

Bengaluru Office & Warehouse **Fit-Out Readiness Guide**

A practical infrastructure and MEP checklist for evaluating a space before you sign the lease — built from what actually causes fit-out delays and cost overruns on the ground.

01. Why Infrastructure Readiness Comes Before Design

Most fit-out delays and budget overruns don't start with design or execution — they start with what wasn't checked before the lease was signed.

Design and finishes are the visible part of a fit-out. But the power load, floor slab strength, ceiling height, fire compliance status, and existing cabling infrastructure of a shell determine what's actually possible — and what it will cost. Once a lease is signed, you're negotiating from a position of zero leverage on any infrastructure gap you discover.

This guide is scoped to engineering and execution readiness — power, HVAC, fire, cabling, and structural fit for purpose. It is not a substitute for legal or lease due diligence, which should be handled by your property advisor or legal counsel.

75,000+

SQ FT DELIVERED

14+

CASE STUDIES

45-day

FASTEST TURNAROUND

₹0

REWORK COST RECORD

02. The MEP-First Planning Framework

Evaluate infrastructure in this order — each layer constrains what's possible in the next.

1

Power & electrical capacity

Sanctioned load, transformer capacity, DG backup, and panel headroom set the ceiling for everything electrical — including HVAC and IT load.

2

Structural & civil fit

Floor loading capacity, ceiling height, and column grid determine racking layout (warehouse) or partition/ceiling design (office) before anything else is planned.

3

HVAC & ventilation

Existing chiller/AHU capacity and ducting routes decide how much re-engineering a new layout requires.

4

Fire & life safety

NOC status, detection, and suppression system compatibility with your intended occupancy and layout — non-negotiable for occupancy certification.

5

Cabling & network

Structured cabling pathways, server/comms room availability, and redundancy options for connectivity-dependent operations.

Why this order matters: Designing the layout before verifying power and structural capacity is the single most common reason for mid-project redesign — and the costliest one to fix late.

03. Power & Electrical Readiness Checklist

- ☐ **Sanctioned load confirmed in writing**
Matches your projected peak demand, including HVAC and IT load — not just the landlord's verbal estimate.
- ☐ **DG backup capacity and fuel-run time verified**
Confirm backup covers critical loads (server room, fire systems, essential lighting) at minimum.
- ☐ **Main panel and sub-panel headroom checked**
Existing panels should have spare capacity for new circuits without a full board upgrade.
- ☐ **Earthing and lightning protection tested**
Especially critical for warehouses with high-value electronics or automation.
- ☐ **Metering arrangement understood**
Single meter vs. sub-metered — affects both cost allocation and your ability to independently monitor load.

04. HVAC & Ventilation Readiness Checklist

- ☐ **Existing chiller/AHU capacity vs. your occupancy plan**
Undersized systems are expensive to retrofit after fit-out.
- ☐ **Ducting routes and ceiling void depth confirmed**
Low ceiling voids restrict zoning and can force visible ducting.
- ☐ **Zoning flexibility for cabin/meeting room layouts (office)**
Open-plan-only ducting is costly to re-zone.
- ☐ **Ventilation adequacy for warehouse operations**
Especially relevant for high-occupancy picking zones or temperature-sensitive storage.

05. Fire & Life Safety Readiness Checklist

☐ **Valid fire NOC on record for the building**

Confirm it's current and covers your intended occupancy type, not just the shell's original classification.

☐ **Detection system coverage matches layout plan**

New partitions or racking can create blind spots in existing detector coverage.

☐ **Suppression system suitability confirmed**

Sprinkler/hydrant capacity should match your storage height and material class (warehouse) or occupancy density (office).

☐ **Emergency exits and refuge areas meet occupancy load**

Non-negotiable for occupancy certificate approval.

06. Cabling & Network Readiness Checklist

☐ **Structured cabling pathway availability**

Existing conduit/trays reduce both cost and time versus new routing.

☐ **Server/comms room space and cooling**

Should be enclosed, ventilated, and separately powered.

☐ **ISP redundancy options at the building**

Multiple carrier entry points matter for connectivity-dependent operations.

07. Structural, Civil & Compliance Checklist

- ☐ **Floor loading capacity documented**
Especially critical for warehouse racking or heavy office equipment/server racks.
- ☐ **Clear ceiling height matches intended use**
Racking height (warehouse) or false-ceiling design flexibility (office).
- ☐ **Column grid spacing suits layout plan**
Impacts racking aisle width and office desking efficiency.
- ☐ **Occupancy certificate status confirmed**
Required before any fit-out work legally proceeds in most Bengaluru jurisdictions.
- ☐ **Dock leveler and loading bay condition (warehouse)**
Verify functional condition, not just presence — repairs mid-operation are costly downtime.

This guide covers engineering and execution readiness only. Legal title, lease terms, and statutory approvals should be verified independently with your legal advisor.

Let us run this checklist for you

RC Workspace's Free Pre-Lease Audit puts a site engineer on the ground to verify every item in this guide against your shortlisted space — before you sign.

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