Common Areas – Category Definitions

Key Common Areas:

1. Sample Flat & Sales / Corporate Office (including any adjacent outdoor/landscape areas)
2. Main entrance lobby of building/wing (except in Casa projects)
3. Club house (& other amenities of such nature eg. temple, business centre, restaurant) (including any adjacent outdoor areas)
4. Any other vital public area (eg. Theatre at Geeta)
5. Ornamental Staircase (eg. From L1 to L2 at Lodha Excelus, Apollo Mills)

Occupier-oriented Non-Key Common Areas:

1. Level / area where drop-off to main entrance lobby occurs
2. Landscape areas other than those covered under 'Key Common Areas'
3. Occupier Lift lobby on each floor
4. Passage from Occupier Lift Lobby to units on each floor
5. Common Toilet in/near entrance lobby (primarily meant for passenger use – needed only in non-residential buildings)
6. Society-cum-FM office
7. Mail room/Mail box

Back-of-house Common Areas (areas where occupiers/their guests are unlikely to come frequently):

1. Common Staircases (including landing) (excluding any ornamental staircase)
2. Refuge Area
3. Service Lift lobby and adjacent passage thereto
4. All parking areas (eg. podium, stilt, basement etc.) (this does not include the level / area where drop-off to main entrance lobby occurs)
5. Parking lift lobby and adjacent passage thereto
6. Service floor / area / room
7. Driver's room
8. Security-cum-BMS room (only where there is a BMS or Security system requiring monitoring and security system is not small enough to be incorporated into Security cabin)
9. Staff changing room
10. Common Toilet (primarily meant for service use)
11. Any other areas forming part of the service core

The above is the list indicating the types of areas which fall in each category and if any areas are not specifically covered above, the Design team will have to make a call into which of the aforesaid 3 categories do they fall into.

a. Key Common Areas + Occupier Lift lobby on each floor + Passage from Occupier Lift Lobby to units on each floor shall be designed by the Interior Design team and executed by the CM-Finishing team (For Key Common Areas in Casa Projects, Interior Design team shall be involved for areas where the interior design has not been significantly completed as on 30.8.12).
b. Occupier-oriented Non-Key common areas (excluding Occupier Lift lobby on each floor + Passage from Occupier Lift Lobby) and Back-of-house common areas shall be designed by the Project Design group and executed by the CM team.
c. For the back-of-house common areas, it is important to ensure functionality but design and finish them with a utilitarian perspective, rather than a 'wow'/ aesthetic perspective. The Policies and design specification should reflect this thought.