External Facade Finishes Policy:

1. Finish on the external facade/paint of a building plays an important functional and aesthetic role. The functional role primarily revolves around providing an additional layer of water protection/leakage prevention for the building and the material(s) chosen should be detailed to ensure this.
2. Any external finish should not require replacement for at least 10 years (paint may require repaint every 5 years).
3. On the external facade of any building, it is preferred that (other than windows and railings) not more than one material is used (max. 2).
4. For commercial buildings, on ground level in high pedestrian traffic areas, external facade should be finished in a hard & difficult to spoil material (e.g. stone) to avoid damage from passer-bys.
5. Any non-structural elevation projections, fins etc., on habitable floors or above terrace, lead to increase in construction cost and FSI cost and often block view. These features for elevation purposes to be avoided in Crown, Casa, Aspi and Premium- projects (and offices in equivalent locations) – for such projects, we should have a normal façade leveraging the structural elements and with (max. 4-6 feet tall) RCC/glass parapet on the top. Architect to design with these norms. In case of Luxury, Premium+ and Excellus offices, Architect will have façade flexibility since we can spend more and some of these buildings can be iconic in nature.
6. When external paint is to be used, it should be a texture (or equivalent) paint with strong water repelling qualities. When external paint is used, the manufacturer will need to guarantee the appearance e for at least 3 years.
7. In high monsoon locations or locations with proximity to water bodies, special care needs to be taken w.r.t fungal formation on texture paints and manufacturer needs to guarantee against the same by introducing required chemicals/coatings in the painting process.
8. It should be ensured that the external façade is broken through projections (outwards, at terrace parapet level, have min. external depth of 100 mm with slope towards terrace) so that rain water doesn't hit the main vertical faces of the building directly, avoiding the stain marks on the building surface. This can also be considered at intermediate levels of the building on dead walls.

9. While designing the dead wall elevation of buildings, care should be taken not to provide grooves in the external plaster that coincide with natural joint between RCC and brick wall. This then forms the weakest link and allows water ingress on the inside surface. If groove has to be provided, it should be in the beam area only, atleast 100 mm above/below beam bottom. Also depth of groove should not exceed 6 mm. Groves should be minimized (max. 1 grove per face per floor, ideally 1 groove per face every 2 floors).

10. If buildings are set at an angle to each other and if the building requires external plaster, the buildings should be places in such a manner than there is always a distance of 2.5 or more feet between the building faces, to enable the external plaster to be done properly.
    In case there is any horizontal projection > 100 mm beyond the window line, the same should be sloped so that water does not collect on this surface.
11. In buildings where external plaster is likely to be done, attempt should be made to use the scaffolding erected by the external plaster vendor for installation of the finishes of the external

facade. This will save significant cost and time, but requires co-ordination effort from both Procurement and Const Mgmt.

12. Use of louvers on external façade should be minimized. To achieve this, bathrooms should be placed internally and be mechanically ventilated (except in case of hi-end and luxury projects where they can be naturally ventilated as a luxury). Where louvers are required, their quantity should be minimized by appropriate design and usage of adjacent wall thickness. Where required, louvers should be used as follows (subject to agreement with External Architect concerned):

Type of Project	Shera Board Louvers	Pre-Cast RCC Louvers	Aluminum Louvers
Casa	Permissible	Permissible	Generally not encouraged. Use in exceptional cases only.
Aspi	Not Permissible	Permissible in buildings upto 100 m	Generally not encouraged. Use in exceptional cases only.
Hi-end	Not Permissible	Permissible in buildings upto 100 m	Permissible
Luxury	Not Permissible	Permissible in buildings upto 100 m	Permissible
Offices	Not Permissible	Permissible in buildings upto 100 m	Permissible
Retail	Not Permissible	Permissible in buildings upto 100 m	Permissible

13. Involve Façade Design team for options before finalizing overall building perspective

14. Reserve suitable width (approx. 2-3M) from parapet along the periphery of the building at Terrace for movement of BMU Access system. Also, restrict parapet wall height at Terrace to 1200mm from FFL to enable easy access to the facade.
15. Finalize details of all penetrations likely in the Façade works at FDD stage.
16. Finalize Canopies, BMU Access foundation Anchors etc with Façade vendor & Structural engineer for cast in Inserts.
17. Finalize the Terrace Plan keeping in view of the BMU Access system in coordination with MEP.
18. All Materials & Finishes shall be approved by Architect in concurrence with Façade Design team for Technical / Performance aspects.
19. Guidelines, not mandatory: Windows on South Façade to be shaded by boxing, overhang, sunshade etc & on East & West with Vertical fins for better performance.
20. Guidelines, not mandatory: Select Glazing Materials which are locally available require less maintenance, UV resistant & are more durable.

Façade Finishes- Do's & Don't s for PROJECT MANAGEMENT

DO'S:

0. Resurvey of the Structure should be carried out by Façade Contractor & procure materials to

suit site conditions wherever applicable.

1. Follow approved façade shop drawings for all modules & interface other interior trades for setting off.
2. Provide logistics support at site to façade vendor.
3. Regularly monitor the Procurement/Production/Delivery & Installation activities of all Facade elements.
4. Coordinate Façade works with other interfacing trades like MEP, Interior, BMU etc.
5. Ensure that Façade works are protected with protection tapes till final cleaning & handover.
6. Entire Building façade is broken down to Zones with priority / sequence of installation based on which the Procurement & Production will take place.
7. All wet works like Masonry/Plastering/Flooring screeds etc are to be completed before start of glazing works.
8. Façade works required for water tightness are to be taken up first & all other works to follow.
9. Always seal the façade perimeter with the structure.
10. Always provide 3 to 6 mm gap all-round Façade members & granite/Tiles etc 7 seal with sealant for movement accommodation.
11. Store unpacked Façade elements under covered storage.
12. Bring to notice of Façade Engineer of any non conformity at site from the approved drawings & technical specifications.
13. Check façade shop drawing for any cast in Inserts before clearing for concrete pour.
14. Maintain the structural tolerances to accommodate prefabricated façade elements.
15. Always have a Visual Mock Up & Performance Mock up Tested.
16. Field tests for leakage are absolute necessary.
17. Report all leakages noticed during construction & seek solutions from Façade engineer.
18. Install BMU access system for trials before releasing the façade vendor.
19. Ensure that Air/Water seals & fire safety & other services are completed & tested before close up by Facade / Interior trades.
20. Deglazing test & inspection of panels shall be done for one in every 100 panels.
21. Curing period shall be minimum for 3 days or as recommended by the sealant manufacturer.
22. Primary seal & secondary seal (GI Flashing) shall be provided for all Roof copings.
23. Weather sealant shall be used only wherever air or water need to be arrested & Structural sealant (to the recommended thickness as per structural calculations) shall be used to weld glass to the Aluminum frame structurally.

DON'TS:

1. Avoid cement mortar droppings etc on the Façade works.
2. Control /Avoid abuse of façade by interfacing trades by proper sequencing of works.

3. Avoid welding works near Façade.
4. Do not drill holes into façade elements or screw in.
5. Do not support blinds/Tiles/ skirting's etc from façade.
6. Do not clean façade members with any detergent / petroleum products.
7. Do not change priority of Installation frequently.

Note: The list is not exhaustive.