Finishing of back-of-house Common Areas:

Flooring

Preferred materials:

1. Wastage natural /agglomerated stone (basic polish, not mirror polished after installation). Characteristics: High strength, low cost, limited quantity
2. Tremix (for large parking areas): Moderate strength, moderate cost, low labour intensity, quick timing for execution
3. Cement tiles. Characteristics: High strength, moderate cost, easy staining, attracts dust
4. 2nd class Ceramic tiles / semi-vitrified tiles. Characteristics: Moderate strength, moderate cost

Pre-cast cement tread (for staircases only): High strength, higher cost

Back-of-house area	1st preference	2nd preference
Common Staircases (including landing) (excluding any ornamental staircase)	Raw with factory made pre-cast staircases.	Refer Policy for Staircase finishes. Policy no 38
Refuge Area	2nd class Ceramic tiles / semi vitrified tiles	Wastage stone
Service Lift lobby and adjacent passage thereto	2nd class Ceramic tiles / semi vitrified tiles	Wastage stone
Covered parking areas (eg. podium, stilt, basement etc.) (this does not include the level / area where drop-off to main entrance lobby occurs)	Wastage stone (if available); else if total parking area in project < 50,000 sq. ft.: Cement Tiles; if total parking area in project > 50,000 sq. ft.: Floater finish (with appropriate slope)	NA
Open Parking Areas	Tremix (on polythene (750/1000 gauge) laid on subbase/WMM of 150 mm ; thickness to be higher in case of poor ground conditions)	Paver blocks on sand layer over 100 mm PCC bed (with subbase/WMM of 150 mm compacted thickness or 230 mm soling; thickness to be higher in case of poor ground conditions); break pavers with pre-cast beam after every ~15 m.
Parking lift lobby and adjacent passage thereto	2nd class Ceramic tiles / semi vitrified tiles	Wastage stone

services/MEP rooms (with equipment) (DG/DSS/Pump room etc)	Polished Kota	_____
Driver's room	Wastage Stone	2nd class Ceramic tiles / semi vitrified tiles
Security-cum-BMS room	Wastage Stone	2nd class Ceramic tiles / semi vitrified tiles
Staff changing room	Wastage Stone	2nd class Ceramic tiles / semi vitrified tiles
Common Toilet (primarily meant for service use)	Wastage Stone	2nd class Ceramic tiles / semi vitrified tiles
Any other areas forming part of the service core	Any of the 4 preferred materials above based on material characteristics being suited to the use of the said area.	

Design can give both preferences and decision on actual usage can be made on site level, based on availability/site conditions. In cases where there is a choice between Wastage Stone and 2nd class Ceramic tiles / semi vitrified tiles, Project Managers should plan for usage of full extent of wastage stone available and order 2nd class Ceramic tiles / semi vitrified tiles only for the balance areas.
All services/MEP rooms where equipment are placed, polished kota to be used for flooring.
IPS/vitrified/2nd class ceramic tiles should not be used.

MEP

Lighting

To be designed by Lodha MEP+OEMS Design team, based on functionality desired. Only local light fittings to be used (or any imported option which is lower cost). Consider following options for minimization of electricity operational costs in large back of house common areas eg. parking basement/podium, rather than having lights on at all times:

- Provide DB with timer control for controlling the lights instead of Motion sensors and control can be done % wise as per timings. i.e 6 p. m to 9 pm – 100 % lighting, 9 pm to 11 pm – 70%, 11 pm to 6 am – 20 %, 7 am to 6 pm – 0% lighting etc. Settings shall be altered / decided as specific to the project needs in consultation with FM at time of project takeover.
- Provide motion sensors for ~70% of lights

Back-of-house area	Light Fixture Details	Image	Remarks
Common Staircases (including landing) (excluding any ornamental staircase), Refuge Area, Staff changing room, Covered parking areas (eg. podium, stilt, basement etc.) (this does not include the level / area where drop-off to main entrance lobby occurs), Service floor / area / room (e.g, Substation, UGT pump room, LMR, etc), Security-cum-BMS room, Driver's room	LED Batten 20W – CCT 3000K (warm white), Output 1800lumen, Length 4 Ft. Brand – Panasonic, Philips, Wipro		Price Range is Rs.250-350/no
Service Lift lobby and adjacent passage thereto AND Common Toilet (primarily meant for service use)	LED Recessed Down Light – CCT 3000K (warm white), Brand – Panasonic, Philips LED Surface Mounted Down light - CCT 3000K (warm white), Brand – Panasonic, LED Recessed Panel light - CCT 3000K (warm white), Brand – Panasonic,	   	Available Wattages to be selected as per design intend (10W,12W, 12.5 W, 15W, 18W). Price Range is Rs.450-750/no (differing based on Wattage) Available Wattages to be selected as per design intend (10W, 20W). Price Range is Rs.800-1200/no Available Wattages to be selected as per design intend (10W,12W, 15W,

	Philips, Wipro		18W). Price Range is Rs.400-600/no
Terrace @ Door	LED Bulk head IP 65 rated, 6.5W, CCT 4000K, cool white		It is replacement of 60W conventional bulk head Price is Rs.900/no
IP 65 rated surface mounted fixture for STP, WTP etc.	2X28 W conventional tube light encased in IP 65 cover, with Acrylic cover with Ballast		SIZE 100 X 90 X 1215 MM, Make – Philips Price Rs. 2200/no

Location and housing of Common Area Electrical Panels

Electrical panels for common areas must be ideally placed in locations that are not easily visible or accessible to general public. Wherever they are placed in podiums/parking area with easy access, they must be covered with a lockable access shutter so as to prevent any mischievous or inadvertent disruption.

Drainage channels

Gratings used in all Storm-water drainage channels in visible common areas i.e. Basements/Ramps/Podiums to be of FRP type instead of MS/Precast Concrete gratings so long as the cost remains favorable as compared to MS Grating (including enamel painting)

Rainwater:

For parking areas: Rain Water down take to be planned only in parking bays along the periphery. Internal Rain water down take pipes to be minimized for large footprints.

Signage

Design should be aesthetically pleasant and consistent with that of the rest of the building. However, paint would be preferred application medium and special plates / fabricated signage should be avoided to the extent feasible.

C.P. Fittings / Sanitary ware

Non-branded (local or lower-cost imported makes) with decent functionality. In the common toilet / servants toilet, mixer should be avoided and two separate taps can be provided (hot and cold) since geyser is being provided.

Internal Paint

Walls - Use Flat enamel paint or Oil Bound Distemper (OBD). In case of covered parking area or other back of house common areas which are not occupied full-time, paint (bright colours) can be limited to height of 1.2 m below slab level in a colour like red/black to define the upper edge.
Ceiling - For those areas that are continuously occupied. eg. Driver's rooms, putty ceiling is sufficient. For areas that are not occupied permanently eg. Parking areas, use whitewash on ceilings, post` remedial works (if required) by civil contractor
Service Lobby, if separated from passenger lift lobby, to be treated as Back of House Areas and finished accordingly.
For Staircase Internal Paint finishes refer Policy No 38, Staircase Policy

Toilets (for use by service staff / FM staff / Drivers etc.)

Such toilets will be based on requirements as per 'Key Conveniences in Parking & Other Common Areas'. See indicative finishing guidelines stated in 'Servant's toilet (common)' policy. It should be ensured that these toilets are well lit, well ventilated and decently finished with assumption of heavy long term use.