Design – Liaison Coordination Timelines & Process

Criteria:

a. **Completion of construction (with OC) in 3 y 9 m from date of land being available (with min. required consent in case of tenanted properties).**
b. **Once construction is started at site it should not be stopped till OC.**

In order to achieve these criteria, following steps/measures are required for coordination between design and liaison:

1. Before concept design is progressed, the design team shall discuss with Liaison teams about the DCR and policy of approvals of that area and land details and the physical area. Design team to plan the buildings stringent of physical and revenue records, which overlap line shall be given on AutoCad by Liasion within 2 weeks of project design team asking for the same.
2. HoD-Design should meet with the key Internal Liaision leads atleast once a week – both need to treat each other as key stakeholders.
3. All Lodha drawings are to be done (including from external architects) in commercial version of the software.
4. All approvals drawings should be done using the design drawings as base (not recreate from scratch).
5. As soon as concept design for a project has reached a phase of some maturity/90% certainty (including Façade), the same should be shared by Design with Liaison, so that Liaison can initiate long-lead approvals which require broad information but not detailed design eg.
    a. Civil aviation clearance (if applicable) (GPS Survey to be done at start of project)
    b. Environmental clearance (if applicable*) < Design team to give the approx. BUA, Construction area and the Tenement details etc for submission to SEAC at this time. Generally, environmental clearance takes about 2-3 months before our turn comes and in this period, design should be able to complete concept design and other details required for environmental clearance.>*
    c. CRZ clearance (if applicable)
    d. Similar
6. There will be only 2 rounds of plan approval for each building:
    a. Round 1 (to be submitted for approval max. 6 months after date of land being available):
        i. Design covenants:
            1. Should accurately cover all works that are to be done in first 6 months from start of construction.
            2. Carpet area of each unit should be within +/-3% of its final carpet area.
            3. There should be no change to plinth from the design as per Round 1 approved plan OR plinth CC should be > 6 months after Round 1 approval.

4. At this stage, the non-saleable building areas such as club house, parking etc. can be 'dummy' plan (but preferably the location and area should be 90% accurate).
5. Prior to submission to authorities, submission drawings shall be given by Liaison (Internal Team) to Design for review and Design shall ensure that such review is done within 2 working days and any comments/discrepancies pointed out to Liaison (Internal Team).
6. Building cannot be opened for sale without Round 1 approvals (and if it is to be opened, approval of Director-Liaison has to be taken).

ii. Liaison covenants:

1. On receipt of Round 1 plans Liaison (Internal team) will ensure detailed feedback on anything which may require to be changed for regulatory perspective including CFO, Civil Aviation etc. within 2 weeks.
2. When Round 1 approval is taken, liaison should take CC upto maximum no. of floors (eg. top of podium).
3. Liaision incharge should maintain list of items which are deviations in round 1 from actual design intent, so that the same is streamlined in Round 2.
4. Round 1 approval (including CC) should be obtained within 2 months from submission i.e. max. 8 months from date of land being available.
5. Liaison + Ops Strategy to explain to Design as to what 'non saleable' building (if any) eg. fire station, EWS will be needed to be ready for FSI release/OC and Design to take cognizance of these timelines.

b. Round 2 (to be submitted for approval approx. 4 months after Round 1 approval):

i. Design covenants:

1. Once Round 1 approved plans are received, they should be thoroughly scrutinized by the Project Architect (Design Team) and it should be ensured that all deviations from actual design intent is discussed with Liaison (internal team) and agreement reached on what is finally to be built – we can only build what is approvable in Round 2 approvals (no post OC / no 'will not be seen' so build).
2. This will be the final approval and should cover 100% of building as it is to be built, including parking, BOH areas(Refer Policy # 37 key Conveniences in Parking and other common areas), above terrace design etc.
3. There should be no change in units carpet area which exceeds +/-3% from Round 1 approvals wrt any sold units.

ii. Liaison covenants:

1. Should incorporate all deviations from design intent which were not incorporated for Round 1. Prior to Round 2 submission to authorities, submission drawings shall be given by Liaison (Internal Team) to Design for review and Design shall ensure that such review is done within 2 working days and any comments/discrepancies pointed out to Liaison (Internal Team).(Drawing format to be discussed with Liasion Team.
2.
3. Round 2 approval (including further CC) should be obtained within 2 months from submission i.e. max. 14 months (6 for Round 1 submission + 2 for Round 1 approval + 4 for Round 2 submission + 2 for Round 2 approval) from date of land being available.

c. Future approvals should only be about payments of premiums / loading of TDR etc. and this should be optimized basis effort and cost of approval v. cost of premiums/TDR.

7. **Operations Strategy/RCEO's Office/PD should ensure no site works are to progress beyond concerned level without further CC. In case work is getting stalled, columns can be cast above the level for which we have CC and slab can be tied but not cast.**
8. 4 months before target OC date, Liaision, Design, CM and Ops Strategy will do joint site review and discuss the priority works to be done for OC.
9. **Liaison will strive to obtain OC at the earliest (including bare shell OC, wherever possible).**