Key Common Area (KCA) – Scope of Responsibility

Key Indoor Common Areas viz. area fulfilling all of the following criteria:

1. Spaces which have minimum size > 2000 sq. ft. of carpet area.
2. Area which are frequently visited by a large number of visitors / residents.
3. Make a significant impression on the overall value of the development.
4. Are indoor/enclosed spaces

Eg.

i. Entrance lobby (if carpet area > 2000 sq. ft.)
ii. Clubhouse (and all related/attached indoor components including Gym / spa / health etc.)
iii. Sample Flat
iv. Sales office

If area falls within the habitable building:

Design			Procurement			Execution		
Civil	Services	Interiors	Civil	Services	Interiors	Civil	Services	Interiors
A+E	E	ID	PPT	PPT	IPT	CM	CM	CMF

If independent structure falling outside the habitable building:

Design			Procurement			Execution		
Civil	Services	Interiors	Civil	Services	Interiors	Civil	Services	Interiors
A+E	E	ID	IPT	IPT	IPT	CM	CM	CMF

In case of such independent structure, the immediate periphery of these structures (viz. approx. 20 m periphery) shall also be handled as per the aforesaid responsibility allocation. In case of sales offices and sample flats which are independent structures outside the building line, the entire landscape area shall be handled as per the aforesaid responsibility allocation.

Abbreviations used:

A – Architecture
E – Engineering
ID – Interior Design
PPT – Project Procurement Team
IPT – Interiors Procurement Team
CM – Construction Management Team
CMF – CM Finishing Team

Notes

i. The ID team has overall coordination responsibility for the key indoor common areas.

ii. For aforesaid purposes, the scope of 'Services' is what would normally be the scope in case of a core and shell / bare shell development. The scope of 'Interiors' is what would be the normal scope of the client in case of a core and shell / bare shell development.

iii. In case of hi-end and luxury residential projects and Experia retail, the interior design of the KCAs should be done by external firms who have significant expertise in designing relevant interiors (even if architectural firm is used, HOD-Design should ensure that they have requisite interior experience and their interior-oriented personnel are working on the KCA). KCAs in other projects can be handled by the project's Architecture firm, subject to them having the comfort of doing a good job and putting their interior focused personnel for the same or in rare instances, it can be done in house by Lodha ID cell (with approval of HOD-Design). This scope should be clarified at time of appointment of the concerned firms.