Wall Solutions Policy
(Replaces Wall Thickness Policy)

The following are the key goals while selecting the type of wall material and their thickness (in order of priority):

1. **'Fit for purpose' for entire lifespan of building**. Purpose for external walls (including wall between two units and/or walls of a unit which are accessible from a common area) is weather protection, leakage prevention and safety. Purpose of internal walls within unit is sound control (transmission from one room to another should be close to almost nil at 50 Db source sound), division of rooms and ability to use walls for tasks like hanging art, mounting TV etc. Additionally, the wall system should have fire resistance as prescribed by statutory/code requirements.
2. **Maximize carpet area inside the unit** viz. minimize wall thickness, as long as the increase in value of the carpet area offsets the additional costs, if any, of the wall solution.

3. **Improve Constructability:** The system selected must be as easy to construct as possible. In general, it must eliminate need of other trades, dependencies and specialized treatments., the wall system selected should provide maximum ease of construction with minimum impact on timeline;
    a. Additional trade / coating: External plaster must be avoided for buildings > 30m in height as far as possible
    b. **Interface & impact on Other Trades:** System selected must have minimum dependencies on other trades (for e.g. Facade or MEP)
    c. **Special Treatment:** System selected should have minimum requirements for special treatments such as specialized water-proofing treatment & insulation treatments

4. **Reduction in structural load:** Walls form a significant portion of the dead load of a building and hence, influence the structural design. The lighter the wall system, the lesser the loading on the structural frame and consequently, some savings in structural cost are possible.

5. **Customer Experience / Usability:** System should be able to meet Customer mindset and provide flexibility to install fixtures /paintings/ TV at any location without special tools / modification

USAGE GUIDELINES:

Table A

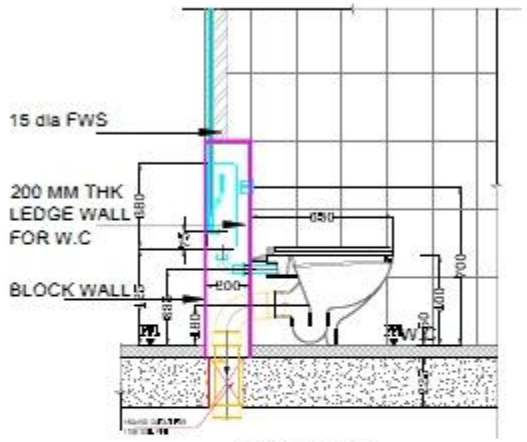
(note raw widths in mm)	**Light Weight Block (LWB)**	**Comments**
Walls between rooms	100mm	
Walls between units	150 mm	
Walls between unit & passage	150 mm	Typically, very small wall (entrance lobby section) in most of our designs
Wall facing external face of building (exposed to weather)	150mm	
Toilet Wall	WC: 150mm + ledge wall Shower: 150mm	Minimize offsets except for ledge / shower strip
Kitchen Wall	150 mm wall	All kitchen walls (and kitchen door) should be designed with 1 hour fire rating or as mentioned in the Fire NOC
Main entrance	150mm	
DB (90mm)	150mm	Can be further reduced if DB location (e.g. Wadala in store-room) or if planning a "cover" like World One.
Other Parameters		
Installation Time / floor (~5000 sft) (days)	20	
Labour required for a single floor (nos.)	20	
Total time per floor (man days)	400	
Finished Thickness (mm)*	Raw Width + 20 mm	
Weight of Light Weight Blocks	600 to 700 kg/cum	
Assumed cost (including all taxes and finishing coat on the wall)	Rs. 103 -140 psf for 100 -150 mm	

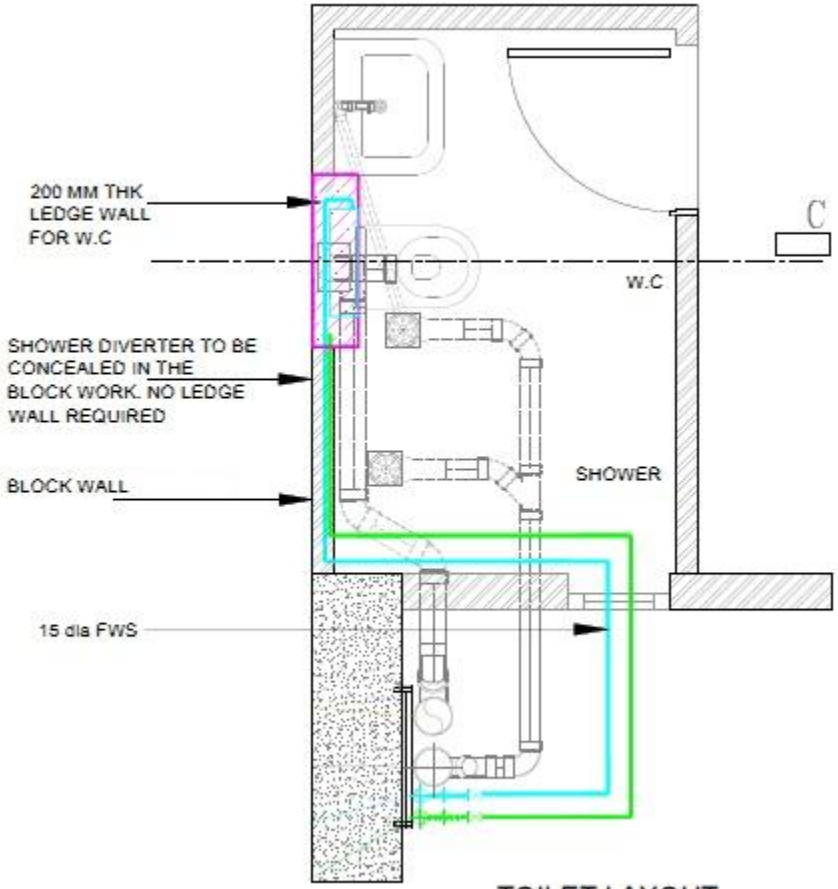
Note:

1. As of June 2016, it is recommended that all internal walls shall be designed for Light Weight Blocks with thin (2-3mm) bed fixing material (such as Fixoblock, Accoplast, etc.). This policy must be reviewed every year in order to accommodate other possible (thin, light-weight, and more constructable) solutions that the Procurement/Design team may recommend.
2. The revised Wall Solutions Policy is to be read in conjunction with Policy for Calculation of Saleable Areas.

3. Exceptions to this policy can be made for specific projects/towers, wherein the Project Director along with key stake-holders feels there is a justified need for Dry Wall System and prepares a supporting business case, subject to approval by the COO and/or Regional CEO. Such decision is to be made prior to completion of construction of plinth level for the concerned wing.
4. For specific wall termination conditions at slab soffits, please refer to the diagrams shown in the annexure.

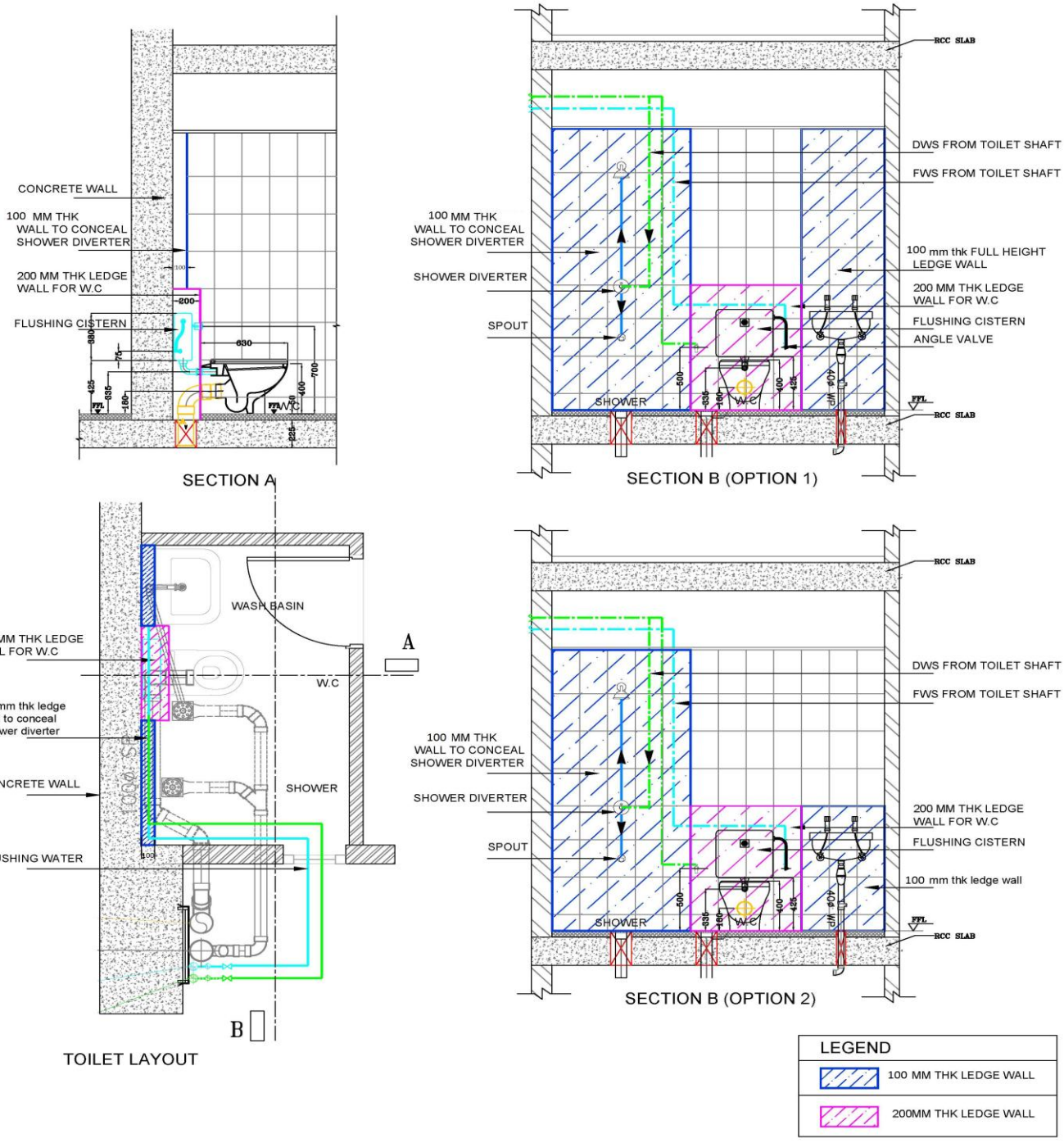
Annexure A:


15 dia FWS
200 MM THK
LEDGE WALL
FOR W.C
BLOCK WALL
SECTION C


200 MM THK
LEDGE WALL
FOR W.C
C
W.C
SHOWER DIVERTER TO BE
CONCEALED IN THE
BLOCK WORK. NO LEDGE
WALL REQUIRED
BLOCK WALL
SHOWER
15 dia FWS
TOILET LAYOUT

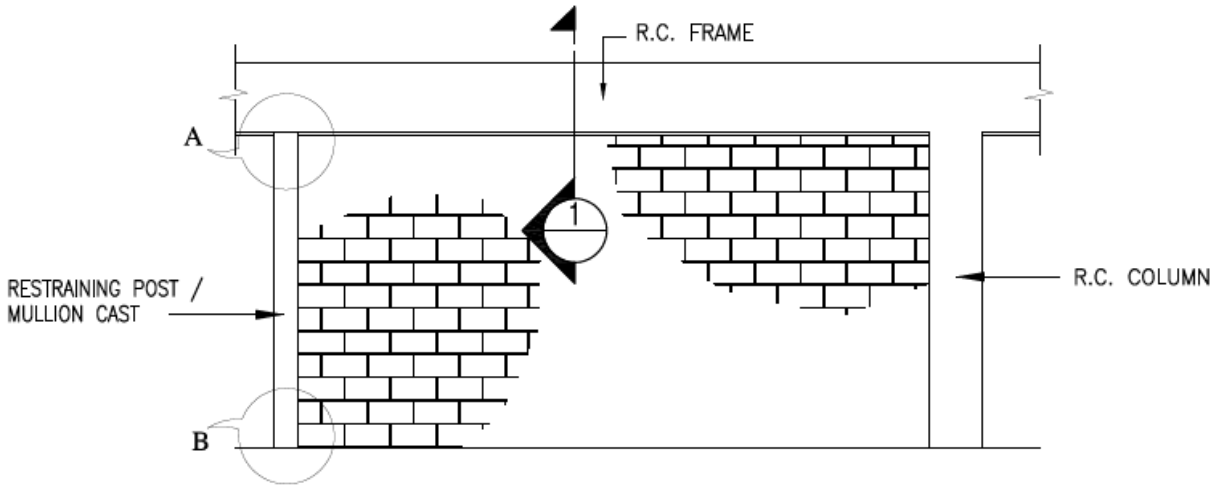

LEGEND
200MM THK LEDGE WALL

Annexure B:

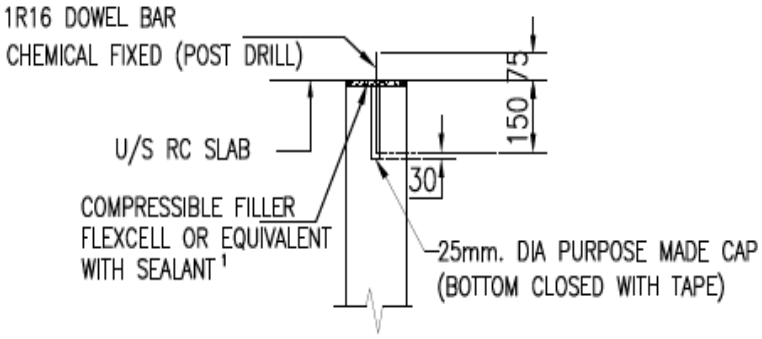

CONCRETE WALL
100 MM THK WALL TO CONCEAL SHOWER DIVERTER
200 MM THK LEDGE WALL FOR W.C
FLUSHING CISTERN
SECTION A
RCC SLAB
DWS FROM TOILET SHAFT
FWS FROM TOILET SHAFT
100 MM THK WALL TO CONCEAL SHOWER DIVERTER
SHOWER DIVERTER
SPOUT
100 mm thk FULL HEIGHT LEDGE WALL
200 MM THK LEDGE WALL FOR W.C
FLUSHING CISTERN
ANGLE VALVE
SHOWER
W.C
SECTION B (OPTION 1)
WASH BASIN
200 MM THK LEDGE WALL FOR W.C
W.C
100 mm thk ledge wall to conceal shower diverter
CONCRETE WALL
SHOWER
FLUSHING WATER
A
B
TOILET LAYOUT
SECTION B (OPTION 2)
100 mm thk ledge wall
LEGEND
100 MM THK LEDGE WALL
200MM THK LEDGE WALL

Annexure C:

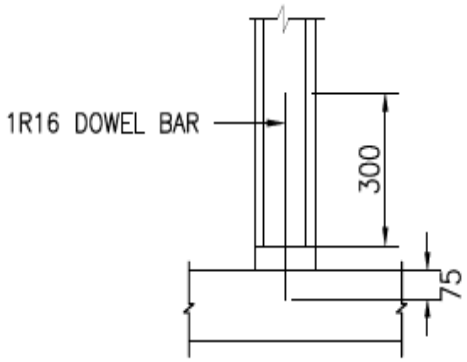
Typical joint details for Block Wall:



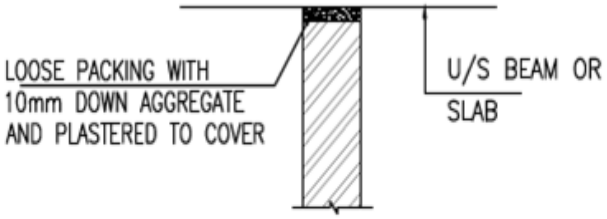
INTERNAL WALL PANEL



DETAIL AT `A'

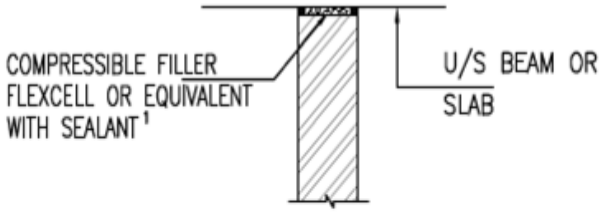


DETAIL AT `B'.



SECTION 1-1

(FOR SPANS UP TO 5.0m)



SECTION 1-1

(FOR SPANS > 5.0m)

SPAN	GAP ABOVE BLOCK WALL
UPTO 5.0m	15 mm
5.0 TO 7.0m	20 mm
ABOVE 7.0m	AS PER DESIGN

1. SEALANT
   - FIRE RATED – HILTI BRAND FS–ONE MAX OR EQUIVALENT
   - NON FIRE RATED – PROFLEX OR EQUIVALENT