

REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

Ramsnehi Unimark Tower

Project Brief

The project which is placed at the center of one of the most exotic location, a direct approach from Maniktala Main Road, Kolkata offers its residents exquisitely designed facilities and services.

Ramsnehi Unimark Tower (Phase 1) comprises of one (B+G+23) block, consisting of apartments, parking and amenities. There are 68 nos. 4BHK apartments in the project.

Electrical Supply

Scope of local supply authority, M/s. CESC scope would include importing HT power at 11kv/0.43 KV 3 Ph 50 Hz and transforming from HV to MV including necessary MV distribution up to the meters. However space for commissioning the Transformers will be provided by the Client and will be handed over to supply authority.

The local supply authority, M/s. CESC will provide separate LT supply, with supply Authority's KWH Meter, for each flat in the name of individual flat owners & common meters for loads like Lift, water pump, Street Lights, Perimeter Lighting, Landscaping, car park area lighting, Fire Fighting etc. Feeding three phase power at their Incoming LT switches through energy meters shall be under the scope of supply authority. From authority's electrical meter, authority power shall be connected with Automatic change over cum current limiter to feed power to allot tees MCB distribution board.

DG Power Supply

The D.G. sets shall be located outside the building line.

The DG distribution panel of respective DG sets shall feed power to the DG bus of the distribution board for further distribution to the flats. Automatic change over cum current limiter shall be proposed to change over between authority's power and DG power during load shading and power resumption condition.

Separate distribution for the common services like Street Lights, Perimeter Lighting, Landscaping, plumbing pumps, car park area lighting, Fire Fighting etc shall be provided through automatic change over switch to change over between authority's power supply and DG power supply during load shading and power resumption condition.

Fire System Description

Fire water storage

Static fire water underground storage tank for Fire Protection System has been provided along with individual terrace tank of required capacity.

Fire Pumping System:

The fire pumping system shall comprise of independent electrical pumps for hydrant and entire system, electric driven standby pump & jockey pump.

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Electrical pump shall provide adequate flow for catering requirement of hydrant system. Standby electric driven fire pumps shall be provided for ensuring operation & performance of the system in case of total electrical power failure. Jockey pumps shall compensate for pressure drop and line leakage in the hydrant and sprinkler installation.

Suction lines shall be drawn from the Underground fire reserve tanks and connected to independent fire suction header. The electric fire pumps, Standby electric driven fire pumps and the jockey pumps shall all draw from this suction header.

Delivery lines from various pumps shall also be connected to a common header in order to ensure that maximum standby capacity is available. The ring main shall remain pressurized at all times and Jockey pumps shall make up minor line losses. Automation required to make the system fully functional shall be provided.

Fire Hydrant System

Internal and external standpipe fire hydrant system shall be provided with landing valve, hose reel, first aid hose reels, complete with instantaneous pattern short gunmetal pipe in the Complex.

Sprinkler System

Sprinkler system shall be provided for common amenities, inside the apartment and common lobbies only.

The sprinklers shall be automatically activated at 68° C by breaking of the glass bulb in the event of fire. The sprinkler line shall be always energized on a 24-hour basis by automatic system through common delivery header of various pumps.

Hand held fire extinguishers

Portable fire extinguishers of water (gas pressure), Carbon-di-oxide and foam type shall be provided as first aid fire extinguishing appliances. These extinguishers shall be suitably distributed in the entire public as well as service areas.

Fire Detection and Alarm System

Addressable Fire Alarm system with two numbers of break glass type manual call boxes fitted with Hooters at each floor connecting with visual panel board.

Auto Fire Detection system with the help of heat and smoke detector shall be installed in common amenities, inside the apartment and common lobbies only below ceiling / false ceiling.

Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point Hooters will be sounded on the same floor and immediate alternate floor.

PHE System:

Water Distribution

The incoming water supply line shall be fed into Fire Reserve tanks from where it will be allowed to overflow in domestic water tanks; Water from this tank shall be treated in the water treatment plant, thereafter the water shall be transferred to the over head tanks through pumping system and then by gravity system water to be supplied directly to the desired fixture point.

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Sewerage and Drainage System

The combined sewage and sludge shall be conveyed by gravity through a network of pipes and manholes starting from the first manhole. These manholes shall be located adjacent driveways and pathways. The disposal from water closets shall be connected to the soil stack and local man holes directly, and the waste pipes through a trapped Gully.

All traps of water closets and the urinals shall be completely vented in the system.

The soil & waste piping in each toilet and kitchen shall terminate in a header which will be subsequently connected to the vertical stack located inside the associated pipe shaft.

The sewer pipe will be laid below ground with a suitable gradient in such a way that the sewage automatically flows by gravity and discharges to STP or final disposal point. The pipe sizes will be so selected to provide sufficient capacity to cater for peak flow without any depositing. The drainage system will comprise of gully traps, inspection chambers, manholes and ultimate disposal to the STP or sewer mains.

All the sewage collected at STP shall be treated through two (1) Primary (2) Secondary Treatment (3) Tertiary treatment. The output of the STP water will be used in flushing, car-washing and landscape gardening and excess water will be disposed through gravity at the main municipal drain.

Renewable and Solar Energy (Solar Panels and Street Lights)

Solar energy is a renewable free source of energy that is sustainable and totally inexhaustible, unlike fossil fuels which are finite. Solar energy is radiant light and heat from the Sun that is harnessed using a range of ever-evolving technologies, in this project a solar consumption of 1 % of total demand load and solar street lights are considered.

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