Design tips to optimize unit layout and finish prior to DD finalization (not only at time of DCU)

1. Minimize 'wasted space' in unit, especially passage. If passage is necessary, try to have outside unit (in common area), rather than inside (in carpet area)
2. Residential room sizing guidelines to be followed.
3. Kitchen setup design to be finalized
    a. Sink – size and location
    b. Exhaust
    c. Refrigerator space
    d. Location of sink, hob and refrigeration vis-à-vis each other
    e. Storage sufficiency
    f. Pipe-gas/Cylinder provision
4. Toilets
    a. Try to have door entry such that standard layout is feasible
    b. Avoid ledge wall
    c. Avoid wall mounted basin tap (can be basin mounted)
    d. Location of the fitments
    e. Try to get 'usable' counter around basin (not applicable for Casa and LQH)
    f. Tile wastage and optimization + review of floor v. vertical joints
5. Electrical
    a. DB and ELV box location to be discreet and should not negatively impact interiors
    b. Avoiding column chasing for wiring where possible (Structure and MEP teams to work together to see how to optimize)
    c. Study of light points in all rooms (including kitchen and bathroom) vis-à-vis furniture/usage.
6. Location of intercom / Video doorphone (as per policy) such that it doesn't have a negative impact on interiors.
7. Bathroom layout to be done to optimize utility of the bathroom (eg. Sufficient space for each equipment, maximum counter length, minimize/eliminate ledge wall, share vertical pipes with other nearby toilets if feasible)
8. Furniture layout to be done for every room to ensure that room is usable (furniture fits, sufficient space for movement, sufficient storage, reasonable privacy, good light and ventilation)
9. Cupboard niche
    a. Ensure that it is sized as per standard cupboard sizes in market and with sufficient tolerance for civil variance + punning (~20 mm on each end)
10. Location and detail of door stoppers (if applicable) to be finalized; avoid door on door openings.
11. Water proofing details and pipes/fittings details to ensure that there is no internal leakage.
12. Flooring layout and junctions where one material / room ends and other begins. Optimize wastage to be finalized.