Design Delivery Schedule Guidelines:

(1) The various projects shall be classified into small, medium, large and very large based on the matrix below

Project Type	Total Construction Area (sft)
Small	< 2 L
Medium	2 L – 8 L
Large	8 L - 25 L
Very Large	> 25 L

(2) For Very Large projects, the total construction area shall be taken for applicable phases', if any.

(3) In order to achieve the aforesaid goals, the suggested time durations for various sequential ***Design Deliverables*** is as follows:

(All figures are in weeks from the start date of the project. Start date is the day the project brief is shared with the appointed project architect. For phased projects, the start date shall be different for different buildings based on when go ahead is given for start of focused work on a particular building).

Concept / FDD Timeline Table

No.	Project type/ milestone	Small	Medium	Large	Very Large
	Total BUA	**< 2 L sft**	**2-8 L sft**	**8-25 L sft**	**25 L+ sft**
1	Concept Design	6	7	10	14
2	Civil FDD (work shall start immediately after IDD)	17	21	26	34
3	Services FDD	23	27	34	42
4	Facade DD* (2 weeks after Civil FDD)		23	28	36
5	Finishing FDD	31	39	46	54
6	Infra FDD				
	- Roads including services	23	27	34	42
	- Key Common Areas outside sale building (clubhouse, security, main entrance)	47	55	62	70
	- Infra services coordinated with landscape (STP, substation)	23	27	34	42
7	Landscape FDD + Signages and street furniture	26 weeks before first possession	39 weeks before first possession	52 weeks before first possession	52 weeks before first possession

*In case of Small projects or buildings with height of 30 m or less, no Façade FDD shall be issued and the relevant details shall be combined with the Finishing FDD.

Tender Package timeline table

Tender finalization of the various packages above should be completed and submitted with 2 weeks of the FDD completion.

VFC Timeline Table

No.	Project type/ Milestone	Small	Medium	Large	Very Large	Comment
1	Excavation VFC	13	15	18	24	
2	Civil sub structure VFC	19	24	29	38	
3	Civil 50% superstructure VFC	NA	31	36	46	If building height >30 m
4	Civil 100% superstructure VFC	25	42	48	58	
5	Services VFC	29	34	41	50	
6	Windows VFC*	37	41	67	79	As applicable
7	Finishing VFC	37	46	53	62	
8	Infra VFC					
	- Roads including services	31	35	42	50	
	- Key Common Areas outside sale building (clubhouse, security, main entrance)	55	63	70	78	
	- Infra services coordinated with landscape (STP, substation)	31	35	42	50	
9	Landscape VFC + Signages and street furniture	20 weeks before first possession	33 weeks before first possession	46 weeks before first possession	46 weeks before first possession	

*Windows VFC is finalised after performance mock-up is successfully completed

(4) Other Package Timelines

(a) Marketing Package shall be made available to marketing within 4 weeks of completion of Concept Design or 2 weeks before soft sales launch, whichever is later. Launch can be done at any time after completion of Concept Design, subject to readiness of sales office/sample flat (if applicable) & Marketing Package (as per aforesaid timelines).

(b) Design shall have to coordinate for sales office / sample flat to be ready by Sales launch - dates to be discussed and agreed between marketing and design.