

One important aspect before any building or services is started is to ascertain the salient levels of various Engineering works such as tall buildings, residential quarters, sewerage and drainage system. An integrated approach in a planned manner is necessary in this regard for fixing the levels. It is necessary to fix the levels of a single big building or a cluster of buildings or a large group of residential units in order to have proper and integrated planning both from Architectural side and construction side. The plinth levels should be related not only to the general levels of the existing ground but also to the existing roads around the buildings, depth of foundations as per soil conditions and also the actual foundation level to suit salient engineering criteria including services. These levels which have some inter related bearing should take into consideration not only the levels of sewer in the neighbourhood but also the drainage facilities that have to serve the area. If all these aspects are not considered for fixing the plinth levels by the officers at appropriate level, certain problems some of which may be of serious nature are likely to arise.

For fixing the levels a pucca permanent bench mark should be established before the activity in any complex is started. The levels of all the services/building should be fixed with reference to such an established permanent bench mark in consultation with the architect after going into all the aspects. The Authority, who issues technical sanction for the important building or buildings in the site, shall fix all the levels, in consultation with the Sr. Architect.

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