



ANNEXURE 1

APPROVED LAYOUT WITH PHASING / USER SUPERIMPOSED

LEGEND

- REAL ESTATE PROJECT
- LAND EARMARKED FOR FUTURE DEVELOPMENT

NOTE:

1. THE DETAILED SCHEME OF DEVELOPMENT IN THIS ANNEXURE DISCLOSES THE DESIGNATED USES OF THE BUILDINGS / STRUCTURES / TOWERS / WINGS AND THE PHASE/S OF DEVELOPMENT ON THE LARGER PROPERTY AND IS BASED ON THE CURRENT APPROVED LAYOUT AND ANY AMENDMENTS TO THE APPROVED LAYOUT IN ACCORDANCE WITH THE APPLICABLE LAWS MAY RESULT IN CONSEQUENTIAL CHANGES TO THE SCHEME DISCLOSED IN THIS ANNEXURE.
2. TOWER A, B, C AND D SHALL EACH HAVE UPTO 65 UPPER FLOORS.
3. FURTHER, THE OVERALL DEVELOPMENT ENVISAGED IN THE WHOLE PROJECT SHALL INTER ALIA, COMPRISE OF UPTO 10 PODIUMS AND UPTO 3 BASEMENTS WHICH WOULD HAVE PARKING FOR ALLOTTEES OF THE REAL ESTATE PROJECT, ALLOTTEES/OCCUPANTS OF BUILDINGS/WINGS ON LAND EARMARKED FOR FUTURE DEVELOPMENT, AND FOR USERS OF PUBLIC PARKING LOT (TO BE HANDED OVER TO MCGM) CONSTRUCTED AS PER THE DCR.
4. THE PROMOTER PROPOSES TO UTILIZE A TOTAL FLOOR SPACE INDEX ("FSI") OF 4 ON GROSS PLOT AREA OF THE LARGER PROPERTY PLUS COMPENSATORY FUNGIBLE FSI PLUS FREE OF FSI AREAS TOGETHER AGGREGATING UPTO APPROXIMATELY 2,44,593.00 SQUARE METERS PLUS THE PARKING AREA/S AND THE AMENITIES IN THE COURSE OF THE PHASE-WISE DEVELOPMENT OF THE WHOLE PROJECT.
5. CLUB HOUSE AT PODIUM TOP SHALL BE SHARED BETWEEN ALLOTTEES OF REAL ESTATE PROJECT AND ALLOTTEES/OCCUPANTS OF BUILDINGS/WINGS ON LAND EARMARKED FOR FUTURE DEVELOPMENT.
6. SUBJECT TO TERMS AND CONDITIONS OF AGREEMENT FOR SALE OF PREMISES.