General Architectural Planning Guidebook:

I Floor Numbering
II Parking Numbering
III Road design
IV Pooja room in Residential
V Utility / Drying Balcony in Residential
VI Location of common toilet in Residential
VII No. of toilets
VIII Type and Size of Residential Toilets
IX Size of Residential Bedrooms
X Type and Size of Residential Kitchen
XI Residential finishing to be provided
XII Air-conditioning for Offices
XIII Generator Backup for Offices
XIV Club House/ Recreational facilities
XV Niches
XVI Facilities to be provided on typical floor in Office Building
XVII Structural grid in Office Buildings:

I. Floor Numbering:

a) The first livable floor should be numbered as follows:
round down(Distance of first livable floor bottom slab from ground / floor-to-floor height of typical floor) e.g. In Bellissimo, first livable floor would roundup (17.5/3.2) = 6, and then numbering would continue.
b) The entry/ground level above the highest podium/basement level should be numbered P0 and then as we go lower towards grounds, the digit no. should increase viz. the lowest level of the podium if there were 4 levels of podium would be P4.

II. Parking Numbering:

a) Each parking will have a four-digit numbering, as follows:
Digit No. – Digit component of the Podium / Basement / Ground numbering eg. P4 parking would have parking nos. 4 _ _ _. Ground parking would have 0 _ _ _. The remaining three digits will start from the 1st parking as 001 and then move along the said level. E.g. P3 podium with 98 parking would have numbering 3001 – 3098. Then P4 podium numbering will again start from 4001-4_ _ _.
b) In the event that there are different types of parking on a given level (e.g. Stilt vs. Open), the same will be qualified by an alphabetical character at the end of the 4-digit parking number e.g. An open parking on ground level would be 0001O (alphabet O) and a stilt parking on the same level would be 0009S. Please note that the 4-digit numbering system will not restart on a given

level for different types of parking i.e. we cannot have 0001O an 0001S. The 4-digit parking numbers on a given level will be mutually exclusive.

III. Road Design:

a) Minimum width of a (one-way) driving lane should be 3 m and max. 3.5 m
b) Minimum width of a footpath / walkway designed for regular use should be 1.5 m and max. 3 m
c) Minimum width of a footpath / walkway / walking track designed for recreational use should be 1.2 m and max. 3 m
d) Minimum width of landscape buffer for tree growth should be 1.5 m and minimum width of landscape buffer for shrub/lawn growth should be 0.9 m
e) The Guard house at entry should be on the same side of the road as the 'Driving In' Direction.
f) The footpath at entry should be on the same side of the road as the 'Driving In' direction, to enable the Guard house to control both car and pedestrian entry simultaneously.
g) Preferably, there should be a tree / shrub / lawn buffer between the driving land and the footpath / compound wall.

IV. Pooja room in Residential

All residential units shall have either:
a) Pooja ledge (1'6" depth., 3'-5' width, starting from 3 ft' above ground level to ceiling)
b) Pooja room – small rooms with sliding door having area of min. 20 sq. ft. and sufficient for a person to sit down and do Pooja

V. Utility / Drying Balcony in Residential

All residential units shall have a utility and drying balcony area. It can either be an area accessible through a common passage and having light and ventilation or can be accessed though a toilet (preferably the common toilet). The utility area shall have a drain and a water connection for the washing machine.

VI. Location of common toilet in Residential

Preferably, the common toilet of a residential unit should be so located such that it can be combined with the bedroom which does not have an attached toilet, if desired by the purchaser.

VII. No. of toilets

a) Residential:
Minimum no. of toilets will be equivalent to the no. of full bedrooms, with one toilet serving as the common toilet (accessible from a common area outside a bedroom).
In Luxury, a powder toilet will be compulsorily provided and all bedrooms will have attached toilets. In Hi-end and Aspirational, a powder toilet can be considered.

b) Office: As per latest National Building Code (NBC) norms
c) Retail: As per latest National Building Code (NBC) norms, including special norms for Multiplexes/cinemas.

VIII. Type and Size of Residential Toilets:

a) Luxury - Min. size of 50 sq. ft. for all toilets (except powder toilet, which can have min. size of 20 sq.ft.). The master bedroom toilet should be either 4-fixture (shower cubicle, bathtub, WC, basin) or better.
b) Hi-end - Min. size of 40 sq. ft. for all toilets (except powder toilet, which can have min. size of 20 sq.ft.). The master bedroom toilet should be either 4-fixture (shower cubicle, bathtub, WC, basin) or better.
c) Aspirational - Min. size of 35 sq. ft. for all toilets (except powder toilet, which can have min. size of 15 sq.ft.). Master bedroom toilet should be minimum 40 sq. ft.
d) Others - Min. size of 30 sq. ft. for all toilets

IX. Size of Residential Bedrooms:

a) Luxury – Minimum size of 140 sq. ft.; bedroom should have walk-in wardrobe if feasible.
b) Hi-end – Minimum size of 140 sq. ft.; master bedroom should have walk-in wardrobe if feasible.
c) Aspirational - Minimum size of 120 sq. ft. for full bedroom and 50 sq. ft. for half-bedroom
d) Others - Minimum size of 80 sq. ft.

X. Type and Size of Residential Kitchen:

a) Luxury – Minimum size of 140 sq. ft.; Preferably two-opposite sided platforms; separate store area of min. 25 sq. ft.; separate dry and wet kitchen, if feasible
b) Hi-end – Minimum size of 100 sq. ft.; Preferably two-opposite sided platforms; separate store area of min. 25 sq. ft., if feasible
c) Aspirational - Minimum size of 70 sq. ft.; Preferably two-opposite sided platforms; separate store area of min. 20 sq. ft., if feasible; Kitchen entry not to be visible from entry and from passage between entry to living
d) Others - Minimum size of 48 sq. ft.; Preferably two-opposite sided platforms; Kitchen entry not to be visible from entry and from passage between entry to living

XI. Residential finishing to be provided:

a) Luxury – Bare shell, with finished toilets, balconies, lift lobbies and common areas, servant areas and utility/drying balcony. Electrical wiring up to DB and sleeves in room walls to allow for laying of electrical cables. Main door provided. Security System (linked to Central Security) room should be provided. Home automation and air-conditioning system may be provided.
b) Hi-end –Finished with best amenities including Flooring, Security, Air-conditioning, Home Automation etc. Finished toilets, balconies, lift lobbies and common areas, servant areas and

utility/drying balcony. Fitted kitchen and/or wardrobes may be provided. Ample no. of electrical points will be provided (no light fittings). False ceiling will not be provided. No loose furniture to be provided.

c) Aspirational – Finished toilets, Doors, Windows, Finished Balcony, Flooring, Kitchen Platform, limited no. of light points (no light fittings). Security System will be provided. Air-conditioning, home automation, fitted kitchens may be provided.
d) Others - toilets, Doors, Windows, Finished Balcony, Flooring, Kitchen Platform, limited no. of light points (no light fittings). Security System, fitted kitchens may be provided.

XII. Air-conditioning for Offices:

a) Hi-side air-conditioning to be provided, with equipment up to the AHU room.
b) Water-cooled air-conditioning systems to be preferred over air-cooled systems. However, air-cooled systems may be used if water supply is a concern / issue.
c) Common (central) air-conditioning system to be installed to reduce installed capacity required and increase redundancy in Excelus and iThink. Individual systems preferred in Supremus.

XIII. Generator Backup for Offices:

a) 100% backup generators to be provided for estimated power consumption of the office space and common area.
b) Common (central) generator system to be installed to reduce installed capacity required and increase redundancy.

XIV. Club House/ Recreational facilities:

a) Residential: Must-have for Luxury, Hi-end and Aspirational. Optional for Others.
    a. Must-Have's
        i. Swimming Pool
        ii. Coffee Shop / Restaurant with Kitchen
        iii. Multipurpose Hall
        iv. Business Centre
        v. Gymnasium
        vi. Indoor Games Room (Cards, Table Tennis, Chess, Carom, Snooker/Pool etc. or some of these)
        vii. Toilets (and Changing Rooms for Swimming Pool)
        viii. Library
    b. Can-Have's:
        i. Tennis Court
        ii. Volleyball Court
        iii. Badminton Court
        iv. Basketball Court
        v. Cricket Nets
        vi. Squash Court
        vii. Steam

viii. Jacuzzi
ix. Multiple Pools – Adult, Children, Tots, Jacuzzi etc.
x. Yoga / Meditation hall
xi. Convenience Store
xii. Lounge / TV room
xiii. Conference Rooms
xiv. Children's crèche

b) Office: Optional
   a. Must-Have's
      i. Business Centre
      ii. Gymnasium
      iii. Indoor Games Room (Cards, Table Tennis, Chess, Carom, Snooker/Pool etc. or some of these)
      iv. Toilets
      v. Library
      vi. Concierge Desk

   b. Can-Have's:
      i. Auditorium / Multipurpose hall
      ii. Swimming Pool (with changing rooms)
      iii. Coffee Shop / Restaurant with Kitchen
      iv. Tennis Court
      v. Volleyball Court
      vi. Badminton Court
      vii. Basketball Court
      viii. Cricket Nets
      ix. Squash Court
      x. Steam
      xi. Jacuzzi
      xii. Yoga / Meditation hall
      xiii. Convenience Store
      xiv. Lounge / TV room
      xv. Conference Rooms

c) Retail: Not required

XV. Niches

a) Residential – Should be incorporated in bedroom design where permissible and feasible based on elevational requirements and area constraints.
b) Office – Should be incorporated across external façade where permissible and based on elevational requirements.

XVI Facilities to be provided on typical floor in Office Building:

a) Toilets, Male and Female
b) AHU Room
c) Server room
d) Precision AC ledge
e) Smoking Ledge
f) Pantry

XVII. Structural grid in Office Buildings:

a) The structural should be either 8.5 m x 8.5 m or 11 m x 11m to facilitate parking below the building (if feasible)
b) The columns along the external façade should be 300 mm away from the external façade to ensure that the façade is clear and columns are not visible from outside.