Combination Flats:

It is observed that there is often a demand for combination flats from customers, who find it more attractive to buy larger flats on the lower floors. However, the customization of these 'jodi' flats (horizontal combination) or duplex flats (vertical combination) leads to significant amount of complexity in execution.

Such combination flats can be categorized into two:

a. Planned i.e. it is certain that the flats will be built in such combination, irrespective of the timing of sale. These units shall not be called as 'jodi' flats and shall be known by the resultant typology.
b. Non pre-planned i.e. units which will be constructed as Jodi flats, if and only if, two adjacent (horizontal or vertical) units are purchased by the same purchaser and request to be combined.

Following norms shall apply:

	Planned Jodi	**Non-Pre Planned Jodi**
Nomenclature	These units shall not be called as 'jodi' flats and shall be known by the resultant typology.	As per the base unit which is being combined eg. 1 BHK Jodi or 3 BHK duplex
Plan	As per specific plan done by design prior to launch	As per regular plan of the base unit with following changes only: • One kitchen converted to same finish as non-master bedrooms. • Single DB and electric meter • Single door bell / VDP • Single automation system (if applicable) <u>Horizontal Combination (Jodi):</u> • Common wall (if structural, then only non-structural part can be removed) between units removed and flooring made contiguous <u>Vertical Combination (Duplex)</u>: • Standard-size opening in the slab between the two flats, at a location to be decided by the Design team (mostly in the living/dining area) shall be provided by us, where the purchaser may install a staircase post-possession.

Location	As per location decided by Design (after taking input from Marketing) prior to launch of the plant – generally these shall be at the floors where it is difficult to sell the lower sizes typology. These should not exceed 5% of the total carpet area of the plant. Also any requests received in first 3 months from launch (not pre-launch) for such pre-planned jodis on other levels shall be considered by Design based on feasibility and response given to Sales/CC within 7 days.	Anywhere in the building where the base unit is available
Approval	As single unit	As per base unit (i.e. separate units). If specific request is received from purchaser to get approved as one unit and he is willing to bear the cost for the same, same will be discussed with liaison and if liaison approves, Jodi/duplex shall be approved as single unit prior to OC. Cost shall be recovered from Purchaser by CC.
Front Door	Single	Two (one may not be openable)
Electric Meter & DB	Single	Single
Agreement	Single	Separate (or even single is possible with both unit nos been written)
Carpet Area	Increases to extent of the common wall between two units, which is removed	As per that of individual base units added together
Intimation Timing	No intimation needed; unit shall be built as per Design identified units. Design (Project Architect) will check with CC on the % of such planned jodis which are sold 6 months after launch and if % of sales is low, can consider reconversion back to standard (non-combined) units after discussing with Marketing. This process to be closed within 6.5 months after date of launch (not pre-launch). In case of any changes from original design intent, Design (Project Architect) will inform Project Office (DMS).	At any time prior to 9 months from scheduled date of possession of the building (as per estimate available at time of request being made to Design). If within aforesaid limit, intimation in writing / email from CC to Design (Project Architect) (who in turn will communicate to Project Office (DMS))

Cancellation	Permitted as per CC norms.	In such cases, company incurs heavy costs and no waiver of the cancellation amount shall be permitted. If cancelled, CC to intimate Design and Design to have converted back to base unit.
Check which flats to build as Jodi	No need to check. These will be pre-designed.	CM incharge of the plant (level 2 or above) to specifically check with design at time of commencement of finishing works.
Post Possession Changes by Customer	As per applicable policy (with no changes permitted to structure or MEP)	As per applicable policy (with no changes permitted to structure or MEP)