Design guidelines for Special units:

Replaces following policies: Finishing of private gardens

In order to maximize the value from a development, we should try to create units which are 'special' and hence, have limited supply. Due to limited supply, value units will be higher and hence, company will realize better margin. We also need to note that since these units are intended to be sold at a higher value, the attention to detail has to be higher and the units have to be perceived to be 'better lifestyle'.

Special Unit Type	Segment for which to have	Design parameters
Penthouse / Sub-penthouse	Aspi, Premium and Luxury (sub-penthouse only in Luxury) + Signet&Supremus	a. Unit size: i. Aspi: single unit or simplex jodi w/ proportionate terrace above (see e.) ii. Premium: Duplex (combination of 2 standard units over 2 levels) w/ proportionate terrace above (see e.) and double height living room (or substantial part thereof) iii. Luxury: i. Penthouse (generally only 1 per wing): Duplex w/ terrace above (see e.) and double height living room (or substantial part thereof) ii. Sub-penthouse (1 or 2 per wing): Duplex w/ substantial external space and double height living room (or substantial part thereof) b. Nice to have (not must have): i. Private lift from entry level of building for the unit(s) in Luxury segment. ii. Double (or min 6 m FTF) height living/dining in duplex units iii. Swimming pool in primary outdoor space in Luxury segment c. On terrace level: For Luxury & Premium: ~25 sm of BUA (can be higher in case of Luxury) with pantry (~5 sm), toilet (~5 sm) and 1 room (~15 sm) – in case of all other segments, paved open terrace with habitable room (/toilet; as small as practical required for approvals); Water supply point to be provided on terrace / large outdoor space (> 250 sft) for cleaning and/or landscape (through build-up); terrace finish to be large paved (limited, if any, soil fill). Ideally, terrace area should not be <20% of the net area (excluding terrace level) of the unit and should not be >50% of the net area (excluding terrace level) of the unit. Any exceptions should be approved by HOD-Design. It is preferable (not compulsory) to have living room immediately below terrace level so that the two can be used together. Terrace railing and façade design to be done taking into account the view visibility from such penthouse terrace. d. Unit size (RERA net) should not be more than 3x of the median unit in the said plant.

		e. Standard design to be provided for outdoor canopy (see Annexure __). No enclosure or permanent structure shall be permitted in garden/terrace area other than this. f. Consider (taking into account FSI and design considerations) if common lift(s) can be stopped on lower level of the penthouse since no one is likely to enter the penthouse from upper level. Upper level will have service lift and staircase + unit will have exit for fire escape.
Garden apartment	All resi segments + Signet&Supremus (in this, not applicable on ground floor which will generally have retail, but any other suitable other level wherein there is a balcony/terrace, not exactly a garden for each unit)	a. Unit size: In segments other than Crown and Casa (in which no combination of units to be done i.e. regular unit with garden), combine two units to create a 'jodi' unit (generally on same level (ideally combining one unit which is garden touching and one unit which is 'behind') and if combination of 2 such units on garden level is not feasible, then as duplex). This ensures that the 'garden' unit has a larger size than standard units and enable us to maximize the area on which the 'garden unit' premium gets charged. b. It is to be noted that some units on ground level (which may or may not be garden level) will be used for lobby and services / services exit. In such case, the no of garden units will get moderated (or even go to 0). c. Min. garden width of 1800 mm (ideally 2400-3000 mm) outside living/dining and master bedroom. d. Garden area to have hard finish (paving / equivalent). e. Water supply point to be provided on terrace / large outdoor space (> 250 sft) for cleaning and/or landscape (through build-up) f. Appropriate level and slope provisions to be made for drainage of garden area and water not entering unit. Appropriate demarcation of private space from outside public space should be done through material with semi-permanent feel eg. grills, wooden planks or dense row of creepers with chain link fencing etc... Creepers like Thunbergia grandiflora or passion flower can be used. Height of such demarcation should be 1.8 m above level of the public pathway adjacent to the garden and min. 1.5 m above the garden's top level. Such demarcation material should age well in outdoor environment. For clarity, it is NOT permissible to use permanent materials like concrete/brickwork/equivalent above the level of the soil fill for the purposes of demarcation. g. Standard design to be provided for grill/collapsible door (see Annexure __) h. Standard design to be provided for outdoor canopy (see Annexure __). No enclosure or permanent structure shall be permitted in garden/terrace area other than this.

1. Communication: Min. 3 CGIs of each of the terrace / garden should be done to make consumer understand the 'better lifestyle' of the product. These will likely include (any 3):
    - Lifestyle on terrace / garden (party etc.)
    - Grand living room and/or dining room
    - Master bedroom and/or master bathroom
    - Study
    - View from penthouse (applicable only to penthouse)
2. These need to be provided by Design no later than 30 days from the standard marketing package being given to Marketing. Marketing will prepare a special brochure for these 'special units' eg. 'The Privilege Collection' and give to Sales no later than 60 days from the date of CP meet. Finishes:
    - In Premium (incuding Premium-) and Luxury, bare shell.
    - In Aspi, with Premium finishes. Can be made bare shell if unit value is likely to be > 5 cr. (2022 terms, increase as per inflation).
3. Agreement: Standard conditions to incorporate suitable conditions that all purchasers are aware that certain outdoor/terrace/garden/podium area are earmarked for specific use of select units and the price for any unit has been finalized taking this into account and the purchaser is aware and consent to the same.
4. Approvals: As far as possible, the outdoor areas earmarked for the special unit should be marked (with solid or dotted line boundary and marked as 'RA' or 'Restricted access') in the approval plans so that there is no claim from owners of 'non-special units'
5. Unit design for resi 'special' units:
    - Single level, single unit: As per standard unit design in the building. In case of garden units, deck and utility areas can be merged into room or removed from approval (if FSI is saved) since garden area can be used for both these purposes.
    - Combination of more than one unit (across multiple levels or on same level):
        - No. of bedrooms: 4 to 5 (in rare cases 3)
        - Must have:
            - If duplex,
                - double height living room (or substantial part thereof).
                - Staircase (no lift) – use space under stair on lowest level for something useful eg. powder / staff / store
            - Larger living & dining compared to standard unit in the building
            - Larger master bedroom compared to standard unit in the building
            - Staff room
        - Nice to have:
            - Larger kitchen
            - Powder toilet
            - Study

- Store room

- In case of multi-floor units, primary access is only from the living room level. On all other levels, only fire access is required. If any part of the upper levels can be merged into unit (as carpet or EBVT) due to the lower access requirements, same to be considered.
- Avoid making any changes to design which require significant structure or shuttering rework.

Design & Liaison coordination guidelines for Private Garden and Terraces forming part of Special Units:

	Private Garden	**Private Terrace**
UDCPR		
Design	a. Hard finish (more Ottas than landscape). b. Railing/Fence is permissible.	a. Habitable room to be shown (counted in FSI) on terrace level for internal staircase from any unit to be permissible. b. Height of building will be counted upto top of the internal staircase or its adjacent room. c. Part of the terrace has to be for common use of the residents of the building. This should be located and constructed in such a manner that it is separated from the private terrace by RCC wall of 5-6 feet height from Finished Floor Level (FFL). If this is not feasible or additionally, increase height of part of the floor below such that there is ~450-600 mm difference between private terrace and public terrace with private terrace portion to be higher. Railing / wall can be constructed to separate private and public terrace – justified by the height difference to prevent fall.
Liaison	a. Show in approval as Ottas and show thick line to demarcate clearly from RG. b. Do not show or calculate as part of RG c. Calculate mandatory open space from edge of the proposed private garden	As above
MCGM DCR		
Design	a. Unless completely not feasible, keep at different level from the actual RG by ~450-600 mm (above or below) depending on level of the rooms from which unit is to be accessed	a. Habitable room to be shown (counted in FSI) on terrace level for internal staircase from any unit to be permissible. b. Part terrace is allowed free of FSI only in one location per wing and in such cases, the FSI areas on terrace need to be co-located (cannot be distributed at multiple locations). Else part terrace will be counted in FSI. Part terrace can be on top-most terrace level or one level below it.

		c. Height of building will be counted upto top of the internal staircase or its adjacent toilet/room. d. Part of the terrace has to be for common use of the residents of the building. This should be located and constructed in such a manner that it is separated from the private terrace by RCC wall or tanks / pump room / other MEP rooms of 5-6 feet height from Finished Floor Level (FFL). If this is not feasible or additionally, increase height of part of the floor below such that there is ~450-600 mm difference between private terrace and public terrace with private terrace portion to be higher. Railing / wall can be constructed to separate private and public terrace – justified by the height difference to prevent fall. e. Fire access (from staircase) will be required to each unit on the terrace level. This should generally be into the FSI area so that there is no opening/door between the private terrace and common terrace.
Liaison	b. Do not show or calculate as part of RG c. Calculate mandatory open space from edge of the proposed private garden	As above

Other:

a. In case the authorities argue that common terrace is necessary, counter argument can be that gable/sloping roof is permissible and hence, there is no necessity for common terrace. Terrace is a cost item (like parking) and hence, can be allotted to individual owners.
b. Our agreement has relevant clause that other unit owner(s) have no right / claim wrt such private terrace or gardens.