Interior Samples

The time taken to create 'sample flat' inside the building finishing is too long and the learning limited because:

a. Work is not done by the actual contractors (we employ specialist interior contractors who are not really concerned with the actual work).
b. Designers use this flat to change/updated design, which role can easily be done using 3D modeling (e.g. BIM).

In view thereof, following practices shall be adopted for office/residential/retail projects:

a. Interior design of the 'final' unit (as it shall be handed over to the customer) and typical lift lobby shall be modeled on 3D software (or any other such technology allowing clash detection and design oversight finding) for all key elements of the interior including flooring, tiling/dado, electrical fittings/switches/conduits, AC – outdoor and indoor unit locations and cable routing, plumbing fixtures and cutouts etc. By doing this properly, large % of design clashes can be understood and corrected at the design stage itself, prior to issue of working drawings.

b. This places great responsibility on the Project Design team to study and review the interior drawings comprehensively before release.

c. Based on the aforesaid final design, Const Management will, using actual contractors and final materials, get the interiors of <u>one typical unit and one typical lift lobby</u> done, before work progresses substantially (though minor works like flooring can start) in other units. **This will not be a 'sample flat' but more of a 'Construction Learning Unit'.** This **'Construction Learning Unit'** will be reviewed / approved by the Project Designer within 7 days of Construction Management informing them that the 'Construction Learning Unit' is ready. Based on the learning w.r.to workmanship, detail, minor design updates etc., the other units/lobbies shall be executed – however, no change in material palette shall be allowed on account of the 'Construction Learning Unit', except with the consent of HOD-Design.

d. It is clarified that all Procurement (material ordering and Contract award) can and should proceed ahead without waiting for the completion of the 'Construction Learning Unit'. The main purpose of the 'Construction Learning Unit' is to make the Construction team visually aware of the target final quality of the product and to show the key do's/don't s. The **'Construction Learning Unit'** is not a tool for major design improvements.

   In case of 'vital common areas' (in non-Casa residential projects) like Main entrance lobby of the wing, Clubhouse and any other such vital common areas, the interiors will be handled by the Interior Design Team and they shall take necessary measures to get sampling etc. done appropriately for the interior works in these vital common areas.