Clubhouse design guidelines:

1. Clubhouse is one of the most important area which enhances the value of the project and sufficient care should be taken in its design and finishing to project a luxury image. **It is necessary that the clubhouse and its reasonable immediate vicinity (preferably including the swimming pool) is ready no later than 24 months from the date of sales launch of the project** (or date of this policy viz. 25.7.13, whichever is later). In order to achieve this, placement of the clubhouse should be done at appropriate location (requiring minimum construction below club area) and this area should be given 2nd highest priority (after sale towers) wrt design finalization.
2. In Casa clubhouses, minimize airconditioning. Likely air-conditioned areas: Gymnasium and AV Room.
3. Air-conditioning of individual areas should be controllable individually in those areas.
4. Music systems:
    a. Should not be combined with PA systems.
    b. Should be a separate for each of the following - Gym, theatre and party hall (and separate for discotheque, if planned).
    c. Can be a common one for all other areas, playable from the reception.
5. No alarm or fire- fighting systems are needed.
6. Access control systems are needed only if planned in the overall development. Basic security features like CCTV @ reception to monitor entry/exit will be needed in every clubhouse.
7. Separate Admin office is not needed – club will generally be manned by the Reception and the back-of-house operations run by the FM.
8. Plan indoor children's play area if feasible, even if not promised.
9. Plan the active areas (Eg. gym, indoor games) on the upper level .
10. Use terrace for some activity if feasible.
11. No lifts to be planned.
12. Follow policies wrt:
    a. Theatre/Cinema
    b. Gym
    c. Kitchen
    d. F&B Areas (Cafe/Restaurant/Party Hall)
13. Generally, kitchen between cafe/restaurant and party hall can be shared if they are co-located. If not co-located, kitchen for party hall will be provide only with a platform and a ground level sink (mori), so that caterers can come and setup their own arrangements whenever they have to cater to parties. Such party hall kitchens will not have major cooking, merely warming and last-minute cooking.

14. Yoga rooms are not really used and can be combined with gym or Activity Room
15. If possible, TV in gym should be located in such a manner that users of the cardio machines (eg. treadmill, exerbike etc.) can see if while using the machine. This is not needed if the cardio machines have their own TV (but that is quite an expensive option).
16. Limit no. of entry/exit points of the club – ideally should not exceed 1.
17. In casa clubhouses, snooker/billiards can be avoided and indoor games can focus on TT, Carrom, Chess etc.
18. Generally, library, business centre lounge can be combined into one entity like a 5-star hotel's 'Club Floor Lounge', with one TV placed here. For Business centre functionality, there has to be atleast 1 computer with internet access and a 4-in-in (fax, printer, copier, scanner).
19. Gym Flooring:
    a. Heavy weights area: Rubberized flooring / wooden flooring with rubberized mats
    b. Rest of gym: Can be wooden or rubberized.
20. Design should ensure that all furnishing items as per 'Policy wrt final completion of common areas' are provided by Design.
21. No Fire Fighting or PA provisions to be made, except:
    a. CO_2 -type 5 kg Fire extinguisher at appropriate locations
    b. Heat detector in kitchen / pantry
22. Special design efforts to be made to reduce energy/water consumption of these spaces. Following steps to be studied/implemented:
    a. AC's with low energy consumption (4-star equivalent)
    b. Lights with low energy consumption. Suggested measures include:

        1. Providing Lighting Voltage Controller to reduce lighting energy consumption in common area. Since, lighting is the linear load optimizing the input voltage supply shall reduce the electric energy consumption of the same. Provided lamps must be installed with dimmable chokes or ballast. For implementing the same, separate lighting supply feeder is must and all the lighting load in common area should have supply from voltage controller.

        2. Consider using LED lights instead of tubes/bulbs (PLs/ tube lights / foot lamps) in common areas (if cost effective) OR Use lamps with low watt loss copper choke or dimmable electronic choke, instead of electronic non-dimmable chokes.
        3. Consider usage of motion sensors in passages and toilets (with 5 min timer).

    c. AC's and Lights controllable from individual rooms.
    d. CP and Sanitary fixtures which are water efficient.

e. Limiting openings on east and west façade to minimize heat gain and where possible, using shading devices/curtains etc on openings on these facades.
f. Using roof for solar power generation (maximizing quantity of solar power as much as possible, upto extent of peak consumption of clubhouse during day time).

23. Areas used for toilets should be minimized. Ideally, main toilets (including changing rooms) should be located on the ground floor so that swimming pool can be easily accessed. On the other floor, 1 or 2 unisex toilets (WC + washbasin) should be provided.
24. If Theatre/Cinema is planned for >= 50 seats, it should be planned in a manner that it can also be used as an auditorium/performance venue **with stage** (has been done at Lodha Splendora, Thane in 2014).
25. Following livability amenities to be included in clubhouse (unless provided elsewhere in development):
    a. ATM (lobby type) - ~20 sft (for large and very large residential projects)
    b. Medical Centre with separate external access – 200 to 300 sft (for large and very large residential projects)
    c. Convenience Store – 300 to 500 sft (for medium residential projects; in larger projects this shall be standalone)
    Also see '*Provision for livability retail in residential, office (and mixed use) developments*' policy (architecture) for additional details.
26. Indicative distribution of spaces:
    a. Ground floor
        1. Reception
        2. Main toilets / changing room / health club
        3. Any double height sports courts (eg. Squash, Basketball, Badminton etc.)
        4. Livability Amenities (as applicable)
    b. 1st Floor
        1. Indoor games
        2. Theatre/Cinema
        3. Guest rooms (if applicable)
        4. 1/2 unisex toilets
    c. Either Floor
        1. Gym (preferable to have it close to the main toilets on the ground floor, but can also be on the 1st floor)
        2. Party hall (locate where large outdoor area can be joined eg. Party lawn on ground floor or Party terrace on 1st floor)
        3. Indoor kids play area (locate where outdoor area can be joined eg. lawn on ground floor or terrace on 1st floor)
        4. Restaurant / Café (on same level as Party hall so that kitchen can be shared) (if applicable)
        5. Kitchen / Stores (on same level as Restaurant / Café)
        6. Lounge / Business Centre / Library

d. Terrace

1. Should be planned as a flat roof and use as sports court / terrace / outdoor café etc.

27. The main circulation staircase within the clubhouse should generally be 2 m wide (if multiple staircases, the others can be 1/1.2/1.5 m wide, as required by regulations).
28. Café / Restaurant should only be planned if said development (i.e. using that clubhouse) will have 500 or more units (in case of weekend home development, this limit shall be 100 units). This is due to minimum occupancy requirement for a café to be run by a good operator. In case of office development, space shall be provided for branded café / restaurant with external access permitted based on retail footfall potential (min. 1 for any office development with > 2500 planned occupancy) – food court shall be planned if occupancy is expected to exceed 10,000 occupants in single shift in said campus.