Floor to Floor Heights Policy

Floor to Floor Heights (in mtrs) (Preferred ht - Lower limit)	**MMR**	**Pune**	**Bangalore**	**Minimum Height above raw floor level for top of door openings window openings / glazing panels**
Crown	3.00 - 2.90	3.00 - 2.90	3.00 - 2.90	2.25
Casa	3.00 - 2.90	3.00 - 2.90	3.00 - 2.90	2.25
Aspi	3.15 - 3.05	3.15 - 3.05	3.15 - 3.05	2.25
Premium	3.35	3.15 - 3.05	3.15 - 3.05	2.45
Luxury	3.95 – 3.65	3.65 - 3.35	3.65 - 3.35	2.45
Signet / Supremus	3.35 - 3.20			2.45 – 2.25
iThink	4.20 - 4.05			2.45
Excelus	4.20 - 4.05			2.45
Boulevard	4.05 for G floor and 3.65 for other levels			2.45
Experia	Stores to have clear height (false ceiling to raw slab level) of 3.30 – 3.45 m. For this purpose, FTF height of 4.20 – 4.50 m may be considered, with maximum of 4.20 mm on 3rd floor and above. Hypermarket will require a height of 3.90-4.00 m below beam bottom (excluding column capital) and for this, higher FTF height may be needed. In case of luxury retail, higher FTF height of up to 5.50 m may be considered on Ground and 1st Level, if permissible without extra FSI.			

Notes

a. For retail units in any segment other than Experia, follow Boulevard heights
b. For segment classification in each city, refer to 'Classification of projects' policy
c. Max. glazing panel height to be limited to 2450 mm (preferably 2250 mm)
d. In case of height restrictions on site, FTF height above may be reduce by maximum of upto 300 mm with approval of HoD Design. However, in such cases, maximum effort should be made to ensure that structure design is such that the FTC heights below are achieved (or max reduced by upto 150 mm)
e. In case the Floor to Floor height and / or Beam depths do not allow 2250mm civil door height, then the door height may be reduced to not lesser than 2150mm.
f. All internal beams to be as minimum depth as possible.
g. The above levels for door & window openings assume a floor finishing of 50 mm above raw slab level so that clear height of 2200/2400 are achieved.

Floor to Ceiling Heights:

- In residential units, it is necessary to ensure that the Floor to Ceiling (top of finished floor to bottom of finished ceiling (even if we are not providing finished ceiling)) is appropriate. Generally, **FTC height should be FTF height – (less) 350/400 mm** (this would comprise of 200-250 mm for the slab, 75 mm for the flooring and 75 mm for the ceiling) in the main rooms (living/dining and bedrooms) and decks eg. With FTF of 3.15 m, the FTC would generally be around 2.75 m. FTC may reduce by additional 200-300 mm in the passage, toilet and service/utility areas.
- In KCA's, the difference between FTF and FTC should be max. 500-600 mm. Structure and MEP should be designed accordingly.

Note: to achieve these, it is necessary to ensure that beams are either at the periphery of the unit or atleast at the periphery of the rooms and as far as possible, any service routings are dealt with in a pre-planned manner through sleeves inserted in the beams.

- In commercial (office & retail) developments, FTC should be **FTF – (less) 600-750 mm**, depending on the HVAC system.