Sample flat design inputs:

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

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 (very important for standalone homes).
    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 (taking into account need for work/study from home)
    f. Simple switches, without automation
    g. Music system and controls
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.
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. Appliances:
    a. No bathroom TVs. TV/screen can be considered (not a must) in kitchen since people are increasing interested in cooking using online recipes.
    b. Kitchen appliances to be aesthetically pleasing (matching kitchen look) and decently functional. However, fitted appliances from the kitchen manufacturer tend to be poor value for money and difficult to service and therefore, cost v. value should be properly scrutinized.
j. Name plate: To be located such that clearly visible to a visitor (which is the only functional purpose of the name plate). Also ensure that main door has appropriate locks + key hole.
k. External areas (eg. deck, terrace, garden) to be designed integrally with the interiors.

All of these are guidelines, not firm rules. If there is a good, thoughtful reason to change them, same is permissible.