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)

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)	10000	5000	4000	2000	4000	3500	3000
Furniture	Yes	Yes	Based on design	Based in 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	World Crest	Primero	Grandezza	Univis: Tierra	Lodha Excelus	Geeta Supremus	I-think Kanjurmarg

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, 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.

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)*	5000	2750	1750	1100	2500	2500	2000
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	World Crest	Primero	Luxuria Priva	Univis: Tierra	Lodha Excelus	Geeta Supremus	I-Think Kanjurmarg

* As in 2016, 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

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Clubhouse cost Guidelines :

	Luxury	**Hi-end**	**Aspirational**	**Casa**
Clubhouse (Rs psf of BUA)	11000	6000	5000	5000

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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, 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)

Sales Gallery & show flat cost Guidelines :

	Luxury & Hi-end	**Aspirational & Casa**
Sales Gallery (Rs psf of carpet)	11000	5000
Show Flat (Rs psf of carpet)	15000	5000

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

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

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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.