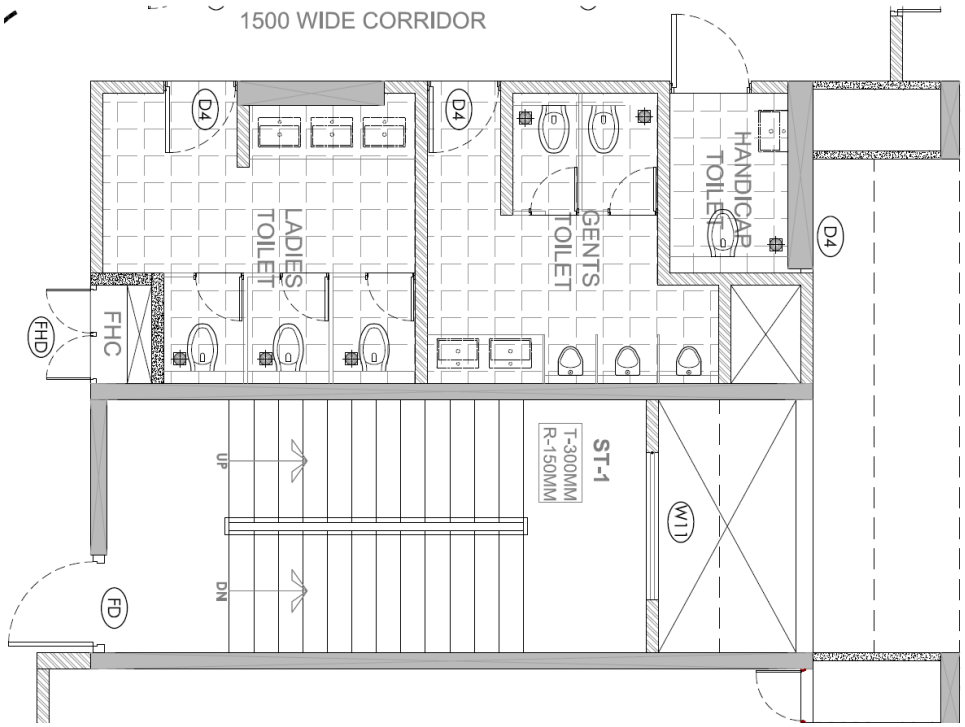
LODHA _ SIGNET POLICY

Program and general arrangement

1. Basic program consists of G+1 or 2 floors as retail depending on location, 3rd/4th floor dedicated as medical floors and 5th floor to 10th floor dedicated to offices.
2. Sizing: Shops /offices to be of following net Rera areas:
    a. 750/550/350/300/250 sqft. Product mix + FSI consumption to be agreed upon with sales +Strategy before starting work on the project.
    b. 750/550 sqft (bigger units) to be located in the zone-which gets max premium/frontage.
    c. Location of other units to be decided as per – Vastu and site connections / frontage availability ie bigger units having premium location & vastu compatibility

3. Common Toilets to be located only at one place. And in non-premium areas. . Each male + Female toilet block to have a maximum of 3 WC, 3 basins . 4 Urinals
    a. Ground floor to have one HC toilet. (refer attached plan)
    b. On the medical floor the last WC cubicle to account for a wheel chair.



4. Staircase c/c to be optimized as per local regulations. Eg Mumbai and UDCPR. (60 m) and to be located in Non-premium areas (like corners) . One of the staircase to be combined with the service elevator. From the dead end of the building to the centre of the staircase to be 15 m.

5. Escalators:
    a. While planning for escalators: loss of saleable area to be calculated.
        i. Ground floor shops are most premium (Ground floor shop value) : 2x
        ii. 1st floor shop value : 1.5x
        iii. 2nd floor shop value : 1x

b. Escalators to be planned facing outside. Visible from retail plaza, as they will be the key inviting attraction
c. Depending on the location-Double height void for escalators to be explored.

MASTER PLAN-

Try to minimize the road areas inside the layout. Thereby giving better ambience of plaza for the retail./offices.

- Space for ambulance + waste bins/garbage disposal.

Lobbies + Entries

- Retail lobby and office lobby to be kept separate.
- Office lobby –to be kept nearest to the access road. One of the staircase cores to be close to the lobby
    - No of lifts to be calculated as per policy.
    - Lobby to have turnstiles/access control beyond reception/waiting area of the lobby.
- Medical Lobby to be separate/dedicated with a different access. Preferably away from office lobby/retail lobby and wherever possible there should be a grade difference.
- Separate service access to be provided which is close to the service lift. Loading/unloading ramp to be provided for ease.
- Office lifts should be open on one of the retail floors (for direct connectivity of office users)

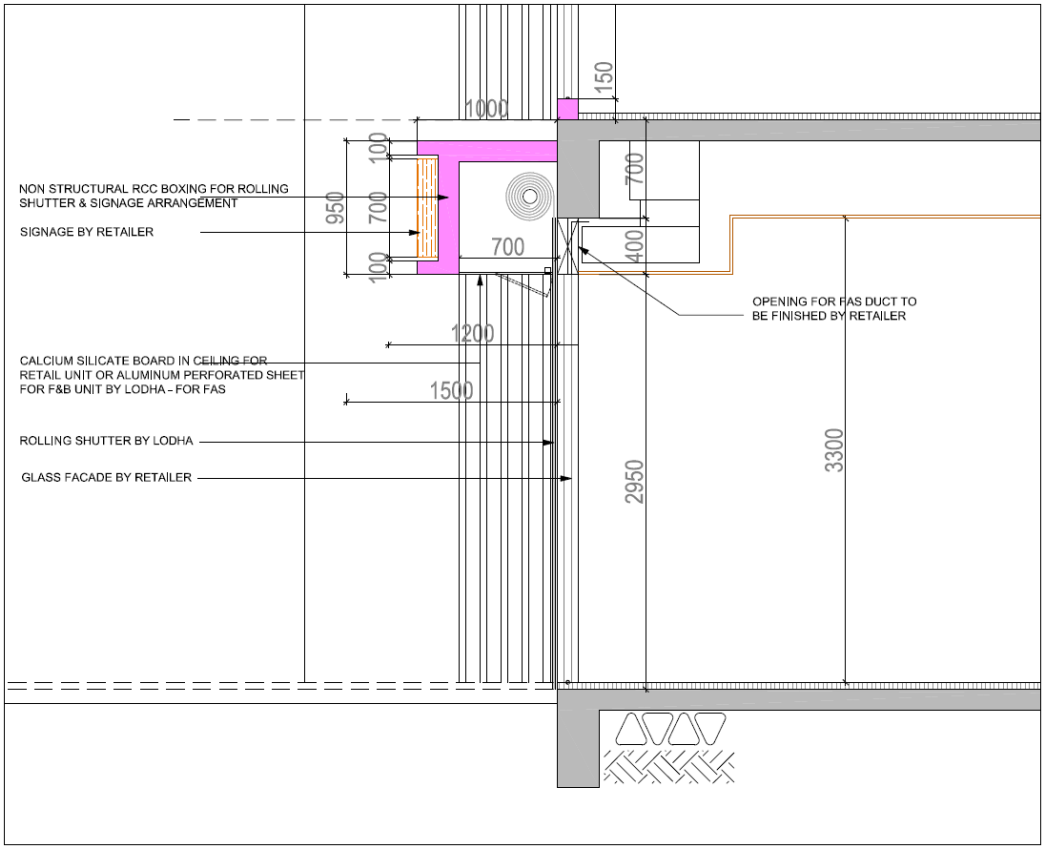
VASTU:

- All shops +offices to be Vastu compliant (entrance door + toilet locations to be checked)
- For the offices facing south (while exiting the office-if we face south), the **Vastu** issue can be solved by designing angular doors.
- For all retail , we will be provide a rolling shutter (so needs to be accounted in design)

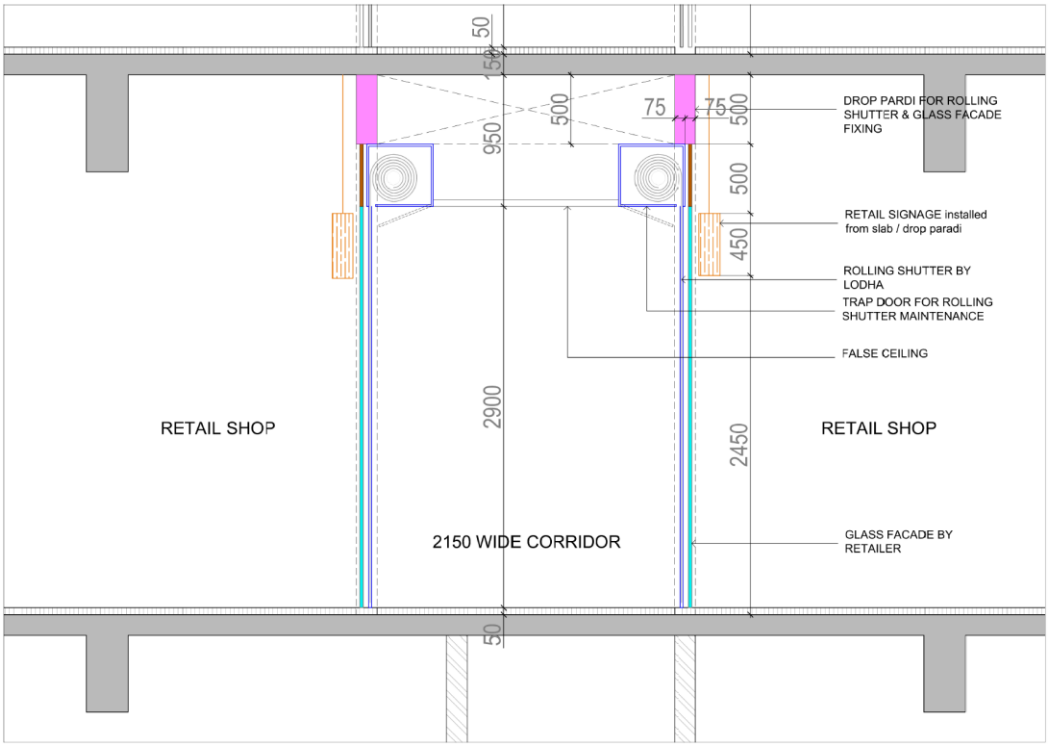
Retail

- Drainage + Plumbing provision to be made for One toilet.
- ODU provision to be made for each retail unit .To be accounted in the elevation (Refer sketch attached). Adequate ventilation to be provided for the area where the ODU is kept.
    - Orientation of the ventilation of this ODU to be such that it does not affect users who enter the retail unit.
- 100% flexibility in design to be provided to convert each retail unit into F&B unit for all floors.
- Signage in all retail shops is the most important and to be accounted in the elevation to keep it standardized. (Refer sketch).

- Signage on External Façade
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- Signage on Internal Corridor at First & Second Floor:



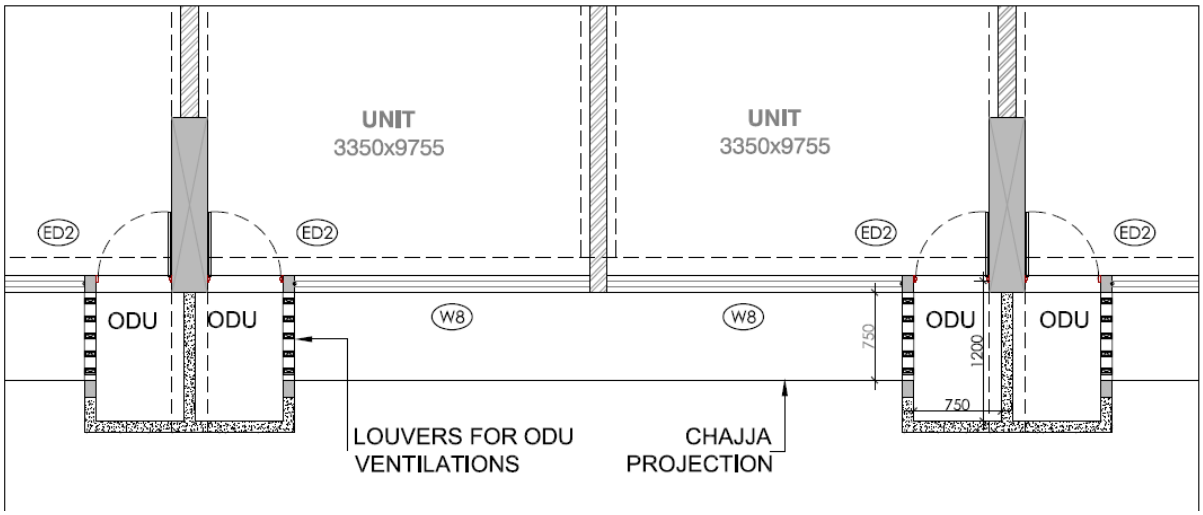
On the ground floor-

- in projects where we have basements- service corridors are not required and we should maximize retail area

- Where we don't have basements, a service corridor has to be provided for Sewage termination. (Loss of retail area to be documented)
- Ceiling of same corridor to account for exhaust system required for restaurants/eateries.

- First floor retail
  - Few bays need to have terraces/outdoor areas which can serve functions like restaurants etc.

Offices

- Drainage + Plumbing provision to be made for One toilet+ Pantry
- ODU provision to be made for each retail unit + Office. To be accounted in the elevation (Refer sketch attached) . Adequate ventilation to be provided for the area where the ODU is kept.
- 

Terrace: On building roof top Solar PV to b proposed to cater all common area energy requirement of building.

Structural grid – Clear dimensions of Units excluding walls

250 unit – 3350 mm x 7155 mm

300 unit– 3350 mm x 8540 mm

350 unit– 3350 mm x 9755 mm

550 unit-11555 mm x 4450 mm

750 unit-15650 mm x 4450 mm

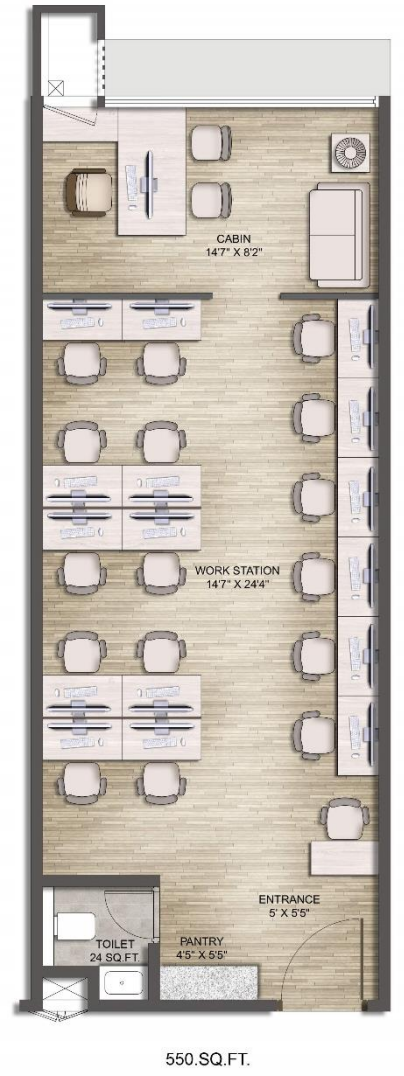
MEP – In

- Individual plumbing shaft to be provided in each unit. Single vertical riser for sewer & waste water line.
- Toilet exhaust to be routed through ODU shaft. Sleeve provision in beam to be considered.

- In case of F&B unit kitchen exhaust & FAS to be considered from Retail Façade only. Required guidelines ie provision of scrubber, grease trap by Retailer to be shared with clients.

Standard Furniture Layouts:

Office 550 sqft **Office with Terrace 550 sqft**



550.SQ.FT.



Office 350 sqft **Office 300 sqft** **Office 250 sqft**



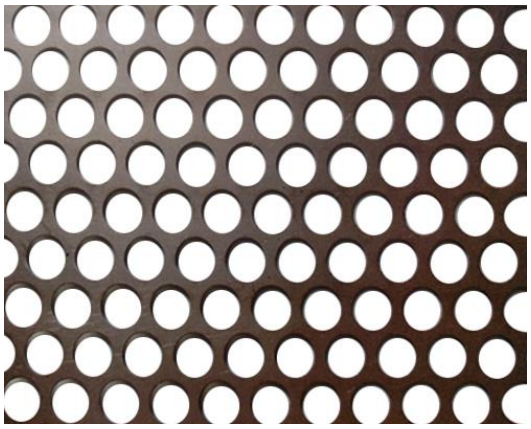
Annexures:

- Perforated Rolling shutter – For Retail shop front

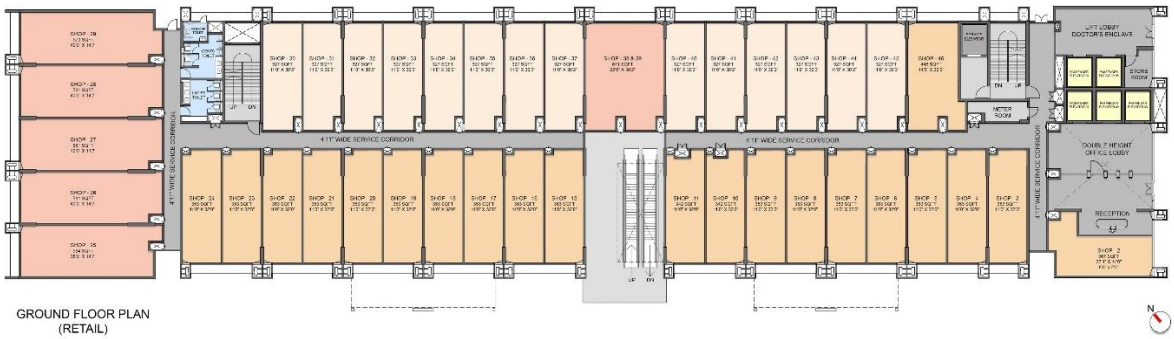




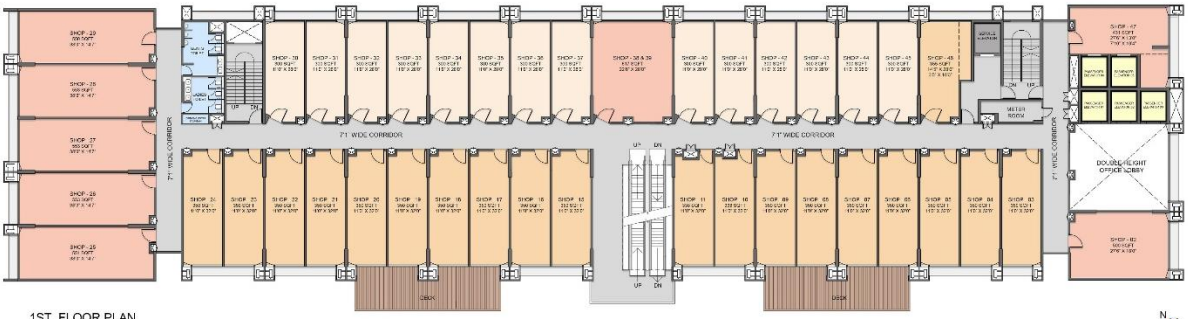
- Perforated Screen – For F&B FAS at Retail signage bulkhead soffit (by Retailer)



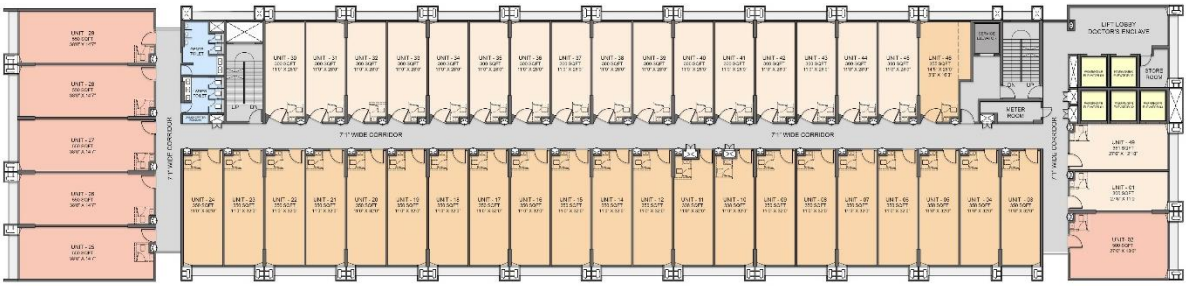
- FLOOR PLANS



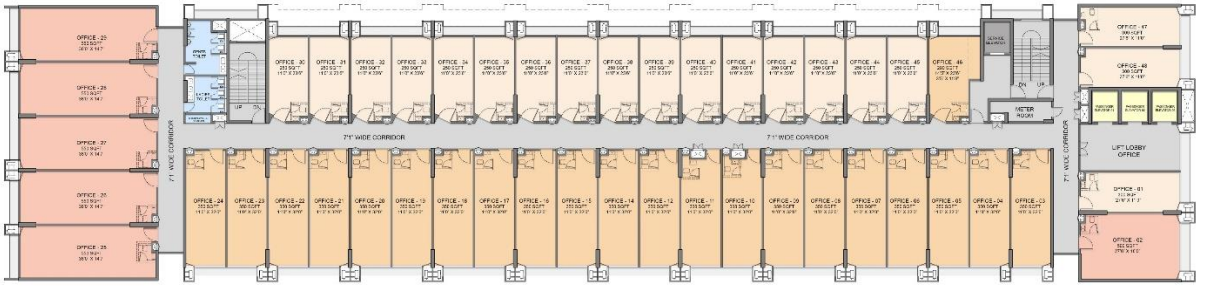
GROUND FLOOR PLAN
(RETAIL)



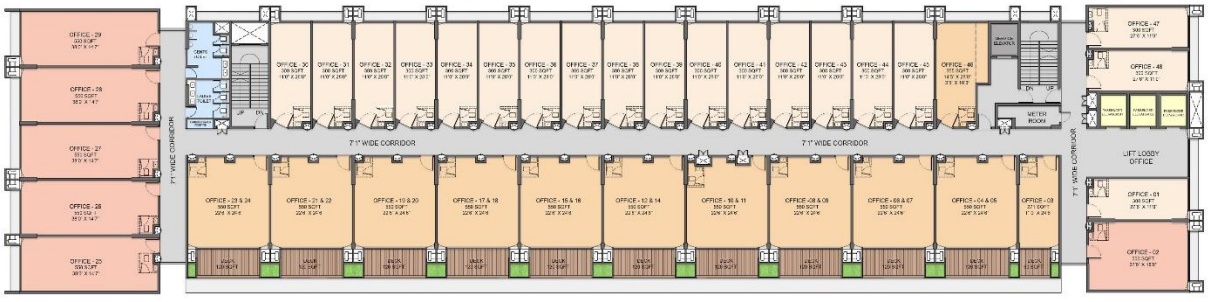
1ST FLOOR PLAN
(RETAIL)



3RD & 4TH FLOOR PLAN
(DOCTOR'S ENCLAVE)



TYPICAL FLOOR PLAN (7TH TO 9TH)
(OFFICE)



10TH FLOOR PLAN
(OFFICE)