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Plant - Definition

Project is any physically contiguous development, comprising of usable wings (viz. capable to being used for human habitation eg. residential, office, retail, school, hospital etc.) which share significant infrastructure (other than access roads).

Wing is any structure with its own exclusive staircase(s) which are not shared with any other wing.

It is important to ensure that costs are budgeted and tracked in a manner which is reflective of the sequencing of works at site. In order to ensure this, budgets for any project shall be broken into following separate plants:

a. Each usable wing will be a separate plant. This includes all areas which fall within the building line, irrespective of their usage.
b. Any Key Common Area outside building line or Parking Area outside building line which has a construction budget => 5 cr. (2011 figures, to be inflated by 25% every leap year starting 2016) is defined as a separate Plant. Landscape (including hardscape and waterbodies; excluding civil and waterproofing) to also be treated as Key Common Area.
c. For the overall project, Infrastructure (viz. all items not forming part of a. or b.) is defined as one Plant.
   Note: Any area outside the building line attached to the wing physically (upto expansion joint) and having construction budget < 5 cr can be combined with the budget of a., b. or c., as is practical for the purposes of budgeting and tracking.

The naming of a plant shall be such that each plant can be understood clearly without confusion. The syntax shall be 'name of wing (max. 2 words) - marketing name of project (max. 2 words)' eg.

a. World Crest – Lodha Place
b. Wing A – Venezia
c. Verona C – CR+CRG
d. Parking – Lodha Place
e. Club - Bellisismo
f. GCP – Supremus Kanjur
g. Infra - Fiorenza