Toilet Related Norms
(Replaces Toilet finishing policy)

Finishing
We will finish only the following elements in any toilet inside residential units:

1. Flooring
2. Dado
3. C.P. fittings
4. Sanitary ware
5. Wash Basin Counter (if applicable)
6. Ceiling finishing (may/may not be false ceiling) – if false ceiling is to be provided, MR ceiling board should be used. Max. 600 mm x 600 mm readymade access panel should be provided for servicing. No trap door to be provided.
7. Light points & non-decorative fittings and control switches
8. Electrical points/sockets and switch/socket/plates.
9. Water heating system (geyser / other)
10. Exhaust system (e.g. Exhaust Fan / Mechanical ventilation etc.)
11. Motion detectors (if applicable)
12. Select Bath fitments – Mirror above basin - luxury and hi-end projects only
13. Glass partition in shower area in 4-fixture or larger toilets with glass door – luxury, hi-end projects and designer residential developments only.
14. 3 fixture Toilet should not have a bath Tub
15. The wall above the wash-basin counter should be finished with a full size mirror, instead of providing marble/tile dado for all non-Casa, non-Aspi projects – this will reduce the area of dado stone usage.

Nothing else in the toilet shall be provided by Lodha. The aforesaid policy may be modified, in case of projects which have 'brand name' interior designers, but keeping overall budget goals in mind.

Location
In order to ensure that façade area is used for habitable rooms and consequently, façade costs are moderated and layout flexibility is increased, we will go with mechanically ventilated toilets located away from the façade as far as possible. Following exceptions shall apply:

a. Casa projects – decision on location (inside or on façade) to be made by HoD-Design based on market practice and long-term maintenance concerns.
b. Luxury or Hi-end projects – Project Designer may consider naturally ventilated toilets for 4-fixture or larger toilets in order to increase the luxury quotient by providing natural light and views. In such toilets, due care to be made so that view and natural light are maximized and not blocked significantly by shafts/pipes.

For shaft sizing for both naturally and mechanically ventilated toilets, see 'Plumbing Guidelines'MEP policy.

Note: Sleeve to be provided in the shafts (with margin in error of verticality of construction) to allow running of services pipes. Cut-outs not to be provided. Zone-wise sizing of sleeves to be considered for provision of sleeves.

Fitments

Project Type	Type of bathroom	Fixtures
Residential	3-fixture	Shower with tap and mixer, Basin (preferably with small counter), WC
	4-fixture	Shower with tap and mixer, Basin (preferably with large counter), WC, bathtub
	5-fixture	Shower with hand shower and mixer, 2 basins Basin (preferably with large shared counter), WC, bathtub
	6 fixture	Shower with hand shower and mixer, 2 basins Basin (preferably with large shared counter), WC, bathtub, Additional WC or Bidet.
	Staff toilet (attached to a residence)	a. European WC with single flush (exposed type permissible). Either a hander washer OR a tap (cold water only) for use with the WC. b. Washbasin c. Shower + Tap with mixer (for bathing) - need to ensure there is reasonable space for a person to stand without much difficulty and take a bath. A sample layout to achieve this without increasing area of servant toilet too much is annexed hereto as *Annexure A*. Other: d. Geyser (see 'hot water system policy' in MEP Design policies) e. To avoid spillage of water from this room to the outside, ensure that there is a proper threshold at the door junction. f. Dado height up to lintel top only g. Door with aldrop from outside and tower bolt from inside h. Exhaust fan. i. One/two bulb sockets (as needed). j. No electrical socket needed.
	Common Staff toilet (inside building)	See Servant's toilet (common) policy.
Office	Executive bathroom inside Office	WC, Basin (preferably with small counter) – Provision only
	Common toilet inside office footprint in Excelus or iThink	As per NBC norms - Provision only
	Common toilet on	As per NBC norms, subject to following:

	each floor of Supremus or in entrance lobby/other common area of iThink or Excelus buildings	○ Maximum WCs per toilet: ▪ Male: 3 ▪ Female: 4 ○ Maximum Urinals per toilet: ▪ Male: No. of WCs + 2 ▪ Female: NA ○ Washbasins: Round ((No. of WC's + Urinals) x 50%,0), max: 4 See 'Washroom Guidelines for KCA' (ID policy).
Retail	Common toilet in retail buildings	As per NBC norms, subject to following: ○ Maximum WCs per toilet: ▪ Male: 4 ▪ Female: 6 ○ Maximum Urinals per toilet: ▪ Male: No. of WCs + 4 ▪ Female: NA Washbasins: Round ((No. of WC's + Urinals) x 50%,0), max: 6 • Maximum one sets of toilets on each floor (two sets can be considered if travel distance is > 400 m on a floor) • Provision should also be made for diaper changing station (in both male and female toilets). In mall retail, toilets on ground level can be avoided. • 1-2 water outlets (drinkable quality water, see **Water Cooler (ID)** policy) to be provided on each floor, preferably within 25 m of the male & female toilet exit.
General	Common toilet in lobby of residential buildings (applicable to Luxury and Hi-end only) and Supremus office	WC + Basin (powder toilet format, unisex). See 'Washroom Guidelines for KCA' (ID policy).
	Toilets used by service staff	See 'Finishing of Back of House Common Areas' & Key Conveniences in Parking & Other Common Areas'.

For guide on which type of bathroom to use for a given unit/bedroom in residential buildings, please refer to *'Residential Room Sizing Guidelines' policy.*

Following standards to be followed in relation to placement of fixtures:

Fixture	Placement Guidelines

Shower	• Height of shower rose bottom(minimum) above FFL:
	  o 1.Wall mounted:2050mm variable above 50mm or nearest tile joint*(refer annexure B.i)*
	  o Ceiling mounted : 2200mm variable above 50mm or nearest tile joint*(refer annexure B.ii)*
	• Distance of shower head edge from wall surface:
	  o Wall mounted: as per fixture. *refer annexure B.i*
	  o Ceiling mounted : 375mm.*refer annexure B.ii*
	• Fixtures to be provided:
	  o Spout (for CASA projects only)
	  o Handshower(for Aspi,Hi-end & Luxury projects)
	• Ensure that shower cabinet door open outside or if it opens inside, the shower head doesn't affect the movement.
	• Tap with mixer for hot and cold water to be provided (unless noted otherwise in policy eg. Staff toilet where no shower is to be provided)
	• Consider providing integrated shower panel in Luxury and hi-end developments, which also incorporates hand shower and some additional features

WC	• Height of seat above FFL(excluding seat cover):
	  o Top flush: 400mm (or nearest tile joint). *refer Annexure B.i*
	  o Front flush: 400-450mm (or nearest tile joint). *refer Annexure B.ii*
	• Min. clear distance from other fixtures to outer edge of seat: 230mm
	• Hand Washer (connected to hot water system / geyser in luxury developments to allow user to control water temperature with mixer)
	• Space for toilet roll holder (to provide or not shall be as per 'Finishing' norms hereinabove)
	• Type of flush:
	  o Casa & non-resi – Single Flush
	  o Aspirational, Hi-end and Luxury resi – Half and Full flush options
	• Ledge wall:
	  o Max depth from thickest structural member on wall on which the flush is mounted :150- 175 mm
	  o Height:
	  • Top flush: +850mm above FFL (matching with Wash basin top, seat cover to be max.440mm length, fixture to be selected accordingly). *Refer Annexure B.i*
	  • Front flush : +1050mm(max) above FFL or as per aesthetics, *Refer Annexure B.ii* (avoid build up of ledge wall above this height)
	  • In shower area if there is a RCC wall behind the fixtures, full height ledge wall to be considered.

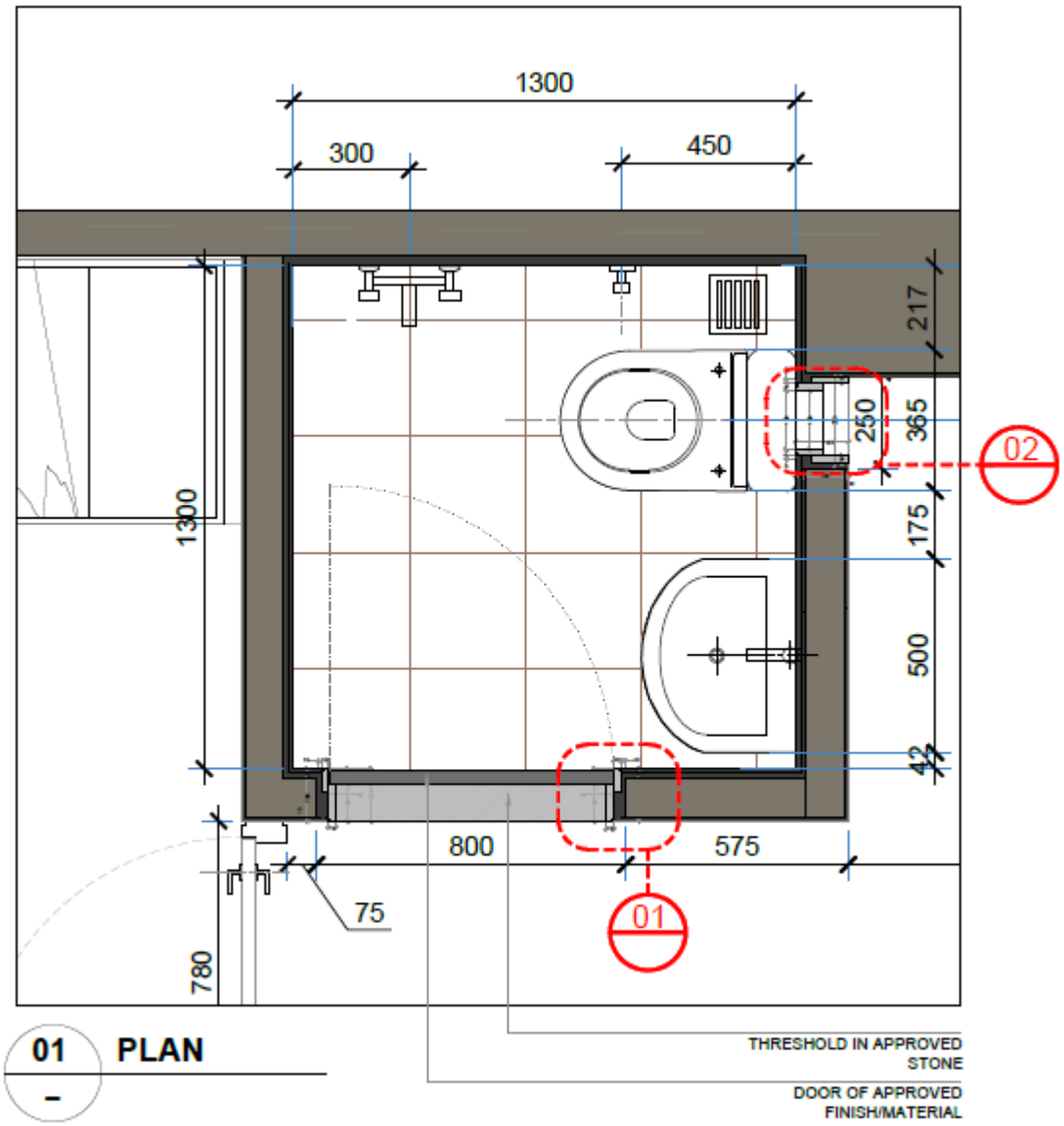
Bathtub	• Min. clear length inside tub:
	  o For Casa & Aspiration: min. 1500mm
	  o For Hi-end,Luxury projects: min.1650mm

	• Min. clear Width inside tub:
	  ○ For Casa & Aspiration: min. 620mm
	  ○ For Hi-end, Luxury projects: min.670mm
	• Fixtures to be provided:
	  ○ Spout
	  ○ Mixer
	  ○ Hand shower (luxury and hi-end projects only)

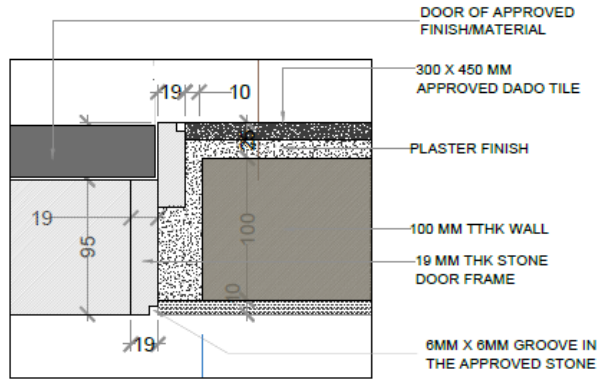
Basin	• Height of basin bowl top above FFL:
	  1. Built-in wash basin : +850mm(matching with counter top ht). *refer Annexure B.i*
	  2. Counter top wash basin : +850mm(top of basin). *Refer Annexure B.ii*
	• Min depth of bowl (from basin bowl top to level where water falls):100 mm
	• Height of Wall mounted basin mixer(in case of counter top basin): min. 150mm, +/- 25mm max, above wash basin top(or align with nearest tile joint)
	• Tap with mixer
	• Counter width (if provided) : min -100mm(on three sides of wash basin counter)
	• No pop-up set to be provided

Door	• Toilet doors to have non ball-bearing hinges

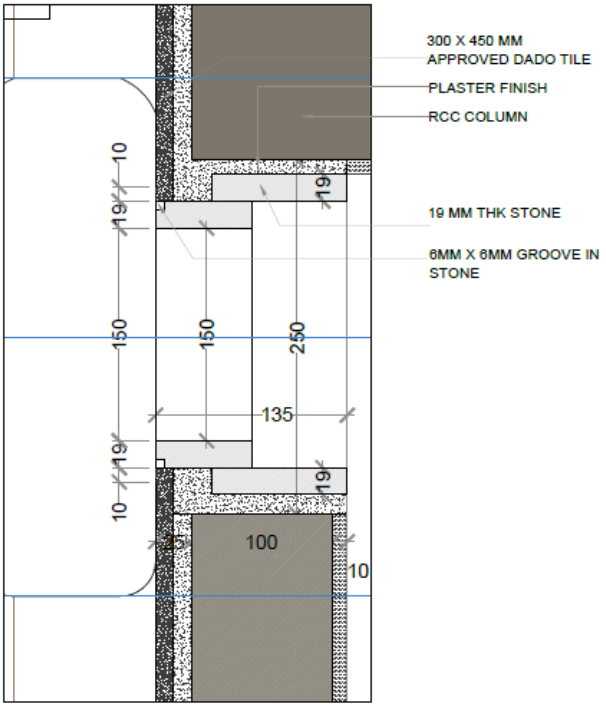
Annexure A


1300
300
450
217
250
365
02
1300
175
500
42
800
575
75
01
780
01
PLAN
–
THRESHOLD IN APPROVED STONE
DOOR OF APPROVED FINISH/MATERIAL

Details:

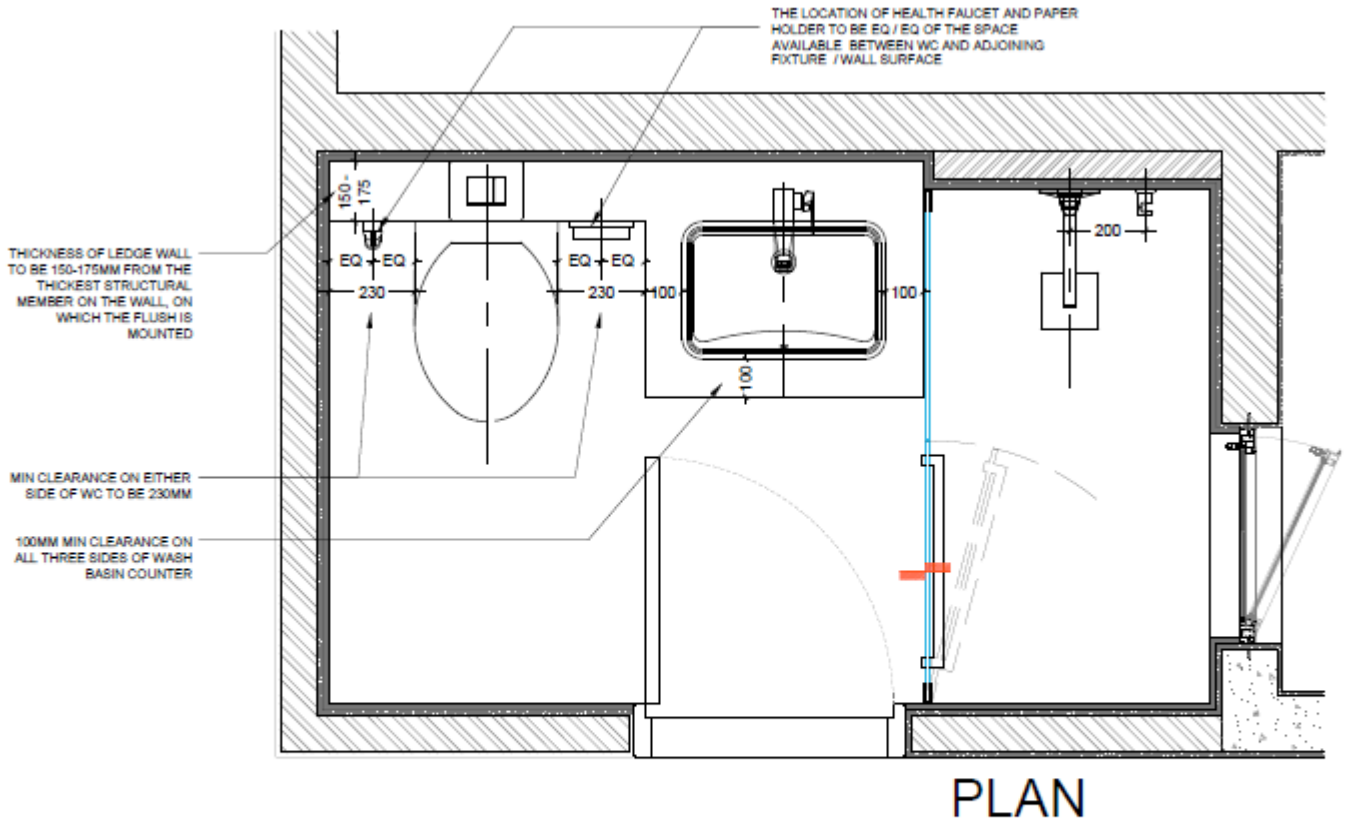


01 DETAIL
–



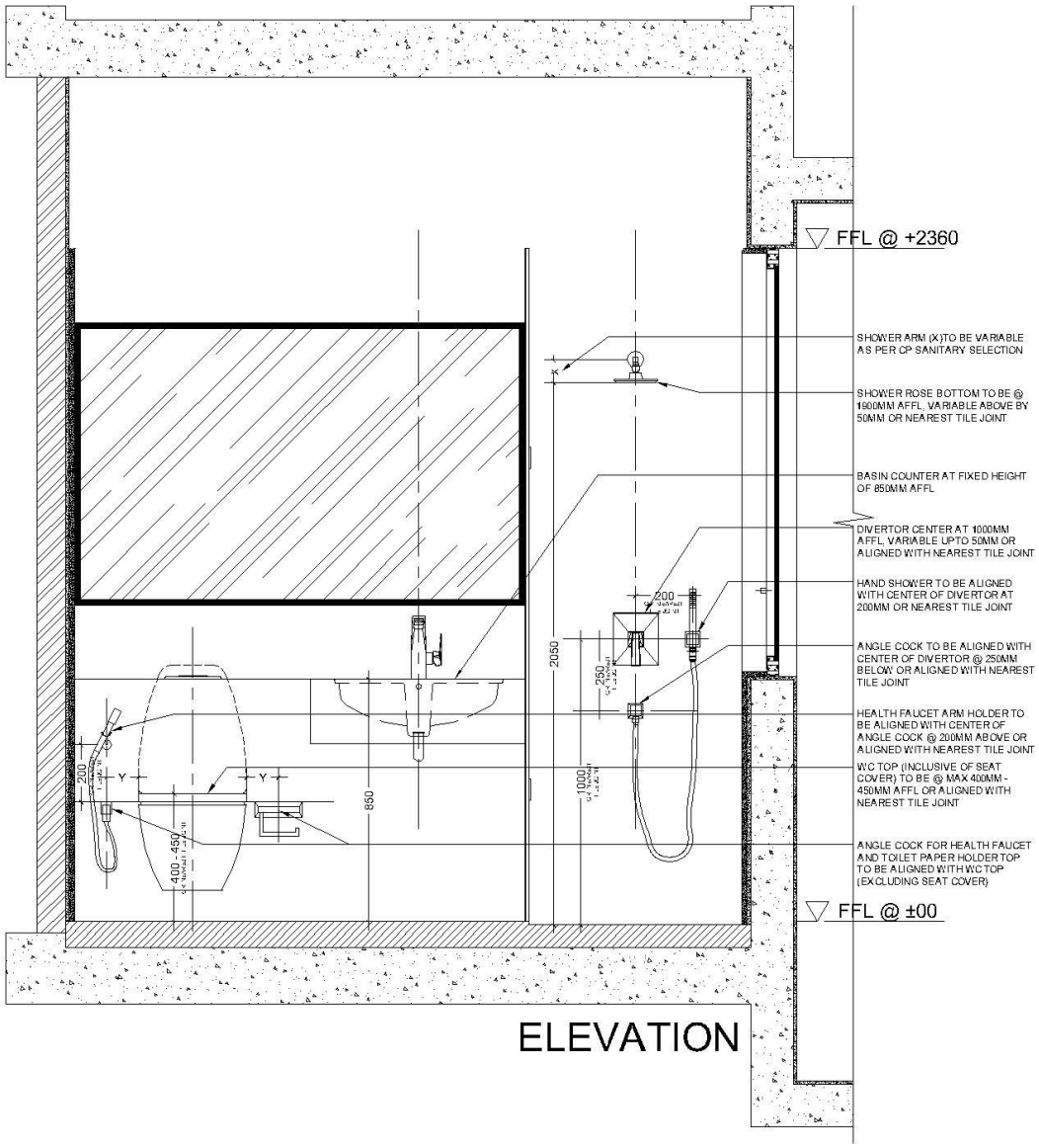
02 DETAIL

Annexure B i:



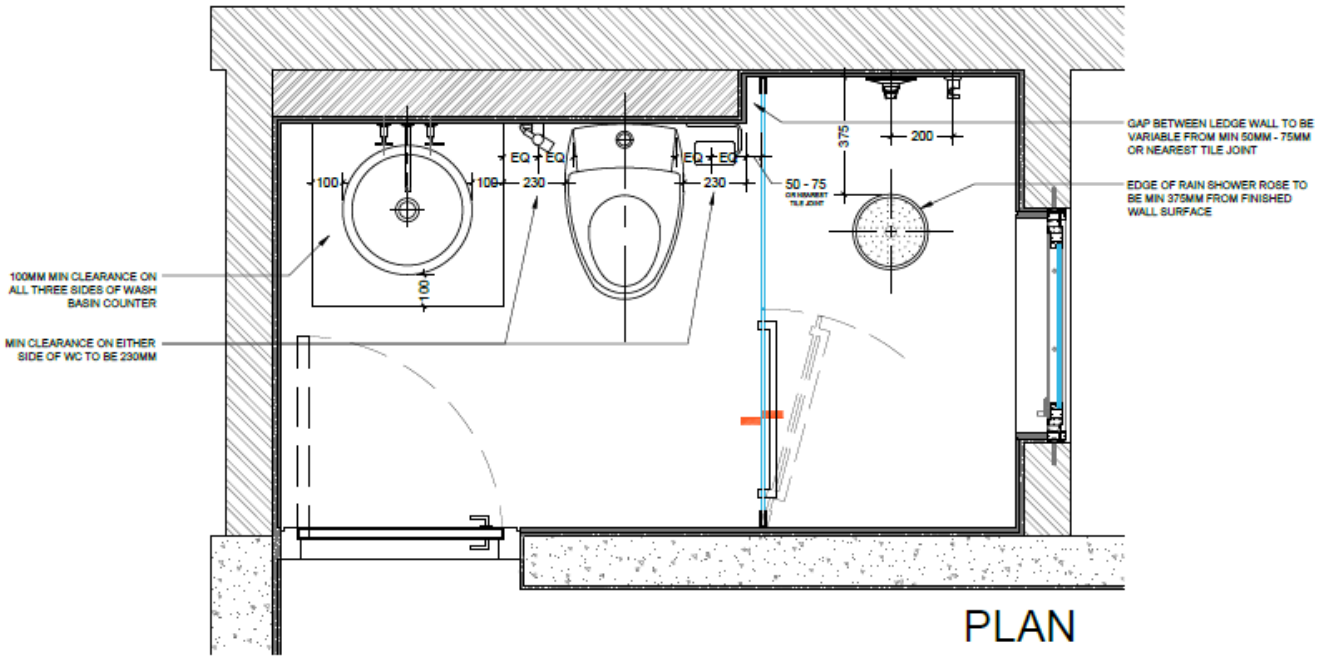
BATHROOM - 1 with

1. WALL MOUNTED SHOWER
2. COUNTER MOUNTED BASIN MIXER
3. TOP MOUNTED FLUSH PLATE


FFL @ +2360
SHOWER ARM (X)TO BE VARIABLE AS PER CP SANITARY SELECTION
SHOWER ROSE BOTTOM TO BE @ 1900MM AFFL, VARIABLE ABOVE BY 50MM OR NEAREST TILE JOINT
BASIN COUNTER AT FIXED HEIGHT OF 850MM AFFL
DIVERTOR CENTER AT 1000MM AFFL, VARIABLE UPTO 50MM OR ALIGNED WITH NEAREST TILE JOINT
HAND SHOWER TO BE ALIGNED WITH CENTER OF DIVERTOR AT 200MM OR NEAREST TILE JOINT
ANGLE COCK TO BE ALIGNED WITH CENTER OF DIVERTOR @ 250MM BELOW OR ALIGNED WITH NEAREST TILE JOINT
HEALTH FAUCET ARM HOLDER TO BE ALIGNED WITH CENTER OF ANGLE COCK @ 200MM ABOVE OR ALIGNED WITH NEAREST TILE JOINT
WC TOP (INCLUSIVE OF SEAT COVER) TO BE @ MAX 400MM - 450MM AFFL OR ALIGNED WITH NEAREST TILE JOINT
ANGLE COCK FOR HEALTH FAUCET AND TOILET PAPER HOLDER TOP TO BE ALIGNED WITH WC TOP (EXCLUDING SEAT COVER)
FFL @ ±00
200
250
2050
1000
850
200
400 - 450
Y
Y

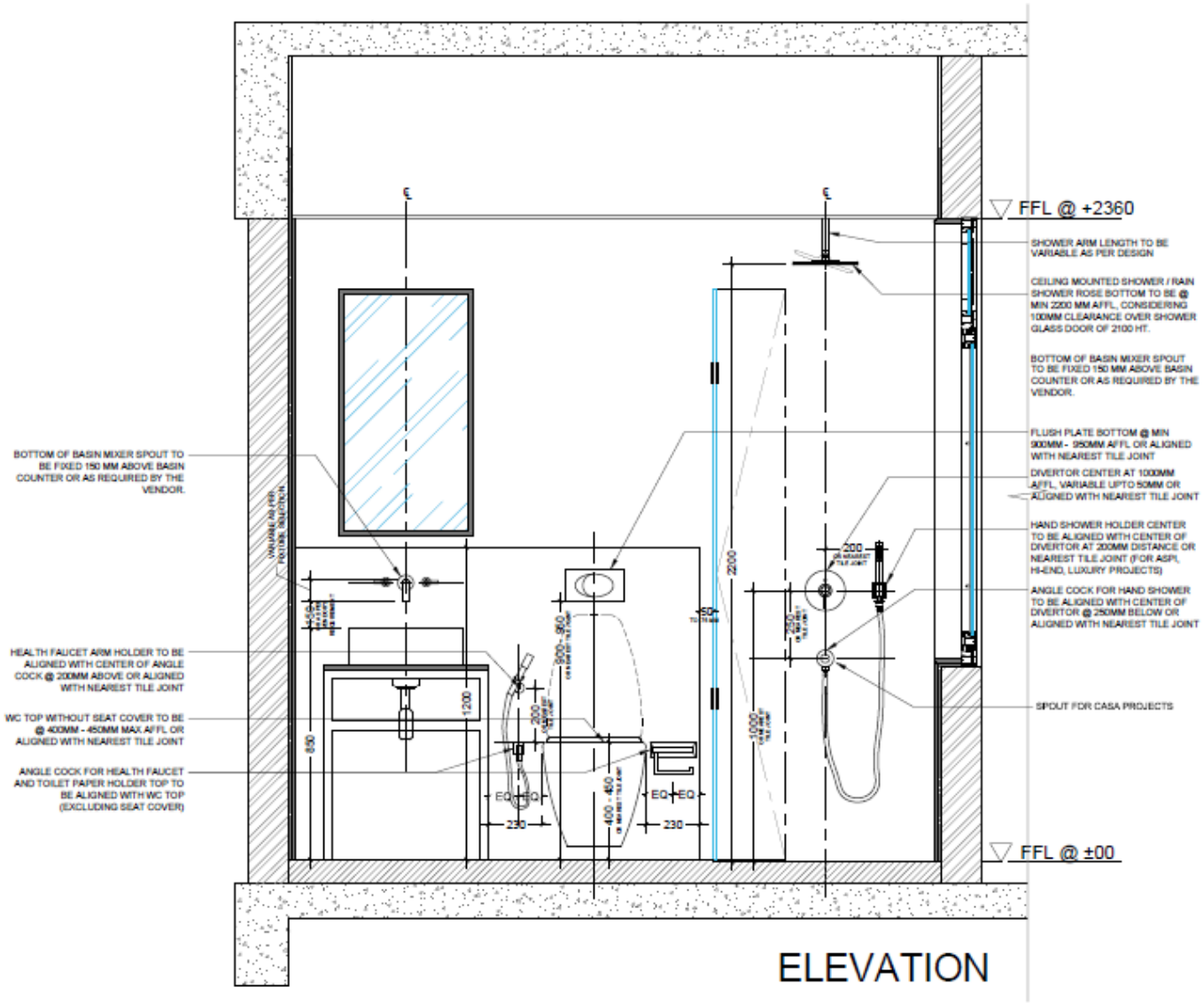
ELEVATION

Annexure B ii:



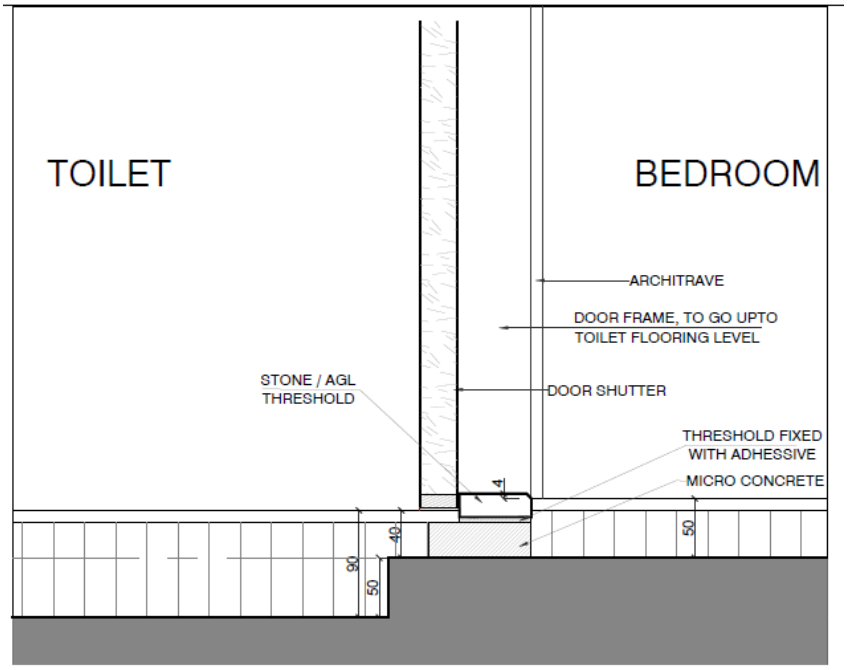
BATHROOM - 2 with

1. CEILING MOUNTED RAIN SHOWER
2. WALL MOUNTED BASIN MIXER
3. FRONT MOUNTED FLUSH PLATE

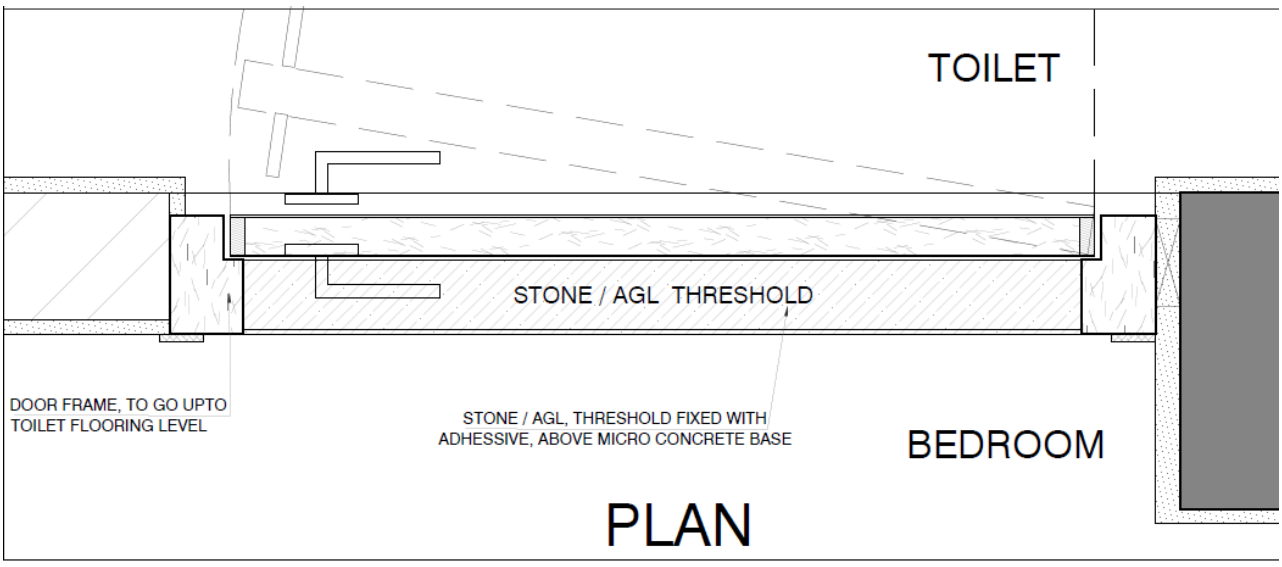

FFL @ +2360
SHOWER ARM LENGTH TO BE VARIABLE AS PER DESIGN
CEILING MOUNTED SHOWER / RAIN SHOWER ROSE BOTTOM TO BE @ MIN 2200 MM AFFL, CONSIDERING 100MM CLEARANCE OVER SHOWER GLASS DOOR OF 2100 HT.
BOTTOM OF BASIN MIXER SPOUT TO BE FIXED 150 MM ABOVE BASIN COUNTER OR AS REQUIRED BY THE VENDOR.
FLUSH PLATE BOTTOM @ MIN 900MM - 950MM AFFL OR ALIGNED WITH NEAREST TILE JOINT
DIVERTOR CENTER AT 1000MM AFFL, VARIABLE UPTO 50MM OR ALIGNED WITH NEAREST TILE JOINT
HAND SHOWER HOLDER CENTER TO BE ALIGNED WITH CENTER OF DIVERTOR AT 200MM DISTANCE OR NEAREST TILE JOINT (FOR ASPI, HI-END, LUXURY PROJECTS)
ANGLE COCK FOR HAND SHOWER TO BE ALIGNED WITH CENTER OF DIVERTOR @ 250MM BELOW OR ALIGNED WITH NEAREST TILE JOINT
SPOUT FOR CASA PROJECTS
BOTTOM OF BASIN MIXER SPOUT TO BE FIXED 150 MM ABOVE BASIN COUNTER OR AS REQUIRED BY THE VENDOR.
HEALTH FAUCET ARM HOLDER TO BE ALIGNED WITH CENTER OF ANGLE COCK @ 200MM ABOVE OR ALIGNED WITH NEAREST TILE JOINT
WC TOP WITHOUT SEAT COVER TO BE @ 400MM - 450MM MAX AFFL OR ALIGNED WITH NEAREST TILE JOINT
ANGLE COCK FOR HEALTH FAUCET AND TOILET PAPER HOLDER TOP TO BE ALIGNED WITH WC TOP (EXCLUDING SEAT COVER)
FFL @ ±00
ELEVATION

Annexure C:

Thresholds is to be fixed with adhesive above the micro concrete base, at the entrance of Toilets. The threshold to be above the bedroom floor by 4 mm. The threshold to be chamfered and polished from Bedroom side. Inside edge will be 'pencil round' and 'edge polished'. The toilet door's frame to go up to the toilet flooring level.



SECTION



PLAN

LIST OF SERVANTS TOILET FINISHING, CP SANITARY AND ELECTRICAL APPLIANCES

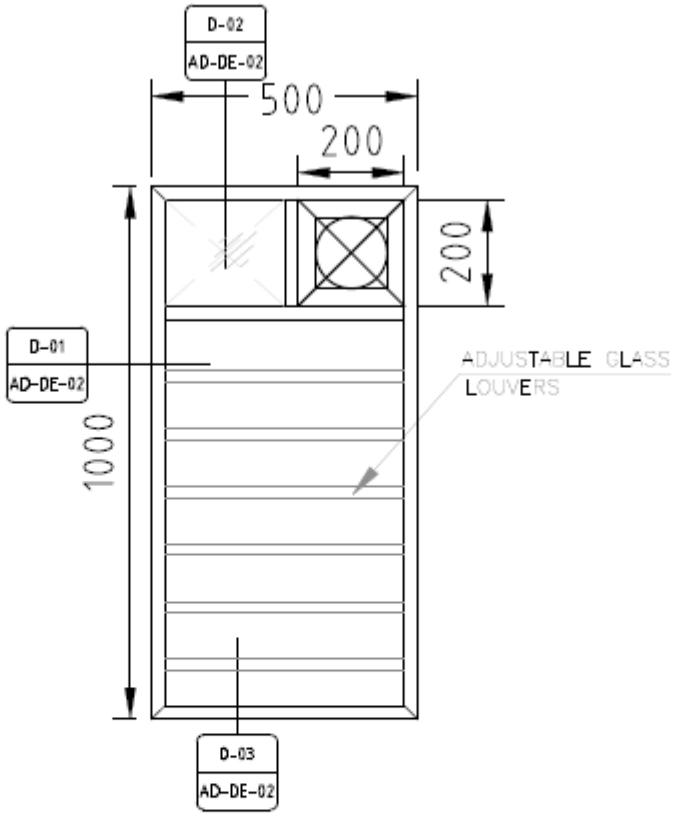
LIST:

SERVANT'S TOILET FINISHING, CP SANITARY AND ELECTRICAL APPLIANCES LIST				
MATERIAL WITH IMAGE	DESCRIPTION	COMPANY	CODE	LANDED RATES
WASH BASIN AREA				
	WALL HUNG BASIN ;SIZE 500X400	PARRYWARE	INDUS C0471	462
	PILLAR TAP	RYBO		525
ALLIED PRODUCTS				
	BOTTLE TRAP	JOYOU	NO CODE	650
	WASTE COUPLING 32MM SIZE HALF THREAD	JAQUAR	ALD-709	235
	ANGLE COCK WITH WALL FLANGE	JOYOU	NO CODE	216
WB BRACKETS		LOCAL	NO CODE	425
CONNECTOR		LOCAL	NO CODE	230
WC AREA				
	WALL MOUNTED BASIN WITH FLUSH TANK ; SIZE 600X 380	PARRYWARE	INDUS C0265	3851
ALLIED PRODUCTS				
	HEALTH FAUCET WITH 8 MM DIA, 1 MT LONG FLEXIBLE TUBE & WALL HOOK	JOYOU	NO CODE	900
	ANGLE COCK WITH WALL FLANGE	JOYOU	NO CODE	216
WC BRACKETS		LOCAL	NO CODE	600
	6" X 6" SIZE	NOWAY	NW -005	340

SHOWER AREA				
	WALL MOUNTED MIXER	JAQUAR	FLR-5273UPR	2800
	WALL MOUNTED OVER HEAD SHOWER	JOYOU	NO CODE	410
	SHOWER ARM	JOYOU	NO CODE	660
				12520

ELECTRICAL APPLIANCES				
EXHAUST FAN	8" X 8"	INDO	FLATRON	920
GEYSER	6 LITRE GEYSER	RACOLD	PRONTO PR - VI	
FINISHING SPECIFCATONS				
FLOORING TILE	300 X 300 MM GRAY MATT FINISH TILE	BONZER	PRISMA SLATE	36
DADO TILE	300 X 450 MM - WHITE GLOSS FINISH	BONZER	PEARL WHITE	36

FAÇADE Details:

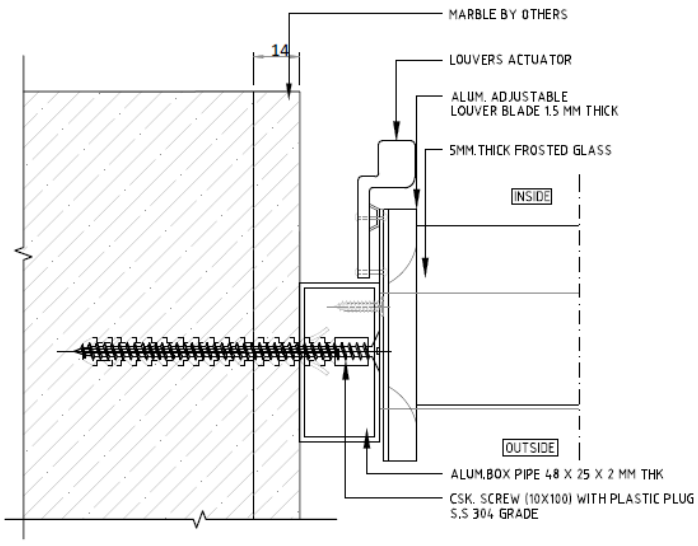


ADJUSTABLE GLASS LOUVER TOP FIXED WITH EXHAUST FAN

ADJUSTABLE GLASS LOUVER JINDAL OR APPROVED EQUIVALENT.					
UNIT TYPE	LOCATION	WIDTH	HEIGHT	SILL HT	LINTEL HT
V1	TOILET	500	1000	1100	2100

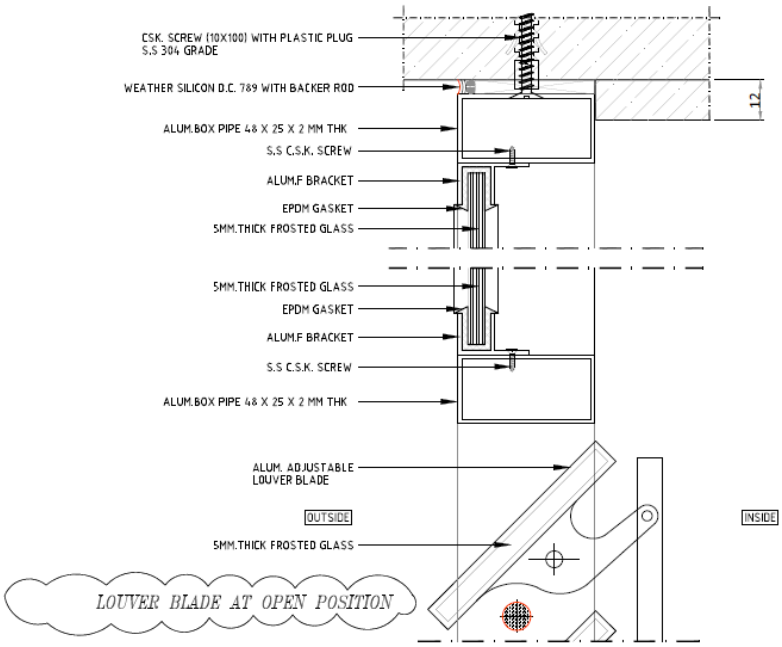
ELEVATION

D-01 AD-PE-01 Adjustable Glass Louver

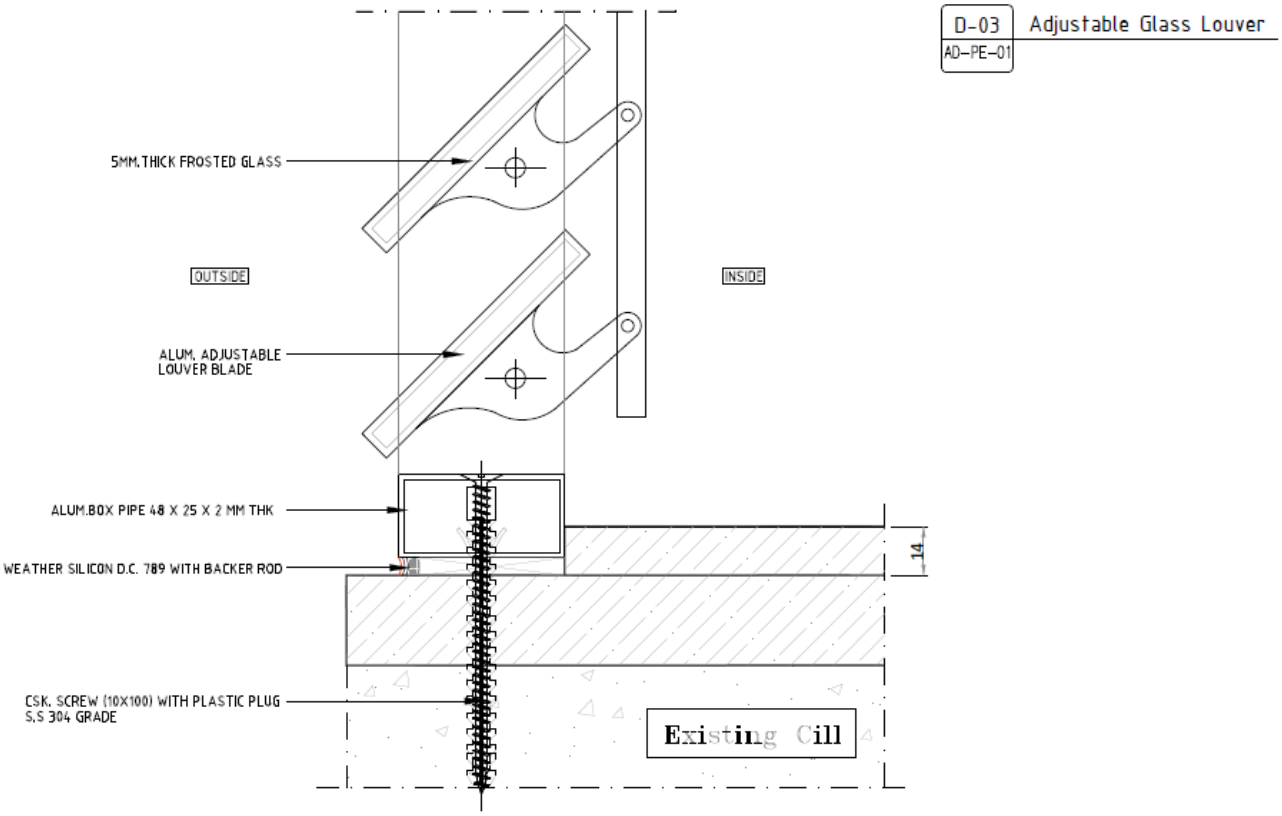


NOTE:- LOUVER BLADE AT OPEN POSITION

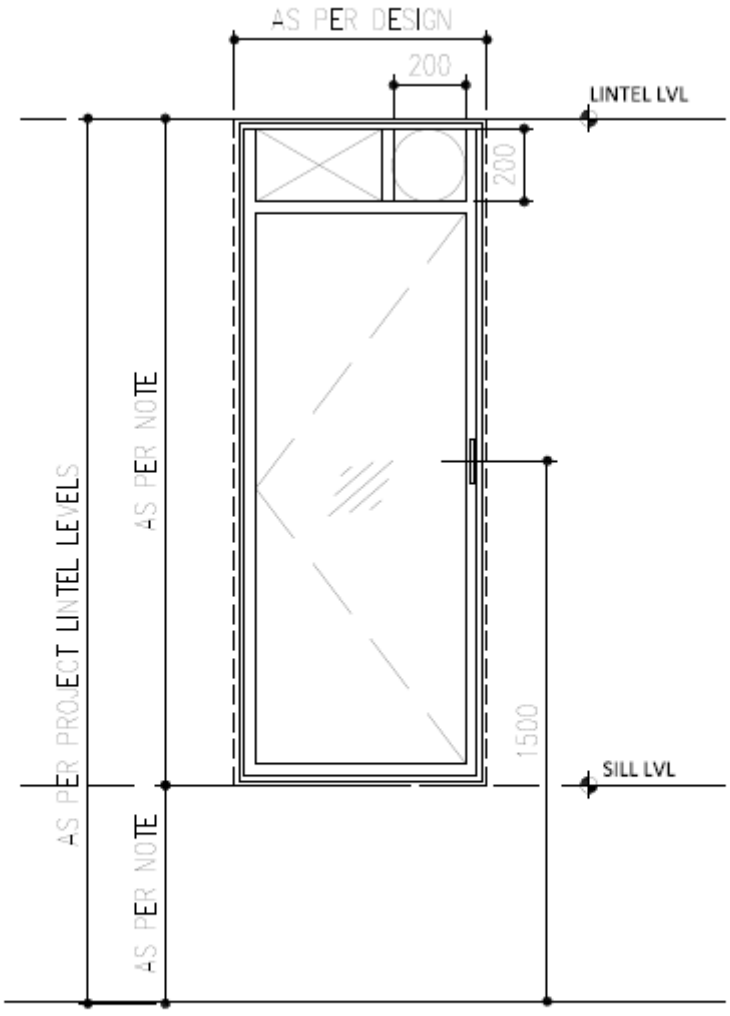
D-02 AD-PE-01 Adjustable Glass Louver



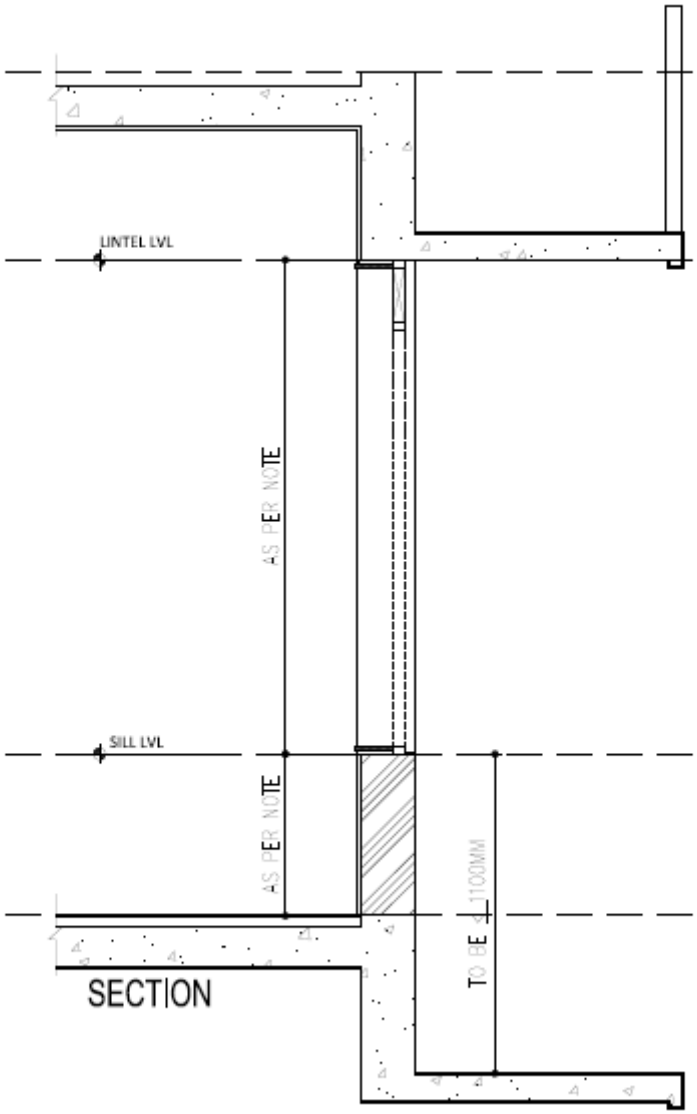
LOUVER BLADE AT OPEN POSITION


D-03
AD-PE-01
Adjustable Glass Louver
5MM. THICK FROSTED GLASS
OUTSIDE
INSIDE
ALUM. ADJUSTABLE LOUVER BLADE
ALUM.BOX PIPE 48 X 25 X 2 MM THK
WEATHER SILICON D.C. 789 WITH BACKER ROD
14
CSK. SCREW (10X100) WITH PLASTIC PLUG S.S 304 GRADE
Existing Sill

Note: In case of accessible service shafts outside toilet, sill height can be lowered such that difference between top of service slab & top of sill ≤ 1100mm with openable shutter instead of adjustable louvers. Design of the Outdoor unit bracket to allow easy jumping in/climbing up during maintenance.
Refer drawing below:



INTERNAL ELEVATION


LINTEL LVL
AS PER NOTE
SILL LVL
AS PER NOTE
TO BE 1100MM
SECTION