Floor to Floor Heights Policy

a. Casa Residential: 3000 mm (all internal beams, door opening top and window opening top standardized @ 2150 above raw slab level).
b. Aspirational Residential: 3150 mm (all internal beams, door opening top and window opening top standardized @ 2150 above raw slab level).
c. Hi-end Residential: 3450 / 3600 mm (all internal beams, door opening top and window opening top standardized @ 2450 above raw slab level).
d. Luxury Residential: 3600mm (all internal beams, door opening top and window opening top @ 2450 above raw slab level).
e. Excelus / Supremus / iThink Office: 4050 mm (Max. glazing panel height to be limited to 2450 mm (preferably 2150 mm); all internal beams, door opening top and window opening top (if applicable) to be standardized @ 2450 above raw slab level).
f. Experia Retail: Stores to have clear height (false ceiling to raw slab level) of 3300-3450 mm. For this purpose, FTF height of 4200-4500 m may be considered, with maximum of 4200 on 3rd floor and above. Hypermarket will require a height of 3900-4000 mm below beam bottom (excluding column capital) and for this, higher FTF height may be needed. In case of luxury retail, higher FTF height of upto 5500 mm may be considered on Ground and 1st Level, if permissible without extra FSI.
g. Boulevard Retail: 3600 mm if standalone; Same/similar FTF height as the building typical floor if at the base of a building. (all internal beams, door opening top and window opening top (if applicable) to be standardized @ 2450 above raw slab level).

Notes:
Aforesaid FTF heights may be reduced in 150 mm increments if there are overall height restrictions on the site (civil aviation, high rise etc.).
The above levels for door & window openings assume a floor finishing of 50 mm above raw slab level so that clear height of 2100/2400 are achieved.

Floor to Ceiling Heights:
In residential units, it is necessary to ensure that the Floor to Ceiling (top of finished floor to bottom of finished ceiling (even if we are not providing finished ceiling)) is appropriate. Generally, FTC height should be FTF height – (less) 350/400 mm (this would comprise of 200-250 mm for the slab, 75 mm for the flooring and 75 mm for the ceiling) in the main rooms (living/dining and bedrooms) and decks eg. With FTF of 3.15 m, the FTC would generally be around 2.75 m. FTC may reduce by additional 200-300 mm in the passage, toilet and service/utility areas.

Note: to achieve these, it is necessary to ensure that beams are either at the periphery of the unit or atleast at the periphery of the rooms and as far as possible, any service routings are dealt with in a pre-planned manner through sleeves inserted in the beams.

In commercial (office & retail) developments, FTC should be FTF – (less) 600-750 mm, depending on the HVAC system.