Guidelines for incorporation of water bodies in Lodha projects:

Water bodies, if executed well, add substantial aesthetic value to a development. At the same time, they are high capital cost, difficult and expensive to maintain and are likely to be shut down after purchasers take over the operations of the society. Additionally, India suffers from water shortages from time to time and water bodies can be seen as wasteful. In view of these contradictions, following guidelines are to be followed for the inclusion of water bodies in design:

1. Water bodies / features are defined as all humanly designed elements in the landscape / interiors of a development, excluding:
    a. Natural water bodies (or enhancements thereto)
    b. Recreational water bodies eg. Swimming pool/Jacuzzi (or area generally associated with swimming pool/Jacuzzi).
2. Large water bodies are defined as those water bodies that have total cost (Civil + Finishing + MEP + landscape) >= 1 cr (2013 figures, to be increased by 25% each leap year starting 2016). For purpose of calculation of cost, any water body which is 'functionally linked' (even if there is moderate physical distance) is considered as a single water body.
3. Small (i.e. non-large) water bodies should be incorporated in projects **only if one finds them to be very valuable to the overall positioning**. Capital cost of such small water bodies should not exceed 5% of the total landscape (softscape + hardscape, including all elements like civil, MEP, lighting, finishing etc.) budget for the project.
4. Large water bodies should be included in design only for following segments of projects:
    a. Luxury Residential
    b. Hi-end Residential

And cost of water bodies in such projects (small + large) should not exceed 10% of the total landscape (softscape + hardscape, including all elements like civil, MEP, lighting, finishing etc.) budget for the project.

5. Large water bodies should be avoided at all other projects.

6. While incorporating water bodies into the design as per the guidelines above, following facets needs to be given special attention by the Design team:
    a. Execution of civil (especially waterproofing) works and finishing (refer *'Water Body Design & Procurement Guidelines'* policy)
    b. Testing and commissioning of the MEP systems.
    c. Appropriate provisions for cleaning/maintenance with minimal manpower, including provision for Biological filter and filtration plant.
    d. Availability of sufficient water for the operation in the long term (see '*Water Sources, Demand Types and Treatment Options policy*').

7. Swimming pool depth to be engraved on the peripheral stone flooring-refer image 1 & 2 below, not to be painted. Protuding columns within the swimming pool width to be avoided.Refer image 3



Image 1

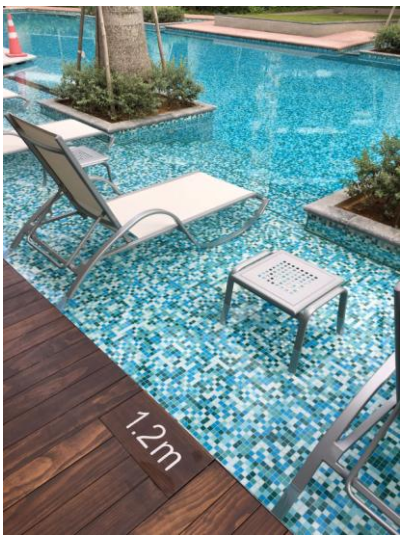


Image 2



Image 3

8. Minimum 3mm Groove to be provided in stone for feature walls/water walls to avoid whitening of joints. Grooves to be filled with epoxy grouting.

These guidelines do not directly apply to enhancement / development of naturally occurring water bodies but aforesaid factors need to be kept in mind for such water bodies too.