Key Indoor Common Area – Scope of Responsibility

Key Indoor Common Areas viz. area fulfilling all of the following criteria:

1. Spaces which have minimum size > 2000 sq. ft. of carpet area.
2. Area which are frequently visited by a large number of visitors / residents.
3. Make a significant impression on the overall value of the development.
4. Are indoor/enclosed spaces

Eg.

i. Entrance lobby (if carpet area > 2000 sq. ft.)
ii. Clubhouse (and all related/attached indoor components including Gym / spa / health etc.)
iii. Sample Flat
iv. Sales office

If area falls within the habitable building:

Design			**Procurement**			**Execution**		
Civil	Services	Interiors	Civil	Services	Interiors	Civil	Services	Interiors
A+E	E	ID	PPT	PPT	IPT	CM	CM	IFT

If independent structure falling outside the habitable building:

Design			**Procurement**			**Execution**		
Civil	Services	Interiors	Civil	Services	Interiors	Civil	Services	Interiors
A+E	E	ID	IPT	IPT	IPT	CM	CM	IFT

In case of such independent structure, the immediate periphery of these structures (viz. approx. 20 m periphery) shall also be handled as per the aforesaid responsibility allocation. In case of sales offices and sample flats which are independent structures outside the building line, the entire landscape area shall be handled as per the aforesaid responsibility allocation.

Abbreviations used:

A – Architecture
E – Engineering
ID – Interior Design
PPT – Project Procurement Team
IPT – Interiors Procurement Team
CM – Construction Management Team
IFT – Interiors Finishing Team

Notes

i. The ID team has overall coordination responsibility for the key indoor common areas.
ii. For aforesaid purposes, the scope of 'Services' is what would normally be the scope in case of a core and shell / bare shell development. The scope of 'Interiors' is what would be the normal scope of the client in case of a core and shell / bare shell development.