Sample flat design inputs:

This applies to sample flats which are meant to be sold (i.e. located within building):

a. MEP system have to be better planned for usage and robust (with backup if needed)
    a. Security – alarms and boundary (door and window) and how will it really function
    b. Connectivity (Wi-Fi, intercom, landline phone)
    c. Air-conditioning (at Belmondo, air conditioning is a challenge due to location of grills and throw direction)
    d. Exhaust/smell in bathrooms and kitchen
    e. Sufficient and well located sockets
b. Lighting: Lighting is appropriate for the user when actually using the flat.
c. Curtain: Ensure that they open properly (not blocking the good views) and also close properly (not letting light in early morning).
d. Vastu directions: especially for main door, beds, study tables and Puja; where possible take care of Master Bed and Kitchen locations
e. Storage: Plan the storage in each bedroom thinking that the bedroom will be used; also generally storage for the house - need to think about how to best use every sq. inch. Plan for needs like shoe rack and umbrella holder, where practical. Also bathroom storage (shampoos/perfumes etc. + used clothes bin).
f. Heights: Maximize the height in every room; don't lose too much height due to HVAC etc.
g. Staff areas: Pay more attention to their design for usability and durability, since usage is pretty rough.
h. Rodent protection: Ensure that all shafts are sealed with appropriate mesh/similar. Also ensure that entry point for all cables/wires from any external point to inside the house/ceiling is appropriately filled in so as to not allow opportunity for rodents to enter.
i. Bathroom fitments: Soap dish, towel rod/hook etc.