12.3.13

What constitutes Infra

Generally these are items which are shared between two or more wings (or in case of single wing projects, which would have been shared between more two or more wings if the there were two wings on that plot):

Key elements which are covered under infra:

1. Plot Levelling, Mass excavation or filling
2. Supply of Utilities (eg. Electricity, Water, Gas etc.)
3. Storm Water Drainage
4. Rain Water Harvesting
5. Security system elements, which are not in inside the building line (Monitoring room shall always be part of infra)
6. Communication elements, which are not in inside the building line (Control/monitoring room shall always be part of infra)
7. FM office (if inside building line then only fitout (non-core and shell) costs will fall in infra)
8. Parking (which is not part of a separate plant)
9. Hardscape (not covering sky gardens/equivalent meant for use of a single wing only)
10. Softscape (not covering sky gardens/equivalent meant for use of a single wing only)
11. Entrance gate (other than that within the building line)
12. Water Bodies
13. Roads
14. Pathways
15. Clubhouse (which is not part of a separate plant)
16. Swimming Pool
17. Compound wall
18. Other outdoor recreational facilities (Sports Areas, Temple etc.)
19. All ornamental objects outside the building line
20. Other Key Common Area outside building line (which is not part of a separate plant)
21. And all other objects of similar nature.

Note: if any of the above are for the use of a single unit, they will form part of the Building Plant.

For Services, following cut-offs apply between a Building Plant (Wing or Key Common Area or Parking Plant) and Infra:

Service	Building Plant[#]	Infra
Electrical Supply	From inside each unit/space upto (and including) Wing Meter Room Panel (but excluding meters) (if meters are located on habitable floors, other than ground floor, they will form part of building plant)	Meters + substation and works upstream of the substation; connection from Wing meter room panel to substation; common area lighting
Water Supply	From inside each unit/space upto UG	Physical construction of Fire tank(s) /

	tank (but excluding physical construction of UG Tank)	UG tanks (civil)*; connection from main water inlet into site to upto UG tank + connection from STP output to plumbing system + connection from 1st chamber to STP + connection from STP/septic tank to main sewage outlet from site; connection from municipal water supply line to main water inlet into site (liaison)
Sewage	From inside each unit upto 1st sewage chamber outside Wing	Physical construction of STP holding area (civil)*; Connection to municipal sewer line from main sewage outlet from site (liaison)
Drainage		Physical construction of drainage channels (civil); connection to municipal SWD from main drainage outlet from site (liaison)
Gas Supply	Upto meter and supply point inside each unit	
HVAC – Central	Works inside each Wing (if multiple Wings are served off the same Central system, cost to be allocated in ratio of tonnage used by each Wing)	In case of District Cooling, all works upto the distribution control point at the periphery of the wing
HVAC – Unit wise	Works inside each unit / space	NA
Fire Fighting	All works from inside the unit/space upto the fire tank (but excluding physical construction of fire Tank) (note - Multiple plant rooms may be served off a given fire tank and separate contractors may be used for systems based off separate plant rooms); for multiple Wings which are served off the same plant room, FF cost will be allocated in ratio of built-up area	Physical construction of Fire tank(s)*; connection from main water inlet into site to upto Fire tank + related pumping

* Will form part of Building Plant's civil cost if physically located within/on the Building Plant.

include parking or key common area plant having value > 5 cr. (2010 and increased as per factor stated in 'Plant – Definition' policy)

Any of the aforesaid activities can be clubbed in a tender; Breaking these activities into smaller tenders (below what is stated under 'Service' and then further broken into Building Wing and Infra) should be avoided.