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 at the execution level.

It is hence decided that for all projects launched on/after 15.10.10,

1. If a customer buys a non pre-planned jodi flat, Design shall provide a plan which incorporates following:
    a. remove the common wall between the two units and do flooring in the area thus made available (if the common wall (or part thereof) is structural in nature, same will be taken into account and the plan will only reflect the deletion of the non-structural part of the common wall).
    b. Provide a single kitchen (not 2) and plan the usage of space belonging to the 2nd kitchen appropriately.
2. For customers wanting to combine flats vertically (duplex), Lodha's only additional role will be to cut an 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), where the purchaser may install a staircase post-possession. This will not be possible if the building is designed as per flat slab design, in which case no vertical combination shall be possible, except if pre-panned. The nature of whether building is being built with flats slabs or not can be confirmed with the concerned Project Architect / Engineer at time of marketing launch.
3. In case of non pre-planned jodi or duplex flats, the approvals will be as separate flats (not as a combined flat), though one may enter into a single agreement stating both unit nos. Such units shall also have 2 units nos., 2 main doors (and linked systems like door bell, VDP, intercom etc.) and 2 electricity meters – this is because of OC reasons.
4. After OC, Purchaser can make internal changes in these non pre-planned Jodi / Duplex flats as per the permitted changes (refer to relevant FM policies), as long as there is no touching of structural members and MEP systems and with no involvement of Lodha.
5. Customer Care will be required to send final list of non pre-planned jodi / duplex flats to Project Architect with copy to the Project Manager, 9 (nine) months prior to scheduled date of possession. This list shall only be sent once during the course of the project. Sale of non pre-planned Jodi flats should be stopped after this.
6. Please note that in certain projects, there may be a pre-planned larger flats (eg. duplexes, jodi flats) which will have pre-specified floors/locations and which shall be designed and finished as per regular finishing policy, without any impact of what is stated hereinabove.
7. In case of hi-end and luxury residential projects, certain jodi / duplex flats may be permitted, based on sales request, (based on structural and MEP constraints) during first 3 months after launch. This decision will be made by Level 0 - Design. If approved, these flats shall be treated as pre-planned jodi / duplex flats and treated as per 6. above.