Exceptions wrt bare shell buildings

This policy notes the exceptions from regular policies that apply to a bare shell building. ALL REGULAR POLICIES SHALL APPLY UNLESS SPECIFICALLY EXEMPTED BELOW.

This policy is applicable to any marketing project where a full plant (or at least 80% of the volume (saleable area) is being sold on bare shell basis to customers. In select cases, parts of larger MPs (e.g. Villas at Belmondo or select but significant no. of floors at T5 World Towers) maybe sold on bare shell basis and in those cases, this policy will apply to the floors/parts of MPs which are sold on bare shell basis (with any exceptions due to the mixed nature to be reviewed and clarified by Ops Strategy and Design at the stage of DD finalization).

Package	Exception from regular policies
Civil	• Internal walls - No internal walls within the unit (i.e. excluding party walls, external façade wall/elements and shaft walls) shall be provided by Lodha. However, the minimum required internal walls shall be assumed to be there for the purposes of carpet area calculation (i.e. we don't increase carpet area just because we are not providing the internal walls). Note: For OC, certain partition walls may need to be constructed. These should be finalized in discussion with liaison and should be easily dismantled by the customer if required eg. Dry wall. • Wet areas – to be designed as sunk slab (NOT flat slab with underslung piping). • Waterproofing – Only base-coat waterproofing shall be done by Lodha in the wet internal areas of the unit i.e. kitchen and bathrooms; and decks/balconies if any.
Façade	No exception (entire façade has to be watertight and aesthetically complete). However, no finishes shall be done by Lodha on the external areas which are for the exclusive use of the unit eg. Balcony, save and except any element which is integral to the façade (eg. Column cladding).
MEP	• Clarification (not exception) - All firefighting works, including inside the unit, shall be done by Lodha (as is done in bare shell offices). • Unit HVAC shall NOT be done by Lodha. • For electrical services, we will complete all hi-side works up to (and including) isolator with adequate capacity for further works to be done by unit owner. • For plumbing, we will complete all works in shaft including and up to providing one inlet & outlet (as the case maybe) in each wet area for drinking / bathing water, flushing water, soil / sewage. For clarity, all works related to drainage and rain water of external areas of unit (e.g. Balcony, service slab) shall be done by Lodha. • No unit level home automation or unit only VDP shall be provided by Lodha. • If there is any centralized systems across multiple units (eg. Exhaust for non naturally ventilated toilet, intercom/VDP/other security system which connects to reception/security desk/other units), entire system is to be provided by us including what is inside the unit. • Where not clear, use bare shell office as benchmark/reference.
Finishing	• Passenger lift lobby on any habitable floor for residential – if only one residential unit is served by a given lift lobby, said lift lobby shall NOT be finished by Lodha and the area of the passenger lift lobby shall be counted in the carpet area of the said unit. In such cases, Lodha shall provide only the fire doors which serve the said passenger lift lobby. To further clarify, even if there are multiple passenger lift lobbies on a given floor and each serves

	only one residential unit, this provision shall apply. If greater than one unit is served by the lift lobby, normal policies shall apply. All service lift lobbies (if applicable) shall be finished by Lodha. <note: in case of office or retail with one unit per floor, the passenger lift lobby will be finished by Lodha and the area for the same will not be counted towards carpet area of the office or retail unit> • Servant toilet and/or room – shall not be finished if the said toilet is dedicated to one unit. Shall be finished if intention is to use by greater than one planned unit. • Unit interior –nothing shall be finished by Lodha other than exceptions specifically mentioned above. Final main door of the unit shall not be provided by Lodha and only a lockable door of temporary nature shall be provided for security purposes (which client can remove when final main door is installed by client). • For clarity, even the finishing elements of the deck/balcony/utility area shall NOT be done by Lodha – however, all elements of the external façade in this area shall be finished by Lodha (eg. Railings, windows, cladding, external paint etc.)
Infra	No exception
KCAs	No exception

Permissible Changes in Bare Shell Buildings (post customer possession – to be administered by Lodha HFM/Hospitality)

All limitation and restrictions of our general possession policy (including no changes to external façade, no changes to any common area/lobby, no structural changes, no relocation of brick walls onto any location which does not have a beam to support the brick wall, no changes in location of plumbing or electrical lines (except internal extensions), no change in location of wet/waterproofed areas etc.) shall apply, except for following:

Changes permissible only if there is one flat per floor / all flats on floor belong to same owner:

a. The floor lobby and main door shall not be finished. Hence, same can be finished in any manner that the owner desires as long as there is no negative impact on the function of the common services (eg. Elevators, MEP + HVAC services, Fire Fighting).

Changes permissible on floors which have one OR more flats per floor:

b. Any changes in location of wet areas as long as following is complied with:
    a. there is no impact on the floor below
    b. there is no change in the location of the shafts
    c. there is no new tapping in the shafts
    d. there is no change in the location of the nahni trap

e. Water-proofing (final coat) is done as per the water-proofing system (methodology) and vendor pre-approved by Lodha (refer Annexure A).

c. Placement of up to 3 pieces of furniture in the floor lift lobby. On floors which have more than one flat per floor, this shall require written consent of all flat owners on the floor.

d. Finishing in the deck/balcony areas can be done by the unit owners as long as the external façade elements (i.e. cladding, railing and external paint) are not changed. The owners can finish the deck flooring, soffit and non-cladded walls in any manner that they desire subject to not violating the relevant development control regulations and approved plans – however, no enclosing of an external space is permitted even if same maybe permissible as per development control regulations. To reiterate, no changes on external façade shall be permitted (except what is aesthetically done in the balcony/deck) and no ODUs shall be permitted to be installed in any location which is visible on the external façade of the building.

- **Annexure A**

List of approved waterproofing vendors (as on April 1, 2017):

1. Nina Waterproofing Solutions (Pidilite Industries)
2. BASF through their authorized applicator
3. Chowgule Industries