



CIVIL ENGINEERING DIVISION

Building height as per Trakhees CED Design Guidelines & Regulations - Blue Code & Approved DCR of Master Developer				
	Total height & floor number to be as per DCR for each business unit			
	Internal height			
	height on roof			
	Parapet & Balconies balustrade height to be min* 1.1m			
	Villa annex Max* height is 4.5 m from Road & 4.2m from Neighbour			
	For gas Station Max* height of the sales outlet and its annexes 4.2 m			
	For warehouse & Factory Min *clear height 4 m & Max* 9 m			
	For pharmacy Min* clear height should be 2.7 m			
	For garbage room Min * height of the garbage room shall be 2.4 m			
Topographical as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	plan & sections showing the levels of the land within and surrounding of property lines			
Landscape as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	plans & sections indicating hard and soft landscape elements with dimensions			
Sections as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	at least 2 with at least one section passing thru critical areas such as ramps/staircases/loading / electric sub-station etc,			
Elevations as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	all building sides			
Details as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	walls sections ,enlarged portion of elevation			
	swimming pool, kitchens, baths, ramps ,staircases, lifts,			
	garbage chute & garbage rooms			
	Car shed			
	Additional drawing comprising further elevations, further sections, doors windows schedule, finishing schedule, details			
People with disability as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	2 % of the total parking no requirement (min*. 3.5 x 5.5 m) with minimum of one space in each parking area			
	Parking lot location via entrances to be max* 30m			
	Entrances steps & Lifts for all public building			
	Ramp slope Max*. 8 % + landing provision as per CED regulation			
	At least one toilet facility on main entrance level			
	for hotel establishments ;Room as per CED regulation			
	In self service restaurants tray slides , counters &Food shelves shall be as per CED regulation			
	At least one Cantilevered tables or tables with straight legs to be provided			
	For hospital; All entrances should be accessible to a wheelchair user. All rooms should be accessible for the benefit of patients, visitors and staff members with special needs. All clinics on all floors should be accessible. All patient's rest rooms should be accessible to a wheelchair user			
	For swimming pool& health club ;all above facilities are to be provided			
Plot Fence as per Trakhees CED Design Guidelines & Regulations - Blue Code				
	Fence requirements as per the DCR of related business units.			
	Max* height to be 2.4 m with exception to residential type			