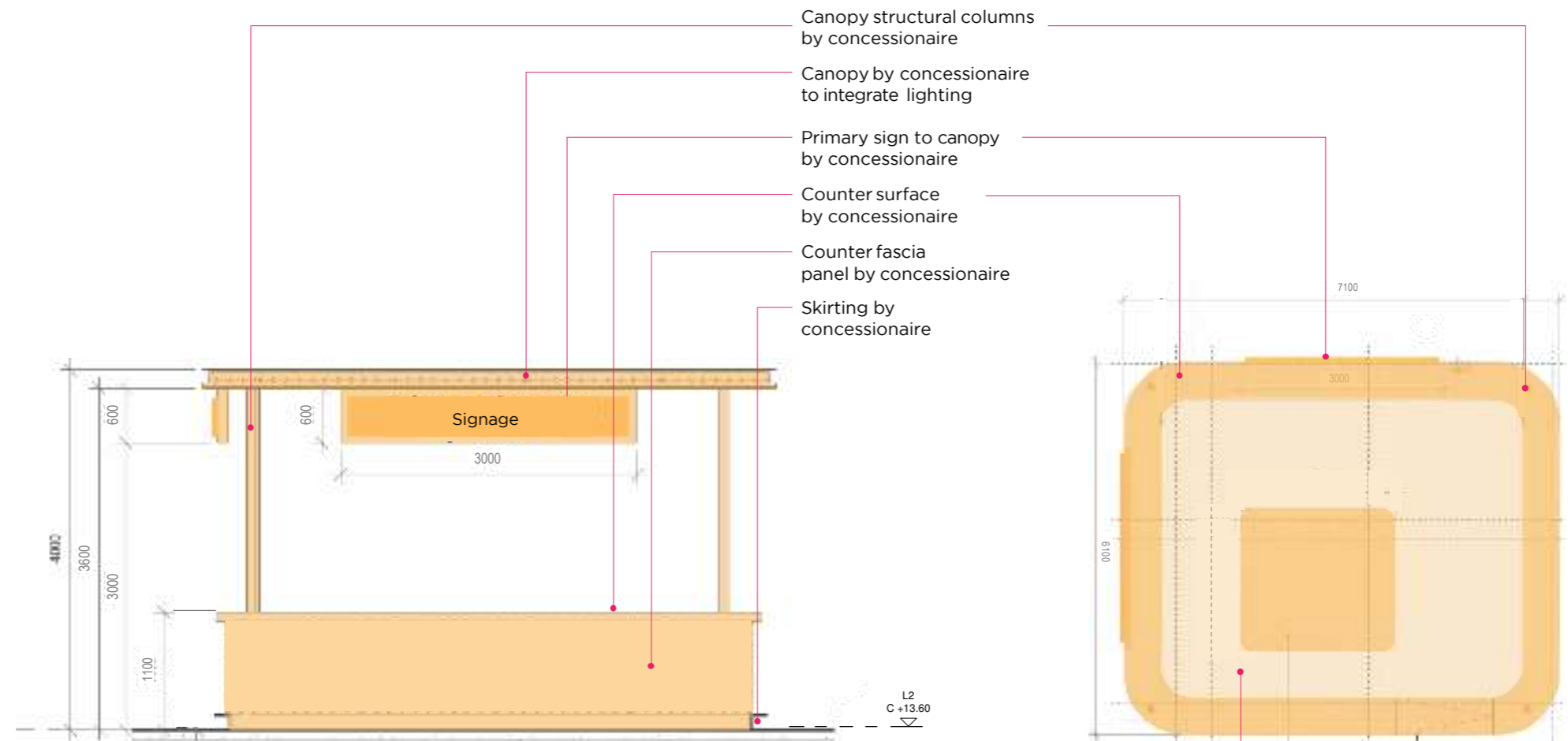
Concessionaire should ensure units have a consistency of visual appearance with Unit Category A1 by establishing matching datum levels during the design process and throughout fabrication with respect to the similar adjacent commercial units.

By Concessionaire*

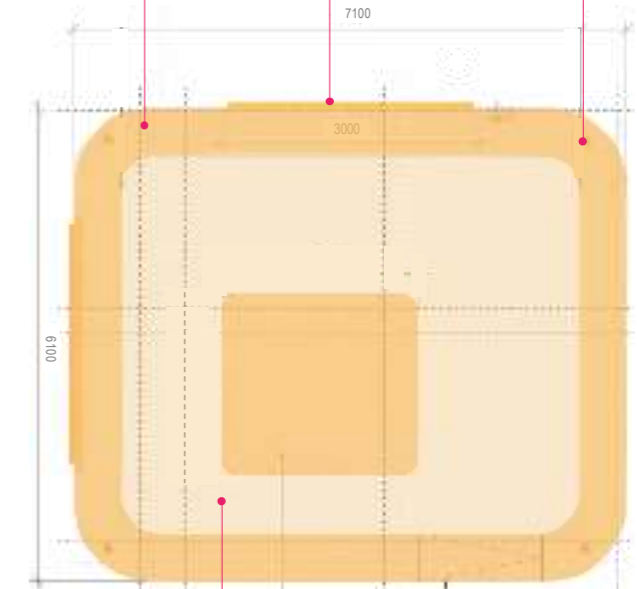
1. Counter fascia panel
2. Skirting
3. Thick solid core counter surfaces
4. Counter flap to match fixed counter panels
5. Internal canopy
6. Canopy integrated lighting
7. Canopy structural columns
8. Canopy signage and primary sign, primary sign to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)
9. Flooring (within the POD)



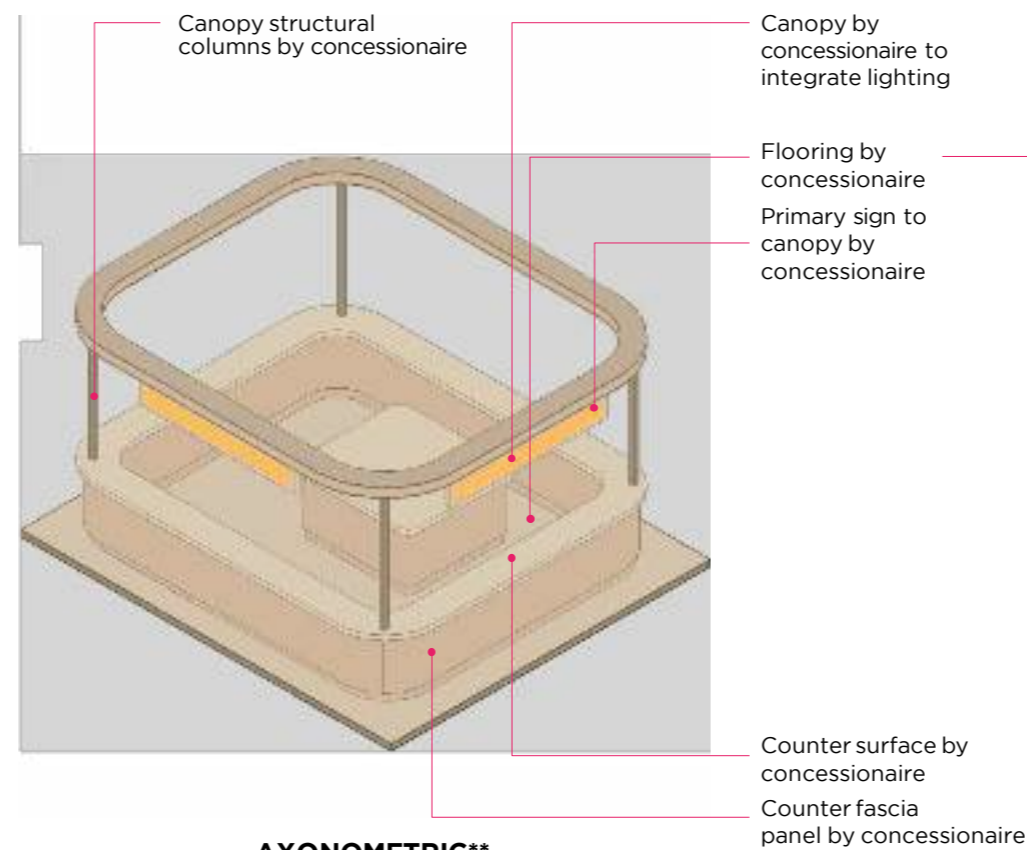
LEVEL 2 KEY PLAN



ELEVATION**



PLAN (FIXED DIMENSIONS)**



AXONOMETRIC**

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The diagrams provided are for reference purposes only and are neither restrictive nor obligatory. The concessionaire is encouraged to creatively design these pods in accordance with the guidelines outlined in this document

3.0 Commercial Categories

3.2 Type A2

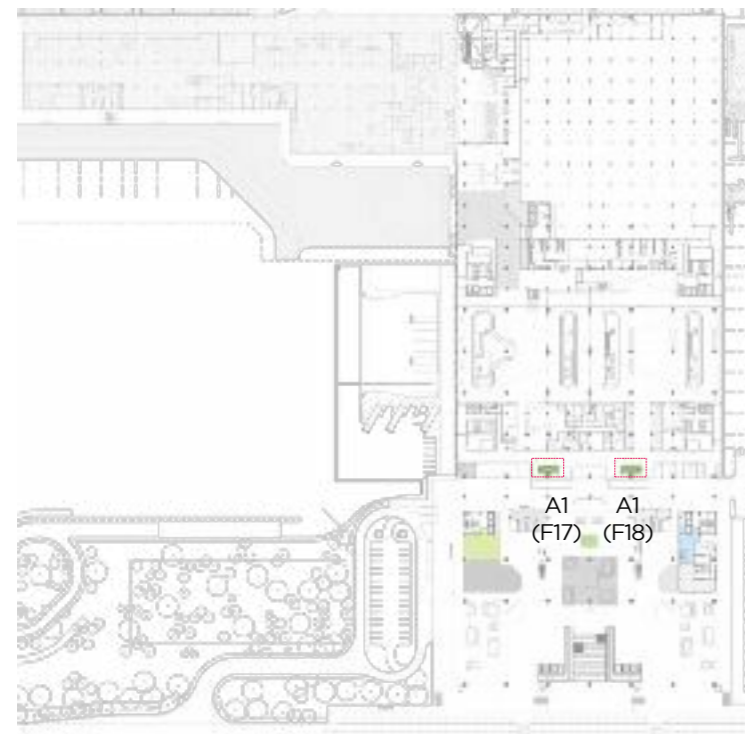
Arrival Hall (F17 & F18)

General

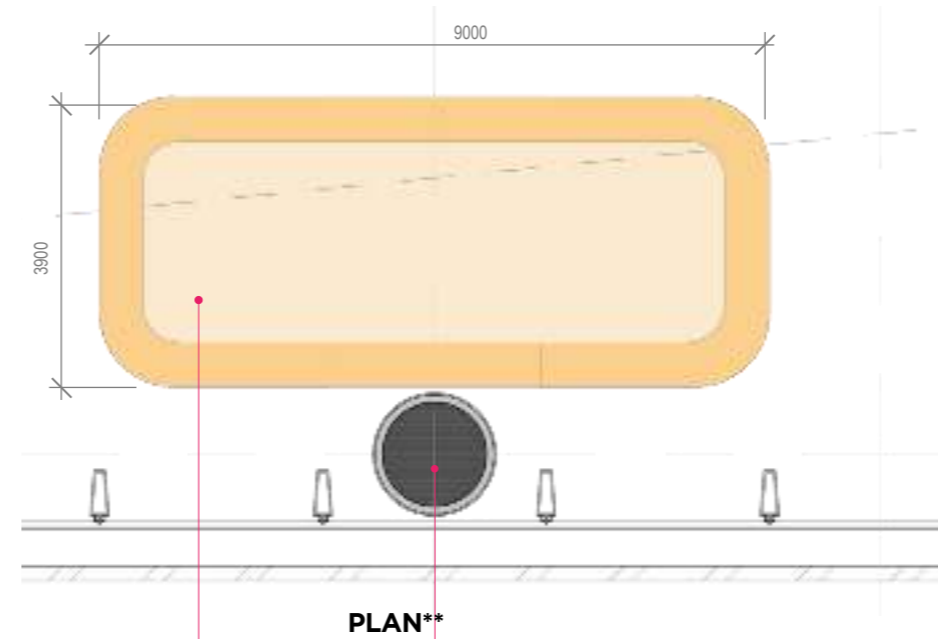
Unit Category A2 to be designed, fabricated, constructed, installed and maintained by the concessionaire in accordance with NIA recommended palette of materials, finishes and colour palette, refer to VOL 1 : General Considerations. Concessionaire should ensure units have a consistency of visual appearance with Unit Category A1 by establishing matching datum levels during the design process and throughout fabrication with respect to the similar adjacent commercial units.

By Concessionaire*

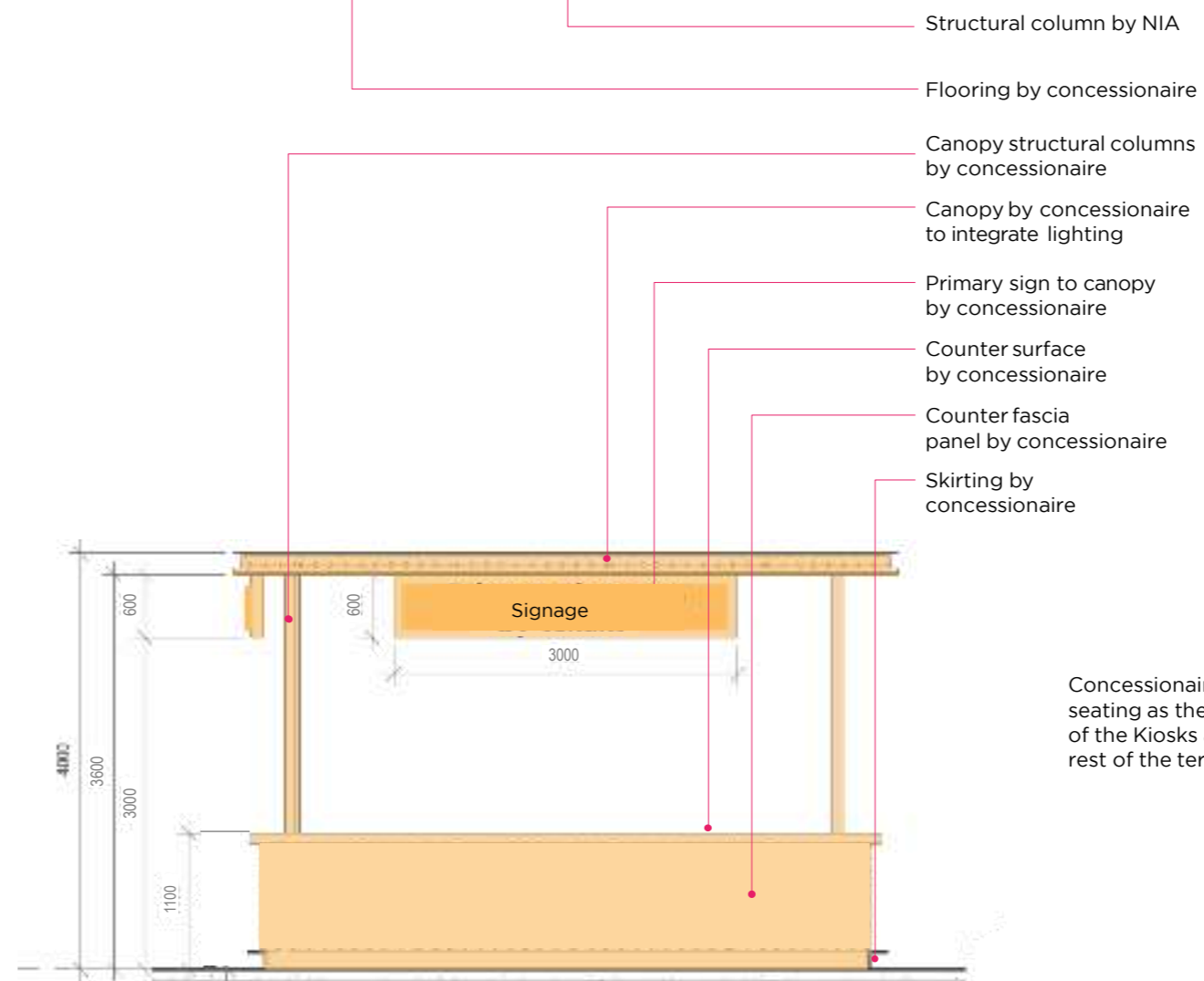
1. Counter fascia panel
2. Skirting
3. Thick solid core counter surfaces
4. Counter flap to match fixed counter panels
5. Internal canopy
6. Canopy integrated lighting
7. Canopy structural columns
8. Canopy signage and primary sign, primary sign to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)
9. Flooring within POD



GROUND FLOOR KEY PLAN



PLAN**



ELEVATION**

Structural column by NIA

Flooring by concessionaire

Canopy structural columns by concessionaire

Canopy by concessionaire to integrate lighting

Primary sign to canopy by concessionaire

Counter surface by concessionaire

Counter fascia panel by concessionaire

Skirting by concessionaire

Concessionaire to design display kiosks and seating as they desire maintaining the heights of the Kiosks and signages consistent with the rest of the terminal.

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The diagrams provided are for reference purposes only and are neither restrictive nor obligatory. The concessionaire is encouraged to creatively design these pods in accordance with the guidelines outlined in this document

3.0 Commercial Categories

3.3 Type A2.1

Forecourt (F21 exterior unit)

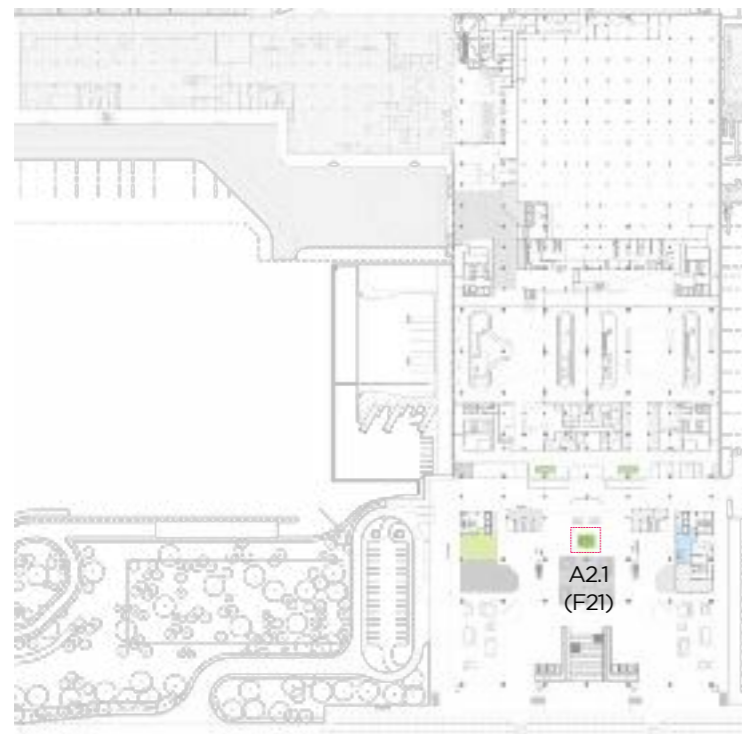
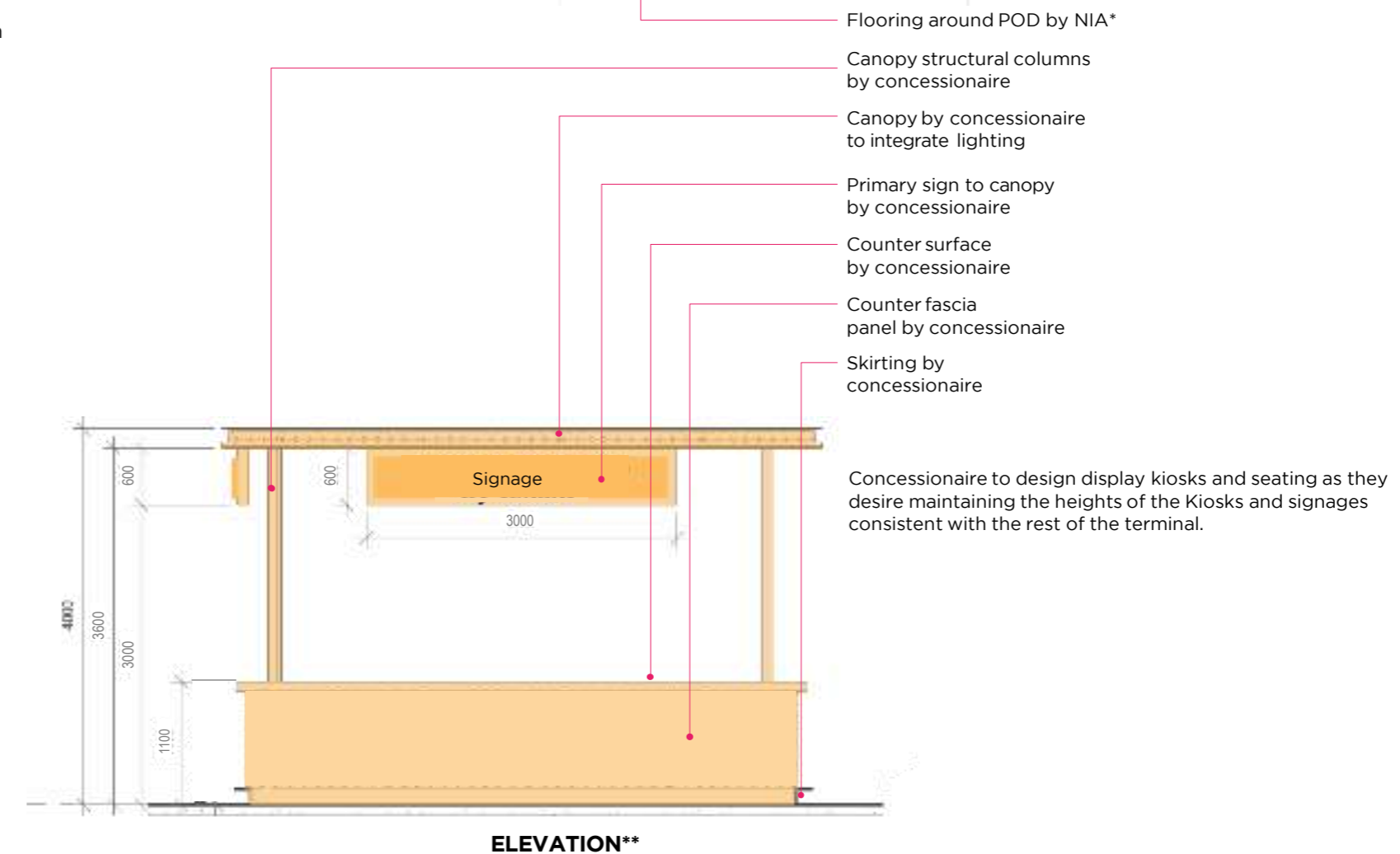
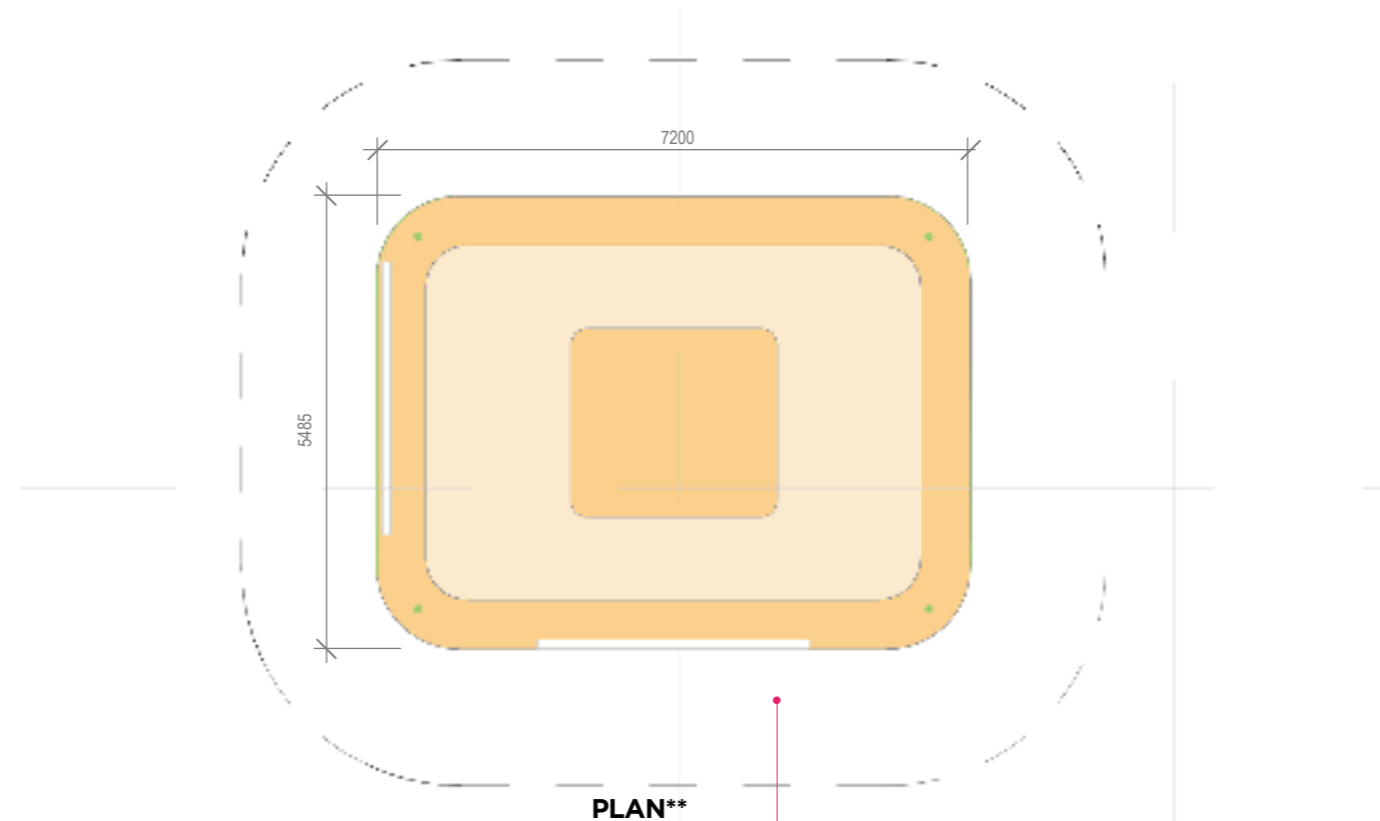
General

Unit Category A2.1 to be designed, fabricated, constructed, installed and maintained by the concessionaire in accordance with NIA recommended palette of materials, finishes and colour palette, refer to Vol. 1: General Considerations.

Concessionaire should ensure that units have a consistency of visual appearance with Unit Category A2 by establishing matching datum levels during the design process and throughout fabrication with respect to the similar adjacent commercial units.

By Concessionaire*

1. Counter fascia panel
2. Skirting
3. Thick solid core counter surfaces
4. Counter flap to match fixed counter panels
5. Canopy
6. Canopy signage and primary sign, primary sign to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)
7. Flooring within POD



GROUND FLOOR KEY PLAN

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The diagrams provided are for reference purposes only and are neither restrictive nor obligatory. The concessionaire is encouraged to creatively design these pods in accordance with the guidelines outlined in this document

3.0 F&B Categories

3.2 Type A2

Standalone Commercial Units (F&B)

Civil/Structure/Steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓ As per LOD	✓ As per LOD	Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, Meter by NIA	Concessionaire to provide UPS as per requirement	IT-Consolidation Point	✓	
Civil/Struct steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / F&B Facia		Not Applicable	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		Not Applicable	Water	Water point stubout along with water meter within Concessionaire space.	Internal concessionaire space water piping by Concessionaire.	WiFi-within F&B		Not Applicable
Ceiling		Not Applicable	Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓	
POD (with Canopy)		✓	Fire Alarm		Not Applicable	Hotline		Not Applicable
Brand Signages		✓	Upright Sprinklers		Not Applicable	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		Not Applicable	PA-F&B		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV		Not Applicable
CCTV-External to F&B areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS		Not Applicable
CCTV-within F&B		✓	HVAC	✓ Cooling of open F&B: Part of Departure cooling by NIA		Workstations		Not Applicable
Access Control	Not Applicable							

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 F&B Categories

3.4 Type A3

F&B Unit (Open Concept)

Category A3 are open units without demising partitions or ceilings.

By NIA*

Flooring and main ceiling by NIA

By Concessionaire*

The design, planning, fit-out and merchandising lay out will be undertaken by the concessionaire located in the agreed demise as indicated in the Commercial plans. Reference heights for the PODS in each unit may vary and is specified below.

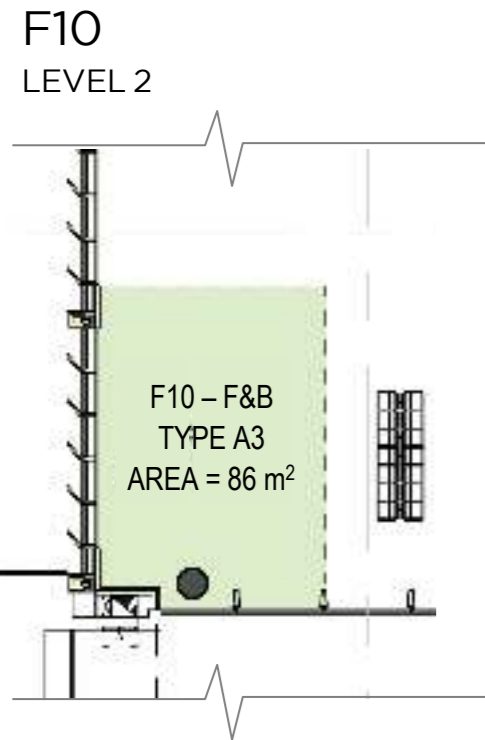
Proposed plans, materials, finishes, store planograms, FF&E and brand signage shall be issued to NIA to obtain approval prior to implementation on site.



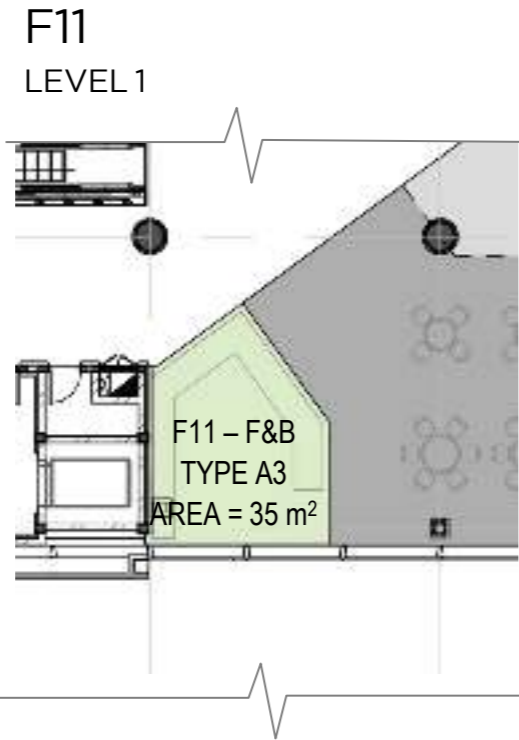
*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

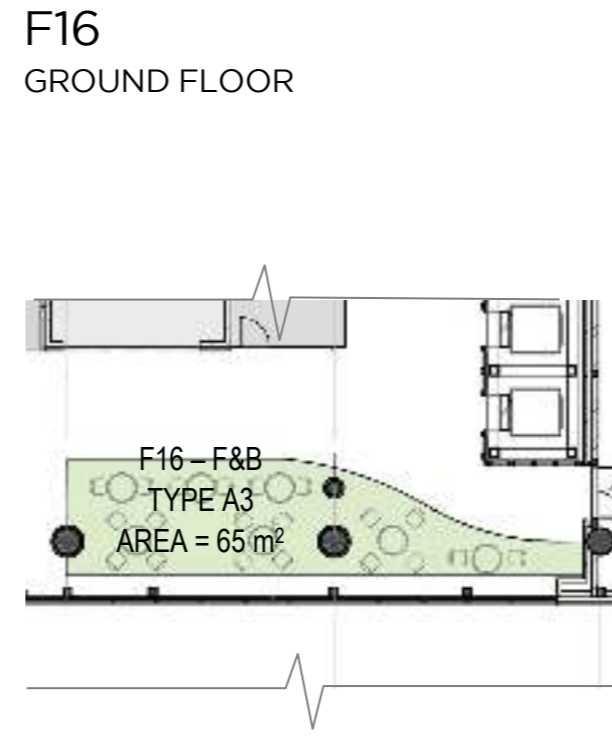
3.4 Type A3



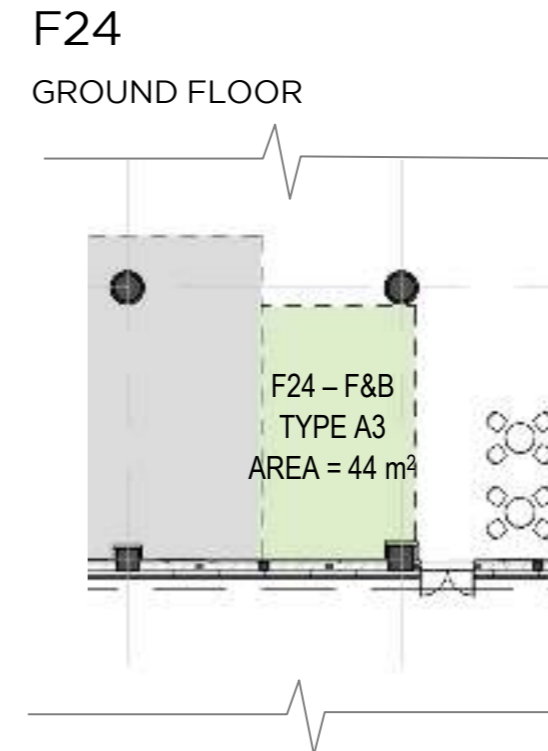
1. Flooring by NIA
2. Concessionaire to design display kiosks as they desire maintaining the heights of the Kiosks and signages consistent with the adjacent F&B areas. (Check A2 for reference heights)
3. Minimum offset to be maintained from the Façade of the terminal as detailed out in the Lease Out Drawings.



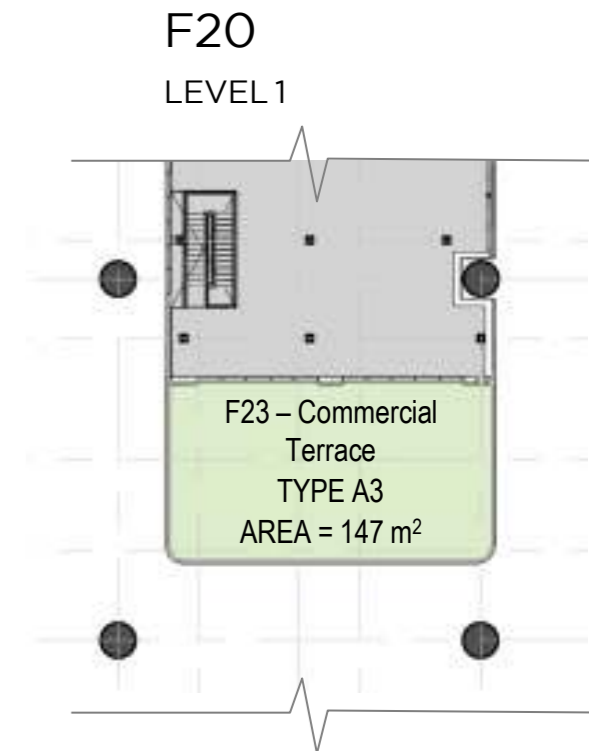
1. Flooring by NIA
2. Concessionaire to design display kiosks and seating as they desire maintaining the heights of the Kiosks and signages consistent with the adjacent F&B areas. (Check B2 [F12-14] for reference heights)
3. Minimum offset to be maintained from the Façade of the terminal as detailed out in the Lease Out Drawings.



1. Flooring by NIA
2. Concessionaire to design display kiosks and seating as they desire maintaining the heights of the Kiosks and signages consistent with the rest of the terminal (Check A2 for reference heights)
3. Minimum offset to be maintained from the Façade of the terminal as detailed out in the Lease Out Drawings.



1. Flooring by NIA
2. Concessionaire to design display kiosks as they desire maintaining the heights of the Kiosks and signages consistent with the adjacent F&B areas. (Check A3 [F11] for reference heights)
3. Minimum offset to be maintained from the Façade of the terminal as detailed out in the Lease Out Drawings.



1. Flooring by NIA
2. Landscape by NIA.
3. Lighting of the Terrace by NIA as part of Landscape.
4. Concessionaire to integrate seating with the existing landscape of the terrace.
5. There are no PODS in this A3 unit.
6. Since this is an outdoor unit the service provisions may vary. Refer Annexure - II.

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The diagrams provided are for reference purposes only and are neither restrictive nor obligatory. The concessionaire is encouraged to creatively design these pods in accordance with the guidelines outlined in this document

3.0 F&B Categories

3.4 Type A3

F&B Unit (Open Concept)

Civil/Structure/Steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, Meter by NIA	Concessionaire to provide UPS as per requirement.	IT-Consolidation Point	✓	
Civil/Struct steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish	✓		Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / F&B Facia		Not Applicable	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		Not Applicable	Water	Water point stubout along with water meter within Concessionaire space	Internal concessionaire space water piping by Concessionaire.	WiFi-within F&B		Not Applicable
Ceiling		Not Applicable	Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓	
POD (with Canopy)		Not Applicable	Fire Alarm		Not Applicable	Hotline		Not Applicable
Brand Signages		✓	Upright Sprinklers		Not Applicable	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		Not Applicable	PA-F&B		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV		Not Applicable
CCTV-External to F&B areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS		Not Applicable
CCTV-within F&B		✓	HVAC	Not Applicable		Workstations		Not Applicable
Access Control	Not Applicable							

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 F&B Categories

3.5 Type A5

West Pavilion (Forecourt)

By NIA*

1. Flooring
2. Services as listed in the Commercial Scope Matrix and Service Load Capacities.

By Concessionaire*

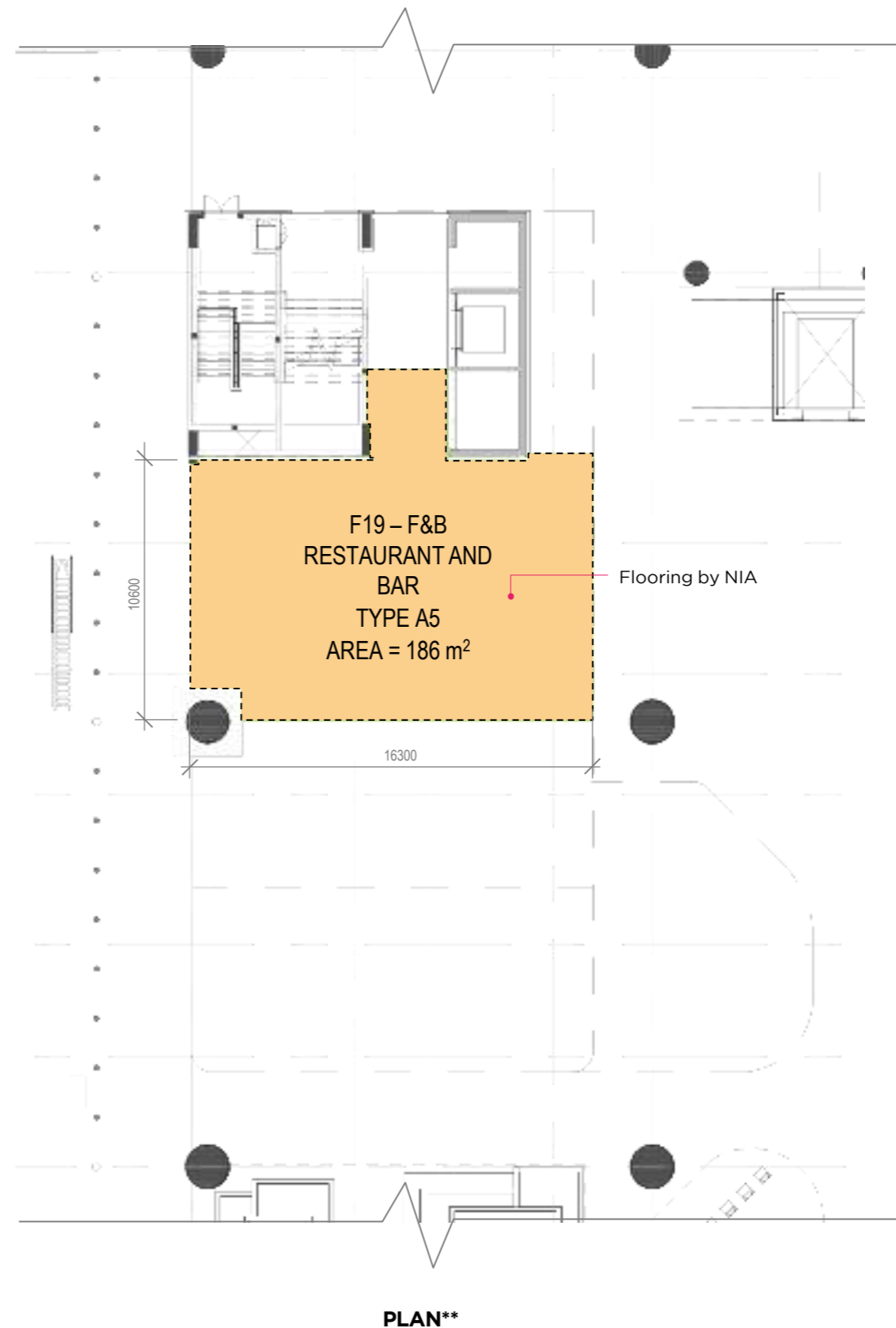
1. Civil Structure similar but not restrictive to the F&B unit F20. To be integrated with the terminal vertical cores to access the departure concourse.
2. Primary sign (Cut letters signage) to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)
3. While the concessionaire can propose unique design for the façade and the overall layout of the unit the datum heights and elevation levels should match that of the east pavilion.
4. Positioning of the structural support shall be similar to the East Pavilion.



GROUND FLOOR KEY PLAN

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The diagrams provided are for reference purposes only and are neither restrictive nor obligatory. The concessionaire is encouraged to creatively design this in accordance with the guidelines outlined in this document



3.0 F&B Categories

3.5 Type A5

F&B Unit (West Pavillion to be Built by the Concessionaire)

Civil/Structure/Steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, , Meter by NIA	Concessionaire to provide UPS as per requirement.	IT-Consolidation Point	✓	
Civil/Struct steel Works		✓	Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish	✓		Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / F&B Facia		✓	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal concessionaire space water piping by Concessionaire.	WiFi-within F&B	Not Applicable	
Ceiling		✓	Drainage	Stubout (drain point) within concessionaire space		Radio Transm- sion	✓	
POD (with Canopy)	Not Applicable		Fire Alarm		✓	Hotline	Not Applicable	
Brand Signages		✓	Upright Sprinklers		✓	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-F&B		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV	Not Applicable	
CCTV-External to F&B areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS	Not Applicable	
CCTV-within F&B		✓	HVAC	As per Service Load Capacities Matrix (Annexure II)		Workstations	Not Applicable	
Access Control	Not Applicable							

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 F&B Categories

3.6 Type B

8.5.1 Location Plan

Type B1 - Enclosed F&B

Type B2 - Enclosed F&B with Kitchen

Type B3 - Enclosed Foodcourt Seating Areas



3.0 F&B Categories

3.7 Type B2 (L2 Headhouse)

Enclosed F&B with Kitchen Type (F03-07)

By NIA*

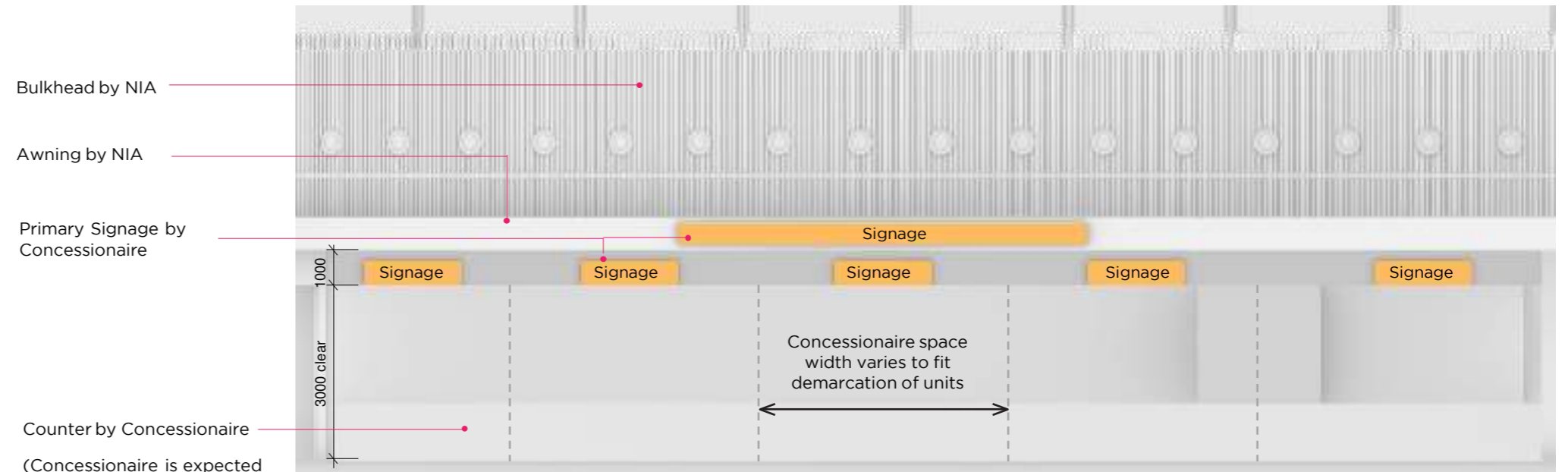
1. Steel frame awning
2. Primary steelworks
3. Aluminium flat signage fascia panel
4. Data/Connectivity/Consolidation point
5. Flooring demarcation including transition stainless steel strip

By Concessionaire*

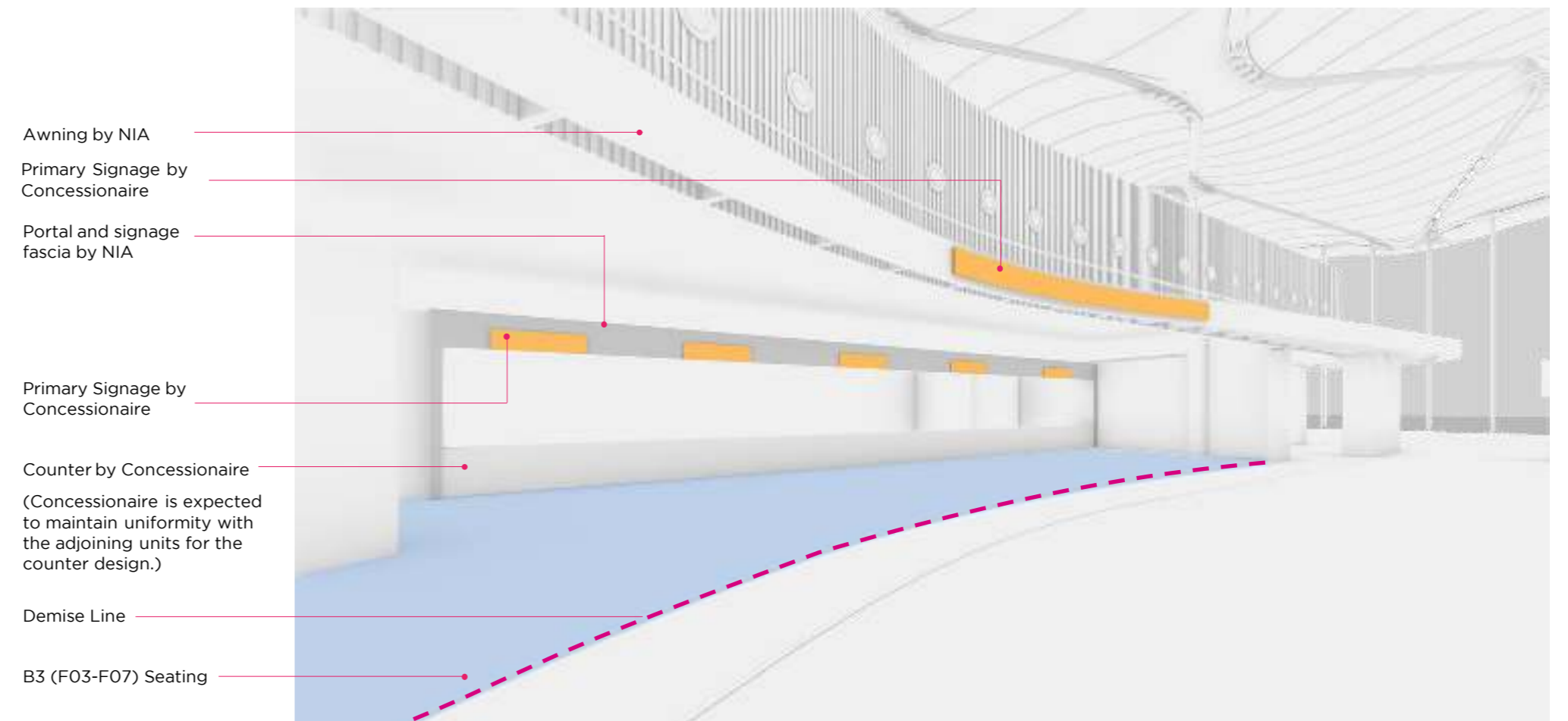
6. Soffit treatment to awning. Detail to submit to NIA for approval, concessionaire material to the soffit of the canopy to be of non combustible material
7. Ceiling
8. Lighting to follow primary awning by concessionaire
9. Primary and Secondary Signage (cut letters) to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)



**LEVEL 2
KEY PLAN**



ELEVATION



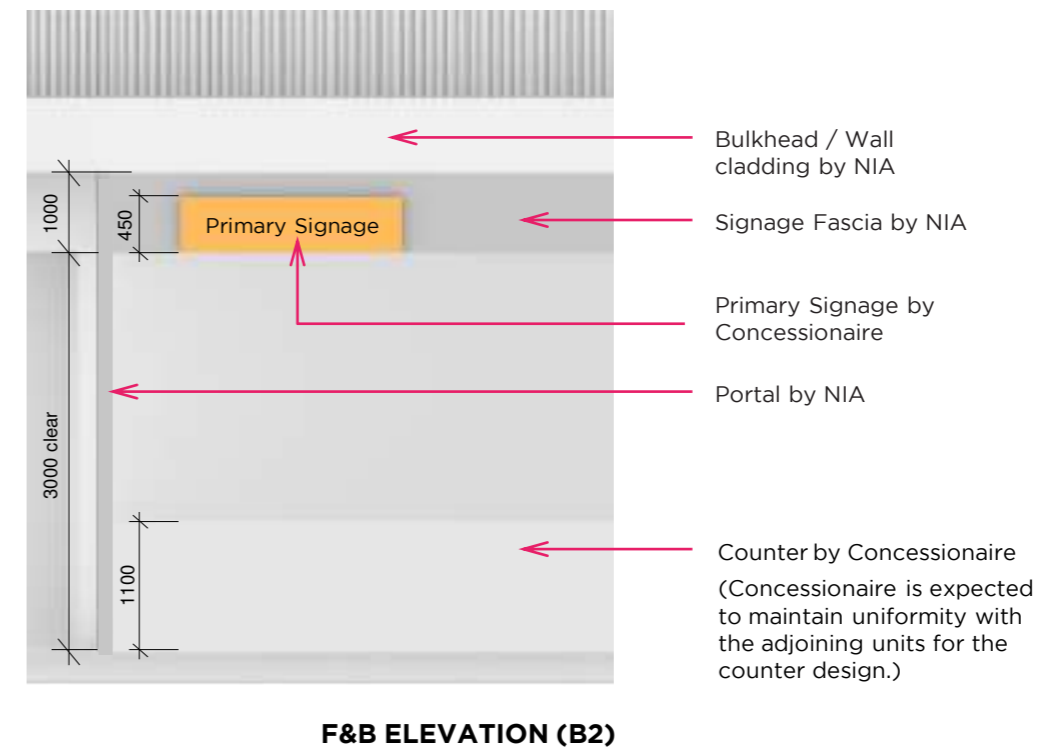
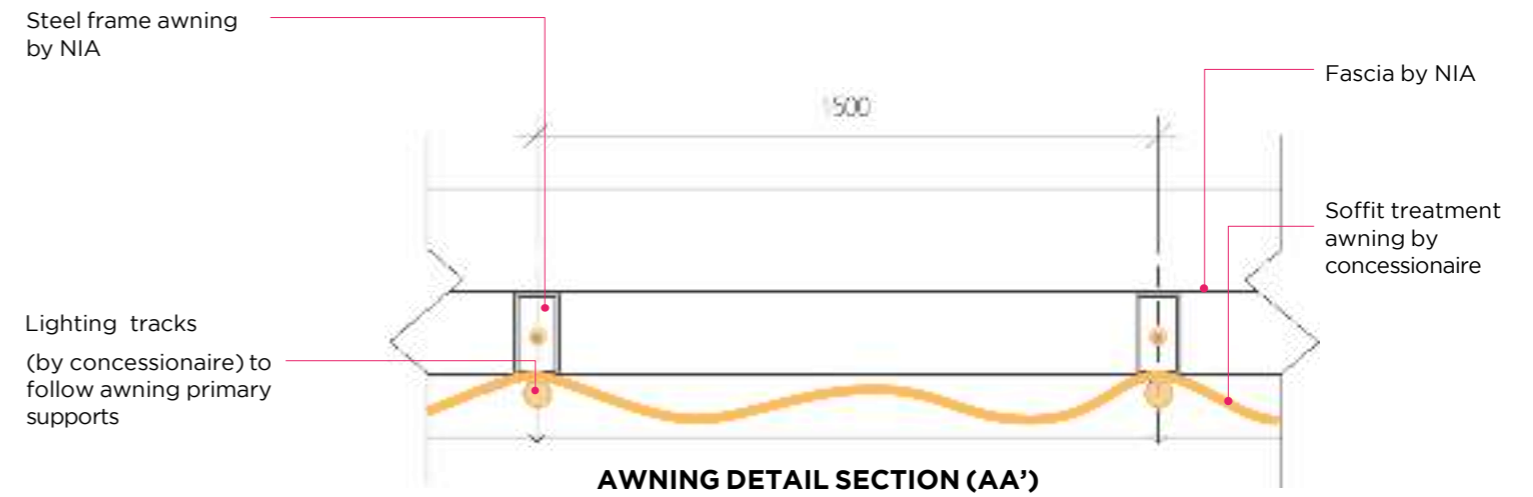
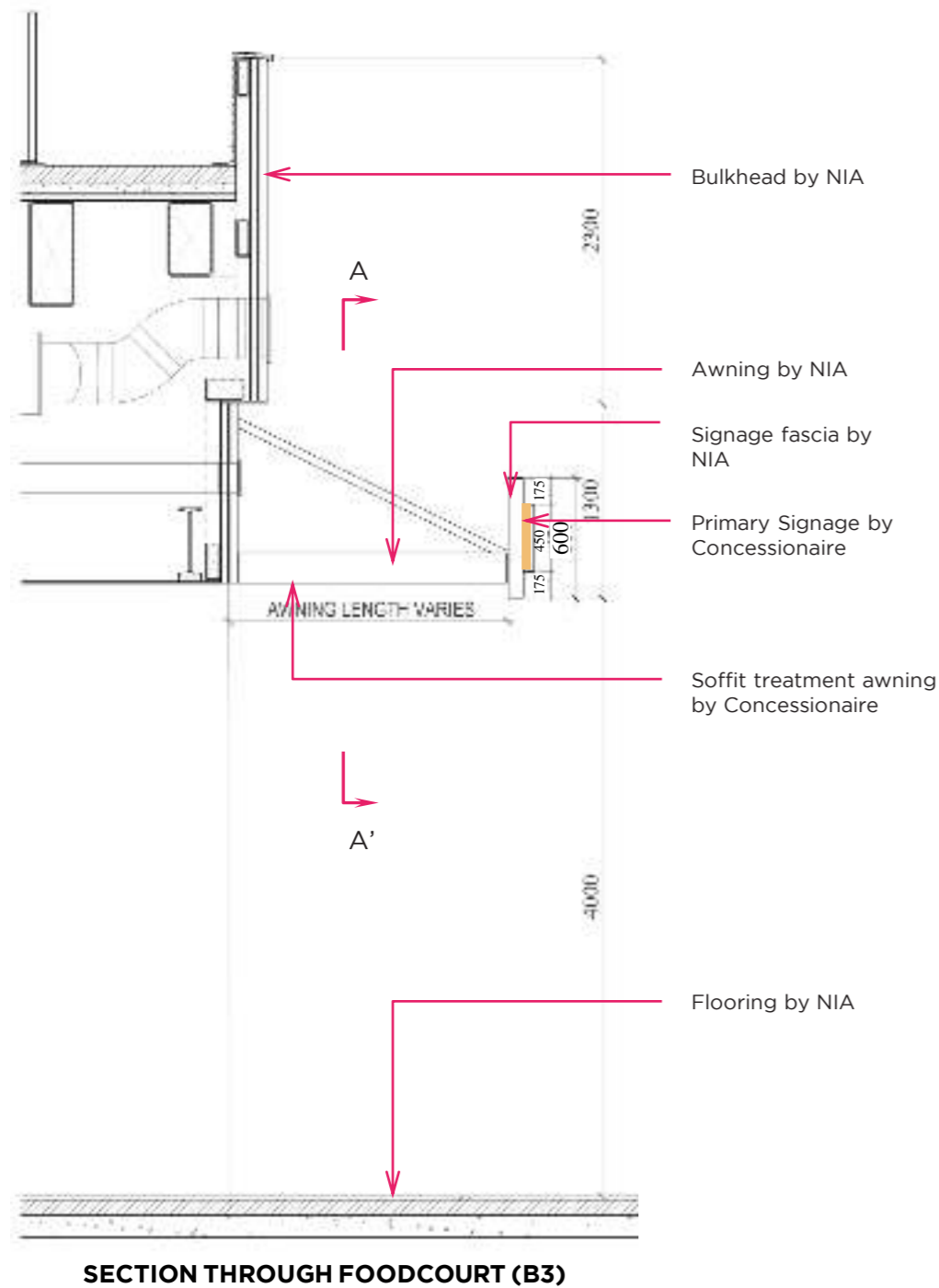
PERSPECTIVE

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

3.7 Type B2 (L2 Headhouse)

Enclosed F&B with Kitchen Type (F03-07)



3.0 F&B Categories

3.7 Type B2 (L1 Pier)

Enclosed F&B with Kitchen Type (F12-14)

By NIA*

1. Steel frame awning
2. Aluminium flat signage fascia panel
3. Flooring demarcation including transition stainless steel strip

By Concessionaire*

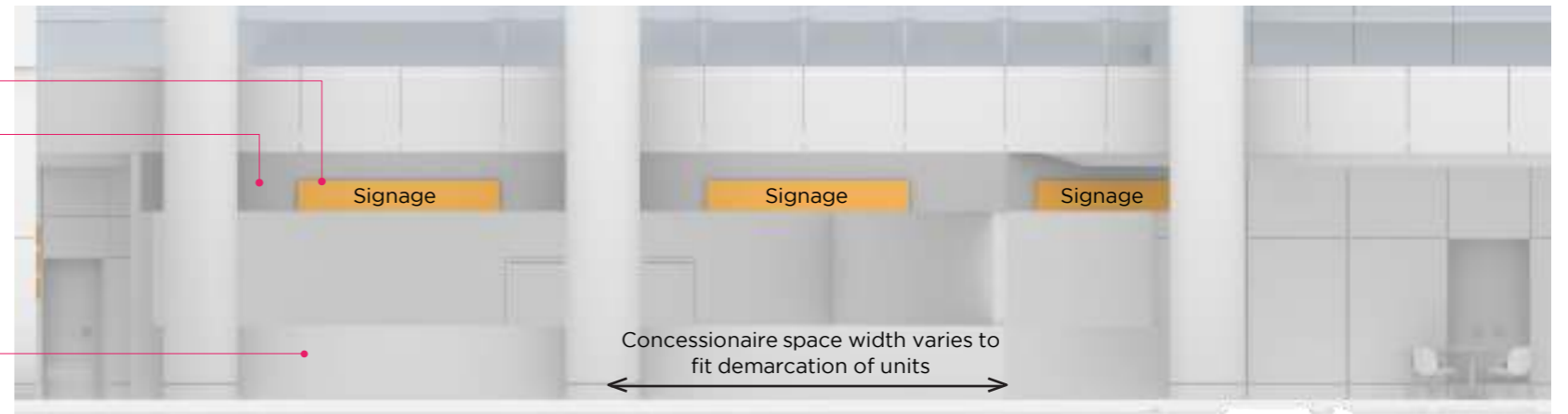
1. Ceiling
2. Primary sign (Cut letters signage) to be centrally located within fascia area, as applicable (in which the maximum height of the Signage Graphic / Letters to be 450 mm)

Primary Signage by Concessionaire

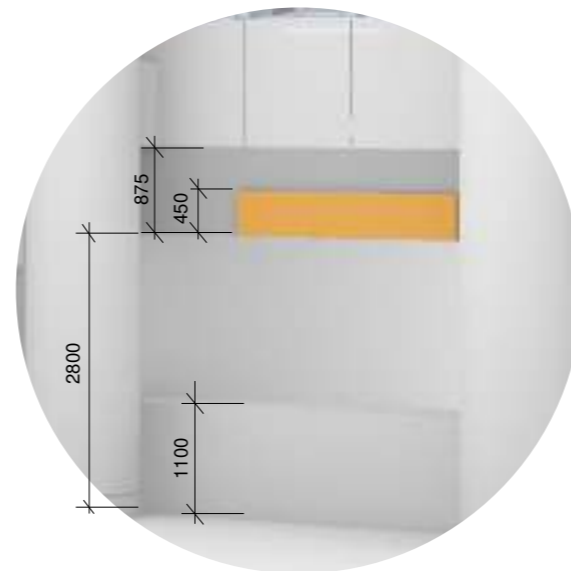
Signage fascia by NIA

Counter by Concessionaire

(Concessionaire is expected to maintain uniformity with the adjoining units for the counter design.)



ELEVATION



DETAIL A (F12)



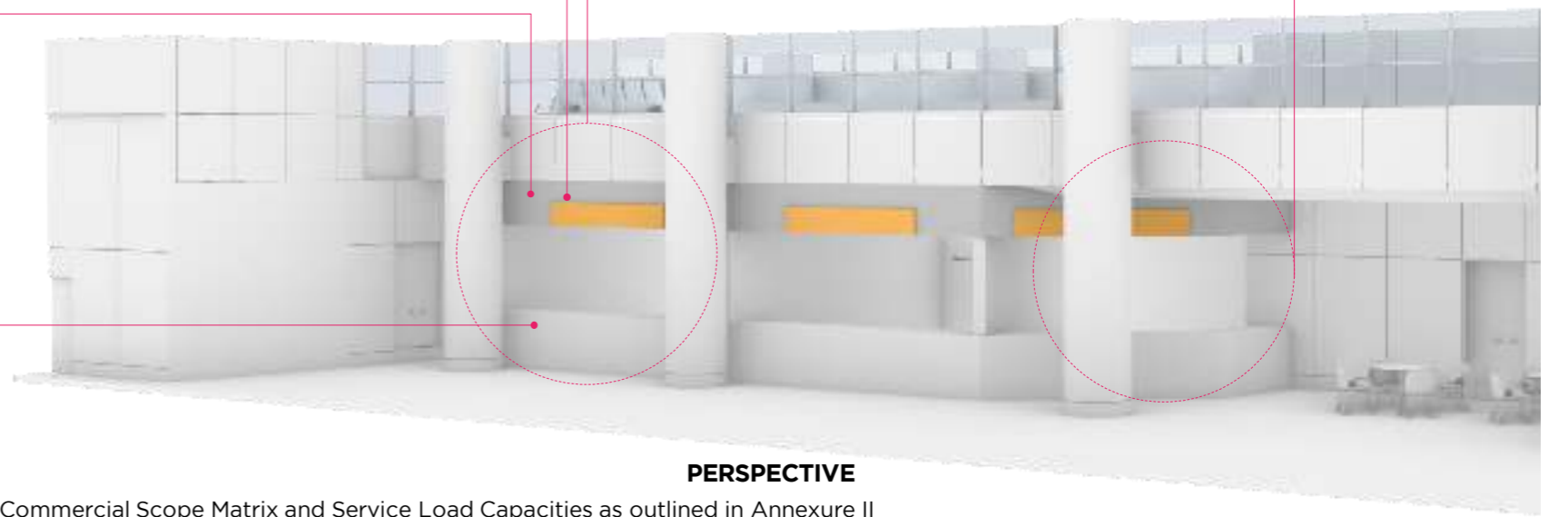
DETAIL B (F14)

Primary Signage by Concessionaire

Signage fascia by NIA

Counter by Concessionaire

(Concessionaire is expected to maintain uniformity with the adjoining units for the counter design.)



PERSPECTIVE



**LEVEL 1
KEY PLAN**

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

3.7 Type B2 (IDL)

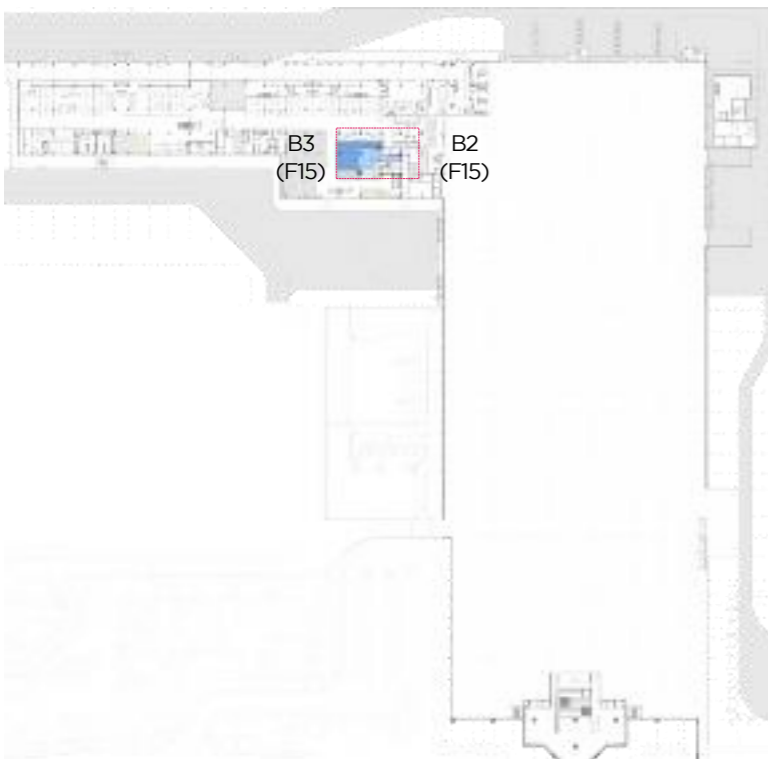
Enclosed F&B with Kitchen Type (F15)

By NIA*

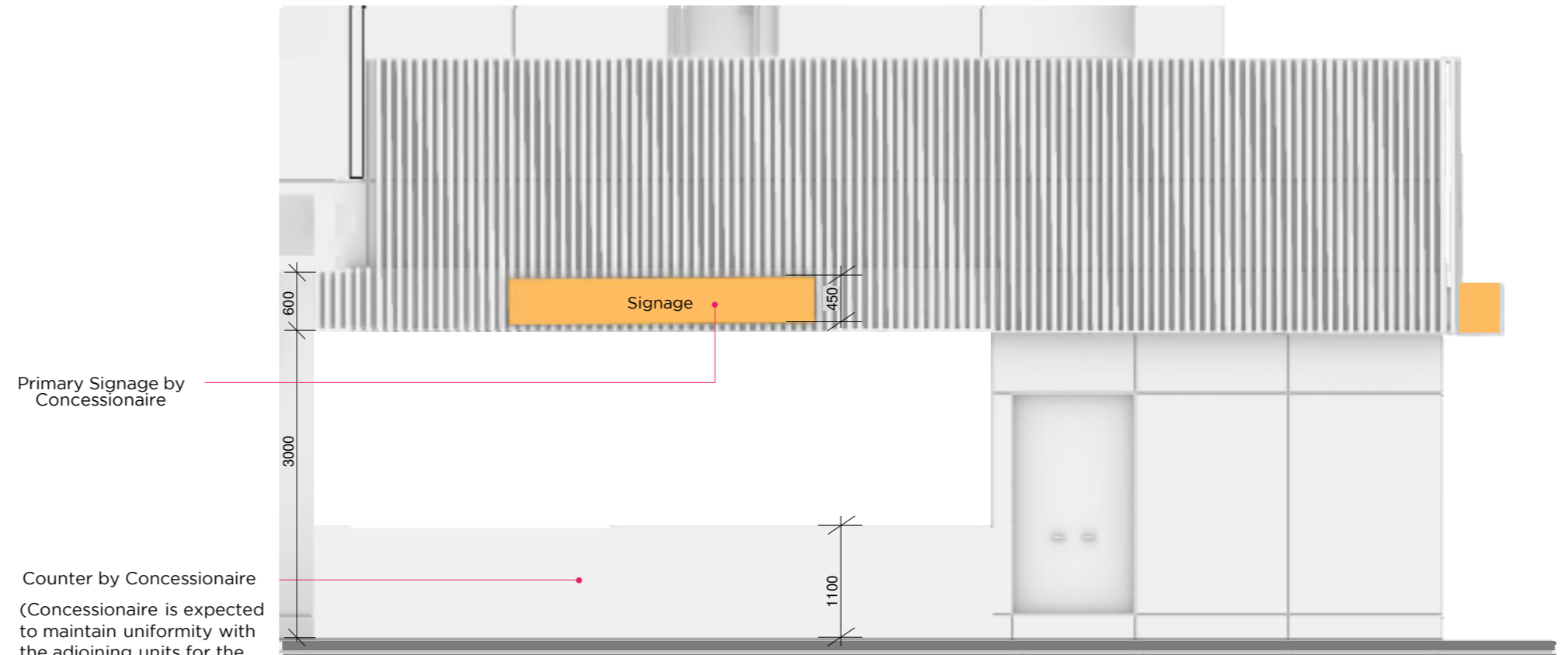
1. Bulkhead with fixtures for signage.
2. Services as indicated in the Commercial Scope Matrix and Service Load Matrix.

By Concessionaire*

1. F15 Seating
2. Counter for the shopfront
3. Primary sign to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)



GROUND FLOOR KEY PLAN



ELEVATION



PERSPECTIVE

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

3.7 Type B (L0, L1 Forecourt)

Type B1 - Enclosed Retail Units (East Pavillion)

Type B2 - Enclosed F&B with Kitchen (East Pavillion)

General

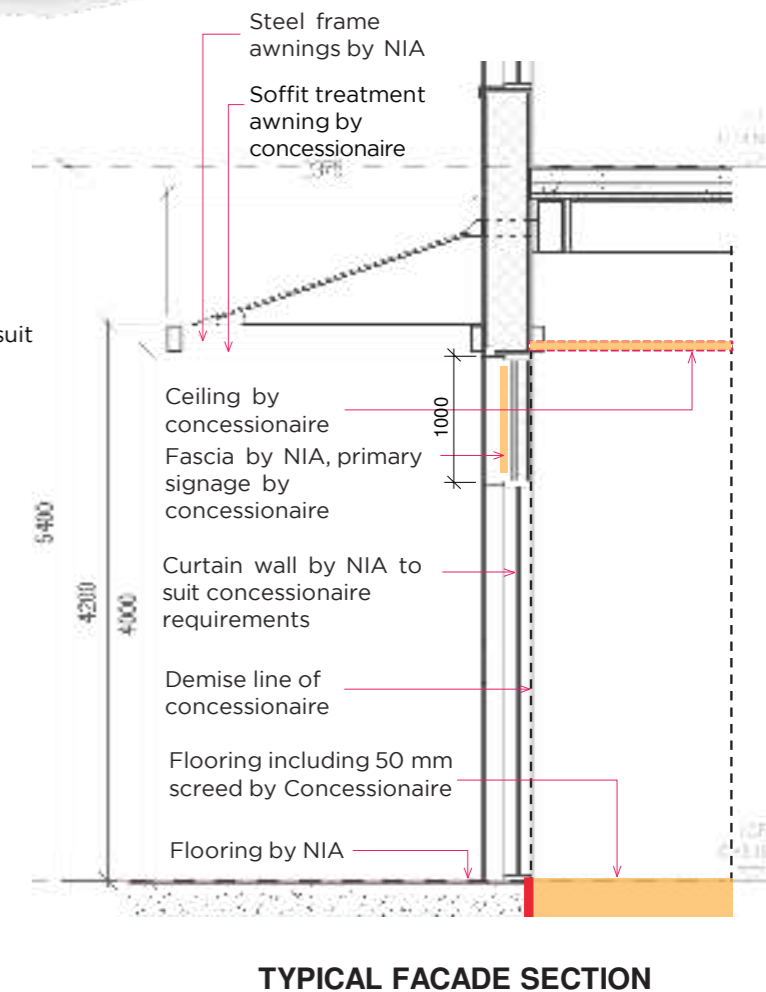
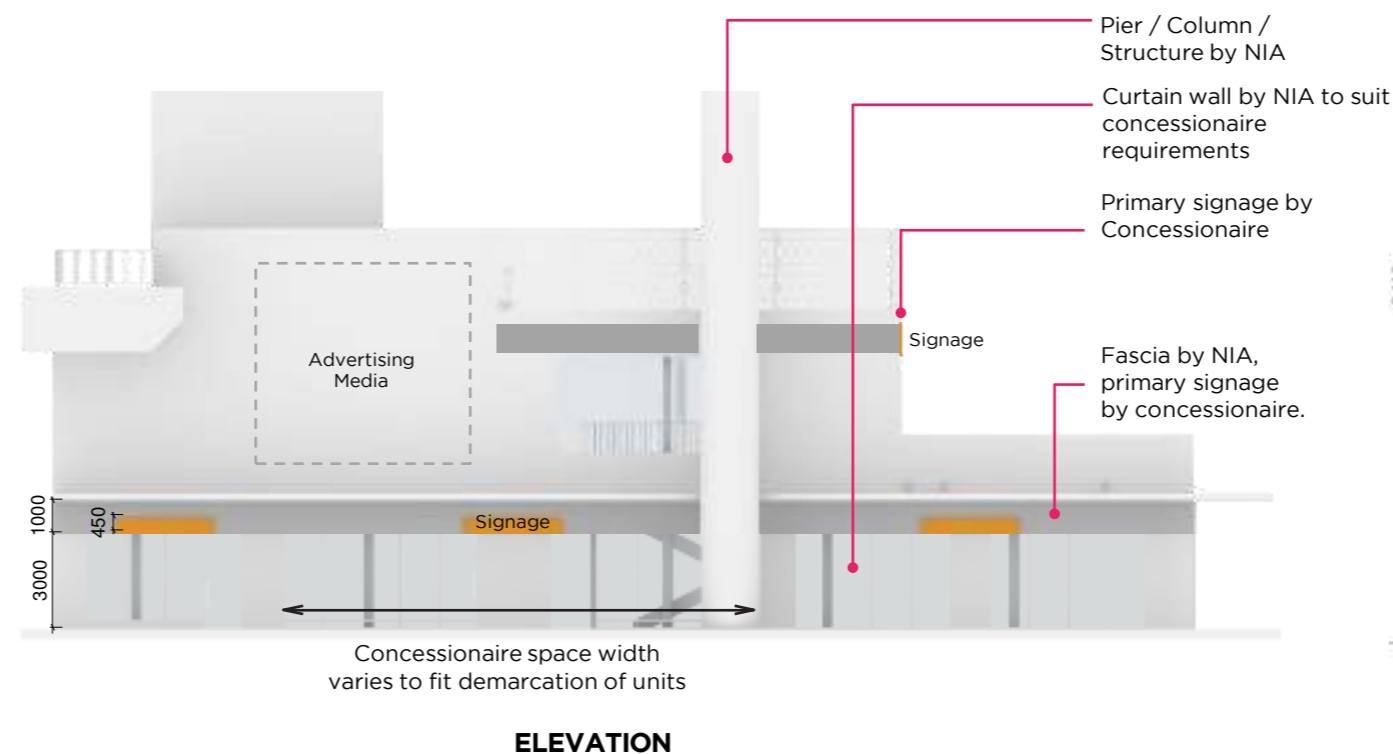
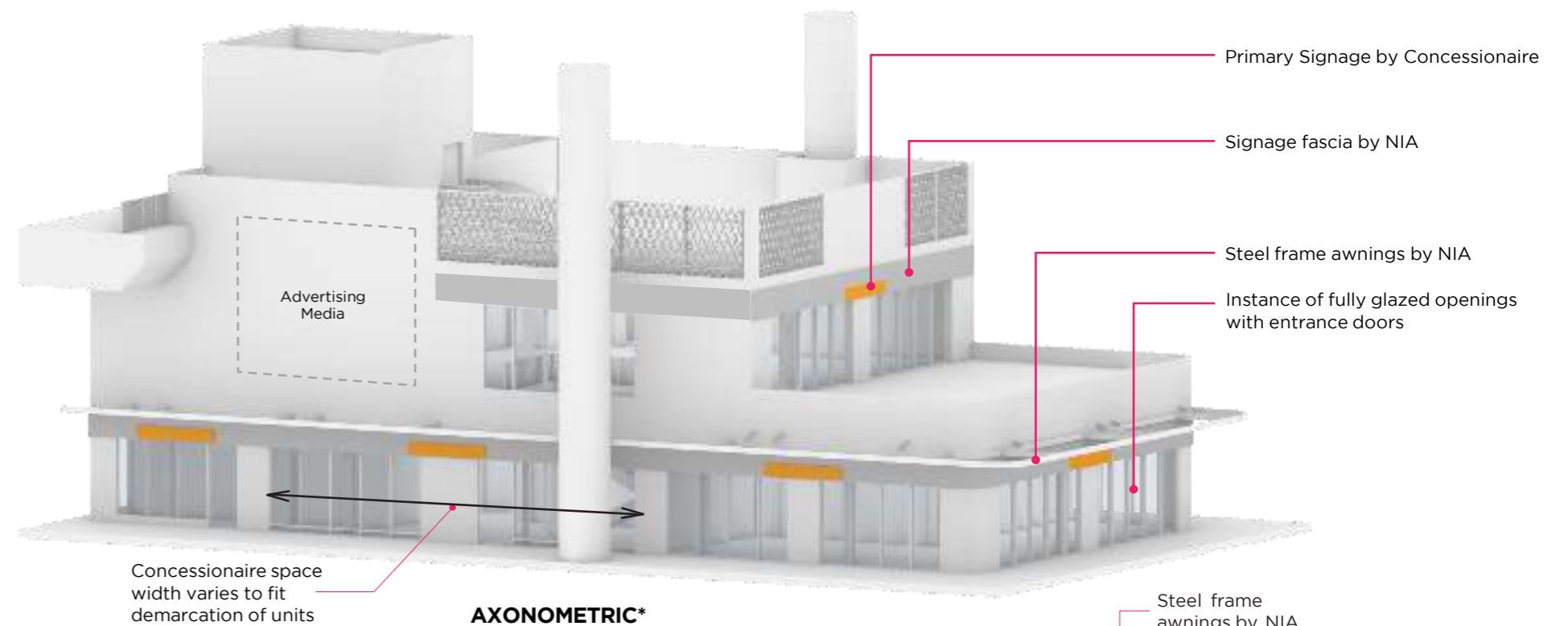
A standardised modular curtain walling system with associated glazing to external units will be supplied and installed by NIA to façades of unit B categories intended to provide a flexible choice of unit opening methods:

- Fully glazed openings with entrance doors or
- Fully openable bi-fold glazed screens.

Concessionaires will be encouraged to maximise the use of glazing to unit frontages in order to provide maximum transparency to promote an open look into and out of the unit.

By Concessionaire*

Primary Signage (cut letter type) to the Shopfront to be designed and installed by Concessionaire, 450mm height of primary sign zone to be consistent and uniform to all units.



*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

3.7 Type B2

Civil/Structure/Steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓ As per LOD	✓ As per LOD	Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, Meter by NIA	Concessionaire to provide UPS as per requirement	IT-Consolidation Point	✓	
Civil/Struct steel Works	✓ Civil works includes but not limited to all civil related works like exterior/interior block wall along with plaster, fire sealant for closure of wall cutouts, etc.		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / F&B Facia	✓		Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal concessionaire space water piping by Concessionaire.	WiFi-within F&B	Not Applicable	
Ceiling		✓	Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓	
POD (with Canopy)	Not Applicable		Fire Alarm	Above ceiling Fire alarm detectors and provision to tap off for below ceiling fire alarm detectors by NIA. NIA will programme all detectors to centralized FDAS	Concessionaire to provide below ceiling fire alarm detectors.	Hotline	Not Applicable	
Brand Signages		✓	Upright Sprinklers	Turned up heads per NFPA, adjustments by Concessionaire (Upright sprinklers along with provision to tap off below ceiling pendent sprinklers by NIA. Fire alarm should be one system for whole terminal.	Concessionaire to provide below ceiling pendent sprinklers.	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-F&B		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV	Not Applicable	
CCTV-External to F&B areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS	Not Applicable	
CCTV-within F&B		✓	HVAC	CHWS/CHWR Stubout along with BTU Meter/Treated Fresh Air, Meter, Fresh air and venting duct at boundary wall w/in concessionaire space, Extract fan & ducting for kitchen exhaust by NIA	Rest by Concessionaire	Workstations	Not Applicable	
Access Control		✓						

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 F&B Categories

3.8 Type B3

Civil/Structure/Steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, Meter by NIA	Concessionaire to provide UPS as per requirement	IT-Consolidation Point	✓	
Civil/Structural steel Works	✓ Civil works includes but not limited to all civil related works like exterior/interior block wall along with plaster, fire sealant for closure of wall cutouts, etc.		Small Power Outlets	✓		Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish	✓ Floor/Wall/Ceiling Finishes, including all components and interfaces		Lighting (N & E)	✓		Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / F&B Facia	✓		Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall	✓		Water	Water point stubout along with water meter within Concessionaire space		WiFi-within F&B	Not Applicable	
Ceiling	✓		Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓	
POD (with Canopy)	Not Applicable		Fire Alarm	Above ceiling Fire alarm detectors and below ceiling fire alarm detectors by NIA. NIA will programme all detectors to centralized FDAS		Hotline	Not Applicable	
Brand Signages		✓	Upright Sprinklers	Upright sprinklers and below ceiling pendent sprinklers by NIA. Fire alarm should be one system for whole terminal.		PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers	✓		PA-F&B		✓
FF&E +Counters		✓ Furniture, fixtures, equipments and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV		✓
CCTV-External to F&B areas	✓		Fire Extinguishers	✓		FIDS	✓	
CCTV-within F&B		✓	HVAC	✓ Cooling of open F&B: Part of Departure cooling by NIA		Workstations	Not Applicable	
Access Control		✓						

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)



Noida
International Airport

Commercial Design Guidelines

VOLUME 3
LOUNGES

04.07.2023

1.0 Introduction

1.1 How to use this document

This Volume 3 of the Commercial Design Guidelines for the Noida International Airport focuses on Lounges. This document is to be read in conjunction with Volume 1: General Considerations of the Commercial Design Guidelines. All general considerations apply to Lounges as well.

This document clearly outlines the intent, scope and the detailed requirements and provisions for each and every Lounge Concessionaire space. It is the Concessionaire's responsibility to visit the site and verify existing conditions. Plans, elevations and renderings included in this Volume are for reference only and the concessionaire is encouraged to verify the accuracy of these drawings before submitting the design proposal for approvals.

Concessionaires must seek approval of their designs prior to construction / fit out on site. The approval process and submittal requirements are outlined in Volume 1: General Considerations.

All concessionaires, including those with pre-established regional or national Design Standards will be expected to follow the guidelines outlined in this document to assure compatibility with neighbouring concessionaires and the design theme of the Airport Terminal.

This volume of the Commercial Design guidelines include:

Lounge Design Guidelines

Lease Out Drawings (Annexure - I)

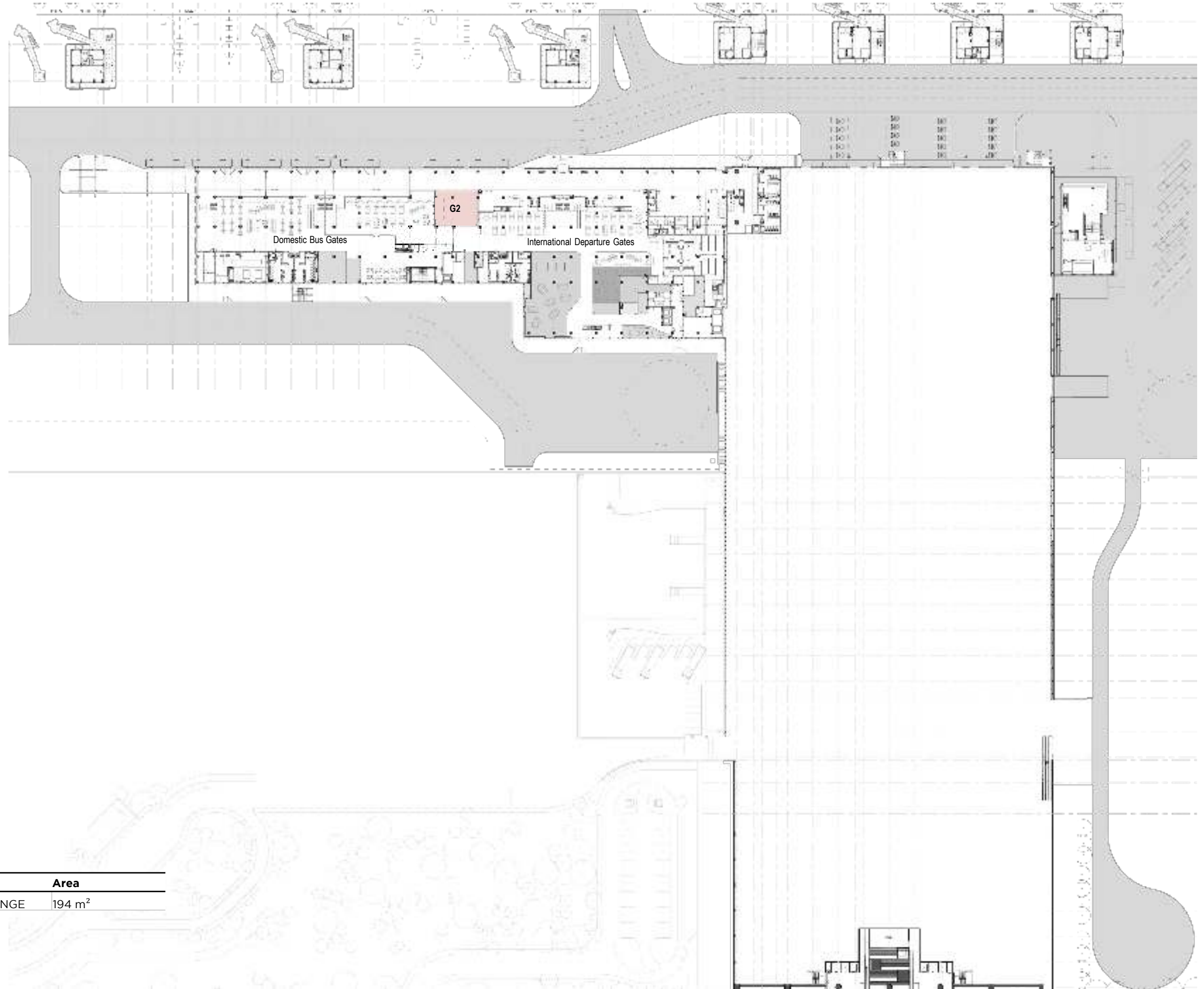
Commercial Scope Matrix and Service Load capacities (Annexure - II)



2.0 Lounges Commercial Plans

2.1 Ground Floor

± 0.00 m (Pier)

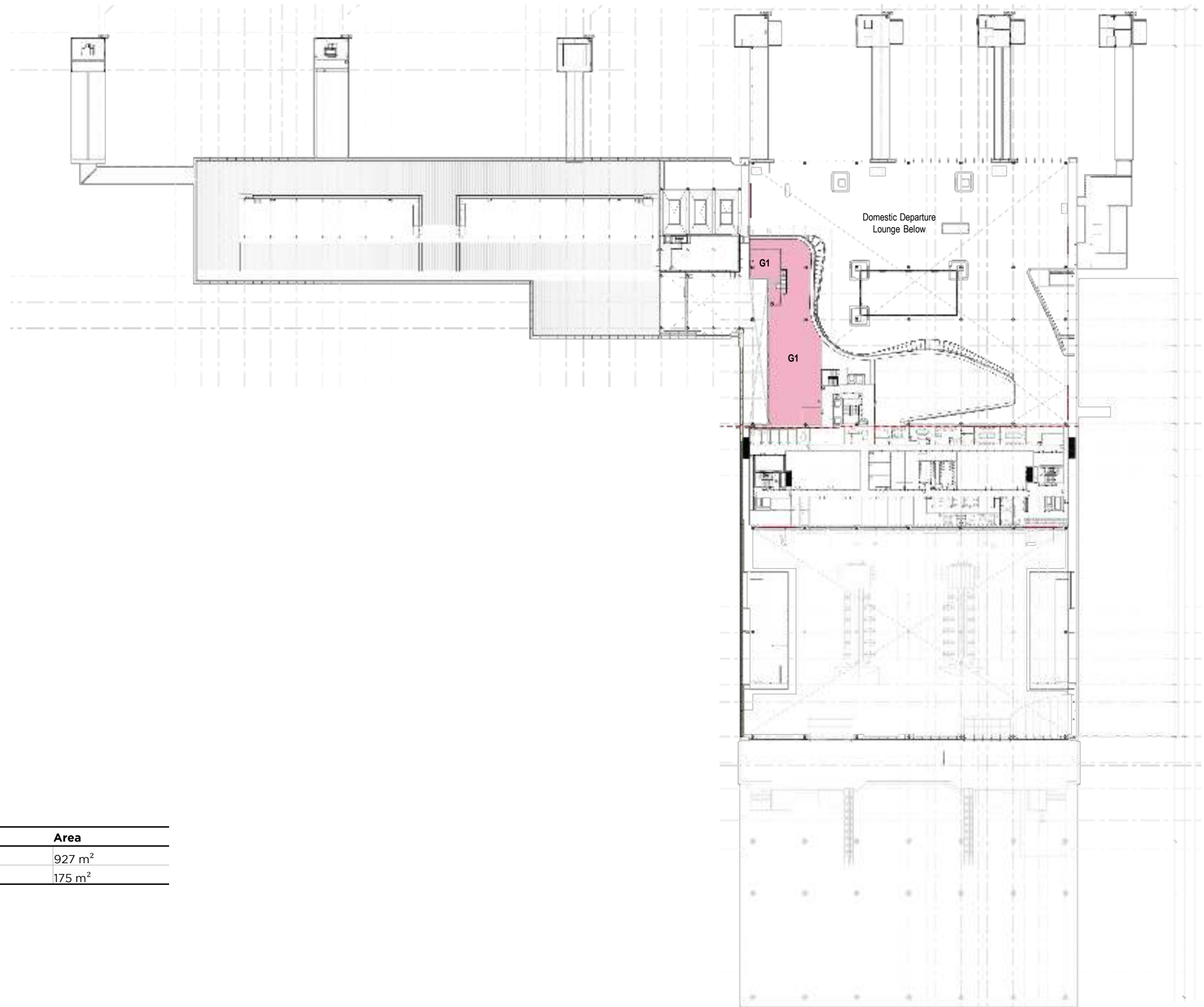


Color	Department Name	Area
Light Red	TYPE G2 B01 - INTERNATIONAL LOUNGE	194 m ²

2.0 Lounges Commercial Plans

2.2 Third Floor L3

+ 15.350 m



Color	Department	Name	Area
	TYPE G1	B02 - DOMESTIC LOUNGE	927 m ²
	TYPE G1	B02 - LOUNGE KITCHEN	175 m ²

3.0 Commercial Categories

3.2 Type G1

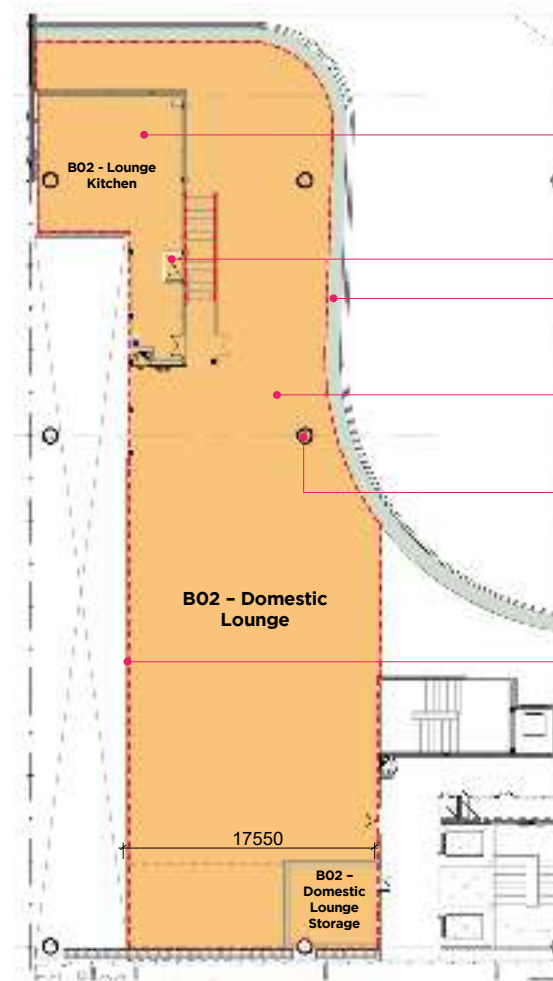
3.2 Type G1 - Domestic Lounge

By NIA*

NIA will supply shell and core areas for the domestic lounge as indicated within the demise curtilage on the Lease Out drawings.

By Concessionaire*

1. All interior fit outs and FF&E will be undertaken by the Concessionaire as per the approved design.
2. Concessionaire is required to finish the columns within their demise, up to the lounge ceiling, subject to NIA approval.
3. The Concessionaire can choose to do and maintain (in FOH condition) a flexible façade line, up to the Demise line subject to NIA approval.
4. The Concessionaire may choose to install a secondary roof, with variable awning, subject to NIA approval.
5. The Concessionaire must refrain from resting any structural elements / services on the glazing. The Concessionaire is also responsible for the maintenance of the glazing.
6. Concessionaire to allow NIA access for maintenance of the Landscape Zone
7. The entrance area partition (not shown here) needs to be completed by the Concessionaire with approval by NIA.



PLAN

Concessionaire at G1 to allow access to NIA for maintenance of ductwork as required

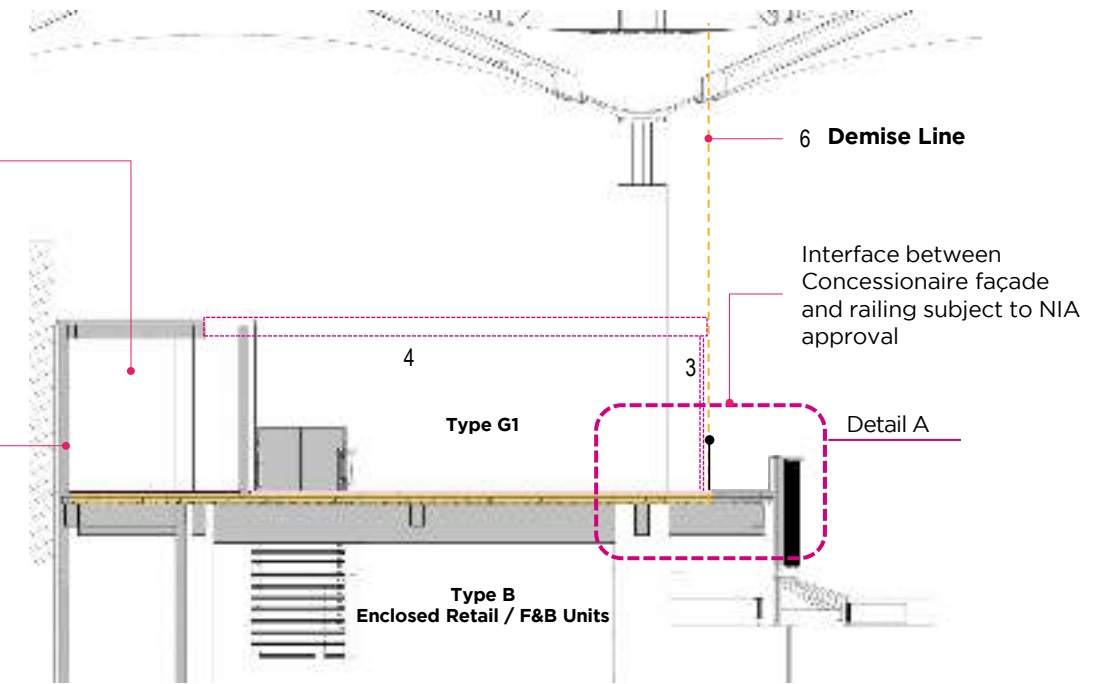
Shaft by NIA

Landscape zone (Floor finish and plantation by NIA)

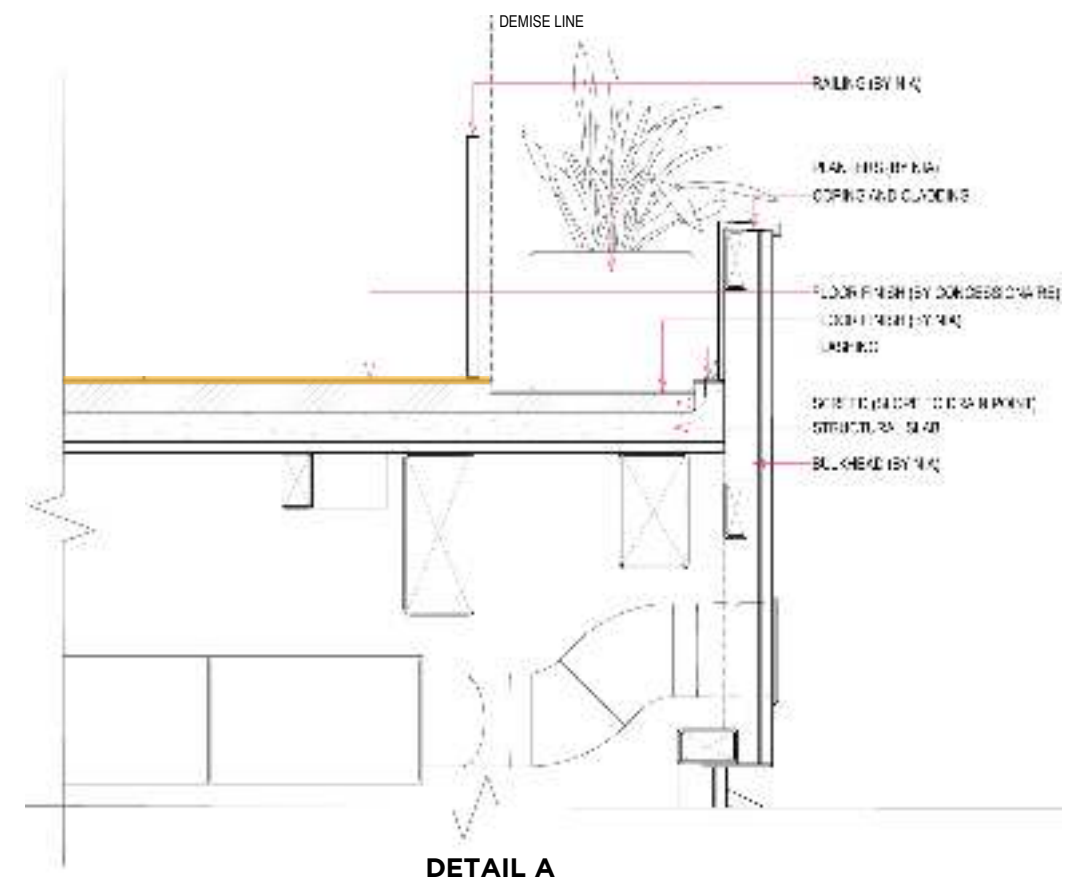
Floor finish by Concessionaire
Kitchen enclosure by NIA

2 Pier / Column / Structure by NIA, Column finish up to lounge ceiling by Concessionaire, subject to NIA approval

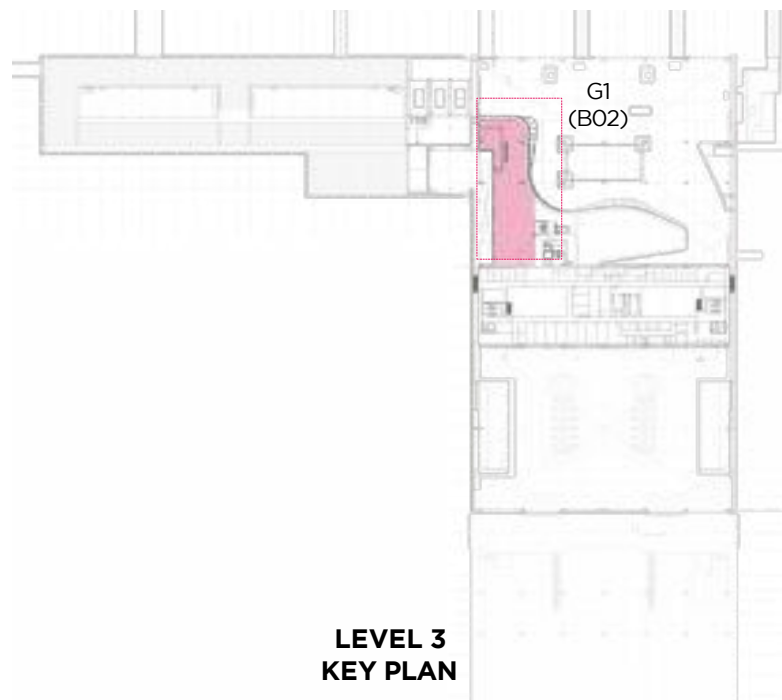
5 Glazing by NIA, maintenance by Concessionaire



SECTION



DETAIL A



LEVEL 3
KEY PLAN

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 Commercial Categories

3.1 Type G1

Civil/Sturc steel Works			MEP*			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed		✓	Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in Concessionaire space w/meter for Essential. Raw power till Isolator box, Meter by NIA		IT-Consolidation Point	✓	
Civil/Sturc steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / Lounge Facia	✓	✓ (Main entrance)	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal Concessionaire space water piping by Concessionaire.	WiFi-Lounge		✓
Ceiling		✓	Drainage	Stubout (drain point) within Concessionaire space		Radio Transmission	✓	
POD (with Canopy)		Not Applicable	Fire Alarm	Above ceiling Fire alarm detectors and provision to tap off for below ceiling fire alarm detectors by NIA. NIA will programme all detectors to centralized FDAS	Concessionaire to provide below ceiling fire alarm detectors.	Hotline		Not Applicable
Brand Signages		✓	Upright Sprinklers	Turned up heads per NFPA, adjustments by Concessionaire (Upright sprinklers along with provision to tap off below ceiling pendent sprinklers for the kitchen part by NIA). Fire alarm should be one system for whole terminal.	Concessionaire to provide below ceiling pendent sprinklers.	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-Lounges		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to Concessionaire spaces by NIA		IPTV		✓
CCTV-External to Lounge areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS		✓
CCTV-Lounge Access Control		✓	HVAC Access Control		✓**	Workstations		Not Applicable

*Kitchen exhaust to be SS ducts with oil separator arrangement by Concessionaire till the tap off point (within Concessionaire Kitchen room).

**Concessionaire to install HVAC equipment to maintain 20-24 deg C temp in their space. The equipment is to be installed by Concessionaire and design of air delivery system shall be reviewed and approved by NIA for proper integration with terminal architecture and services plan.

Note for dumb-waiter lift: Concessionaire to install dumb-waiter lift equipment to transfer raw material in their Kitchen and the shaft must not be used for any other purpose. The equipment to be installed by Concessionaire and design of lift shall be reviewed and approved by NIA for proper integration with terminal architecture and services plan.

The number of toilet fixtures in the unit shall adhere to the National Building Code of India 2016 (NBC 2016), Volume 2, Part 9 and shall be calculated according to the peak hour capacity.

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 Commercial Categories

3.2 Type G2

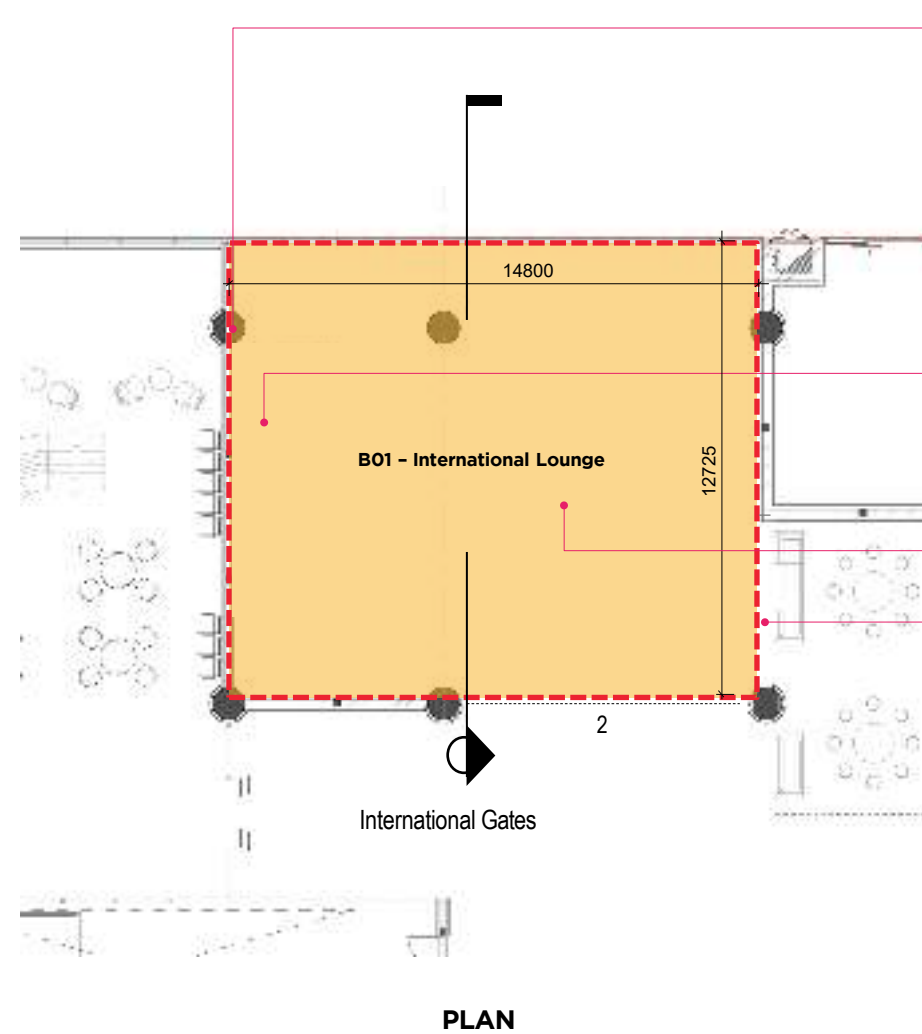
3.2 Type G2 - International Lounge

By NIA*

NIA will supply shell and core areas for the international lounge as indicated within the demise curtilage on the Lease Out drawings.

By Concessionaire*

1. All interior fit outs and FF&E will be undertaken by the Concessionaire as per the approved design.
2. The entrance area partition (not shown here) needs to be completed by the Concessionaire with approval by NIA.
3. Partition to be completed by Concessionaire, with the understanding that entrances are not to be established on the side of gate seating.



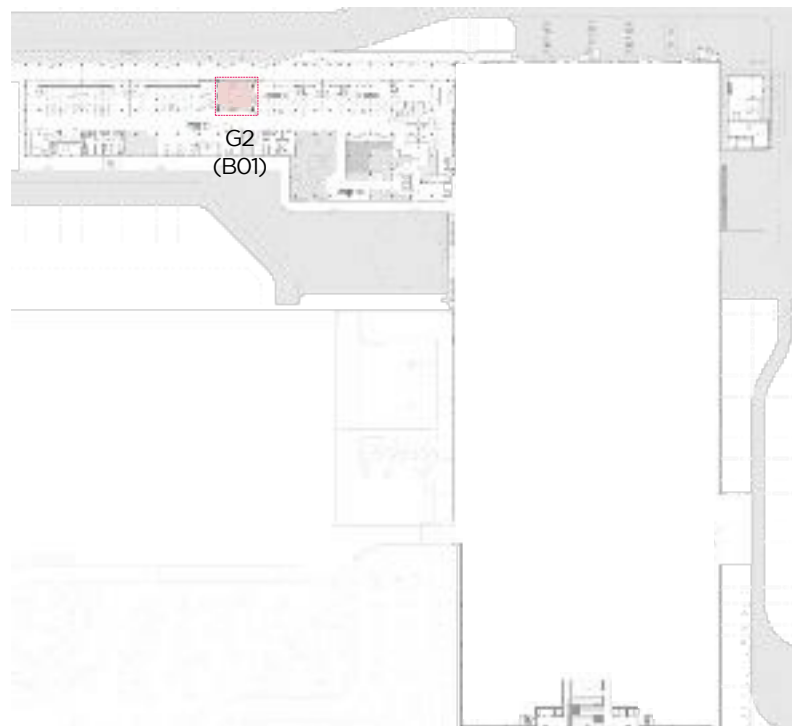
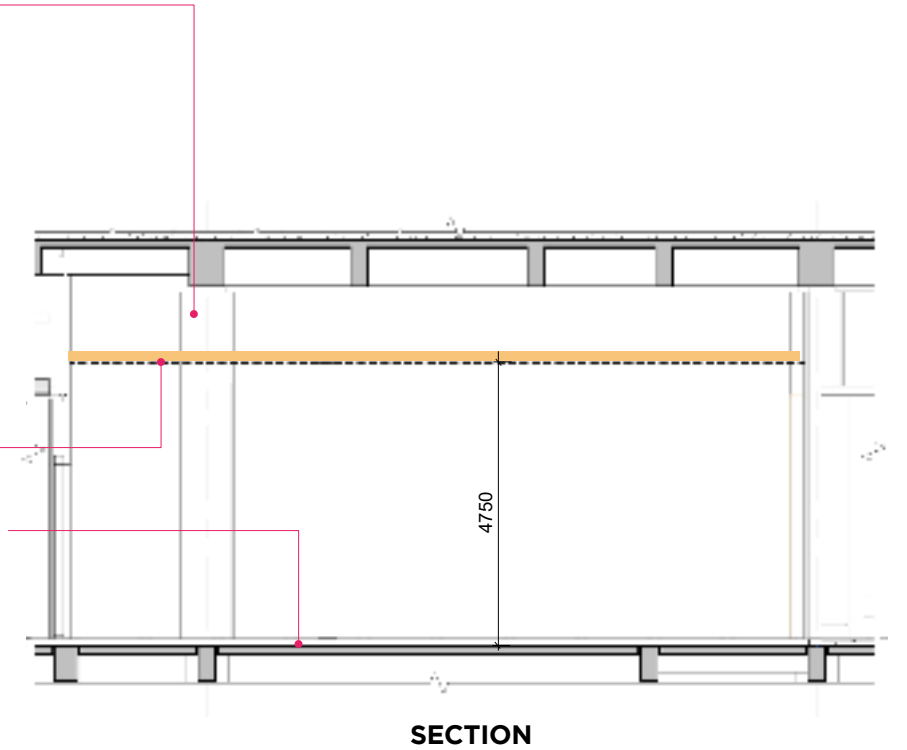
Pier / Column / Structure by NIA, Column finish up to lounge ceiling by Concessionaire, subject to NIA approval

All FF&E and WC by Concessionaire

Ceiling by Concessionaire

Screed and floor finish by Concessionaire

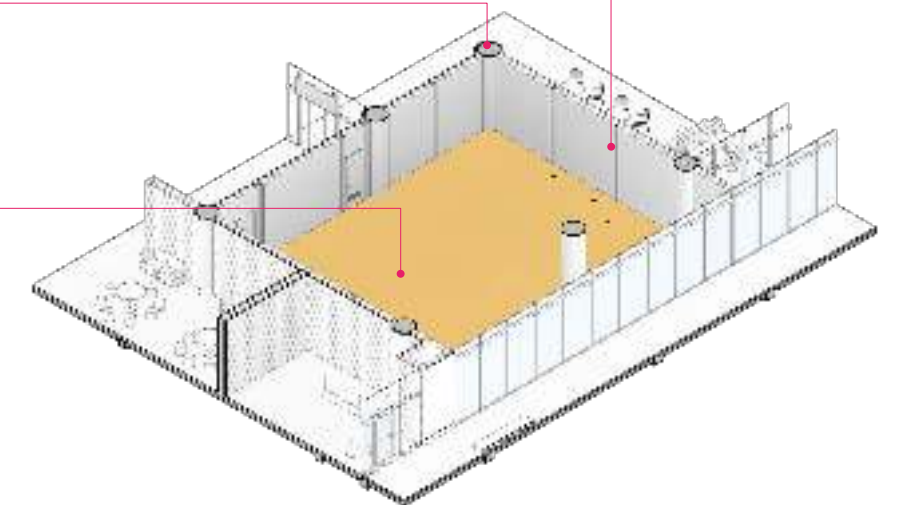
3 Partition by NIA but no entrance / exit doors are permitted on this side



All FF&E and WC by Concessionaire

Pier / Column / Structure by NIA, Column finish up to lounge ceiling by Concessionaire, subject to NIA approval

Screed and floor finish by Concessionaire



*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 Commercial Categories

3.2 Type G2

Civil/Sturc steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed		✓	Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in Concessionaire space w/meter for Essential. Raw power till Isolator box, Meter by NIA		IT-Consolidation Point	✓	
Civil/Sturc steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / Lounge Facia	✓	✓ (Main entrance)	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space.	Internal concessionaire space water piping by Concessionaire.	WiFi-Lounges		✓
Ceiling		✓	Drainage	Stubout (drain point) within Concessionaire space		Radio Transmission	✓	
POD (with Canopy)		Not Applicable	Fire Alarm	Above ceiling Fire alarm detectors and provision to tap off for below ceiling fire alarm detectors by NIA. NIA will programme all detectors to centralized FDAS	Concessionaire to provide below ceiling fire alarm detectors.	Hotline		Not Applicable
Brand Signages		✓	Upright Sprinklers	Turned up heads per NFPA, adjustments by Concessionaire (Upright sprinklers along with provision to tap off below ceiling pendent sprinklers by NIA). Fire alarm should be one system for whole terminal.	Concessionaire to provide below ceiling pendent sprinklers.	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-Lounge		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to Concessionaire spaces by NIA		IPTV		✓
CCTV-External to Lounge areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS		✓
CCTV-Lounges		✓	HVAC		✓**	Workstations		Not Applicable
Access Control		✓	Access Control		✓			

**Concessionaire to install HVAC equipment to maintain 20-24 deg C temp in their space. The equipment is to be installed by Concessionaire and design of air delivery system shall be reviewed and approved by NIA for proper integration with terminal architecture and services plan.

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

The number of toilet fixtures in the unit shall adhere to the National Building Code of India 2016 (NBC 2016), Volume 2, Part 9 and shall be calculated according to the peak hour capacity.



Noida
International Airport

Commercial Design Guidelines

VOLUME 4
RETAIL AND DUTY-FREE

30.11.2023

1.0 Introduction

1.1 How to use this document

This Volume 4 of the Commercial Design Guidelines for the Noida International Airport focuses on Retail and Duty Free. This document is to be read in conjunction with Volume 1: General Considerations of the Commercial Design Guidelines. All general considerations apply to Retail and Duty Free areas as well. This document clearly outlines the intent, scope and the detailed requirements and provisions for each and every Retail and Duty Free space. It is the Concessionaire's responsibility to visit the site and verify existing conditions. Plans, elevations and renderings included in this Volume are for reference only and the concessionaire is encouraged to verify the accuracy of these drawings before submitting the design proposal for approvals. Concessionaires must seek approval of their designs prior to construction / fit out on site. The approval process and submittal requirements are outlined in Volume 1: General Considerations. All concessionaires, including those with pre-established regional or national Design Standards will be expected to follow the guidelines outlined in this document to assure compatibility with neighbouring concessionaires and the overall image of the Airport.

This volume of the Commercial Design guidelines include:

- Retail and Duty Free design Guidelines
- Retail and Duty Free Categories and Scope Description
- Lease Out Drawings (Annexure - I)
- Commercial Scope Matrix and Service Load capacities (Annexure - II)



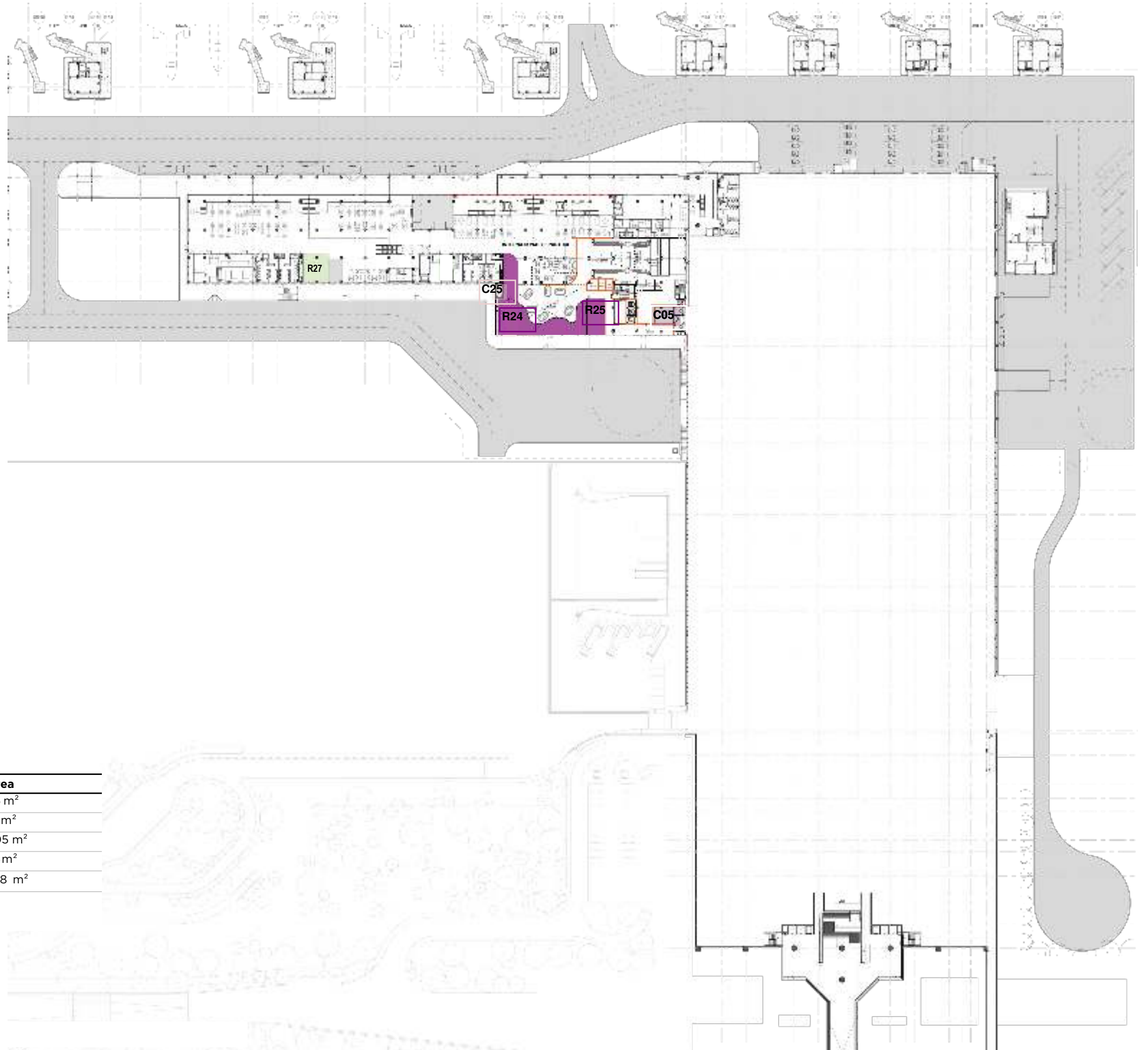
Section A

Retail

2.0 Retail Commercial Plans

2.1 Ground Floor

± 0.00 m (Pier)

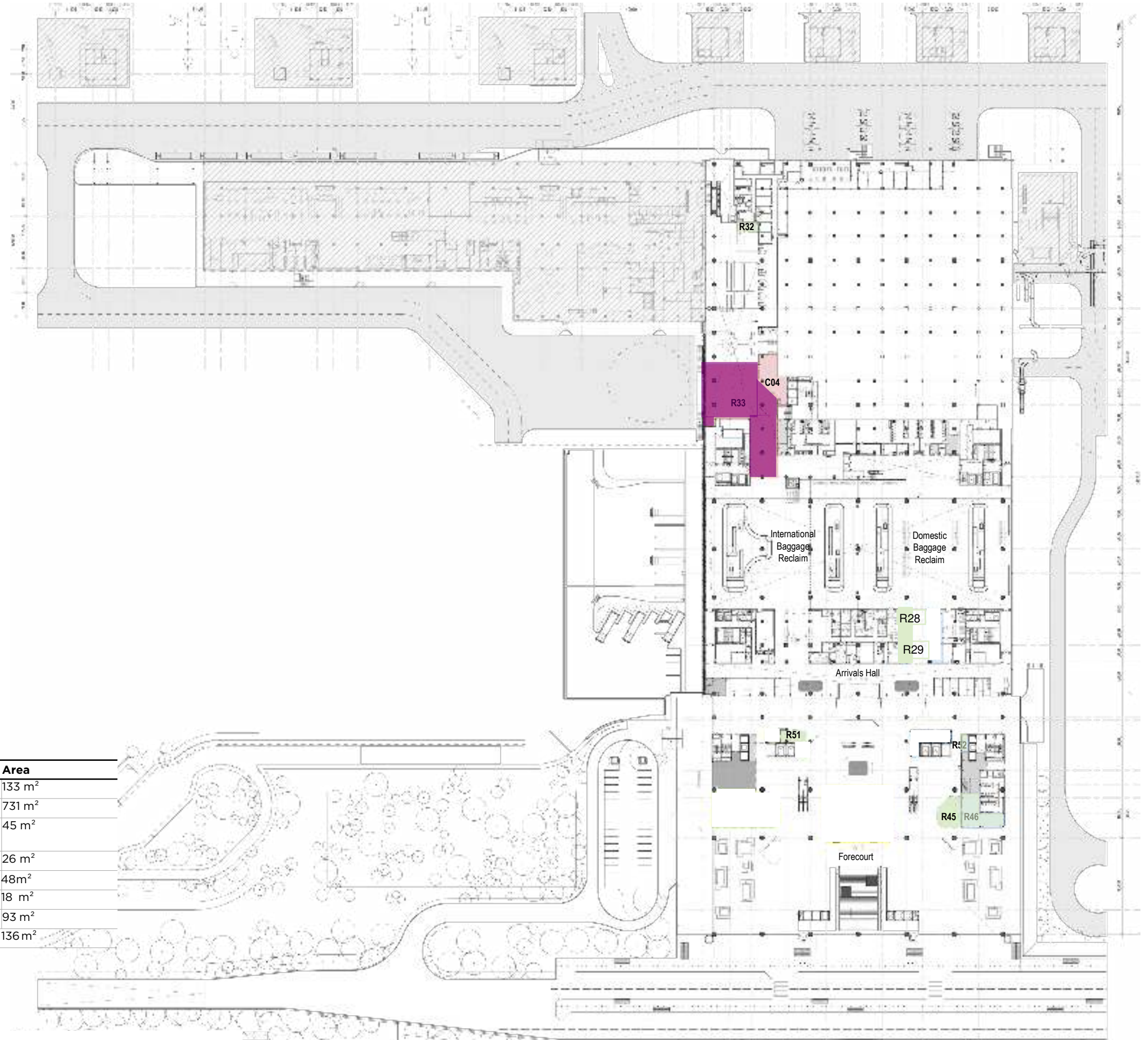


Color	Department	Name	Area
	TYPE F	C05 - CONCESSION SUPPORT	65 m ²
	TYPE F	C25 - CONCESSION SUPPORT	13 m ²
	TYPE D	R24 - RETAIL (DUTY FREE)	505 m ²
	TYPE D	R25 - RETAIL (DUTY FREE)	85 m ²
	TYPE A3	R27 - RETAIL	108 m ²

2.0 Retail Commercial Plans

2.2 Ground Floor

+ 3.10 m (Headhouse)



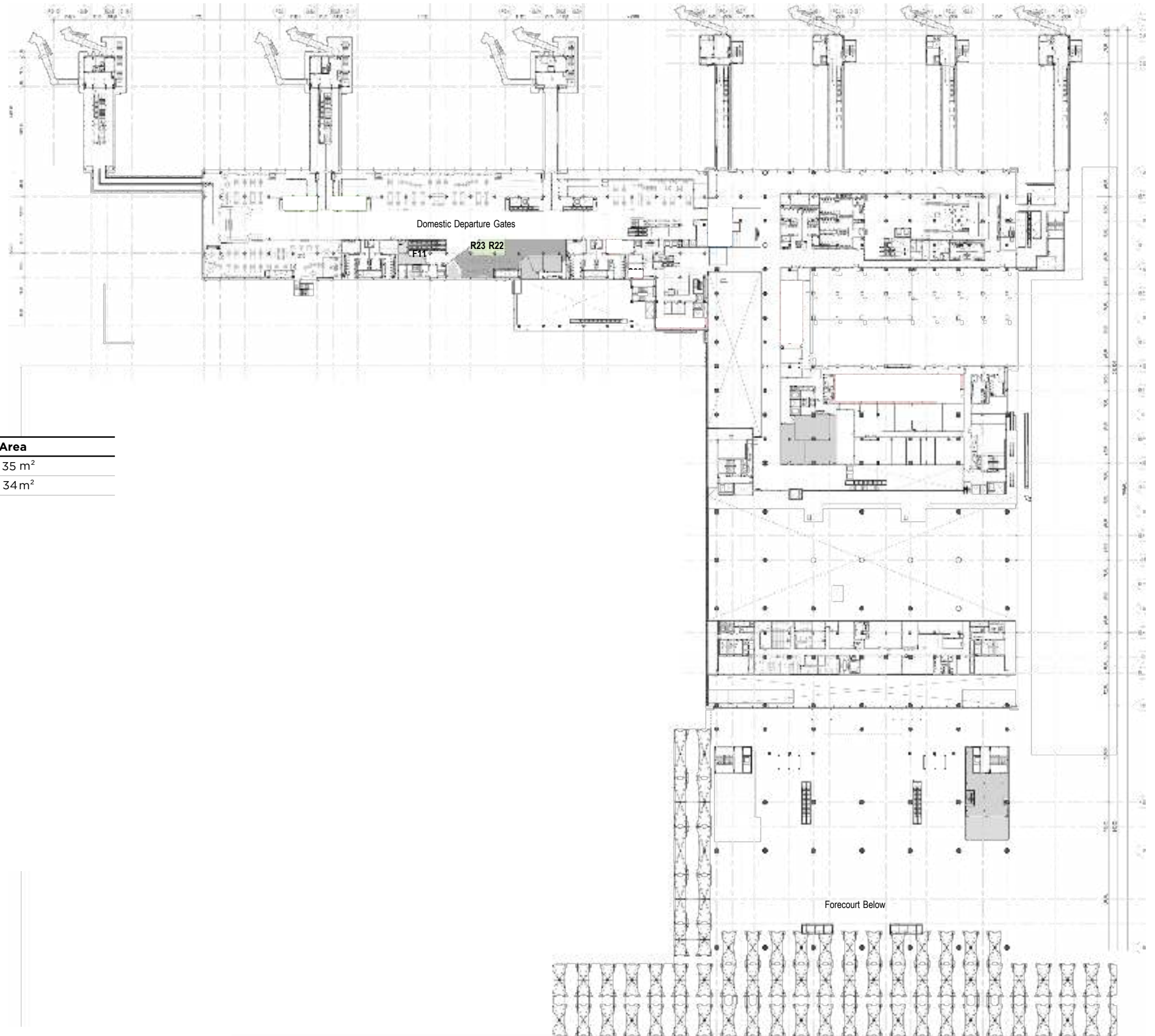
Color	Department	Name	Area
	TYPE F	C04-DUTY FREE SUPPORT	133 m ²
	TYPE D	R33-DUTY FREE	731 m ²
	TYPE B1	R28 - RETAIL	45 m ²
	TYPE B1	R29 - RETAIL	26 m ²
	TYPE A3	R51 - RETAIL	48m ²
	TYPE B1	R52 - RETAIL	18 m ²
	TYPE A3	R45 - RETAIL	93 m ²
	TYPE B1	R46 - RETAIL	136m ²

2.0 Retail Commercial Plans

2.3 First Floor L1

+7.00 m (Pier)

+7.45 m (Headhouse)

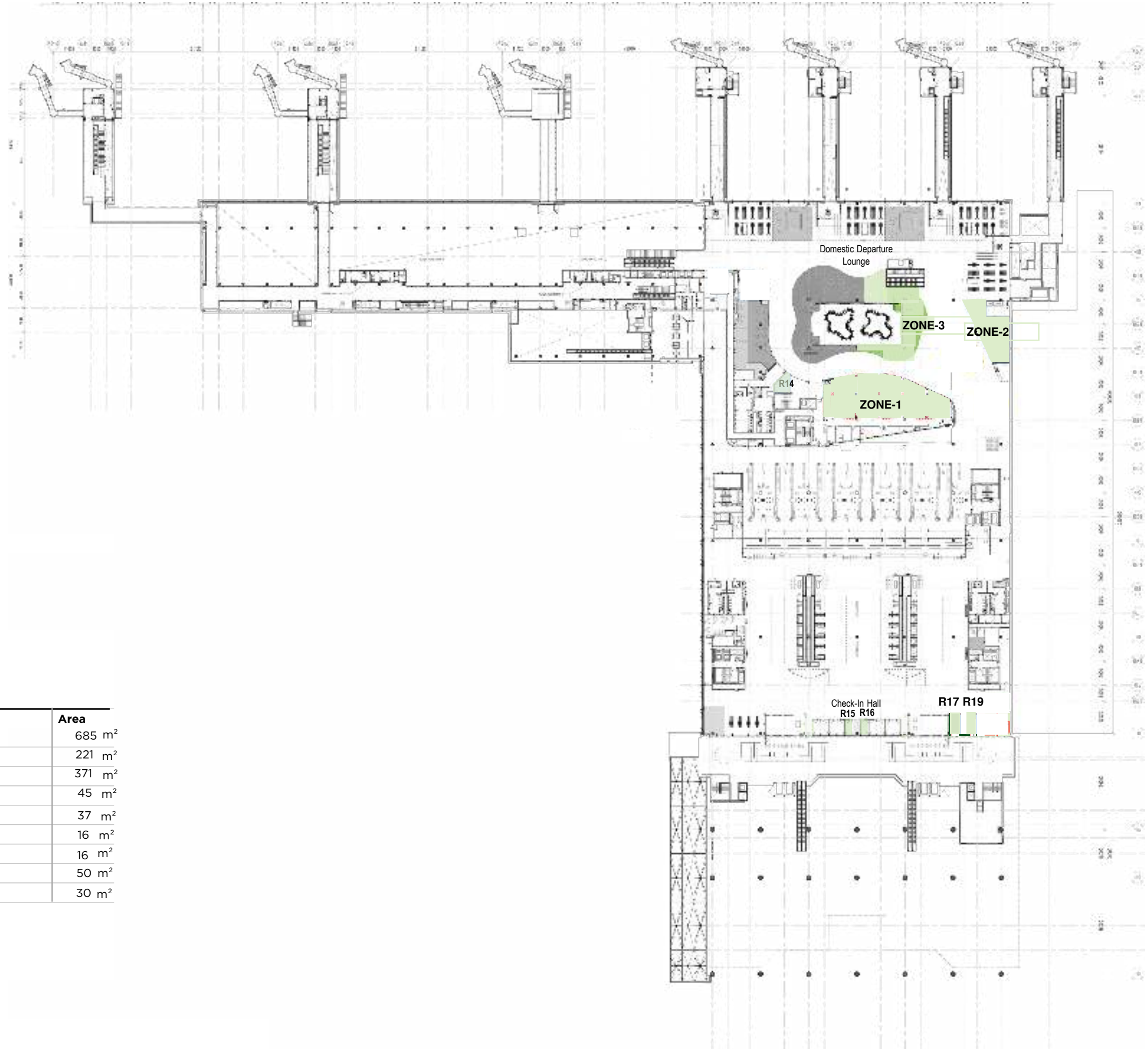


Color	Department	Name	Area
	TYPE A3	R22- RETAIL	35 m ²
	TYPE A3	R23- RETAIL	34 m ²

2.0 Retail Commercial Plans

2.4 Second Floor L2

+13.60 m (Headhouse)



Color	Department	Name	Area
	TYPE B1	ZONE 1- RETAIL	685 m ²
	TYPE B1	ZONE 2- RETAIL	221 m ²
	TYPE A1	ZON 3- RETAIL	371 m ²
	TYPE A1	ZONE 3- RETAIL POD	45 m ²
	TYPE B1	R14 - RETAIL	37 m ²
	TYPE A3	R15 - RETAIL	16 m ²
	TYPE A3	R16 - RETAIL	16 m ²
	TYPE B1	R17 - RETAIL	50 m ²
	TYPE B1	R19 - RETAIL	30 m ²

3.0 Retail Categories

3.1 Type A1

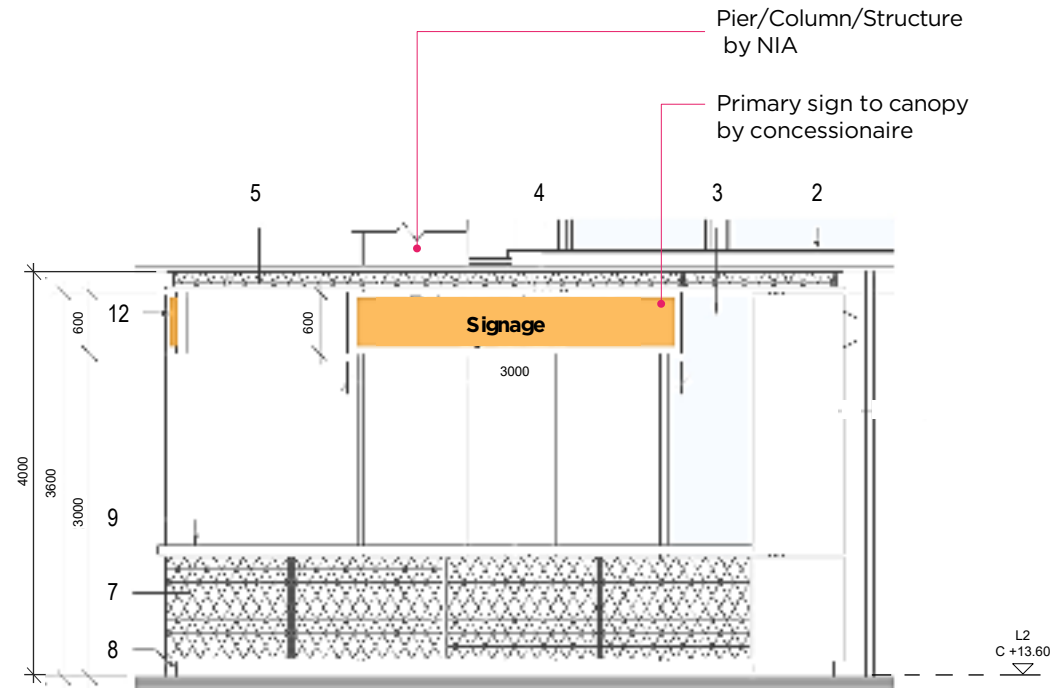
Standalone Commercial Units (Retail) at courtyard

By NIA*

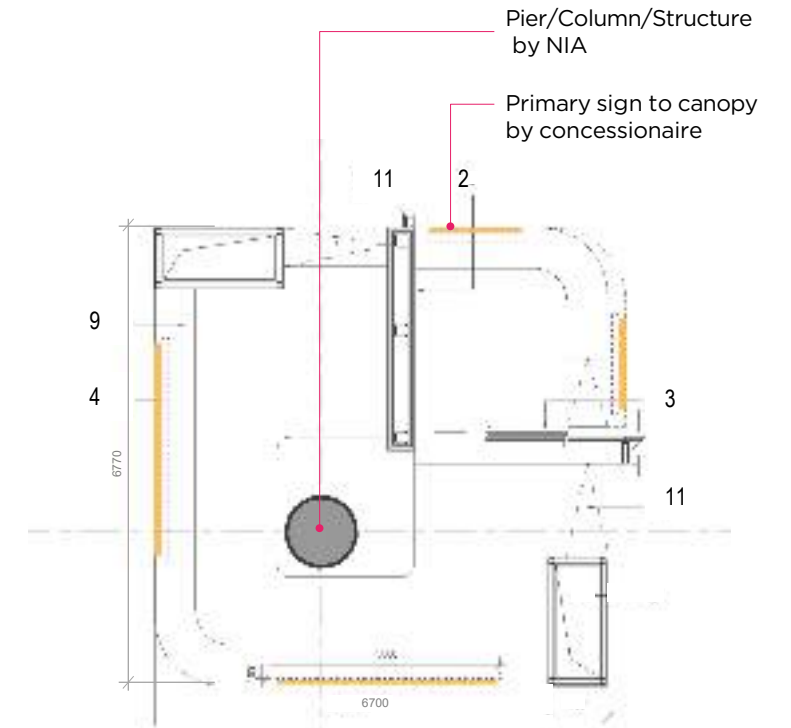
1. Flooring around the A1 POD at courtyard.
2. Courtyard PTB curtain wall
3. Door to courtyard
4. Internal canopy with open or closed lid depending on location, with jaali fascia and aluminium downstand panel to receive signage.
5. External canopy in the Courtyard with jaali fascia and aluminium downstand panel to receive signage

By Concessionaire*

6. Flooring within the POD
7. Jali patterned screen counter fascia panel as per design
8. Stainless steel skirting
9. Solid counter surface worktop, solid core counter surfaces
10. Integrated counter and Canopy LED light
11. Counter flap to match fixed counter panels
12. Primary sign to canopy; Primary sign to be centrally located within fascia area, 600 mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)



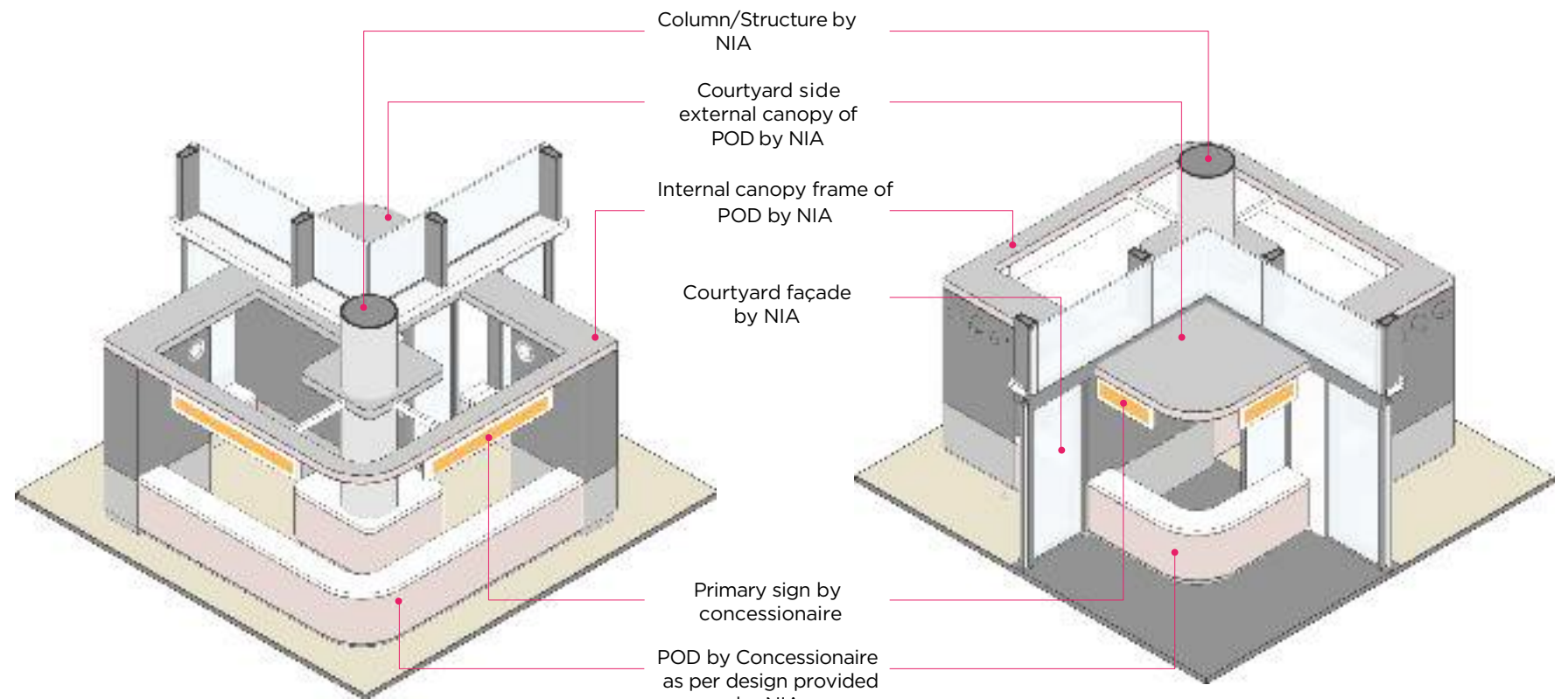
ELEVATION



PLAN



LEVEL 2 KEY PLAN



AXONOMETRIC**

AXONOMETRIC**

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

**The design of the pod will be provided by NIA. Since the pod is an integral part of the terminal courtyard, the concessionaire is expected to adhere to the given design

3.0 Retail Categories

3.1 Type A1

	Civil/Structure/steel Works		MEP		IT		
	NIA	Concessionaire	NIA	Concessionaire	NIA	Concessionaire	
Concrete Screed		✓	Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolar box, , Meter by NIA	Concessionaire to provide UPS as per requirement	IT-Consolidation Point	✓
Civil/Struct steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point ✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point ✓ Rest by Concessionaire
Exterior Wall / Retail Facia		✓	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS	✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal concessionaire space water piping by Concessionaire.	WiFi-within Retail	Not Applicable
Ceiling	Not Applicable		Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓
POD (with Canopy)	Canopy by NIA	POD by Concessionaire as per design provided by NIA	Fire Alarm	Not Applicable		Hotline	Not Applicable
Brand Signages		✓	Upright Sprinklers	Not Applicable		PAVA	✓
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers	Not Applicable		PA-Retail	✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV	Not Applicable
CCTV-External to Retail areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS	Not Applicable
CCTV-within Retail		✓	HVAC	✓ Cooling of open Retail: Part of Departure cooling by NIA		Workstations	Not Applicable
Access Control	Not Applicable						

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 F&B Categories

3.2 Type A3

Retail Unit (Open Concept)

Category A3 are open units without demising partitions or ceilings.

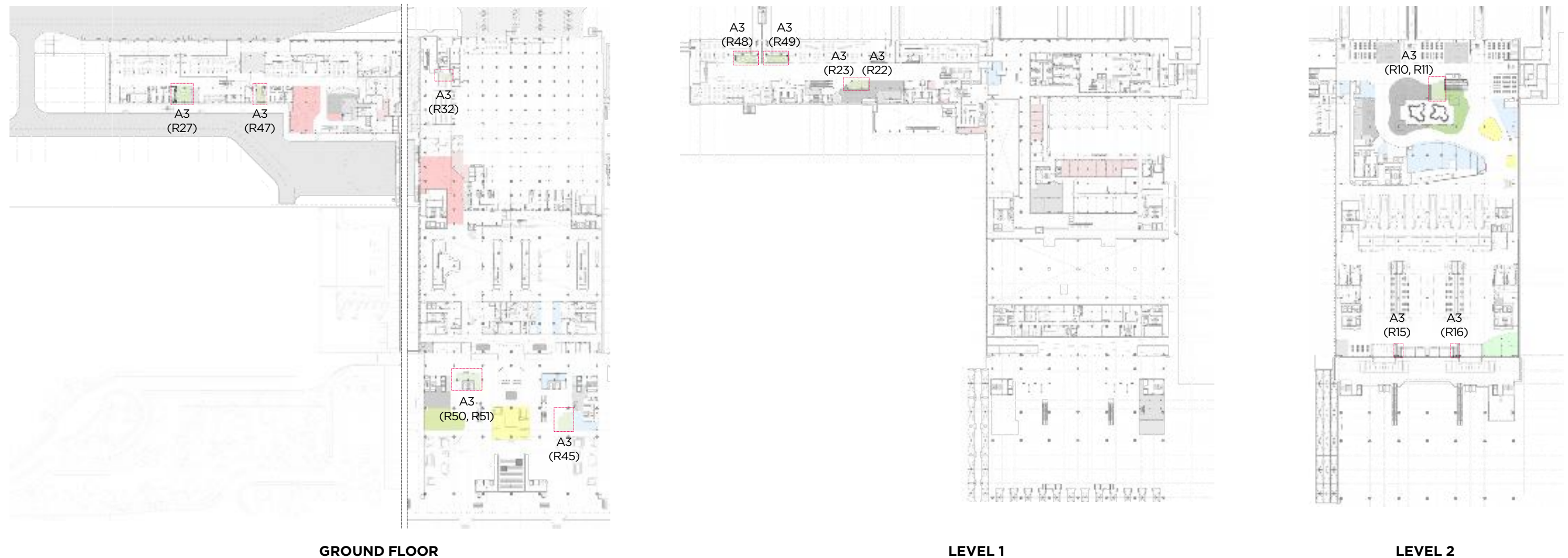
By NIA*

Flooring and main ceiling by NIA

By Concessionaire*

The design, planning, fit-out and merchandising lay out will be undertaken by the concessionaire located in the agreed demise as indicated in the Commercial plans. Reference heights for the PODS in each unit may vary and is specified below.

Proposed plans, materials, finishes, store planograms, FF&E and brand signage shall be issued to NIA to obtain approval prior to implementation on site.



*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

3.3 Type A4

Retail Unit (Open Concept)

Category A4 are open units without demising partitions or ceilings.

By NIA*

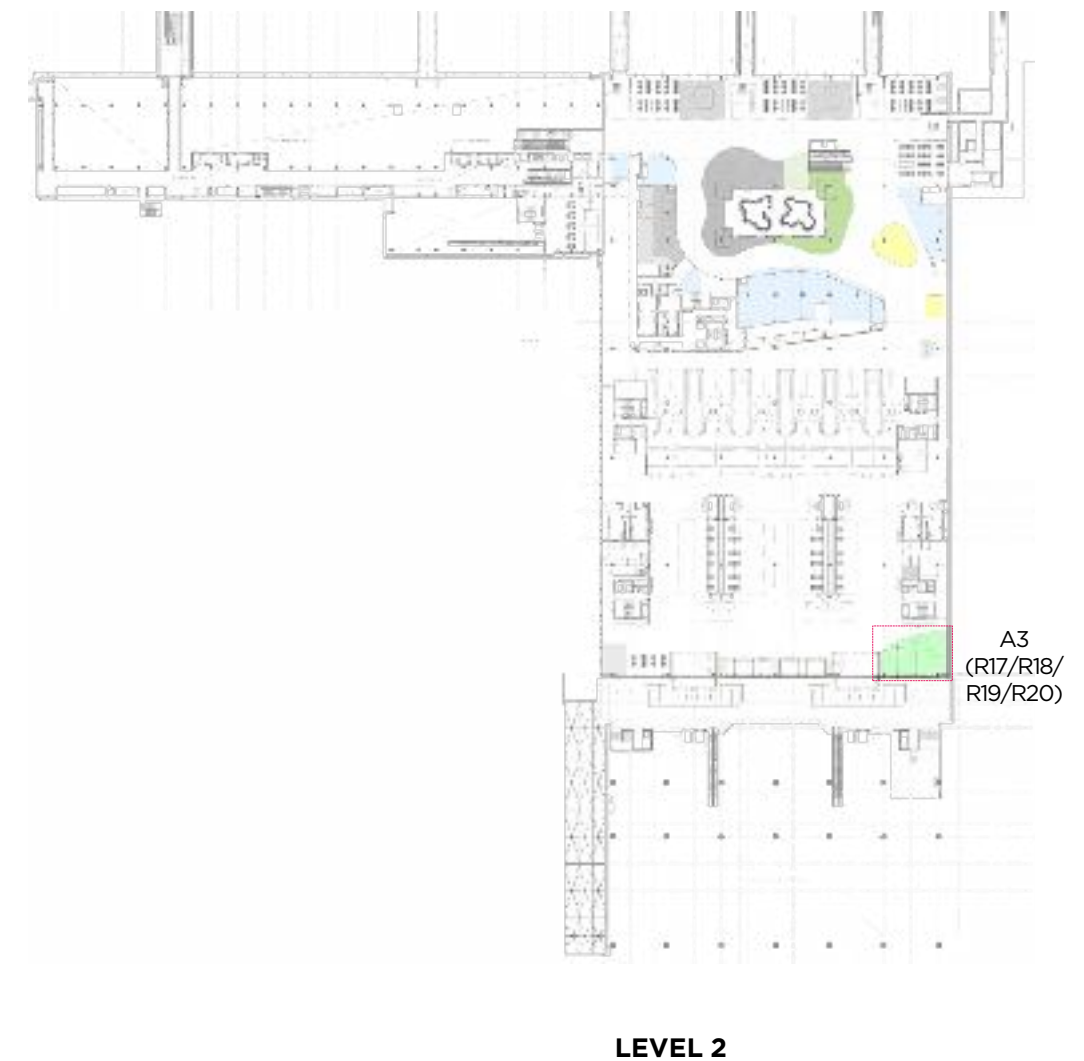
Flooring and main ceiling by NIA

By Concessionaire*

The design, planning, fit-out and merchandising lay out will be undertaken by the concessionaire located in the agreed demise as indicated in the Commercial plans. Reference heights for the PODS in each unit may vary and is specified below.

Proposed plans, materials, finishes, store planograms, FF&E and brand signage shall be issued to NIA to obtain approval prior to implementation on site.

Concessionaire should allow adequate space for queuing and service to occur within the Concessionaire unit



*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 Commercial Categories

3.4 Type B1

Retail Unit without POD (Semi open concept with Raft ceiling)

By NIA*

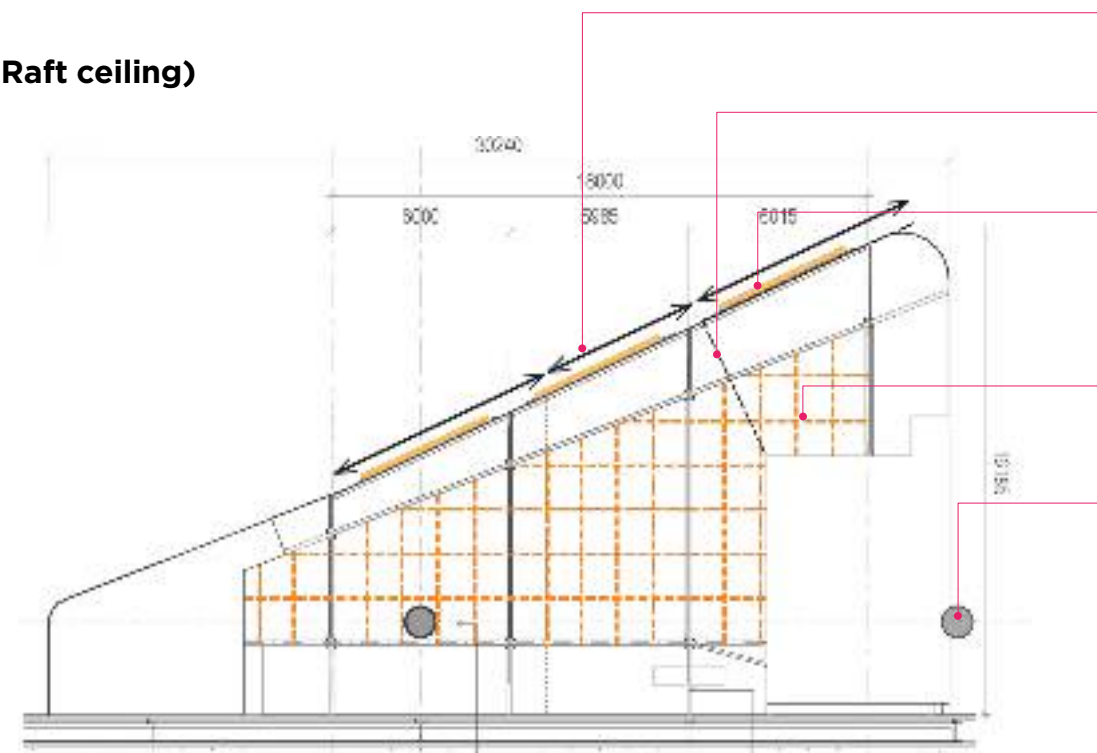
1. Primary and secondary steel framing
2. Aluminium fascia

By Concessionaire*

3. Flooring by NIA
4. Tertiary lighting gantry framing to suit grid pattern indicated on guidelines, colour to match primary and secondary supports. Concessionaire to ensure no visible fixings
5. Primary sign on fascia, primary sign to be centrally located within fascia area, 400mm height of primary sign zone to be consistent and uniform to all units
6. Lighting tracks
7. Stainless steel column protection, Concessionaire to provide protection as required and depending on if column is exposed or abutting partition.

*For an exhaustive list of Concessionaire / NIA responsibilities, refer to the Tenancy Matrix attached as Annexure-III.

**Concessionaire to refer to commercial plans for Concessionaire demise lines.



LIGHTING ARRANGEMENT PLAN

- Concessionaire space width varies to suit demarcation of units
- Concessionaire demise line (refer to commercial plans)
- Fascia by NIA
- Primary sign by Concessionaire

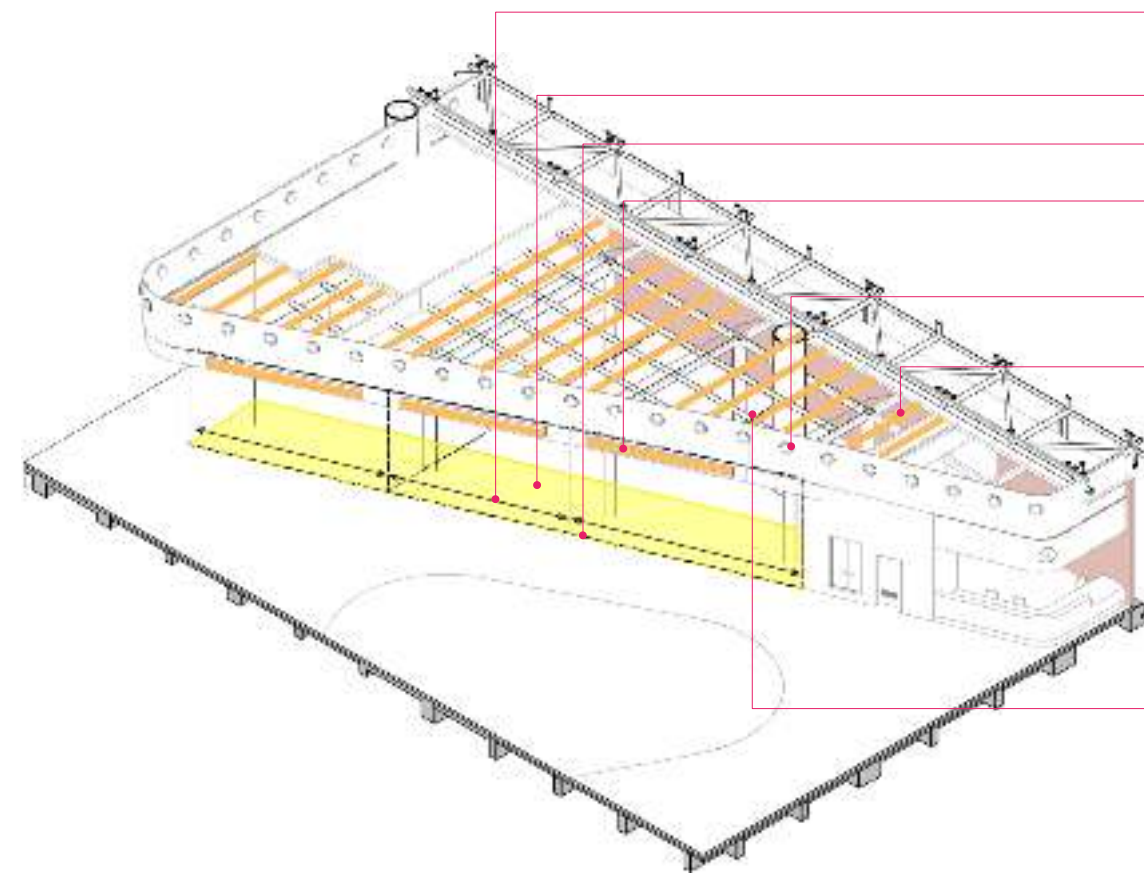
Lighting tracks by Concessionaire

Pier / column / structure by NIA



LEVEL 1
KEY PLAN

LEVEL 2



AXONOMETRIC

Concessionaire space width varies to suit demarcation of units

Design Control Zone

Shop Front by Concessionaire

Fascia by NIA

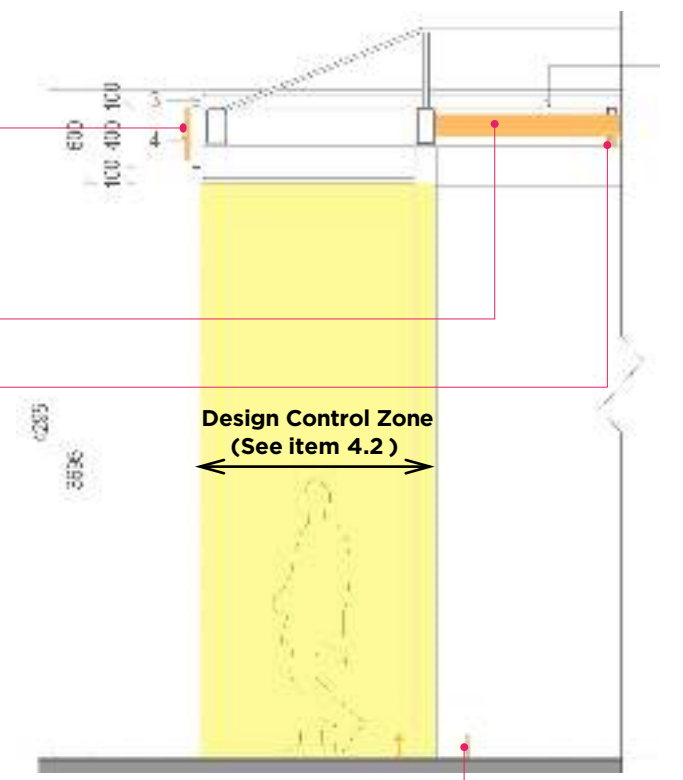
Primary sign by Concessionaire

Pier / column / structure by NIA

Tertiary lighting gantry framing to suit grid pattern indicated on guidelines

Lighting by Concessionaire

Concessionaire demise line refer to commercial plans



Design Control Zone
(See item 4.2)

Stainless steel column protection

3.0 Retail Categories

3.5 Type B

3.5.1 Terminal level 2 units

Type B1 - Enclosed Retail Units

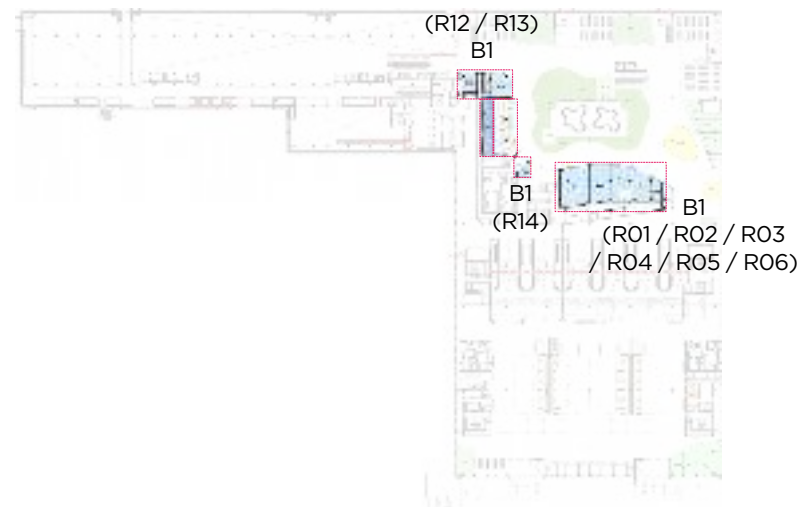
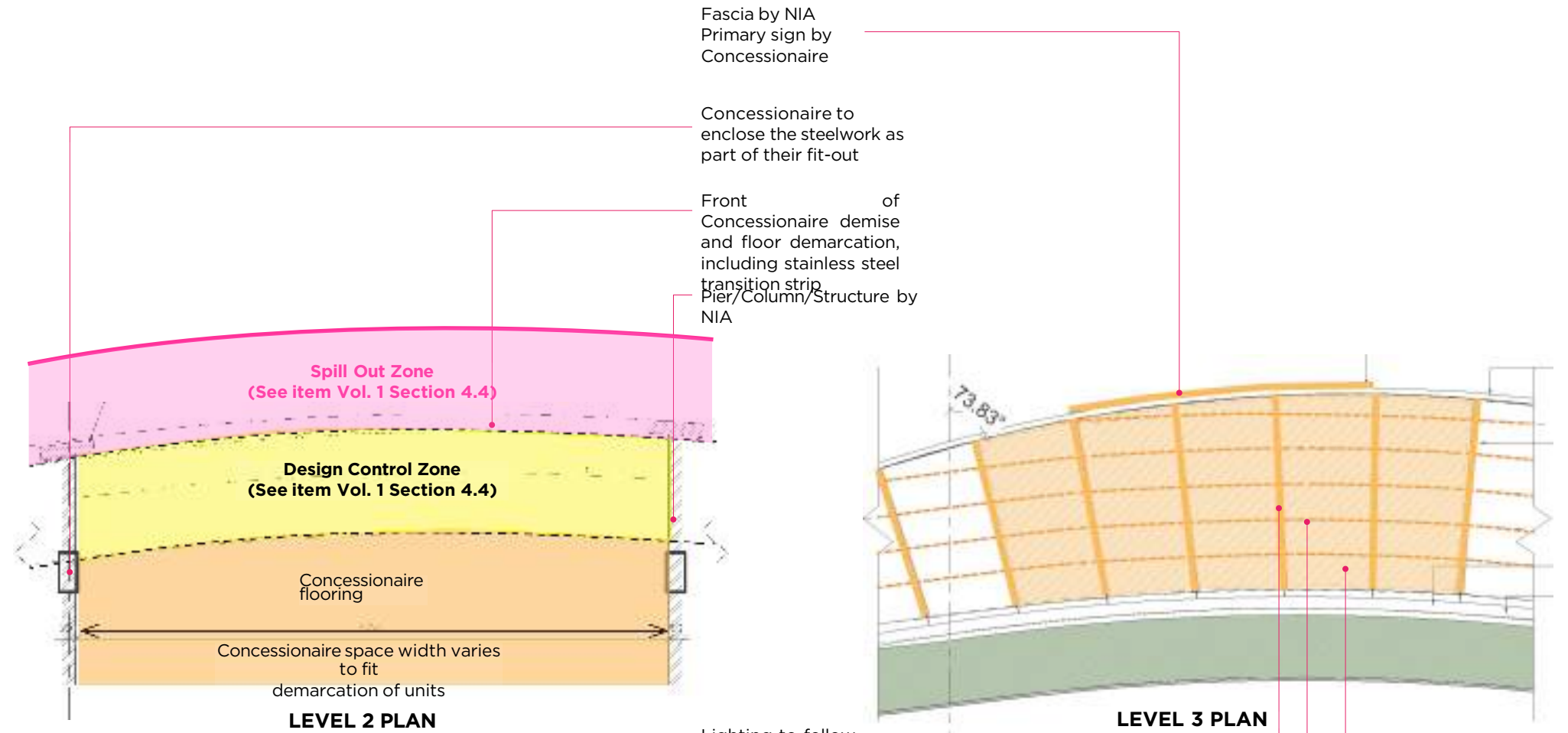
By NIA

1. Steel frame awning
2. Primary steelworks
3. Aluminium flat signage fascia panel
4. Data/Connectivity/Consolidation point
5. Flooring demarcation including transition stainless steel Strip

By Concessionaire

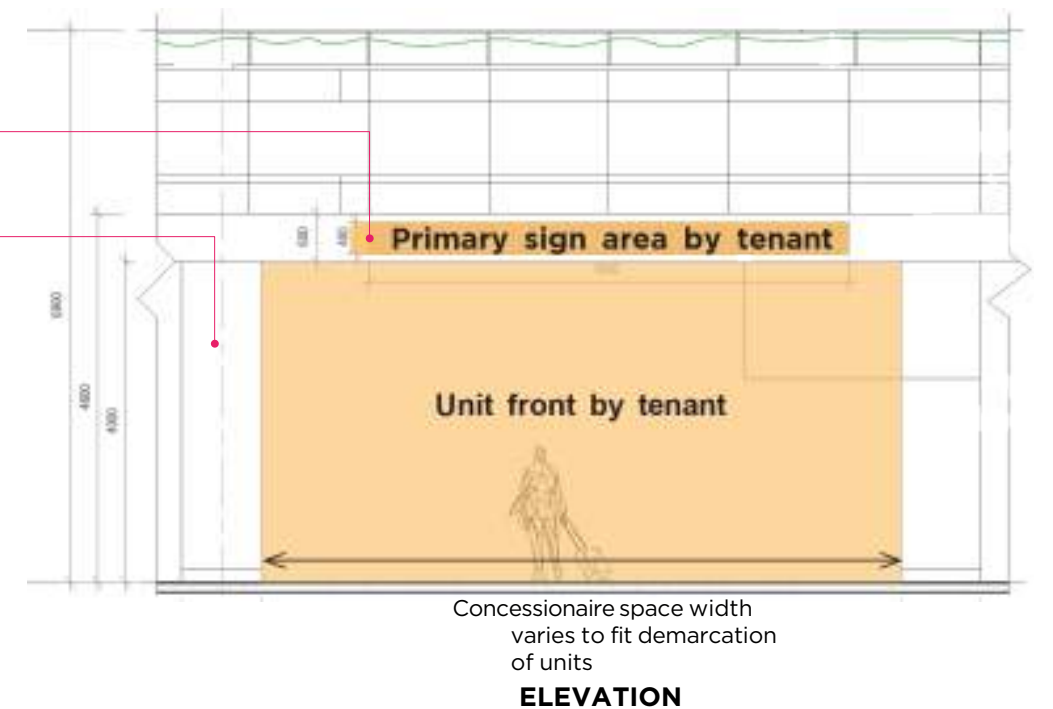
6. Soffit treatment to awning. Detail to submit to NIA for approval, Concessionaire material to the soffit of the canopy to be of non combustible material
7. Roller shutter (as applicable)
8. Ceiling
9. Lighting to follow primary awning by Concessionaire
10. Primary sign to canopy to canopy to be centrally located within fascia area, 400mm height of primary sign zone to be consistent and uniform to all units

*For an exhaustive list of Concessionaire / NIA responsibilities, refer to the Tenancy Matrix attached as Annexure-III.



Fascia by NIA
Primary sign by Concessionaire

Pier/Column/Structure by NIA

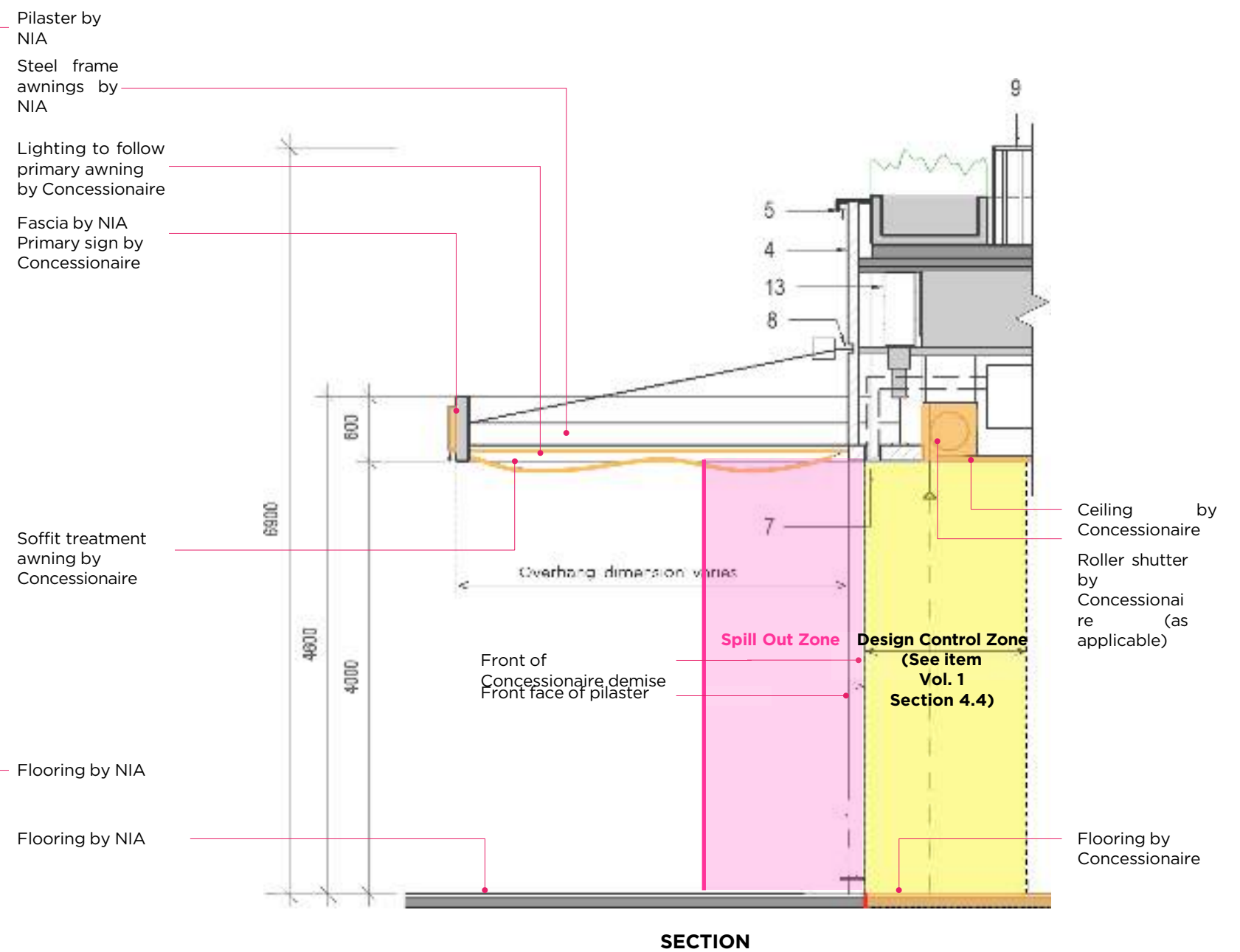
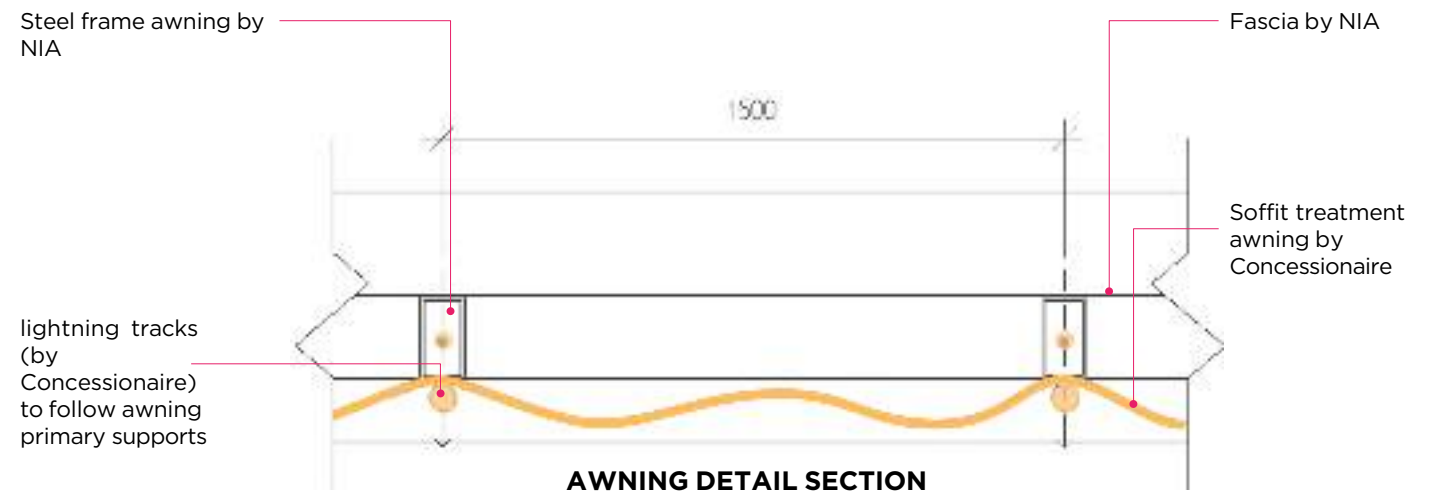
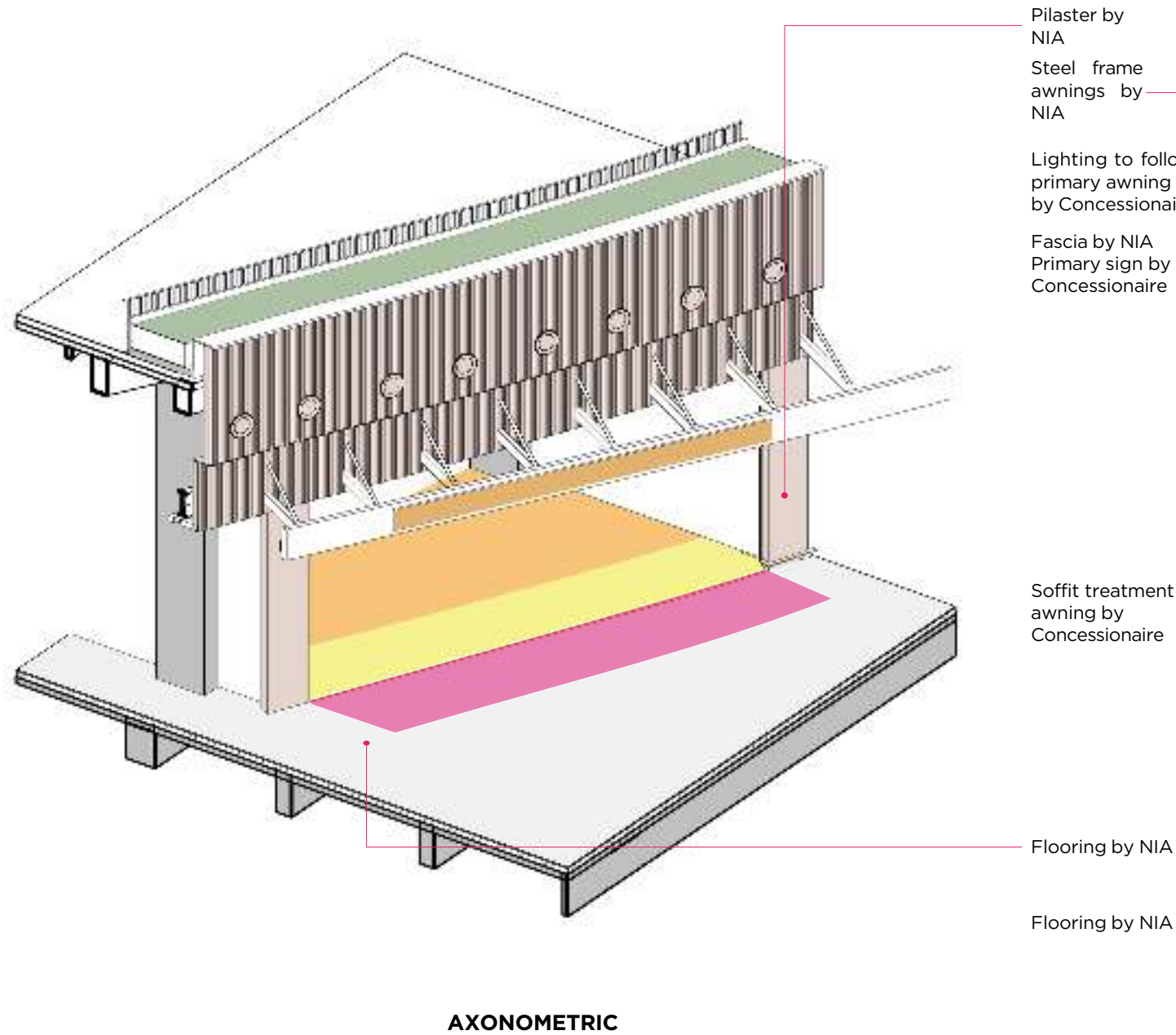


3.0 Retail Categories

3.5 Type B

3.5.1 Terminal level 2 units

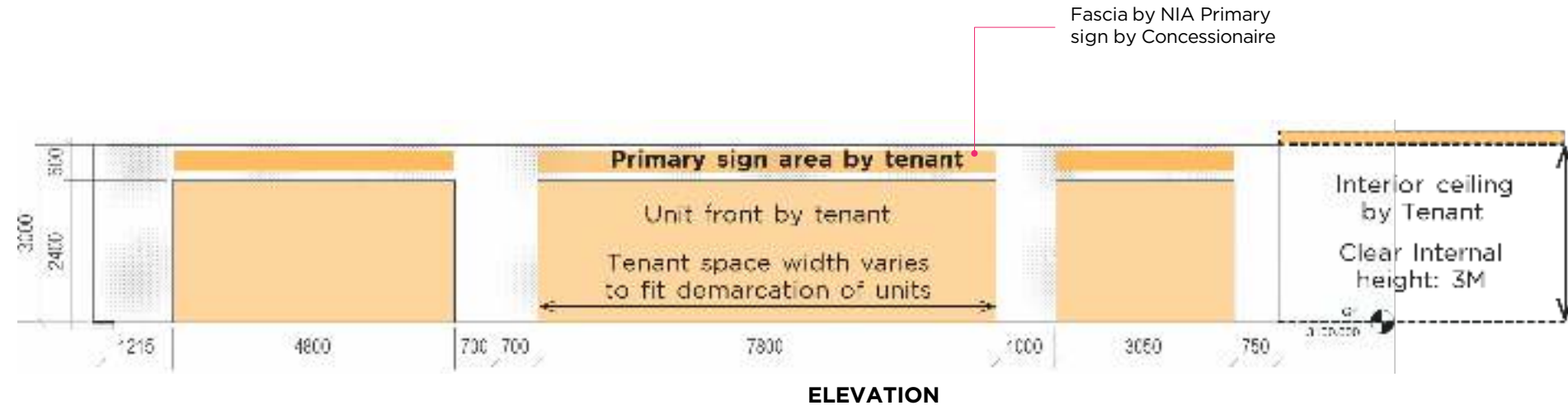
Type B1 - Enclosed Retail Units



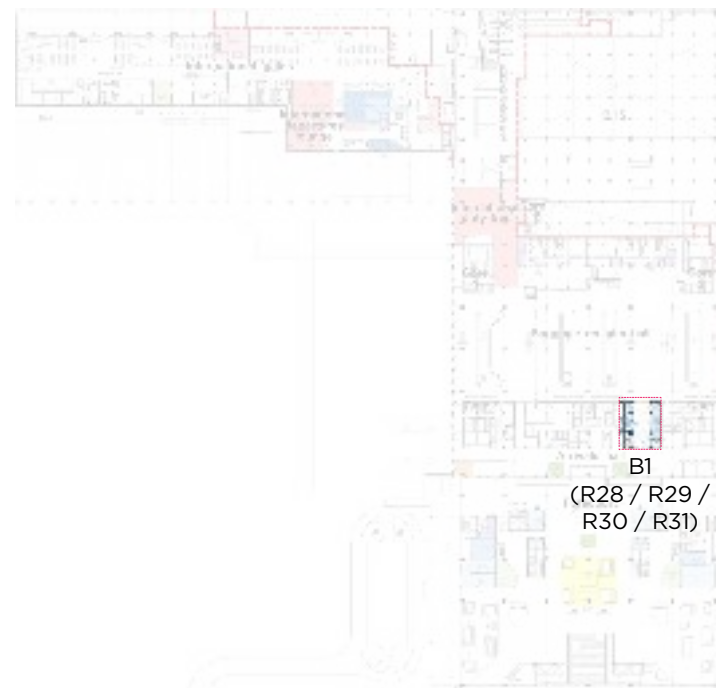
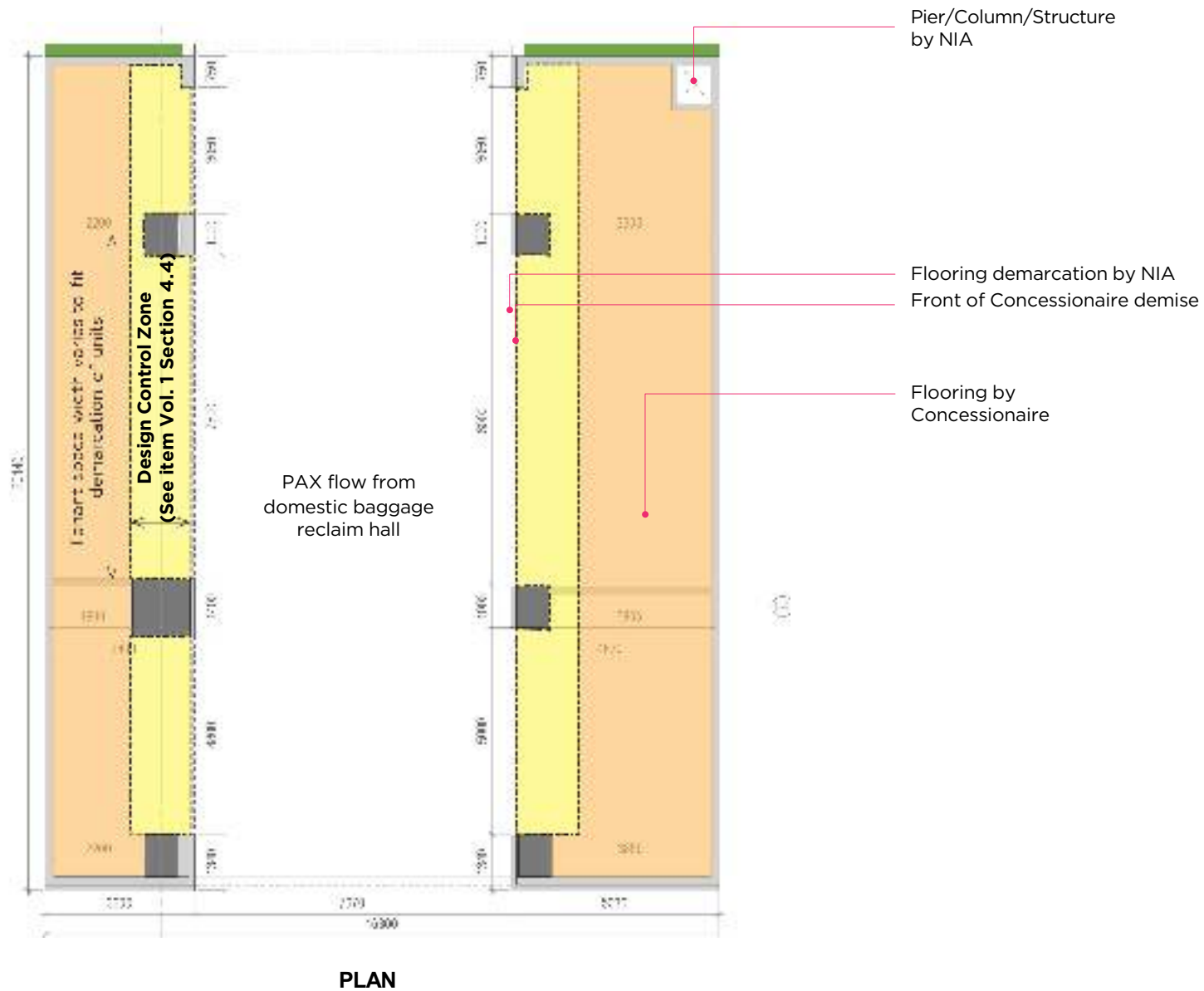
3.0 Retail Categories

3.5 Type B

3.5.3 Terminal level 0 unit Type B1 - Enclosed Retail Units



*For an exhaustive list of Concessionaire / NIA responsibilities, refer to the Tenancy Matrix attached as Annexure-III.



**The diagrams provided are for reference purposes only. For accurate dimensions, refer to Lease Out Drawings.

3.0 F&B Categories

3.6 Type B (L0, L1 Forecourt)

Type B1 - Enclosed Retail Units (East Pavillion)

General

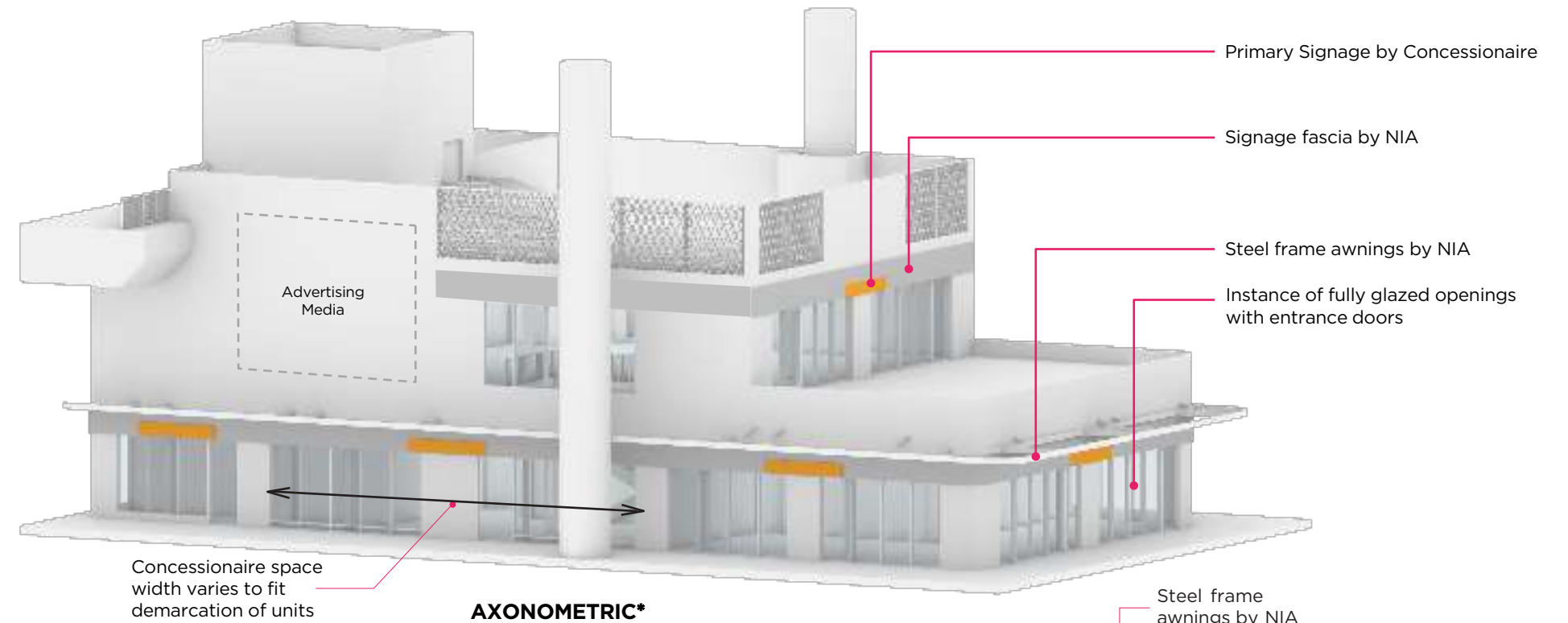
A standardised modular curtain walling system with associated glazing to external units will be supplied and installed by NIA to façades of unit B categories intended to provide a flexible choice of unit opening methods:

- Fully glazed openings with entrance doors or
- Fully openable bi-fold glazed screens.

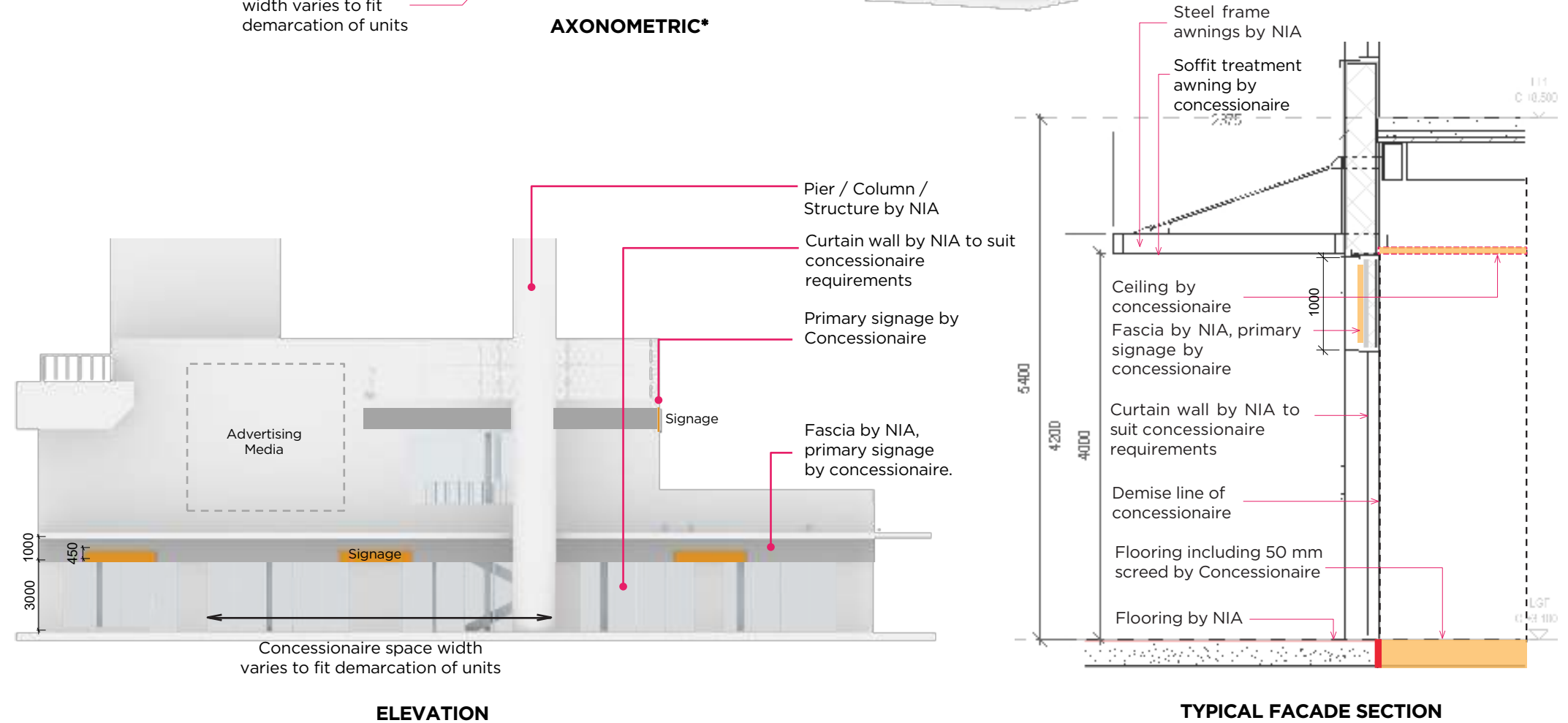
Concessionaires will be encouraged to maximise the use of glazing to unit frontages in order to provide maximum transparency to promote an open look into and out of the unit.

By Concessionaire*

Primary Signage (cut letter type) to the Shopfront to be designed and installed by Concessionaire, 450mm height of primary sign zone to be consistent and uniform to all units.



GROUND FLOOR KEYPLAN



*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 F&B Categories

3.6 Type B1

	Civil/Structure/Steel Works		MEP		IT		
	NIA	Concessionaire	NIA	Concessionaire	NIA	Concessionaire	
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in concessionaire space w/meter for Essential. Raw power till Isolator box, , Meter by NIA	Concessionaire to provide UPS as per requirement	IT-Consolidation Point	✓
Civil/ Sturc steel Works	✓ Civil works includes but not limited to all civil related works like exterior/interior block wall along with plaster, fire sealant for closure of wall cutouts, etc.		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidati on point ✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidati on point ✓ Rest by Concessionaire
Exterior Wall / F&B Facia	✓		Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS	✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal concessionaire space water piping by Concessionaire.	WiFi-within F&B	✓
Ceiling		✓	Drainage	Stubout (drain point) within concessionaire space		Radio Transmission	✓
POD (with Canopy)	Not Applicable		Fire Alarm	Above ceiling Fire alarm detectors and provision to tap off for below ceiling fire alarm detectors by NIA. NIA will programme all detectors to centralized FDAS	Concessionaire to provide below ceiling fire alarm detectors.	Hotline	Not Applicable
Brand Signages		✓	Upright Sprinklers	Turned up heads per NFPA, adjustments by Concessionaire (Upright sprinklers along with provision to tap off below ceiling pendent sprinklers by NIA. Fire alarm should be one system for whole terminal.	Concessionaire to provide below ceiling pendent sprinklers.	PAVA	✓
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-F&B	✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to concessionaire spaces by NIA		IPTV	Not Applicable
CCTV-External to F&B areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS	Not Applicable
CCTV-within F&B		✓	HVAC	CHWS/CHWR Stubout along with BTU Meter/Treated Fresh Air, Meter, Fresh air and venting duct at boundary wall w/in concessionaire space, Extract fan & ducting for kitchen exhaust by NIA	Rest by Concessionaire	Workstations	Not Applicable
Access Control		✓					

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 Retail Categories

3.7 Type C

Promotion Zone, Advertisement, ATM, Vending Machine (Dep & Forecourt)

Promotion units are flexible spaces for product launches, events, promotions, etc.

By NIA

Flooring

By Concessionaire

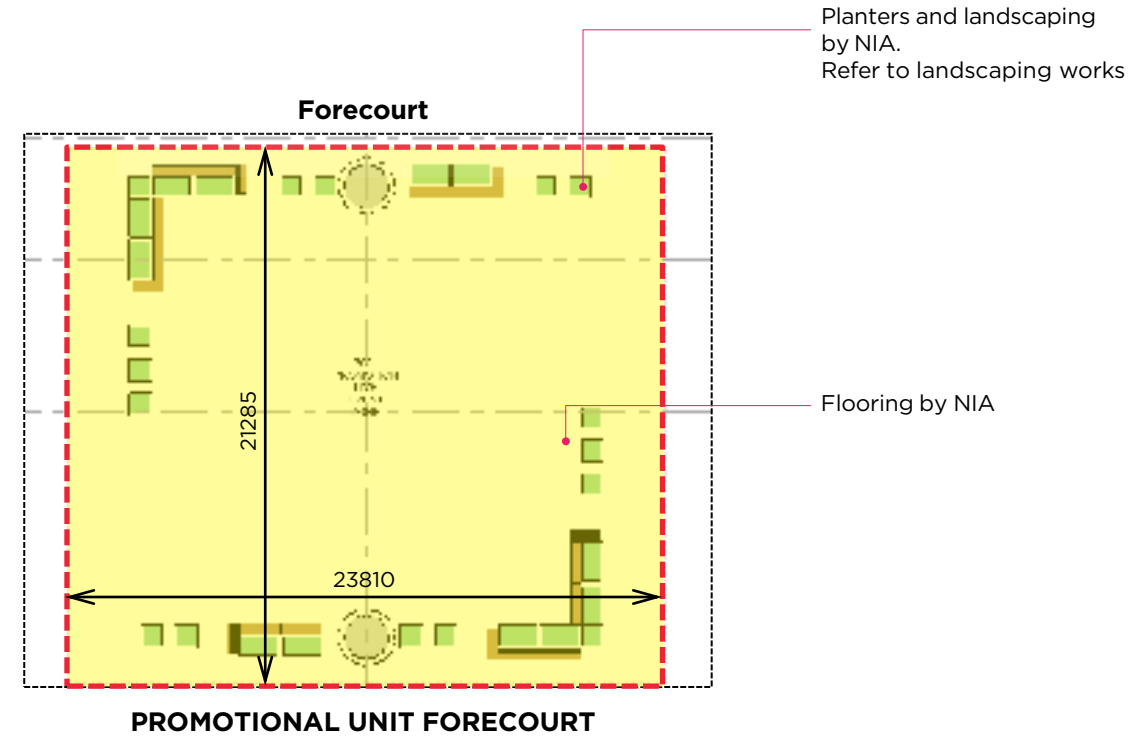
Proposals of the design, installation, access of goods and details of merchandising display units, display screens, exhibition equipment, branding/ commercial signage and promotions shall be issued to the NIA to obtain written approval prior to implementation on site.

*For an exhaustive list of Concessionaire / NIA responsibilities, refer to the Tenancy Matrix attached as Annexure-III.

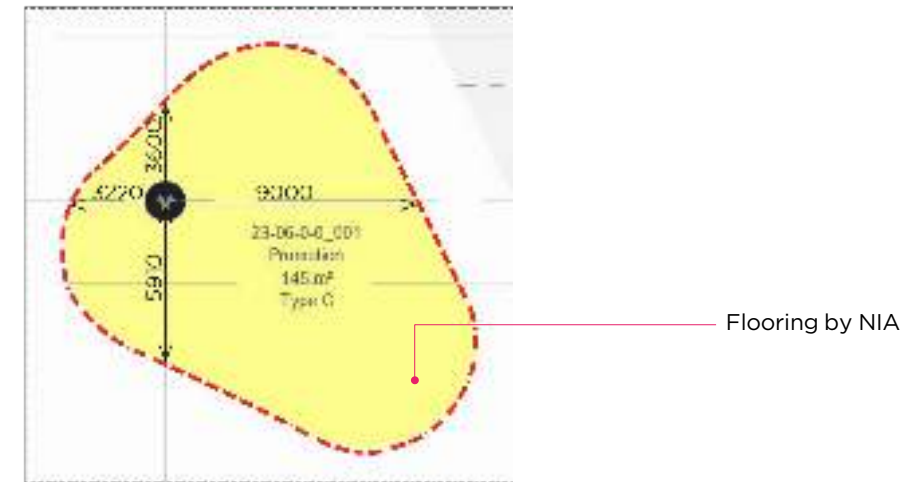


GROUND FLOOR
KEY PLAN

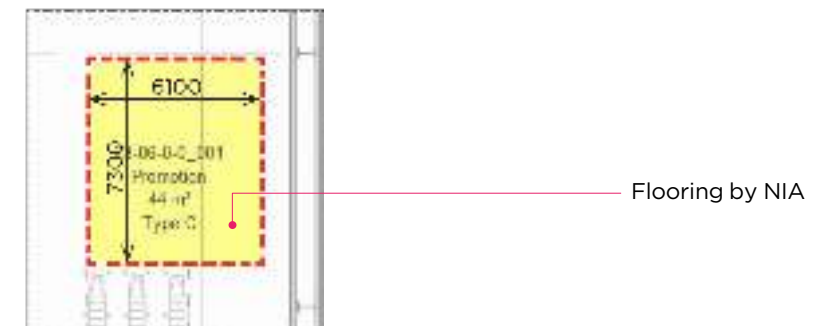
LEVEL 2



PROMOTIONAL UNIT FORECOURT



PROMOTIONAL UNIT HEADHOUSE



PROMOTIONAL UNIT HEADHOUSE

3.0 Retail Categories

3.7 Type C

Civil/Struct steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in Concessionaire space w/meter for Essential. Raw power till Isolar box, , Meter by NIA	Concessionaire to provide UPS for their lighting and small power outlets	IT-Consolidation Point	✓	
Civil/Struct steel Works	✓		Small Power Outlets	✓		Data Outlet	✓	
Floor Finish	✓		Lighting (N & E)	✓		Voice Outlet	✓	
Exterior Wall / Retail Facia		Not Applicable	Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		Not Applicable
Interior Wall		Not Applicable	Water		Not Applicable	WiFi-Retail/ Office		Not Applicable
Ceiling		Not Applicable	Drainage		Not Applicable	Radio Transmi- ssion	✓	
POD (with Canopy)		Not Applicable	Fire Alarm		Not Applicable	Hotline		Not Applicable
Brand Signages		✓	Upright Sprinklers		Not Applicable	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		Not Applicable	PA-Retail		Not Applicable
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to Concessionaire spaces by NIA		IPTV		Not Applicable
CCTV-External to Retail/Office areas	✓		Fire Extinguishers	✓		FIDS		Not Applicable
CCTV-Retail/ Office Access Control		Not Applicable	HVAC		Not Applicable	Workstations		Not Applicable
		Not Applicable						

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

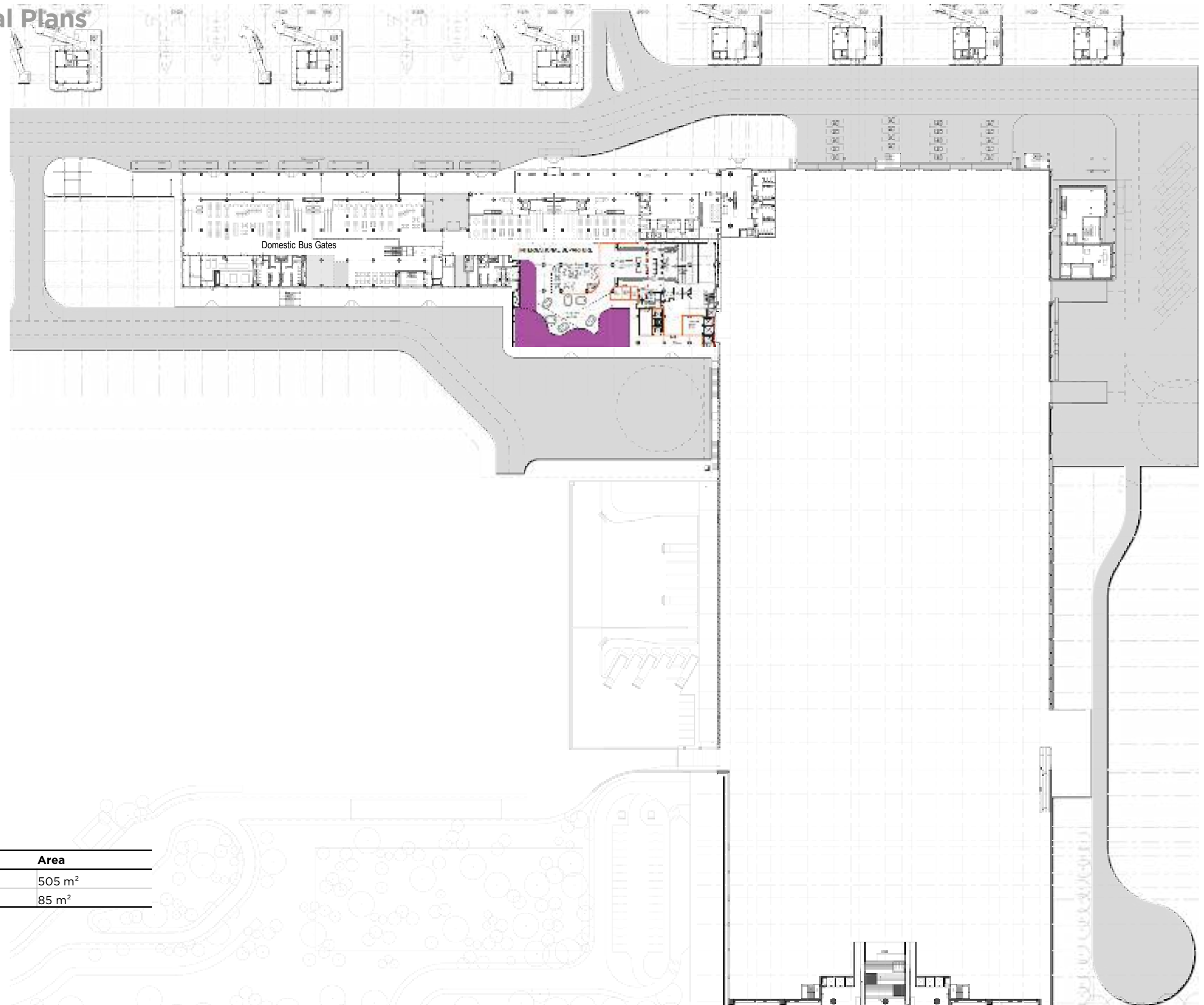
Section B

Duty Free

3.0 Duty Free Commercial Plans

3.1 Ground Floor

± 0.00 m (Pier)

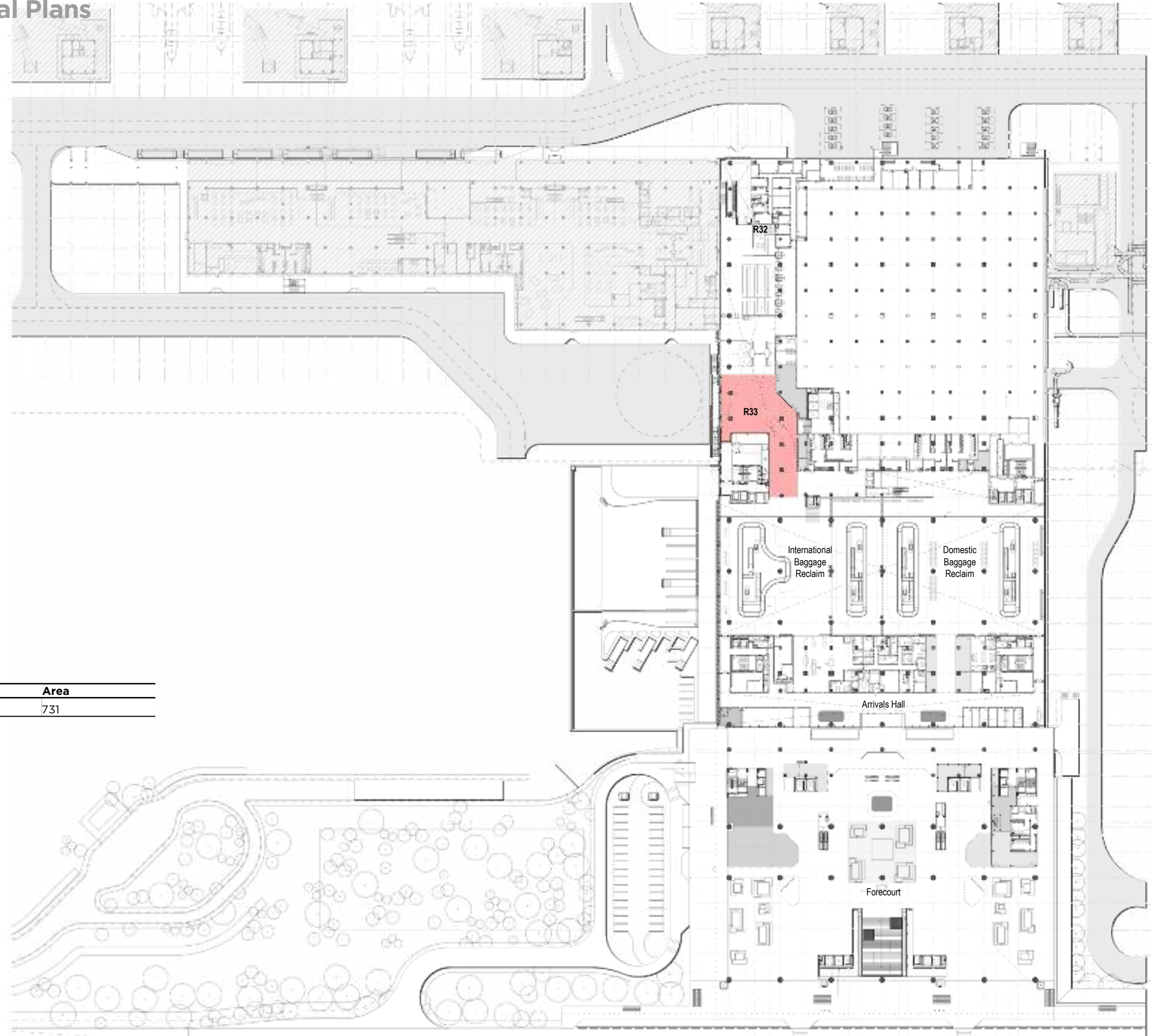


Color	Department	Name	Area
■	TYPE D	R24 – RETAIL (DUTY FREE)	505 m ²
■	TYPE D	R25 – RETAIL (DUTY FREE)	85 m ²

3.0 Duty Free Commercial Plans

3.2 Ground Floor

+3.10 m (Headhouse)



Color	Department Name	Area
Red	TYPE D CO4-DUTY FREE SUPPORT	731

3.0 Commercial Categories

3.3 General Guidelines

Duty-free areas play a pivotal role in the airport experience because they blend concessions, information, and identity. However, it's imperative that the design and layout of duty-free spaces harmonize with the airport's aesthetic standards, ensuring a seamless integration.

NIA will periodically review the Terminal Building for compliance with these guidelines.

- 1. Stall height consistency:** Ensure uniform stall heights throughout the duty-free area. Match heights to established datums for a cohesive visual appeal.
- 2. Buffer from façade:** The Concessionaire should ensure a 1500 mm buffer from the façade of the terminal. This buffer cannot be used for installing stalls, fixed furniture or any kind of merchandize that hinders movement for maintenance, cleaning and repairs.
- 3. Access for maintenance:** Concessionaire should ensure adequate space for maintenance of advertisement panels and key systems such as HVAC, lighting and signage. The allocated movement space should be enough to accommodate for equipment and personnel without disrupting customer flow.
- 4. Flooring:** The choice of flooring should align with the overarching design intent of the airport. All flooring choices are subject to approval by NIA.



3.0 Commercial Categories

3.4 Type D

3.4.1 Duty Free International Departures

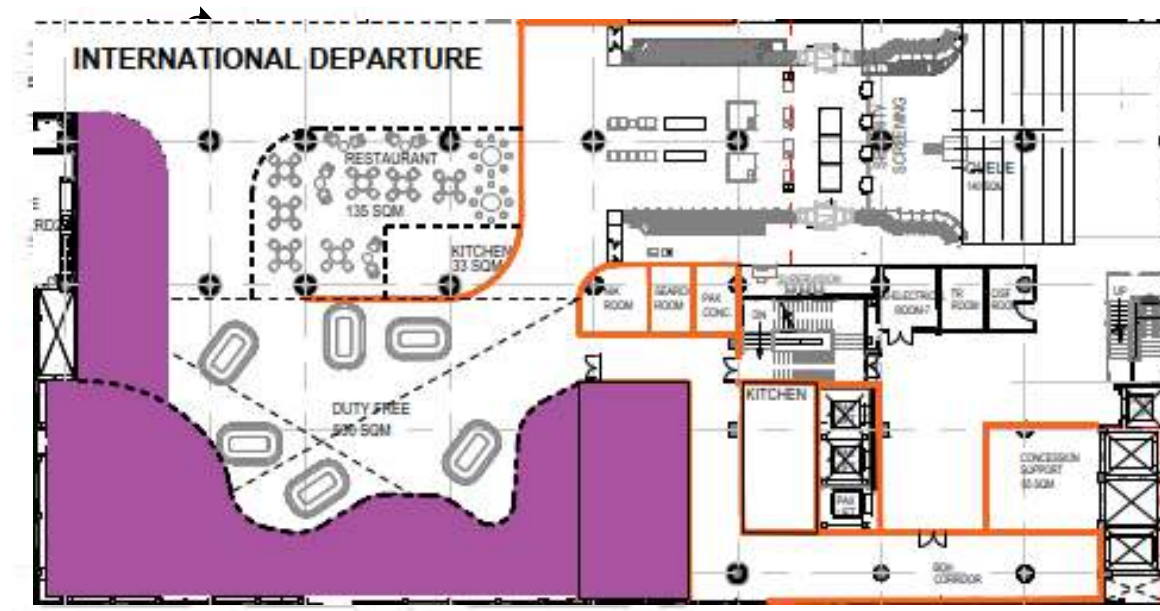
By NIA

1. Shell and core facilities by NIA
2. External Fascia / Wall

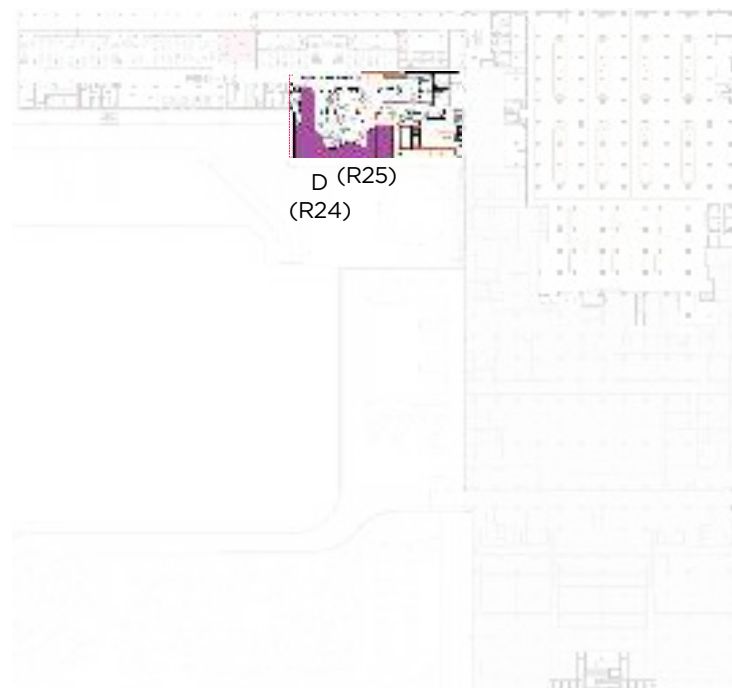
By Concessionaire

The design, planning layout, fit out and merchandising of Duty-Free shop units shall be undertaken by the Duty-Free operator, located within the agreed demise of the tenure outlets as indicated on the NIA layout drawings.

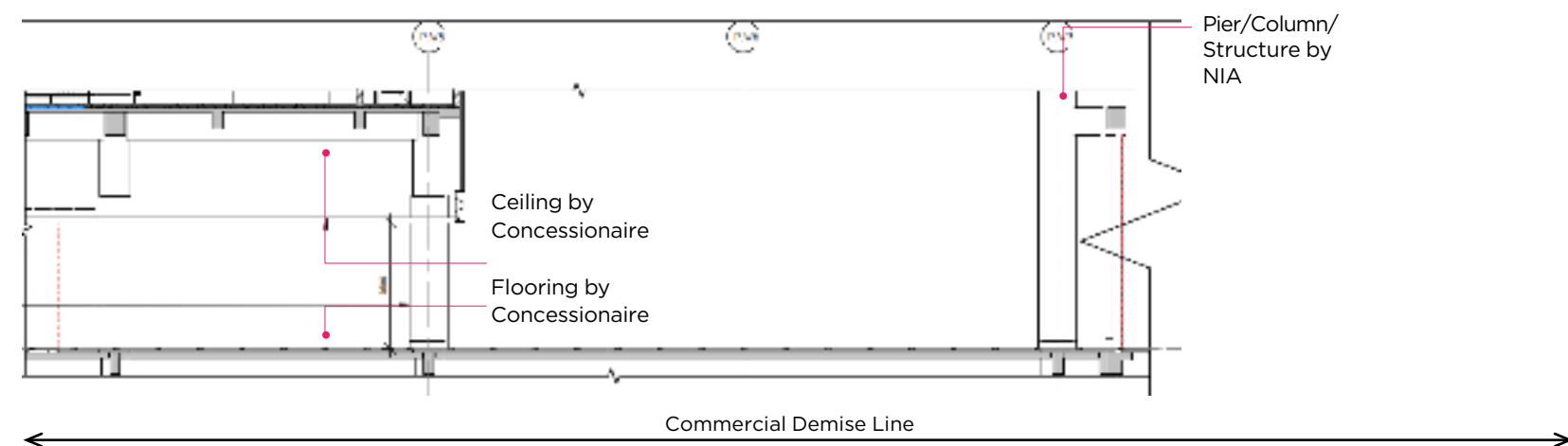
Proposed plans, elevations, materials, finishes and specifications, FF&E and brand signage locations shall be issued to the NIA to obtain written approval prior to implementation on site and shall align with all considerations as mentioned in Section 4 of this document.



PLAN



GROUND FLOOR
KEY PLAN



*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 Commercial Categories

3.4 Type D

3.4.2 Duty Free International Arrivals

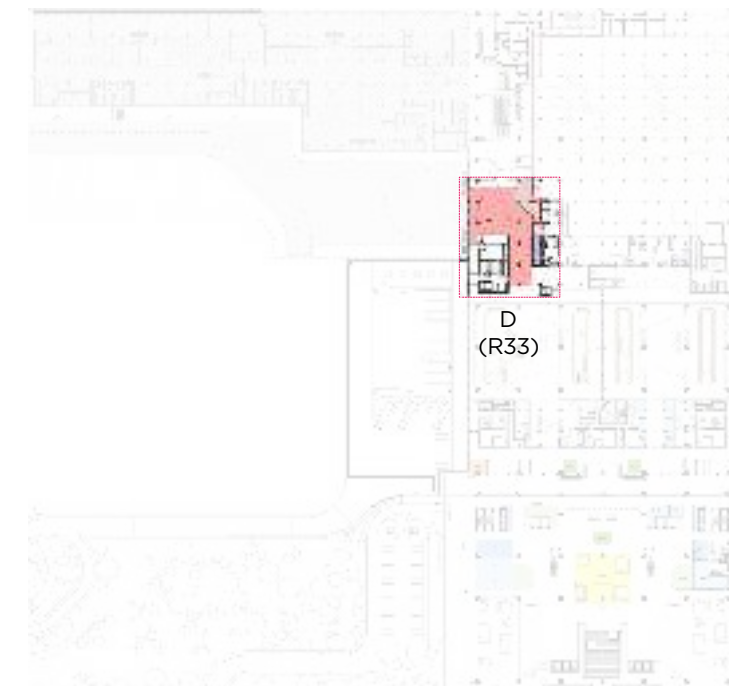
By NIA

1. Shell and core facilities by NIA
2. External Fascia / Wall

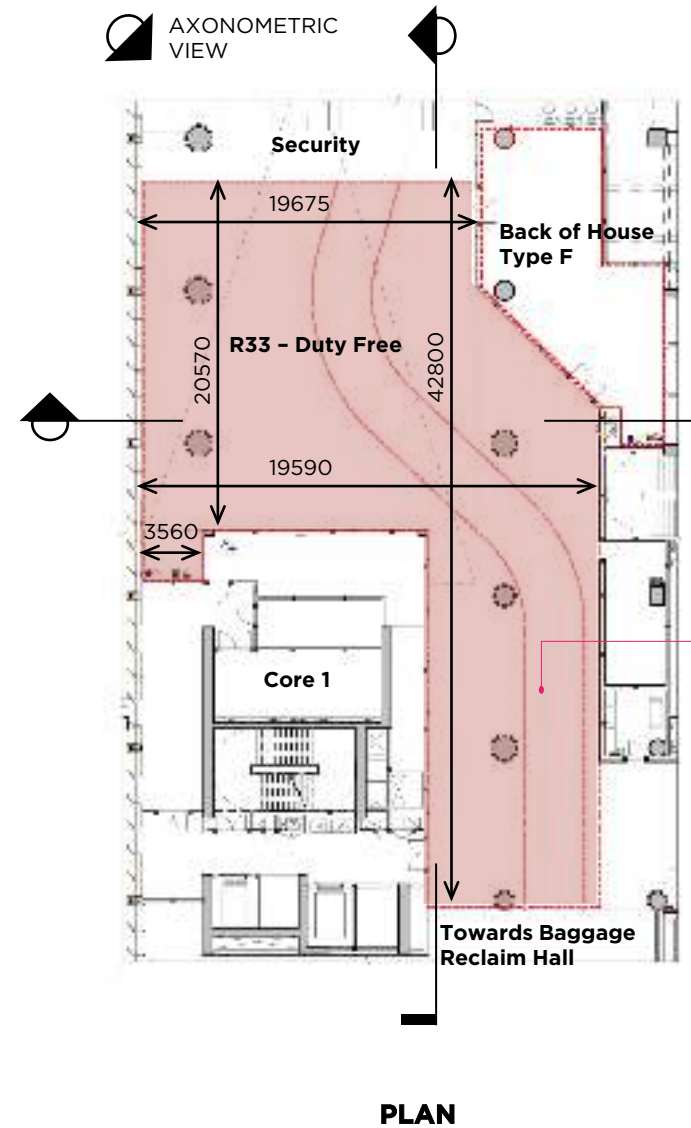
By Concessionaire

The design, planning layout, fit out and merchandising of Duty-Free shop units shall be undertaken by the Duty-Free operator, located within the agreed demise of the tenure outlets as indicated on the NIA layout drawings.

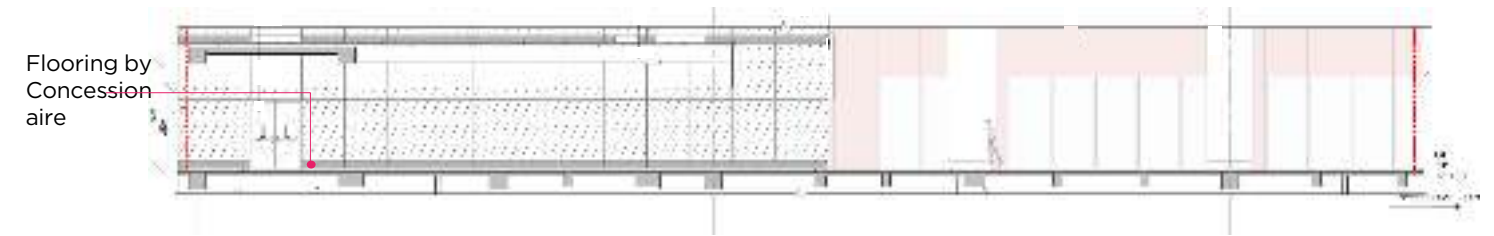
Proposed plans, elevations, materials, finishes and specifications, FF&E and brand signage locations shall be issued to the NIA to obtain written approval prior to implementation on site and shall align with all considerations as mentioned in Section 4 of this document.



**GROUND FLOOR
KEY PLAN**



PLAN

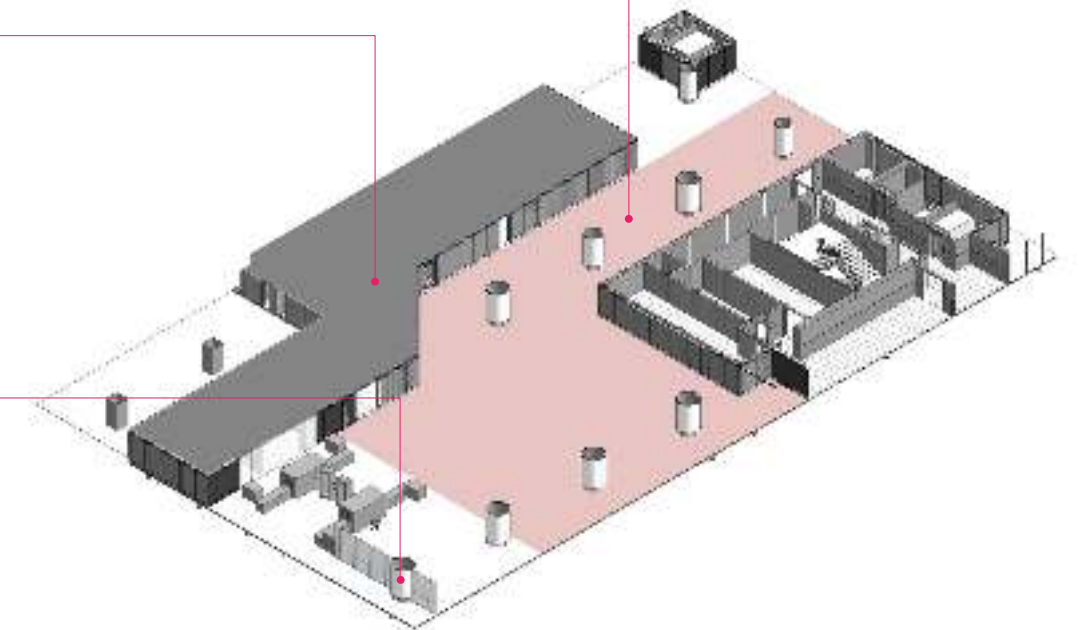


SECTION

Indicative suggestion of PAX route; to be further developed by Concessionaire and approved with NIA

Flooring by Concessionaire
Back of house type F

Pier/Column/Structure by NIA



AXONOMETRIC

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

3.0 Commercial Categories

3.4 Type D

Civil/Sturc steel Works			MEP			IT		
	NIA	Concessionaire		NIA	Concessionaire		NIA	Concessionaire
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in Concessionaire space w/meter for Essential. Raw power till Isolar box, Meter by NIA	Concessionaire to provide UPS for their lighting and small power outlets	IT-Consolidation Point	✓	
Civil/Sturc steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Concessionaire
Exterior Wall / Duty free Facia	✓		Earthing Point	Earthing point stubout within Concessionaire space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Concessionaire space	Internal Concessionaire space water piping by Concessionaire.	WiFi-Duty Free/Office		✓
Ceiling		✓	Drainage	Stubout (drain point) within Concessionaire space		Radio Transmission	✓	
POD (with Canopy)		✓	Fire Alarm	Above ceiling Fire alarm detectors and provision to tap off for below ceiling fire alarm detectors by NIA. NIA will programme all detectors to centralized FDAS	Concessionaire to provide below ceiling fire alarm detectors.	Hotline		Not Applicable
Brand Signages		✓	Upright Sprinklers	Turned up heads per NFPA, adjustments by Concessionaire (Upright sprinklers along with provision to tap off below ceiling pendent sprinklers by NIA. Fire alarm should be one system for whole terminal.	Concessionaire to provide below ceiling pendent sprinklers.	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-Duty Free		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Concessionaire space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to Concessionaire spaces by NIA		IPTV		Not Applicable
CCTV-External to Duty free areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Concessionaire space	FIDS		Not Applicable
CCTV-Duty free		✓	HVAC	✓	✓	Workstations		Not Applicable
Access Control		✓						

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)

3.0 Commercial Categories

3.5 Type F

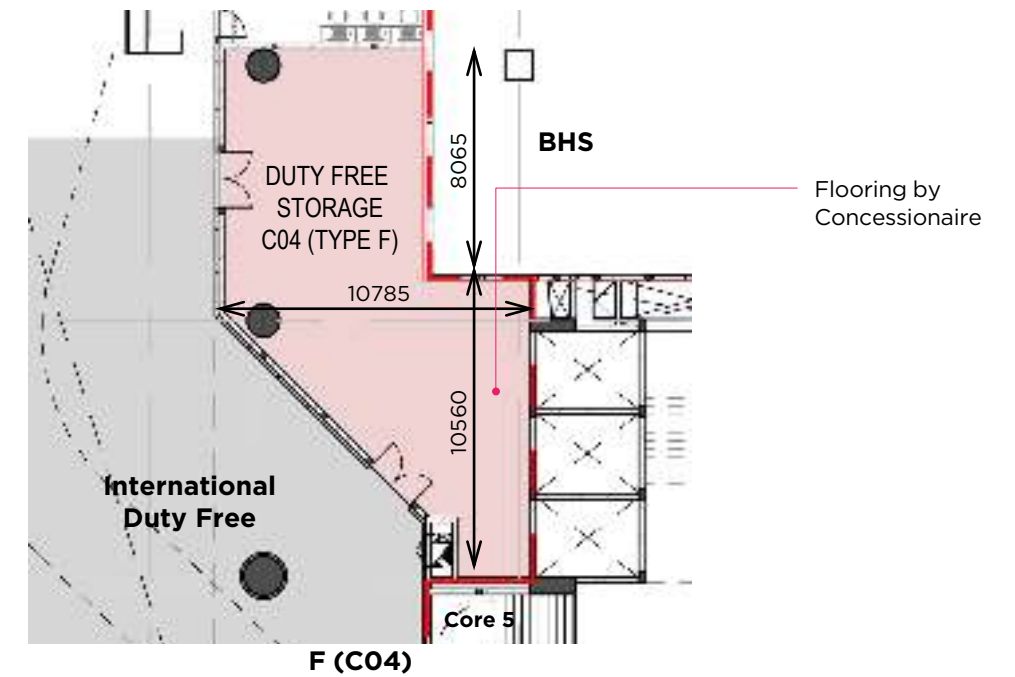
Duty Free Storage & Retail Storage

By NIA

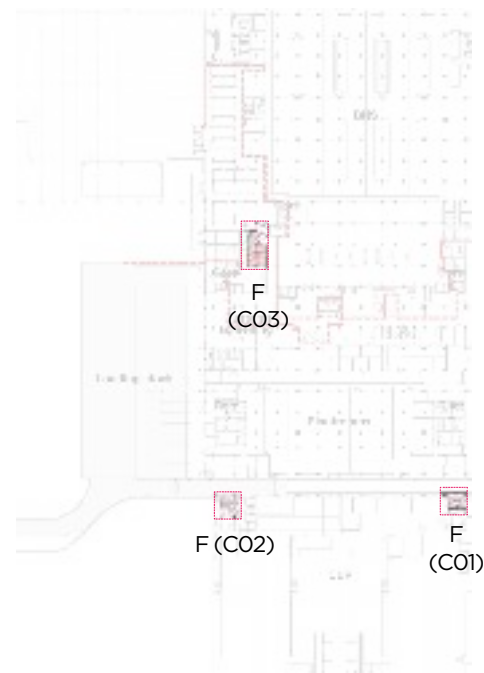
The NIA will supply shell and core facilities to Concessionaires for their storage and back of house requirements.

By Concessionaire

The Concessionaire will be responsible for the fabrication and erection of any internal demarcation non-load bearing partitions with associated doors (as required) to BoH areas together with installation of all interior finishes: flooring, suspended ceilings and FF&E.



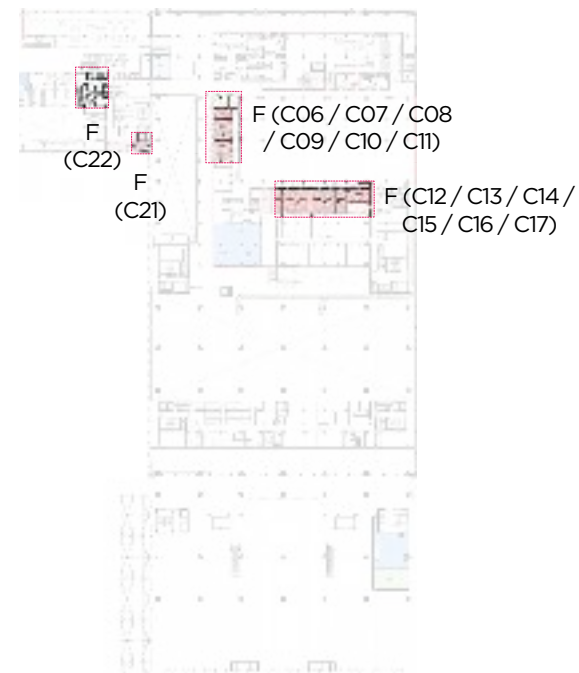
*For an exhaustive list of Concessionaire / NIA responsibilities, refer to the Tenancy Matrix attached as Annexure-III.



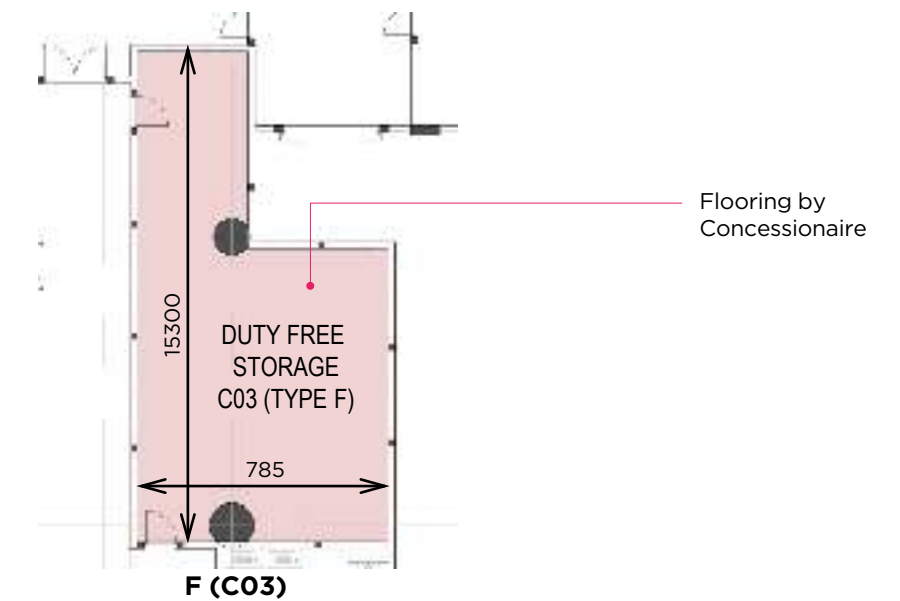
**LEVEL B1
KEY PLAN**



**GROUND FLOOR
KEY PLAN**



**LEVEL 1
KEY PLAN**



**Instance Plans of Concessionaire
Support Areas / Back of
House**

3.0 Commercial Categories

3.5 Type F

Civil/Struct steel Works			MEP			IT		
	Landlord	Tenant		Landlord	Tenant		Landlord	Tenant
Concrete Screed	✓		Power	✓ Isolator - MCCB/MCB)/cable tray at perimeter wall w/in tenant space w/meter for Essential. Raw power till Isolator box, Meter by Landlord		IT-Consolidation Point	✓	
Civil/Struct steel Works	✓		Small Power Outlets		✓	Data Outlet	Data/Connectivity/consolidation point	✓ Rest by Tenant
Floor Finish		✓	Lighting (N & E)		✓	Voice Outlet	Data/Connectivity/consolidation point	✓ Rest by Tenant
Exterior Wall / Retail Facia	✓		Earthing Point	Earthing point stubout within Tenant space (inside Power Isolation box)		EPOS		✓
Interior Wall		✓	Water	Water point stubout along with water meter within Tenant space (Cold and Hot water supply).	Internal tenant space water piping by Tenant.	WiFi-Retail/ Office		✓
Ceiling		✓	Drainage	Stubout (drain point) within tenant space		Radio Transmission	Not Applicable	
POD (with Canopy)		✓	Fire Alarm	Above ceiling Fire alarm detectors and provision to tap off for below ceiling fire alarm detectors by Landlord. Landlord will programme all detectors to centralized FDAS	Tenant to provide below ceiling fire alarm detectors.	Hotline	Not Applicable	
Brand Signages		✓	Upright Sprinklers	Turned up heads per NFPA, adjustments by Tenant (Upright sprinklers along with provision to tap off below ceiling pendent sprinklers by Landlord. Fire alarm should be one system for whole terminal.	Tenant to provide below ceiling pendent sprinklers.	PAVA	✓	
Wayfindings /Area Signage	✓		Pendent/ Below ceiling Sprinklers		✓	PA-Retail		✓
FF&E +Counters		✓ Furniture, fixtures, equipments, sanitary fixtures & accessories, and Fitout as per approved plans Including Counters and any Structural elements within Tenant space.	Fire Hydrant Cabinet	✓ Fire hose/hydrant cabinet near to tenant spaces by Landlord		IPTV	Not Applicable	
CCTV-External to Retail/Office areas	✓		Fire Extinguishers		✓ Standalone Fire Extinguisher within Tenant space	FIDS		Not Applicable
CCTV-Retail/ Office Access Control		✓	HVAC	✓	✓	Workstations		Not Applicable

The above matrix shall be read in conjunction with the Lease Out Drawings (Annexure-I) and Service Load Capacities Matrix (Annexure II)



Noida
International Airport

Commercial Design Guidelines

VOLUME 5
PASSENGER SERVICE PROVIDERS GUIDELINES

04.01.2024

1.0 Introduction

1.1 How to use this document

This Volume 5 of the Commercial Design Guidelines for the Noida International Airport focuses on Advertisement and Media. This document is to be read in conjunction with Volume 1: General Considerations of the Commercial Design Guidelines. All general considerations apply to Passenger Service Providers Guidelines as well.

This document clearly outlines the intent, scope and the detailed requirements and provisions for each and every Passenger Service Providers' Concessionaire space. It is the Concessionaire's responsibility to visit the site and verify existing conditions. Renderings and diagrams included in this Volume are for reference only and the concessionaire is encouraged to verify the accuracy of any drawings before submitting the design proposal for approvals.

Concessionaires must seek approval of their designs prior to construction / fit out on site. The approval process and submittal requirements are outlined in Volume 1: General Considerations.

All concessionaires, including those with pre-established regional or national Design Standards will be expected to follow the guidelines outlined in this document to assure compatibility with neighbouring concessionaires and the overall image of the Airport.

This volume of the Commercial Design guidelines include:

Passenger Service Providers' design Guidelines

Passenger Service Providers' Categories and Scope Description

Lease Out Drawings (Annexure - I)

Commercial Scope Matrix and Service Load capacities (Annexure - II)



2.0 Passenger Services

2.1 Passenger Services (Check-In)

By NIA*

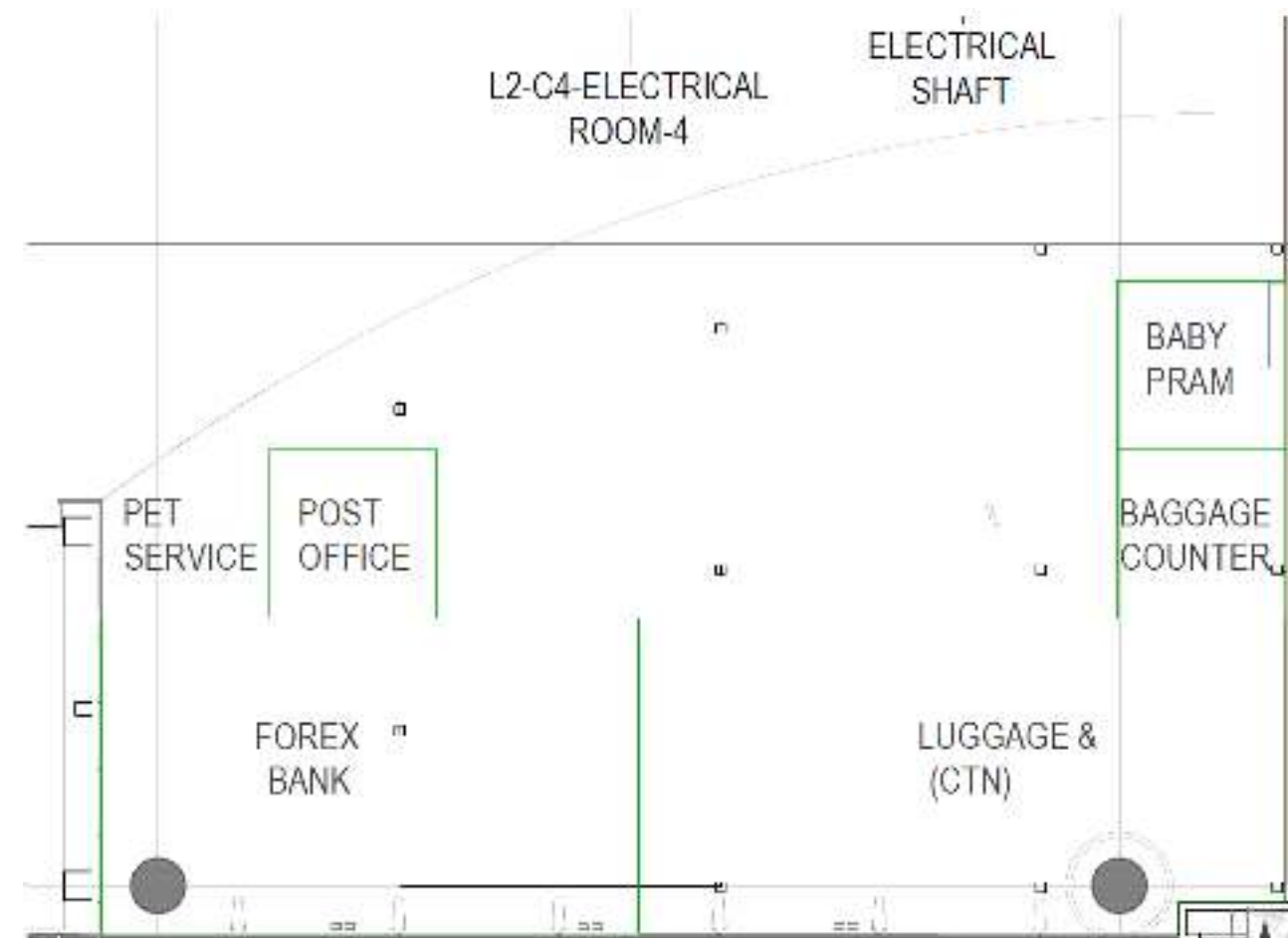
Flooring and main ceiling by NIA

By Concessionaire*

1. The design, planning, fit-out and merchandising lay out will be undertaken by the concessionaire located in the agreed demise as indicated in the Commercial plans.
2. All demising partitions should be in accordance to the easements as mentioned in the Lease Out Drawings.
3. The specific typology and heights of each unit varies and should be in accordance to the Lease Out Drawings (LODs).
4. Proposed plans, materials, finishes, store planograms, FF&E and brand signage shall be issued to NIA to obtain approval prior to implementation on site.
5. Primary sign (Cut letters signage) to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)

Forecourt commercial areas provision:

Amenity	Provision
Forex Bank	X sqm.
Pet Service	X sqm.
Post Office	X sqm.
Luggage & CTN	X sqm.



*** To be updated**

*For an exhaustive list of Concessionaire / NIA responsibilities, the concessionaire should refer to the Commercial Scope Matrix and Service Load Capacities as outlined in Annexure II

2.0 Passenger Services

2.2 Passenger Services (Forecourt)

By NIA*

Flooring and main ceiling by NIA

By Concessionaire*

1. The design, planning, fit-out and merchandising lay out will be undertaken by the concessionaire located in the agreed demise as indicated in the Commercial plans.
2. All demising partitions should be in accordance to the easements as mentioned in the Lease Out Drawings.
3. The specific typology and heights of each unit varies and should be in accordance to the Lease Out Drawings (LODs).
4. Proposed plans, materials, finishes, store planograms, FF&E and brand signage shall be issued to NIA to obtain approval prior to implementation on site.
5. Primary sign (Cut letters signage) to be centrally located within fascia area, 600mm height of primary sign zone to be consistent and uniform to all units (in which the maximum height of the Signage Graphic / Letters to be 450 mm)

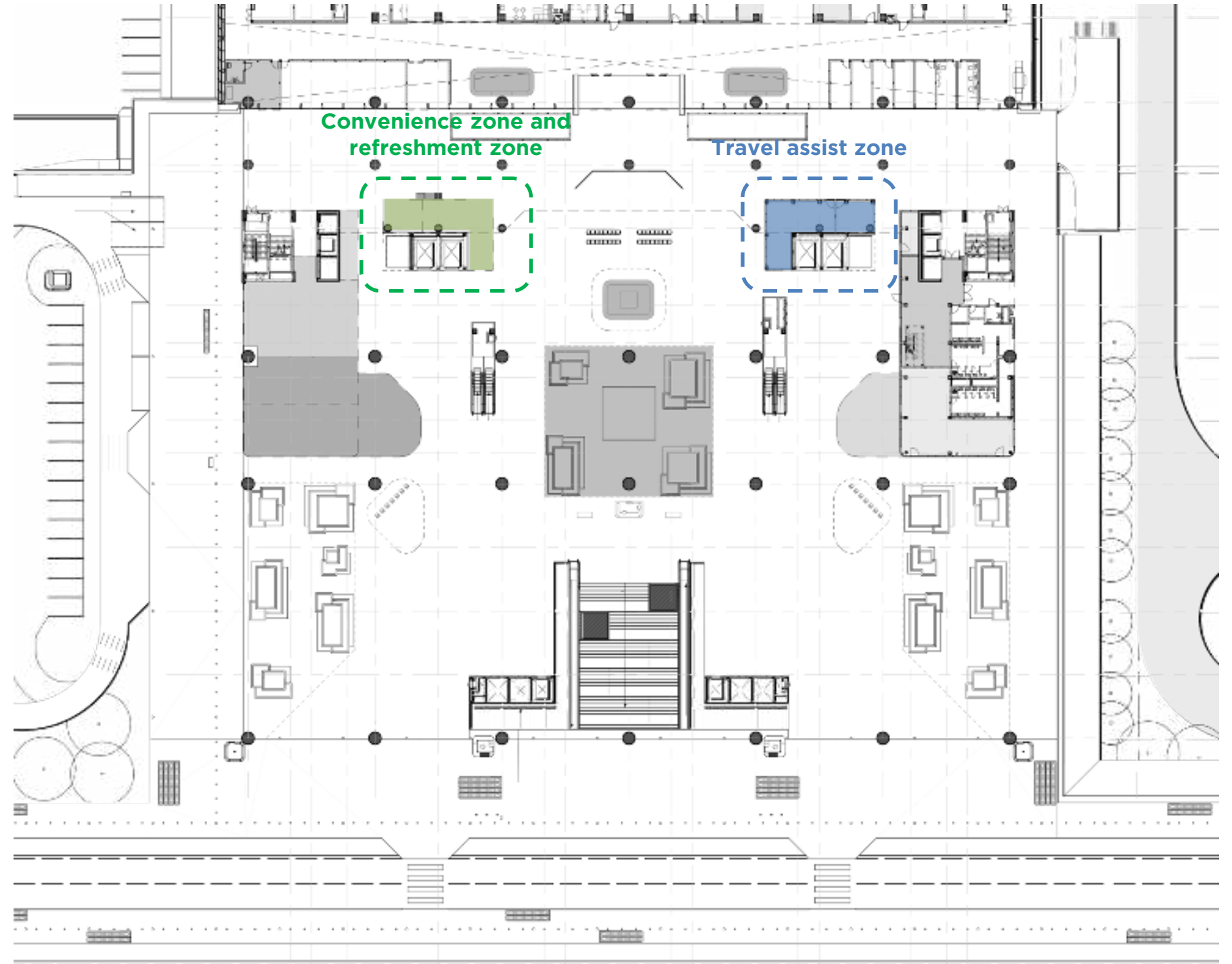
Forecourt commercial areas provision:

Commercial zone and refreshment zone

Amenity	No.	Provision
Convenience store	1	48 sqm.
Juice / shake store	2	10 sqm.

Travel assistance zone

Amenity	No.	Provision
Cab aggregators	3	X sqm.
Travel operators	2	X sqm.
Uttar Pradesh (UP) tourism	1	X sqm.
Hotel / Hospital counter	1	X sqm.
Gadget store	1	10 sqm.
Florist	1	10 sqm.



2.0 Passenger Services

2.3 Vending Machines

Food Placement and Layout

Tenants are encouraged to strategically place foods and beverages to foster selection of healthier foods and beverages. In addition to this, tenants are encouraged to:

- Use refrigerated (wherever required) vending machines to ensure that foods and beverages last longer.
- Use equipment that makes products visible, attractive, and easy to access—for example, vending machines with clear glass and good lighting or refrigerated shelves that are open and well-lit.
- Use clear glass and colourful displays to enhance the visibility and appearance of products

Signage and Labels

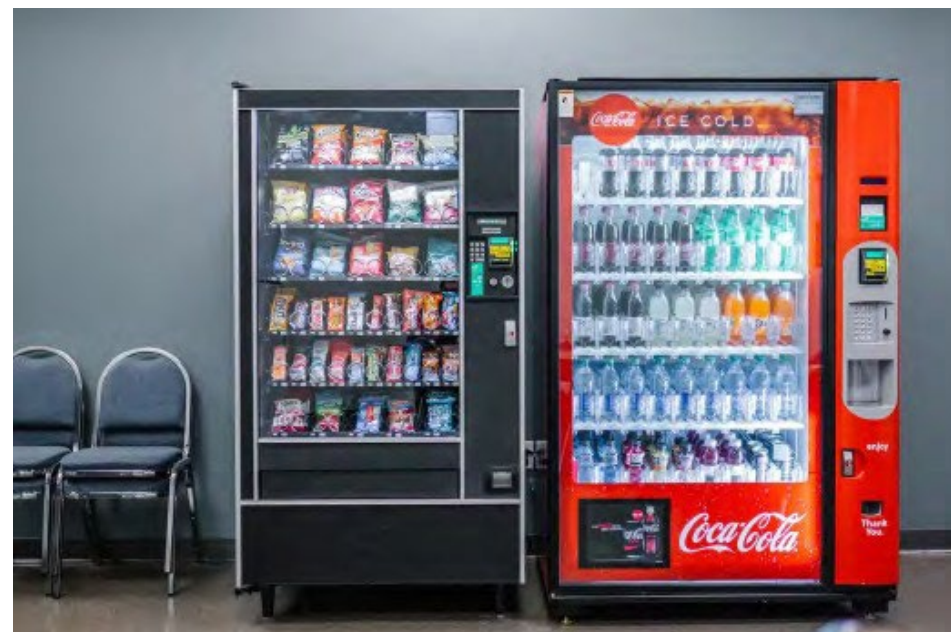
Tenants are encouraged to:

- Use color-coded signs to identify and highlight healthier foods
- Use signs that are easy to interpret—for example, by using colors, simple images, or few words

Food and Beverage Vending

Tenants are encouraged to:

- Encourage the selection of healthier options by using traffic light colours (green, yellow, and red) to identify healthier foods that can be consumed more often
- Use signages, such as green arrows and markings, to lead customers to making healthy choices
- Create flow paths (either through graphics or lighting) that emphasize healthier choices.



2.0 Passenger Services

2.4 ATMs

ATM Machines Placement and Layout

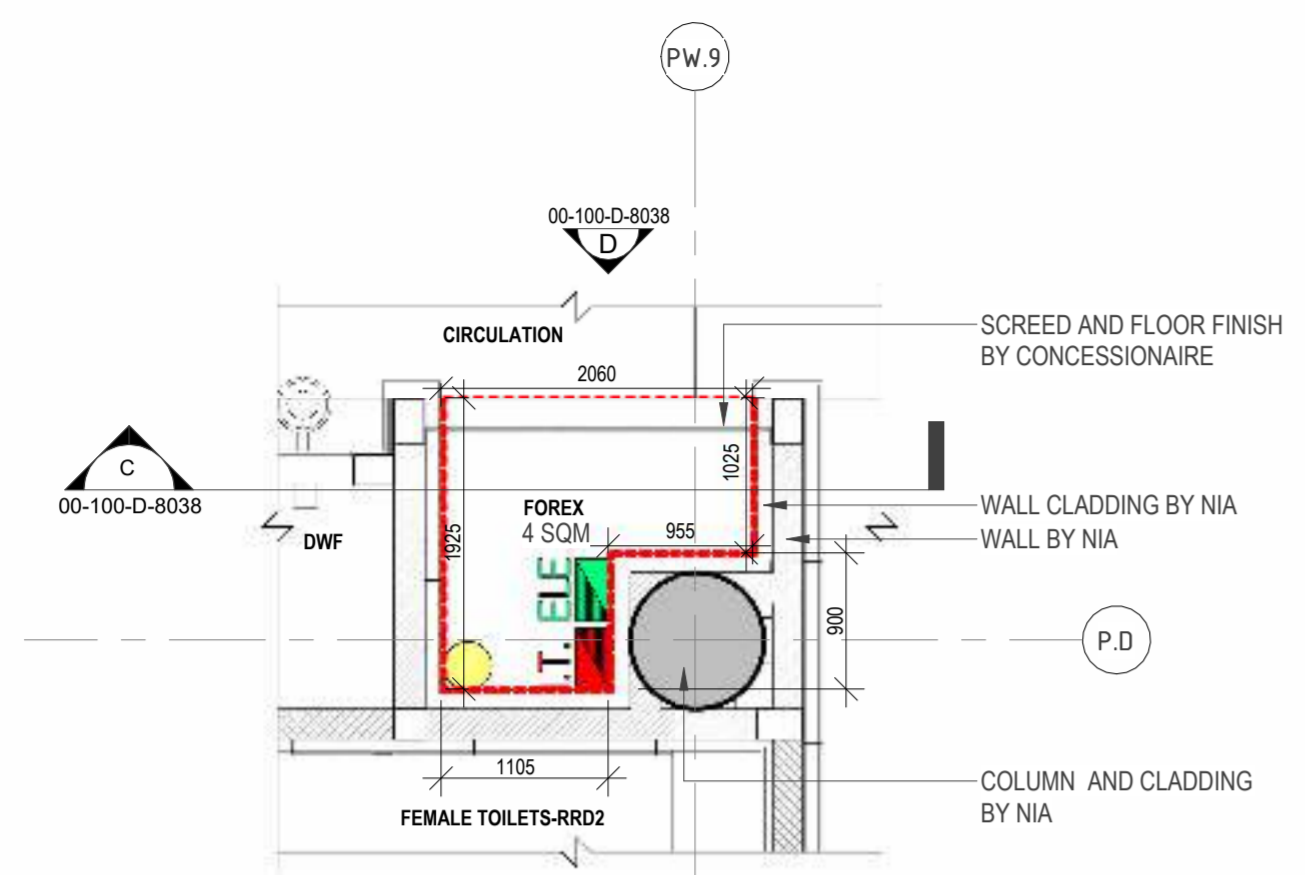
Tenants are encouraged to strategically place ATMs to foster ease of access and safety. In addition to this, tenants are encouraged to:

- Implement robust security measures, such as surveillance cameras and well-lit surroundings, to enhance the safety of ATM users and deter potential criminal activity.
- Regularly inspect and maintain ATMs to ensure optimal functionality and security, addressing any issues or concerns raised by customers or staff.
- Ensure ATMs are easily visible and accessible, preferably near entrances or high-traffic areas, to enhance convenience for customers.

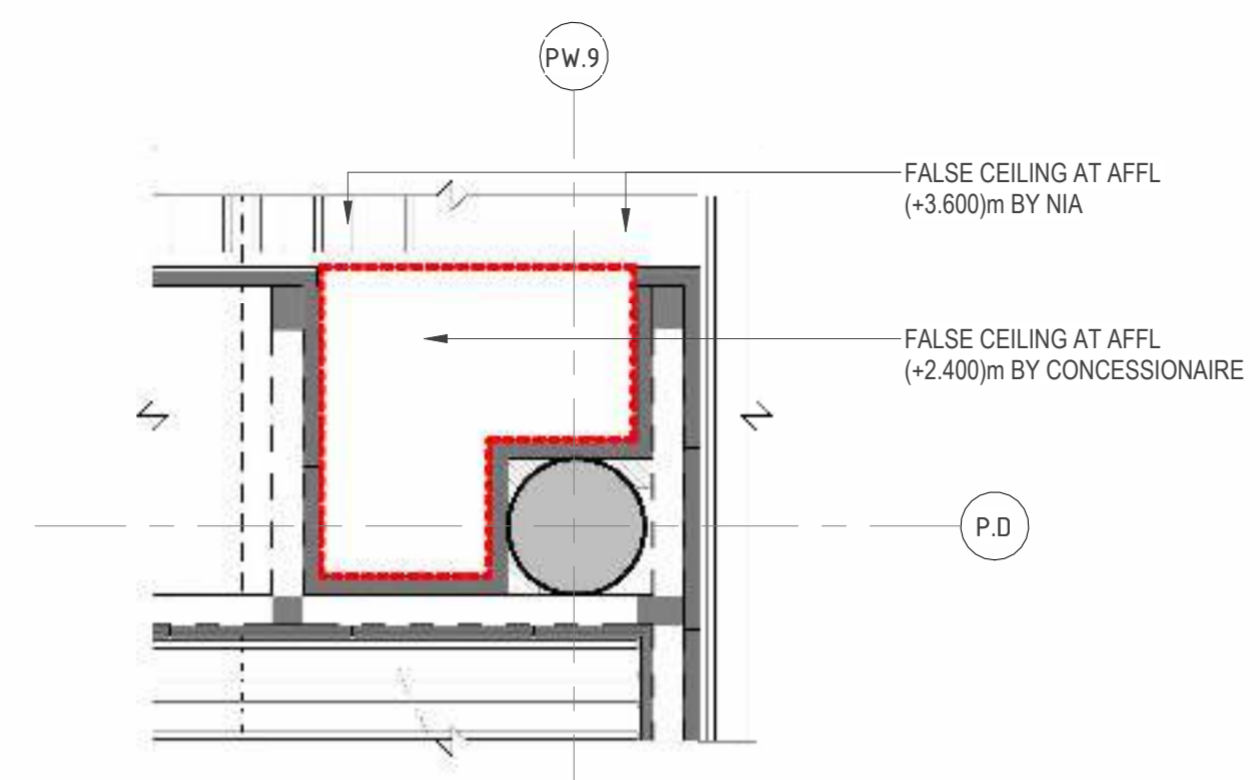


Annexure I

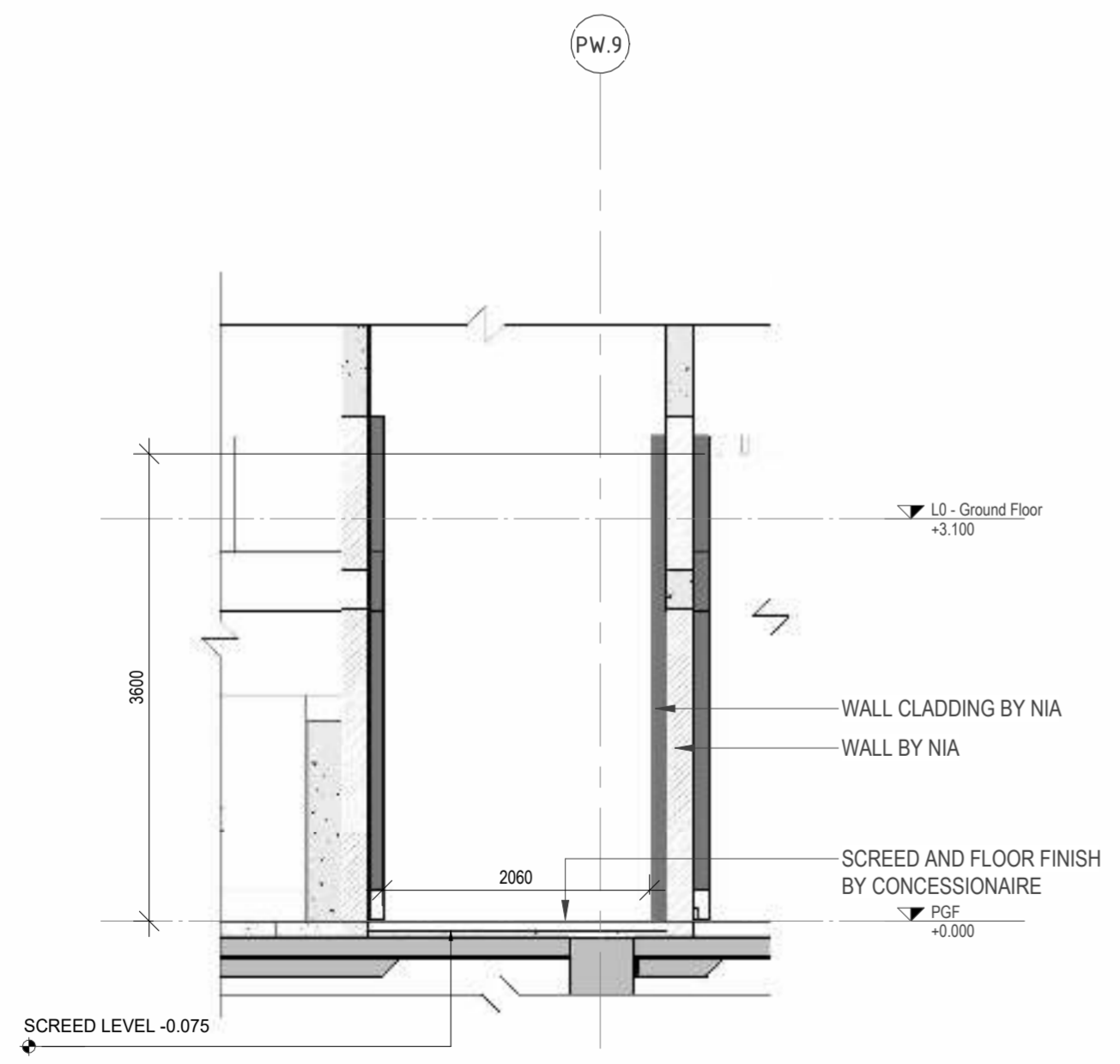
Lease Out Drawings



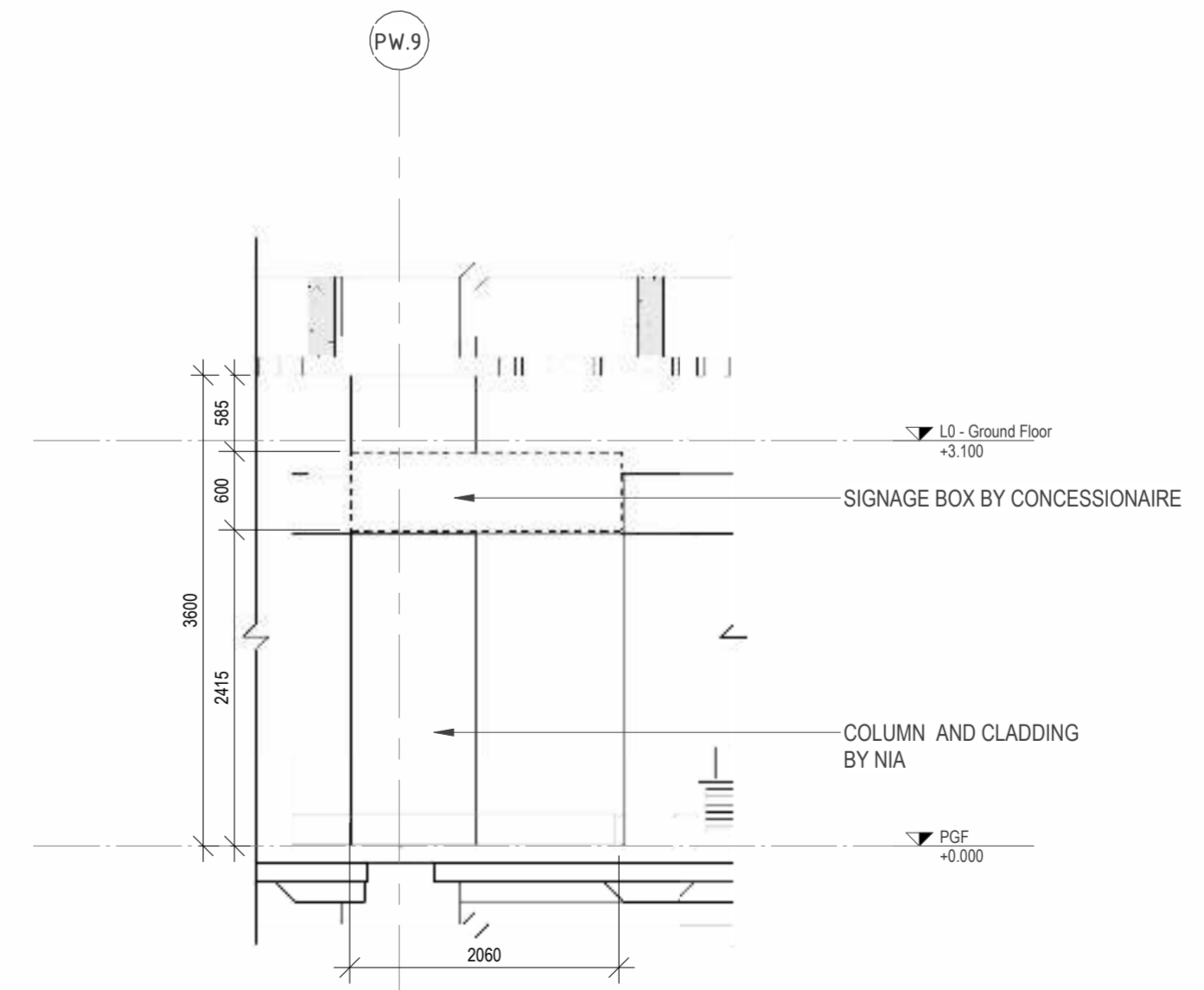
A | **L-03 PLAN**
00-100-D-8038 | SCALE: 1 : 50



B | **L-03 RCP**
00-100-D-8038 | SCALE: 1 : 50



C | **L-03 SECTION**
00-100-D-8038 | SCALE: 1 : 50



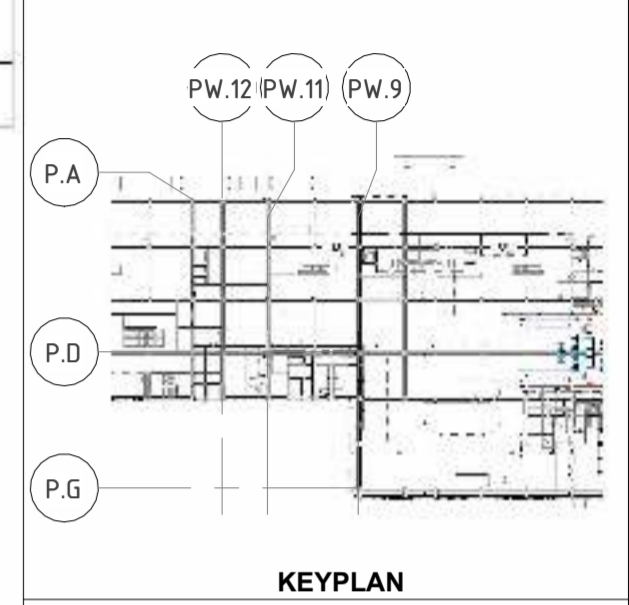
D | **L-03 ELEVATION**
00-100-D-8038 | SCALE: 1 : 50

LEGEND

- WATER SUPPLY
- CHILLED WATER RETURN
- CHILLED WATER SUPPLY
- FLOOR DRAIN/GREASE TRAP
- ELE -T.O. POINT
- I.T.-T.O. POINT
- RETAIL UNIT LEASE EXTENT

DEVELOPMENT OF NOIDA INTERNATIONAL AIRPORT (NIA)

101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170



NOTE:
 1. THIS LOD IS TO BE READ IN CONJUNCTION WITH:
 A. COMMERCIAL DESIGN GUIDELINES
 B. COMMERCIAL SCOPE AND SERVICE LOAD MATRIX
 2. DIMENSIONS ARE INDICATIVE AND NEED TO BE VERIFIED AT SITE
 3. MEP PROVISIONS PROVIDED BY NIA SHALL REMAIN SUBJECT TO SITE PROGRESS AND ACTUAL SITE CONDITIONS (EXCLUDING TAP OFF POINTS).

REV No.	DESCRIPTION	DSGND	DRWN	CHKD	APPD

CLIENT : **YAMUNA INTERNATIONAL AIRPORT PVT. LTD.**

CONTRACTOR :

CONSULTANTS :

CSA WORKS | INTERIOR WORKS | MEPP & IT / ELV

PROJECT TITLE : **NOIDA INTERNATIONAL AIRPORT**

STATUS : **ENGINEERING DESIGN**

DRAWING TITLE : **L-03 RETAIL FOR FOREX**

JOB NO : **UI-620002-NIA**

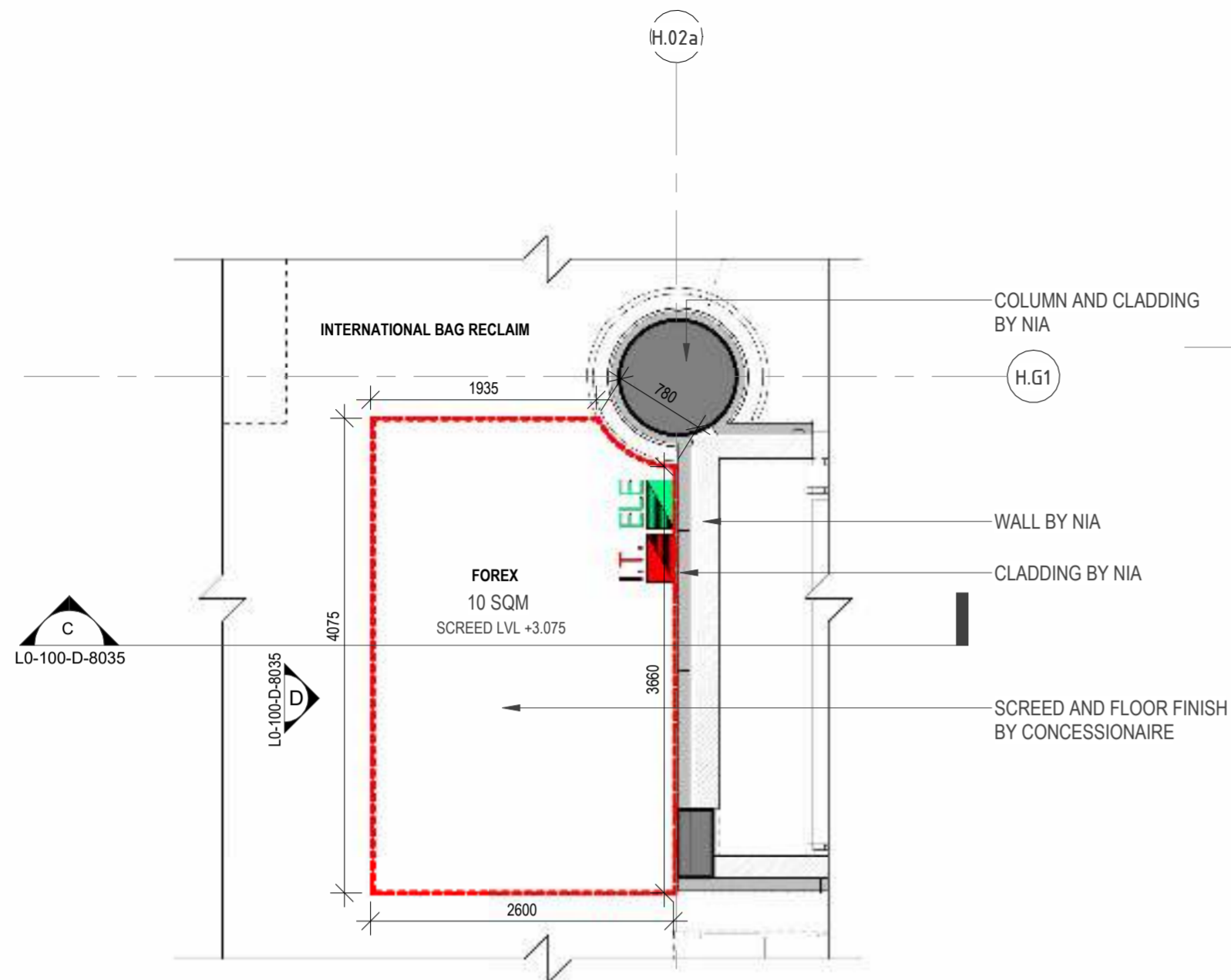
	NAME	SIGNATURE	DATE
DSGN	SACHIDANAND		28-03-2024
DRWN	ASHIKUL M.		28-03-2024
CHKD	AMIT P.		28-03-2024
APPD	SIDDHARTH J.		28-03-2024

DRAWING NUMBER : **YIAPL-E1-PH1-ED-T1-ARRS-DR-00-100-D-8038** | REV **R-A**

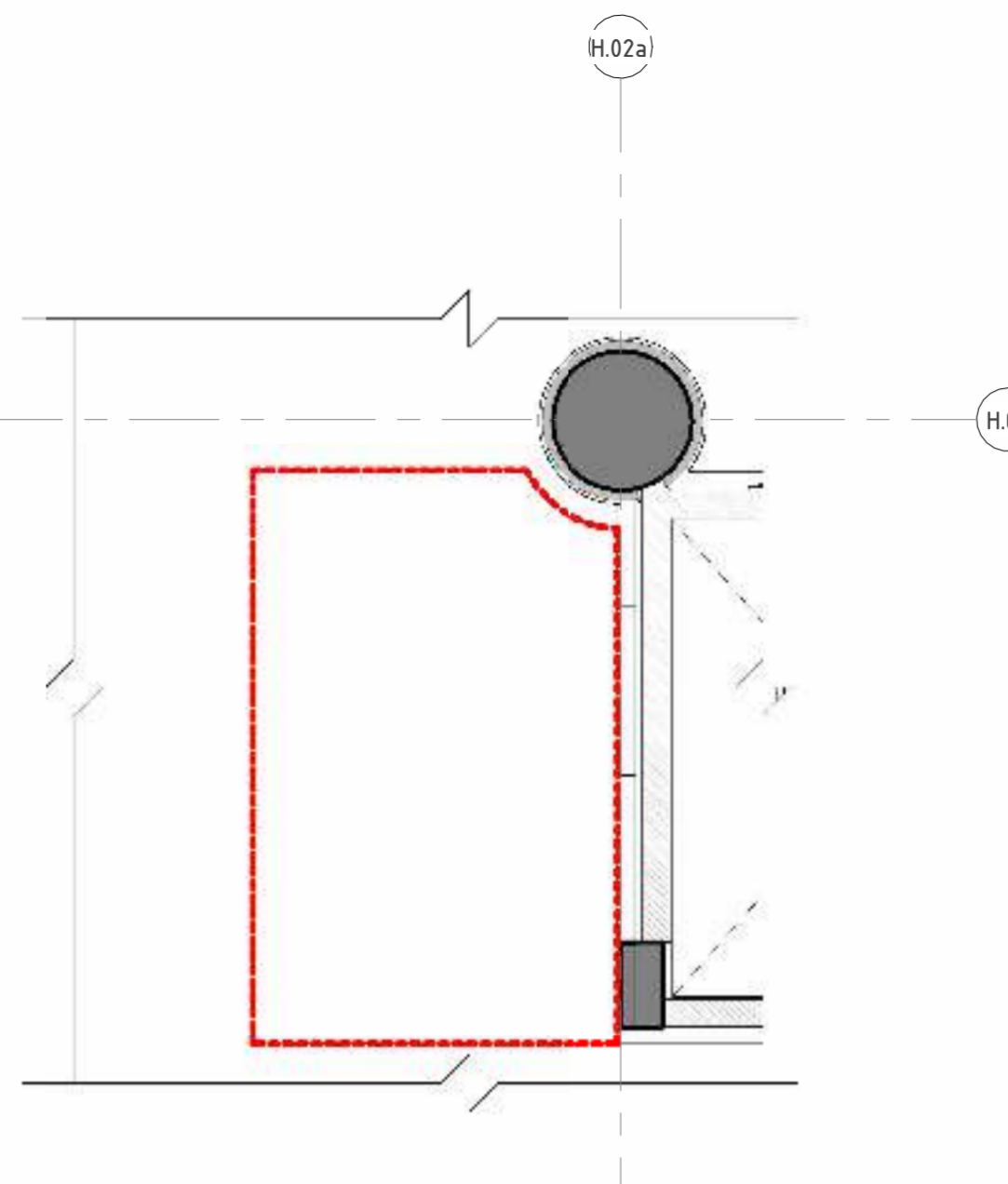
SCALE: 1:50 | SIZE: A2 | SHEET: 1 OF 1

RELEASE FOR

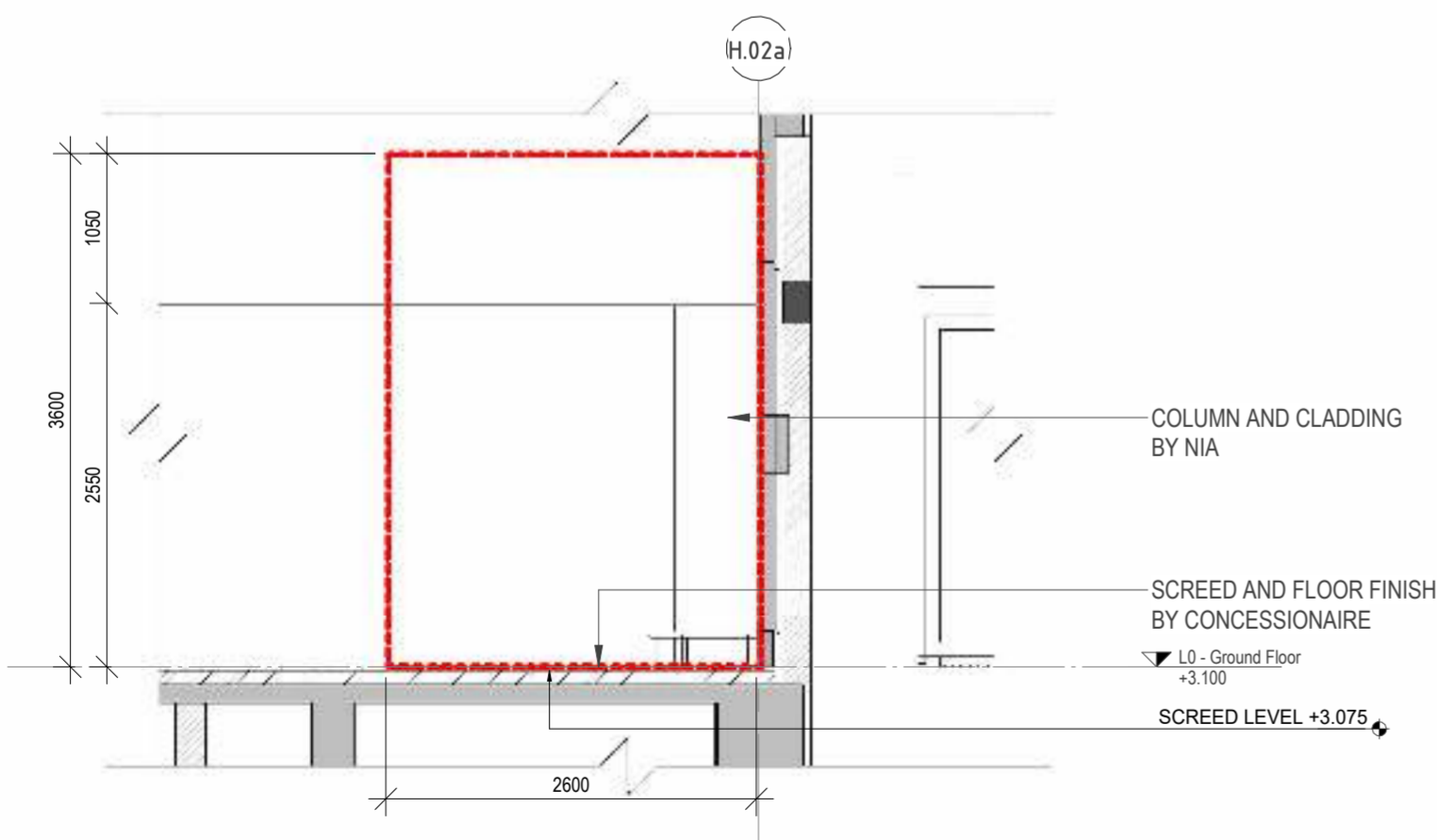
INFORMATION TENDER APPROVAL CONSTRUCTION AS BUILT



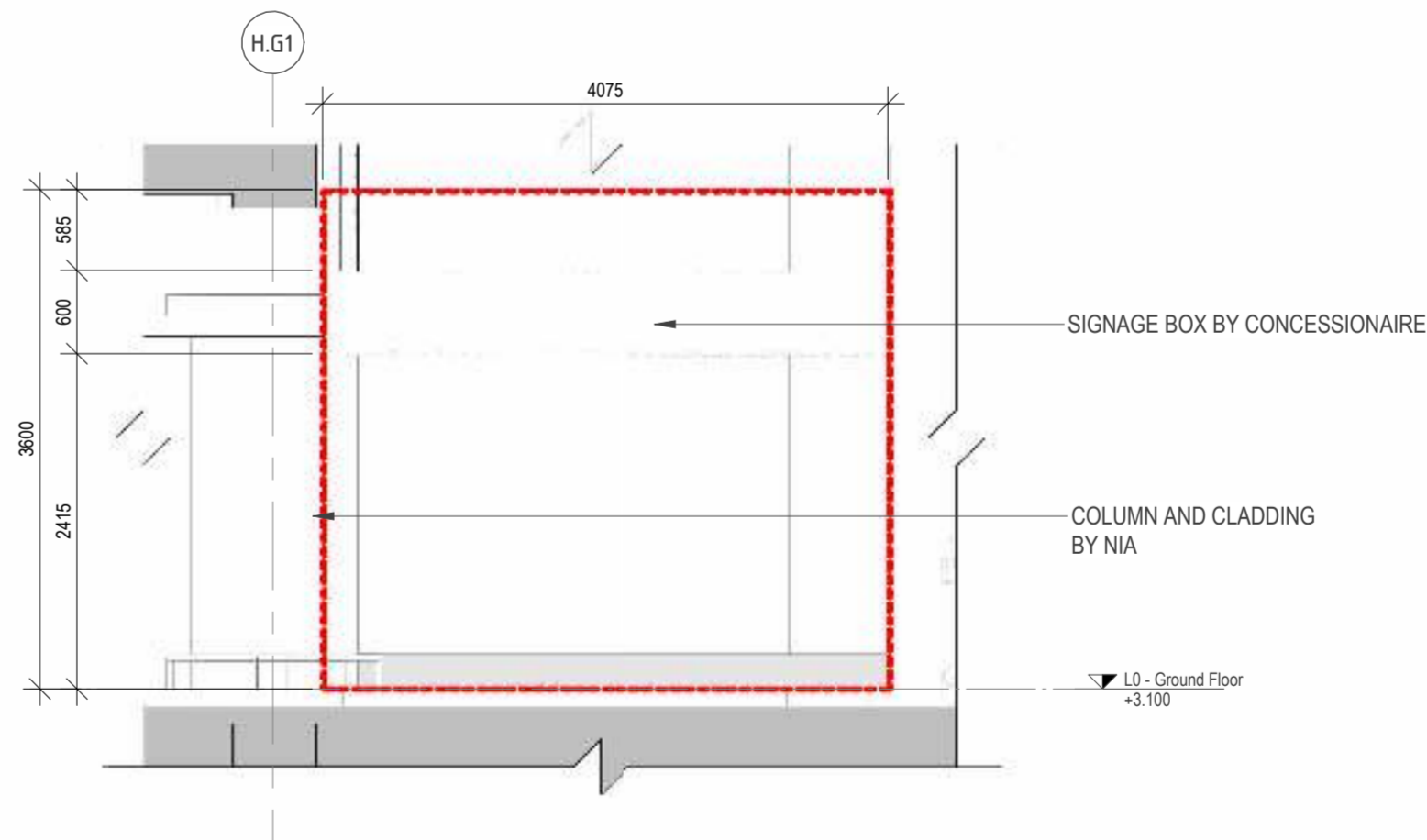
A | S-01 PLAN
L0-100-D-8035 | SCALE: 1 : 50



B | S-01 RCP
L0-100-D-8035 | SCALE: 1 : 50



C | Section 5
L0-100-D-8035 | SCALE: 1 : 50



D | S-01 ELEVATION
L0-100-D-8035 | SCALE: 1 : 50

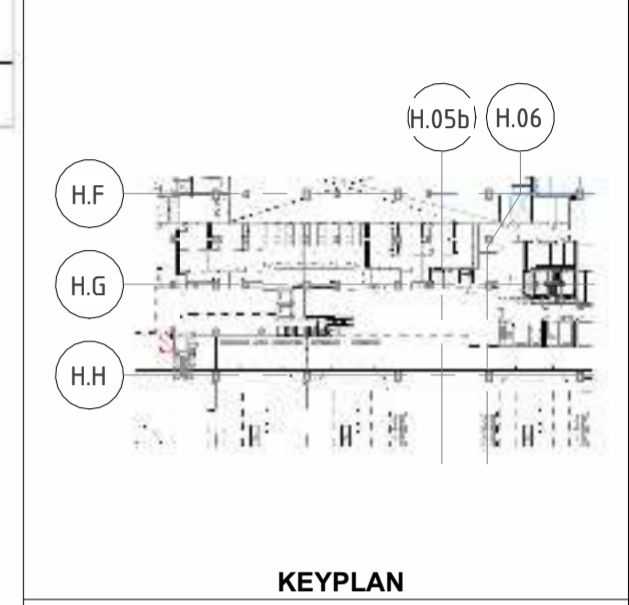
LEGEND

- WATER SUPPLY
- CHILLED WATER RETURN
- CHILLED WATER SUPPLY
- FLOOR DRAIN/GREASE TRAP
- ELE -T.O. POINT
- I.T.-T.O. POINT
- RETAIL UNIT LEASE EXTENT

DEVELOPMENT OF NOIDA INTERNATIONAL AIRPORT (NIA)

101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170

TERMINAL 1 KEYPLAN



NOTE:
 1. THIS LOD IS TO BE READ IN CONJUNCTION WITH:
 A. COMMERCIAL DESIGN GUIDELINES
 B. COMMERCIAL SCOPE AND SERVICE LOAD MATRIX
 2. DIMENSIONS ARE INDICATIVE AND NEED TO BE VERIFIED AT SITE
 3. MEP PROVISIONS PROVIDED BY NIA SHALL REMAIN SUBJECT TO SITE PROGRESS AND ACTUAL SITE CONDITIONS (EXCLUDING TAP OFF POINTS).

REV No.	DESCRIPTION	DSGND	DRWN	CHKD	APPD

CLIENT : **YAMUNA INTERNATIONAL AIRPORT PVT. LTD.**

CONTRACTOR :

CONSULTANTS :

CSA WORKS INTERIOR WORKS MEPF & IT / ELV

PROJECT TITLE : **NOIDA INTERNATIONAL AIRPORT**

STATUS : **ENGINEERING DESIGN**

DRAWING TITLE : **S-01- RETAIL FOR FOREX BANK**

JOB NO : **UI-620002-NIA**

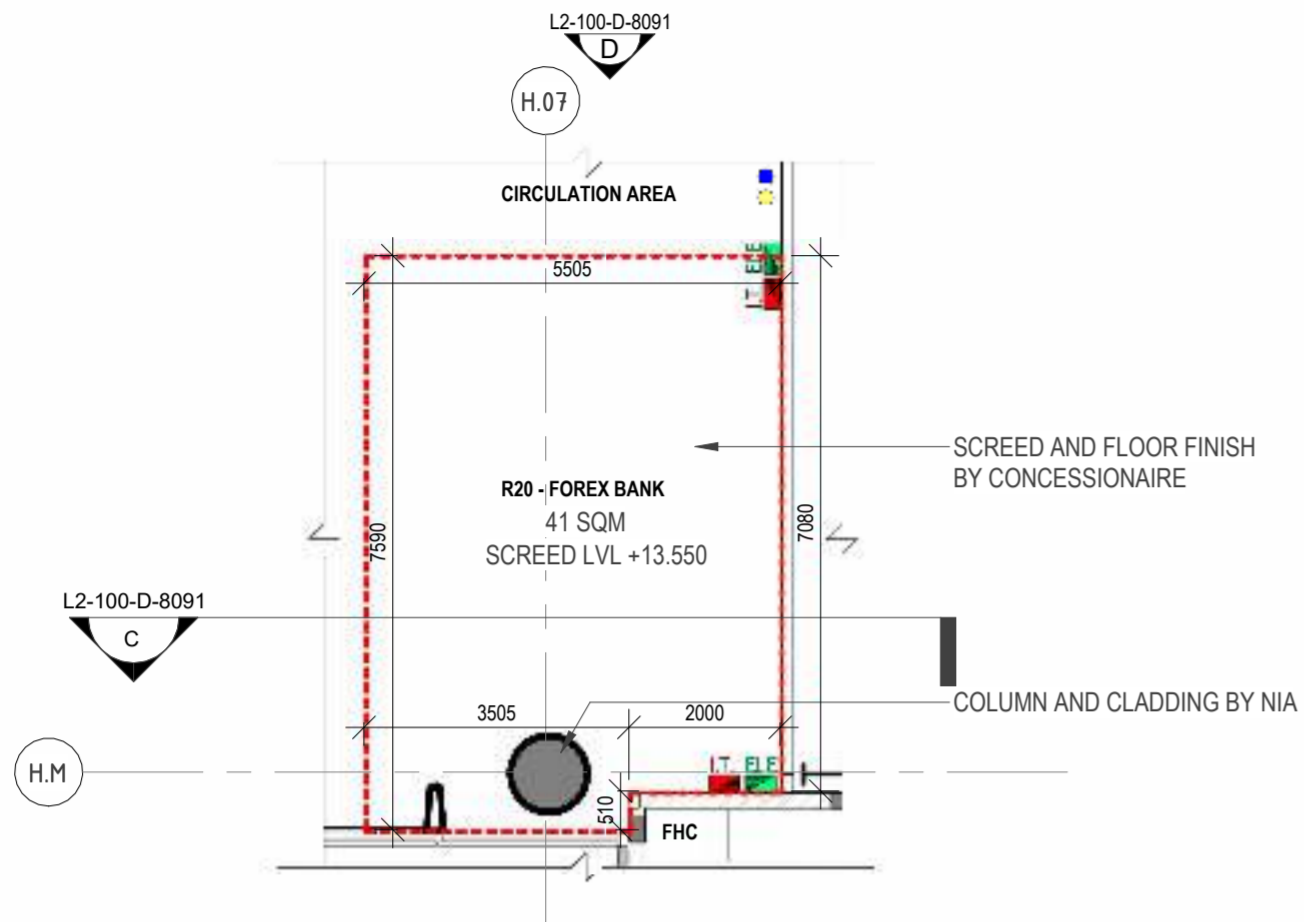
NAME	SIGNATURE	DATE
DSGN SACHIDANAND		28-03-2024
DRWN ASHIKUL M.		28-03-2024
CHKD AMIT P.		28-03-2024
APPD SIDHARTH J.		28-03-2024

DRAWING NUMBER : **YIAPL - E1 - PH1 - ED - T1 - ARRS - DR - L0-100-D-8035**

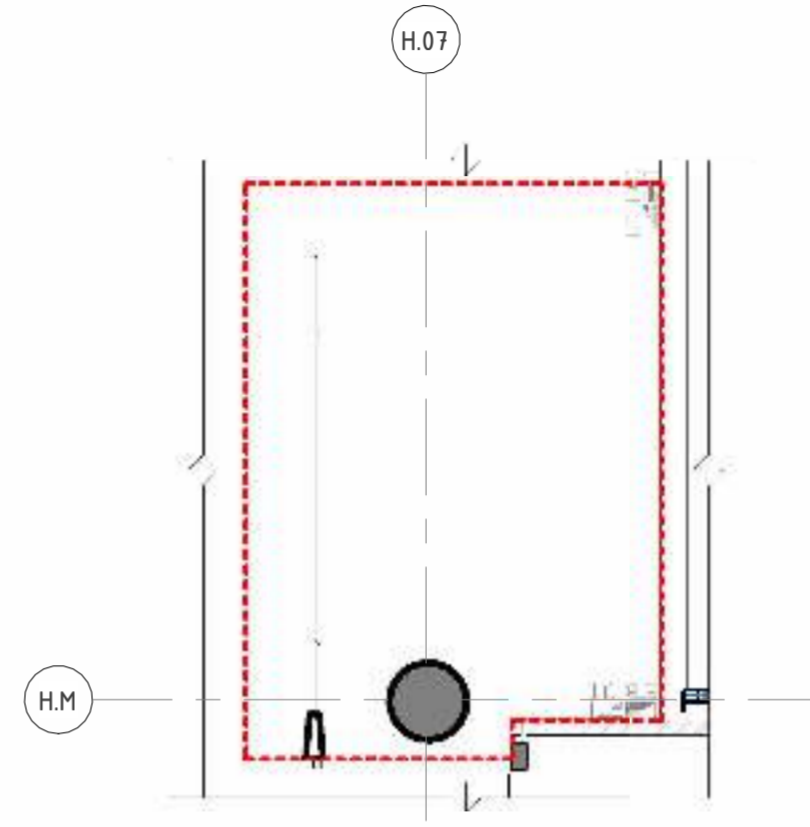
SCALE : 1:50 | SIZE : A2 | SHEET : 1 OF 1

RELEASE FOR

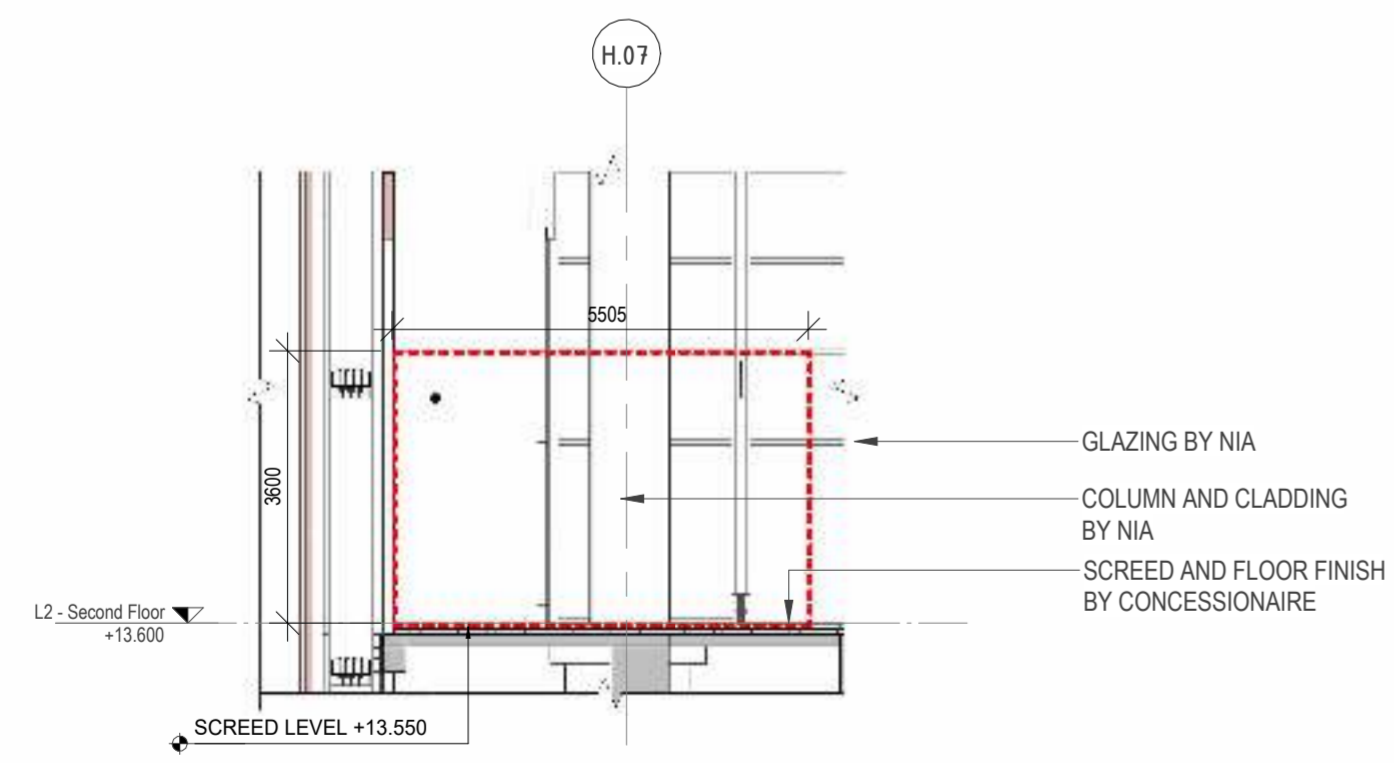
INFORMATION TENDER APPROVAL CONSTRUCTION AS BUILT



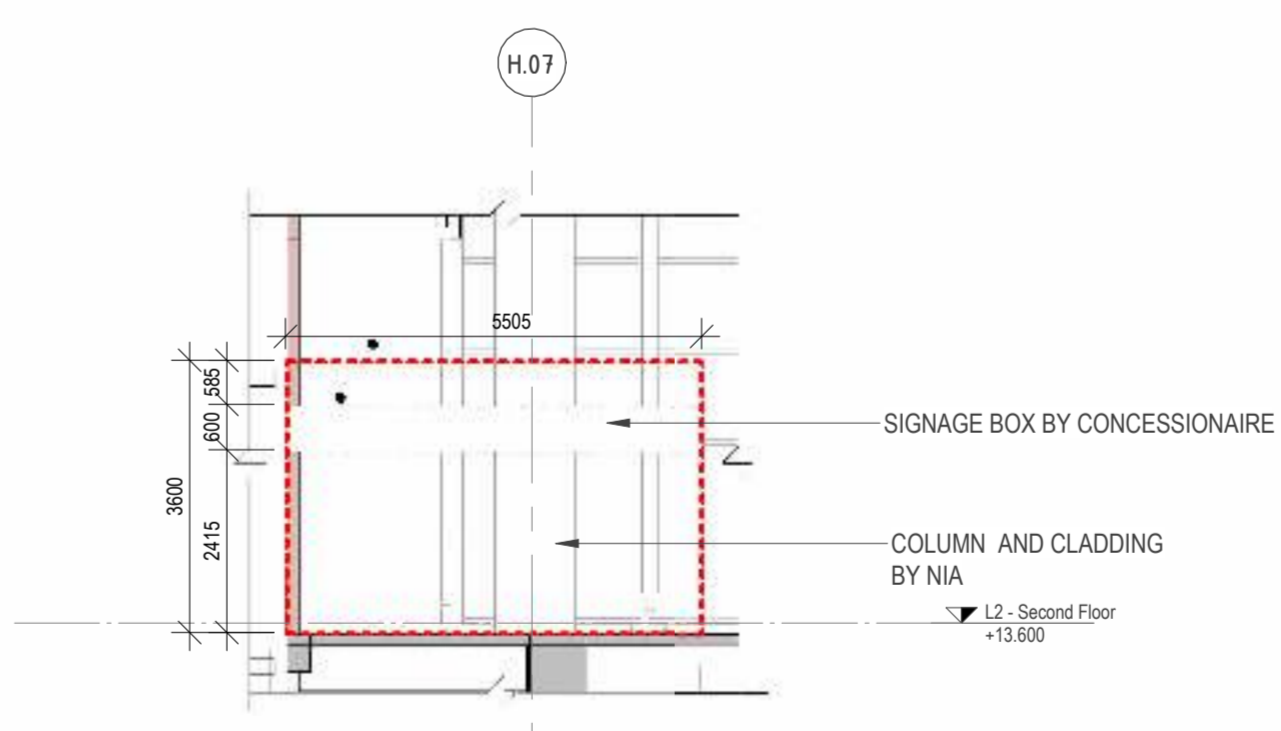
A | R-20 PLAN
L2-100-D-8091 | SCALE: 1 : 100



B | R-20 RCP
L2-100-D-8091 | SCALE: 1 : 100



C | R-20 SECTION
L2-100-D-8091 | SCALE: 1 : 100



D | R-20 ELEVATION
L2-100-D-8091 | SCALE: 1 : 100

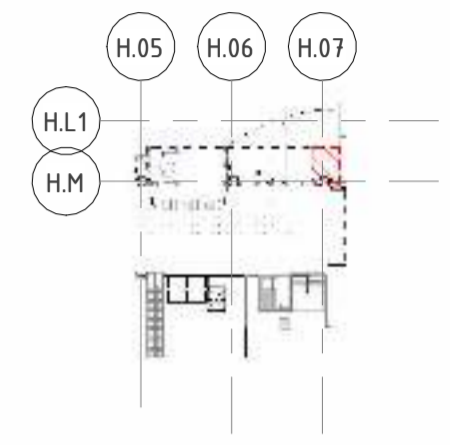
LEGEND

- WATER SUPPLY
- CHILLED WATER RETURN
- CHILLED WATER SUPPLY
- FLOOR DRAIN/GREASE TRAP
- ELE -T.O. POINT
- I.T.-T.O. POINT
- RETAIL UNIT LEASE EXTENT

DEVELOPMENT OF NOIDA INTERNATIONAL AIRPORT (NIA)

101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170

TERMINAL 1 KEYPLAN



KEYPLAN

NOTE:
 1. THIS LOD IS TO BE READ IN CONJUNCTION WITH:
 A. COMMERCIAL DESIGN GUIDELINES
 B. COMMERCIAL SCOPE AND SERVICE LOAD MATRIX
 2. DIMENSIONS ARE INDICATIVE AND NEED TO BE VERIFIED AT SITE
 3. MEP PROVISIONS PROVIDED BY NIA SHALL REMAIN SUBJECT TO SITE PROGRESS AND ACTUAL SITE CONDITIONS (EXCLUDING TAP OFF POINTS).

REV No.	DESCRIPTION	DSGND	DRWN	CHKD	APPD

CLIENT : YAMUNA INTERNATIONAL AIRPORT PVT. LTD.



CONSULTANTS :

CSA WORKS	INTERIOR WORKS	MEPF & IT / ELV

PROJECT TITLE : **NOIDA INTERNATIONAL AIRPORT**

STATUS : **ENGINEERING DESIGN**

DRAWING TITLE : **R20 - RETAIL FOREX BANK**

JOB NO : **UI-620002-NIA**

DSGN	NAME	SIGNATURE	DATE
	SACHIDANAND		28-03-2024
	ASHIKUL M.		28-03-2024
	AMIT P.		28-03-2024
	SIDDHARTH J.		28-03-2024

DRAWING NUMBER : **YIAPL - E1 - PH1 - ED - T1 - ARRS - DR - L2-100-D-8091**

SCALE : 1:100 | SIZE : A2 | SHEET : 1 OF 1

RELEASE FOR

INFORMATION TENDER APPROVAL CONSTRUCTION AS BUILT



Noida
International Airport

Commercial Design Guidelines

VOLUME 6
ADVERTISEMENTS AND MEDIA

17.11.2023

1.0 Introduction

1.1 How to use this document

This Volume 6 of the Commercial Design Guidelines for the Noida International Airport focuses on Advertisement and Media. This document is to be read in conjunction with Volume 1: General Considerations of the Commercial Design Guidelines. All general considerations apply to Advertisement and Media as well.

This document clearly outlines the intent, scope and the detailed requirements and provisions for each and every Advertisement and Media unit. It is the Concessionaire's responsibility to visit the site and verify existing conditions. Renderings and diagrams included in this Volume are for reference only and the concessionaire is encouraged to verify the accuracy of any drawings before submitting the design proposal for approvals.

Concessionaires must seek approval of their designs prior to construction / fit out on site. The approval process and submittal requirements are outlined in Volume 1: General Considerations.

All concessionaires, including those with pre-established regional or national Design Standards will be expected to follow the guidelines outlined in this document to assure compatibility with neighbouring concessionaires and the overall image of the Airport.

This volume of the Commercial Design guidelines include:
Advertisement and Media Guidelines

For sizes and location of advertising units, refer to attached Annexure-I (Master plan - Advertising Plan locations)



1.0 Introduction

1.2 General Guidelines

Advertising is as an essential part of airport concessions, information, and identity programs; however, any advertisement must also be aesthetically consistent with the Airport's design and architectural standards and not interfere with operational efficiencies and safety.

A balance between Airport advertising and other informational systems must be maintained to preserve visual continuity, avoid clutter, and message overload. Advertising, for the purpose of these guidelines, is defined as the display of paid announcements in any form to promote businesses other than the Airport or the business of Airport Concessionaires on their respective leaseholds.

All advertisements on Airport property must be consistent with these guidelines and approved by NIA before installation. The design of all advertisements must be in line with the design intent of the Airport as mentioned in Volume 1: General Considerations of the Commercial Design Guidelines.

NIA will periodically review the Terminal Building for compliance with these guidelines.

1. Advertisements are permitted in the Passenger Terminal Building (PTB), but only in the areas specifically designated by NIA as outlined in this document. All such signs must be coordinated with and are subject to review and approval by NIA.
2. All advertisements must comply with any applicable safety standards.
3. Advertisements shall not contain obscene, pornographic or violent material; market tobacco products, hard liquors, or illegal/prohibited substances; contain commentary, advocacy, or promotion of or on social, political, religious, or rhetorical issues; advocate for or against political candidates, political campaigns, ballot measures, or political parties or organizations; or advocate a position (directly or indirectly) on any public policy or social issue.
4. Advertisements shall not contain objectionable or controversial material such that the advertisement would be contrary to community standards or would detract from the mission of the Airport to provide a comfortable, pleasant passenger experience.
5. Advertisements may not contain flashing messages or be illuminated by strobe or laser lighting.



1.0 Introduction

1.3 Advertisement Design

Look and feel

Advertisements should be designed in a curatorial manner. The graphic content and design of all advertisements must be in line with the overall look and feel of the Airport. This thoughtful approach enables passengers to process information independently, promoting a more harmonious and welcoming ambiance.

Visual clutter

Visual clutter is distracting and problematic in the airport environment. It is suggested that the graphic design of the advertisements align with established airport design, maintaining a cohesive visual language. Achieving a clean, modern content design that fosters a calming atmosphere is possible by strategically allocating designated spaces for visual information. This thoughtful approach enables passengers to process information independently, promoting a more harmonious and welcoming ambiance.

Do's and Don'ts

- ✔ **Harmonious Color Schemes**
Try to have a consistent and complementary color palette that aligns with the overall airport aesthetic.
- ✔ **Clear and Concise Messaging**
Keep content concise and focused, delivering a clear message without overwhelming viewers with information.
- ✘ **Overly Busy Designs**
Avoid layouts with excessive text, multiple fonts, and intricate design patterns that can overwhelm viewers.
- ✘ **Unregulated Font Sizes**
Avoid using inconsistent font sizes that may hinder readability and create confusion. Fonts should be of a certain hierarchy and have a visual clarity.
- ✘ **Avoid clashing imagery**
Choose images carefully to prevent visual clashes. Inconsistent styles, themes, or overly complex visuals can contribute to an overall sense of clutter.



1.0 Introduction

1.4 Materials and typology

Typology

It is the intention to establish a mix of the various types of advertisement, like large units where passengers have distance and time to watch, interact and get involved in a “story-telling”. Furthermore, smaller units allow closer proximity for passengers and may build a sequence along the passengers’ journey. For digital screens standard-proportions 9:16 are presumed.

For typology of advertising units, refer to attached Annexure-I (Master plan - Advertising Plan locations)

Materials

All materials are expected to be of quality and be durable. Innovative use of materials will be encouraged.

The specification of advertising unit materials and finishes shall be in accordance with NIA’s approved recommended palettes.

Any other materials proposed by the Concessionaire that are not in accordance with this palette of materials will require NIA consideration and should be submitted to NIA for approval prior to installation.

Our recommend palette for the advertisement frames is as follows:

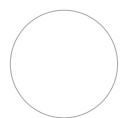
DIGITAL ADVERTISEMENT FRAMES



PU Coated Aluminium
Jet Black (RAL 9005)

PU Coated Aluminium
Champagne Gold

STATIC ADVERTISEMENT FRAMES



Stainless steel
(Natural finish)

PU Coated Aluminium
Pure white (RAL 9010)

Note:

All images shown are all for illustrative purposes only and the FINAL Selection are subject to NIA’s approval.



STATIC, WALL MOUNTED



LCD SCREEN, WALL MOUNTED



LED PANELS, RECESSED



LIGHTBOX, STANDALONE



LIGHTBOX, FLUSHED WITH LINING



WALL MOUNTED

Annexure I

Master plan Advertising Locations

Vision for advertising plan

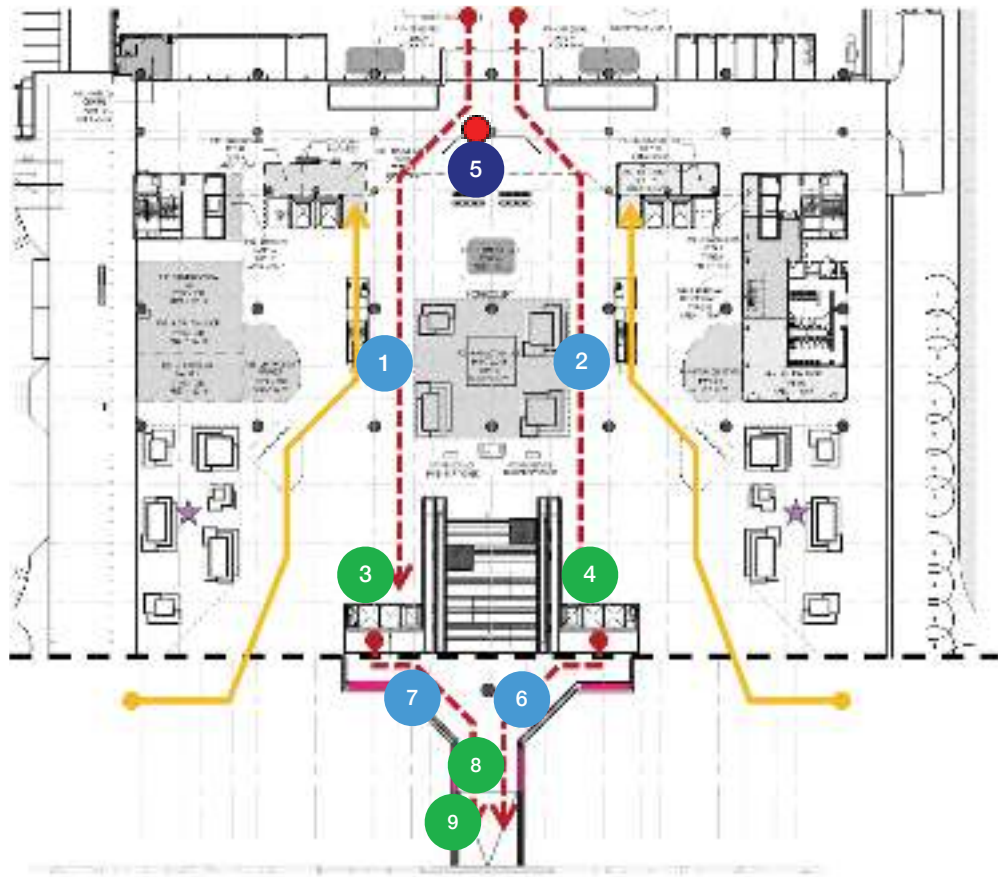
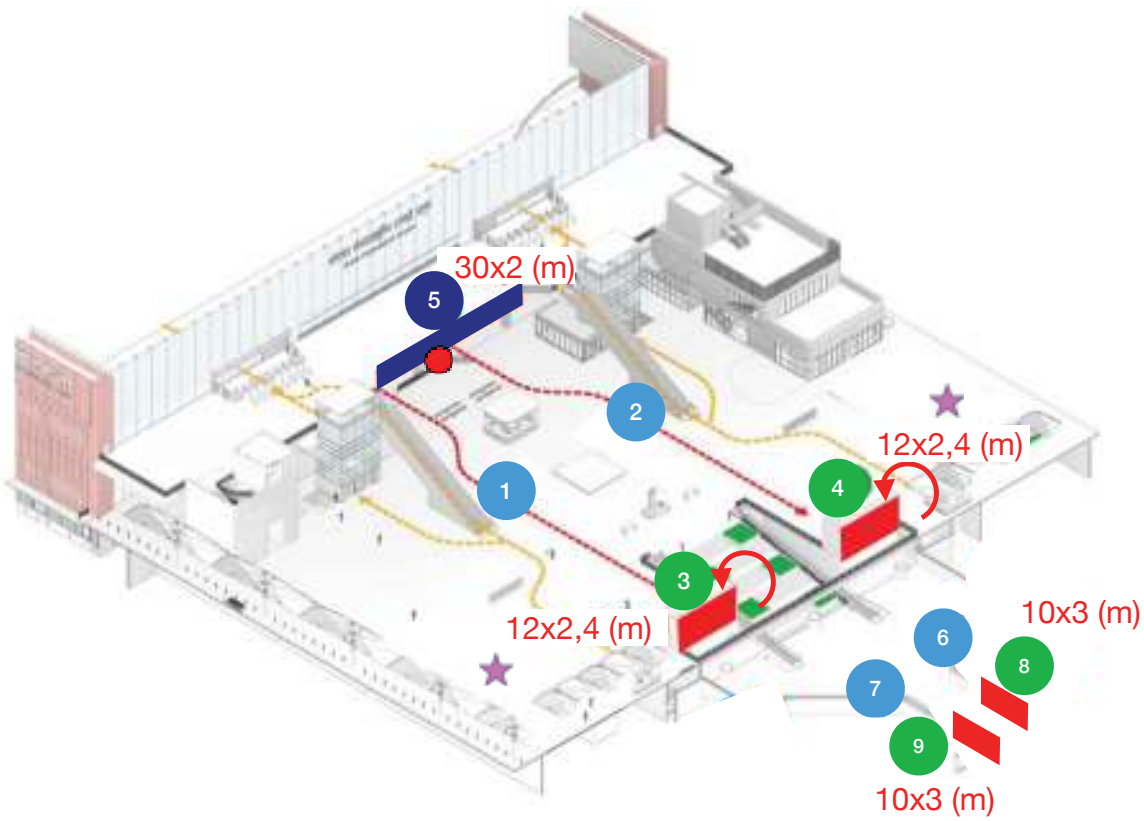
- Dynamic, engaging, sustainable and innovate platforms that create value for passengers and revenue potential for all stakeholders;
- Elevate the Airport's overall travel experience
 - **Embracing Technology and Data Driven Solutions** – by leveraging state of the art technology available at its disposal in order to create an impactful and relevant advertisement for passengers;
 - **Seamless Integration of Digital and Static Spaces** – by providing a perfect mix of digital and static spaces in order to ensure that advertisements complements the Airport's aesthetics and enhances the passenger experience;
 - **Curated and Powerful Advertising** – by curating advertisement that adds value to a passenger's travel journey whilst ensuring relevance and purpose.
 - **Sense of place** - as a new airport with high pride on the design, advertising spaces must fit nicely and integrated into overall design and architecture of the terminal
 - **Flexibility and Adaptability** – by providing modular advertisement spaces that can quickly respond to change in trends and passenger demands.

MASTER PLAN BY AREA

Master plan by area

Common Forecourt: Arrival & Departure

Confirmed locations

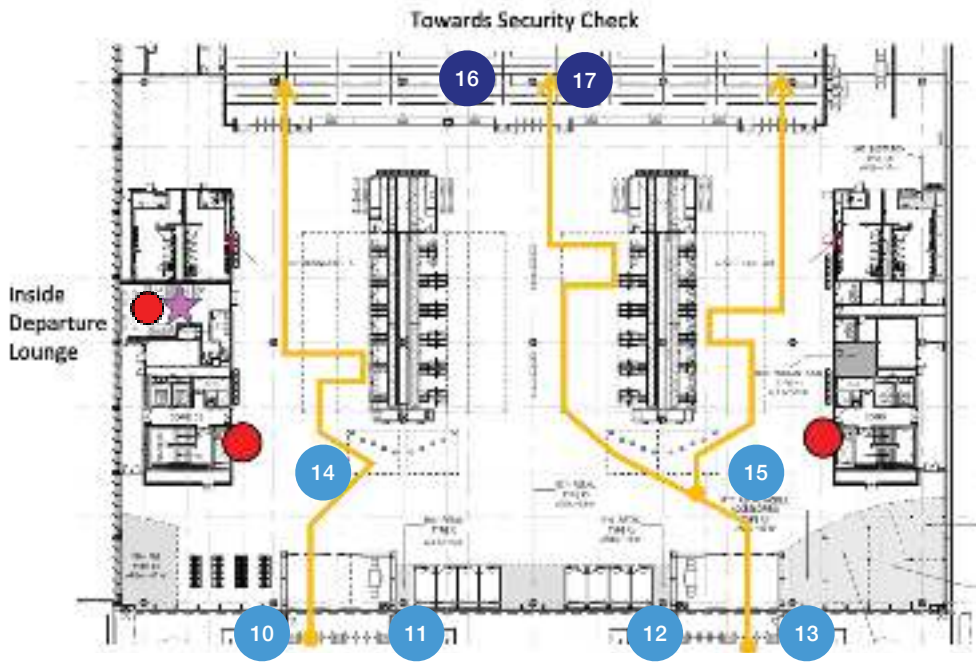
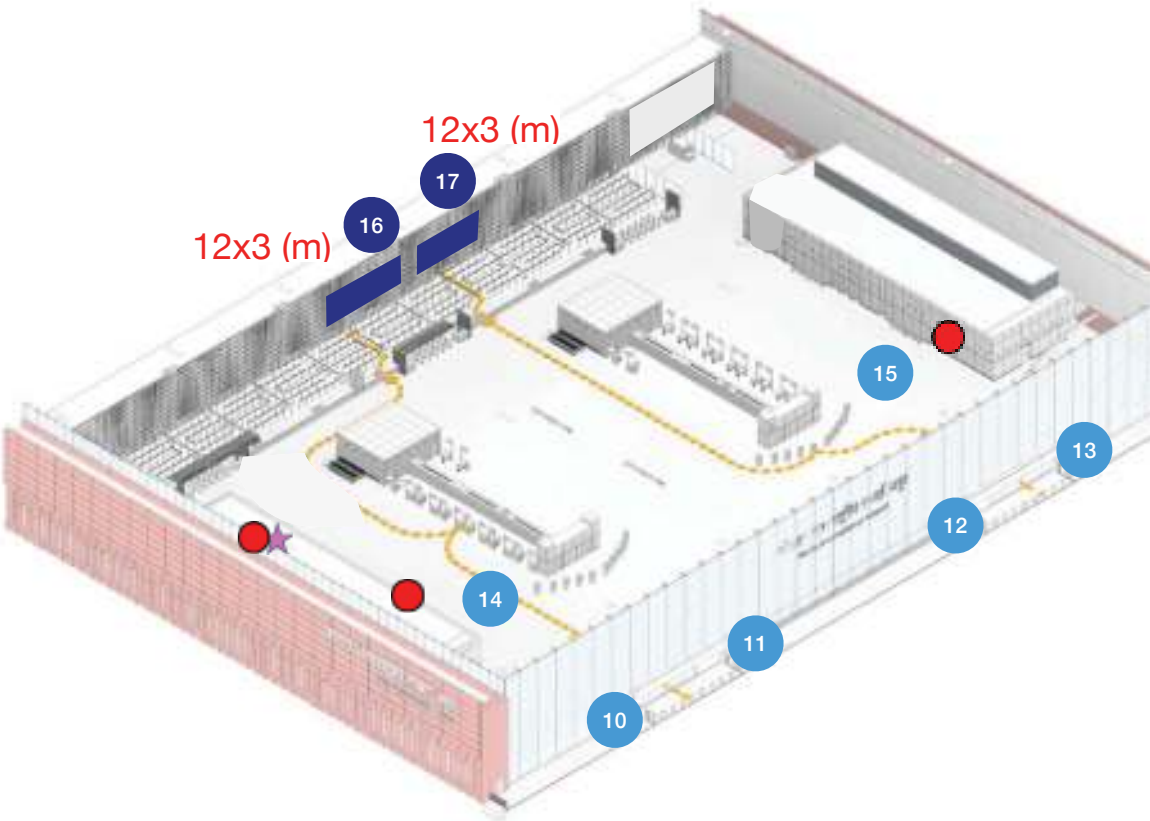


LOCATION	SIZE	TECHNOLOGY
● (Blue)	to be proposed by bidder	to be proposed by bidder
● (Green)	maximum available size as per drawing in meters	to be proposed by bidder
● (Dark Blue)	fixed as per dimensions	digital
★ (Purple)	IPTV	
● (Red)	MTCS	

Master plan by area

Check in hall

Confirmed locations



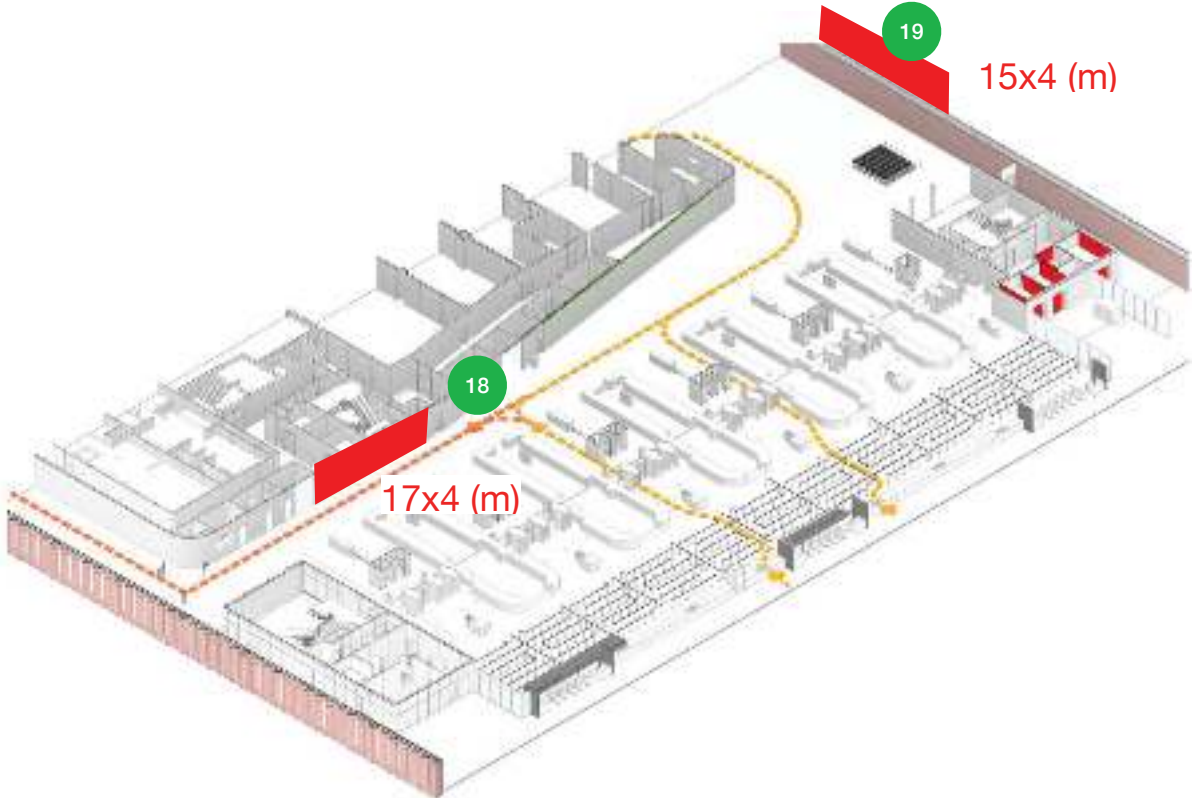
LOCATION	SIZE	TECHNOLOGY
● (light blue)	to be proposed by bidder	to be proposed by bidder
● (dark blue)	maximum available size as per drawing in meters	digital
★ (purple)	IPTV	
● (red)	MTCS	

Master plan by area

Security check point

Confirmed locations

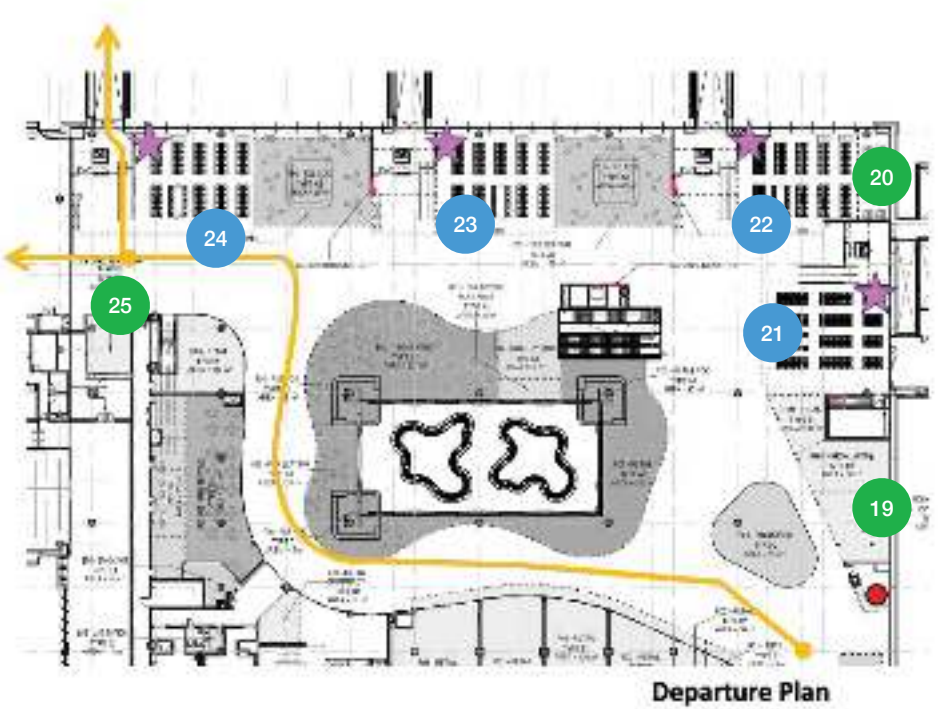
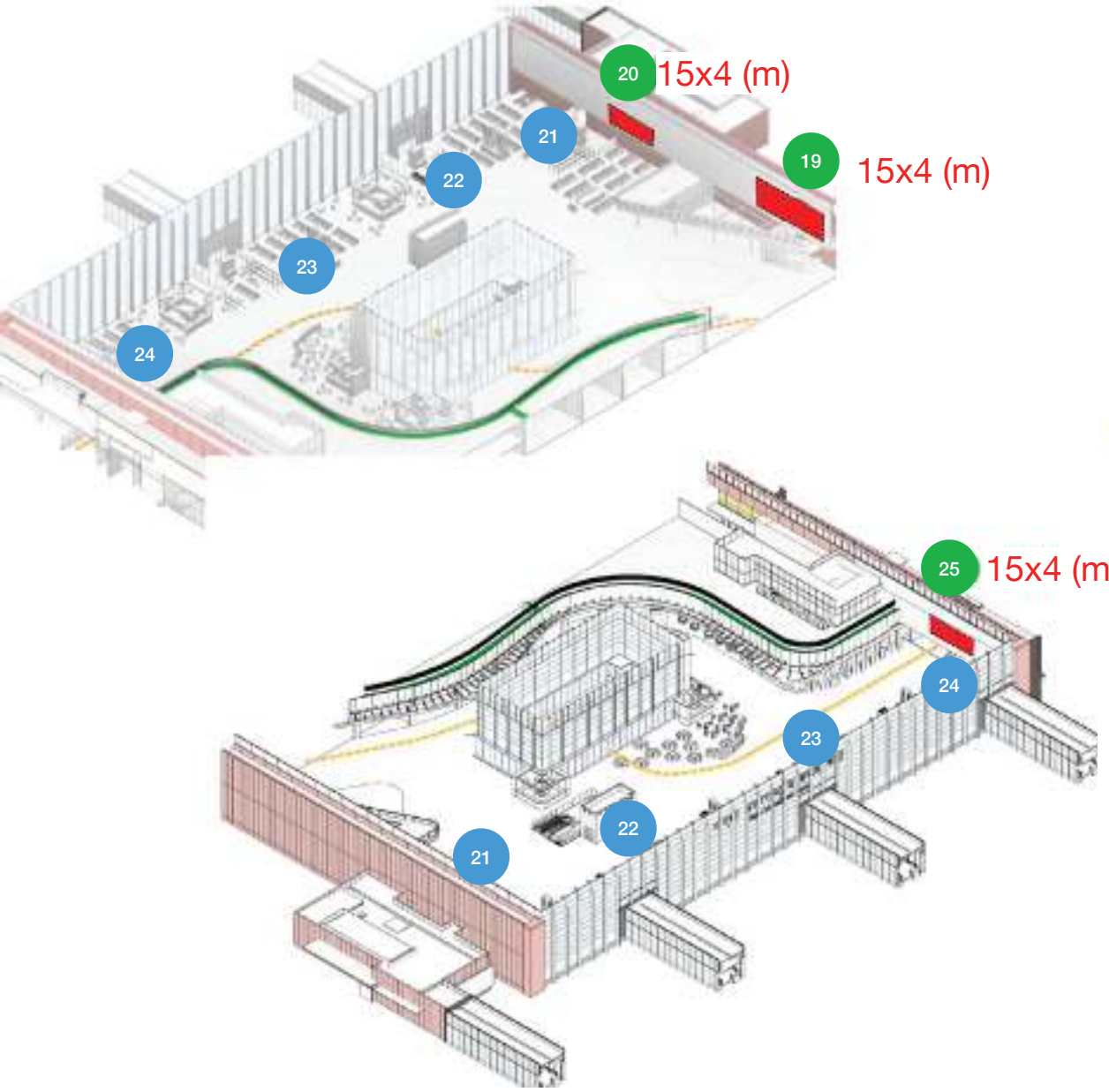
LOCATION	SIZE	TECHNOLOGY
●	maximum available size as per drawing in meters	location 18 must be static due to security restrictions location 19 technology to be proposed by bidder



Master plan by area

Domestic Departure

Confirmed locations

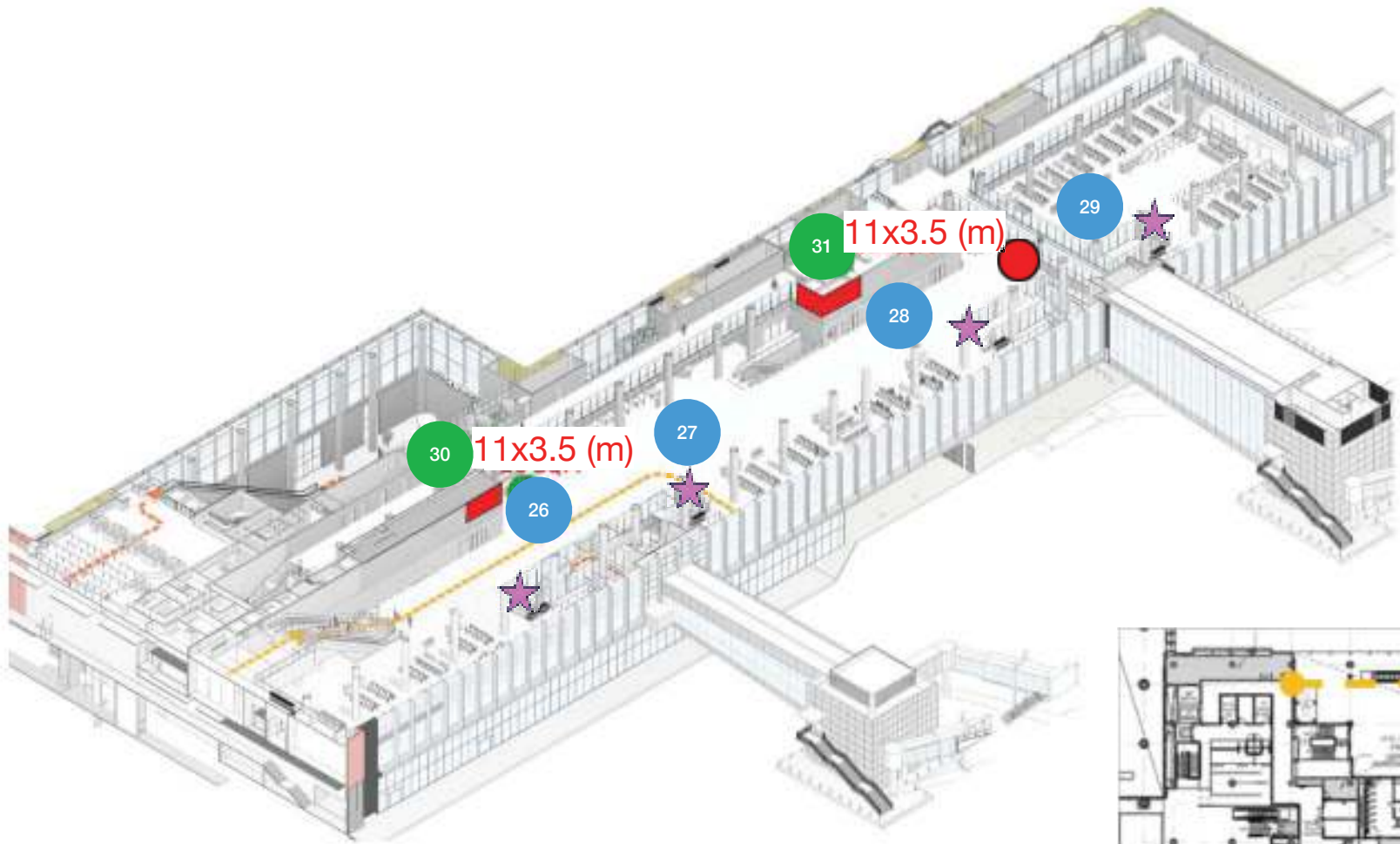


LOCATION	SIZE	TECHNOLOGY
● (Blue)	to be proposed by bidder	to be proposed by bidder
● (Green)	maximum available size as per drawing in meters	to be proposed by bidder
★ (Purple)	IPTV	
● (Red)	MTCS	

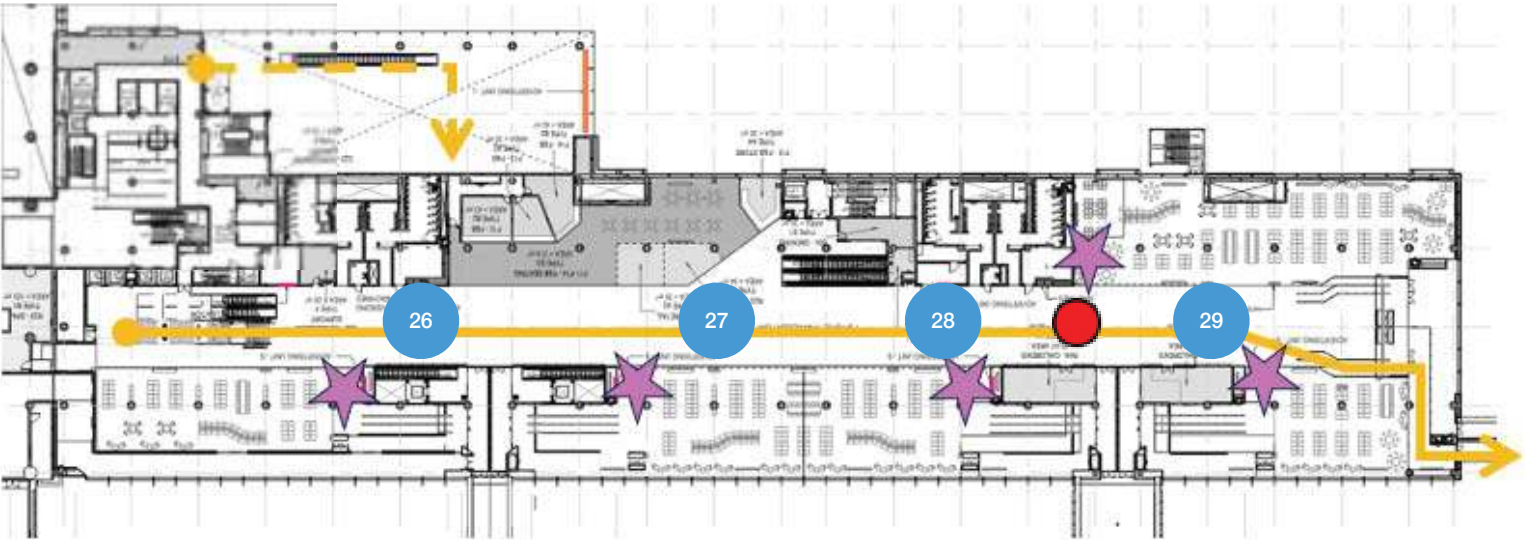
Master plan by area

Domestic contact gates

Confirmed locations



LOCATION	SIZE	TECHNOLOGY
● (Blue)	to be proposed by bidder	to be proposed by bidder
● (Green)	maximum available size as per drawing in meters	to be proposed by bidder
★ (Purple)	IPTV	
● (Red)	MTCS	



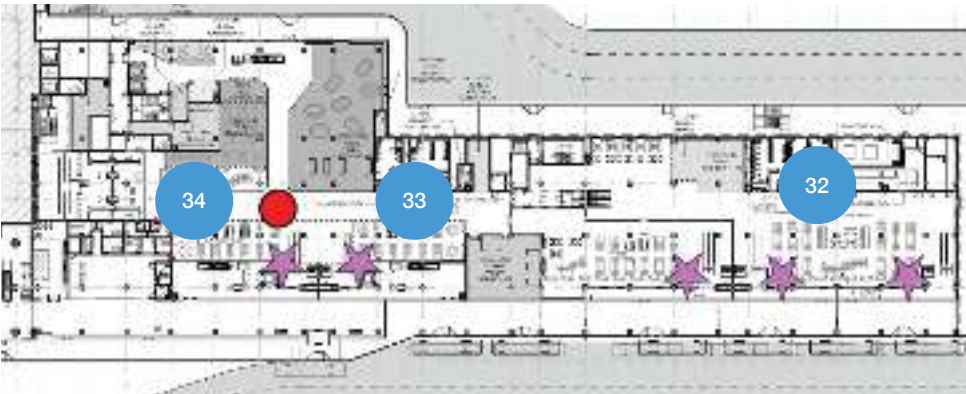
Master plan by area

Domestic bus gates

Confirmed locations



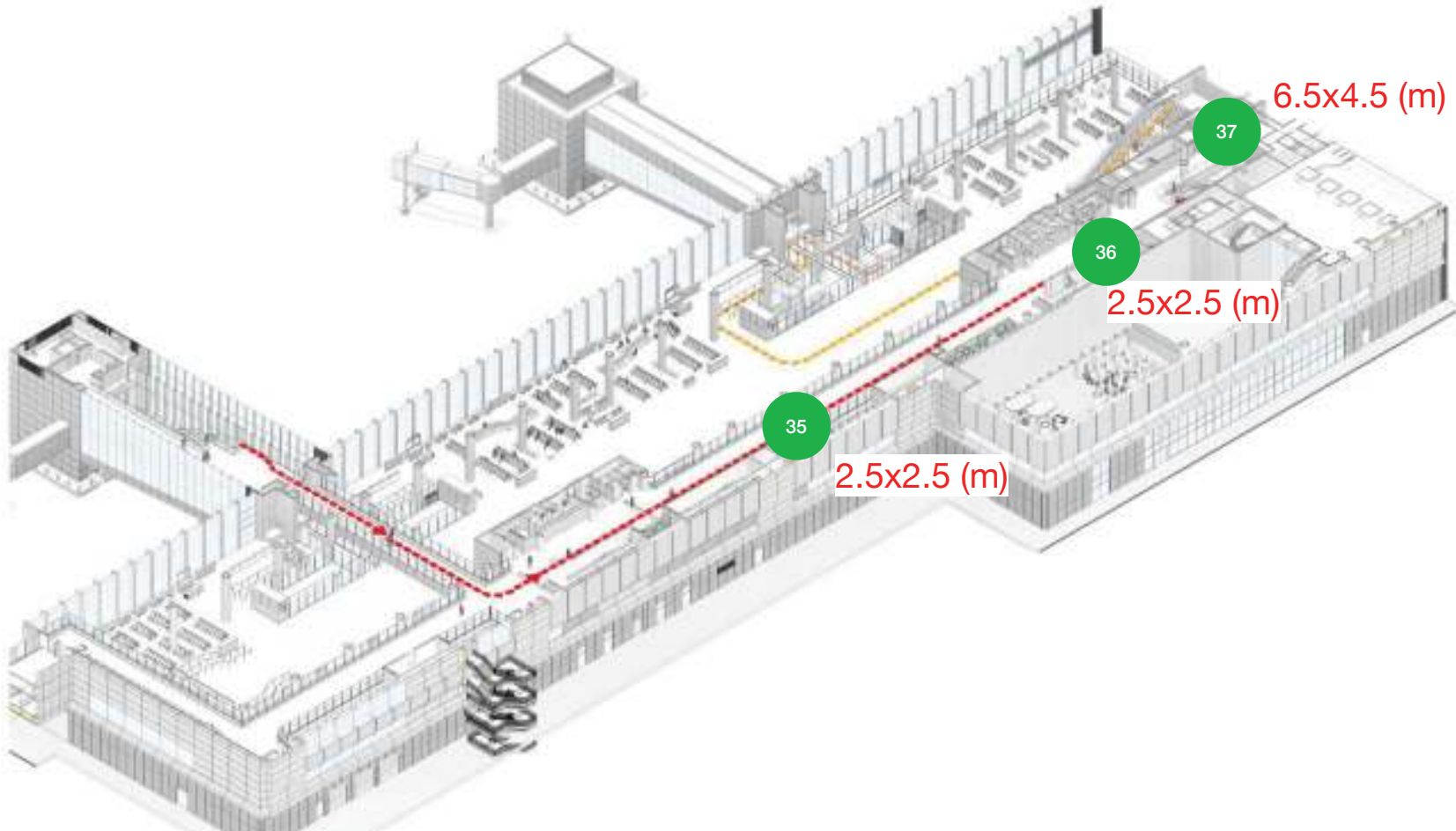
LOCATION	SIZE	TECHNOLOGY
●	to be proposed by bidder	to be proposed by bidder
★	IPTV	
●	MTCS	



Master plan by area

Domestic arrivals corridors (Pier)

Confirmed locations

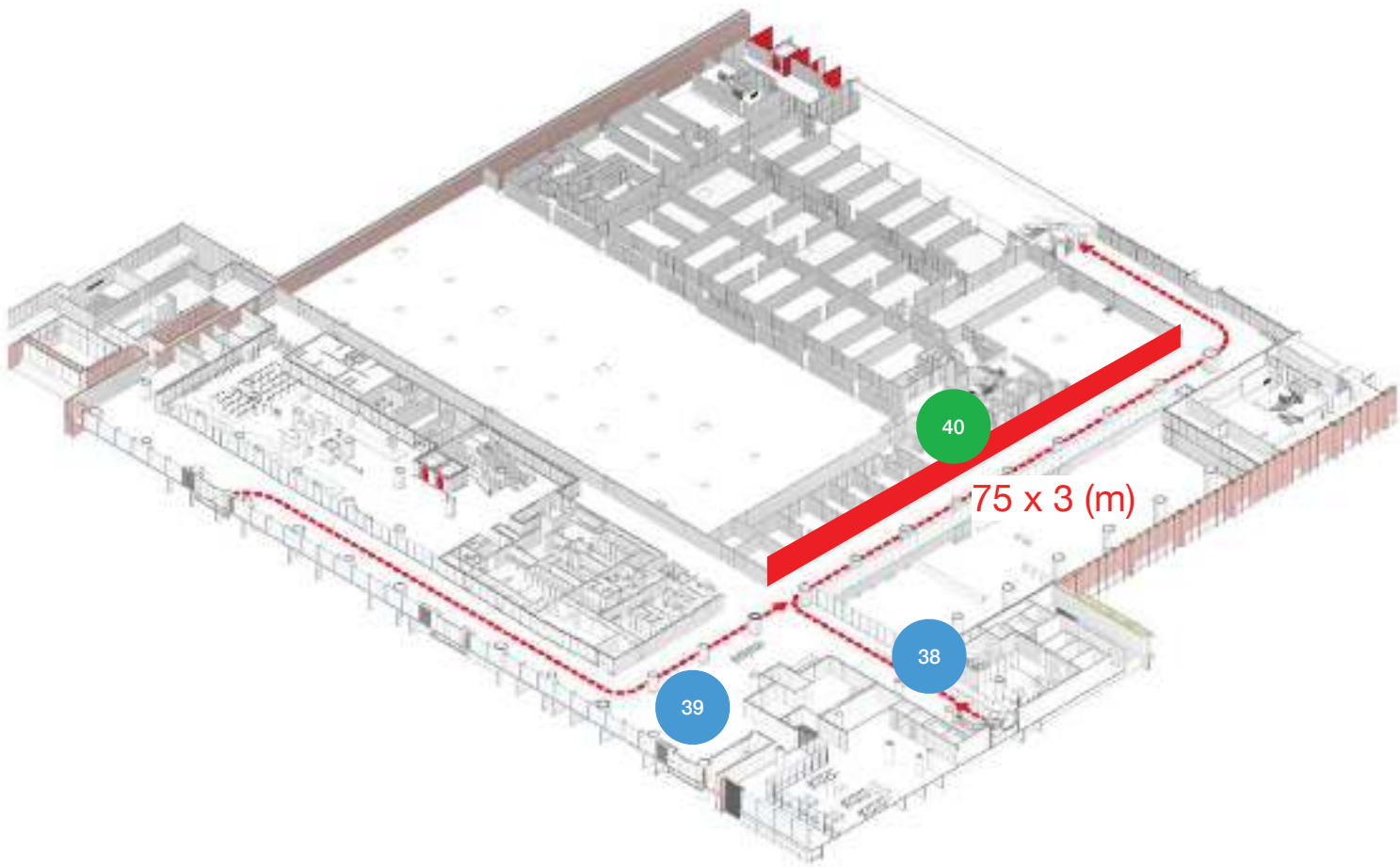


LOCATION	SIZE	TECHNOLOGY
●	maximum available size as per drawing in meters	to be proposed by bidder

Master plan by area

Domestic arrivals corridor (head house)

Confirmed locations

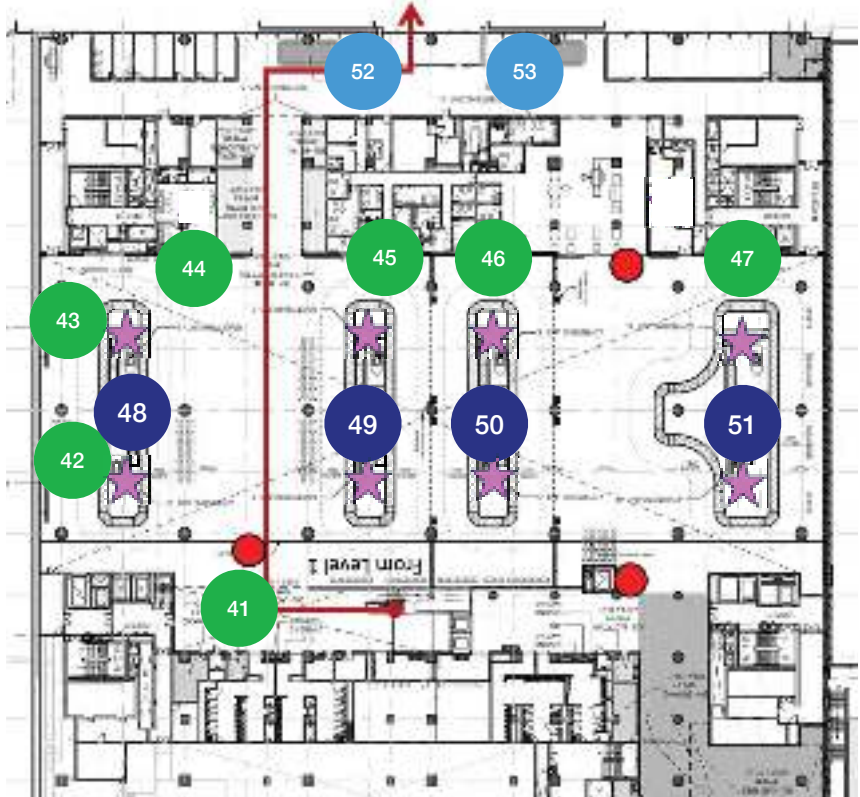
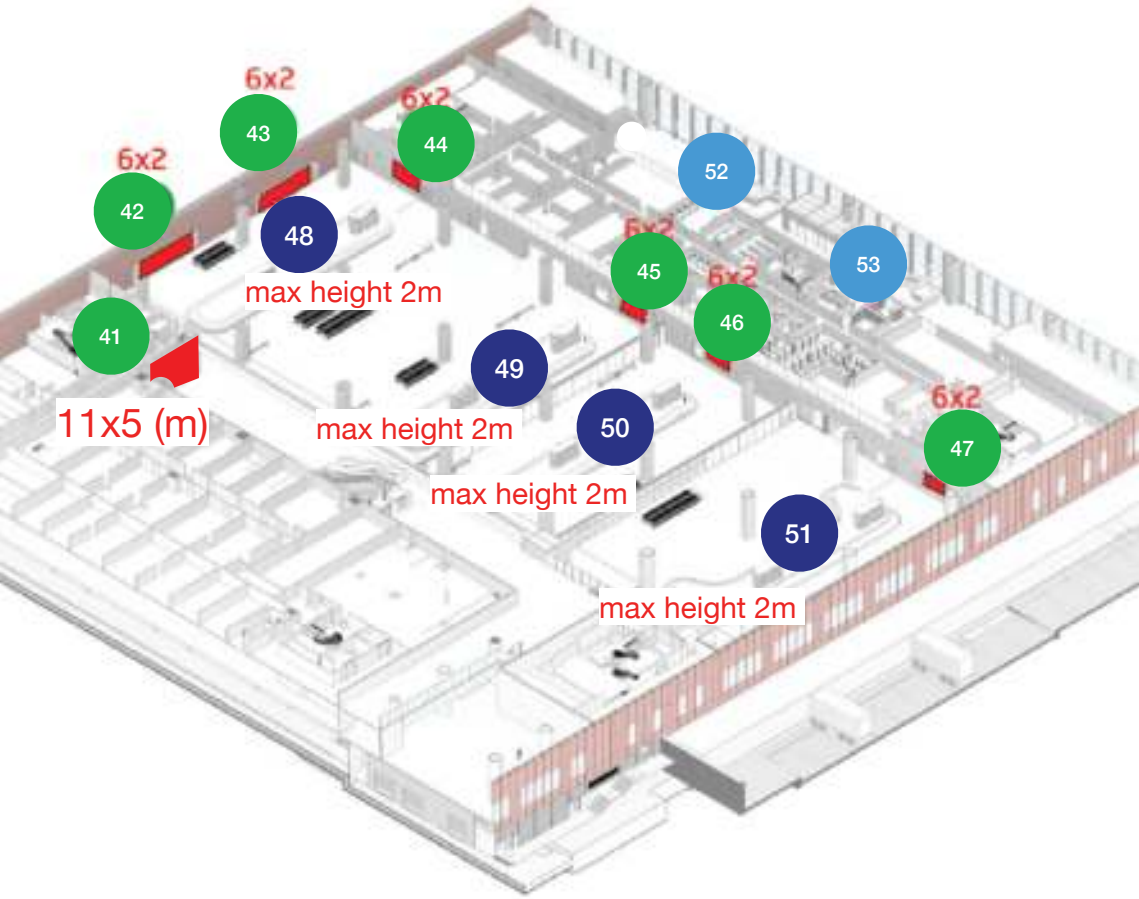


LOCATION	SIZE	TECHNOLOGY
●	to be proposed by bidder	to be proposed by bidder
●	maximum available size as per drawing in meters	to be proposed by bidder

Master plan by area

Baggage carousels

Confirmed locations

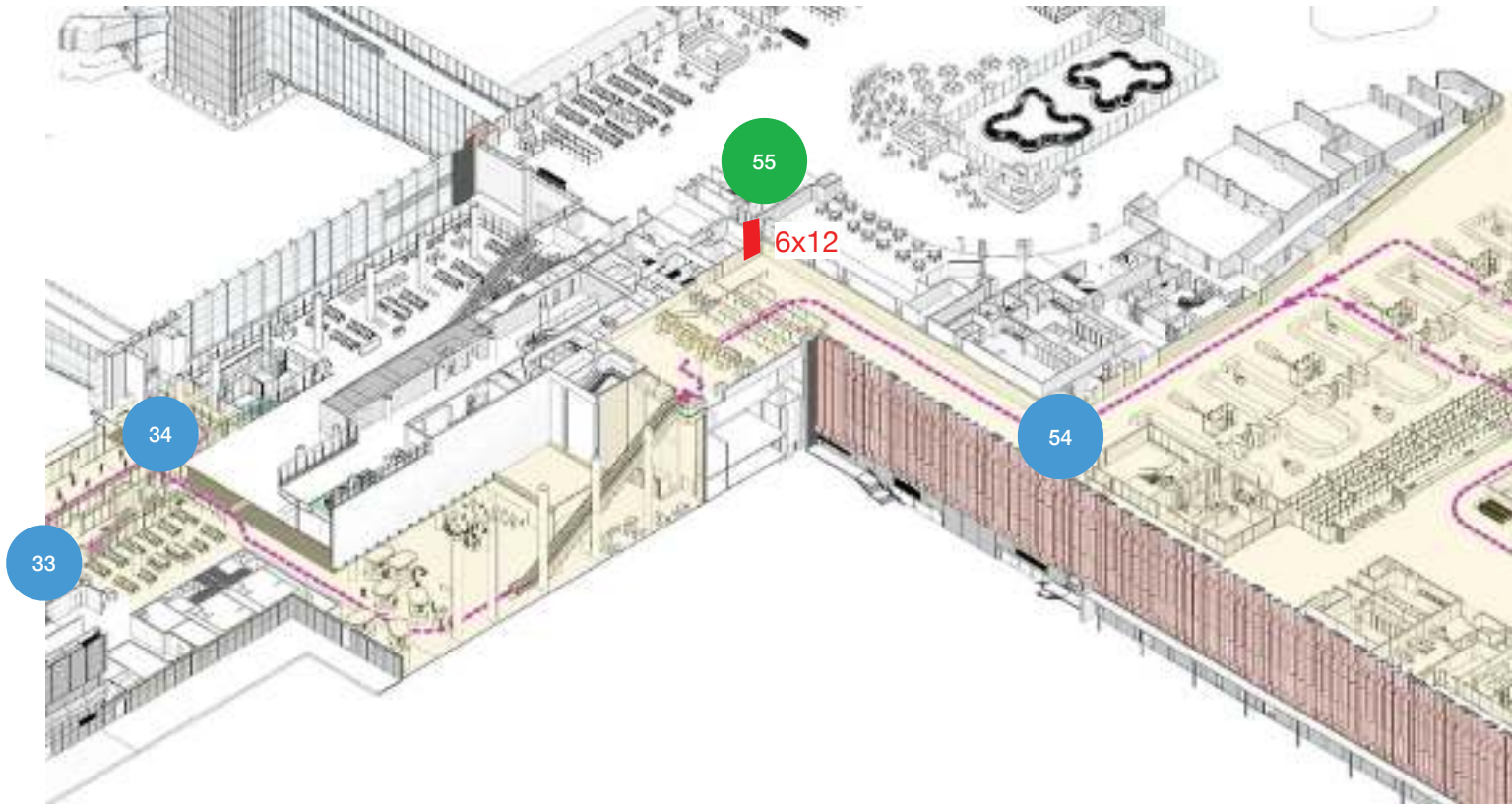


LOCATION	SIZE	TECHNOLOGY
	to be proposed by bidder	to be proposed by bidder
	maximum available size as per drawing in meters	to be proposed by bidder
	Maximum height limited as per dimensions in meters	Digital
		IPTV
		MTCS

Master plan by area

international departures

Confirmed locations



LOCATION	SIZE	TECHNOLOGY
●	to be proposed by bidder	to be proposed by bidder
●	maximum available size as per drawing in meters	to be proposed by bidder

Master plan by area

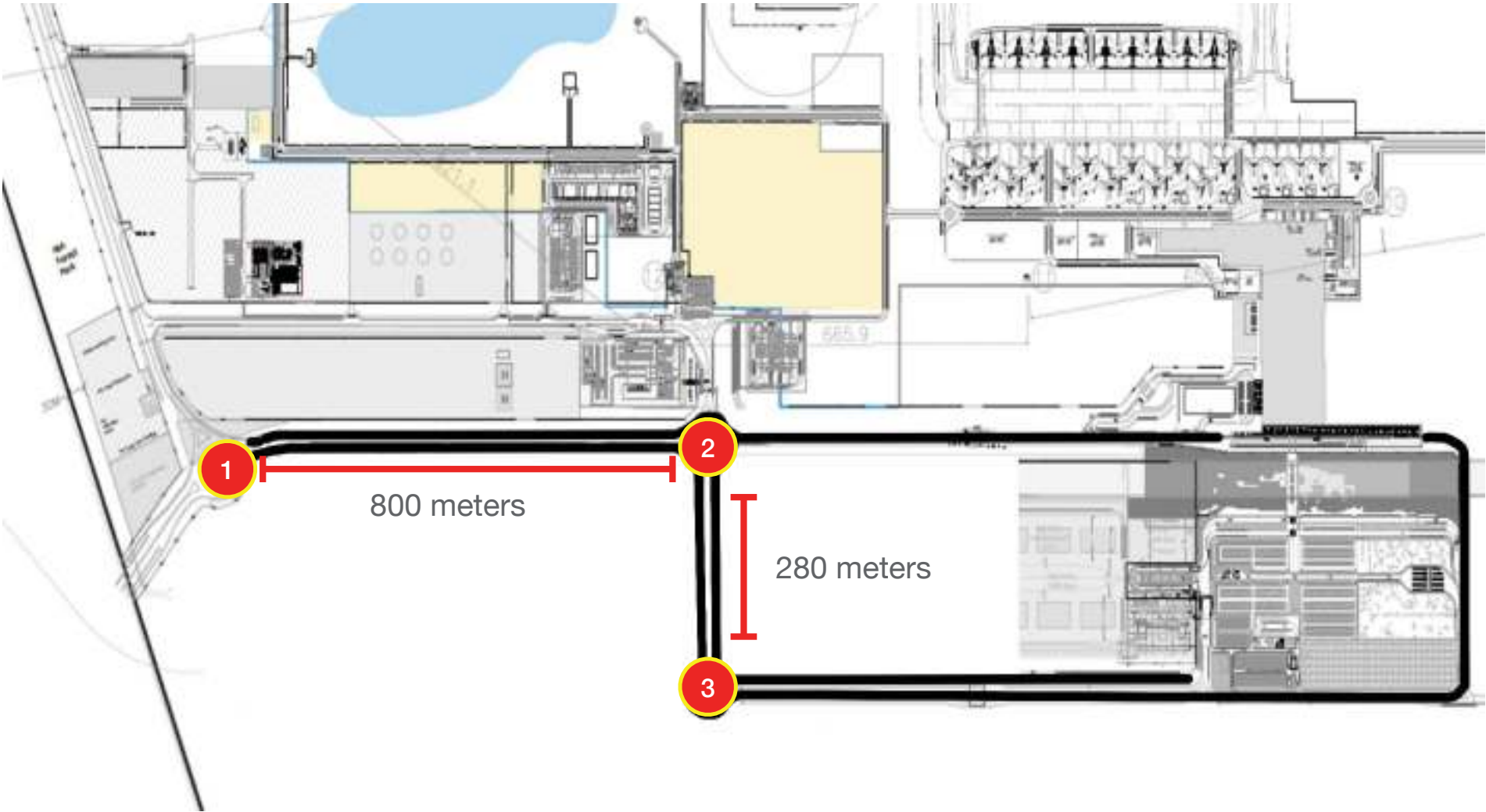
Locations summary


Area	TECHNOLOGY		Total locations	IPTV	MTCS
	Digital	To be proposed by bidder			
1.- Forecourt	1	4	5	2	1
2.- Check in hall	2	6	8	1	3
3.- Security area		2	2		
4.- Retail zone		6	6	4	1
5.- Contact gates		6	6	5	1
6.- Bus gates		1	1	3	1
7.- International gates		2	2	2	2
8.- Domestic arrivals		6	6	1	
9.- Baggage carousels	4	7	11	8	3
10.- Arrival hall		2	2		
11.- Departure international		2	2		
12.- Underpass		4	4		
Total	7	48	55	26	12

Master plan by area

Exterior road system

Proposed locations



LOCATION	SIZE	TECHNOLOGY
	spectacular roundabouts	to be proposed by bidder
	iconic billboards	to be proposed by bidder



Noida
International Airport

Concessionaire Construction Guidelines

Annexure H

Site Handover for Fit-out Checklist

SITE HANDOVER FOR FIT-OUT CHECKLIST

General	Remarks
Site Access	
Provide keys, access cards, and security codes	
Confirmation of access routes and hours for delivery and work	
Documentation	
Provided architectural drawings and blueprints	
Provided MEP (Mechanical, Electrical, Plumbing) plans	
Share building regulations and local code compliance documents.	
Mechanical	
HVAC	
Location of HVAC units and ductwork	
Specifications of existing HVAC systems	
Access/ Tap Off points to HVAC controls and setting	
Fire Safety Systems	
Location of fire sprinklers and alarms	
Fire extinguisher placements and types	
Electrical	
Power Supply	
Location of the main electrical panel and sub-panels.	
Existing outlets and their locations.	
Lighting	
Existing lighting fixtures and controls	
Emergency lighting and exit signs	
Data and Communications	
Location of data and telephone connection points	
Existing cabling infrastructure	

Plumbing	
Water Supply	
Location of main water shutoff valve if any provided.	
Existing plumbing fixture details (sinks, toilets), if any	
Drainage	
Location of drainage systems.	
Grease trap/interceptor details if applicable	
Gas Supply	
Location of gas shutoff valve	
Details of existing gas lines and appliances, if any	
Structural	
Load-Bearing Elements	
Location and specifications of columns and beams	
Floor load capacity	
Ceiling	
Ceiling height. below beam and below slab.	
Architectural	
Layouts and Plans	
Existing floor plans and elevations	
Zoning and space utilization details	
Entrances and Exit	
Main and emergency exit locations	
Accessibility features requirement	
Finishes	
Walls	
Condition of existing wall finishes	
Any special treatments or features	
Flooring	



Existing floor type, floor finish margin and condition	
Details of any special flooring requirements/ interfaces between different materials	
Compliance and Safety	
Permits and Approvals	
Confirm building permits and approvals are in place	
Compliance with fire regulations	
Final Handover	
Inspection and Sign-Off	
Conduct a joint inspection with the concessionaire	
Complete a handover report and obtain sign-off	
Update security codes and hand over keys	

YIAPL Representative:

Designation & Department:

Contact number:

E-mail:

Signature:

Date:

Concessionaire

Designation & Department:

Contact number:

E-mail:

Signature:

Date:

Concessionaire Construction Guidelines

Annexure I

General MEP Requirements

GENERAL MEP REQUIREMENTS

This Manual presents the MEP & ICT guidelines for Concessionaire's Fit-out, maintenance during the operational phase and any other works within the Airport Premises.

This Manual shall be applied to all works being carried out / installed in YIAPL premises. The works specifications are for the assistance and guidance of the Concessionaire to design, perform the fit-out works, maintain high-quality standards in a safe manner and in compliance with all necessary requirements.

The Concessionaire shall be deploying experienced and licensed Contractors and supervisors and skilled workers having valid permits as per the regulations and YIAPL's guidelines.

Concessionaire must follow the Concessionaire Services Matrix for loads of all services.

1. Electrical System

1.1. Licensed Electrical Worker

The Concessionaire shall be deploying licensed supervisors and skilled workers having valid permits as per the regulation of Indian Electricity Rules and Local Electrical Inspector's requirements. The Concessionaire shall employ a competent, licensed qualified full-time electrical Foreman/Supervisor to direct the work for electrical installation in accordance with the drawings and specifications.

1.2. Regulations & Standards

The system shall be governed by the requirements of IS: 732, IE Rules, and IEE regulations. The installation shall conform in all respects to Indian Standard Code of Practice for Electrical wiring installation IS: 732-1989. It shall also be in conformity with the current Indian Electricity Rules, CEA Regulations, and requirements of the Local Electric Supply Authority as far as these become applicable to the installation. In addition to the above, the electrical installations must comply with the National Build Code 2016, NFPA-70, IS-3043 & CPWD regulations.

In general, the materials, equipment and workmanship not covered by the specification shall conform to the following Standards, unless otherwise called for.

1.3. Requirements

The Concessionaire and its representatives must comply with the following:

- I. All electrical drawing submitted for information must bear the company's seal and must be endorsed by the Lead Engineer who undertakes the design and installation work.
- II. All electrical installations shall conform to Indian electrical rules and other relevant standards. Any violation of any of the statutory regulations, the concessionaire shall be liable.
- III. Comply with the provisions made available, and the electrical load allocated for the Demised Premises based on the area used.
- IV. The connected power load and Max demand (max running load) of the Concessionaire should not be in any circumstances more than the allotted connection. In case the load exceeds the allotted limit then the Concessionaire shall get the prior approval from YIAPL before progressing the work.
- V. Concessionaire to ensure that elements downstream are coordinated with the point of power supply.
- VI. The Concessionaire shall provide emergency lights with battery pack or UPS back up of 90 minutes (about 1 and a half hours) to be able to operate during a power failure.

- VII. Proper enclosure and trunking area to be provided by the Concessionaire for the cables from the isolators to the Distribution Board. Panel & Enclosures shall be fire rated. The Concessionaire shall label the distribution boards with circuit nos.
- VIII. The Concessionaire shall install only LED light fixtures with electronic Ballast/driver from standard OEM. Halogen/ CFL lamps shall not be used.
- IX. All the wires shall be FRLS copper wire. The FRLS Copper wires used for power and lighting circuits shall be 4mm² and 2.5mm². Stranded copper conductors shall be used. All cables shall be with XLPE insulation, FRLS sheathed only. Up to 16Sqmm copper cables shall be used & aluminum shall be used for sizes of 25Sqmm & above.
- X. Multi plug and extension plug are not allowed. The Concessionaire shall have separate switches for Normal Light fixtures as per area of application, Emergency lights need to be directly connected from UPS backed up Distribution Boards which must turn on (to 100% capacity) at the time of power supply failure.
- XI. The Concessionaire shall provide proper circuit labels / cable tags on the sub-main cables and all outgoing cables.
- XII. The Concessionaire shall provide GI conduits / trunking & accessories for the laying of outgoing cables from the Concessionaire distribution board at his premises. No PVC conduits are allowed in installation work. Metal flexible conduits shall be used for circuit drops. Proper glands joint caps shall be used at joints / junctions.
- XIII. The Concessionaire shall label the distribution board, light fittings, light switches, equipment and socket Shop / Outlets with circuit nos.
- XIV. All cables and conduits/ trunking installed in the Concessionaire premises must be labelled accordingly at regular intervals.
- XV. The Concessionaire shall install Uninterruptible Power Supply (UPS) with desired backup time to support any critical equipment during power failure as per their business need. Battery should be acid free and fire protection to be provided if required. Necessary approval from YIAPL to be taken prior to installation of any battery rack system.
- XVI. All electrical equipment used during the electrical installation work must obtain electricity supply through 30mA RCBO. Nonsense tripping needs to be avoided after ensuring safe operation.
- XVII. The Concessionaire shall duly complete and submit the Insulation test report and other forms as required for cables, Panels switch gears, etc. to YIAPL after installation work.
- XVIII. The Concessionaire shall provide 'As-Built' electrical layout and single line diagram including the circuit protection arrangement at the Concessionaire's distribution board.
- XIX. The Concessionaire shall submit 4 sets 'As-built' electrical drawing to YIAPL for information and arrange an inspection upon completion of work. Authorized Electrical Engineer from Concessionaire shall be present at site during inspection.
- XX. LED shall be used for sign boards. The signboard installed shall be evenly lit up without any dark patches.
- XXI. The Concessionaire should inform YIAPL immediately of any change of Licensed Electrical Worker during the works.
- XXII. YIAPL shall terminate at one point inside the premises of the retails area a suitably rated Electrical cable feeder to the Concessionaire's DB for Electrical supply. These points shall be metered, and the metering shall be installed by YIAPL.
- XXIII. The Concessionaire under no circumstances shall draw power more than his allotted connections. The concessionaire shall provide all the detailed calculations, layout and SLD and other equipment drawing for the approval of YIAPL.

- XXIV. Electrical distribution within the Concessionaire battery limit including the Concessionaire DB shall be carried out by concessionaire.
- XXV. All electrical raceway from YIAPL's electrical distribution network shall be extended by the Concessionaire for his distribution.
- XXVI. All wiring shall be done according to Color code as follows:
- a. R Phase: Red
 - b. Y Phase: Yellow
 - c. B Phase: Blue
 - d. Neutral: Black
 - e. Earth: Green
 - f. Control wire: Grey.
 - g. Different phase circuits shall not be run in the same conduit.
- XXVII. The number of wires permitted in one conduit as per standard shall be strictly followed.
- XXVIII. Separate Switch boards/boxes and conduits shall be used for Lighting and emergency lighting.
- XXIX. Wiring shall be done without any open joints, if situation demands, appropriate closed type Male - Female connectors shall be use.
- XXX. All cables shall be fully run from panel to panel without any joints or splices.
- XXXI. Cables shall be bent to a radius not less than 12 (twelve) times the overall diameter of the cable or in accordance with the manufacturer's recommendations whichever is higher.
- XXXII. Cable shall be properly clamped in tray/wall/ceiling. Adequate size GI perforated cable tray shall be used where bunch of cables are laid.
- XXXIII. Cable terminations shall have the necessary double compression type glands. The end terminations shall be insulated with at least six half-lapped layers of PVC non-adhesive tape. Cable armoring shall be earthed at both ends.
- XXXIV. All switches and sockets shall be used in accordance with the IS standard. Switch boxes shall be metallic, Switches and sockets shall be modular type, sockets shall be with safety shutter/safety interlock.
- XXXV. All industrial sockets and associated plugs shall be of IP65 protection class, especially used in kitchen and wet areas. Multiplug and extension plugs are not allowed to be used. Wires in power sockets shall be connected with proper Copper lugs / terminals.
- XXXVI. All switches and Power sockets / Industrial sockets shall be installed at standard height and an easily accessible location. No equipment shall be placed in front of Power socket. Power sockets shall be fixed away from heating equipment.
- XXXVII. Power socket wiring inside kitchen and serving area shall be done concealed. Exposed wiring shall not be permitted unless and until the situation demands.
- XXXVIII. Adequate protection like Overload, short circuit and earth fault protections with variable current and fixed time settings shall be provided at incomer breaker.
- XXXIX. All MCCBs up to 160Amp shall have thermal magnetic release and above 160Amps shall have microprocessor-based trip unit.
- XL. MCB DB Incomer breaker/Breakers in each phase shall be with residual current with overload trip breaker (RCBO/RCCB) and Outgoing breaker with Overload/Leakage protection according to connected equipment.

- XL I. All DB's shall be internally prewired using copper insulated high temperature PVC wires brought to a terminal strip of appropriate rating for outgoing feeders.
- XLII. MCB DB shall be designed in such a way that any equipment fault will not shutdown the power supply of other circuits. Adequate phase wise protection shall be used.
- XLIII. Certificate for all routine and type tests for circuit breakers in accordance with the IS: 2516-1963 shall be furnished. All test certificate/calibration certificate of accessories such as MCCB, MCB, RCCB, RCBO, ELR, Multifunction meter shall be produced if requested by YIAPL
- XLIV. Fabrication drawings of all Panel/Distribution boards shall be approved by YIAPL Electrical Department before fabrication.
- XLV. 3 Phase power panels and distribution boards shall have 2 distinct earth connections. Size of the earth strip shall be as per standard and specification.
- XLVI. All panels/MCB DB shall be meggered phase to phase and phase to neutral by using a 1000V meggar with all switchgear in closed position. The meggar value should not be less than 2.5 megohms between phases and 1.5 megohms between phase and neutral.
- XLVII. Details of incoming and outgoing cable size to be marked in Metallic tags by indicating from where the incoming cable has originated or feeding to. All circuits shall be marked with respective phase in DB as well as at load end
- XLVIII. There shall be one earth terminal for single phase boards and two for 3-phase Distribution boards.
- XLIX. All Earthing shall be done in accordance with IS Code of Practice on earthing IS 3043. All Metallic Enclosure shall be earthed with suitable earthing conductor. Proactive earth conductor shall be selected as per IS standard for earthing. All three phase DB enclosure/Panels and circuits shall be with double earth continuity conductor. Concessionaire shall tap the earthing from the main Earth strip with adequate bolting/welding. All Electrical equipment metallic body shall be earthed. Armored cable gland shall be earthed at both ends. Cable armor or metal conduits shall not be used as protective earth conductor. Separate earth conductor shall be laid from main earth strip. Proper Earth strip/connectors shall be used for multiple earth connection for DB enclosure and Panels. The entire system of metallic conduit work, all metal part shall be mechanically and electrically continuous by proper screwed joints. Protective loop earthing conductors shall be laid inside the conduit between switch boxes and the equipment with proper termination by using Lugs/terminals. All earth wires shall be used green in Color. Other external metallic parts at the premises shall not be used as earth conductor.
- L. Concessionaire shall give prior intimation and avail approval for Temporary construction power supply if needed. Concessionaire shall tap the power supply according to the recommendation of YIAPL Electrical In charge. Concessionaire shall provide Calibrated Energy meter for Construction power supply with circuit Protection devices like RCCB/RCBO/ELR. Concessionaire shall maintain the quality of workmanship and material used at site. Any deviation in quality shall not be permitted. Concessionaire shall update the progress of the work to YIAPL in a periodic manner and complete the work within agreed period. Any incident/accident related to electrical at work site shall be intimated to YIAPL electrical department.
- LI. 'Code of safety procedures and practices in Electrical works' specified in IS 5216 shall be strictly followed Electrical room premises shall be kept clean, storing of hazardous/inflammable items strictly prohibited. Ensure proper ventilation in Electrical room.
- LII. Rubber or insulating mats should be provided in front of Main/Sub Electrical panels and DB. Rubber mats shall be tested for 1.1KV rating or above. Electricians/workers shall use PPE during work.

- LIII. Necessary Caution boards such as 'Men at work', 'Don't Switch ON the Breaker' shall be used. Lock out – tag out procedure shall be strictly followed for any Electrical maintenance.
- LIV. Standard First Aid boxes shall be provided in Electrical rooms with specified medicines. Expired medicines shall not be kept in First Aid boxes. Periodical Examination of the first aid facilities and protective/safety equipment shall be undertaken to ensure their adequacy and effectiveness, proper record also shall be maintained. Charts Displaying the Methods of giving Artificial respiration during electrical shock should be prominently displayed at appropriate places.
- LV. A chart containing the names, address and Phone numbers of nearest authorized medical practitioner/Hospital, Fire Officer and other emergency Details shall be displayed at appropriate places. All Electricians/Workers shall undergo Electrical First Aid training.
- LVI. All electrical equipment shall comply relevant Indian/international electrical standard. Concessionaire shall furnish all test certificates of the equipment installed on their premises. General safety requirements for Electrical equipment prescribed by the manufacturer shall be followed, if not specified by the manufacturer relevant standard shall be applied. Separate Circuit protective device like RCCB/RCBO shall be provided for higher rated kitchen equipment. All equipment/appliances Earthing connection shall be ensured. Cable connecting to equipment/appliances shall be of flexible type with metallic covering to prevent damage from heat/external force.
- LVII. The concessionaire shall appoint a qualified electrician on site to manage electrical installations round the clock. Person engaged for maintenance works should be competent enough and possess Necessary valid license issued by relevant authority.
- LVIII. Concessionaire shall ensure all Panels/Distribution boards, power sockets and lighting Preventive maintenance are carried out and submit report to YIAPL Electrical Department. Preventive maintenance shall be carried out every month for Electrical Panels/DBs and fortnight checks for all power sockets.
- LIX. Concessionaire shall maintain a maintenance register where all Preventive and breakdown maintenance shall be registered and furnished to YIAPL as and when needed. All Electrical components like MCCB, MCB, RCCB/RCBO, ELR, Energy meters shall be tested/calibrated once in a year and record to be maintained. Any addition/deletion of equipment shall be notified in the maintenance register.

1.4. Additional Requirements for Tapping of New Power Supply from Switch Rooms

- I. New power supply to be tapped from Switch room or as advised by YIAPL. New breakers to be installed in a compartment by YIAPL. All breakers to be labeled with circuit number and the Concessionaire name with the purpose & area. The new distribution board at the Concessionaire premises shall be provided by the Concessionaire within a closed room which is designated for electrical panels & DB's.
- II. YIAPL shall arrange to terminate all cables into the switchboards within the switch room.
- III. YIAPL shall terminate at one point inside the premises of the Concessionaire area a suitably rated Electrical cable feeder to the Concessionaire DB as per the Connected Load allotted to them on a one-time chargeable basis. The cost include infrastructure required to provide such connection till the Concessionaire premises like man and material cost of outgoing cable, isolator/breaker at Concessionaire end, support system and accessories
- IV. The Concessionaire shall provide new trunking for the laying of the sub-main cables from the Electrical Low-Tension Room/load center to the new distribution board at the premises. The trunking must be painted yellow. Cable run from load center to the Concessionaire's DB shall be coordinated and submitted for YIAPL's approval. The Concessionaire's contractor must

comply with the approved method and support system for all services. All installed runs must be inspected and accepted by YIAPL.

- V. All Electrical works done by the Concessionaire shall be in accordance with the latest applicable standards and regulations laid down in NFPA & relevant IS & IEC standards.

1.5. Additional Notes

APPLICATION FOR A NEW LICENCE OR ITS RENEWAL

- I. You are required to submit your application for the renewal of the licenses at least one month before the expiry date.
- II. For a new installation, Concessionaire shall require turn-off of the electricity power supply at least 7 days in advance.
- III. When there is a management change, an application must be made for a new license.

VERIFICATION BY APPLICANT

Where an application for a license or a renewal is made by:

- I. A firm, the application form shall be signed by a partner or manager of the firm
- II. A company, the application form shall be signed by a director, secretary or general manager of the company.

LICENSED ELECTRICAL WORKER

The grade of licensed electrical worker required to take charge of the electrical installation is based on the total approved capacity which is as follows:

- I. Electrician
- II. Electrical Technician
- III. Electrical Engineer
- IV. Electrical Engineer possessing appropriate High Voltage switching authorization.

CERTIFICATE OF FITNESS

The installation is to be inspected and tested at regular intervals, preferably not more than 6 months.

- I. Approved Load: Load approved by YIAPL.
- II. Installed Load: Total connected load of the electrical installation in KVA (based on a power factor of 0.8)
- III. Standby Generator (if any) or UPS: State the number of standby generators or UPS as applicable and the rating of each in KVA.
- IV. Single-Line & Layout Drawings: The relevant drawings of the installation shall be resubmitted as an annexure of the application.
- V. In addition to other information, the following has to be provided on the drawings (minimum size A1):
 - a. Signature of the licensed electrical worker.
 - b. License No. of the licensed electrical worker.
 - c. Date.
 - d. Name and Address of the installation.

- e. Proper Title Block with Legend.
- f. Installation load in KVA.

2. HVAC System

2.1. Regulations & Standards

The HVAC system shall be governed by the requirements of ASHARE 62.1, ASHRAE 90, NBC 2016, IE Rules, and IEE regulations.

The following documents and standards shall be followed as a minimum:

- ASHRAE standard 62.1.2019 for fresh air ventilation.
- AMCA 210-16 for Fans
- ASHRAE Fundamentals 2013.
- ASHRAE HVAC Application 2015.
- ASHRAE HVAC System & Equipment's 2016.
- ASHRAE 52.2.2012.
- ASHRAE Standard 90.1.2016
- NFPA Standards

The Installation shall conform in all respects to Indian Standard Code of Practice for Electrical wiring installation IS: 732-1989. It shall also be in conformity with the current Indian Electricity Rules, CEA Regulations, and requirements of the Local Electric Supply Authority as far as these become applicable to the installation. In addition, the electrical installations must comply with the National Building Code 2016. Wherever this specification calls for a higher standard of materials and/or workmanship than those required by any of the above regulations, this specification shall take precedence over the said regulations and standards. In general, the materials, equipment and workmanship not covered by the specification shall conform to the following Indian Standards, unless otherwise called for.

2.2. Requirements

The Concessionaire and its representatives must comply with the following:

- I. Power supply to run the AHU, fans, Scrubbers, Air washers or any other HVAC equipment shall be provided by the Concessionaire from his distribution panel.
- II. No alteration is authorized on the main duct without approval from YIAPL.
- III. The fit-out work to be carried out must comply with the requirements of regulatory authority and relevant building codes.
- IV. The Concessionaire should engage a Professional HVAC consultant for the design, supervision, certification, testing and commissioning of the HVAC installation work.
- V. The type, make, model and rating of any fitting/equipment used are to be clearly indicated in the drawings & manufacturer catalogue/test certificate also to be submitted. All the samples component and make should be approved by YIAPL before procurement.
- VI. All ducts to be installed shall be insulated internally or externally. Flexible duct (Insulated or uninsulated) installed must not exceed 1.2 meters in length.
- VII. Concessionaire to note the provisions for HVAC System for their Demised Premises as indicated in tenancy matrix. In case of installation of excess equipment and erection of full height partitions will affect the space temperature and ventilation. Concessionaire is to take note that the supply air (if provided) "off-grille" temperature is around 15°C. If no modification

- works is done to the provided air conditioning supply, Concessionaire shall submit a letter from a HVAC consultant to ensure that the stipulated space temperature of $24\pm 1^{\circ}\text{C}$ can be achieved. Failing which the Concessionaire must install additional air-conditioning units at their own cost and submit proposal drawings for YIAPL approval before installation starts.
- VIII. Concessionaire is required to provide and install additional VAV boxes, if required, with local control thermostat with the necessary connecting ducts to YIAPL design and specifications. Concessionaire to link the power supply cables for VAV boxes to their own DB and labelled. In addition, Concessionaires are required to provide an "Access Panel" near each VAV box for maintenance purposes. The air-conditioning distributing system including VAV boxes and local control thermostat which the Concessionaire installed, shall be properly maintained by the Concessionaire themselves and shall be dismantled upon expiry of tenancy. YIAPL has the right to ensure that the VAV boxes and local control thermostat are properly and sufficiently maintained.
- IX. There shall be no illegal tapping of air conditioning at the main ducts before the VAV boxes or tampering with the approved installed VAV Boxes. Any illegal tapping or VAV box tampering will be removed by YIAPL in-house Contractor and a penalty above the cost will be charged to the Concessionaire.
- X. The standalone air-conditioning unit(s) is subjected to the proposed equipment technical capabilities, the refrigerant piping distance and availability of space for mounting the Condensing Units. Concessionaires shall install standalone air-conditioning unit(s) at their own costs using VRV /DX refrigerant system or chilled water fan-coil (tapping from the nearest chilled water supply available) or any special air-conditioning system, whichever is applicable and feasible if air-conditioning is required for kitchen area or if the proposed heat loads exceed the existing cooling capacity provided by YIAPL. Concessionaires are advised to strictly adhere to the recommended lighting levels to prevent air conditioning overload.
- XI. The Concessionaire shall switch off or decide on automatic switching-off of the air conditioning system when space is not in operation to avoid energy wastage.
- XII. The air conditioning distribution system, especially in the F&B area, shall be designed and configured as such to minimize smell propagating to the adjacent spaces.
- XIII. The Concessionaire shall provide double skin air handling units / fan Coil Units with piping, PIBCV & other valves, strainers, controls, thermometer, pressure gauges, flexible connection, electrical panel, power, and control cable etc. to align with technical specification and approved by the YIAPL. Sound level should be less than 55 db.
- XIV. All condensate pipes shall be run in trunking and sleeves when penetrating walls and floors. Concessionaires shall provide these and make good the affected YIAPL ceiling area and floor penetration at their own cost.
- XV. Condensate pipe must be drained to the nearest floor trap with Concessionaire insulating the floor trap if it is not insulated. The proposed routing of all condensate pipes and penetrations details shall be subjected to YIAPL approval.
- XVI. The Concessionaire shall ensure that provisions on the HVAC system are made available to meet the requirements indicated in this Manual.
- XVII. All duct, pipe & refrigerant pipe insulating material shall be free from asbestos & dust. Materials shall not contain asbestos, lead, mercury and mercury compounds. Foam insulation materials shall not use CFC blowing agents in the manufacturing process. All thermal insulation shall be non-corrosive to the metal, free from chlorine, water repellent and fire retardant.

Duct/ Pipe Insulation

- I. Thermal insulation material for Duct insulation shall be with factory laminated black fiber glass cloth closed cell Nitrile rubber. Density of the nitrile rubber shall be 40-60 Kg/m³.
- II. Thermal conductivity as per BS 874 part 2 – 86 (DIN 52613, 52612) / DIN EN 12667 / EN ISO8497 of the insulation material shall not exceed 0.038 W/m²K or 0.212 BTU / (Hr-ft²-oF/inch) at an average temperature of 30°C. The product shall have a temperature range of -40°C to 105°C.
- III. The insulation material shall be fire rated for Class 0 as per BS 476 Part 6: 1989 for fire propagation test and for Class 1 as per BS 476 Part 7, 1987 for surface spread of flame test. Water vapour permeability shall be not less than 0.024 per inch (2.48 x 10⁻¹³ Kg/m.s.Pa i.e. $\mu > 7000$: Water Vapor diffusion resistance) as per DIN 53122 part 2, DIN 52615 / EN 12086 & EN13469.
- IV. Insulation material for ducts shall be anti-microbial. Microbiological growth on insulation surface shall be in accordance with ASTM G-21 and bacterial resistance to ASTM2180/ ISO22196.
- V. The Material shall comply to ISO 5659 / BS 6853 / ABD 0031 for smoke density and toxicity values. The thermal conductivity of insulation material shall not be affected by aging as per DIN 52616 standard.
- VI. All piping shall be insulated using specified insulation material as described here under:
 - a. The material used shall be Rigid Poly Urethane Foam for chilled water pipes, The RPUF used shall conform to the following requirements:
 - i. Density: Not less than 32 kg/cum
 - ii. Compressive strength: Not less than 1.73 kg /cm²
 - iii. K'Valve: Not greater than 0.019W/m °C at 10°C.
 - iv. Water Vapour: Not more than 13 Mg / NH.
- VII. Duct acoustic lining material shall be Nitrile Rubber open cell foam. Thermal conductivity of the insulation material shall not exceed 0.047 W/m K at an average temperature of 20°C. Density of the nitrile rubber shall be 140 – 180 Kg/m³.
- VIII. Kitchen Ducts should be finished off with 50mm thick mineral wool on the external surface of the ducts, enveloped in 0.1mm thick aluminum foil and joints sealed off with aluminum tape.

2.3. Additional Requirements for Split Air-Conditioning Units

- I. All DX type indoor units shall be with CFC free refrigerant, minimum BIS 4-star energy rating and shall be installed as securely suspended with spring isolator from slab/steel substructure and the condensing units shall have neoprene pad installed on civil foundations.
- II. All refrigerant pipes, condensate pipes and electrical wires shall be run in trunking and sleeves when penetrating walls and floors. Such wall/floor openings shall be fire sealed.
- III. Condensate pipe must be drained to the nearest floor trap with Concessionaire insulating the floor trap if it is not insulated. The proposed routing of all refrigerant pipes and condensate pipes and penetration details shall be subjected to YIAPL approval.
- IV. The Concessionaire is to ensure that the electrical load of the additional air-conditioning unit will not trip the electrical mains.
- V. The Concessionaire shall seek approval in writing from YIAPL for the condensing unit installation's location. The loading of the condensing unit is to be endorsed by a certified structural engineer Concessionaire must submit the loading details and suspension/ installation arrangement to YIAPL for seeking approval and shall start work only approval has been obtained in writing from YIAPL.

- VI. The Concessionaire shall properly label all condensing units, refrigerant and condensate pipe installed. In addition, Concessionaires are to submit the refrigerant pressure pipe test. Insulation for refrigerant and condensate pipe shall be class 'O' only.

2.4. Mechanical Ventilation System

- I. The mechanical ventilation work to be carried out must comply with the regulations laid down by NFPA and relevant codes.
- II. The ventilation works drawings must be endorsed and supervised by a Professional HVAC consultant.
- III. The ducting layout of kitchen outdoor air and exhaust system from and to the kitchen area to be provided by Concessionaire as per Concessionaire matrix.
- IV. Concessionaire is to provide the outdoor air grilles, kitchen hoods complete with grease filters, UV filters and automatic grease wash system similar to Gaylord GX2/ CG3 UV Ultima or other approved equal from YIAPL, volume control dampers, fresh and exhaust air distribution ductworks and connect to the provided main fresh air duct and exhaust air duct respectively. They are to maintain them and bear the cost of leaks and breakdowns.
- V. The kitchen exhaust and fresh air fan shall be interlocked. Control wiring shall be installed by the Concessionaire if not provided. To conduct testing on the interlocking with the exhaust fan together with YIAPL after all the installations have been completed.
- VI. The Concessionaire shall indicate in their proposed drawing the design air flow (in CFM) on their respective exhaust cooker hoods and outdoor air grilles.
- VII. The Concessionaire shall submit detailed calculations of kitchen exhaust and hood sizing requirements for the Concessionaire area and the calculations are to be endorsed by a professional HVAC consultant). Concessionaire shall ensure that the design of kitchen exhaust does not permit cooking smell to propagate to other areas.
- VIII. Concessionaire shall arrange for the kitchen exhaust duct to be chemically cleaned at least once a year and submit a copy of the servicing report for YIAPL record purposes.
- IX. The Concessionaire shall maintain at least once every month the kitchen exhaust and fresh air fans and submit a copy of the servicing report for YIAPL record purposes. The concessionaire shall attend and bear the cost of any breakdowns due to poor maintenance fans.
- X. The Concessionaire should maintain, attend and bear the cost of the breakdowns of the all-control panels and electrical switchboard serving the Concessionaire kitchen ventilation system.
- XI. The Concessionaire shall switch off the kitchen ventilation system when space is not in operation to avoid energy wastage.
- XII. The thickness and insulation on the exhaust air distribution duct should be suitable to meet the specification and approved by YIAPL.
- XIII. Dedicated Toilet & Pantry ventilation Fan (s) located within Demised Premises boundary shall be provided by the Concessionaire with exhaust air rate as per requirement of NFPA standard and ensure the space remains under negative pressure to avoid smell propagation to the other areas and makeup air from nearby space via door transfer grills.
- XIV. For Lounge and F&B: As per current arrangement, with shops / outlet premises and common area cooled via centrally located Air handling units and supply through jet nozzle arrangement. If the concessionaire required a roof above the lounge or partition between common area and Demised premises or both with prior approval from YIAPL, following works will be required by Concessionaire.

- XV. The necessary modification in ductwork/ air Shop/Outlets including any adjustments/ re-commissioning required AHU (feeding to lounge and common area) shall be carried out by the Concessionaire.
- XVI. The Concessionaire shall submit for previous YIAPL's approval, the relevant drawings and documents prior to proceeding with any modification work.
- XVII. For closed lounges, the Concessionaire shall provide necessary provision for smoke removal system similar to existing building (with all equipment's/duct work and other ancillary works carried out by the Concessionaire).

2.5. Cutting & Patching

- I. Prior to undertaking any floor penetrations approved by the YIAPL, the Concessionaire is required to X-ray the floor area in question to determine locations of any in-slab re-bar and/or conduit. Copies to be provided to the YIAPL. X-raying of any floor area within the Demised Premises should be done after normal operating hours and all precautions should be taken to procedures.
- II. Mechanical coring must be undertaken for slab penetrations greater than 25 mm (1") in diameter. Such work will be carried out by YIAPL's forces at the Concessionaire's expense.
- III. Provide sleeves for all wall and floor penetrations.
- IV. All wall and floor penetrations must be sealed to the YIAPL's satisfaction. All penetrations must be fire-proofed as required and all floor penetrations must have a watertight seal.

2.6. Coordination of Services

- I. The Concessionaire or his contractor must coordinate the locations of all existing services with the Development Coordinator and Mechanical Coordinator before any work on site begins.
- II. The Concessionaire must complete a Building Services Shutdown Request Form to arrange for equipment to be isolated before starting work.

2.7. Access Panel and Doors

The Concessionaire shall prepare drawings showing the location and type of all access doors for the existing equipment in co-ordination with other trades before proceeding with installation of False Ceiling of Concessionaire areas and hand these to the Contractor/YIAPL to obtain approval.

3. Fire Fighting System

3.1. Regulations & Standards

The Firefighting system of the project shall be designed based on the Fire Strategy Documents, applicable codes, and standards with specific reference to the following:

- National Building Code 2016 of India.
- NFPA 10, Standard for Portable Fire Extinguishers.
- NFPA 13, Standard for the Installation of Sprinkler Systems.
- NFPA 14, Standard for the Installation of Standpipe and Hose Systems.
- NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection.
- NFPA 101, Life Safety Code, 2018 Edition.
- NFPA 415, Standard on Airport terminal building, 2016 Edition.

- I. As per the Fire Strategy document, the governing Code shall be NFPA. However, some specific references shall be made to NBC. A similar design philosophy shall be planned for TL2. All firefighting system design basis to be read with the Fire Strategy Report.
- II. The Concessionaire shall submit the technical details of the proposed addressable fire alarm panel along with the integration methodology with YIAPL fire alarm system for approval.

3.2. Requirements

The Concessionaire and its representatives must comply with the following:

- I. Concessionaire to obtain Hot work permit from YIAPL prior to start any welding work.
- II. All the drawings are to be endorsed by a Professional FPS consultant having more than 15 years of experience. All FPS layout drawings shall be colored in the plan with the required section.
- III. The Concessionaire should engage a Professional Engineer for the design, supervision, certification, testing and commissioning of the fire protection installation work.
- IV. The Concessionaire shall ensure that all fire detection/protection system drawings to YIAPL are endorsed by their Qualified Person/Professional Engineer who designs and installs the areas.
- V. The Professional Engineer responsible for the fire protection installation shall submit in writing if a waiver for any statutory requirements or any building regulations is required.
- VI. The Concessionaire's qualified person (i.e. Professional Engineers) must state in the drawings whether the fire protection system has been affected by the construction.
- VII. For the work of fire sprinkler & alarm/detection system, the Concessionaire shall carry out the works subject to the approval of YIAPL & State Fire & Emergency Services authority.
- VIII. The Concessionaire should appoint a registered Fire Protection & Alarm systems Contractor to carry out the work of the fire protection/detection system.
- IX. The Concessionaire should ensure that the fire detection/protection installation carried out by their contractor comply with the requirements stipulated in NFPA and as per the approval of the YIAPL and the relevant local authorities having legal control over the installation.
- X. The Concessionaire shall forward a copy of the approval letter for the fire protection addition and alteration works to YIAPL for record.
- XI. The Concessionaire should submit a certificate of supervision for the fire detection/protection installation work to YIAPL. The fire alarm and detection system shall be connected to the building's looping zone.
- XII. Upon completion, the Concessionaire/sub-contractor shall submit two copies of the certificate of fitness to YIAPL. YIAPL and the Airport Emergency Service shall be informed in writing (7 working days' notice) of any fire sprinkler works and modifications to be carried out.
- XIII. The allowable time for the fire protection system to be isolated or discharged shall be within the timings agreed and approved by YIAPL & Airport Emergency Service. The Concessionaire shall be responsible for ensuring that the entire sprinkler installation within his premises is charged up and in operation by time allocated for working hours.
- XIV. Upon completion of the installation work, the Concessionaire shall be responsible for the proper maintenance of the complete fire sprinkler and alarm system on their premises.
- XV. The Concessionaire shall conduct regular servicing and maintenance of the fire protection and/or detection system on their premises. The fire alarm systems are to be wired to the

existing zone as designed by YIAPL. Servicing and maintenance shall be carried out in such a way that the overall healthiness of the entire system is not affected.

- XVI. The Concessionaires must adhere fully to the standards and regulations laid down in NFPA & relevant IS codes.
- XVII. If the Fire Protection System is affected:
- a. The Concessionaire must submit the proposed sprinklers additions/alteration works for the premises with the Qualified Person's endorsement on the drawings to YIAPL for approval.
 - b. YIAPL's endorsement of the drawings for the above submission is required prior to commencement of any works.
 - c. The Concessionaire must also submit 4 sets of fire sprinkler drawings with endorsement and approval letter from YIAPL once he receives the required approval from the authorities.
- XVIII. If the Fire Protection System is not affected, drawings must still be submitted to YIAPL for approval with the said status of the Fire Protection System endorsed onto the drawings by the Qualified Person.
- XIX. Any proposed sprinklers that are to be installed by the Concessionaires shall be of the Quick Response type.
- XX. If there are any decorate false ceiling, canopy, display cabinets, etc. installation below the existing ceiling which has sprinkler installed, the Concessionaire's Qualified Person shall ensure and certify that the sprinkler discharge pattern is not affected.
- XXI. The Concessionaire shall be responsible for providing the second layer of fire alarm smoke detectors for their installed false ceilings. These fire smoke detectors shall be linked to the existing fire alarm system.
- XXII. The proposed fire alarm detectors shall be designed and installed in accordance with the NFPA & relevant IS standards and in full compliance with the rules and regulations of the State Fire & Emergency Services and other relevant authorities.
- XXIII. The Concessionaire shall submit the proposed fire alarm smoke detector plan clearly indicating all existing, additional or alteration of the detectors and drawing must be endorsed by their own Professional Engineer.
- XXIV. The Concessionaire must arrange at his own cost to engage YIAPL's Fire Alarm system OEM or System supplier for the software programming & graphics upload to be integrated into existing fire alarm system and subsequently the network to be established with the Master GUI workstation.
- XXV. All materials required for the modification and networking of the fire system shall be in the Concessionaire's scope.
- XXVI. If there is any alteration, addition or relocation to the existing detector, it must be submitted to YIAPL with endorsement for approval.
- XXVII. Fire Extinguishers & Emergency and Life safety signages inside the Concessionaire areas shall be provided and distributed in compliance with NFPA & relevant IS standards and YIAPL requirements by the Concessionaires. The type of fire extinguishers shall be as per approval of YIAPL.
- XXVIII. The Concessionaire shall arrange inspection for all incoming material at site upon completion of works. During the execution of works, YIAPL shall have the authority to accept or reject the installation accounting for quality reasons.

Isolation & Draining

- I. Any isolation, draining and recharging to the affected sprinkler system must be done by YIAPL's maintenance contractor and is chargeable to the Concessionaire. This work can only be performed provided the Concessionaire has obtained "Work Permit to Work" from YIAPL and is supervised by the Concessionaire's Professional Engineer. The system must be promptly charged within the stipulated working hours.
- II. The request to be submitted minimum 3 working days prior to the isolation and draining could only be made by supervisor of the work and he/she is required to be present during draining and charging of the requested zone. Notwithstanding this, YIAPL reserves the right to schedule for the requested isolation works to be carried out together in a zone to safeguard the building fire safety during the mass construction works.
- III. The sprinkler works contractor must carry out physical site checks with YIAPL maintenance contractor to ensure that the requested zone is the right one. The date of the site check must be indicated on the isolation form. No approval will be given at all if physical checks on site were not carried out, regardless of how urgent the work may be.
- IV. For new pipe work, a pressure test report (certification) is required before it can be connected to the existing sprinkler system. The existing sprinkler layout is given to the Concessionaires who must upgrade or make any changes to the pipe size or distribution in accordance with the current code.
- V. All sprinkler work must be done by experienced workers.

F&B, Cooking, Reheating Areas Requiring Hoods

- I. The Concessionaires should install their own cooker hood complete with a Fire-Suppression System suitable for deep fry cooking and open flames. The Concessionaires should include this item in the submission for YIAPL approval.
- II. The Fire protection & detection system (Sprinklers & Detectors) provided in Demised premises area by YIAPL with a provision of extension of Fire sprinkler & detector system. Any change, alteration required due to additional works in Demised premises areas, shall be done by the Concessionaire in compliance with standards and codes mentioned hereafter and technical specifications of main contract document and Demised premises guidelines.
- III. The existing sprinkler system in PTB and Pier has been designed as per classifications of Ordinary Hazard group. The addition and alteration shall be carried out to meet the classification, as required.
- IV. The scope of work for the Concessionaire includes integration of fire alarm system of Demised premises areas with fire alarm system of PTB & Pier, in accordance with system operation and specification requirements. The proposed system and equipment shall be the same or compatible with the fire alarm system of PTB. All the initiating and notification appliances shall be of existing (Siemens) make only.
- V. All the plants and material required for extension of Fire protection & alarm system services, in Demised premises areas shall be compatible with existing systems and as per list of manufacturers approved by YIAPL.
- VI. The sizes of sprinkler piping shall be as per calculation & standards.
- VII. Beam detectors have been installed in double height areas of more than 10mtrs. The same philosophy must be maintained in Demised premises areas, if any corrective action required, due to additions and alterations.
- VIII. Fire Extinguishers & Emergency and Life safety signages inside the Concessionaire areas shall be provided and distributed in compliance with NFPA & relevant IS standards and YIAPL requirements by the Concessionaires. The type of fire extinguishers shall be as per approval of YIAPL.

- IX. Kitchen Hoods (if installed by the Concessionaire) shall be complete with an automatic liquid fire suppression system with the approval of YIAPL.
- X. Before the start of works, YIAPL concerned system maintenance contractor will carry out a pre-test with the Concessionaire. This is to verify that the building fire detection and protection system is in working condition before handing over the fire system to the Concessionaires.
- XI. A post-test will be carried out after the Concessionaire has completed the work. If the post-test fails, the Concessionaire/works contractor shall rectify the fault (fault of the entire system, not limited to the Concessionaire area) at his own cost to the satisfaction of YIAPL.
- XII. All required interface with the existing system shall be in the scope of the Concessionaire.

3.3. Requirements for Isolation of Fire Alarm and Draining of Fire Sprinkler System

- I. Fire alarm isolation and/or draining of fire sprinkler application form shall be submitted at least 3 working days before work commences.
- II. Working times will be defined by YIAPL guidance, only. YIAPL will notify the Concessionaire accordingly about the working times and allowed services. Isolation/discharging of the protection system is not allowed on Sundays and Public Holidays.
- III. A joint physical site inspection shall be carried out with YIAPL to ensure the requested zone is compliant.
- IV. A copy of the fire sprinkler drawing / floor plan shall be submitted priorly.
- V. No hot work is allowed when the building's fire protection/detection systems are not in service or vice-versa
- VI. The Concessionaire's project officer shall be present during draining and charging of the fire protection system.
- VII. In case of fire alarm activation due to the negligence of the workers, a Service Charge will be levied to the Concessionaire or contractor for the fire engine turnout.
- VIII. The Concessionaires shall ensure that the 2nd layer fire sprinklers are charged-up before completing the false ceiling finishes.
- IX. The Concessionaire's Professional Engineer shall ensure that pipe pressure tests are carried out (In accordance with the Code of Practice) on all newly installed sprinkler pipes before connecting to the building's fire protection system and a copy of the report/certificate to be forwarded to YIAPL.
- X. A physical sprinkler burst test will be conducted on all newly installed sprinkler pipes and it shall be witnessed by YIAPL.

3.4. Fire Suppression System (For Kitchen and F&B)

- I. The Concessionaires shall install an approved kitchen fire suppression system for all "Open flame" cooking facilities and deep-frying activities in their premises. This is in addition to the premises fire protection system. The system shall be linked to the building's fire alarm system.
- II. A copy of the fire suppression system manual and the layout plan shall be submitted to YIAPL for reference. A copy of the layout plan shall be posted in the kitchen/ preparation area.
- III. The Concessionaire is to ensure that the suppression system is included in the submission drawings for YIAPL approval.

3.5. Additional Requirements for Fire Safety

- I. The Concessionaires are hereby informed that provision of one-way locking electromagnetic devices linked to the building's fire alarm system will not be allowed unless otherwise permitted via wavier applications by the Relevant Authority.
- II. Use of and/or storage of portable LPG cylinder gas is not allowed in the Terminal Buildings and other YIAPL owned buildings. Only piped gas from Power Gas Company is allowed.
- III. The layout of the piped gas installation shall be posted in the kitchen and a copy submitted to YIAPL for reference.
- IV. A Letter of Approval or a Fire Safety Certificate (FSC) must be obtained by the Concessionaire of the Demised premises for the fire safety works before it is used. The Concessionaire shall forward a copy of the FSC to YIAPL for reference.
- V. The Concessionaires are to forward a copy of the Certificate/ test report on flame propagation and smoke toxicity tests on carpet used in the premises to YIAPL.

Firefighting Audit Check Points Before Clearing Fit-out Works (Only for Reference)

- Double Earth wire shall be ensured in all electric sockets, UPS/Battery cabinet.
- Terminal cover for all batteries.
- Auto glow signage for extinguishers at eye level.
- Emergency Exit signage added in the panic room.
- Sprinklers caps – Groove to be provided.
- Technical room – Carbon dioxide cylinders (4.5 kg).
- Fire rated door to be provided for electrical room.
- Auto glow exit signage for electrical room.
- Emergency lights to marked with red dots.
- Sprinkler in electrical rooms (one 68 degrees and one 79 degrees (yellow and red)).
- CQRS – Electrical panel and server rack.
- Fire extinguishers are to be placed on metal stands.
- Hooter with strobe light to be installed.
- ELCB 40 amps connection.
- DB's to have proper dressing, labelling, SLD and danger sign on DB board.
- MCB nomenclature in DB to be provided.
- Blankers in empty space - DB.
- Fill all gaps and holes.
- Electrical Panel. All thimbles to be in place.
- Feeder location chart on AHU panel should be present.

3.6. Emergency Contact Numbers

- I. Emergency Contact Numbers shall be provided by YIAPL to the Concessionaire on the time of the Fit-out kick-off and HSE onboarding sessions.
 - a. Fire Call

- b. Booking of fire engine standby (Advance Notice)
 - c. Hot work application
 - d. Isolation of fire alarm system
 - e. Draining of fire sprinkler system
- II. Concessionaire shall inform YIAPL its representative's contact number (in case of an emergency), priorly to the commencement of any works.

4. PHE System

4.1. Regulations & Standards

The Plumbing system of the project shall be designed based on the Fire Strategy Documents, applicable codes, and standards with specific reference to the following:

- National Building Code 2016 of India.
- SP 35
- Uniform Plumbing Code.
- CPHEEO.

4.2. Requirements

The Concessionaire and its representatives must comply with the following:

- I. Water meter to be provided by the Concessionaire if not provided.
- II. Meter calibration certificate along with technical data sheet to be submitted for approval.
- III. Water meter to have open protocol communication port to interface with YIAPL's BMS system.
- IV. Tap-off points will be provided by YIAPL at the boundary of the Demised Premises area (or as per LOD). From this tap-off, the Concessionaire must do all the associated piping, fixing of fixture, etc.
- V. Drainage piping from Tee point including fixtures and fittings to be provided by the Concessionaire.
- VI. All drainage piping shall be done by the Concessionaire above the floor slab on the raised floor and connected to the respective Shop/Outlet points for connection. Any additional penetrations/core-cuts require consent from YIAPL and coordination with other services. For raised floor details/specifications, Concessionaire must refer to structural guidelines.
- VII. All floor penetrations, core cuts within the RCC slab (around Pipes and fittings, etc.), between levels must be sealed against water, smoke and flame using fire stop materials.
- VIII. Separate piping to be provided by the Concessionaire for soil, waste and grease waste. It must be connected to the respective Shop/ Outlet point provided.
- IX. Localized (within Demised premises under table type) grease trap to be provided by the Concessionaires for all washing sinks in Kitchen and Service Areas.
- X. All grease traps shall be located as close to fixtures or drain as possible and located such that they are fully accessible from the top cover. Design calculations are to be submitted for YIAPL's approval.
- XI. All potable/hot water piping wherever required within the Demised premises boundary including water heaters with all related plumbing, mechanical and electrical fittings, and fixtures to be provided by the Concessionaire.

- XII. All domestic hot water lines shall be insulated with the approved insulation material nitrile rubber and clad with 26-gauge aluminum cladding.
- XIII. All the piping for drains till the connection point provided in the header waste pipe to be provided by the Concessionaires. The drainpipes are to be connected to the floor trap provided in the Demised area or to the nearest floor trap (Toilet, kitchen, etc.) in the vicinity.
- XIV. The tap-off points for the entire Demised space are provided in the drawings for further working.

4.3. Hot & Cold Water System

- I. All the drawings are to be endorsed by the Professional Engineer/ licensed plumber who undertakes the design and installation work.
- II. The Concessionaire shall engage their own Professional Engineer/licensed plumber to submit the installation drawings and arrange for inspection.
- III. All fittings/ material must be approved by YIAPL and all fixtures to be low flow fixtures.

5. FDAS System

5.1. Regulations & Standards

The FDAS system of the project shall be designed based on the Fire Strategy Documents, applicable codes and standards with specific reference to the following:

- National Building Code 2016 of India.
- NFPA 72

5.2. Requirements

The Concessionaire and its representatives must comply with the following:

- I. Loop tap-off point will be provided by YIAPL at the boundary of the Demised premises area. From this tap-off, the Concessionaire must do all the associated fixing of fixture, etc. as per specifications.
- II. The Concessionaire FDAS system will be connected to the Main FDAS panel.
- III. YIAPL will provide only module Tap-off.
- IV. Interface module shall be provided by Concessionaire as per specifications.

6. BMS System

6.1. Regulations & Standards

The BMS system of the project shall be designed based on the Concept of operation, Schematic and Equipment schedule.

6.2. Requirements

The Concessionaire and its representatives must comply with the following:

- I. YIAPL will integrate with the Concessionaire Energy meters for real time energy monitoring in the centralized BMS.
- II. YIAPL will integrate with the Concessionaire BTU meter for energy consumption monitoring in the centralized BMS.

- III. YIAPL will integrate with the Concessionaire water meter for energy consumption monitoring in the centralized BMS.

7. ICT System

7.1. Regulations & Standards

The ICT services of the project shall be designed based on the applicable codes and standards with specific reference to the following:

- BICSI
- TIA
- IEEE

7.2. Requirements

The Concessionaire and its representatives must comply with the following:

- I. The number of Passive Consolidation Points (CP) for each Concessionaire shall be decided based on space allocated as per contract.
- II. Passive Consolidation Points (CP) will be connected from nearest Telecomm Room, and the port activation shall be done based on the requirements received from the YIAPL commercial team as per the agreement with the Concessionaire.
- III. The internal passive cabling but not limited to, termination, testing and commissioning from Passive Consolidation Point (CP) till endpoint shall be under Concessionaire's scope.
- IV. Concessionaire cannot install Server & Network equipment in retail space. If Concessionaire wants to build the infra, the server & network equipment can be placed in YIAPL's datacenter based on Concessionaire agreement.
- V. Concessionaire server to endpoint connectivity shall be through YIAPL's Campus L2 network based on YIAPL's commercial guidelines.
- VI. The Concessionaire shall not be allowed to install their own Wi-Fi systems. If Concessionaire wants their network work to run on WIFI, they can avail the service from YIAPL's approved partner based on shared or dedicated WIFI access point. YIAPL will broadcast concessionaire define SSID to restricted zone.
- VII. No open internet shall be allowed, Concessionaire shall follow Cert in Cyber Security guidelines to set up their infrastructure.
- VIII. Regarding Public Addressing and Voice Announcement (PAVA) requirements, YIAPL shall ensure the required dB level is being maintained for the Concessionaire's area. If the dB level is not achieved, YIAPL shall install additional ceiling speakers that will be used only for Emergency Evacuation. This is applicable only for open F&B and retail units. Rest Concessionaire spaces having enclosed area, Concessionaire may have its own PAVA system which will be integrated with PAVA system being installed by YIAPL and during the emergency evacuation, Concessionaire's system will be Overwritten by the Terminal's PAVA system. Integration with PAVA system will be in Concessionaire scope.
- IX. For Indoor DAS for Tetra (TMRS) signal, YIAPL shall ensure that signal coverage is available at all Concessionaire areas.
- X. YIAPL shall provide passive ports for IP based Telephone (Intercom). IP Telephone handset will be provided by YIAPL with standard features as per Concessionaire commercial agreement. STD & ISD service will be available to Concessionaire based on agreement with YIAPL commercial team & telecom provider.

- XI. Concessionaires shall use their own stand-alone Access Control system (ACS) and shall ensure the system is meeting the YIAPL's and authorities fire alarm/emergency system guidelines.
- XII. Concessionaires shall use their own stand-alone video surveillances system for the allocated space.