

ONSET ESTATES LLP

207, A.J.C. BOSE ROAD, KOLKATA- 700017

LLPIN: AAB-1472

Unimark Springfield - Classic 1

Project Brief

The project which is placed at the center of one of the most exotic location, a direct approach from 6 Lane Expressway, Rajarhat offers its residents exquisitely designed facilities and services.

Unimark Springfield (Classic 1) consists of two blocks, namely Block 1 (G+10) & Block 2 (G+10), Block 1 & 2 consists of apartments, parking and amenities. There are 68 nos. 3BHK -2T apartments in Block 1, 56 nos. 3BHK -2T apartments and 20 nos.2BHK-2T in Block 2 of the project.

Electrical Supply

The scope of local supply authority, (M/s.WBSEDCL) includes 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.WBSEDCL 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 will be under the scope of supply authority. From authority's electrical meter, authority power will be connected with Automatic change over cum current limiter to feed power to allottees MCB distribution board of allottees.

DG Power Supply

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

The DG distribution panel of respective DG sets will feed power to the DG bus of the distribution board for further distribution to the flats. Automatic change over cum current limiter will 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 will 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 of 100 cum capacity and individual terrace tank of required capacity of 25 cum for the tower.

Fire Pumping System:

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

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

Suction lines will 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 will all draw from this suction header.

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

Fire Hydrant System

Internal and external standpipe fire hydrant system will 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 will be provided for amenities zone only.

The sprinklers will be automatically activated at 68° C by breaking of the glass bulb in the event of fire. The sprinkler line will 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 will be provided as first aid fire extinguishing appliances. These extinguishers will be suitably distributed in the entire public as well as service areas.

Fire Detection and Alarm System

Manually operated Electrical 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 will be installed in community areas 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 main from Local Authority water supply line will be fed into Fire Reserve tanks from where it will be allowed to overflow in domestic water tanks; Water from this tank will be treated in the water

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treatment plant, thereafter the water will 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.

Sewerage and Drainage System

The combined sewage and sludge will be conveyed by gravity through a network of pipes and manholes starting from the first manhole. These manholes will be located adjacent driveways and pathways. The disposal from water closets will 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 will be completely vented in the system.

The soil & waste piping in each toilet and kitchen will 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 will be treated through two (1) Primary & (2) Secondary Treatment. The output of the STP water will be disposed through gravity at the main municipal drain.

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