Key Conveniences to be provided in Parking / Other Common Areas of each likely 'Society' (except Retail development):

1. Driver's Room: Generally one driver's room is to be provided for every 1000 nos. of car parks (or part thereof). Room should be well lit. (not applicable in Casa Residential; can be shared between multiple societies in the same development).
    a. Equipment: Fan, Intercom, PA system which connects to the Security guard at the main entry, Chairs/benches (equal to 10% of the no. of car parks served). Beds equal to 1% of the car parks served (min. one), TV, 3-4 electrical sockets (for charging mobiles), and attached / adjacent/attached access toilet, Well lit. Toilet to be male only with size as per NBC norms assuming no. of users equal to 10% of the car parks which is being served by this toilet (+ if housekeeping staff is to use this toilet, a separate female toilet is also needed based on size to serve 50% of housekeeping staff)– max toilet size (M: 3 WC, 6 urinal, 3 basins F: 4 WC, 3 basins).
    b. Size: As needed, generally not less than 100 sq. ft. and not more than 500 sq. ft.
2. Society-cum-FM office (attached toilet not needed if easily accessible within 5 minute walking distance). Ideally this office should be located close to the areas where the key service equipment is located (DG, HVAC etc.) but should also be reasonably accessible for residents / users. This office should also have a small store room located nearby for storage of key FM-related consumables. (also applicable to Retail developments).
    a. Equipment: Fan, One cabin (not needed in small or medium development), 2 workstations (only 1 needed in small or medium development), 2 (only 1 needed in small or medium development); Intercom, Moderately Lit.
    b. Size: As needed, generally not exceeding 200 sq. ft.
3. Security-cum-BMS room (in case there are electronic security features requiring monitoring and/or a BMS system in building), preferably located adjacent to Society-cum-FM office. (also applicable to Retail developments).
    a. Equipment: AC, Chair for one (or two, if large no. of screens) person, intercom, Well lit with lights placed in a manner to avoid glare on the screens.
    b. Size: As needed, generally not exceeding 200 sq. ft.
4. Changing room maintenance staff (housekeeping, security etc.), with). (also applicable to Retail developments).
    a. Equipment: Fan, Hooks on the wall for hanging clothes, One mirror, nearby accessible toilet (can be shared with Driver's room, if appropriate), Lockers (min. 24'' tall) – min. 5 to max. 50 nos. (based on discussion with FM), Well lit.
5. Service vehicle drop-off bay, with access to the service lift. (also applicable to Retail developments; can be shared between multiple societies in the same development).
6. Visitor Parking (As per policy, with min. 2 nos.) (can be shared between multiple societies in the same development).
7. Domestic Help / Staff toilet and shower facilities if the same is not provided in atleast 90% of the units. If the same is provided at periodic intervals in the mid-landing of the staircase, usage should alternate between a. WC + Basin and b. Shower with atleast one set of

WC+Basin and Shower for every 20 units. In case they are provided at a single level, separate a. WC + Basin and b. Shower is to be provided, with capacity equal to NBC norms catering to 25% of the no. of units served. Separate male and female toilets are needed – max toilet size (M: 3 WC, 6 urinals, 3 basins, 4 showers F: 4 WC, 3 basins, 4 showers).

8. Landscape Stores (approx. 100 sq. ft.) – at the level where the major landscape is located or with easy access to that level.
9. FM stores (approx. 300-500 sq. ft.) – preferably on same level as the Society-cum-FM office.
10. Garbage room & Dumpster – as per the requirements and system decided in line with the 'Garbage Handling Guidelines'.

Note: See (see 'Norms for deciding grouping of units for purposes of Society formation') to determine how many societies are likely to be formed in each development.