Entrance Lobby Guidelines

Entrance lobby is the defining feature of a building and should convey a very high standard.

While there will be variance in finish levels across developments, entrance lobbies should be treated as KCA's and should be designed with an interior design focus (preferably by the same/similar team doing the other KCA's in the development).

Under no circumstances will any compromise in the entrance lobbies be acceptable, even if it is a Casa or handover (eg. Rental) development.

Some of the key elements to focus on include:

a. Floor finish
b. Ceiling finish
c. Wall finish
d. Furniture (can be limited quantity but good standard)
e. Ventilation (AC / Non-AC)
f. Music
g. Scent
h. Security features (to enter lobby and also from lobby to lifts/habitable floors) – this needs to be integrated into the Interior Design and the ID team needs to understand the same in detail.
i. Services like Concierge and Bellhop to be provided in lobby – this needs to be integrated into the Interior Design and the ID team needs to understand the same in detail.
j. Maximization of natural light in the lobby.
k. In order to ensure that height of entrance lobby is not compromised, coordinate with MEP / Architecture (early) to ensure that meter room is not located in a manner which causes cables to cross entrance lobby (from shafts to meter room) – this would generally mean that meter room to either NOT be planned on entrance lobby level OR to be planned close to the electrical shafts.
l. Entry/Exit:
    i. All entry/exits of an air-conditioned space opening directly to the exterior can have any one of the following 4 types of gates:
        1. Revolving doors (mandatory for entrance lobbies of buildings with height > 150 m)

2. Sliding door with Air curtain (preferably from outside and merged seamlessly into façade if outside and ID if inside)
3. Air-lock lobby or vestibule (two doors which generally do not open at the same time)
4. Open able door with Air curtain (preferably from outside and merged seamlessly into façade if outside and ID if inside) (less preferred) Refer Annexure A.

ii. If air-curtain is used, it is preferable to have it outside. Due care to be taken to merge seamlessly into façade (if outside) and ID (if inside). If feasible, fan functioning to be linked to door opening to reduce noise impact and energy consumption

Some guidelines in this regard are stated below. In case a renowned interior designer is designing the lobby, these guidelines can be waived in the interest of a better project outcome:

	Luxury	**Hi-end**	**Aspirational**	**Casa**	**Excelus**	**Supremus**	**iThink**
Interior feel	5-star luxury hotel lobby	5-star luxury hotel lobby	3-star hotel lobby	3-star hotel lobby	5-star business hotel lobby	5-star business hotel lobby	3-star hotel lobby
Min. FTF Height (m)	6	6	4	As per typical floor height	6	4	4
Min. Area (sq. ft.)	1500	1500	800		4000	1500	2500
Art (Painting / Sculpture etc.) Usage	Recommended	Recommended	NA	NA	Recommended	Recommended	NA
Non core & shell budget* (Rs. Psf of carpet area)	11150	6500	5000	2100	4450	3900	3350
Furniture	Yes	Yes	Based on design	Based on design	Yes	Yes	Yes
Visitor Toilets required in/near lobby	1 x unisex	1 x unisex	No	No	Yes – Male & Female	1 x unisex	Yes – Male & Female
Reception Desk	Based on security guidelines				Yes	Yes	Yes
Design reference project	Trump Tower, World View	Fiorenza Tower D, Park, Lodha Venezia, Lodha Sterling	Luxuria Priva, Lodha Eternis	Lodha Amara,Palava S4	Lodha Excelus	Clariant Tower B, Lodha Eternis	Clariant Tower A, Palava Town Center 1

In retail, there are no separate entrance lobbies but special attention is to be paid to the entrance area / atriums.

* As in 2016, increase by inflation % every FY on 1st April. Rates applicable as per date of start of construction (first activity) onsite

Reference policies to keep in mind:

a. AC, Music & Scent Provisions in Key Common Areas (ID Policy)
b. Washroom guidelines for KCA

For designer projects, the budget can be up to 20% higher with approval from HOD-Design
For any specific project, additional budget increase of up to 10% from norm can be approved by HOD-Design in concurrence with Regional CEO, provided overall project cost norms are followed. Any other increases need to be approved by MD.
It should be ensured that no FSI is used for the entrance lobby and the outline entire entrance lobby (as built) is clearly shown in approved plans. If FSI is to be used, take approval of HoD-Design.

Typical Lift Lobby Guidelines:

	Luxury	**Hi-end**	**Aspirational**	**Casa**	**Excelus**	**Supremus**	**iThink**
Interior feel	5-star luxury hotel typical floor lobby	5-star luxury hotel typical floor lobby	3-star hotel typical floor lobby	3-star hotel typical floor lobby	5-star business hotel typical floor lobby	5-star business hotel typical floor lobby	3-star business hotel typical floor lobby
Art (Painting / Sculpture etc.)	May be considered	NA	NA	NA	May be considered	NA	NA
Non core & shell budget (Rs. Psf of carpet area)*	5600	3050	1950	1100	2800	2800	2230
Shaft Doors (fire rated if reqd by CFO NOC)	As per design	As per design	Metal Powder Coated	Metal Powder Coated	As per Design	As per Design	Metal Powder Coated
Design reference project	Trump Tower	Lodha Sterling, Fiorenza Tower D	Luxuria Priva, Lodha Eternis	Lodha Amara, Palava S4	Lodha Excelus	Geeta Supremus	I-Think Kanjurmarg

* As in 2019, increase by inflation % every FY on 1st April. Rates applicable as per date of start of construction (first activity) onsite.
Single LOP to be provided for all elevators in a row

For any specific project, budget increase of up to 10% from norm can be approved by HOD-Design in concurrence with Regional CEO, provided overall project cost norms are followed. Any other increases need to be approved by MD.

Kindly refer to Annexure B for suggested clear width of Lift Lobby & note on Lift bank configuration

Clubhouse cost Guidelines :

	Luxury	**Hi-end**	**Aspirational**	**Casa**
Clubhouse (Rs psf of BUA)	12275	7500	5575	5575

* As in 2019, increase by inflation % every FY on 1st April. Rates applicable as per date of start of construction (first activity) onsite

Costs stated are total costs for the space (including shell and core). General guideline for split between ID (including mep post a single point and FF&E) & other costs (Civil & Façade) to be considered as 75% for Luxury/Hi-end and 65% for Aspirational/casa. Lead project architect can change the ratio in concurrence with HOD-Design.

For designer projects, the budget can be up to 20% higher with approval from HOD-Design

For any specific project, additional budget increase of up to 10% from norm can be approved by HOD-Design in concurrence with Regional CEO, provided overall project cost norms are followed. Any other increases need to be approved by MD

Due to possibility of higher changes during execution 20% contingency to be provided to site/ execution.
Eg: If target is 5000 psf, design to plan for 4000 psf design & 1000 psf is execution contingency (limited to ID part target)

Show Flat
If show flat is being finally built i.e. in final building structure, it should be planned in a manner which makes it easy to live in after sale. Ensure that following elements are incorporated into the design at time of show flat execution itself:

a. Intercom
b. Wi-fi
c. Cable / e-TV for the TVs
d. (Provision for/) Utility connections (electricity / water / gas) for equipment eg. Hob, hood, over, microwave, coffee machine, washing machine etc.
e. AC controls
f. Security setup eg. Door phone
g. Fittings in bathrooms eg. Soap dish, towel rack etc.
h. Clothes drying provision eg. Stand / line

i. Ample storage

The said show flat will be marked in allotment list as 'show flat' so that it is sold with the FFE (but not furnishing like expensive art, clothes and crockery) and the value for the same is recovered in sale. Wrt possession time, Sales needs to ensure that show flat is available for viewing till 95% of the units are sold or 12 months from date of OC, whichever is earlier.

Sales Gallery & Show flat cost Guidelines :

	Luxury & Hi-end	**Aspirational & Casa**
Sales Gallery (Rs psf of carpet)	10000	10000
Show Flat (Rs psf of carpet)	18000	8000

* As in 2019, increase by inflation % every FY on 1st April. Rates applicable as per date of start of construction (first activity) onsite

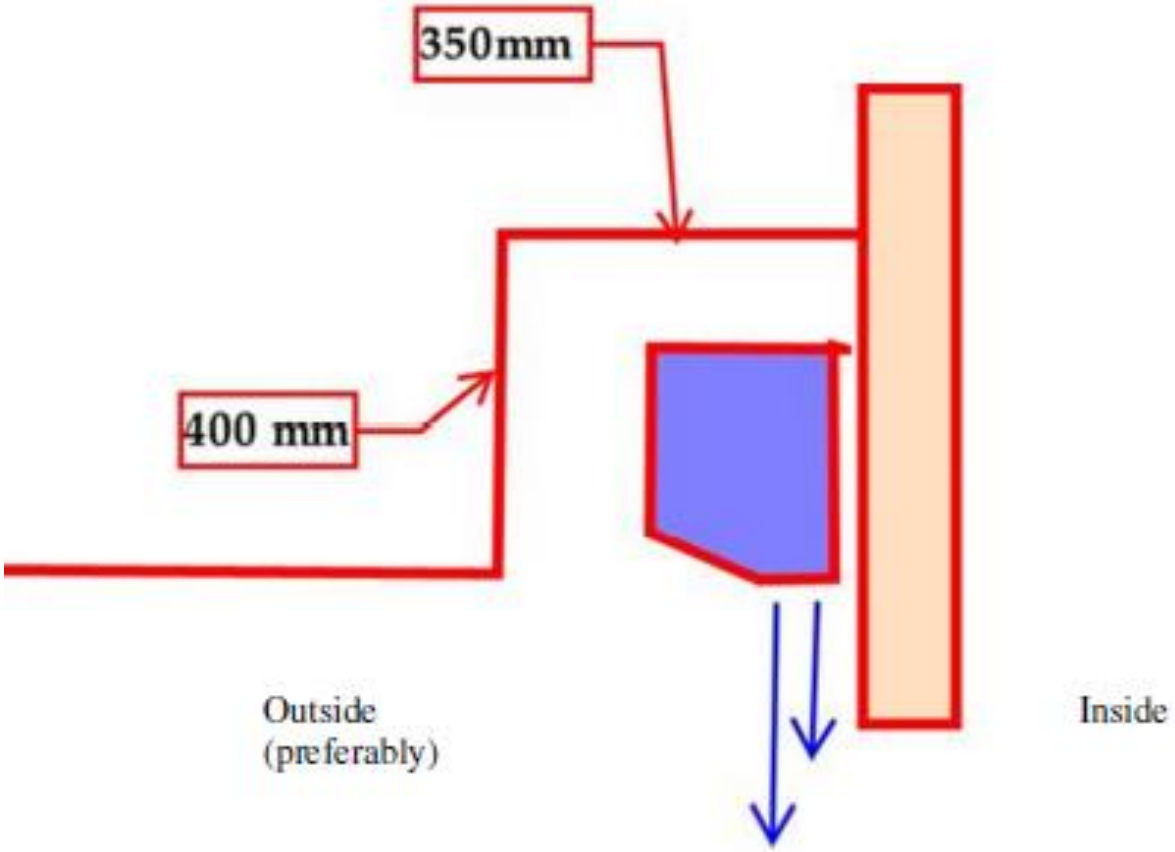
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For designer projects, the budget can be up to 20% higher with approval from HOD-Design

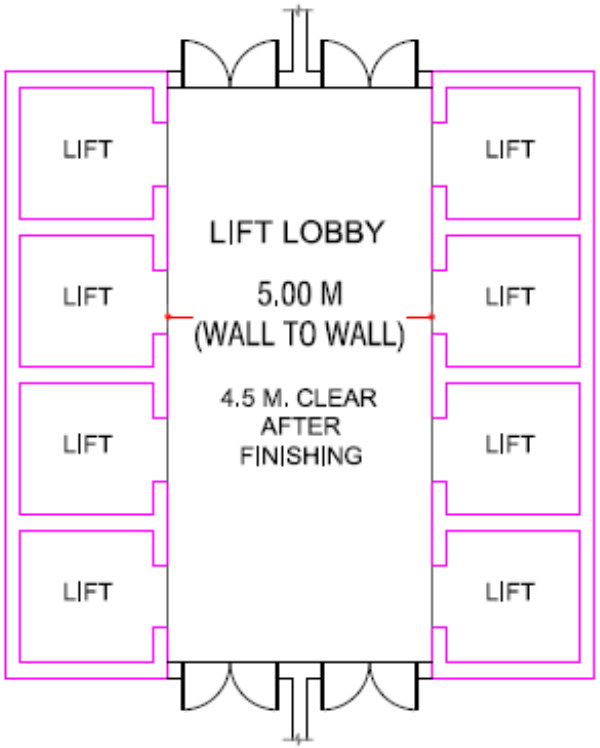
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Eg: If target is 5000 psf, design to plan for 4000 psf design & 1000 psf is execution contingency.

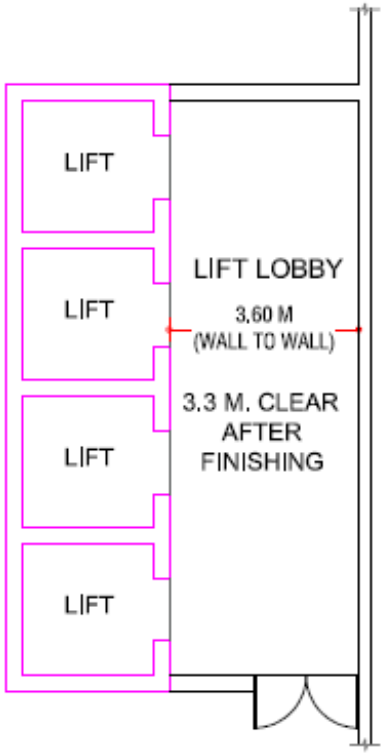
Annexure A: Typical cross section for the air curtain



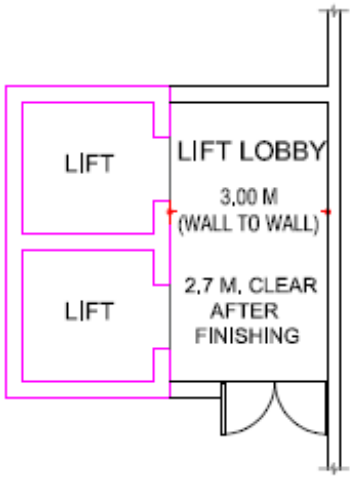
Annexure B



LIFT LOBBY WITH DOUBLE SIDE LOADED LIFTS



LIFT LOBBY WITH SINGLE SIDE LOADED LIFT
(MORE THAN 2 LIFTS)



LIFT LOBBY WITH SINGLE SIDE LOADED LIFT
(WITH 2 LIFTS)

Note on configuration of Lift Bank:

a. Preference is to do 2-sided lift banks over 1-sided, since lobby feel is better.
b. When there is tiering of lifts within same 2-sided lift bank, try to distribute in a manner such that each tier is served by 2-sided lift openings.