**Project Timeline Norms**

| Building Type | When to start construction | Max. timeline from start of construction to completion / customer handover | Some tips on how to achieve |
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| Buildings which can be sold while under construction eg. residential building | As soon as practical wrt design and approvals | 36 months (additional 6 months permissible with approval of concerned CEO in case of designer / other value added choices) | a. Keep height as low as possible by increasing no. of units/floor or wings and not having parking / major services/ basement/podiums under building. Ideally such buildings should not exceed 150 m in height.<br>b. For tall buildings (100 m+) in locations where cost is sustainable:<br>a. Jump form for core (with core able to progress ahead 10-14 levels above slab). This can also possibly be twinned with steel frame structure.<br>b. Jump form for slab and core (eg. World Crest Grocon).<br>c. Consider pre-fab toilets.<br>d. Minimize on-site workmanship for finishing.<br>e. Incentivize contractors for on-time performance. |
| Buildings which cannot be sold while under construction eg. leased buildings | Once design is evolved to a stage wherein there will be no further loss of time due to interim design delays | 30 months | a. Keep height as low as possible by increasing no. of units/floor or wings and not having parking / major services /basement/podiums under building. Ideally such buildings should not exceed 100 m in height.<br>b. Minimize on-site workmanship for finishing.<br>c. Incentivize contractors for on-time performance. |
| Structures which are not for sale eg. school | Once design is evolved to a stage wherein there will be no further loss of time due to interim design delays | 24 months | a. Ideally such building should not exceed 30 m in height.<br>b. Minimize on-site workmanship for finishing.<br>c. Incentivize contractors for on-time performance. |

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| Sales office & Sample Flat | As soon as practical wrt design and approvals | Sales office and Show Flat - <=8 months (from Design Brief to handover) (subject to top slab of civil structure being complete atleast 120 days prior to this target timeframe, else the differential period shall be added) and +2 months in case of international architect or ID. **These timeslines are subject to sales office and show flat being ready 7 days prior to launch (not pre-launch).** | a. Ideally such buildings should not exceed 1 level (max. 2 levels).<br>b. Minimize on-site workmanship for finishing.<br>c. Incentivize contractors for on-time performance. |
| KCAs | Once design is evolved to a stage wherein there will be no further loss of time due to interim design delays | a. Clubhouse - 10 months (from Design Brief to handover) (upto 20,000 sft) (subject to top slab of civil structure being complete atleast 120 days prior to this target timeframe, else the differential period shall be added) and +2 month additional for every 10,000 sft (or part thereof) additional and +2 months for international architect or ID, subject to max of 15 months. **These timelines are subject to the clubhouse being ready within 24 months from the DSS of the concerned marketing project (30 months if the bottom level of club is located > 2 levels above** | a. Logistics should be planned such that these can be achieved.<br>b. For KCA structures which are outside building line, limit height to 2 levels (max. 3 levels).<br>d. Standardize finishes and equipment across KCAs in same project segment.<br>e. Minimize on-site workmanship for finishing.<br>c. Incentivize contractors for on-time performance. |

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| | | **ground).**<br>b. Entrance Lobby - R**eady within 12 months from date of start of sales (DSS) of the concerned wing** (in case of Casa projects, this shall be date of possession of the concerned wing).<br>c. Other KCAs and landscape - At time of first offer of possession (or max. within 6 months thereafter) | |

a. Building level timeline norms are applicable for all projects where construction will commence onsite on/after 1.7.16.

b. KCA (including show flat and sales office) norms are applicable for all project where the finishing of the relevant KCA will commence on/after 1.7.16.