**Exceptions wrt bare shell buildings**

This policy notes the exceptions from regular policies that apply to a bare shell building. ALL REGULAR POLICIES SHALL APPLY UNLESS SPECIFICALLY EXEMPTED BELOW.

Wrt which buildings to design and sell as bare shell, following guidelines apply:

| | Luxury Resi | Hi-end Resi | Aspi Resi | Casa Resi | Excelus office | Supremus office | iThink office | Experia retail | Boulevard retail |
|---|---|---|---|---|---|---|---|---|---|
| Finish | 100% bareshell | 75-80% finished, 20-25% (by area) to be bareshell – bareshell units identification: 3 BHK or bigger (subject to min. price of 4 cr (2018, adjust for inflation)), located in upper half of the building. | 100% finished | 100% finished | 100% bareshell | 100% bareshell | 100% bareshell | 100% bareshell | 100% bareshell |

Any exceptions to the above have to be approved by RCEO within 6 months of DSC (Date of Start of Construction). Beyond this, no changes will generally be permissible and if necessary, approval of Director will be required.

This policy is applicable to any marketing project where a full plant (or at least 80% of the volume (saleable area) is being sold on bare shell basis to customers. In select cases, parts of larger MPs (e.g. Villas at Belmondo or select but significant no. of floors at T5 World Towers or Hi-end project as per table above) maybe sold on bare shell basis and in those cases, this policy will apply to the floors/parts of MPs which are sold on bare shell basis (with any exceptions due to the mixed nature to be reviewed and clarified by Ops Strategy and Design at the stage of DD finalization).

| **Package** | **Exception from regular policies** |
|---|---|
| Civil | 1. Internal walls - No internal walls within the unit (i.e. excluding party walls, external façade wall/elements and shaft walls) shall be provided by Lodha. Note: For OC, certain partition walls (kitchen, toilets) may need to be constructed – see '*Occupation Certificate Requirements'* (Liaison Policy).<br>2. Wet areas – to be designed as sunk slab (NOT flat slab with underslung piping). |

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| | 3. Waterproofing –<br>For Unsold units (at Possession start date) - Base-coat waterproofing shall be done by Lodha in all the areas of the unit including decks/balconies/utilities.<br><br>For all Sold units, only basecoat waterproofing shall be done by Lodha in the wet internal areas of the unit i.e. kitchens and bathrooms; and decks / balconies / utility areas if any. Customers to be informed in possession demand letters to execute the waterproofing for the full unit latest by Possession + 3 Months. |
| Façade | 1. No exception (entire façade has to be watertight and aesthetically complete). However, no finishes (eg. Flooring, lighting) shall be done by Lodha on the external areas which are for the exclusive use of the unit eg. Balcony, save and except any element which is integral to the façade (eg. Column cladding). |
| MEP | 1. Clarification (not exception) - All firefighting works, including inside the unit, shall be done by Lodha (as is done in bare shell offices).<br>2. Unit HVAC shall NOT be done by Lodha.<br>3. For electrical services, we will complete all hi-side works up to (and including) isolator with adequate capacity for further works to be done by unit owner.<br>4. For plumbing, we will complete all works in shaft including and up to providing one inlet & outlet (as the case maybe) in each wet area for drinking / bathing water, flushing water, soil / sewage. For clarity, all works related to drainage and rain water of external areas of unit (e.g. Balcony, service slab) shall be done by Lodha.<br>5. We will design with sunk slabs in wet areas for residential bare shell (not flat slab with underslung piping) to avoid issues of residents having to access each other's units. In case of Supremus offices, it can either be sunk slab or step up in wet areas, but not underslung. Underslung with flat slab is permissible in other bare shell office or retail developments.<br>6. No unit level home automation or unit only VDP shall be provided by Lodha.<br>7. If there is any centralized systems across multiple units (eg. Exhaust for non naturally ventilated toilet, intercom/VDP/other security system which connects to reception/security desk/other units), entire system is to be provided by us including what is inside the unit.<br>8. Bare shell building should have separate service lift and service lobby (even if policy doesn't otherwise require this), so that access for residents can be separated from fitout access. Service lift dimensions should be able to equivalent or bigger than what is required to accommodate a stretcher (so that it is suitable for fitout logistics).<br>9. Where not clear, use bare shell office as benchmark/reference. |
| Finishing | 1. Passenger lift lobby on any habitable floor for residential – if only one residential unit is served by a given lift lobby, said lift lobby shall NOT be finished by Lodha and the area of the passenger lift lobby shall be counted in the carpet area of the said unit. In such cases, Lodha shall provide only the fire doors which serve the said passenger lift lobby. To further clarify, even if there are multiple passenger |

lift lobbies on a given floor and each serves only one residential unit, this provision shall apply. 'If all the units served by a given lift lobby are owned by a single person or a family, the lift lobby shall not be finished by Lodha. The flat owner will be informed about this arrangement at the point of sale.' All service lift lobbies (if applicable) shall be finished by Lodha. <note: in case of office or retail with one unit per floor, the passenger lift lobby will be finished by Lodha and the area for the same will not be counted towards carpet area of the office or retail unit>.

**Table A – Passenger Lift lobby finishing**

| **Scenario** | **Bareshell / Finished** | **Carpet area inclusion in AFS** |
|---|---|---|
| One unit served per lift lobby | Bareshell | Yes |
| All units owned by single person/family served by the given lift lobby | Bareshell | No |
| Multiple units owned by different person/ families served by given lift lobby. | Finished | No |

2. Servant toilet and/or room – shall not be finished if the said toilet is dedicated to one unit. Shall be finished if intention is to use by greater than one planned unit.
3. For finishing work required to be done for OC purposes, see 'Occupation Certificate Requirements' (liaison policy)
4. Unit interior –nothing shall be finished by Lodha other than exceptions specifically mentioned above. Final main door of the unit shall not be provided by Lodha and only a locakable door of temporary nature shall be provided for security purposes (which client can remove when final main door is installed by client).
5. For clarity, even the finishing elements of the deck/balcony/utility area eg. Flooring, lighitng shall NOT be done by Lodha – however, all elements of the external façade in this area shall be finished by Lodha (eg. Railings, windows, cladding, external paint etc.)
6. For the finishing by the residents, follow **Bare-shell Fitout Guidelines (Annexure A).**
7. Design should ensure that sufficient thought is given to the fitout logistics (access, storage, disposal) while designing the building and ensure that there is walkable pathway (no steps, slope/ramp is acceptable) of min. 1.5 m (preferably 1.8 m) clear width from stopping point for service vehicles to staircase and service elevator of each bare shell wing.

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| Infra | No exception |
| KCAs | No exception |

**Annexure A**

**Bare-shell Fitout Guidelines**

(Draft for Lodha Altamount in 2017 - to be modified in a limited manner by Ops Strategy, as per specific project)

DDMMYY

Dear Valued Resident,

Welcome to your unit at Lodha _____. As you are aware, your unit is being handed over to you in bare shell condition and the guidelines below will enable you to design and finish your unit in the quickest possible manner, with minimal changes on account of to-fro for approvals.

We have adopted the approach of '*no approvals needed*' and within the scope of these guidelines, you are free to proceed without any additional approvals from us. These guidelines have been developed to give you maximum flexibility while ensuring that the building and other residents are not adversely affected. Since these guidelines are uniformly applied to all units, we regret that no exceptions or special approvals will be possible and our teams do not have the ability to review such requests.

In the interest of safety and well-being of the residents we request you to ensure that all your designers, staff and workmen strictly adhere to these guidelines – in case of any violation, we reserve the right to stop all works in the unit and will be forced to undo the works done in violation of these guidelines and restore them to the original condition at your risk and cost (calculated as actual costs incurred (including taxes) x 125%). Further, if the guidelines are found to be violated, then a fine of Rs. 10,000 per instance shall be levied, in addition to any cost recovery. All funds thus collected (after payment to 3rd parties) shall be credited to the building's CAM account.

We look forward to you moving into your unit soon.

Yours Sincerely,

(_____, Building Manager)
E: _____ m: +91 _____

| Subject | Guidelines to be adhered during fitouts of your unit |
|---|---|
| General | 1. All works carried out by your contractors or any other person claiming to act on your behalf are your responsibility.<br>2. You are requested to ensure that the highest standard of EHS (Environment, Health and Safety) are adhered to while the works are carried out.<br>3. You are requested to ensure compliance with all applicable laws and regulations. |
| Basic EHS | 1. Ensure that prior to starting other fitout works, there is at least one operational toilet in your unit for use by contractors. Toilets used by contractors within the unit should be cleaned as per use, minimum once a day.<br>2. Ensure that contractors have a clean place in the unit with appropriate seating to eat and rest during their breaks.<br>3. No stagnant water should be stored or > 24 hours.<br>4. All contractors must wear appropriate personal protection equipment (PPE).<br>5. No welding works are allowed to be done using gas cylinder. No gas cylinder or diesel/kerosene/petrol/similar are allowed to be taken into the building any reason whatsoever.<br>6. Appropriate and sufficient fire extinguisher(s) should be placed in the unit at all times. The fire extinguisher(s) should be tested at least once a month by DM.<br>7. Fire sprinkler and alarm in your unit should be kept in working mode at all times during fitout (and after).<br>8. Do not use any equipment that is like to create heavy power load / surge, high voltage surges, noise, vibration, or mechanical disturbance – in case of queries, consult BM. |
| Contractor & workmen rules | 1. All your vendors, their staff and workmen are jointly referred to in this document as 'contractors' (where relevant to context).<br>2. You will have to appoint one person as the 'designated manager (DM)' who will be the single point of contact for all interaction with the Building's Management team (BM). The said person should provide his/her government issued photo ID, photograph (3 passport size photos) and contact details to the BM prior to start of works. The DM will be given an induction covering all key elements of carrying our works and logistics and is expected to instruct your contractors accordingly. **The DM will need to be on site at all times that the works are being carried out in your unit and will be responsible for adherence with all the guidelines stated herein and any others that may be issued by BM from time to time, in the interest of health and safety of the residents and the building.** The BM will interact only with the DM for resolution of any issues. In case of change in DM, Unit owner should intimate the BM in writing and new DM has to follow aforesaid procedure.<br>3. Contractors, their staff and workmen can only access the building during the working hours specified below + 30 minute window on either side.<br>4. BM reserves the right to frisk the workmen randomly and to ask for photo identification proof. Any workmen who do not have valid government issued photo ID may be denied entry into the building. |

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| | 5. Following activities are prohibited within the building or its compound:<br>a. Smoking<br>b. Consumption of alcohol or drugs<br>c. Chewing tobacco<br>d. Cooking |
| Working Hours | 1. Monday – Saturday (excluding Bank Holidays): 9 am to 9 pm<br>2. Sundays & Bank Holidays:<br>a. 9 am to 9 pm, only if the floors above and below the said unit are not occupied.<br>b. If any unit on the floor above or below the said unit is occupied, work on Sunday or bank holidays may be carried out only with the written consent of the occupied units on the floor above and below you. This said consent has to be obtained by you. If written consent is not given by any occupied units of the floor above/below the said unit, work shall not be allowed to be carried out on Sundays and Bank Holidays.<br>BM reserves right to alter these hours with prior notice of 7 days. |
| Water proofing | 1. Prior to start of any wet works, the entire unit should be water proofed by any of the contractors stated in **Exhibit A**, as per the specifications that Lodha has prescribed to them or higher. |
| Façade | 1. No changes whatsoever are permitted to be done to any external facade of the building.<br>2. All internal partition walls or storage hitting the façade must only be terminated on the facade mullions and if not, it should be kept at a distance of at least 150mm away from the façade.<br>3. No signage or advertisements can be placed on the façade.<br>4. Do not change or tamper with the ceiling light points in your residence's balconies as they are part of the building's façade.<br>5. Do not install any equipment or fixture (eg. solar panels, dish antennas) which will mar the façade.<br>6. Train your staff to ensure that clothes are dried within the utility area and are not visible from the façade. |
| Structure | 1. Ensure that all finishes, furniture etc. are within the permitted design loads of the structure:<br>Max. live load: 200 kg / sq.m (400 kg/sq.m on podium levels)<br>**Ensure that these limits are not breached at any time during fitouts or after, since this can threaten the structural integrity of the entire building**.<br>2. Suggestion to ensure that your design adheres to the aforesaid load limits:<br>a. Material of floor finish (including any adhesive or binding material) does not exceed 50 mm.<br>b. Internal partition walls should be made with high quality dry wall OR with Light weight AAC Block upto the height of 3.2m with RCC mullion extending upto the metal deck/steel beam and surface finished in gypsum plaster<br>3. Avoid drilling into deck slabs:<br>a. False ceilings can be fixed using wedge nuts from JSW (or similar).<br>4. Do not alter or tamper with the external walls of the residence, toilet shaft walls, toilet exhaust shaft walls or any other walls between the adjacent units under any circumstances. |

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| | 5. No changes / cut-outs whatsoever area permitted to be done to any structural member - column, wall, beam, slab (see exception under 6. below) etc.<br>6. In case your own multiple units and wish to combine them in any manner by cut-out of slab (excluding beam) between your own units, same can be done with prior written approval of the building's structural consultant, M/S Sterling Engineering Consultants Pvt. Ltd. which shall also be approved separately by Lodha structure design team. Such works once done will need to be certified by the said structural consultant and certificate submitted to BM. Their review and post works certification fee shall need to be paid directly by you. In case any municipal approvals are required for the same, same are to be obtained prior to start of works by the building's approval architect, M/S Spaceage Consultants Their fees shall need to be paid directly by you.<br>7. Ensure that fire protection of structural steel members is not damaged – **this can threaten the structural and fire integrity of the entire building.** |
| Plumbing | 1. While installing sanitary fixtures, make sure all the water, waste and vent pipes are connected to the stub out points provided.<br>2. Access door to the shaft should remain accessible after fitouts, as access to the shaft from the internal toilet area will be necessary for maintenance.<br>3. No changes should be made to the pressure release valve (PRV).<br>4. Under slung piping for bathrooms has been done at the earmarked locations as per the drawings (access doors for this piping should be kept accessible after fitouts for maintenance purposes). No changes are allowed to be made to this underslung works. No additional under slung piping is permissible and if there are any other plumbing needs, same can only be done above your own floor level.<br>5. Drainage riser and tap off's are already executed and cannot be modified/tampered for additional connections. |
| Electrical & ELV | 1. Maximum demand load provisioned:<br>a. 3 BHK – 55KW<br>b. 4 BHK – 65KW<br>c. 5 BHK – 85 KW<br>It is not possible to increase this.<br>2. Power supply has been provided with an isolator in the utility area. All further distribution is to be planned by the unit.<br>3. Single point connection for voice and data, and a single point connection for TV/DTH unit with a splitter unit have been provided in the utility area.<br>4. Fire alarm and voice evacuation are provided in the apartment and commissioned.<br>5. Do not tamper or change emergency light points given in Refuge areas.<br>6. Do not undertake dismantling of fire alarm devices / cutting of fire alarm cables. Any changes required shall be done solely by BM. |
| Fire Fighting | 1. Sprinklers and fire detectors installation to be done as per National Building Code (NBC).<br>2. If you would like to make any modifications to the fire sprinkler line, inform the BM beforehand so that the tap-off can be accordingly isolated. No changes to fire sprinkler line should be done without such isolation |

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| | being done by BM.<br>3. Fire hose cabinet located in the service lobby shall not be used for any purpose other than fire fighting.<br>4. The unit's main door(s) and doors from the service lobby have a 2 hour fire rating. If you change these door, ensure that the 2 hour fire rating is maintained.<br>5. Ensure that the path to the fire escapes i.e. staircases and fire escapes themselves are kept free at all times and no material or debris is stored there. |
| HVAC | 1. Containment provisions have been made for the condensate drain pipes – these are to be connected to the assigned drain provision.<br>2. The HVAC system of each unit is independent from the other units and the building. We recommend use of VRV AC units with the outdoor units located in the utility area of your unit.<br>3. Fresh air and exhaust air required for kitchens have to be planned by respective unit.<br>4. Treated fresh air is provided in the lift lobby and inside each apartment.<br>5. Do not close the TFA/pressurisation ducting in the lift lobby. |
| Piped Gas | 1. Your kitchen design should allow for piped gas meter installation and piping. Piped gas is expected in the building in future, when the utility provider (MGL) extends its network to this area.<br>2. Provision has been left in the utility risers for gas piping. |
| Common Area on your floor and other parts of the building | 1. All common areas on your floor should be wet mopped and cleaned by your contractors every evening upon stoppage of works.<br>2. No signage or advertisements can be placed in the common areas. |
| Works in areas adjacent to elevators | 1. Lift doors/tracks are to be covered with protective material prior to start of works and during entire duration of works:<br>a. Elevator doors need to be fully covered to avoid damaging the finish.<br>2. Special care needs to be taken to ensure that the there is no flow of any water/slurry/dust into the lift shaft from your floor:<br>a. Use a 150 mm-high upstand to keep the dust and debris from entering the elevator shafts.<br>3. Interior design should allow access to elevators after fitouts through access panel/similar for maintenance/emergency rescue. |
| Debris disposal | All debris is to be disposed by your contractor directly outside the building. While there is a small area earmarked for intra-day debris storage on ground floor (indicated in **Exhibit B** as **X**, subject to change by BM), any debris left overnight in that said area or in any area outside your unit may be disposed off by the building and aforesaid charges will apply. |
| Logistics | 1. All material can enter the building through the drop-off point indicated on **Exhibit B** as **Y**.<br>2. Since this is a busy road, all material deliveries should ensure that the vehicles park at permitted areas only and do not hamper flow of traffic.<br>3. Movement carts are available for use for maximum of 60 minute at a time, on first come first serve basis, at the drop off point. DM should ensure that the carts are returned expeditiously to enable other users to use the same.<br>4. 2 staircases and 2 service elevators are available for taking contractors / |

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| | material /debris through the building. No passenger elevators can be used for contractors / material / debris movement.<br>5. The logistics route into the building should be studied by the DM to ensure that the materials are ordered in sizes that can go up through the building. The service elevator can accept maximum dimensions as follows:<br>a. For flat objects (like sheets): 1.2 m x 2.4 m<br>b. For 3 dimensional objects: 1.5 m x 1.1 m x 2 m<br>There may be possibility to take somewhat bigger objects through the staircase which the DM will need to verify directly.<br>6. Due to large volume, service elevator cannot stop at any floor for > 10 minutes. |
| Security | 1. Ensure that your unit is locked before and after start of works.<br>2. Ensure that contractor workmen do not loiter outside your unit.<br>3. BM shall not be responsible for any theft or damage in your unit. |
| As built drawings | 1. Copy of 'as built' drawings, covering plan, section and all service shall be provided to the Building manager prior to the unit being occupied for permanent use. |
| Approvals from Authorities | 1. We will generally not be involved in the process of obtaining interior approval from the authorities.<br>2. However, if the same is agreed to (generally by Sales), the following norms shall apply:<br>a. Charges related to approval shall directly be payable to the Approval Architect (2019 – M/S Spaceage consultants, Rs. 500,000 + GST per unit per instance of submission; to be intimated by OS to CC & HPM – plans will be put up for authority submission only after payment is received).<br>b. The customer will need to confirm in writing / over email that:<br>*i. The interior plans given for submission to authority are in accordance with the fitout guidelines provided by the Developer. If the plans are not in accordance with the said guidelines, the Customer shall be solely responsible for ensuring that the fitout guidelines are adhered to. Approval of interior plans by the Authority will not entitle the Customer to violate the fitout guidelines in any manner.*<br>*ii. All charges / costs / bank guarantees payable to Authority shall be directly paid for by the Customer, within 5 working days of the same being requested by the Developer / Approval Architect.*<br>iii. *Developer is submitting the plans for approval to the authorities at the request of the Customer and has no responsibility/liability in relation to the same. Customer shall be solely responsible for ensuring compliance with both the approved plan (including terms & conditions thereto) and fitout guidelines.*<br>iv. *Customer is aware that the Completion certificate shall be obtained by the Approval Architect if and only if both the approval plan and the fitout guidelines are complied with and the works are completed no later than 18 months from the date of first approval of interior plans for the* |

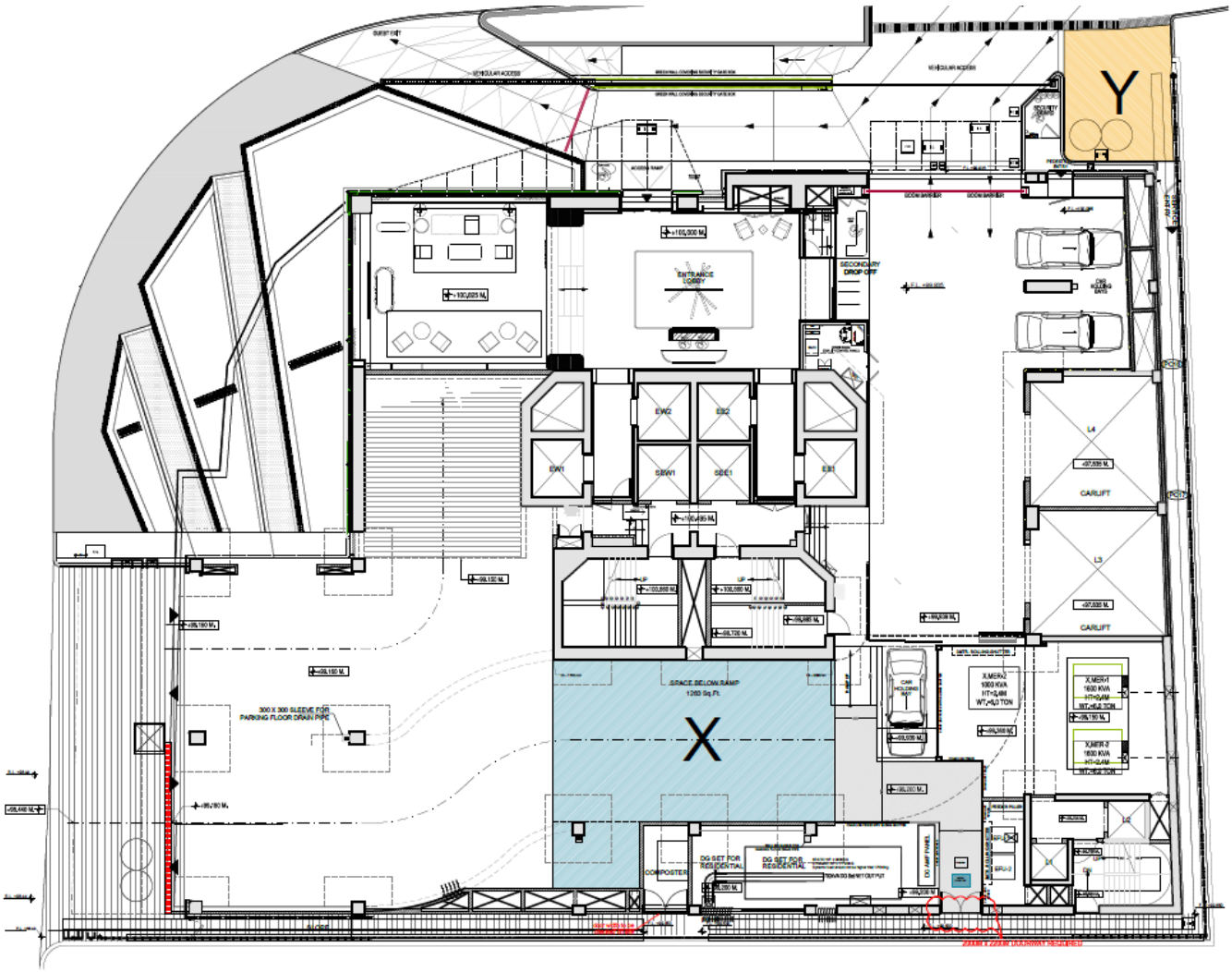
| | |
|---|---|
| | *said unit. "* |
| Fit Out Period | First 6 months (/longer if so decided by RCEO with CC) from first day of month after date pf first PDL shall be 'fit out period' during which period no CAM costs shall be payable. During this period, purchasers will be focused on fitout of their units and shall NOT be living in the building. To help the purchasers save costs, we shall man the building with very limited 'fitout sufficient' resources and charge a fixed monthly 'fitout period charge' which shall be between 25-33% of the full CAM shall be payable by the sold units only (not charge payable by unsold units till such time that they are sold and possession offered). It will also be clarified to purchasers that they can only move in to start living in the building at the end of (and not during) such 'fit out' period. If there are select finished units in the same wing, appropriate resolution will need to be found for them (eg. Rent compensation during 'fit out' period) taking into account the overall goodwill for the larger number of 'bare shell' customers who will save significant moneys. For clarity, during the 'fit out' period any government levies like Property Tax shall be payable as per government norms. |

**Exhibit A**

List of approved waterproofing vendors (as on April 1, 2017):

- Nina Waterproofing Solutions (Pidilite Industries).
- BASF (through their authorised applicator).
- Chowgule Industries.

Exhibit B


Y
X
ENTRANCE LOBBY
SECONDARY DROP OFF
SPACE BELOW RAMP
1283 Sq.Ft.
300 X 300 SLEEVE FOR PARKING FLOOR DRAIN PIPE
DG SET FOR RESIDENTIAL
DG SET FOR RESIDENTIAL
COMPOSITE
CARLIFT
CARLIFT