Interior Finishes: - Value Engineering Suggestions.

1. **Use of Semi Vitrified Tiles in Service areas instead of Kota Stone.**
   i. Semi Vitrified tiles are available in the market at a cost of Rs. 45- 50 per Sq Ft.
   ii. These tiles come in standard size and thickness of 600mm X 600mm X 10mm Thickness, unlike Kotah stone tiles that come in size of 575mm X 575 mm and thickness varying from 20 – 35 mm.
   iii. All Semi Vitrified tiles come in perfect right angles unlike Kotah tiles which need cutting on site hence there is less wastage. Due to the uniform thickness of these tiles the bedding mortar is of uniform thickness and the finish is neat.
   iv. Since the tiles are factory finishes they need not be polished unlike Kotah stone tiles that need polishing after being fixed.



SEMI VITRIFIED TILE



KOTAH STONE TILES

2. **Use of Wet Cladding using Chemicals instead of Dry cladding in lobbies up to 7m Ht.**
   i. Regular wet cladding can be used for heights upto 3 m.
   ii. For heights above 3 m (and below 7 m), the availability of superior high performance bonding chemicals through agencies like MYK Laticrete/ ARDEX Endura has enabled the use of Special Adhesives for wet stone cladding to walls.
   iii. The thickness of marble/ Granite required for wet cladding is 16mm as against dry cladding that requires a thickness of 25- 30 mm.
   iv. Wet cladding has less dead load on structure due to lesser stone thickness and also saves space in comparison to dry cladding that usually required 35- 50 mm extra space behind the stone to accommodate the SS Brackets.
   v. Wet cladding is cost efficient and quick in installation time as compared to dry cladding and can be safely done up to 7m height.
   vi. Dry Cladding is Preferred above 7m Ht.

3. Avoid Application of OBD/ CEMENT PAINT over Birla Putty in service area ceilings.

i. The current practice for finishing of ceiling of service areas involves applying a coat of Birla Wall-care on the raw slab soffit of 2-3 mm thickness to get a smooth finish and painting the same with 2 coats of OBD paint for easy maintenance.

ii. It is proposed to only apply Birla Wall care putty on the ceiling and leave it without the top paint coat.

iii. The Birla wall-care putty is protective putty that gives a smooth white finish. After application of putty it is redundant to apply 2 coats of OBD paint on ceilings of service areas since there is no issue of Aesthetics and the ceiling is not prone to staining by people touching it.

4. Use of Recon Veneers Instead of Natural Veneers for Common Areas of Office Buildings.

i. The Price of standard Natural veneer ranges from Rs 75/- per Sq Ft to Rs 150/- per Sq Ft depending on the wood species and cut. Whereas the cost of recon veneers is anywhere between Rs. 40/ - to Rs. 75/- per Sq Ft.

ii. Natural Veneers come with a lot of variations and no two lots are identical hence for big areas like lobbies it is a challenge to get matching lots of veneers, where as Recon veneers being manmade using reconstituted wood, it come in uniform finish and pattern.

iii. Recon veneers also come with uniform flitch thickness and do not have sap wood patches or knots hence upon polishing give a uniform and rich look.



RECON OAK VENEER



Natural OAK Veneer

By implementing these changes we can save on the overall cost of finishing works and also achieve a better finish.

The standardized Lodha Service & Material masters should be referred to for the detailed lists of each of the above mentioned points.