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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

PRESTIGE PALM COURT

RERA Submission – MEP Write up



Client	:	**Prestige Estates Projects Ltd** Prestige Falcon Tower, 10th floor, No. 19, Brunton Road, Bengaluru, Karnataka 560 025
SMEP Consultants	:	**DesignTree Service Consultants Pvt Ltd** # 64/9, Kembathahalli Main Road, 9th Phase, JP Nagar Bangalore - 560 083
Architects	:	**Zachariah Consultants** #5, Ashley Park, Off Brunton Road, Richmond Town, Bangalore – 560 025

Project Brief:

"PROPOSED CONSTRUCTION OF COMBINED EXTENDED DOUBLED BASEMENT FLOOR FOR BLOCK 1 TO 05; BLOCK – 1 : GROUND FLOOR + 22 FLOORS – RESIDENTIAL BUILDING WITH 174 DWELLING UNITS; BLOCK – 2 : GROUND FLOOR +22 FLOORS – RESIDENTIAL BUILDING WITH 128 DWELLING UNITS; BLOCK – 3 : GROUND FLOOR + 22 FLOORS – RESIDENTIAL BUILDING WITH 174 DWELLING UNITS; BLOCK – 4 : GROUND FLOOR + 14 FLOORS – RESIDENTIAL BUILDING WITH 260 DWELLING UNITS; BLOCK – 5 : GROUND FLOOR + 14FLOORS – RESIDENTIAL BUILDING WITH 174 DWELLING UNITS; CLUB HOUSE - GROUND FLOOR + 3 FLOORS –WITH GYM, YOGA, PLAY AREA, SPA, MINI THEATRE, SWIMMING POOL, PHARMACY, BADMINTON COURT, PARTY HALL & DEPARTMENTAL STORE & VISITORS

PROPOSED RESIDENTIAL DEVELOPMENT AT GRAND

NORTHERN TRUCK ROAD MADAVARAM CHENNAI COMPRISED

IN T.S.NO.7 & 8 OF BLOCK NO.50, WARD-C MADAVARAM

TOWN (OLD S.NO.1064/1,2,3&4 OF MADAVARAM VILLAGE)

MADAVARAM TALUK CHENNAI

FIRE FIGHTING SYSTEM:

1. DESIGN BASE DATA, APPLICABLE CODES & DESIGN APPROACH

The National Building Code (NBC 2016) restricting to the acceptance requirements of Local Fire Authority forms the basis for fire protection design of this Residential apartment buildings.

As per NBC this building has been classified as follows:

- Residential building, Group–A, Sub–division-A4, Apartment houses.
- The present development comprises of 13 Blocks and a club house with following details
    - Block-1 to Block-5 – (2 Basements + Ground + 22Upper Floors)
    - Club House – 2 Basements + Ground + 3 Upper Floors

2. FIRE SUPPRESSION SYSTEM

The Fire suppression system of Apartment building is broadly classified as follows;

- Hydrant System (Internal & external).
- Automatic Sprinkler System
- Fire pumps.
- Fire water Storage Tanks.
- Portable Fire Extinguishers.

DesignTree Service Consultants Pvt Ltd Bangalore

3. FIRE WATER RESERVOIR

Proposed design

- Combined reservoir for sprinkler and hydrant system shall be located in perimeter of building. The reservoirs shall be connected externally through suction header of fire pumping system.
- The fresh water shall be supplied into fire reservoirs and the overflow of fire reservoirs shall feed domestic water storage tank, to meet the requirements of Tamilnadu Fire and Rescue Services Department and to ensure that water does not stagnate in the fire storage tanks.
- Capacity of overhead fire terrace tank shall be provided as mentioned below in matrix.

Water Curtain Pump & UG Sump Capacity Calculation	
Effective Running length for both zones	235 m
Distance between nozzles	2.5 m
Number of nozzles in Zone-1	94 nos
Discharge capacity per nozzle	35 lpm
Water curtain pump capacity (94 * 35 = 3,290lpm). Next available pump size is 1620lpm	**3300 lpm**
60 min storage requirement (3290 * 60)	1,97,400 litres Rounded off to **200 cum**

FIRE UG SUMP CAPACITY AS PER NBC 2016	
This Building is specified as Residential building above 60m height criteria	
As per NBC 2016, Vol-1, Part-4, Page 42, Table – 7, (refer below snap shot) – UG Sump Capacity per set of pumps	200 cum
As per NBC 2016, Vol-1, Part-4, Page 42, Table – 7, (refer below snap shot) – Overhead tank Capacity per respective Tower Terrace.	10 cum for each Tower + Club house
As per NBC 2016, Vol-1, Part-4, Page 42, Table – 7, (refer below snap shot) – Refer note 12/13/22/23 for number of pump sets	2 Set + 1 Additional Diesal Engin Pump + 1 Water curtain pump
As per NBC 2016, Vol-1, Part-4, Page 42, Table – 7, (refer note 12/13/22/23 in below snap shot) – UG Sump Capacity for 2 set of pumps + 1 Additional Diesal Engin Pump	200+200=400 cum
Fire Water curtain UG Sump capacity as per provided under 4.6 above	200 cum
Total UG Sump Capacity	**200+200+200 = 600cum**

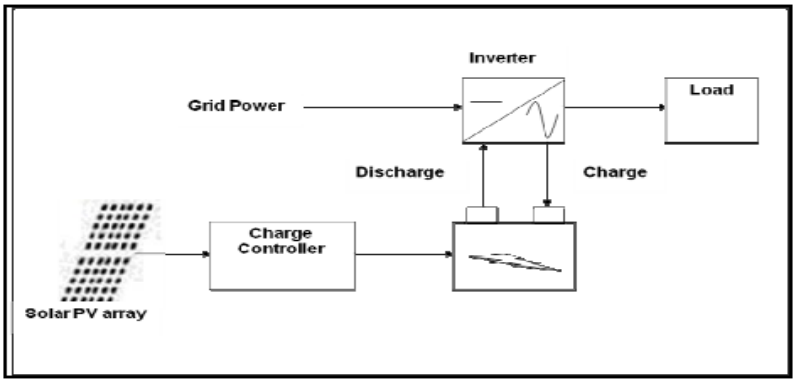
EMERGENCY EVACUATION SERVICES:

- 8.0 m wide fire driveway provided all around the building.
- staircases & access from each floor provided

RENEWABLE ENERGY

Solar Energy, offers the best alternative energy solution. The freely and abundantly available light from the SUN can be utilized as Photovoltaic Energy or Heat (Thermal) Energy through special devices developed and manufactured by sophisticated and high technology processes. Solar Inverter is cost effective and easy to install solution to cater the growing needs of the power.

The system consists of solar panels, batteries and Power control Unit (PCU) inverter with solar/ Main Hybrid charge Controller. The PCU converts Solar DC power into AC with charging of battery from solar or mains with solar as priority. When battery voltage is low, the mains charger is turned ON automatically. Next day, when solar radiation is available, the cycle repeats. This ensures healthiness of battery and hence the life of the battery gets extended. Battery deep discharge, over charge protections are provided inside the PCU. 1/3rd area of terrace will be utilized to put up solar panels at terrace to feed the common area power requirement as per local authority regulations.



Solar energy is an apt advanced technology that produces renewable energy. Solar Street Lights function with the help of Solar Energy. They get charged during the day when the sun is out working and photocells or timers help them to identify dusk and get switched on from dusk till dawn. They are well exposed on roads to the sun and so receiving solar energy is quite easy.

Sunlight is received by the photoelectric panels during daytime and solar cells convert the solar energy into electrical energy. The solar panels have adequate number of solar cells to perform this job of converting the energy derived from sunlight into electrical energy. These processes make solar street lamps a reliable and effective technology that is easy to install, energy efficient, compatible with various environments, consistent in working, long lasting, low in maintenance, etc.

catering to the Common area Lighting & Utility loads. Same shall be detailed out in the execution stage.

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Sl No	Wings	Description of Module	Capacity of Fire Reserve Sump(in cum)	Capacity of Raw water Sump(in cum)	Capacity of Treated water Sump(in cum)	Total Sewage generated in Cum/ day	Remarks
1	Tower - 01 to 05 & Club House	Residential building	200 + 200 +200 cum	360	360	680	Considering 1.5day's U.G sump storage & 1/2 day O.H.T storage. Both domestic & flushing Water supply through by gravity system

SEWAGE TREATMENT PLANT

Recycled water generated through sewage treatment plant utilized to landscape & flushing purpose. The raw sewage after the proposed treatment confirming to the stipulated standards shall be utilized for irrigating landscape areas & flushing purposes.

Proposed sewage treatment capacity **of 680 KLD**

ORGANICE WASTE CONVERTER

Organic wastage converted into manure through organic waste converter & used as fertilizer for plants, Biodegradable fed through "Organic Waste Converter" shall be provided.

DRINKING WATER FACILITY

Total no. of apartments would be 910 no's & water requirements has been calculated as per NBC Guidelines. Source of water would be Municipal Water/Ground Water/Bought out water based on Availability and then led into the centralized Underground sump. Raw water is treated in a primary water treatment plant comprising of a multimedia filter, Softener and a chlorine dozer unit before distributing to respective units.

Storage Requirement:

- Storage is provided for 1.5 days requirement in the underground reservoir comprising of raw water sump & treated water sump and 1/2 day O.H.T storage for domestic water provided.

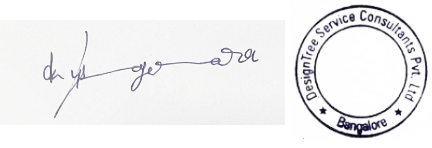
Water Balance Chart:

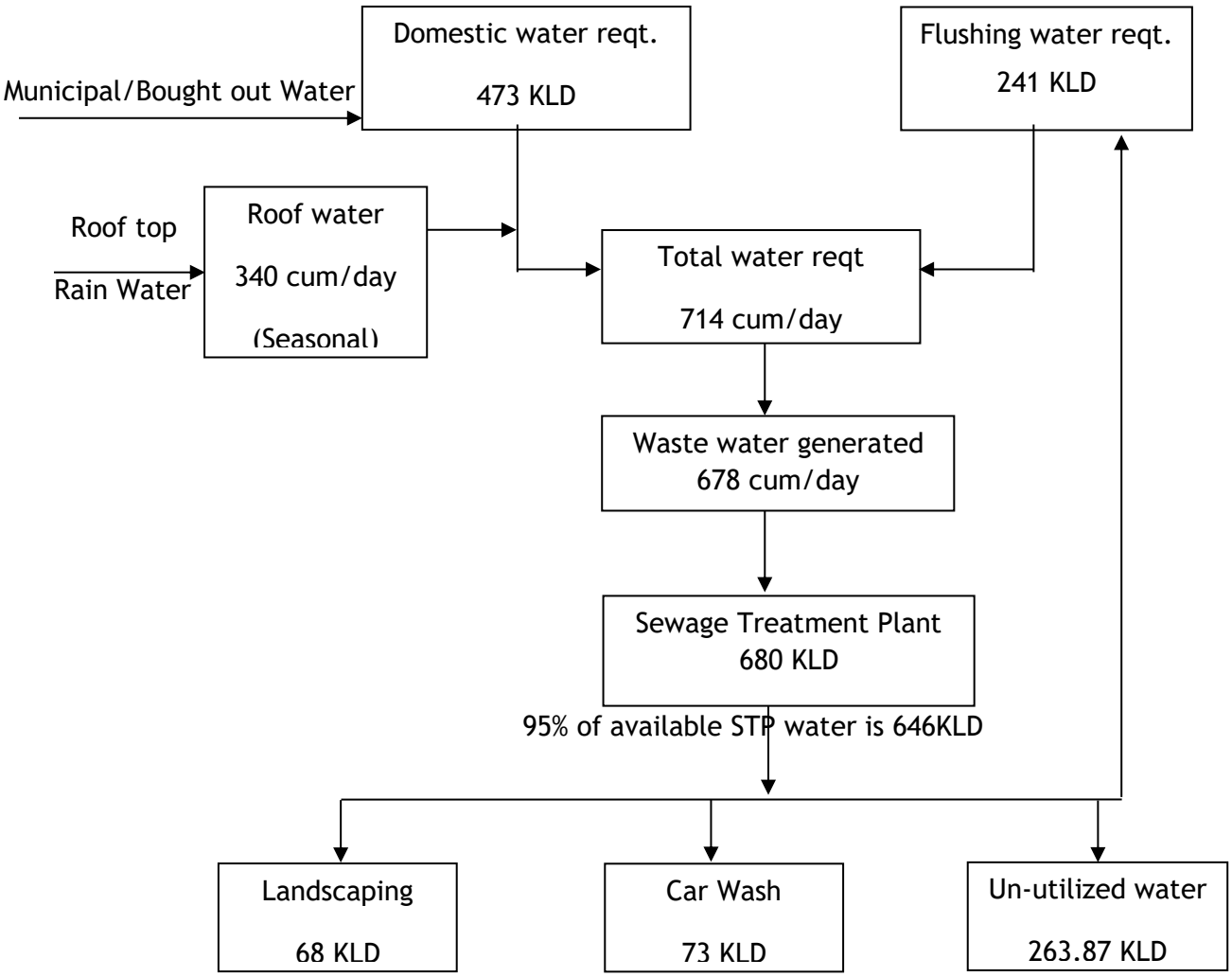
Sl No	Description of Module	Total Water reqd in cum/day	Domestic water in cum/day	Flush water in cum/day	Capacity of STP in cum/day
1	Residential Building	714	473	241	678
	Total	**714**	**473**	**241**	**678**
				STP Capacity is Provided	**680**
		AVAILABLE TREATED SEWAGE FROM S.T.P. TAKEN @ 95%			**646**

Subject : Treated Sewage Utilization

Annexure - 3

Sl No	Description of Treated Sewage utilization	Demand in cum/day
1.	Flushing Water for entire campus	241
2.	Gardening / Horticulture	68
3.	Car Washing	73
	Total	**382.13**
	Un-utilized water left shall be discharge to public sewerage system.	**263.87**



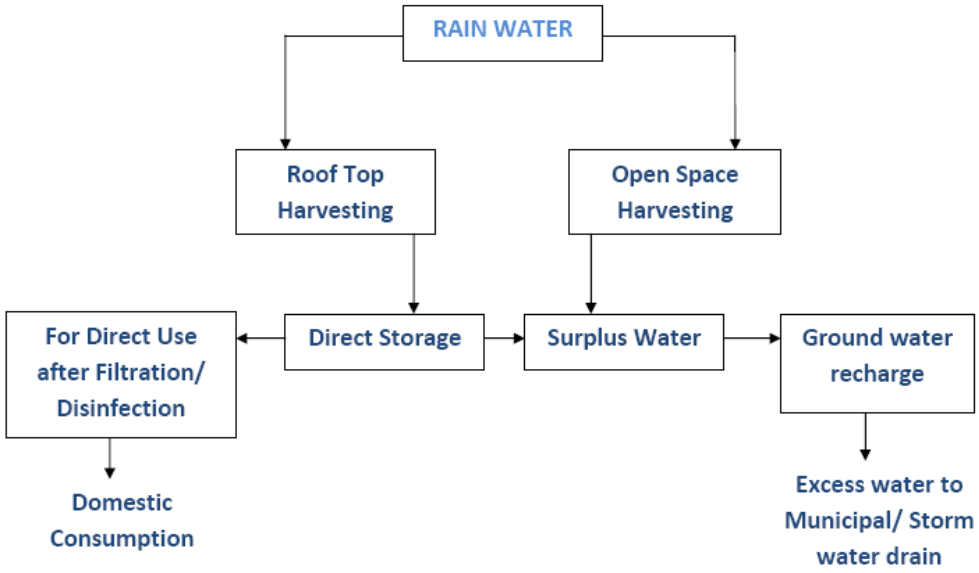


RAIN WATER HARVESTING

- Rain water harvesting is the accumulating and storing of rain water for reuse, before it reaches the External Storm water drain. There are various techniques to achieve rain water harvesting. Broadly rain water can be harvested for 2 purposes.
    a. Store for ready use in tanks below ground (Rooftop Water Harvesting).
    b. Charged into the ground for withdrawal later (ground water recharge).

- Rooftop Rain Water Harvesting is the technique through which rain water is captured from the roof catchments and stored in reservoirs.
- Usually, the storm water that initially runs off an area will be more polluted than the storm water that runs off later, after the rainfall has 'cleansed' the catchment. The storm water containing this high initial pollutant load is called the 'first flush'.
- This polluted first flush should be discharged into main storm water drain.
- Roof rain water from terrace is being diverted to Roof rain water collection sumps & used for domestic purposes after necessary treatment.
- The surface runoff from paved streets, parking lots, sidewalks, podiums, roads, landscape areas shall be connected to the site storm water drainage network and in-tern allowed to

re-charge the ground water table with the provision of deep recharge wells at appropriate locations and excess water will be discharged to Municipal/ external storm water drain.

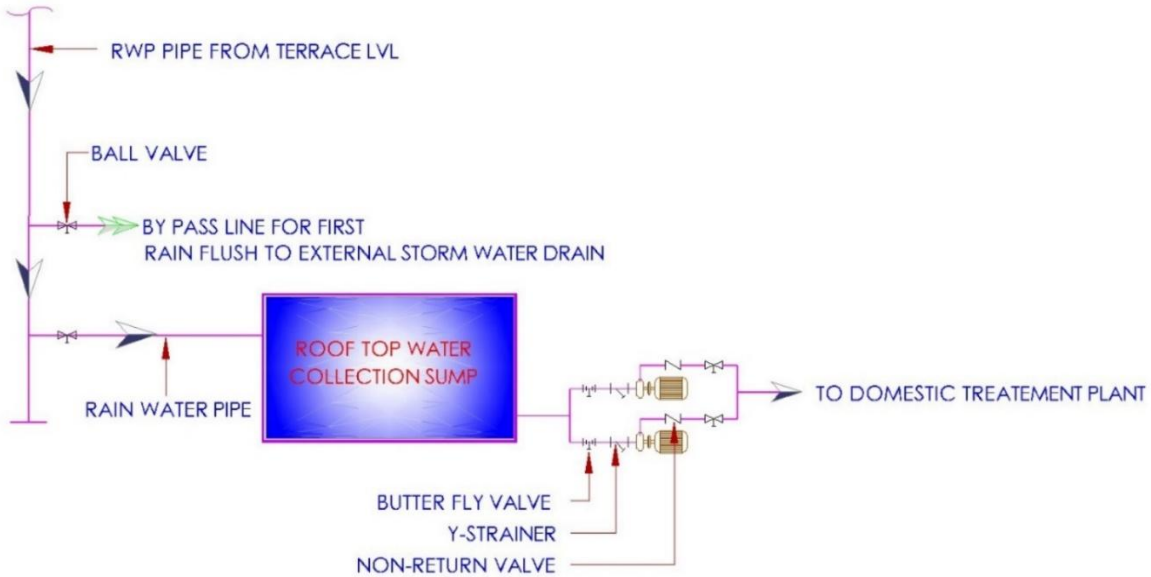


Minimum requirement:

- Rain water collection sump capacity is 340Cum. considered.
- Rain water intensity for terrace of minimum 100mm/hour of roof area shall be considered.
- Ground water recharge for paved/ open spaces of minimum 100mm/hour of surface area shall be considered.

Meteorological Data & RWP:

- For Terrace rain water outlets considered intensity of rainfall as 100 mm/hr.
- For External drainage design considered intensity of rainfall as 100mm/hr.



Rooftop Rain Water Harvesting Flow Diagram

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.