

# CONCEPT DESIGN PRESENTATION MALABAR HILL

Proposed redevelopment under Regulation 33(9) for Simla House Co-op  
Housing Society Ltd.

# DESIGN PHILOSOPHY

The thoughtful, collaborative and lasting nature of architecture

THE THOUGHTFUL, COLLABORATIVE AND LASTING NATURE OF ARCHITECTURE AND DESIGN HAS THE ABILITY TO INFLUENCE AND IMPACT THE QUALITY OF LIFE FOR THOSE WHO USE IT.

RUSTOMJEE IS DEDICATED TO CRAFTING UNIQUE AND RESPONSIVE SPACES THAT TRANSCEND THE CONVENTIONAL BUILDING EXPERIENCE BEYOND A MERE BRICK AND MORTAR ENVELOPE TO A CONTEMPORARY ONE THAT REDEFINES LIFESTYLE LIVING.

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PHOTOGRAPHIC IMPRESSION



SUSTAINABILITY

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OPTIMISED

UNIQUE

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LIVABLE

# 01. SUSTAINABILITY

- BUILDING ORIENTATION PLANNED TO MAXIMIZE NATURAL LIGHT, VENTILATION, AND SCENIC VIEWS.
- PASSIVE SUN-SHADING THROUGH WEATHER SHEDS AND ARCHITECTURAL PROJECTS.
- INDIGENOUS TROPICAL LANDSCAPING THAT IS SUSTAINABLE, RESILIENT, AN LOW MAINTENANCE.
- DURABLE MATERIAL SELECTION FOR LONGEVITY AND REDUCED MAINTENANCE.
- GREEN VIEWS INTEGRATED INTO EVERYDAY LIVING.

# 02. OPTIMISED

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# 03.UNIQUE

- STUNNING SEA FACING AND CITY FACING RESIDENCES.
- INFINITY POOL AT TERRACE OVERLOOKING PANORAMIC VISTAS.
- STRONG VISUAL CONNECTION WITH WATER, SKYLINE, GREENERY, NATURAL SURROUNDINGS.
- LANDSCAPED TERRACE LOUNGE OFFERING ELEVATED SOCIAL EXPERIENCES.
- INTEGRATION OF ARCHITECTURE AND NATURE.

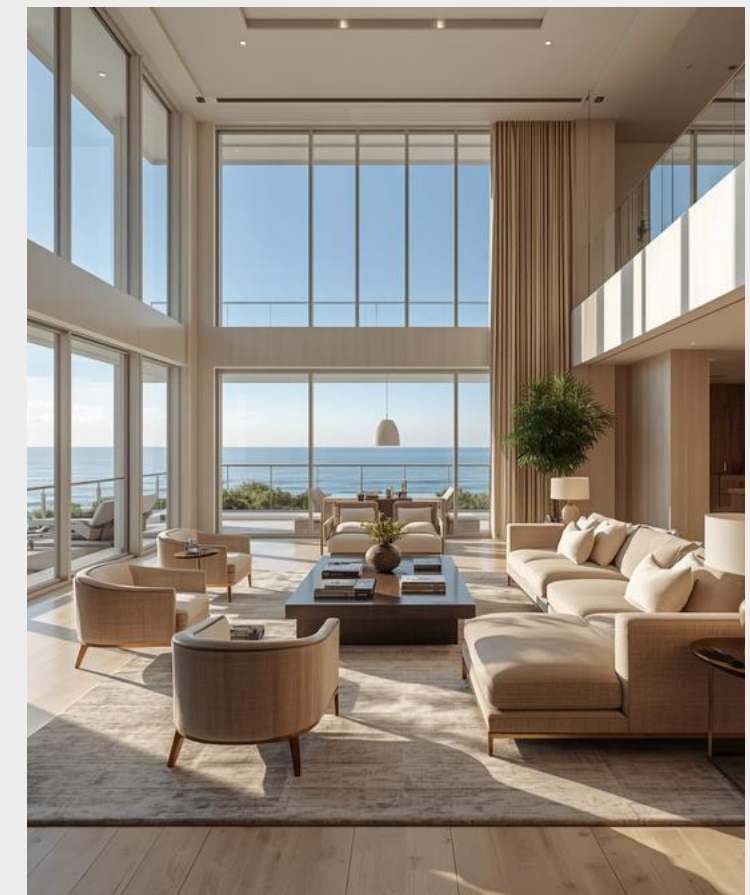
# 04. LIVABLE

- INCLUSIVE DESIGN CATERING TO ALL AGE GROUPS.
- SPORTS AND LIFESTYLE AMENITIES INTEGRATION.
- SAFE AND VIBRANT ENVIRONMENTS FOR FAMILIES AND CHILDRENS.
- DEDICATED CHILDRENS AND SENIOR CITIZEN ZONES.
- CLUB AMENITIES INCLUDING GYMANASIUM, PARTY HALL, INDOOR GAMES, AND RECREATION SPACES.

# INSPIRED BY THE SEA

## Nature and Local Richness

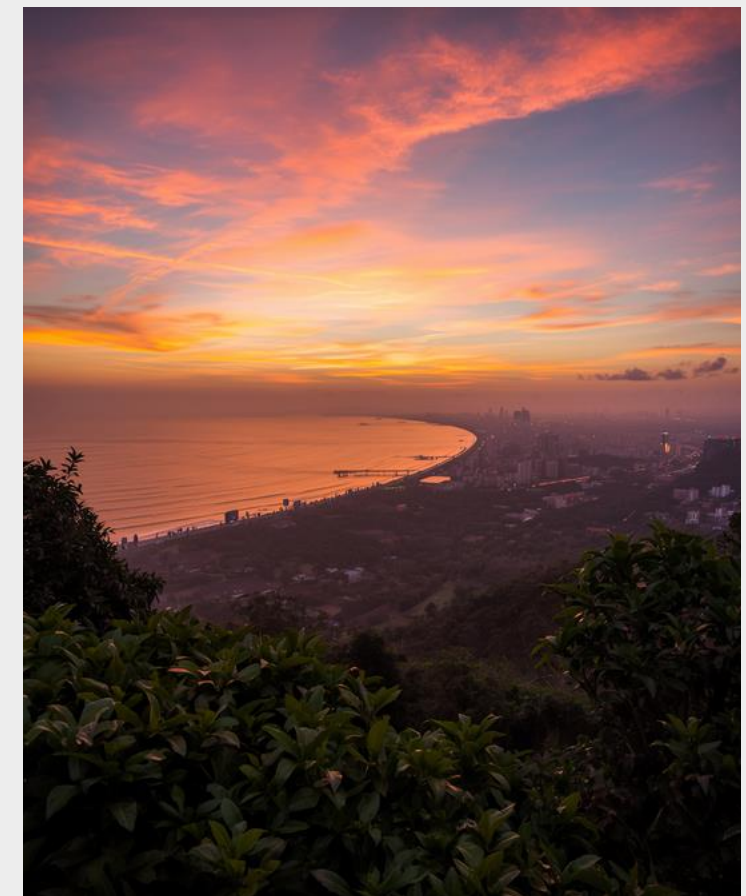
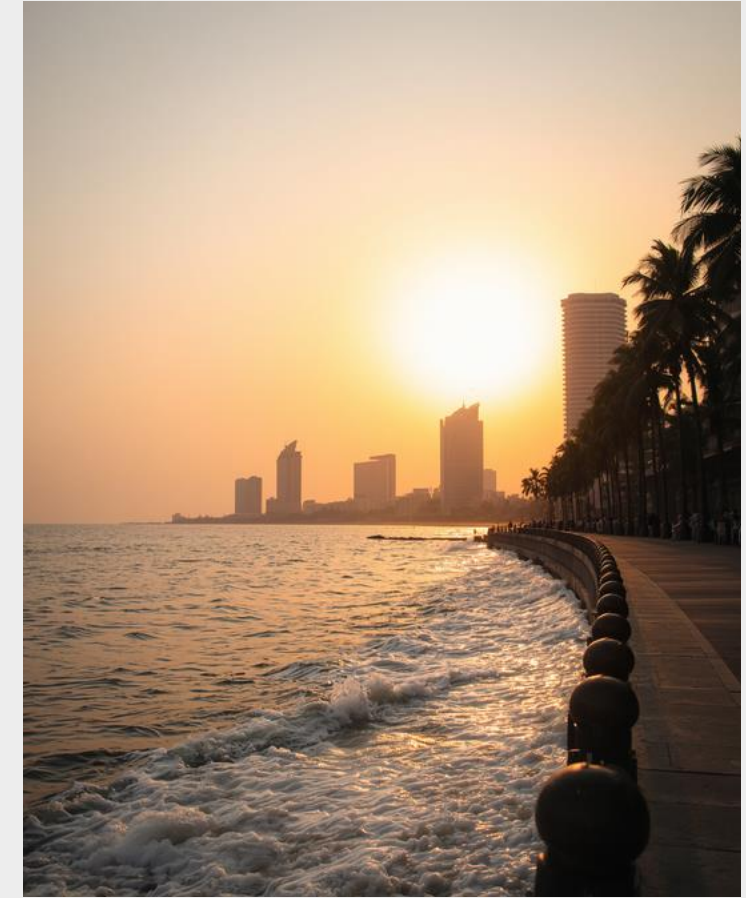
Our design aims to evoke a sense of serenity and luxury outdoor living, thoughtfully utilizing the natural hill topography to create a lush landscape retreat. This urban oasis embodies the boutique tower concept, where every detail is crafted for discerning residents who appreciate refined coastal living.



# A PANORAMIC VIEW

Where Urban Sophistication  
Meets Natural Splendor

The site is located on Malabar Hill and runs parallel to the seafront. It has panoramic views towards the natural landscape and down the streets, combining the best of both urban and natural elements. This exceptional positioning offers residents an unparalleled living experience where the rhythm of the Arabian Sea meets the refined elegance of one of Mumbai's most prestigious addresses.



# DESIGN VISION

The design vision for Simla House Apartments marries contemporary architectural style with bespoke finishes and carefully curated materials. Every detail has been thoughtfully considered to create residences that transcend conventional luxury living.

Drawing inspiration from the natural beauty of Malabar Hill, the architecture seamlessly integrates with its verdant surroundings. Expansive windows frame panoramic views while bringing natural light deep into living spaces.

This is more than a residence—it is a retreat. A sanctuary where refined elegance meets the tranquility of nature, offering residents an unparalleled living experience in the heart of Mumbai.



# FOUR PILLARS

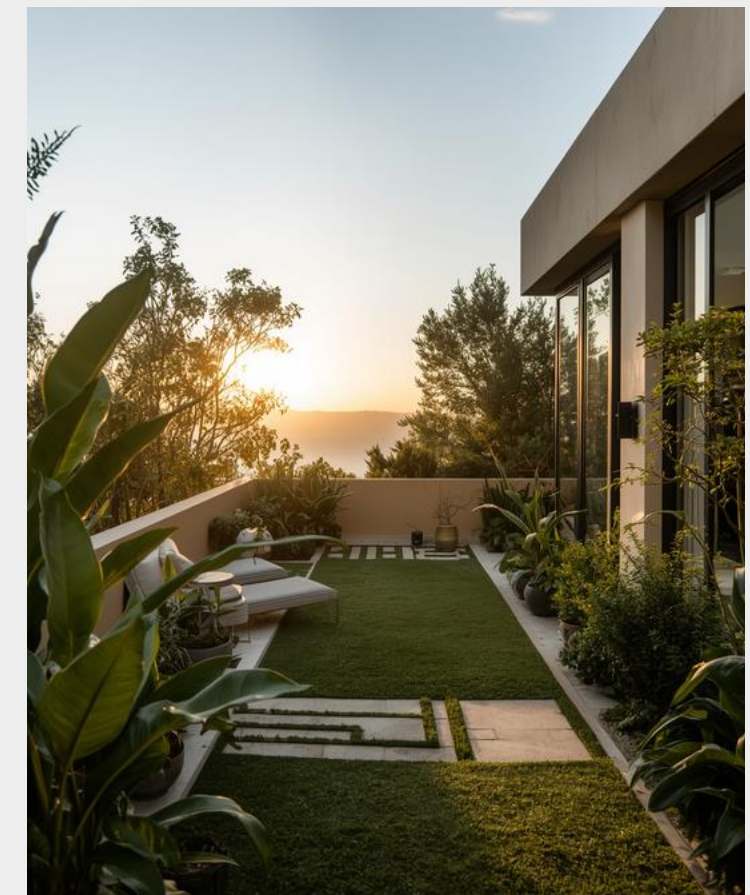
The foundation of exceptional living at Simla House

**ICONIC - Coastal Landmark:** Creating the most distinctive building that defines the Malabar Hill skyline.

**LUXURIOUS - Exclusivity:** Upscale amenities and bespoke design elements crafted for discerning residents.

**SERENITY - Lifestyle:** Seamlessly blending nature, light, and horizon into everyday living.

**HOME - New Living Standards:** Organic, dynamic spaces that redefine contemporary residential comfort.



# VIEWS FORM THE FULCRUM OF DESIGN

## Vertical Coast Line

The tower emerges as a vertical extension of Mumbai's iconic coastline, where each residence captures the endless horizon and the rhythmic dance of the Arabian Sea.

Generous terraces cascade down the façade, creating a layered massing that echoes the natural contours of Malabar Hill while maximizing panoramic views for every home.

This thoughtful architectural approach ensures that views are not merely preserved but celebrated, transforming each residence into a private observatory of Mumbai's spectacular seascape.



# BUILDING SPECIFICATIONS

## Premium Quality Throughout

**Every element has been carefully specified to meet the highest standards of luxury living, ensuring lasting quality and refined aesthetics throughout the building.**

**Building Staircase: Stone/anti-skid vitrified tile treads with skirting.**

**Lift Lobby: Premium large format vitrified tiles with stone dado.**

**Elevators: High-speed Otis/Mitsubishi/Schindler or equivalent.**



# APARTMENT SPECIFICATIONS

## Flooring, Skirting & Electrical Systems

### FLOORING & SKIRTING

All Rooms & Passages : Imported Natural Marble flooring with skirting as per Interior Design Consultant recommendations.

All Toilets: Marble flooring

Master Toilet and Powder Toilet: Marble for Dado up to lintel level.

Other Toilets: Vitrified tiles for dado up to lintel level.

Kitchen: Marble flooring, Kitchen platform in Quartz/sintered stone finish with premium ceramic tile dado.

### ELECTRICAL & AIR CONDITIONING

Concealed copper wiring: Havells, Finolex or equivalent.

VRV air conditioning system: Daikin/Mitsubishi/Toshiba/Hitachi.

Modular switches and sockets: Clipal/MDS or equivalent.

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# APARTMENT SPECIFICATIONS

## Plumbing, Doors & Painting

### PLUMBING AND SANITARY

Concealed Plumbing with CPVC ISI marked pipes.

CP fittings: Premium CP fittings - Jaquar or equivalent.

Sanitary ware: Premium sanitary fittings – Jaquar or equivalent.

### DOORS/WINDOWS

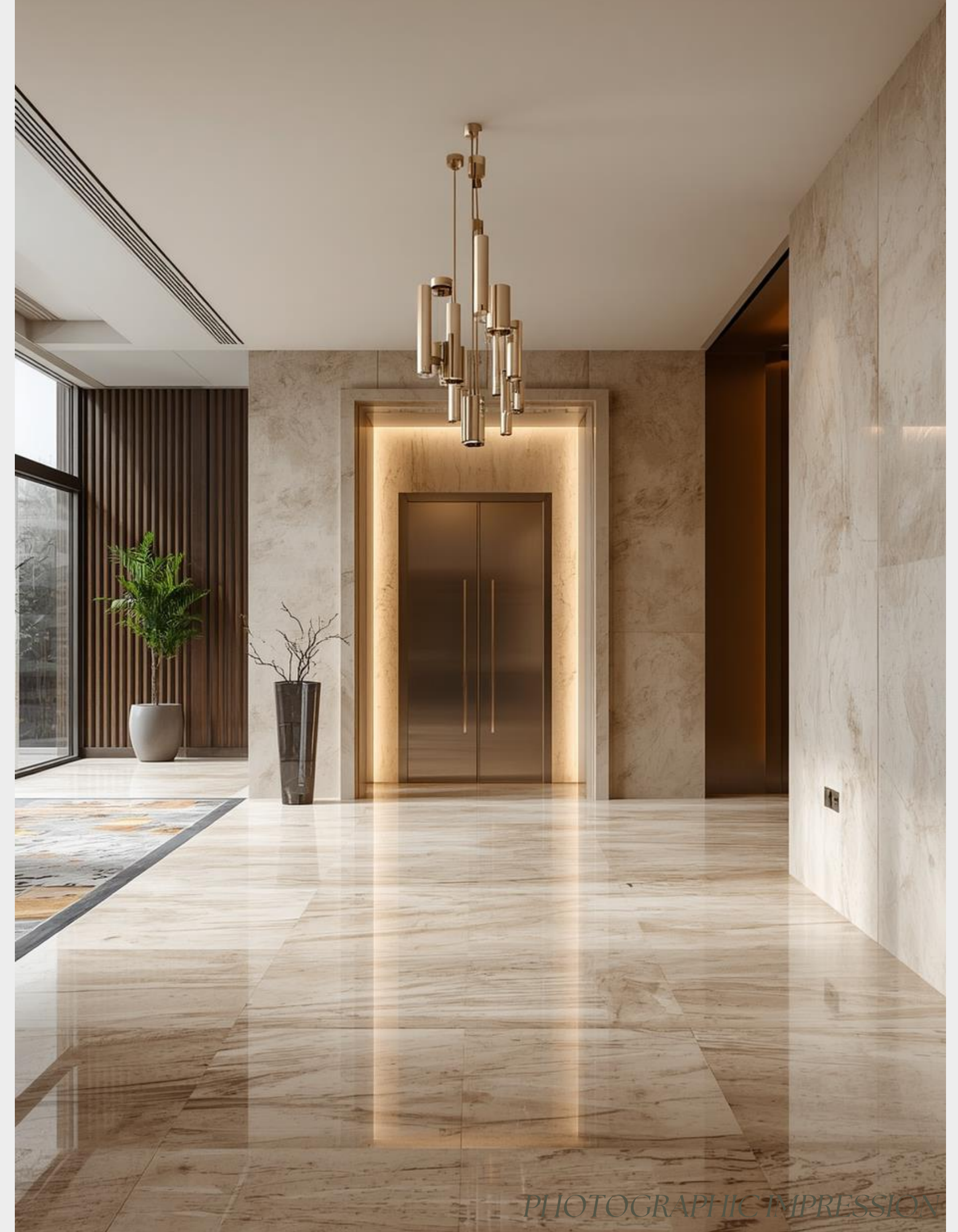
Entrance Door: Fire resistant door set in solid teak wood frame with heavy duty lock and hardware in veneer finish.

Bedrooms & Toilets: Factory finished flush doors with engineered frames in wood finish laminate.

Sliding Windows: Powder-coated aluminum with double glazed insulating units.

Internal Painting: Premium acrylic emulsion - Jotun/Asian/Berger or equivalent.

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# FUTURE READY DESIGN

## Homes Designed Keeping Your Future in Mind

**We believe in creating homes that evolve with you.**

**Our thoughtful approach to accessibility ensures that every residence offers comfort, safety, and independence for residents of all ages and abilities.**

**These carefully integrated features provide peace of mind without compromising on the elegant aesthetic that defines luxury living.**

**Reinforced Grab Bars in All Bathrooms.**

**Folding Shower Seats for Enhanced Safety.**

**Barrier-Free Design Throughout.**

**Rustomjee®**



PHOTOGRAPHIC IMPRESSION

# SITE ANALYSIS

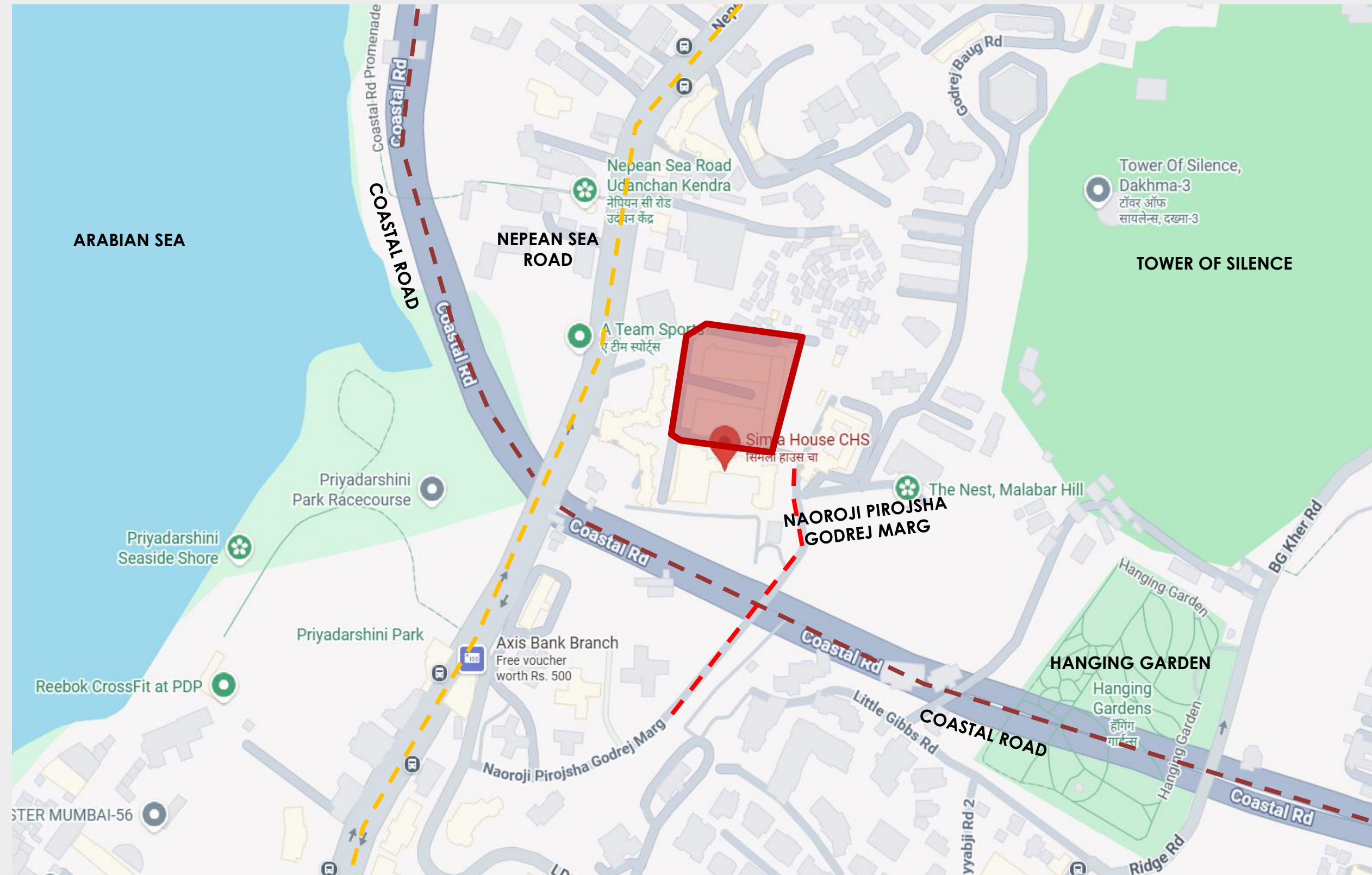
# SITE CONTEXT

## AT A CITY LEVEL



# SITE CONTEXT

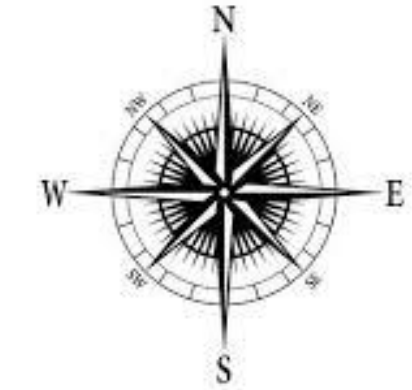
## SITE OVERVIEW & PROXIMITY



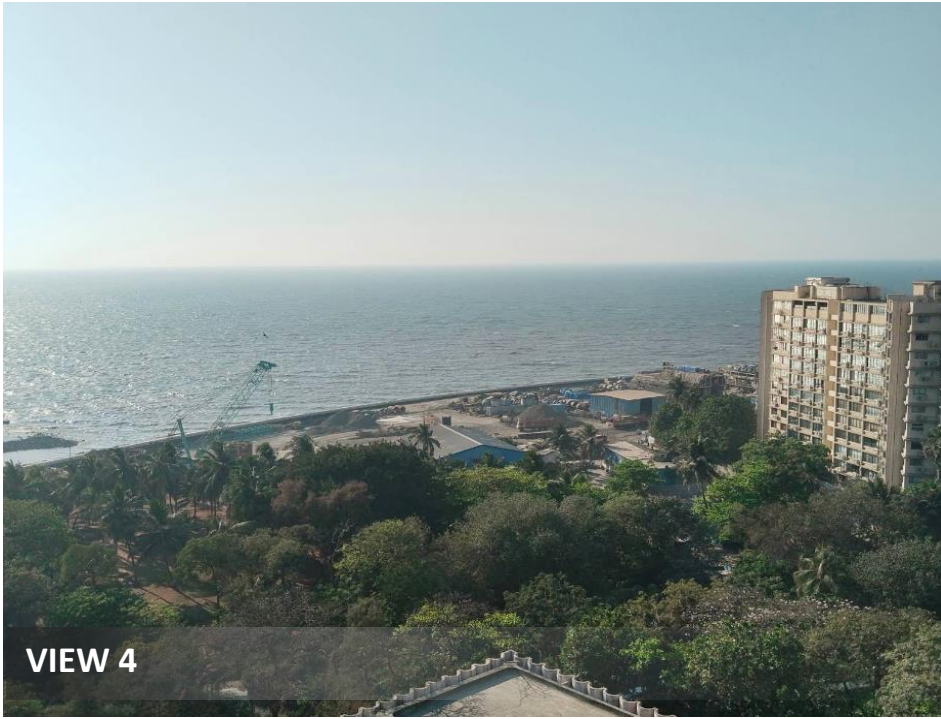
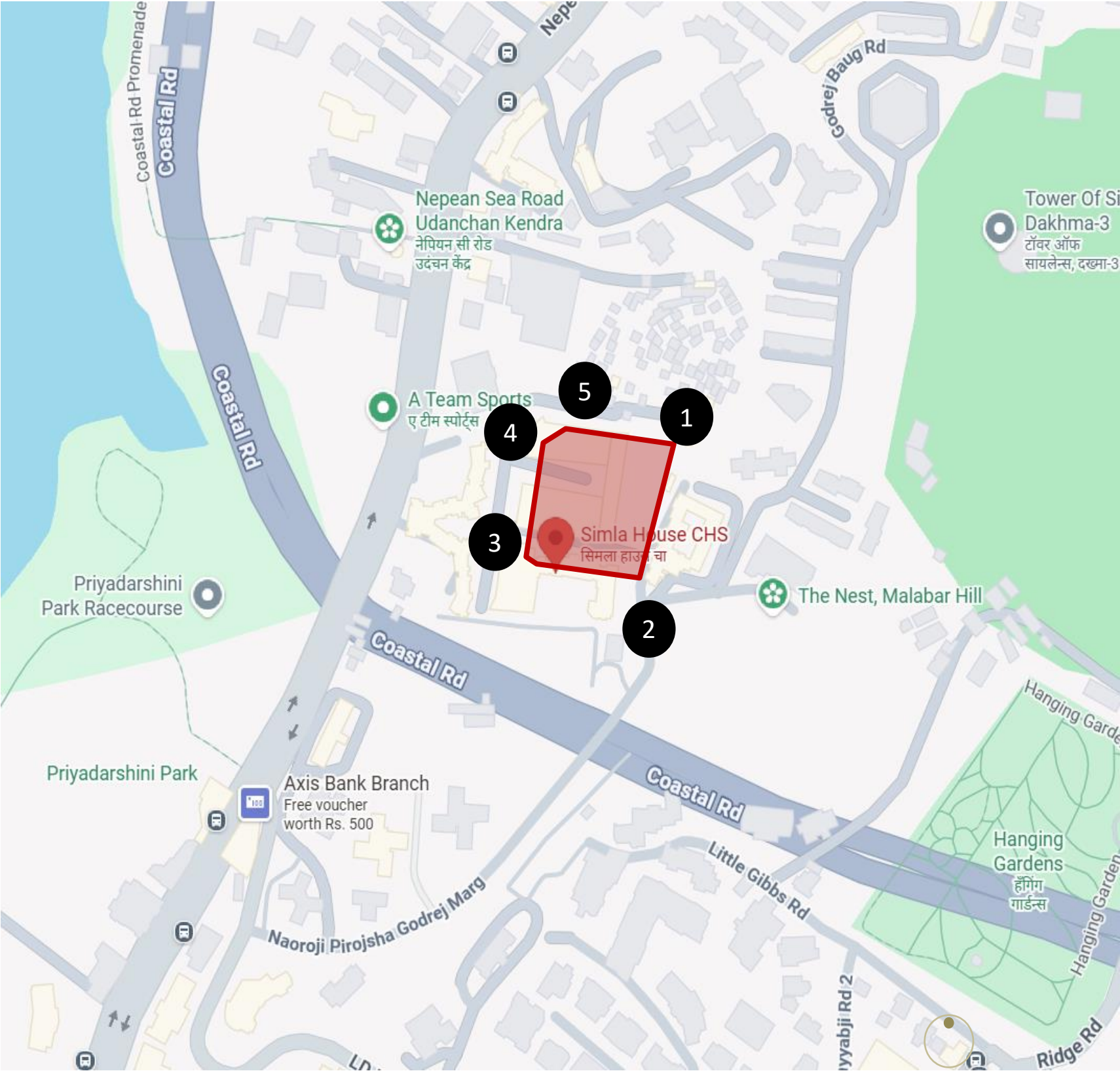
# SITE SURVEY

# SITE SURVEY

## EXISTING VIEWS & PROXIMITY



# SITE SURROUNDINGS



# EXISTING TERRACE VIEWS

## EAST VIEWS



## WEST VIEWS



# EXISTING TERRACE VIEWS

## NORTH VIEWS

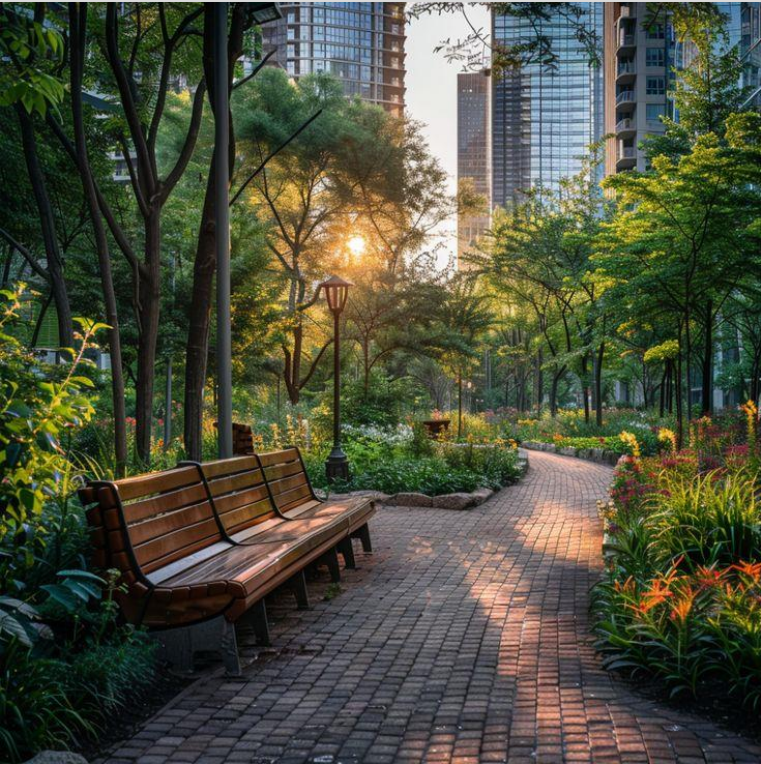


## SOUTH VIEWS



# SITE SURROUNDINGS

## LIVABILITY



## SITE CONTEXT

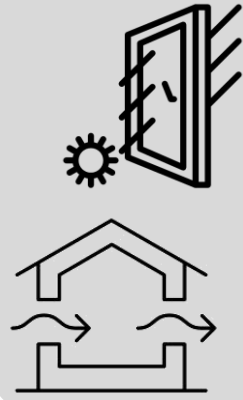


## GATED COMMUNITY



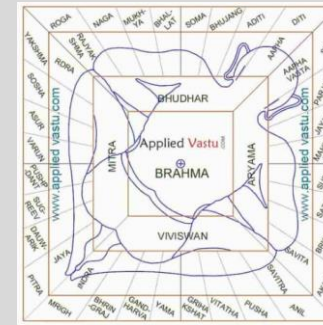
# DESIGN INTENT

# KEY DESIGN CONSIDERATION



## • NATURAL LIGHT & VENTILATION:

The design ensures abundant natural light and cross ventilation throughout all apartments, enhancing indoor comfort, energy efficiency, and overall living quality. Thoughtfully oriented layouts and strategically placed openings allow maximum daylight penetration and continuous airflow.



## VASTU-COMPLIANT PLANNING :

All rooms are planned in accordance with Vastu principles, ensuring appropriate placement based on functional requirements. Entry and exit points are strategically positioned to enhance positive energy flow and intuitive circulation.



## • SURFACE CARPARKING:

The project incorporates well-organized surface parking designed for ease of access and efficient vehicular movement. Parking bays are strategically laid out to ensure smooth circulation and minimal conflict points.



## • FIRE SAFETY & TENDER ACCESSIBILITY :

The design ensures dedicated and unobstructed fire tender access to the building for efficient emergency response. Access routes are planned with adequate width, clearances, and turning radii to facilitate smooth vehicle movement.



## • AMENITY & OPEN SPACE DESIGN STRATEGY :

The design incorporates well-planned open spaces and amenities to enhance community living and user experience. Recreational areas are strategically distributed to ensure accessibility and optimal utilization for all age groups.



## • SEA & CITY VIEW ORIENTED DESIGN:

The apartments are designed to maximize panoramic sea views along with expansive city vistas for all residents. Large openings and decks enhance the experience of surrounding views while allowing ample natural light and ventilation.

# BARRIER-FREE ACCESS FEATURE



- **GUIDING FLOORING & WALL FINISHES:** Providing Tactile tiles for better navigation guide for visually impaired people.
- **HANDRAILS :** Providing handrails for better access on 0.85 m and 0.95 m above the finished floor level.



- **WHEELCHAIR ACCESS LIFT:** lifts provided as per wheelchair entry standard sizes by NBC & CPEW norms.



- **RAMPS:** A wheelchair ramp is an inclined plane installed in addition to or instead of stairs. Ramps permit wheelchair users, as well as people pushing strollers, carts, or other wheeled objects, to more easily access a building, or navigate between areas of different height.



- **WASHROOM IN PUBLIC PLACES:** Dedicated washrooms for disabled people on public places and amenity places.

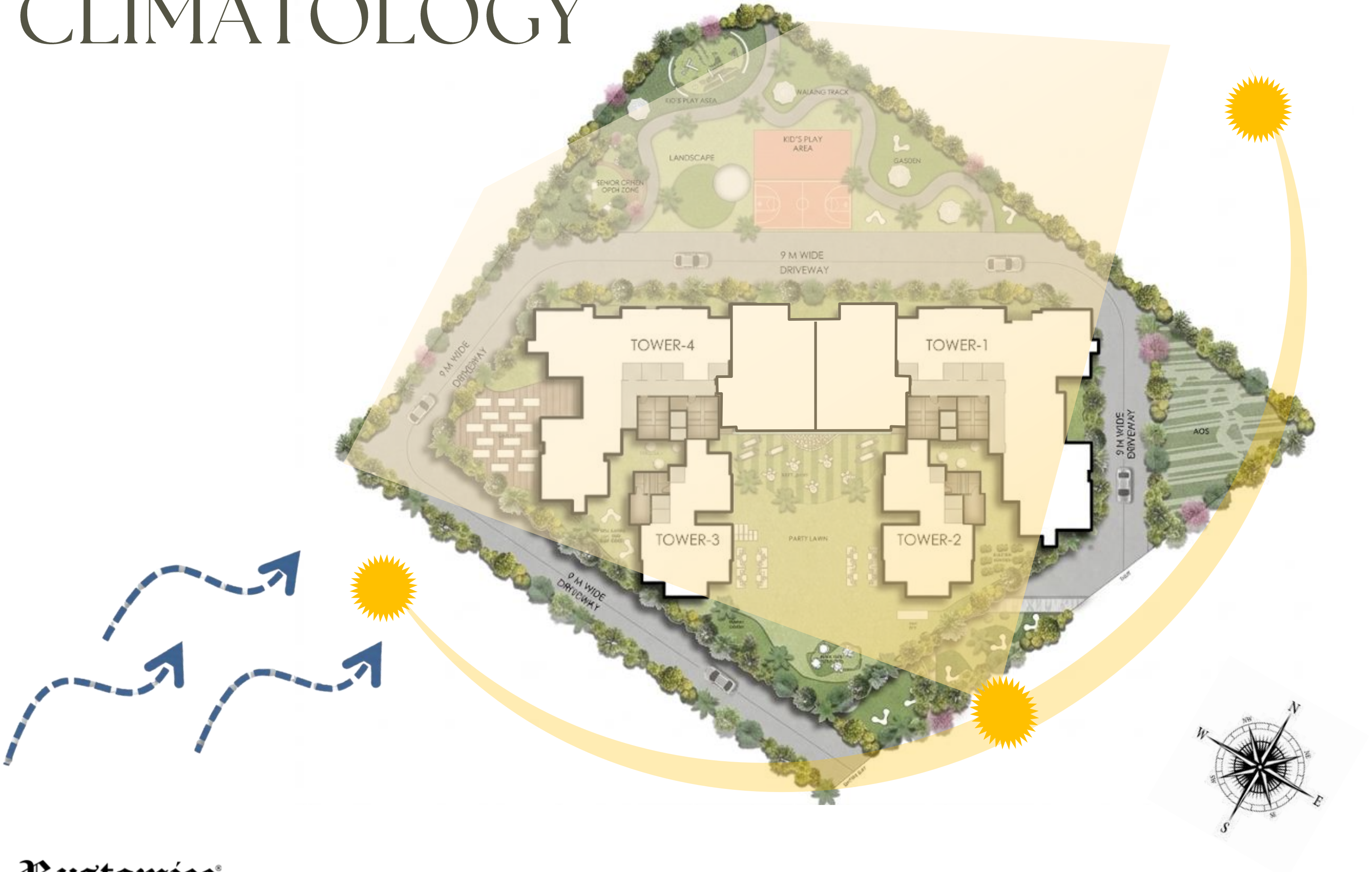


- **DISABLE PARKING:** The purpose of a disabled parking space is to allow greater room for a disabled person to move around their vehicle and/or assemble and disassemble their wheelchair, walking aid, or any other mobility equipment they may have with them.



- **EMERGENCY ALARM SYSTEM:** Both visual and audible alarms systems provided for betterment of different type of disabled users.

# CLIMATOLOGY

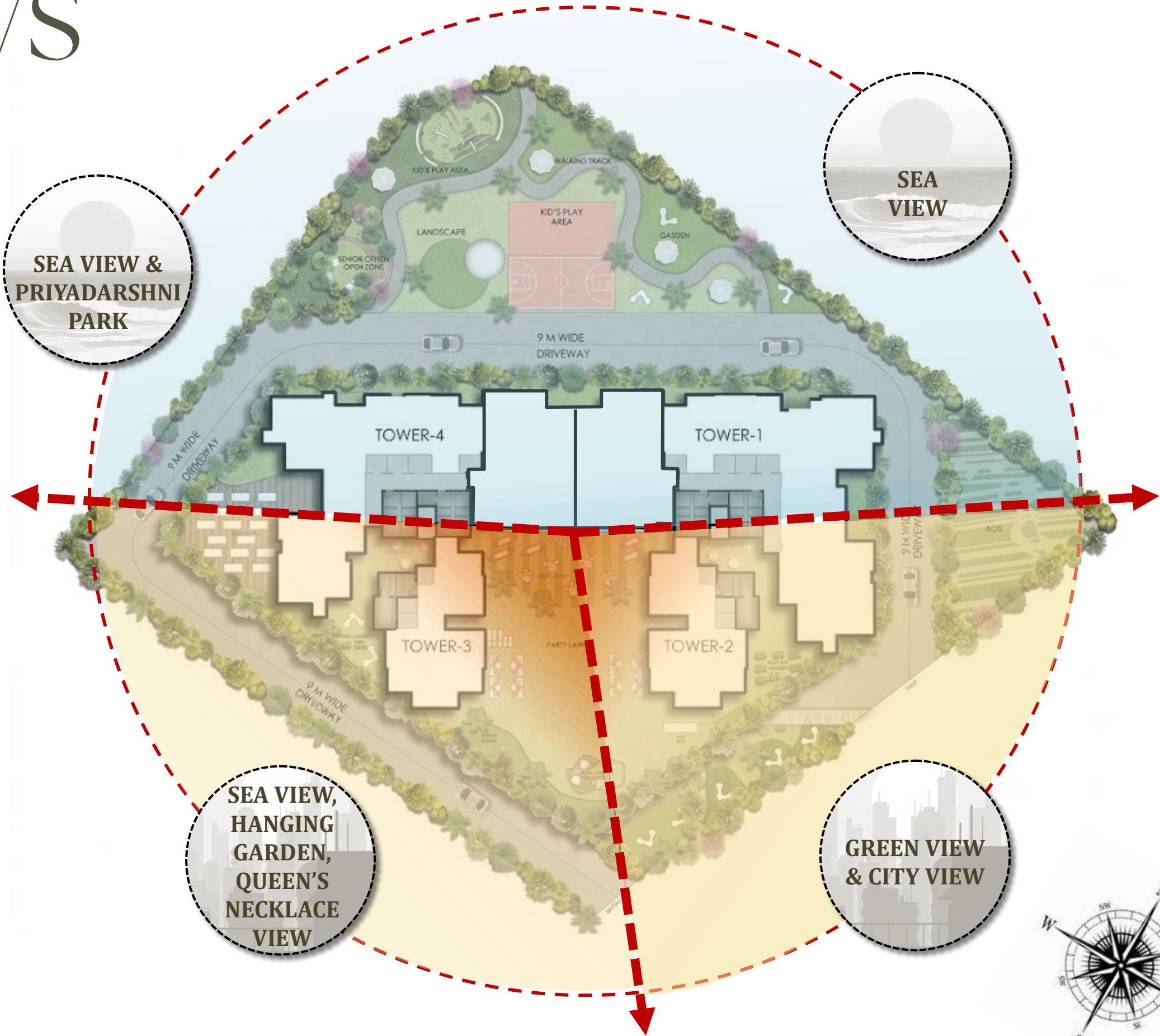


# MASTER PLAN

- TOWER 01
- TOWER 02
- TOWER 03
- TOWER 04

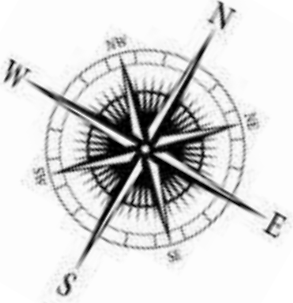


# SITE VIEWS



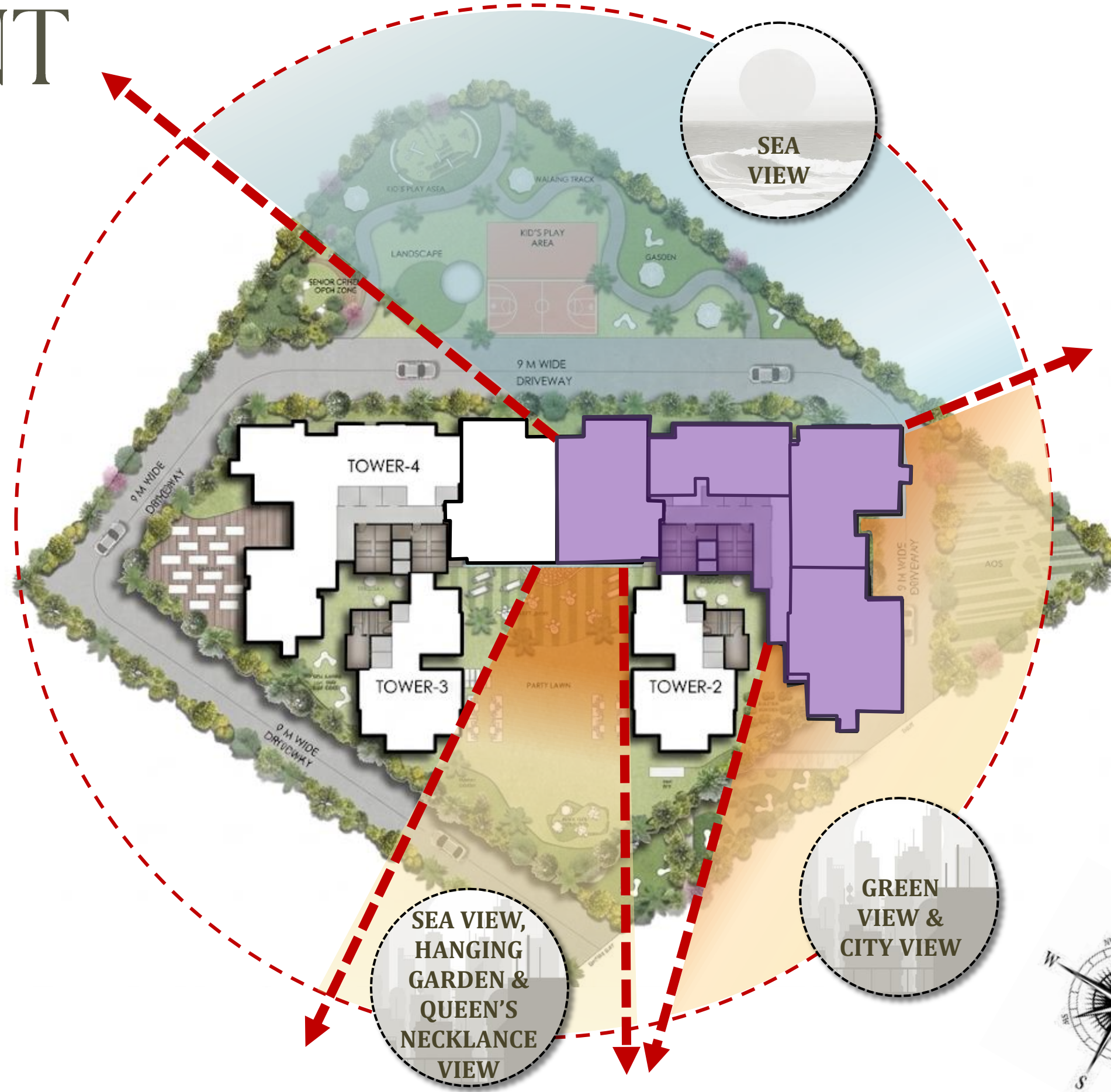
# MASTER PLAN

 - TOWER 01



# APARTMENT VIEWS

 - TOWER 01



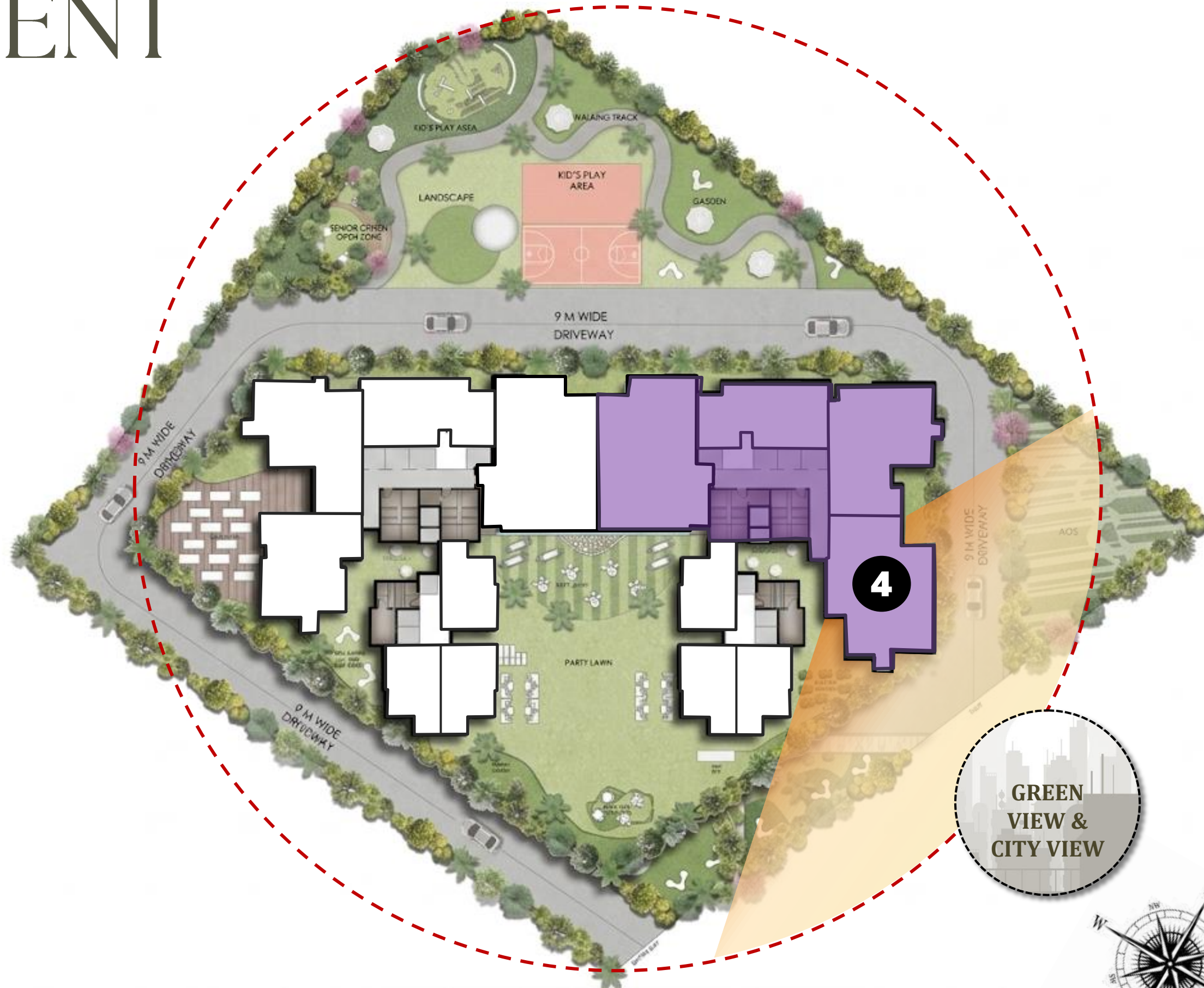
# APARTMENT VIEWS

- TOWER 01
- APARTMENT 03



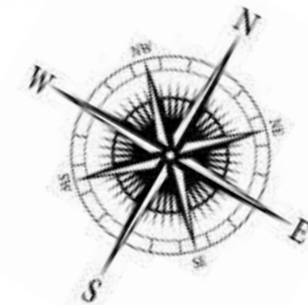
# APARTMENT VIEWS

- TOWER 01
- APARTMENT 04



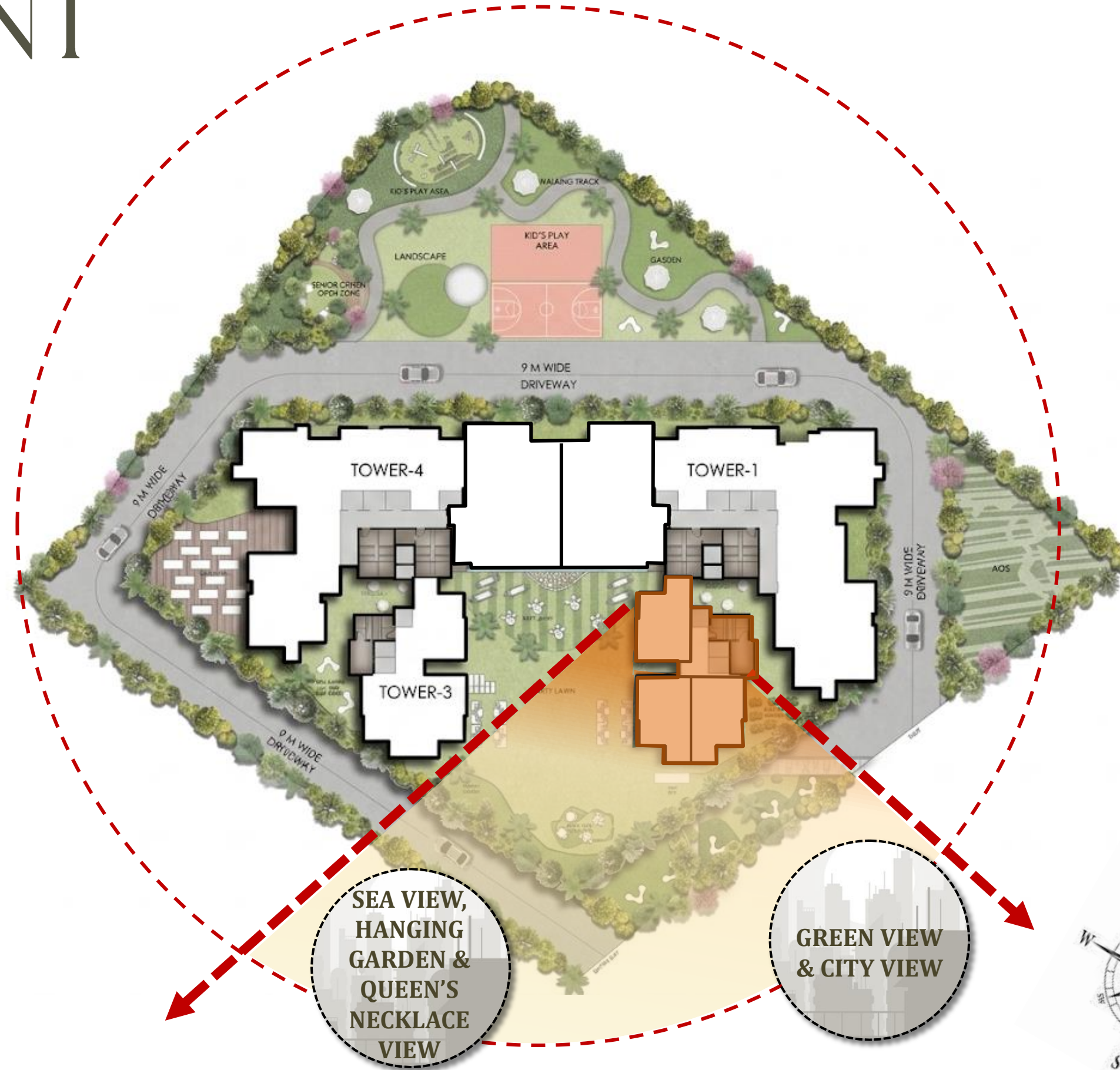
# APARTMENT VIEWS

 - TOWER 02



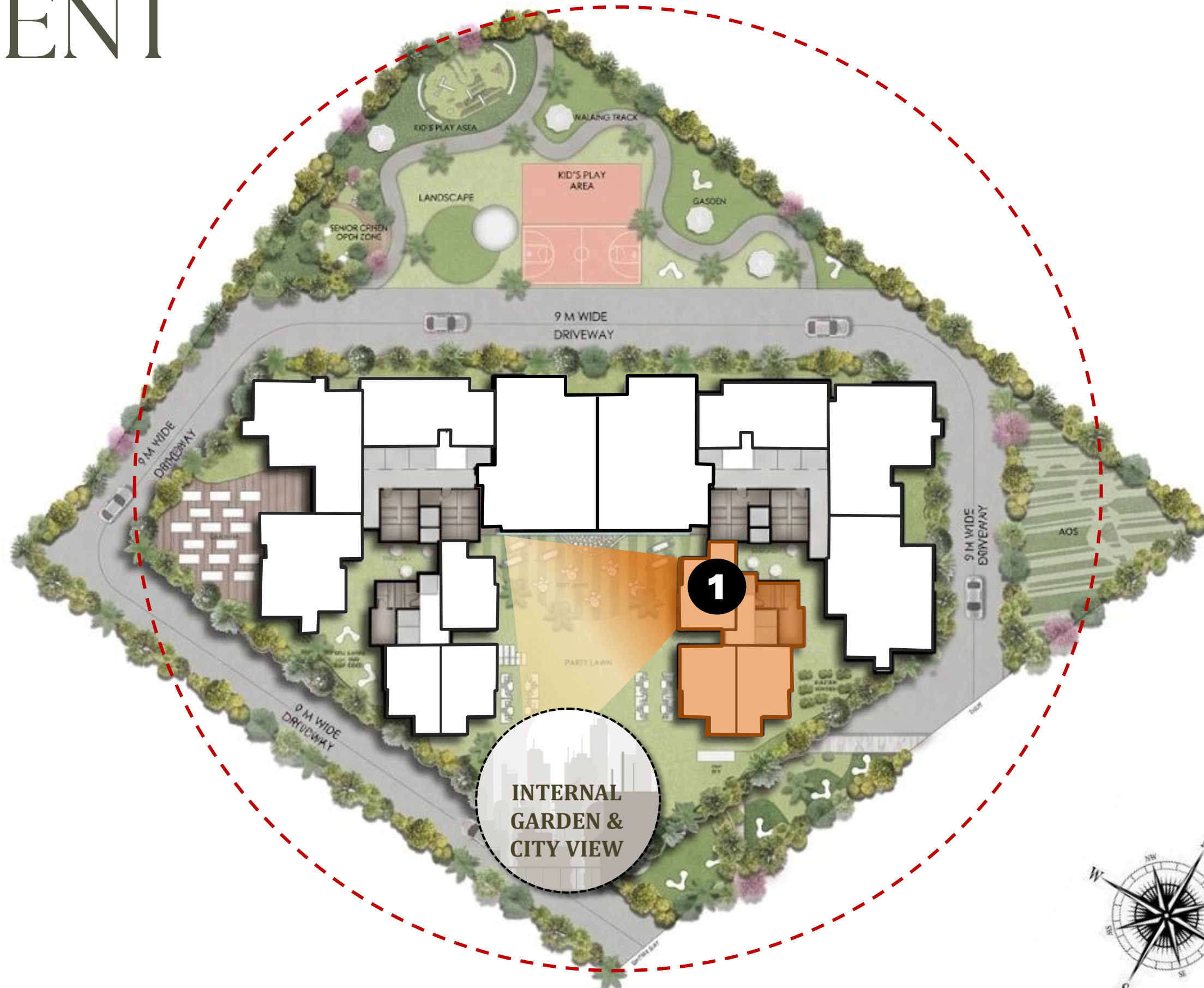
# APARTMENT VIEWS

 - TOWER 02



# APARTMENT VIEWS

-  - TOWER 02
-  - APARTMENT 01



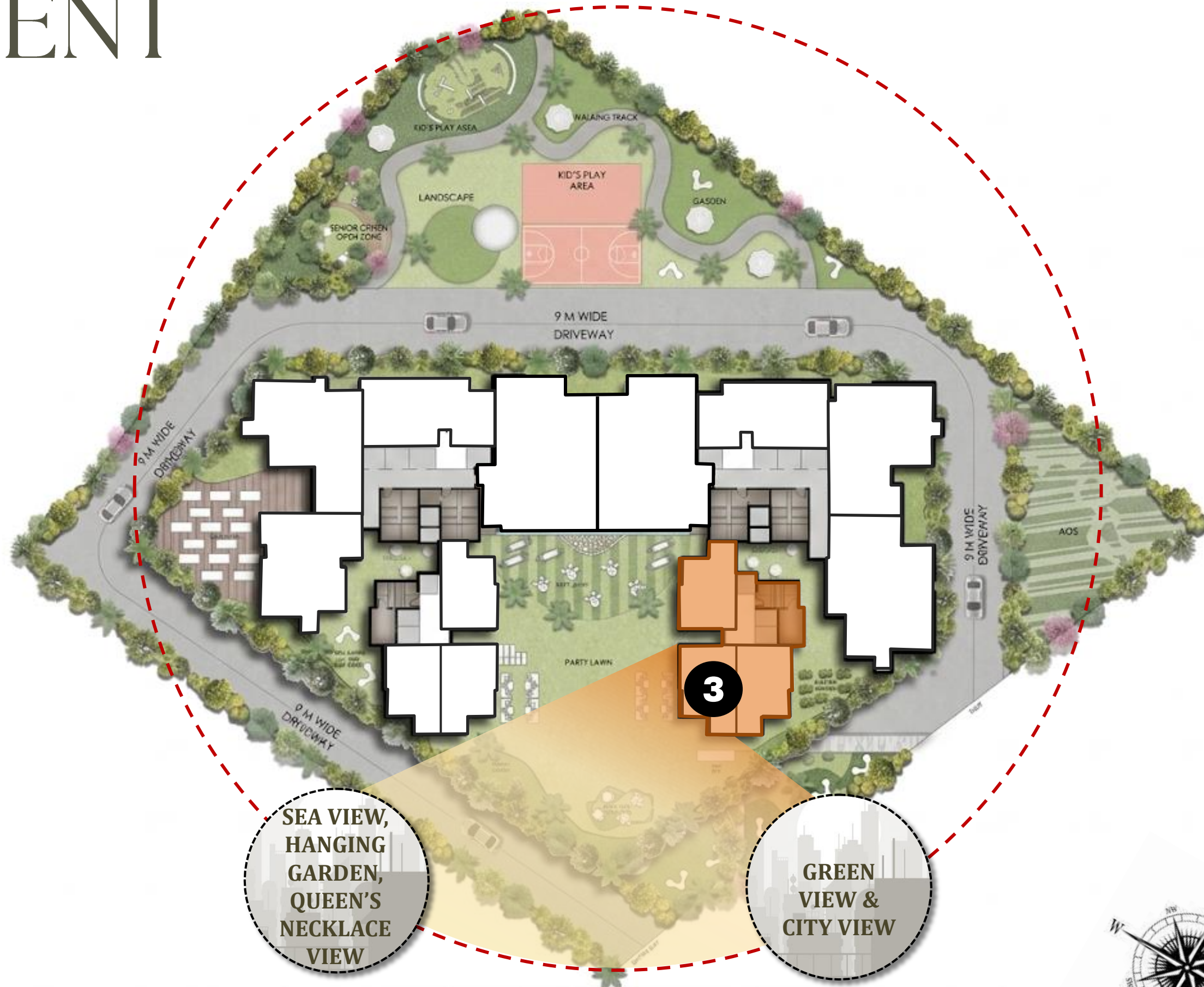
# APARTMENT VIEWS

-  - TOWER 02
-  - APARTMENT 03



# APARTMENT VIEWS

-  - TOWER 02
-  - APARTMENT 02



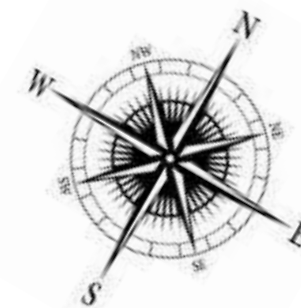
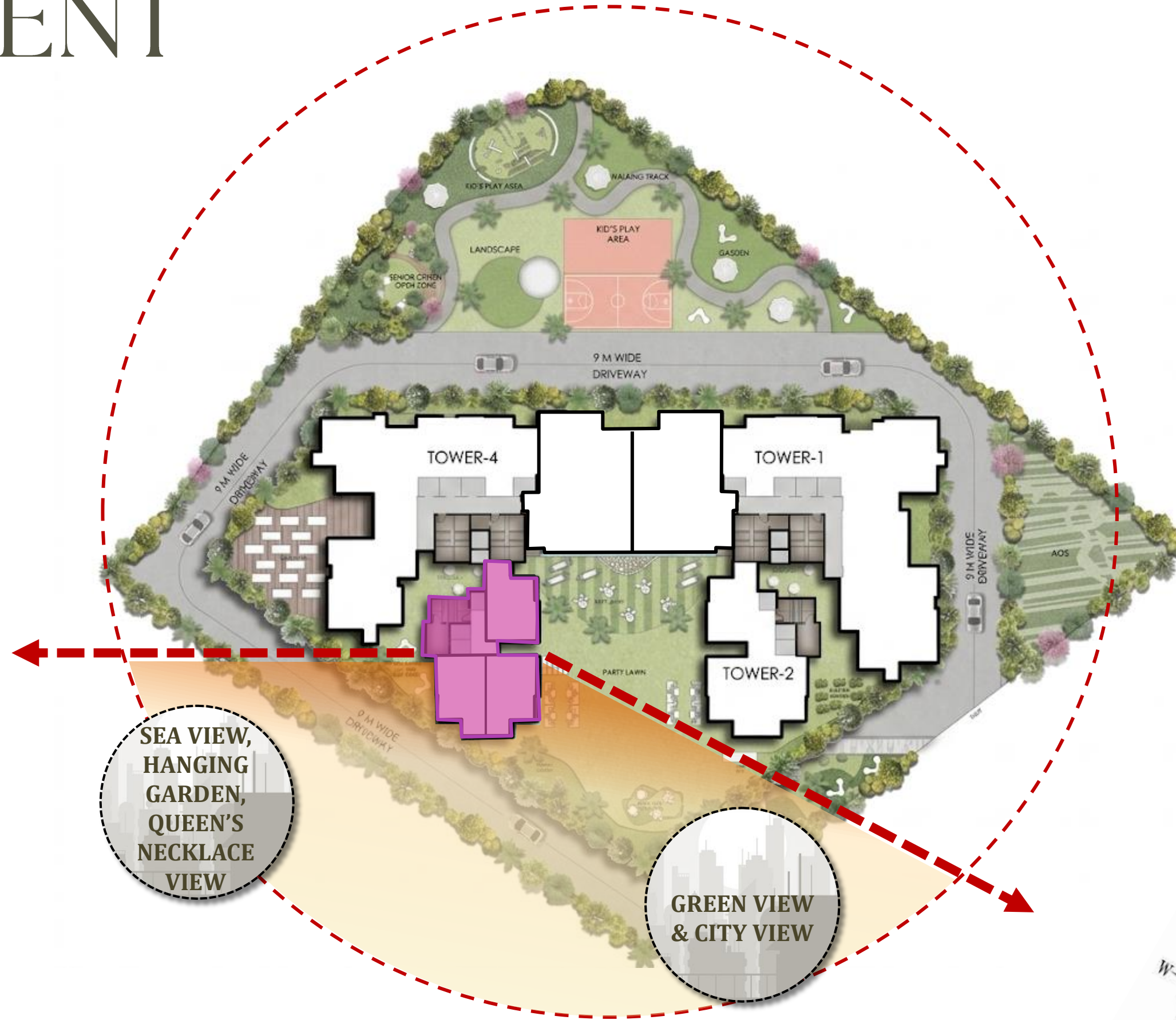
# APARTMENT VIEWS

 - TOWER 03



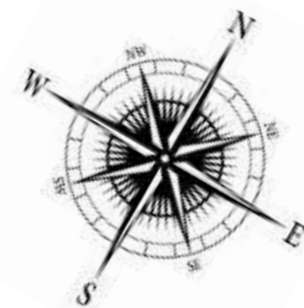
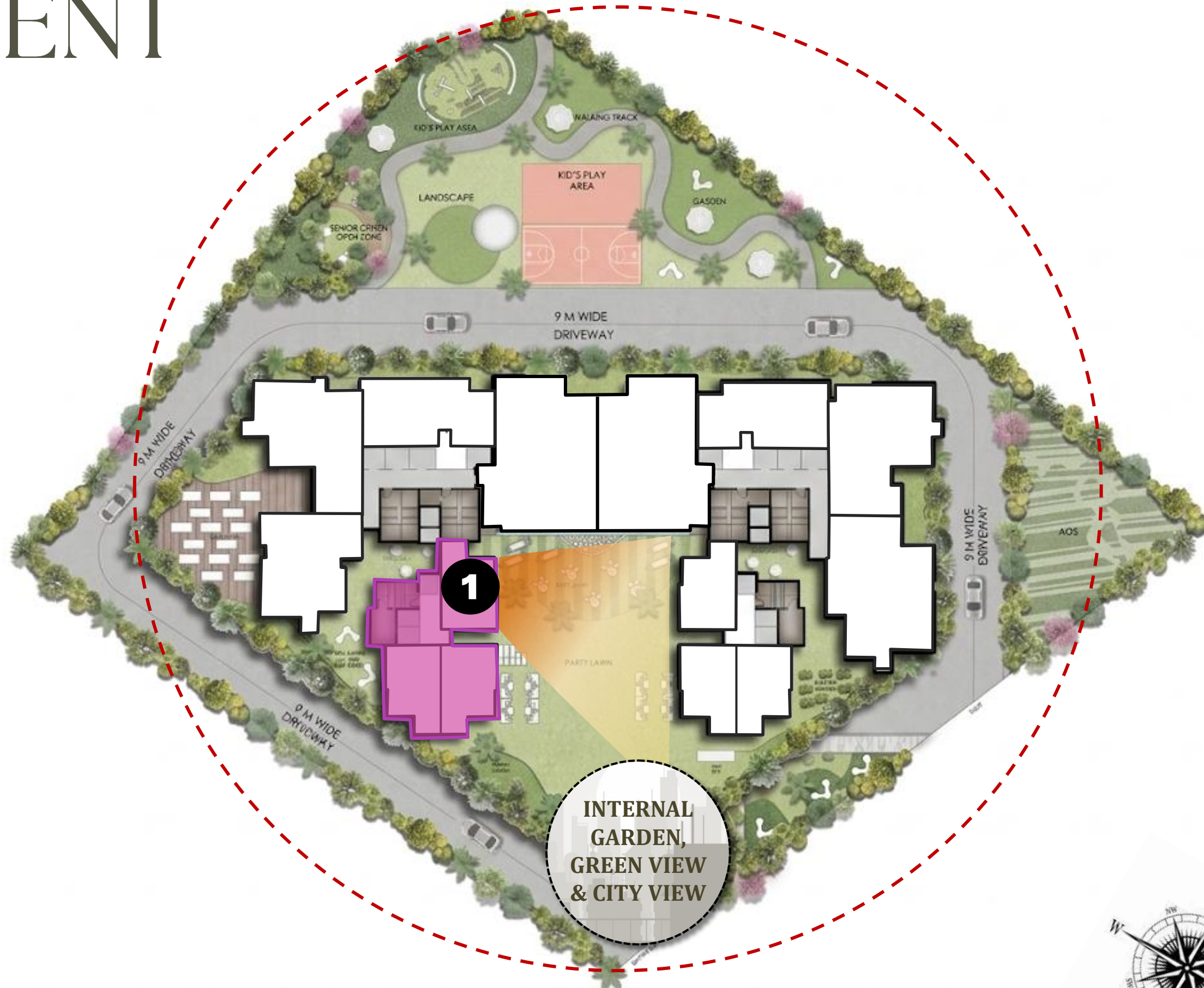
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 - TOWER 03



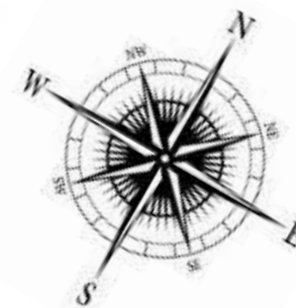
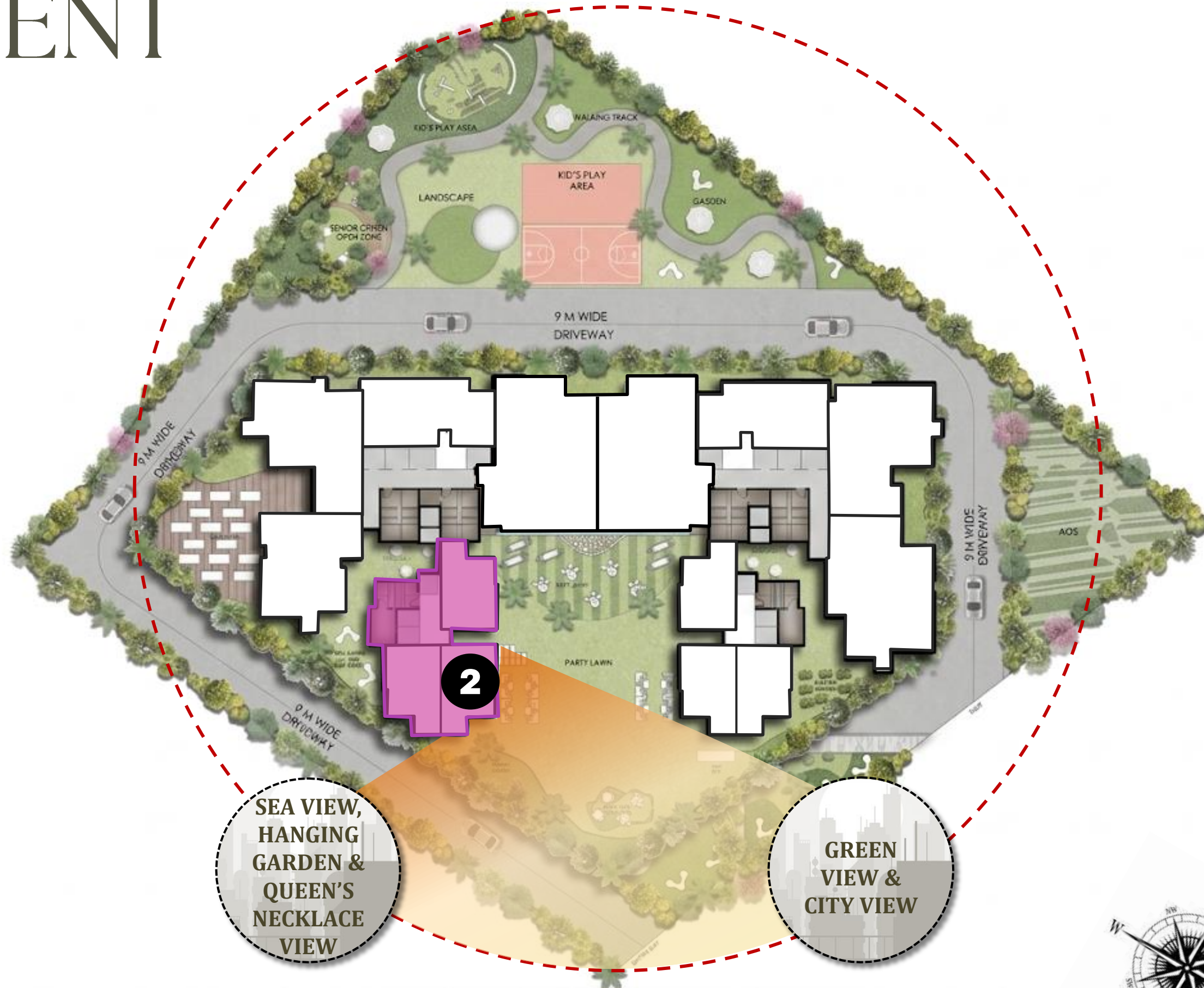
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- TOWER 03
- APARTMENT 01



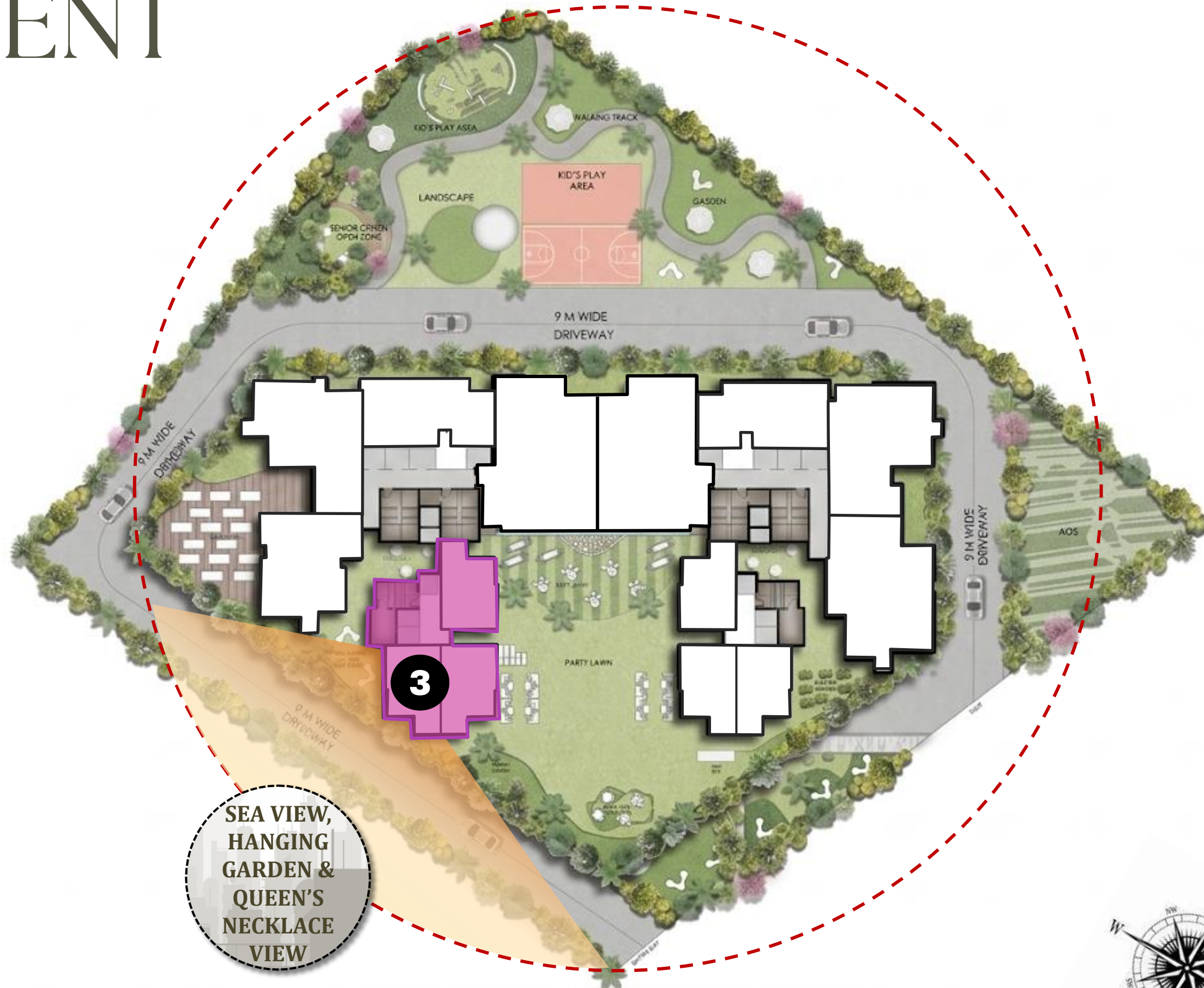
# APARTMENT VIEWS

-  - TOWER 03
-  - APARTMENT 02



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-  - TOWER 03
- APARTMENT 03



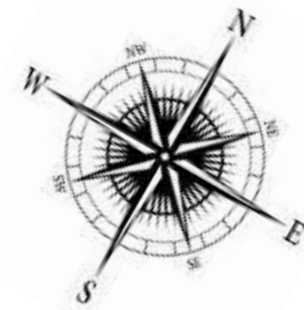
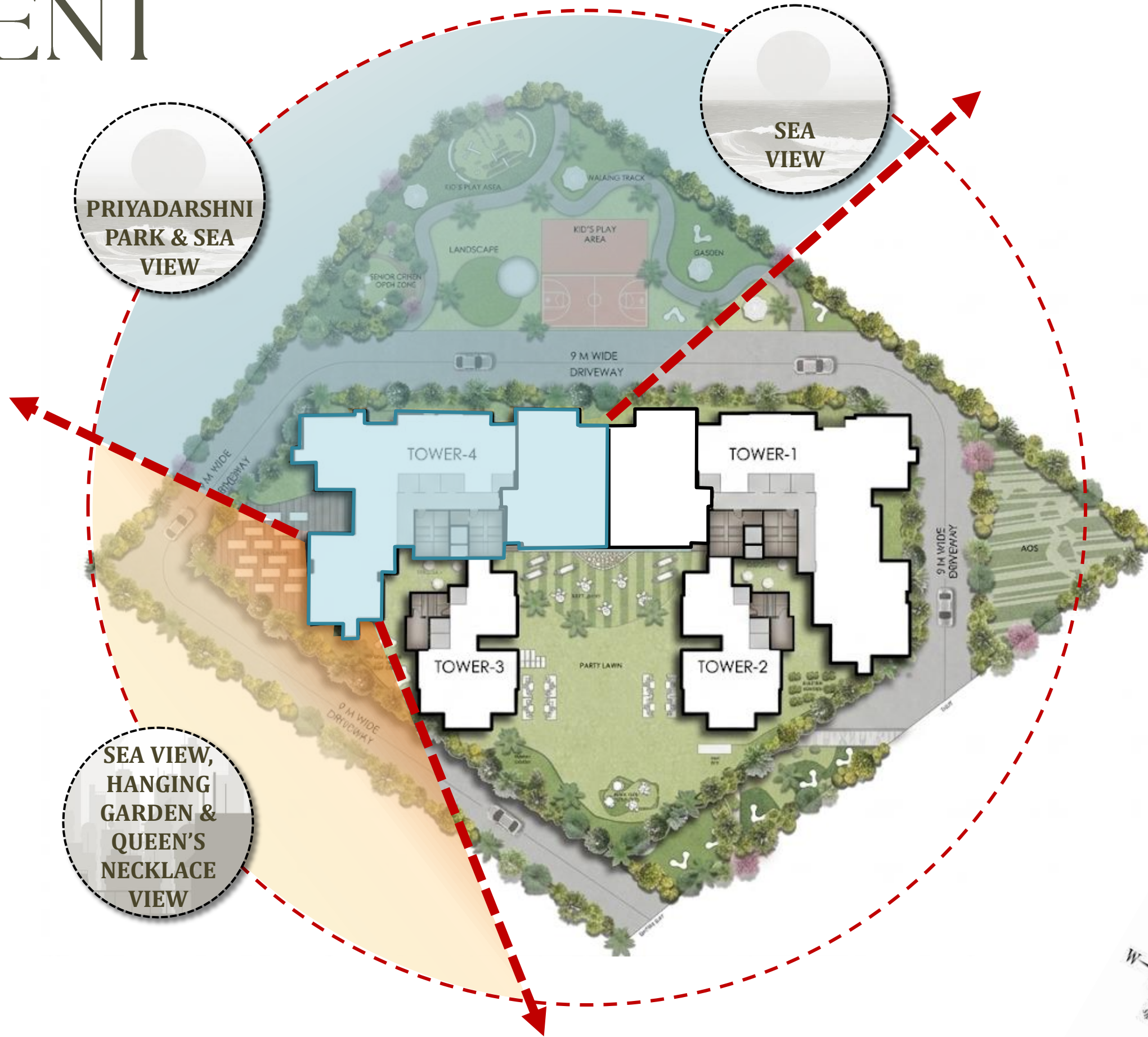
# APARTMENT VIEWS

 - TOWER 04



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 - TOWER 04



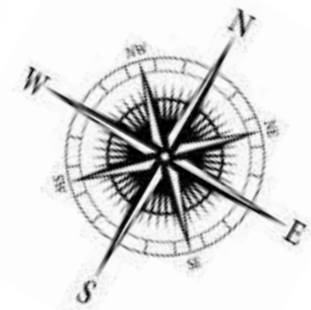
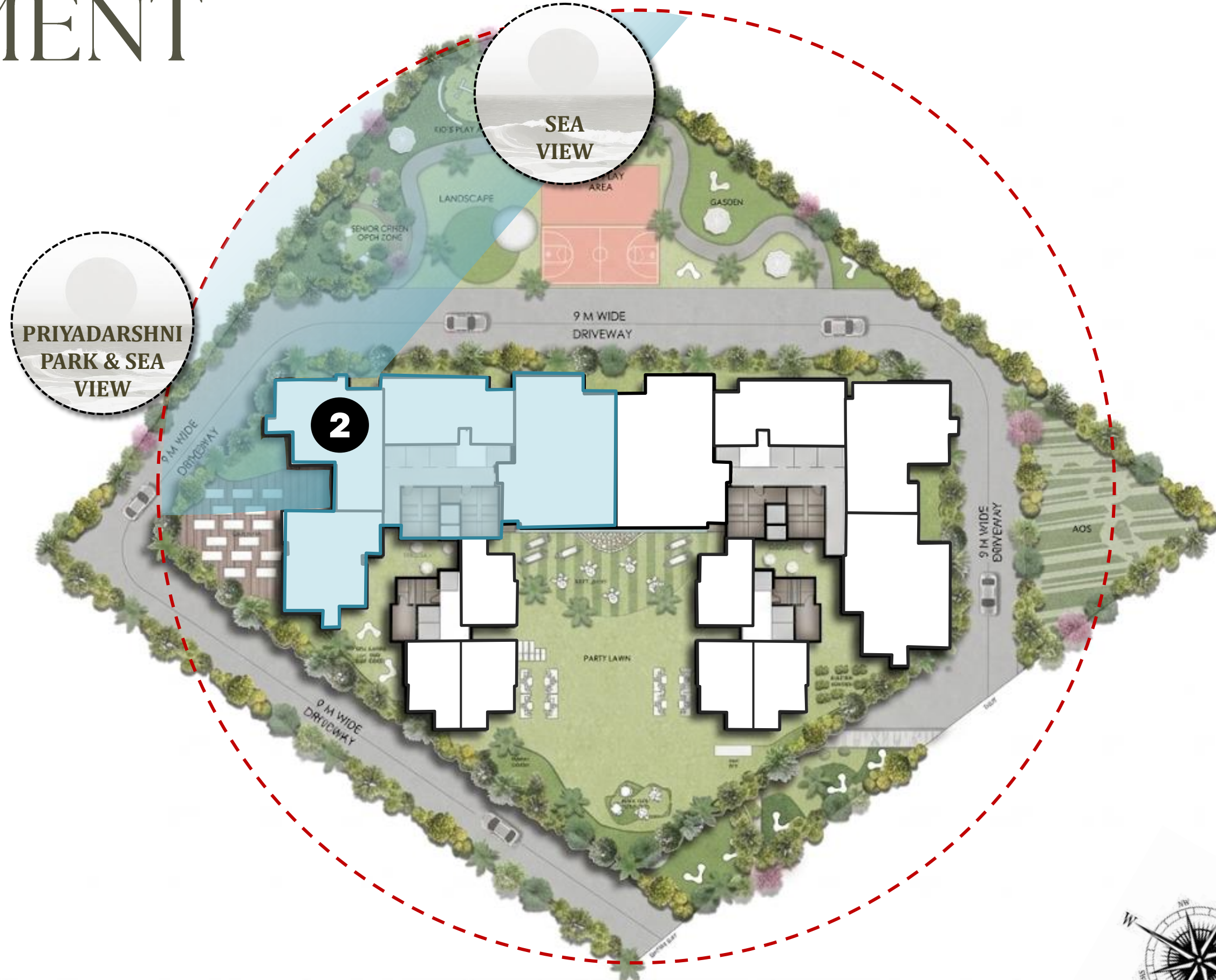
# APARTMENT VIEWS

- TOWER 04
- APARTMENT 01



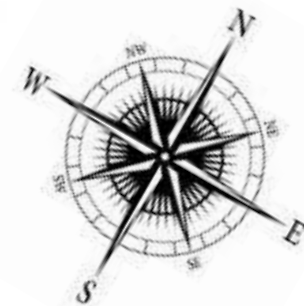
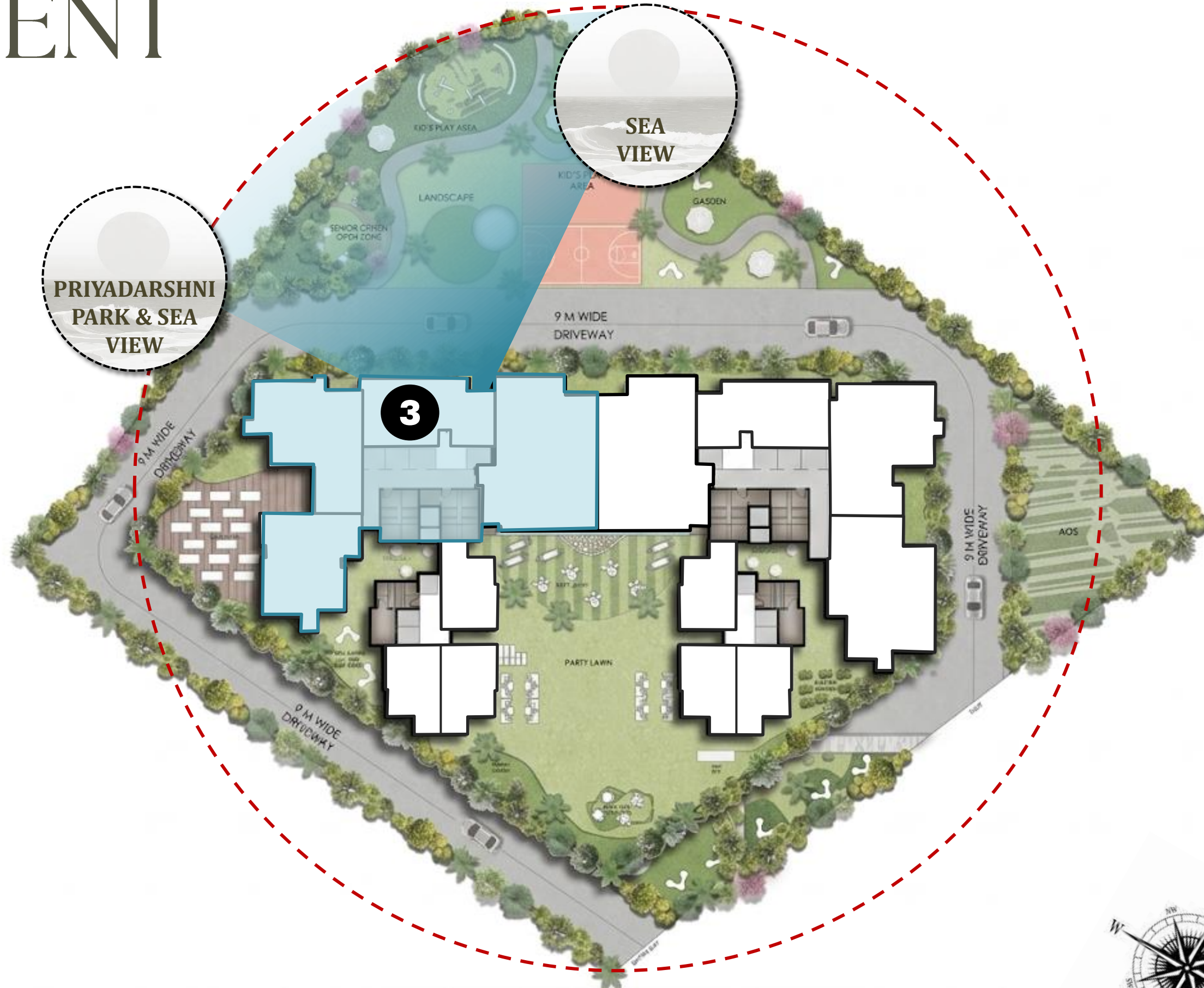
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- TOWER 04
- APARTMENT 02



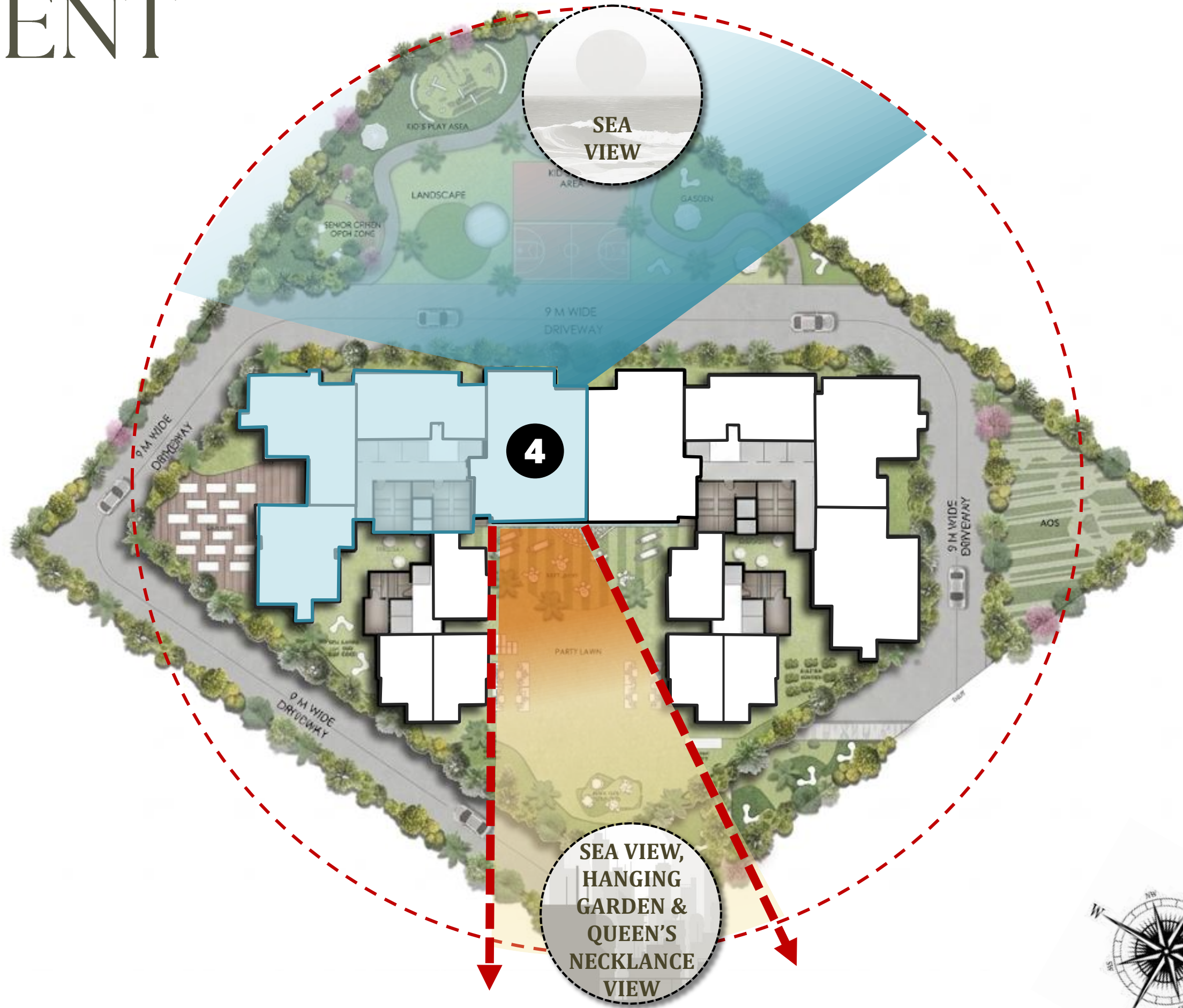
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- TOWER 04
- APARTMENT 03



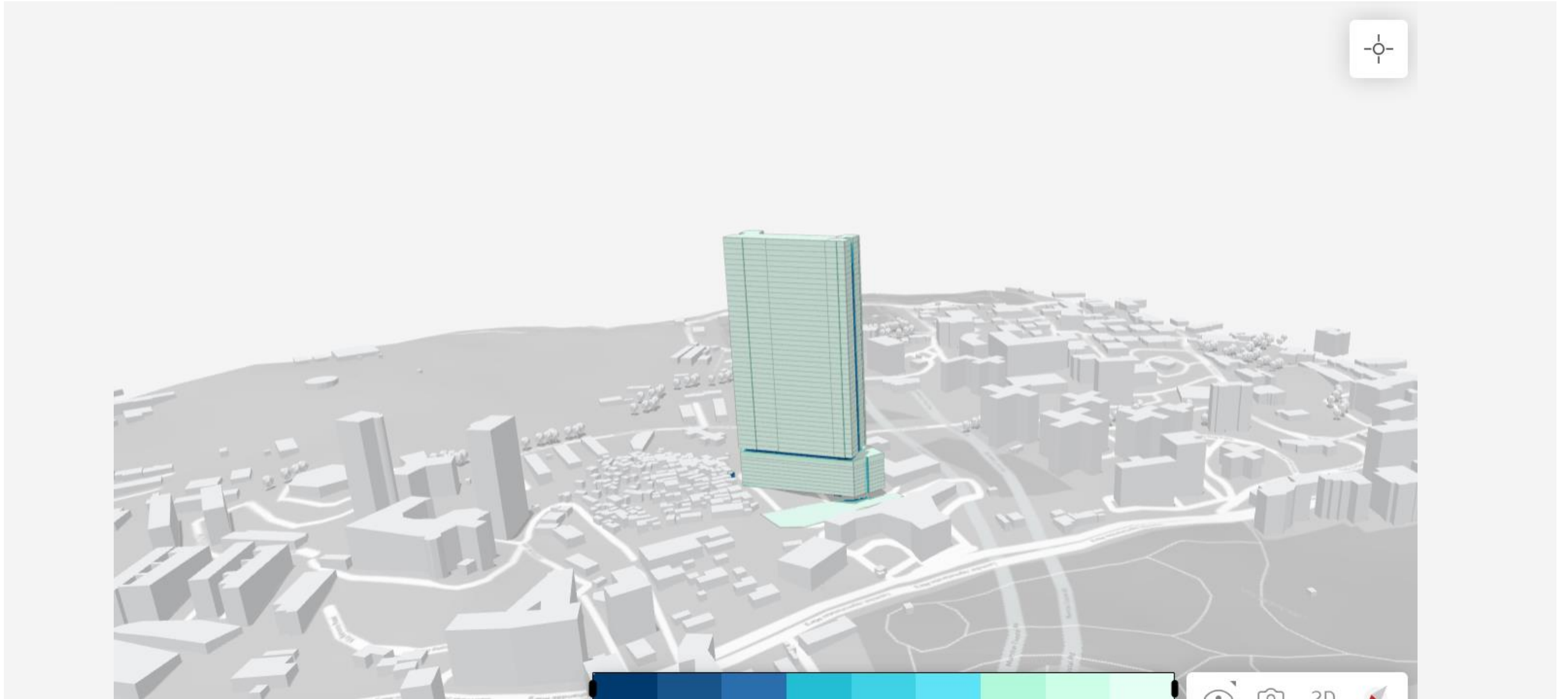
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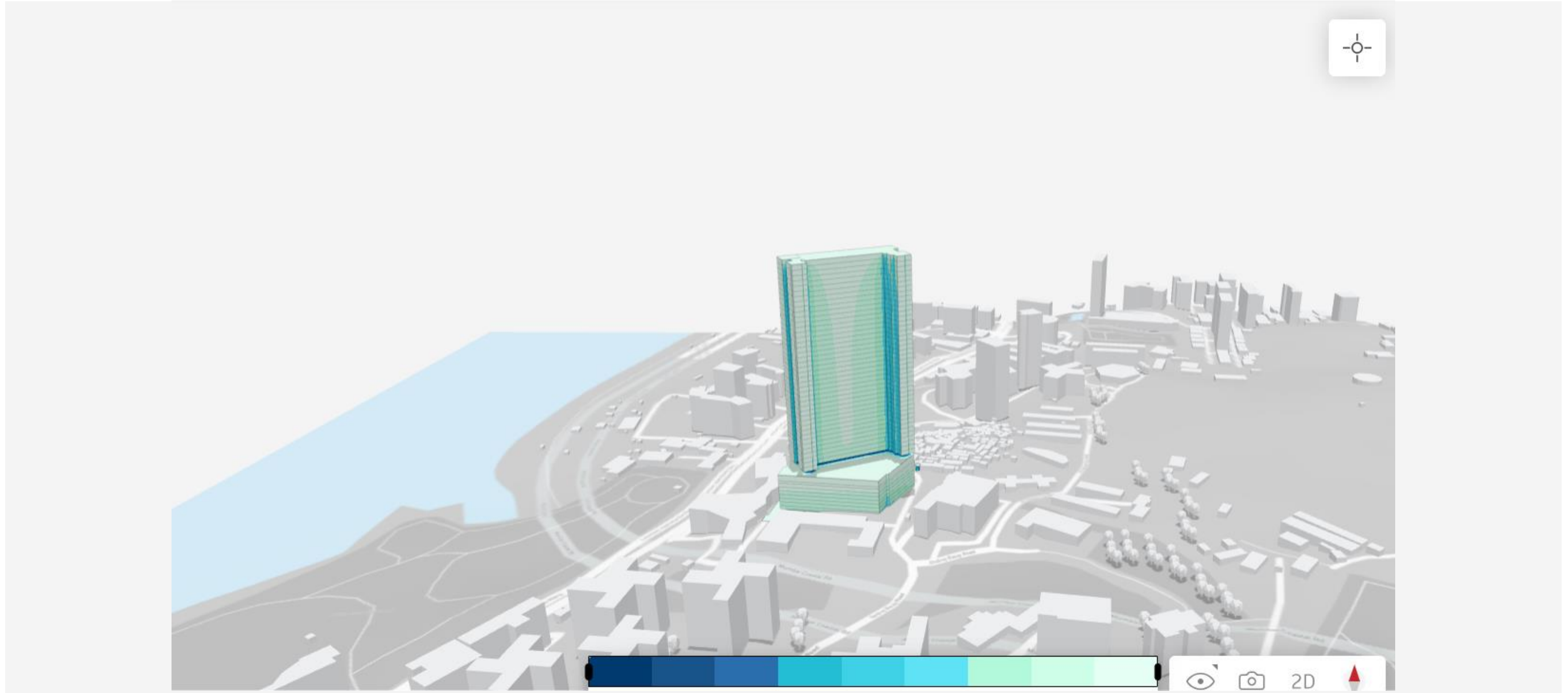


# VOLUMETRIC ANALYSIS

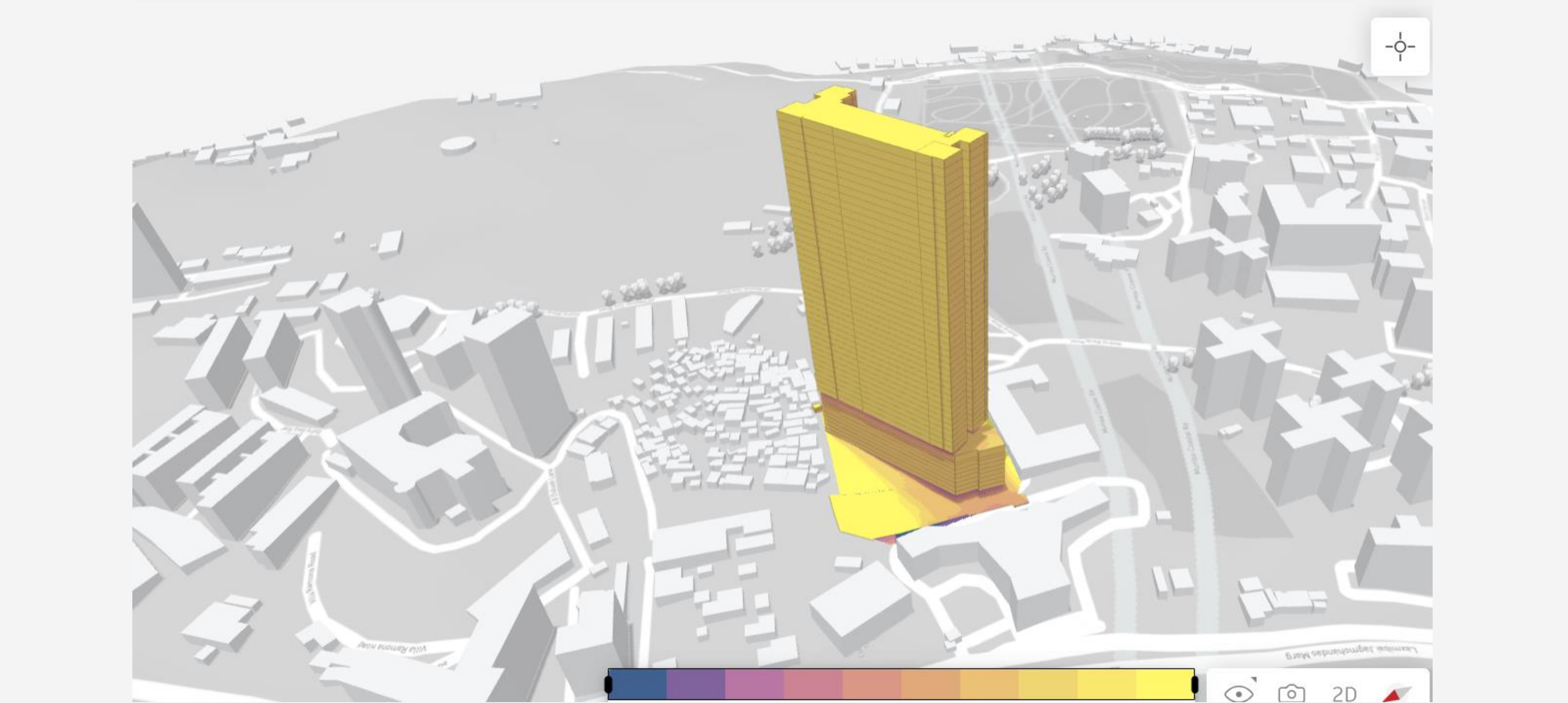
# DAYLIGHT ANALYSIS



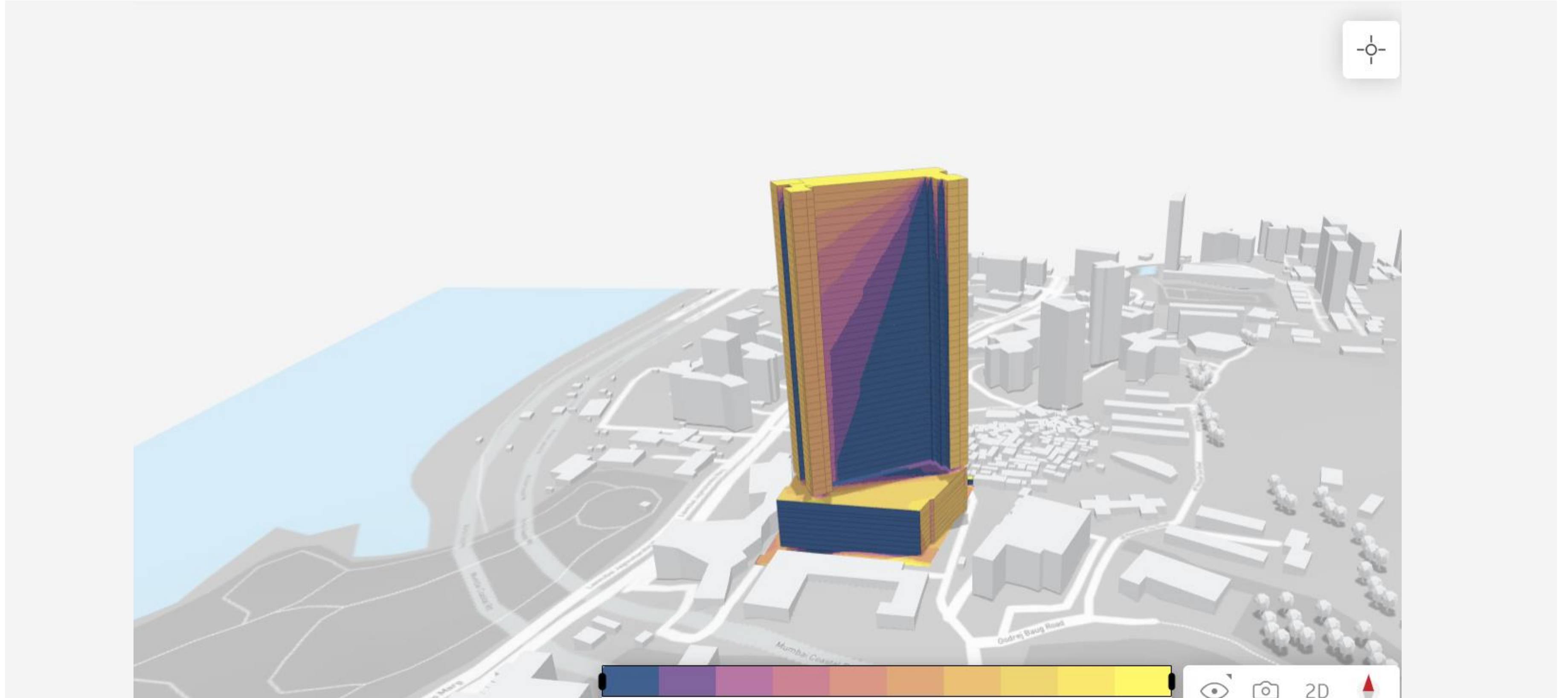
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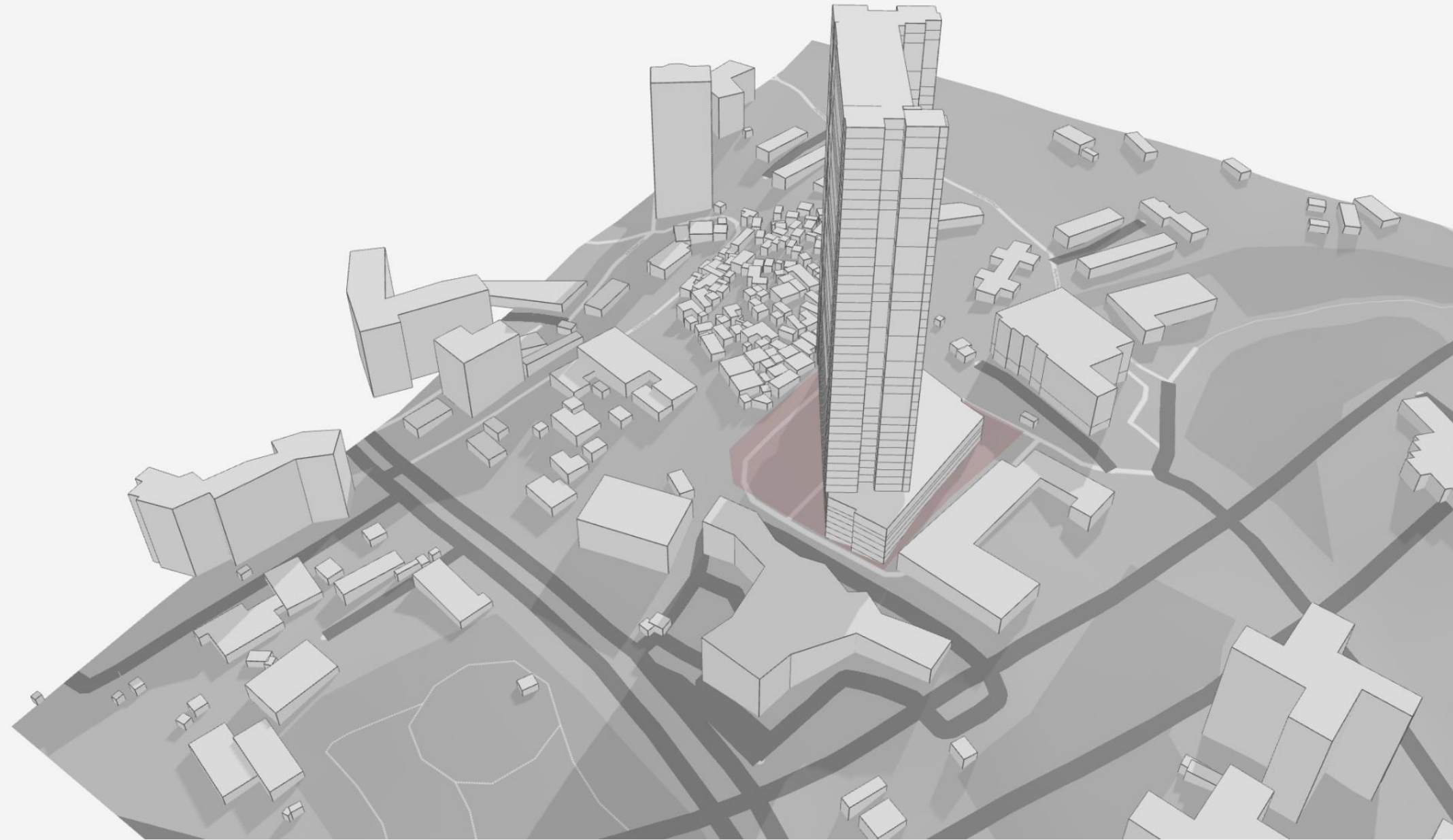
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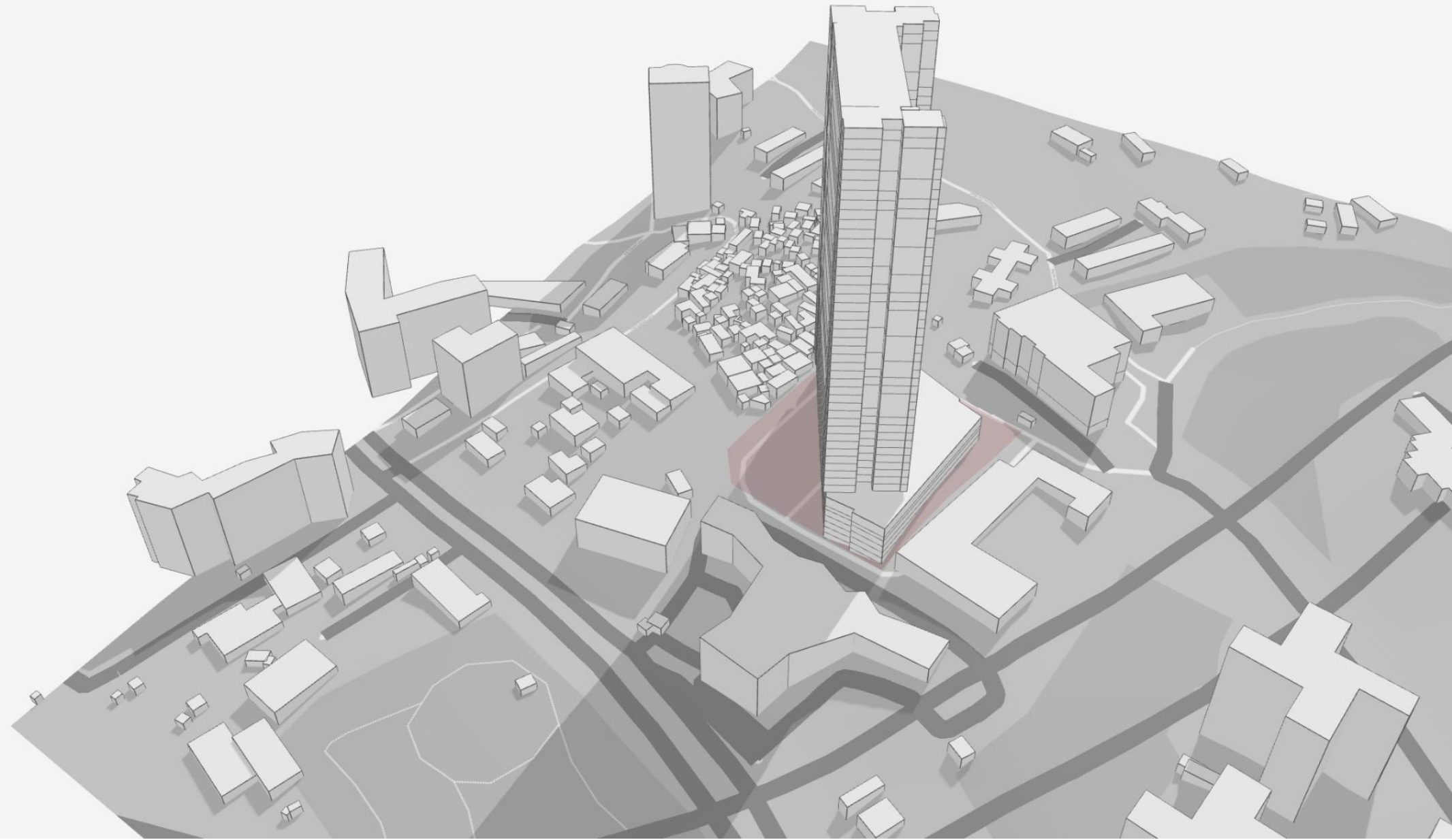
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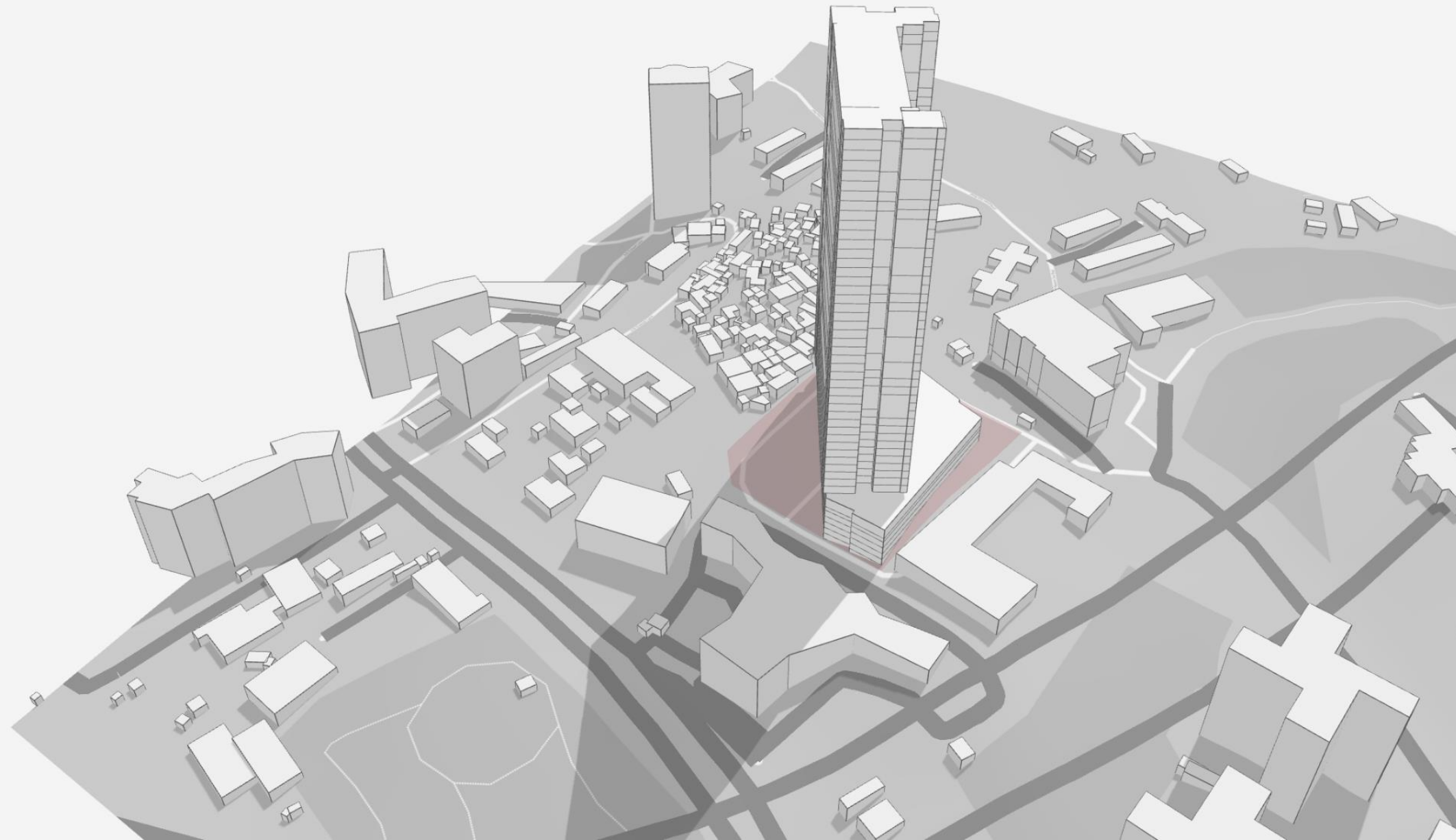
# SHADOW ANALYSIS



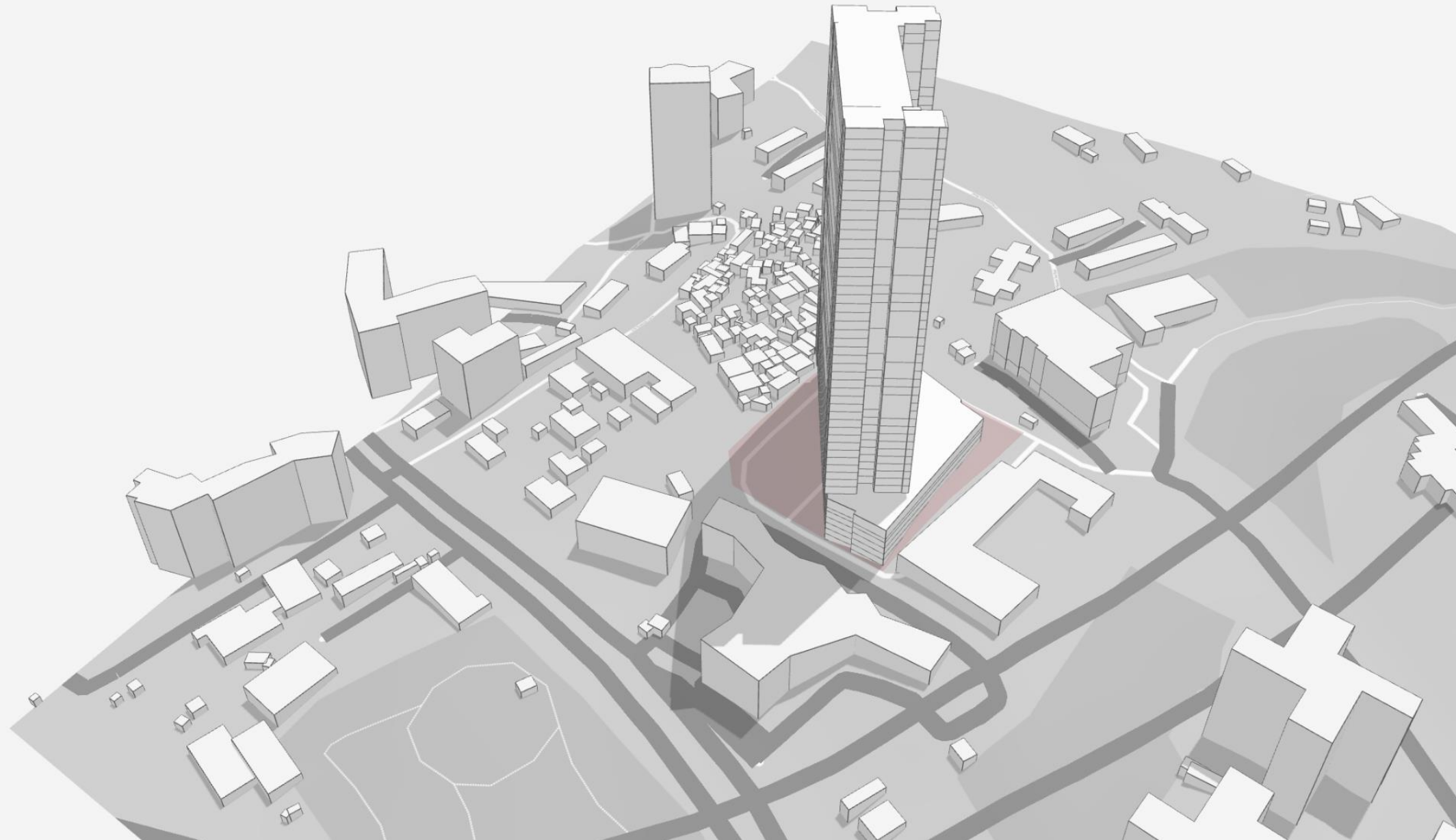
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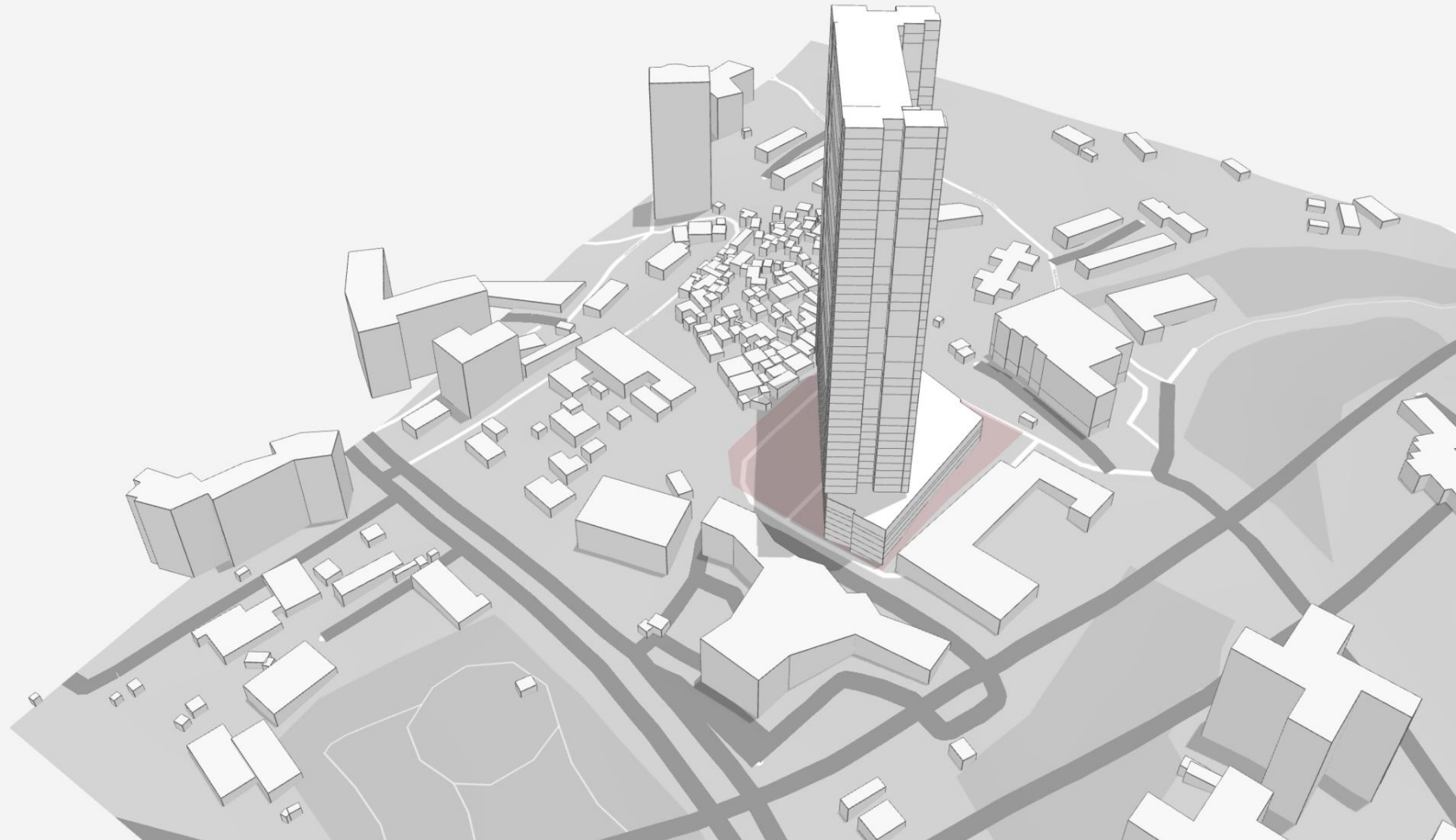
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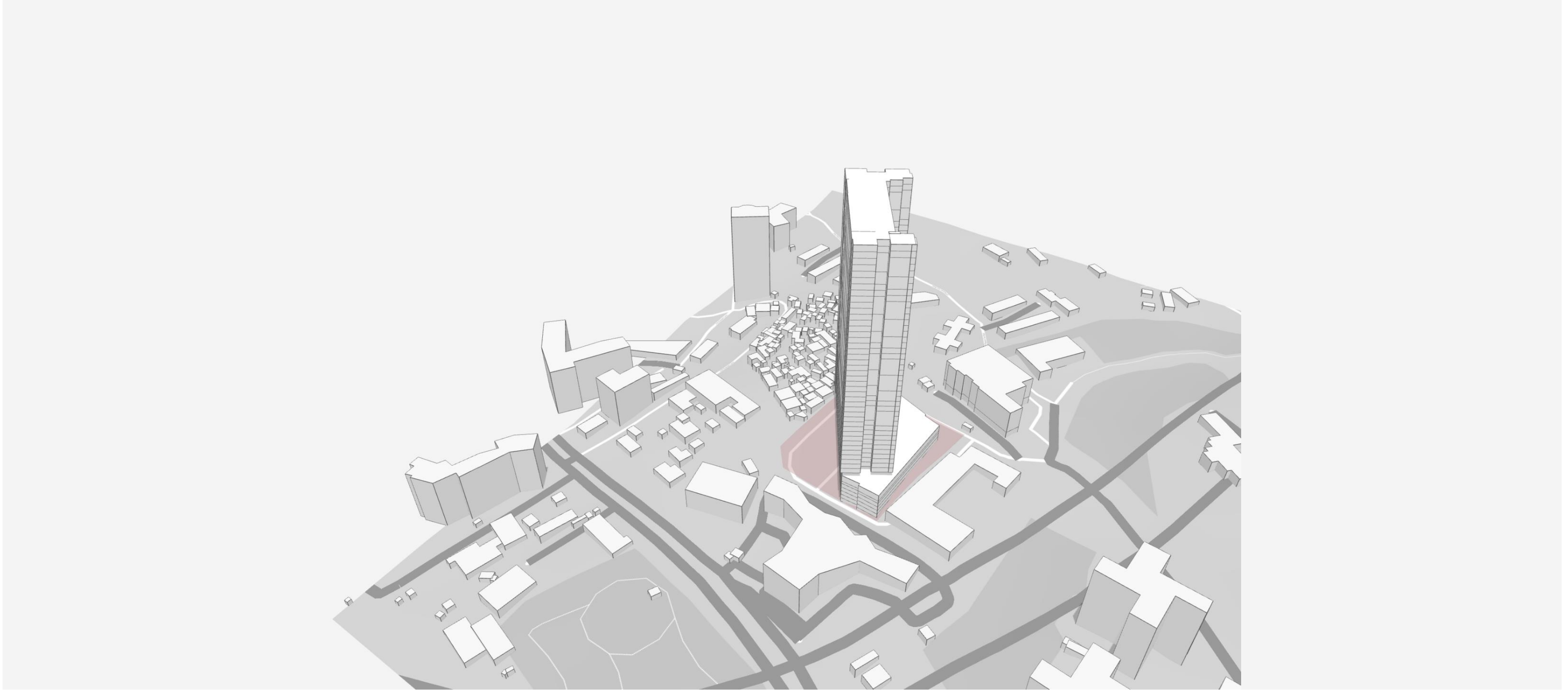
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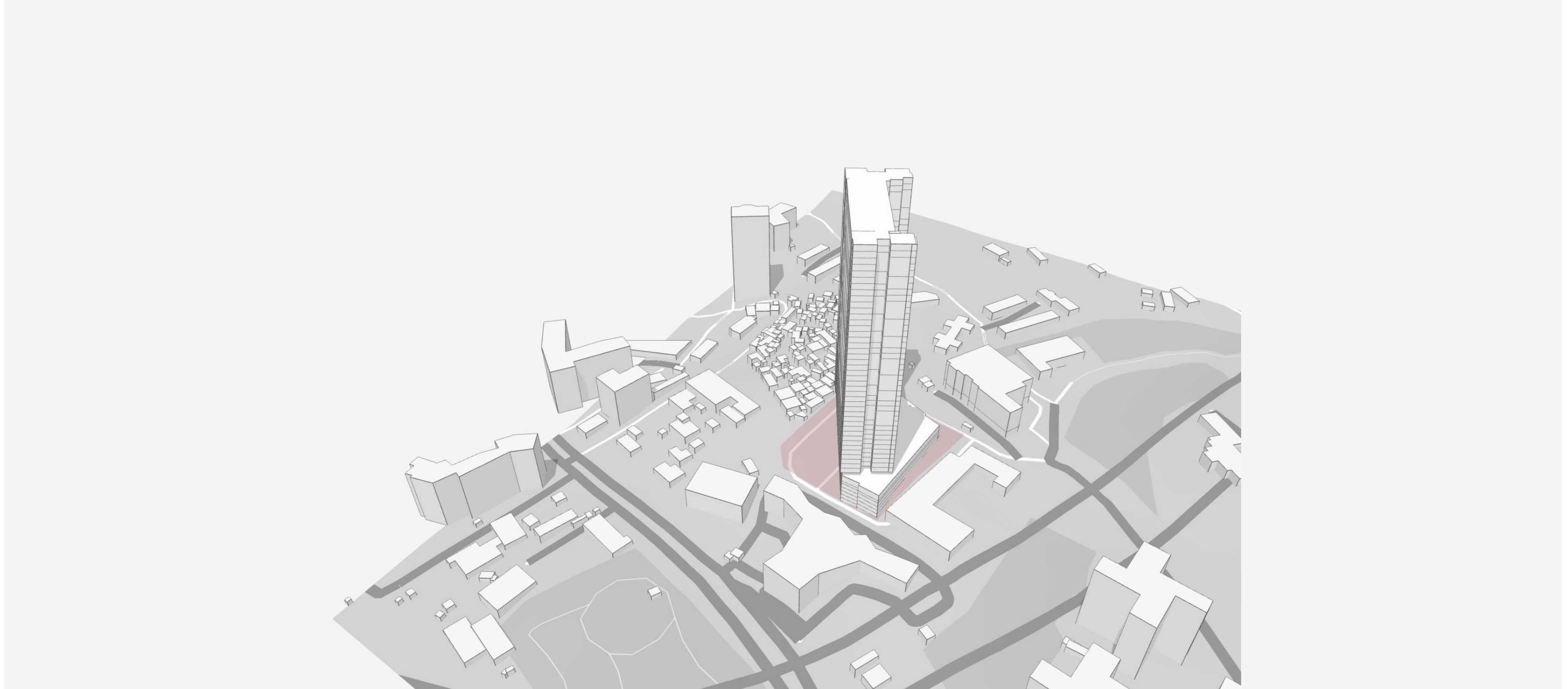
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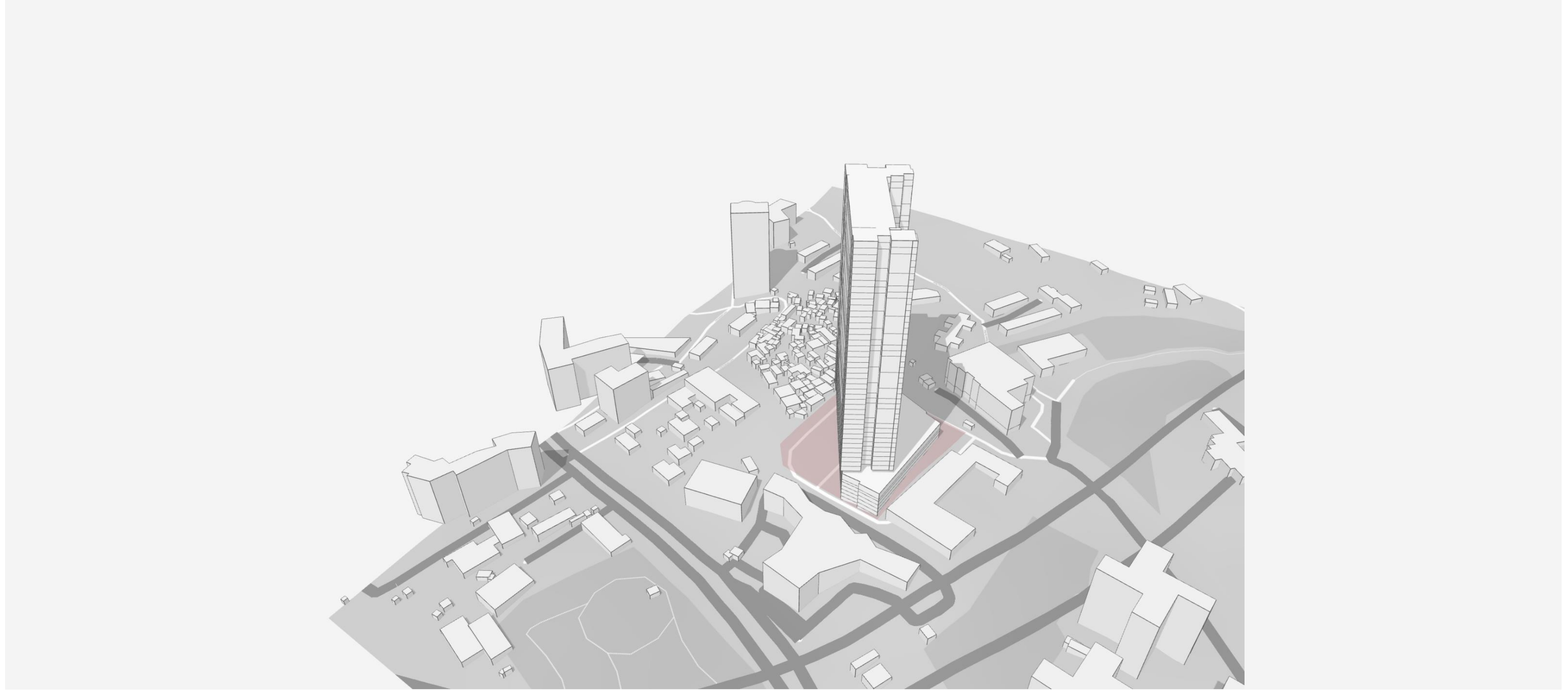
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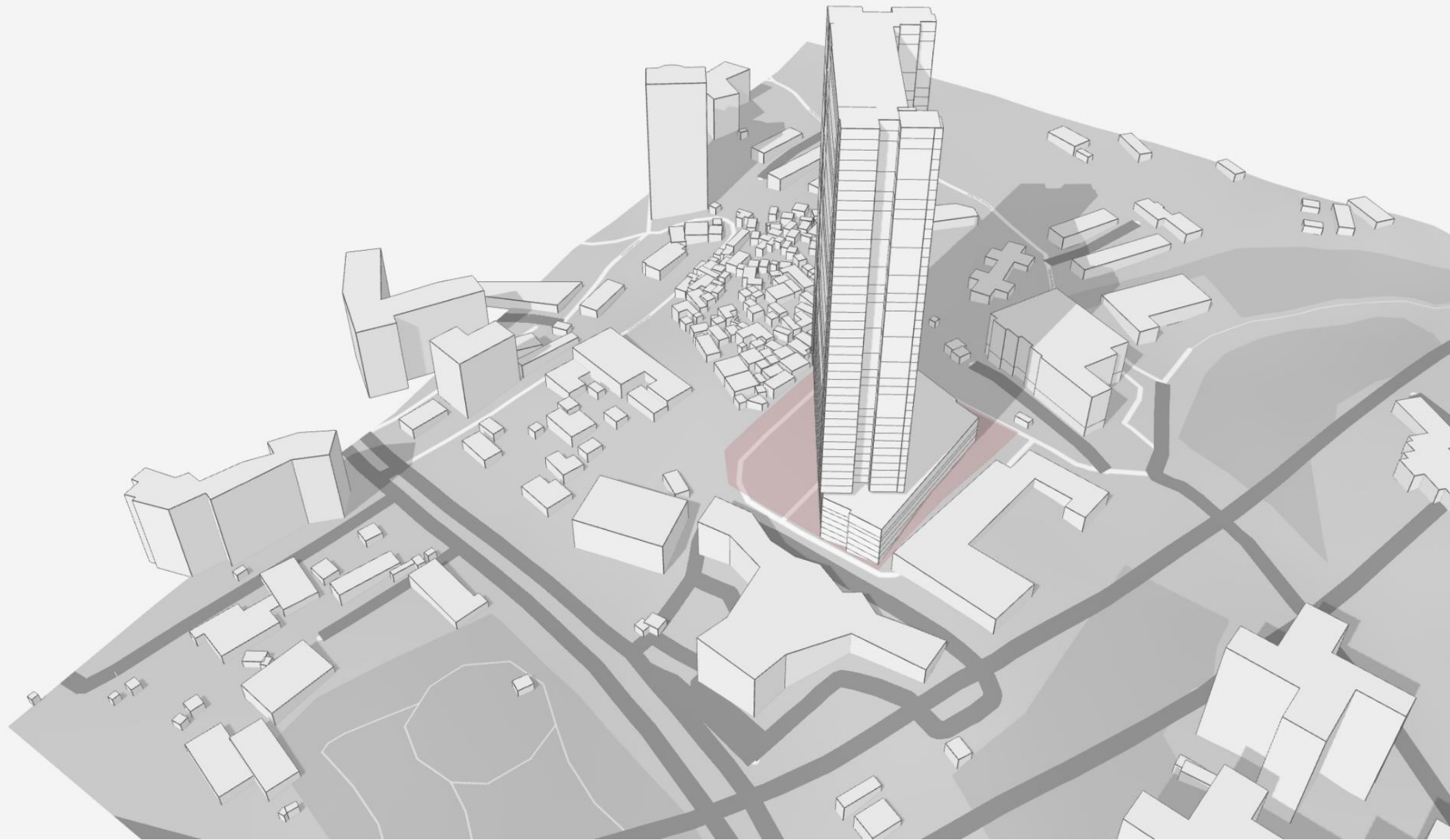
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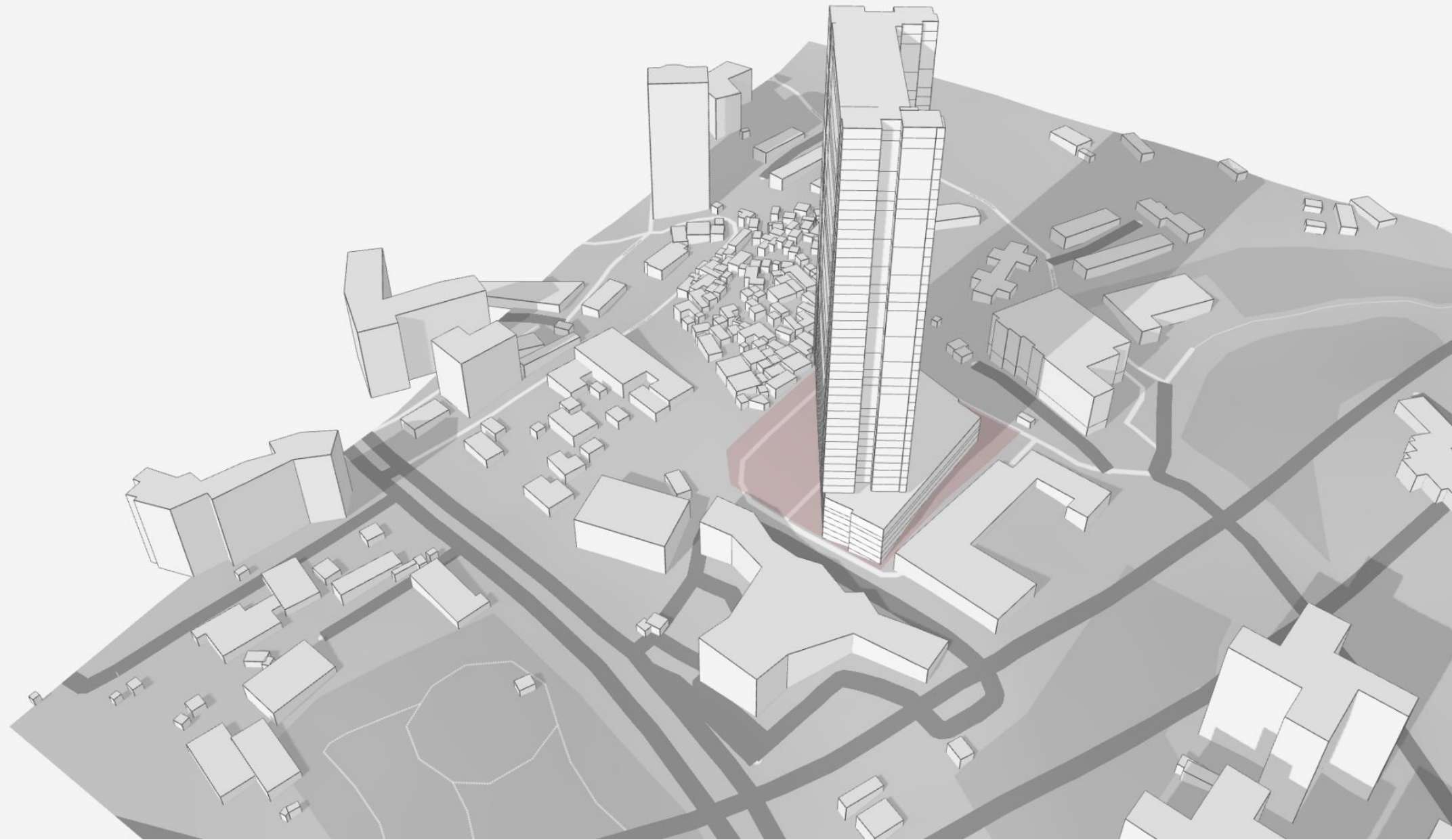
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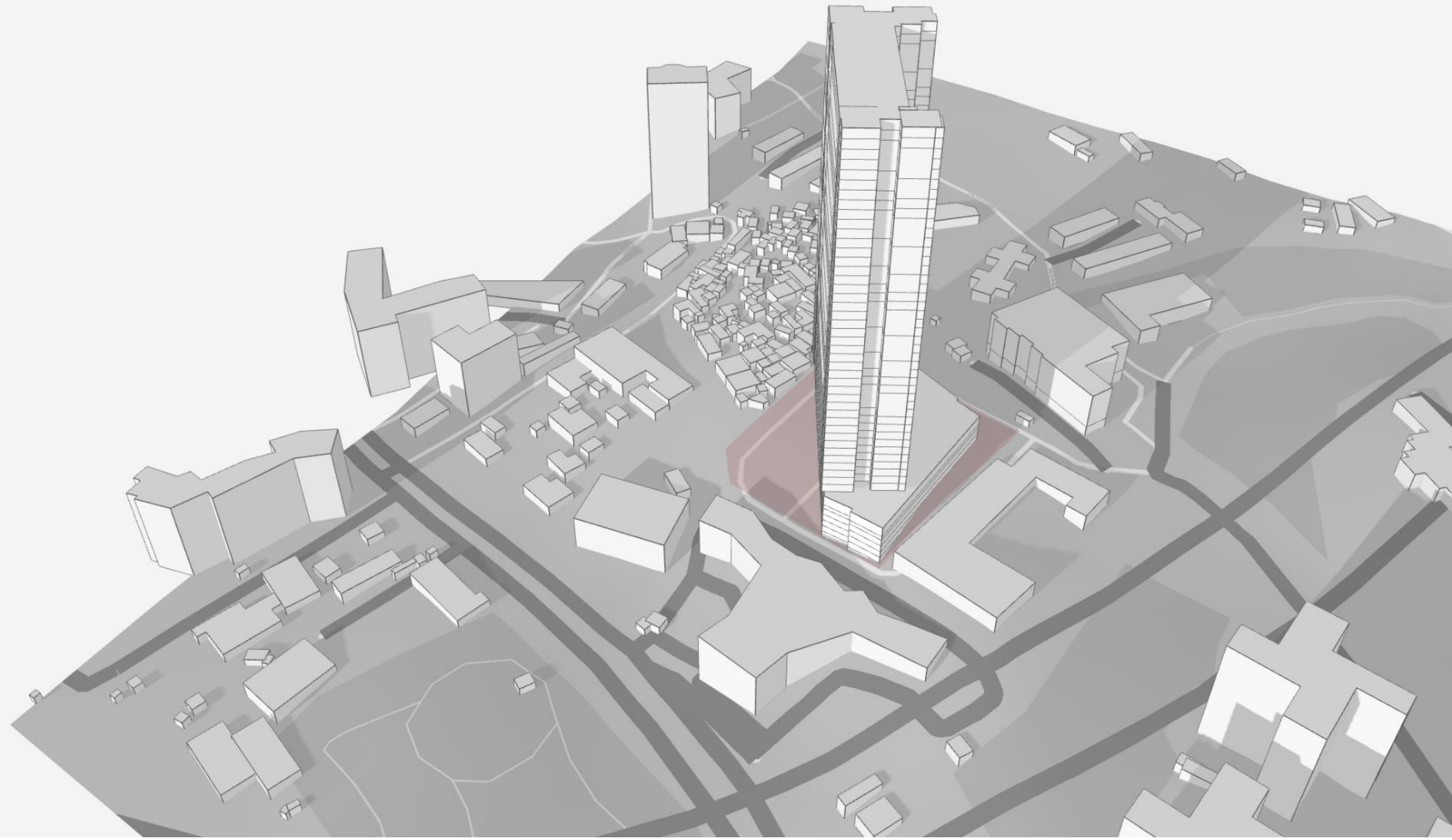
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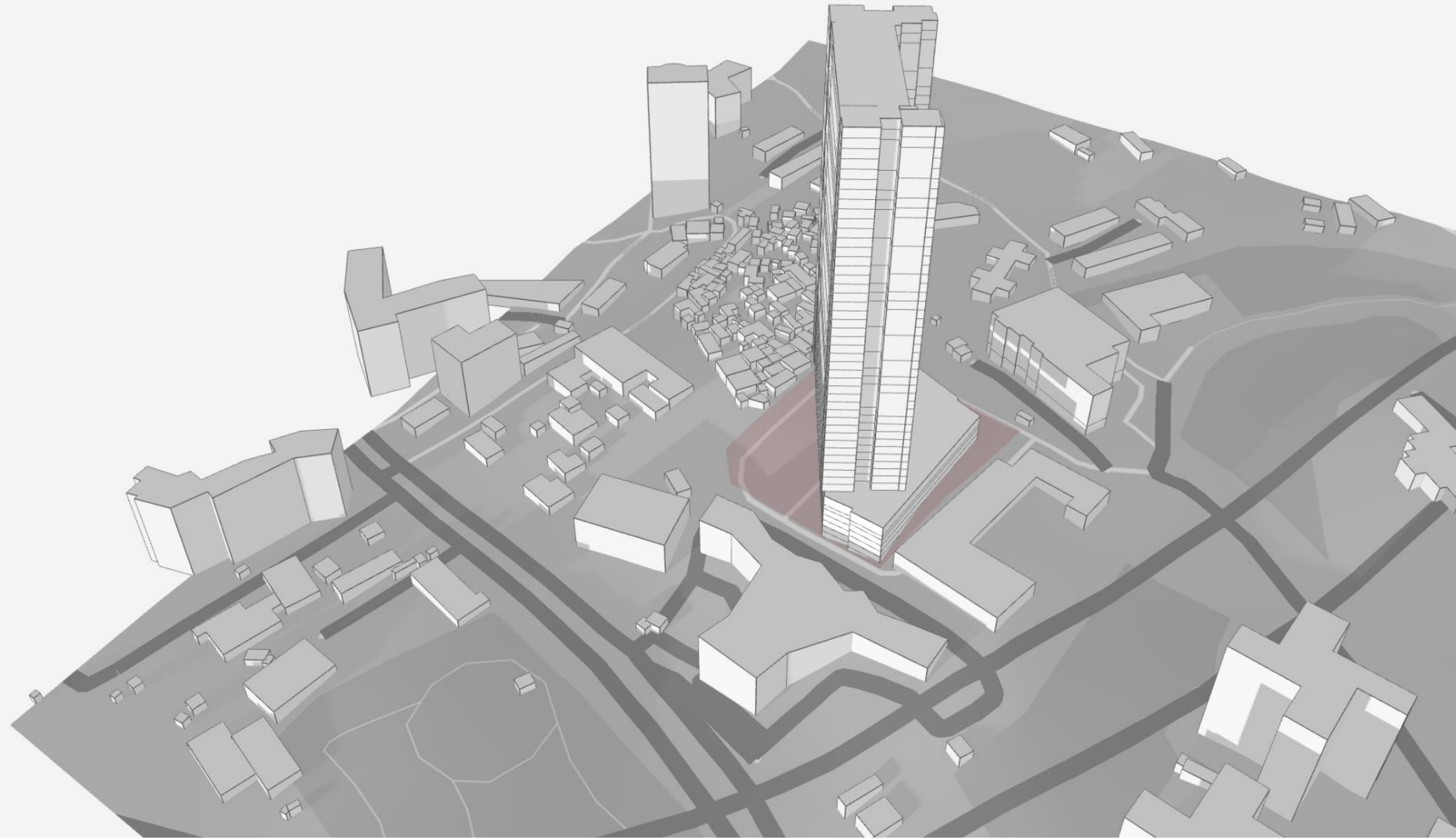
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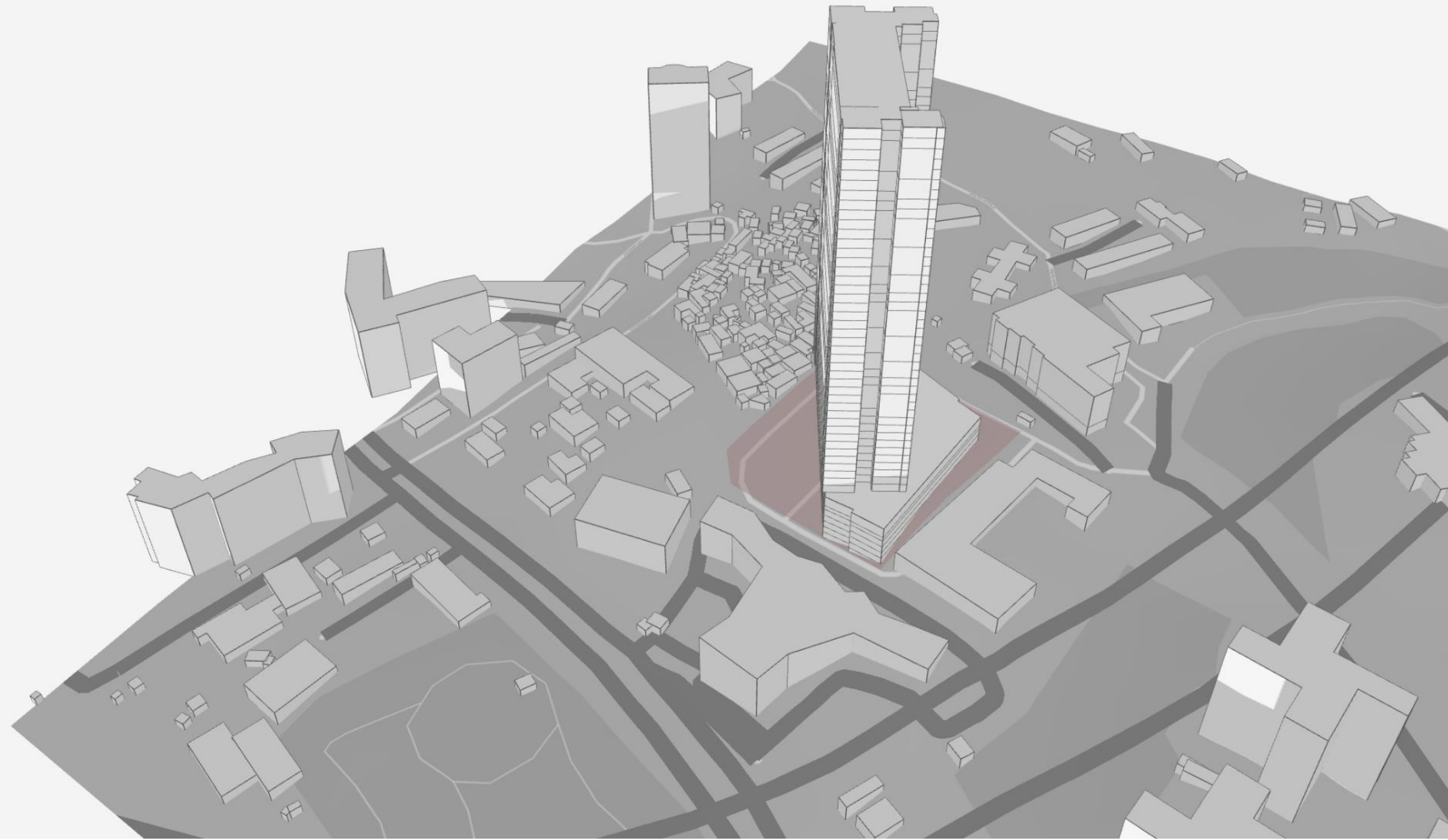
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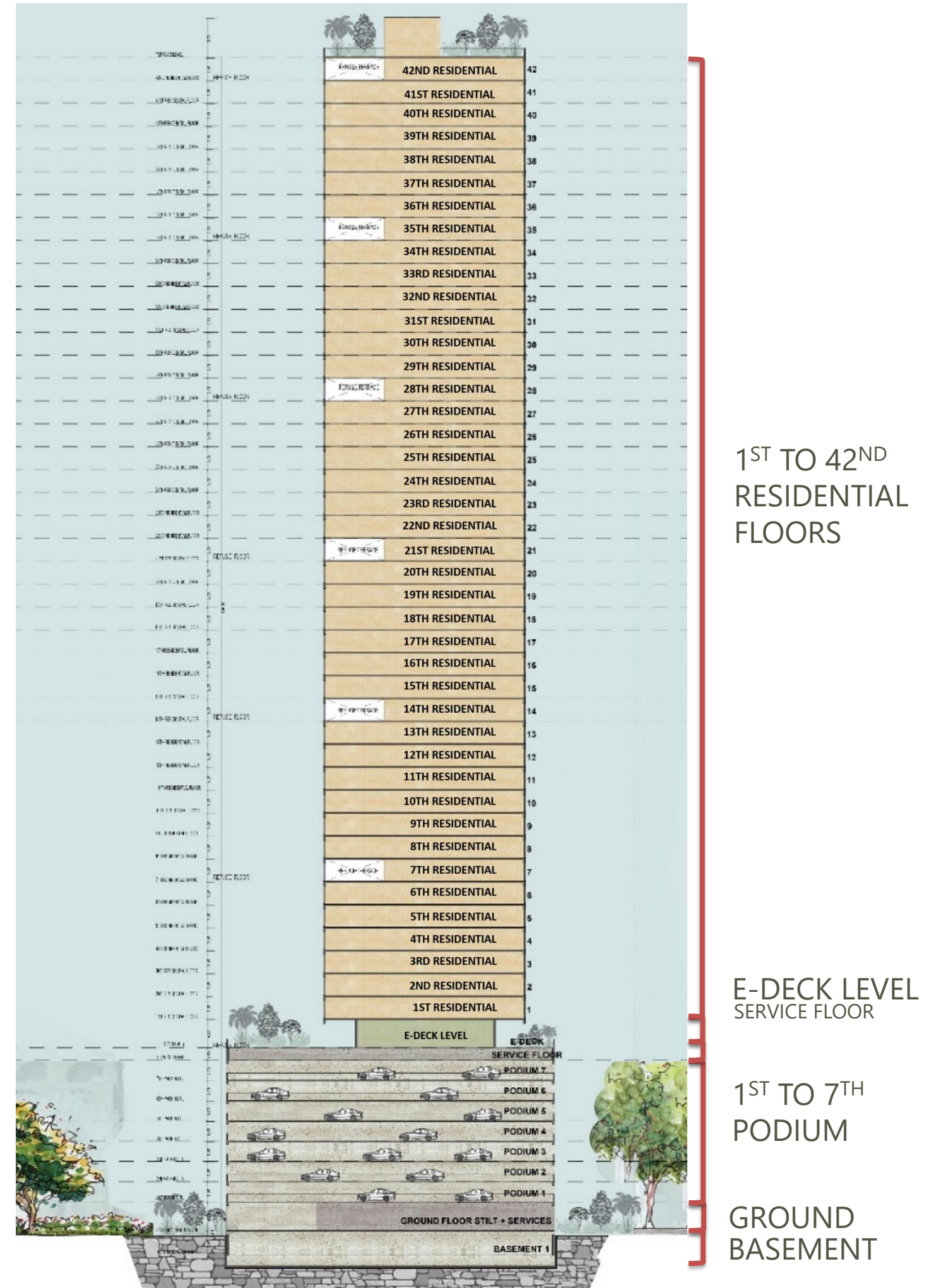
# LAYOUTS

# BUILDING CONFIGURATION

•THE CONFIGURATION OF THE PROPOSED BUILDING IS:

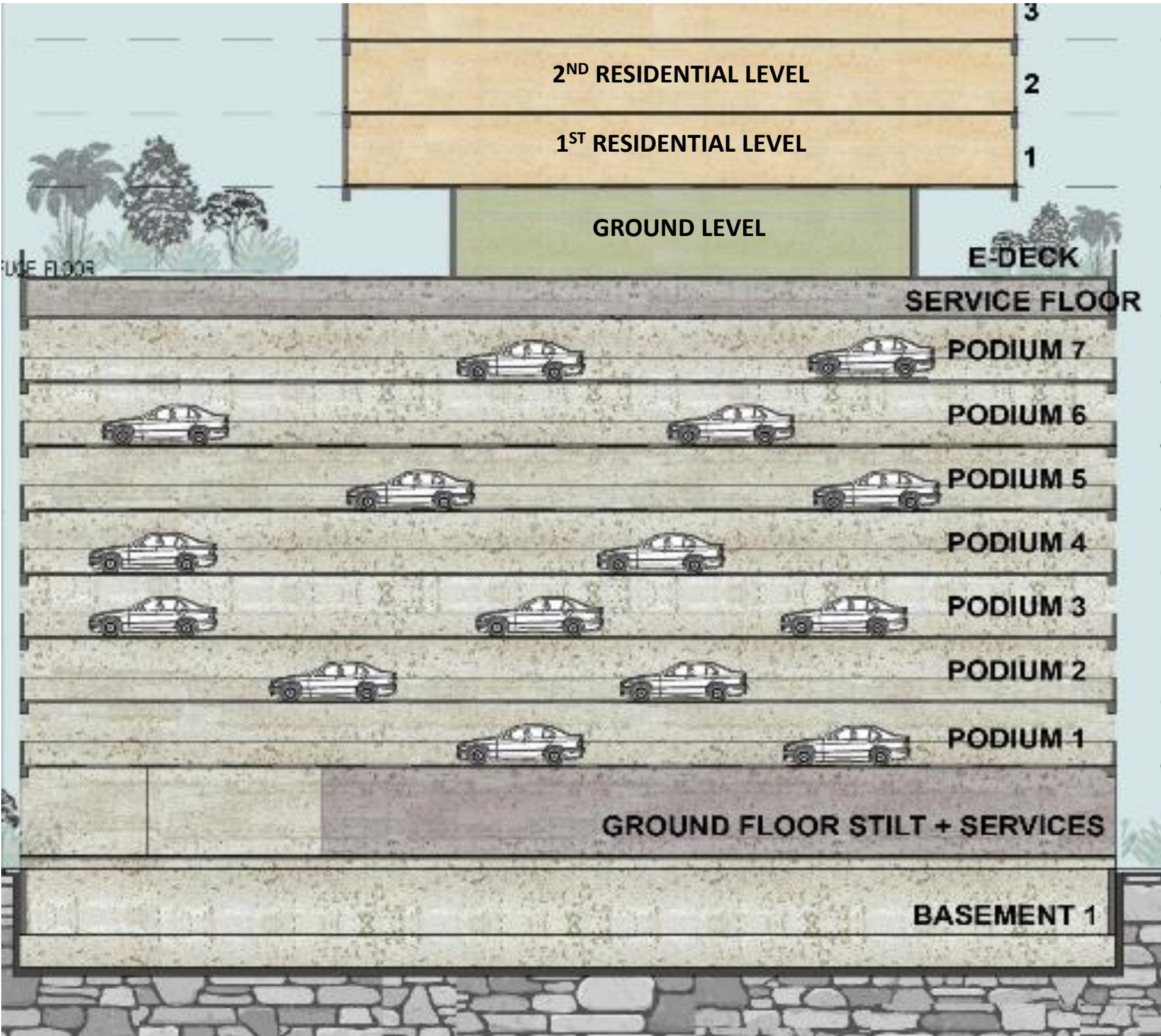
1 BASEMENT LEVEL +  
GROUND +  
7 PODIUM LEVELS +  
1 E-DECK +  
1 SERVICE LEVEL +  
42 RESIDENTIAL LEVELS +  
TERRACE

- FIRST HABITABLE FLOOR STARTS AT 31.70 M i.e. 103'9" FROM
- 10TH FLOOR LEVEL FROM THE SIMLA HOUSE GROUND FLOOR LEVEL.
- 20TH FLOOR LEVEL FROM THE PRIYADARSHINI PARK LEVEL.
- FLOOR TO FLOOR HEIGHT : 3.50 M. (11'6")
- CLEAR HEIGHT : 3.35 M. (11'0")
- TOTAL HEIGHT : 180 M.
- LIFT ACCESS FOR ALL FLOORS OF THE BUILDING INCLUDING TERRACE.



# SCHEMATIC SECTION

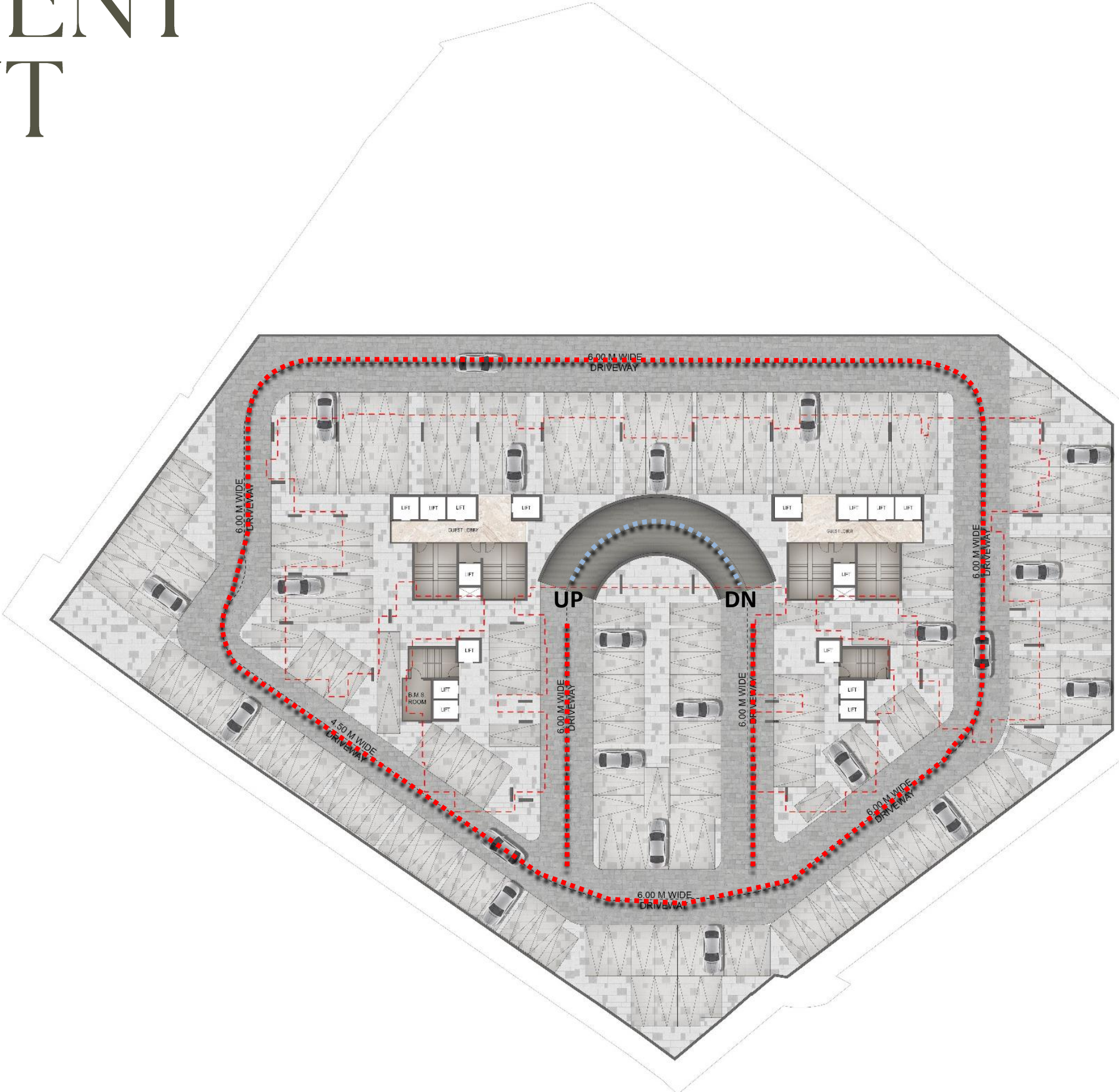
<b>2<sup>ND</sup> RESIDENTIAL FLOOR</b>	<b>3.5</b>
<b>1<sup>ST</sup> RESIDENTIAL FLOOR</b>	<b>3.5</b>
<b>E – DECK LEVEL</b>	<b>4.20</b>
<b>SERVICE FLOOR</b>	<b>1.80</b>
<b>7<sup>TH</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>6<sup>TH</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>5<sup>TH</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>4<sup>TH</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>3<sup>RD</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>2<sup>ND</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>1<sup>ST</sup> LEVEL PODIUM</b>	<b>2.90</b>
<b>ENTRANCE LOBBY</b>	<b>4.75</b>
<b>PLINTH</b>	<b>0.45</b>



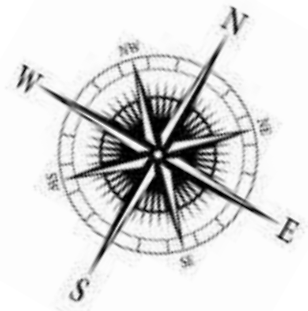
# BASEMENT LAYOUT

## LEGEND

- RAMPS TO PODIUM
- PRIMARY DRIVEWAY

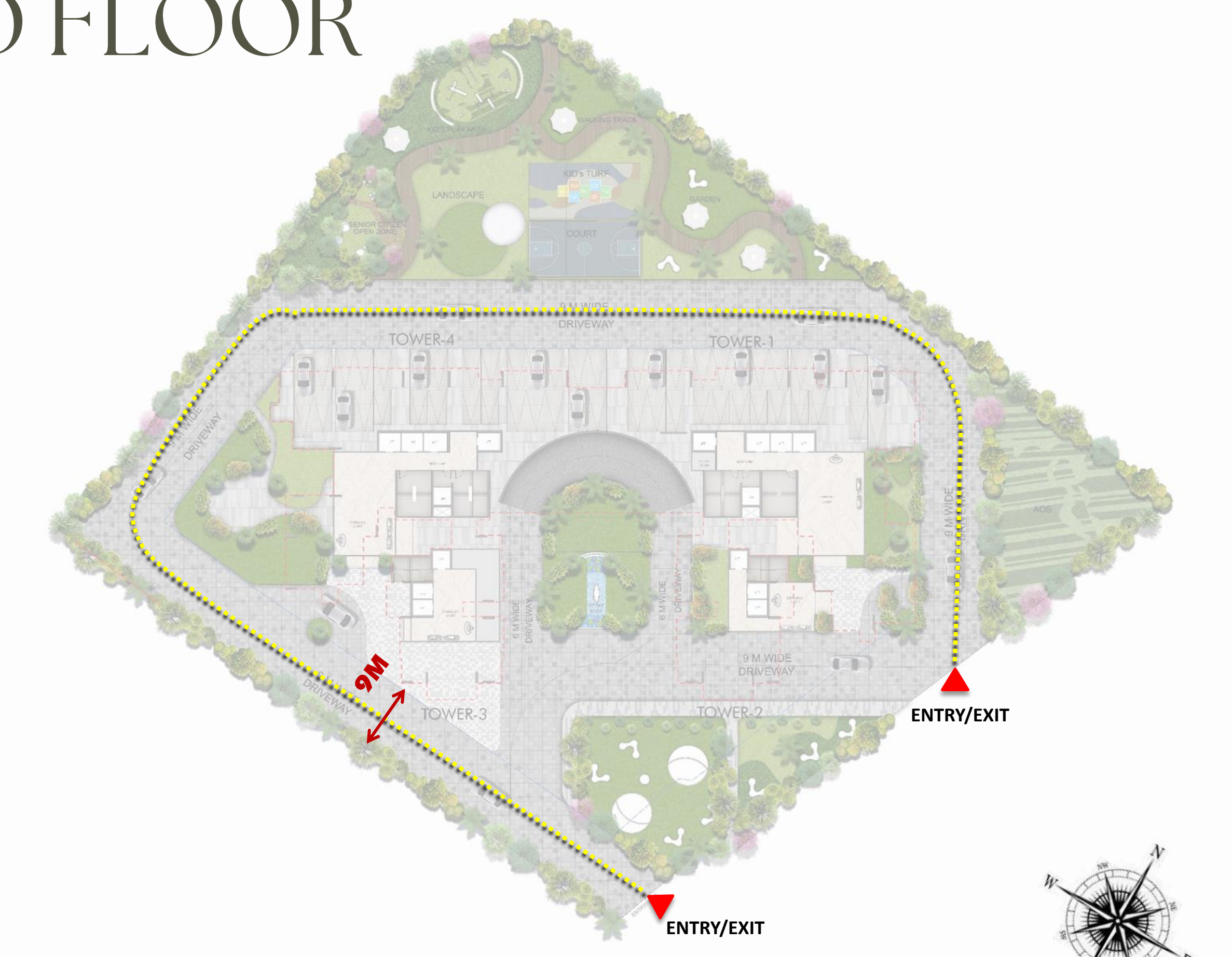


# GROUND FLOOR LAYOUT



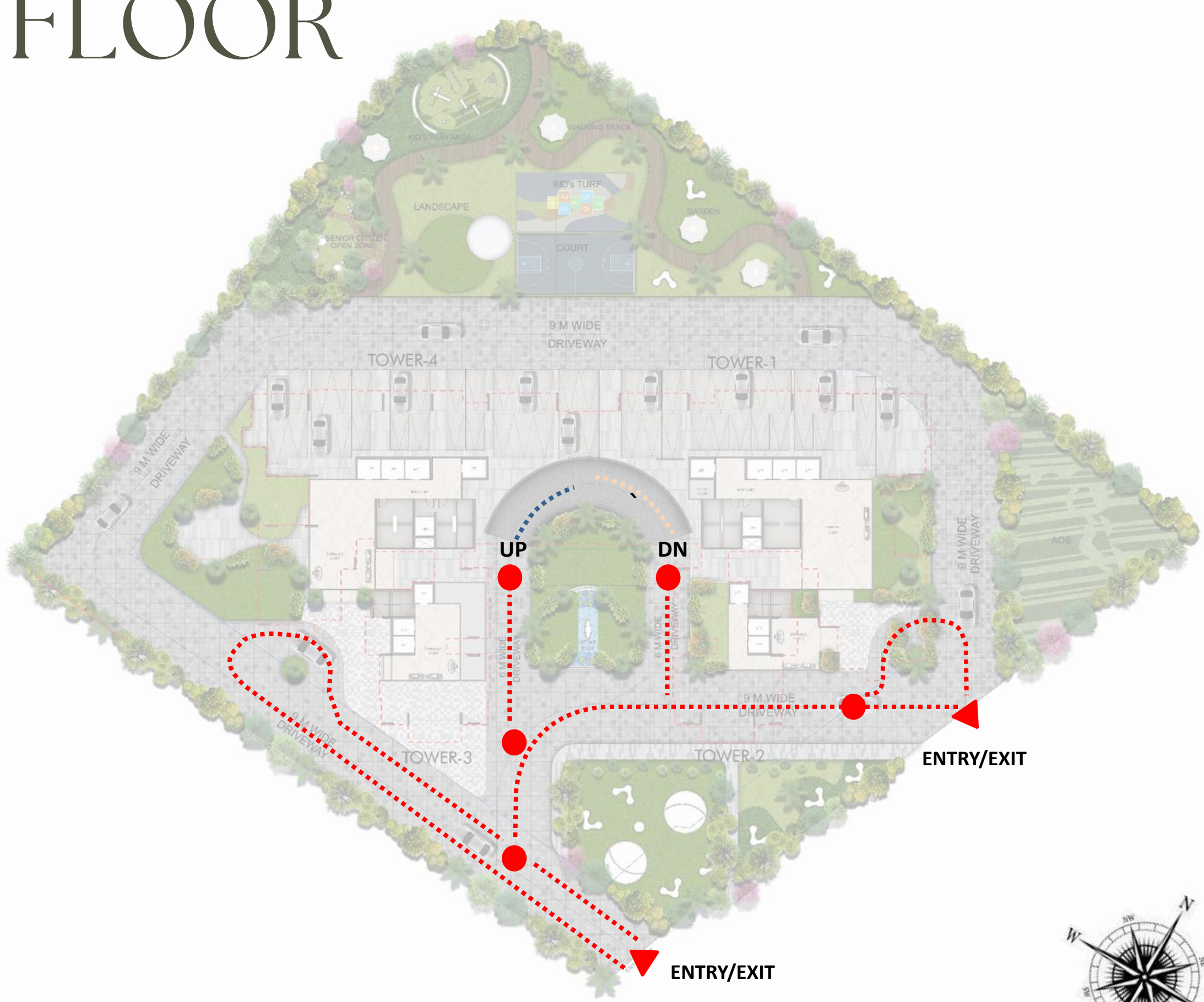
# GROUND FLOOR LAYOUT

## SITE SET-BACK



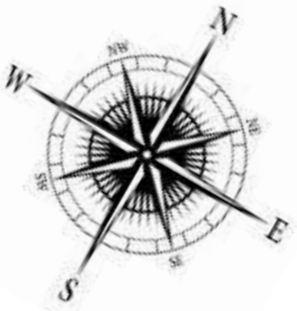
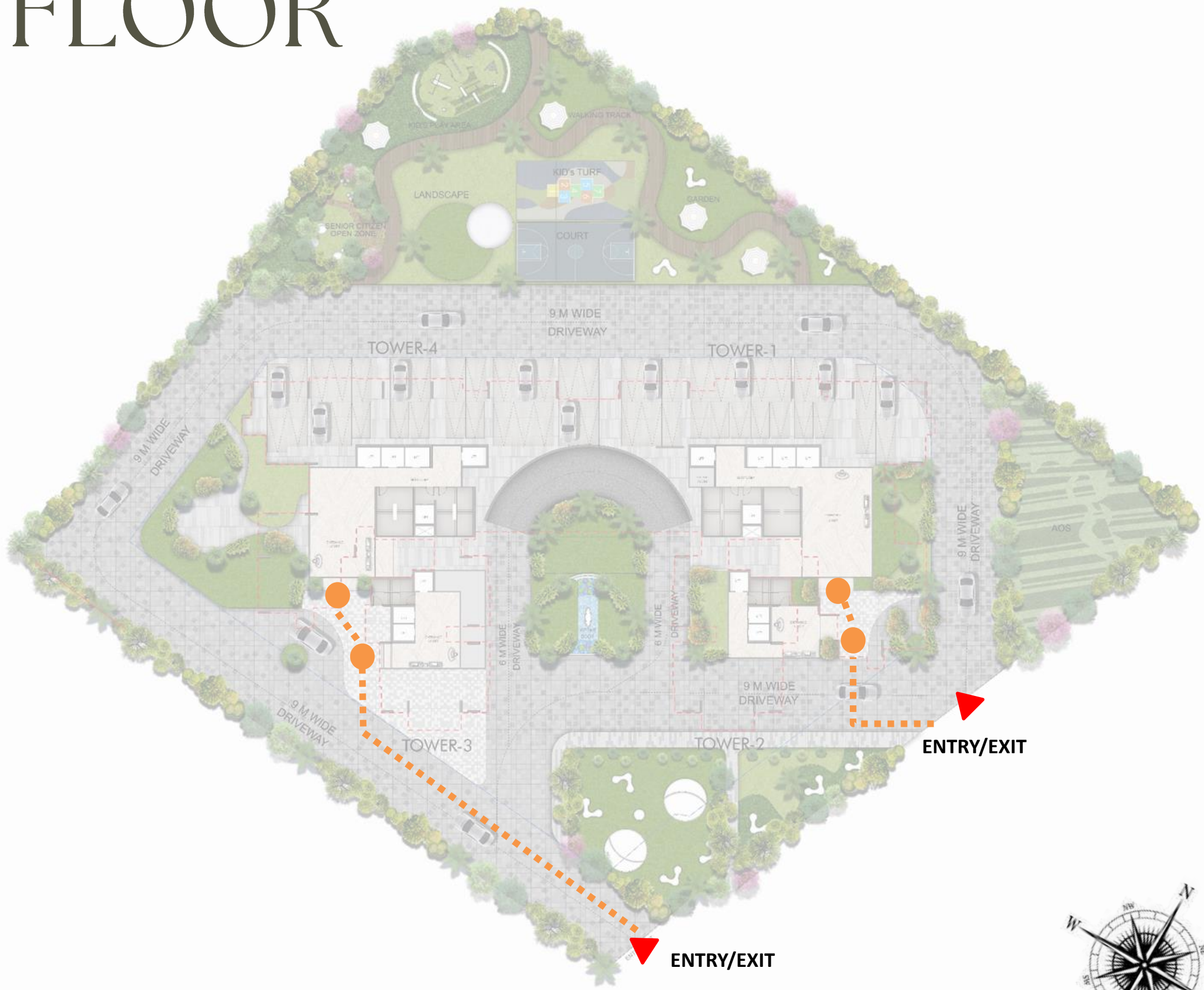
# GROUND FLOOR LAYOUT

## VEHICULAR DRIVE-WAY



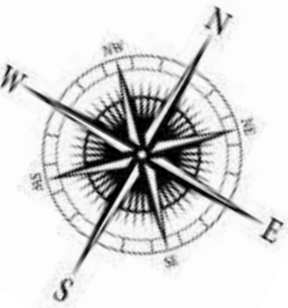
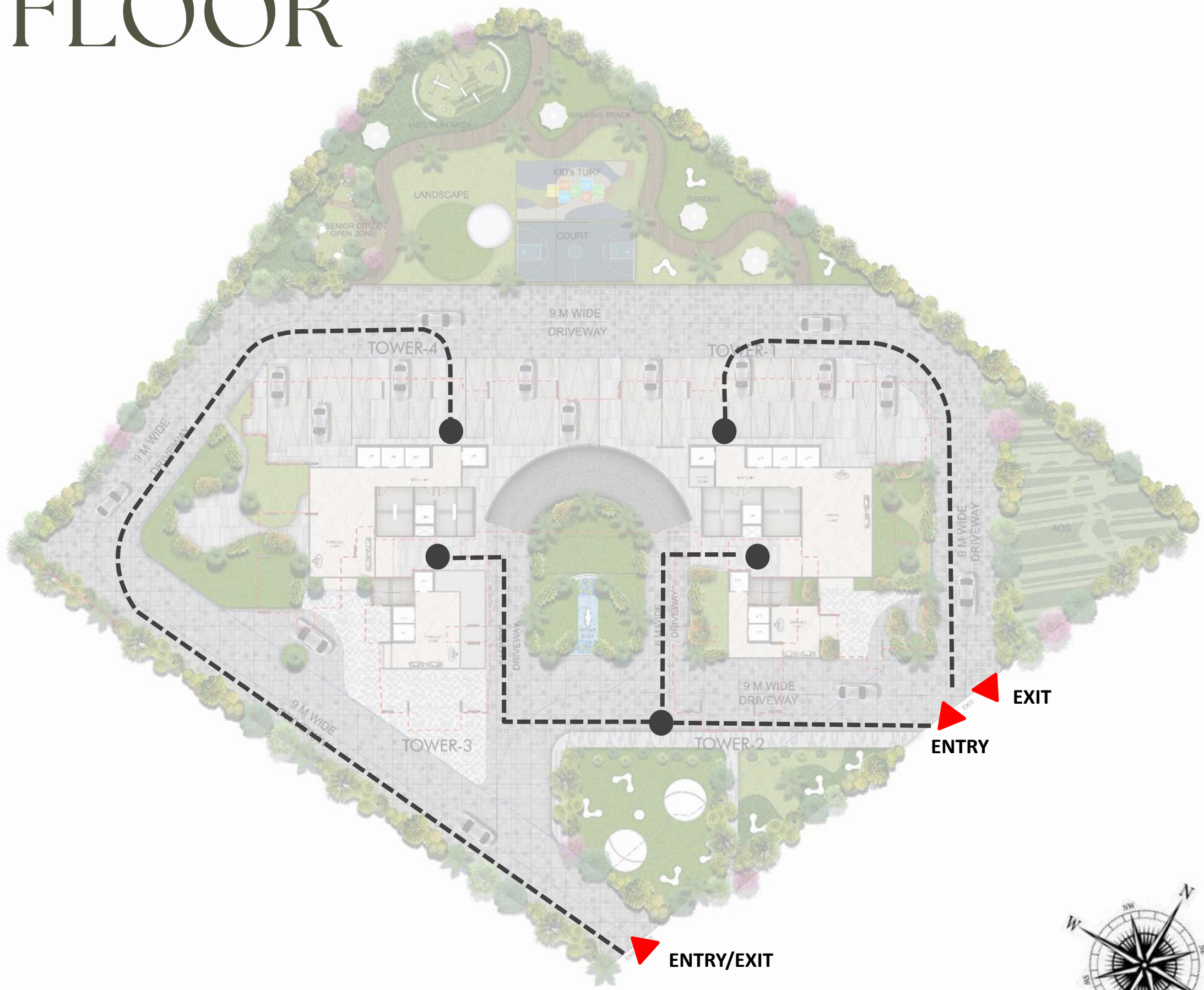
# GROUND FLOOR LAYOUT

## PEDESTRIAN WALK-WAY



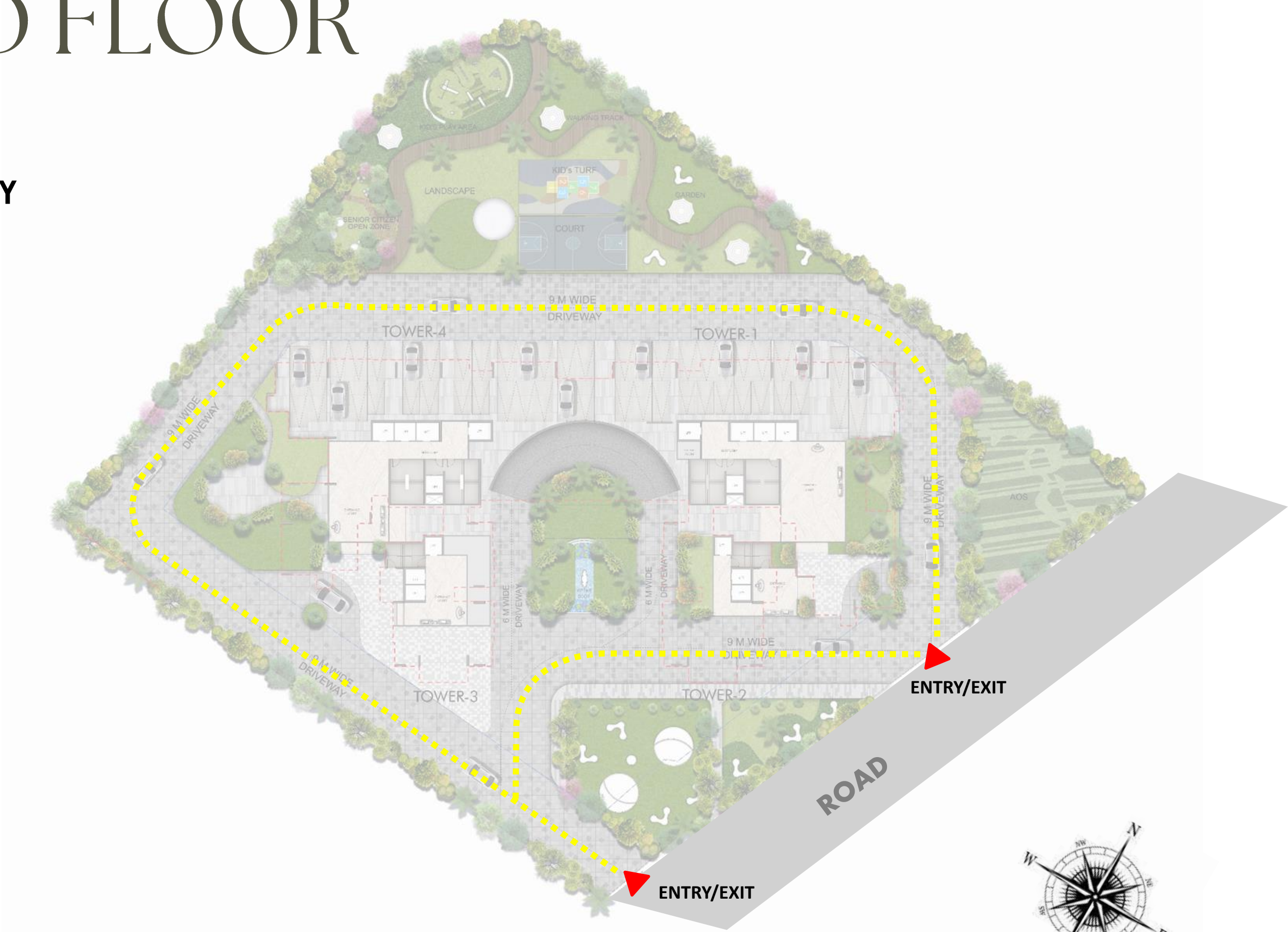
# GROUND FLOOR LAYOUT

SERVICES DRIVE-WAY



# GROUND FLOOR LAYOUT

## FIRE TENDER DRIVE-WAY

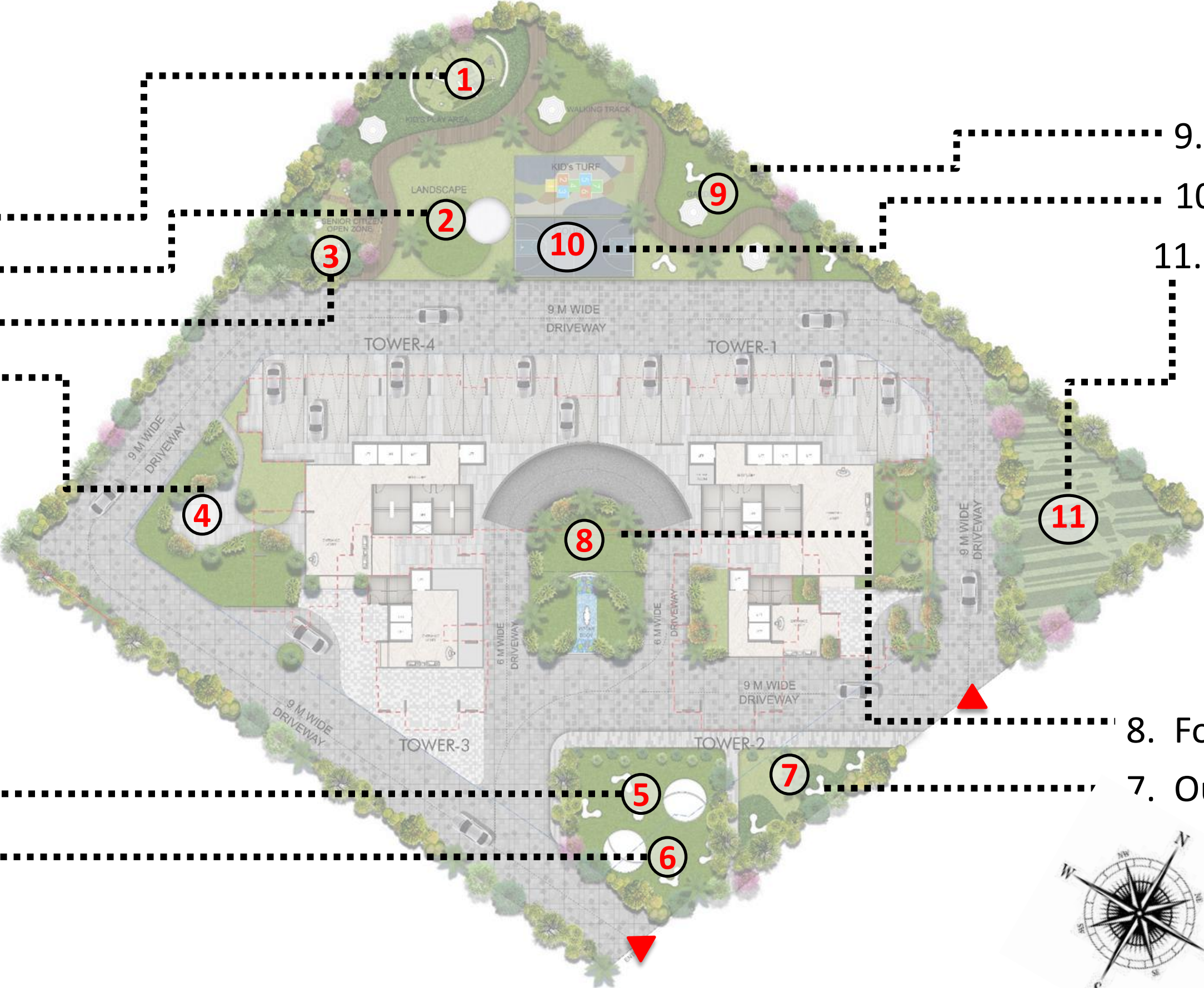


# GROUND FLOOR LAYOUT

## LIST OF AMENITIES

- 1. Kid's Play Area
- 2. Senior Citizen Zone
- 3. Meditation Deck
- 4. Pet Zone
- 5. Spill Out Lawn
- 6. Temple

- 9. Pagoda Deck
- 10. Games Court
- 11. Miyawaki Forest
- 8. Fountain Arena
- 7. Outdoor Seating Lounge



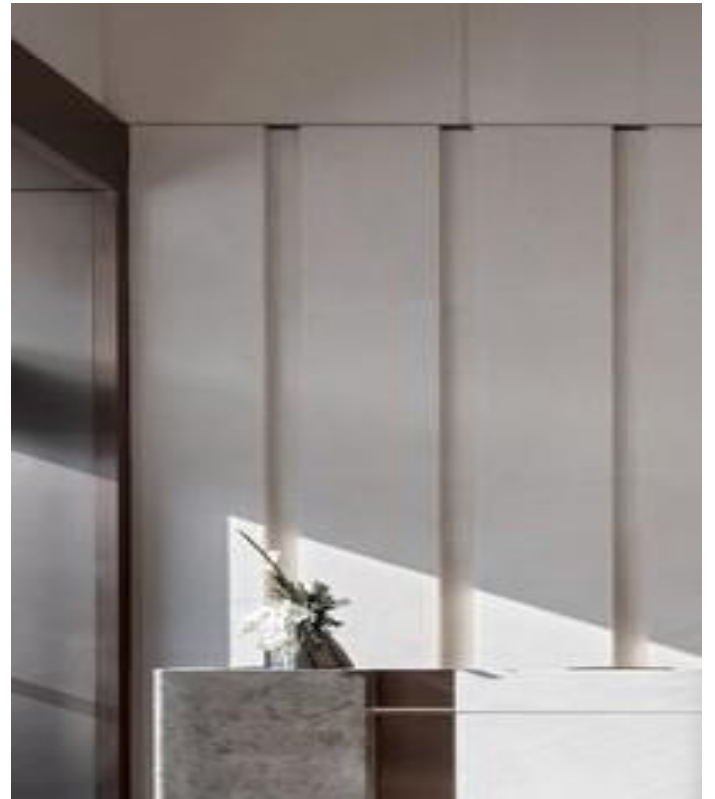
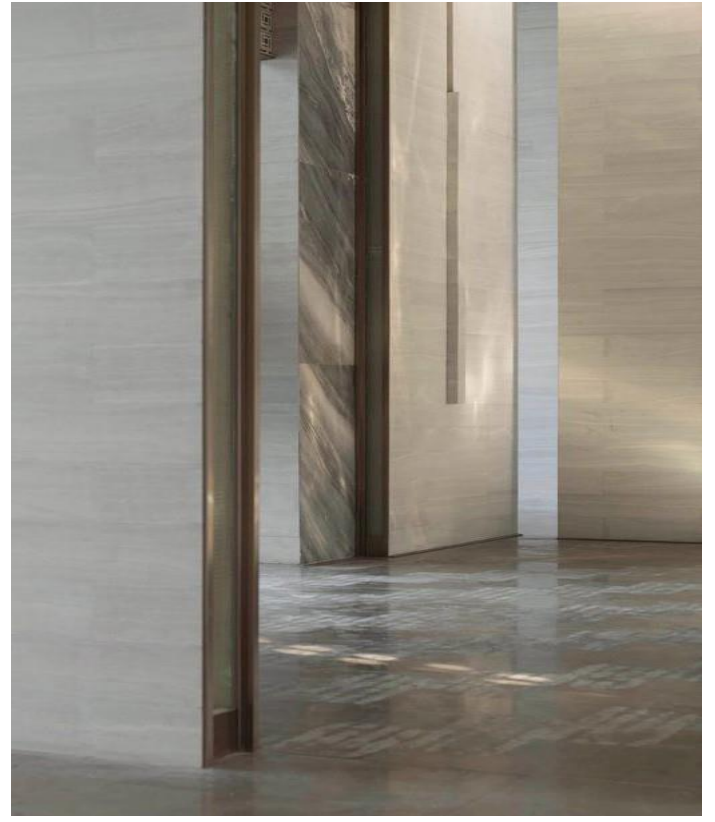
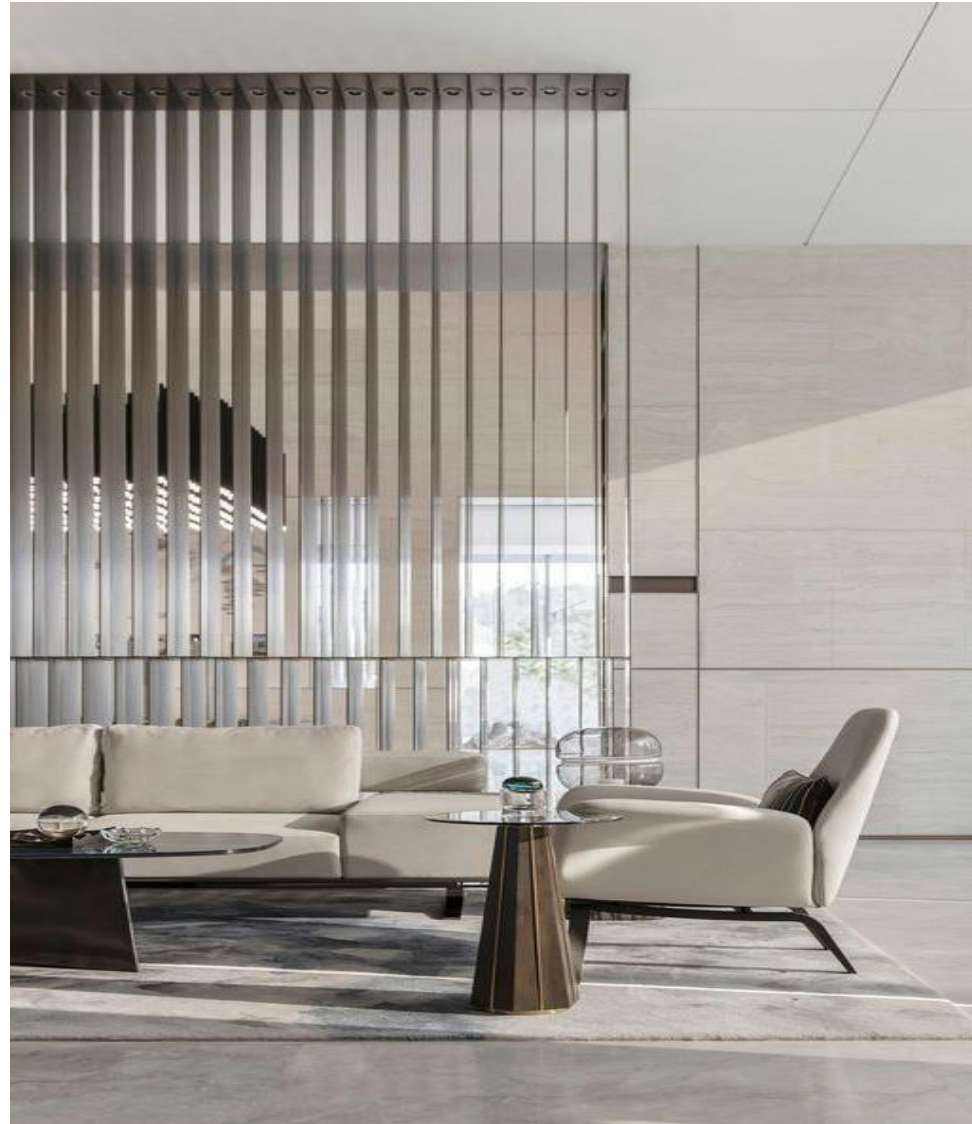
# GROUND FLOOR – DROP OFF

## MOODBOARD



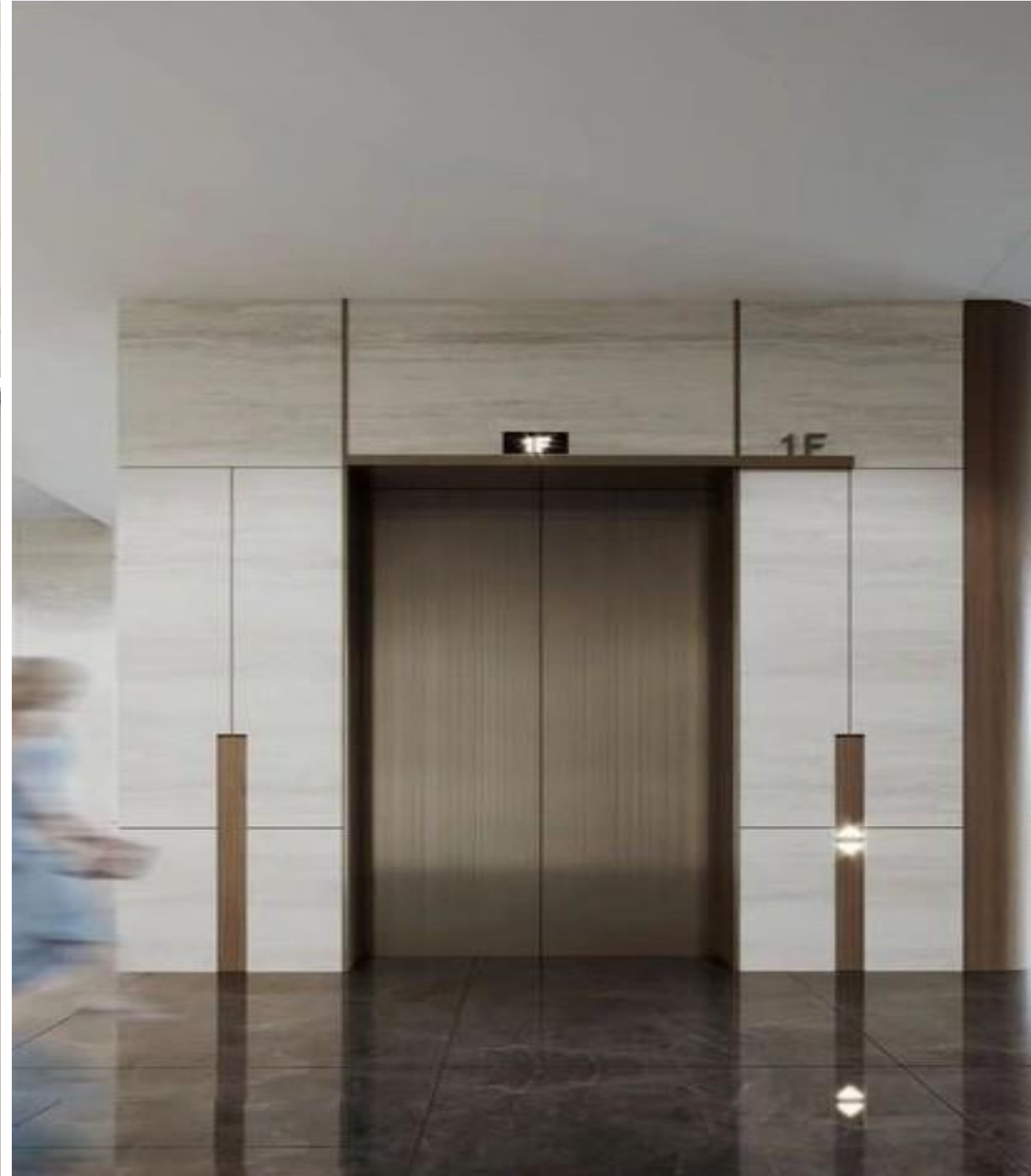
# GROUND FLOOR – MAIN LOBBY

## MOODBOARD



# GROUND FLOOR – LIFT LOBBY

## MOODBOARD



# GROUND FLOOR – AMENITIES

THE SUNKEN COURTYARD-AMENITIES SET IN A TROPICALLY LANDSCAPED GARDEN



## 01 Vision

Designing a welcoming avenue by emulating the essence of **tropical forest** to enhance the users' experience.

## 02 Goal

**Retaining** on-site Vegetation.

**Effective solution** for buffer plantation.

Aadapting methods that are **easy and time saving** to build.

## 03 Strategy

Existing Trees are used as a **design element** to enhance the experience of users.

**Burying** the **Pots** in-ground.

Use of design elements that are **ready fixtures** to provide users with varied experiences.

# GROUND FLOOR – AMENITIES

## KID'S PLAY AREA



# GROUND FLOOR – AMENITIES

## SENIOR CITIZEN ZONE



# GROUND FLOOR – AMENITIES

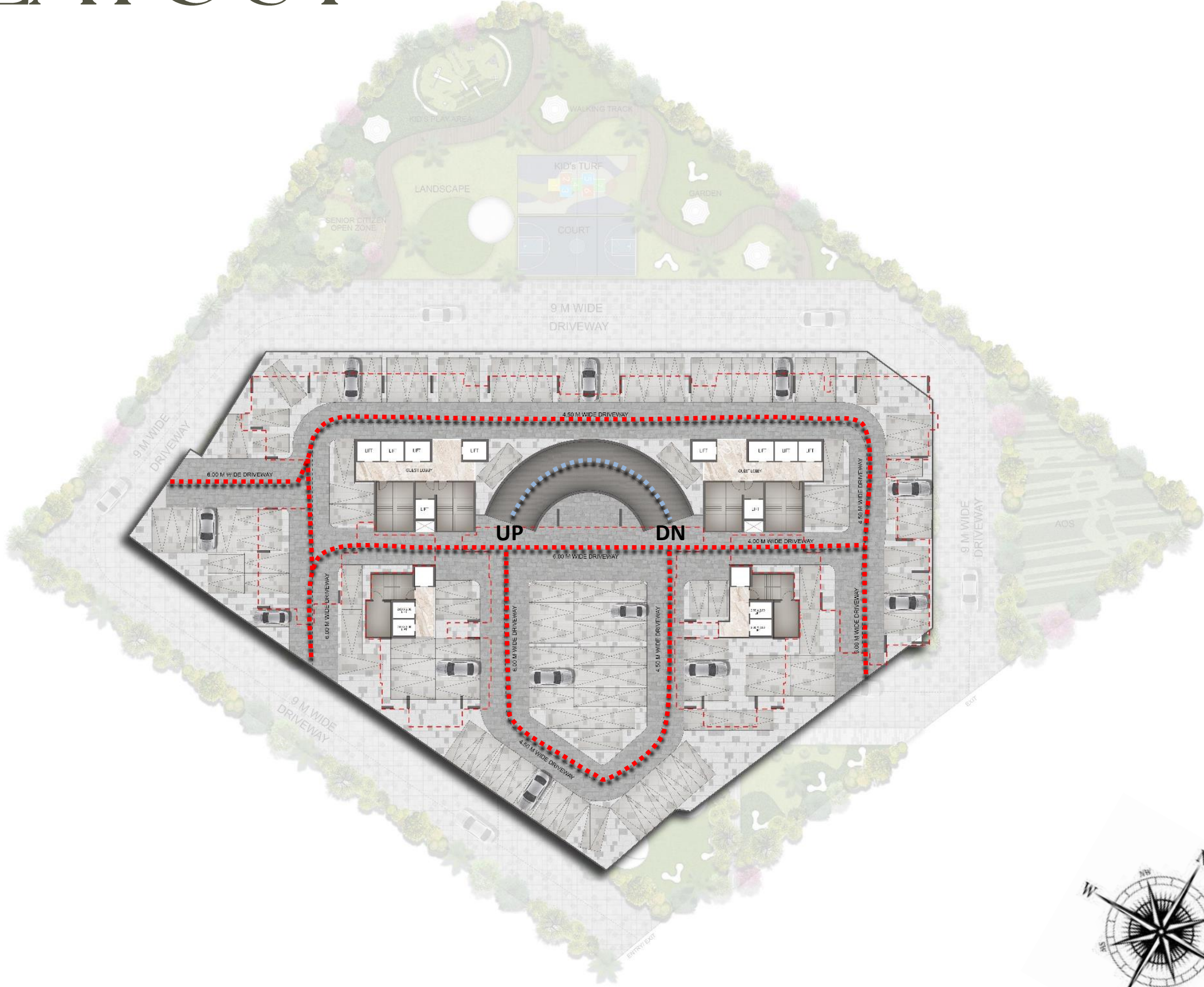
## OPEN SIT-OUT SPACE



# PODIUM LAYOUT

## LEGEND

- RAMP TO PODIUM
- PRIMARY DRIVEWAY



# PARKING INTENT PROVISION



# E-DECK LAYOUT



# E-DECK LAYOUT

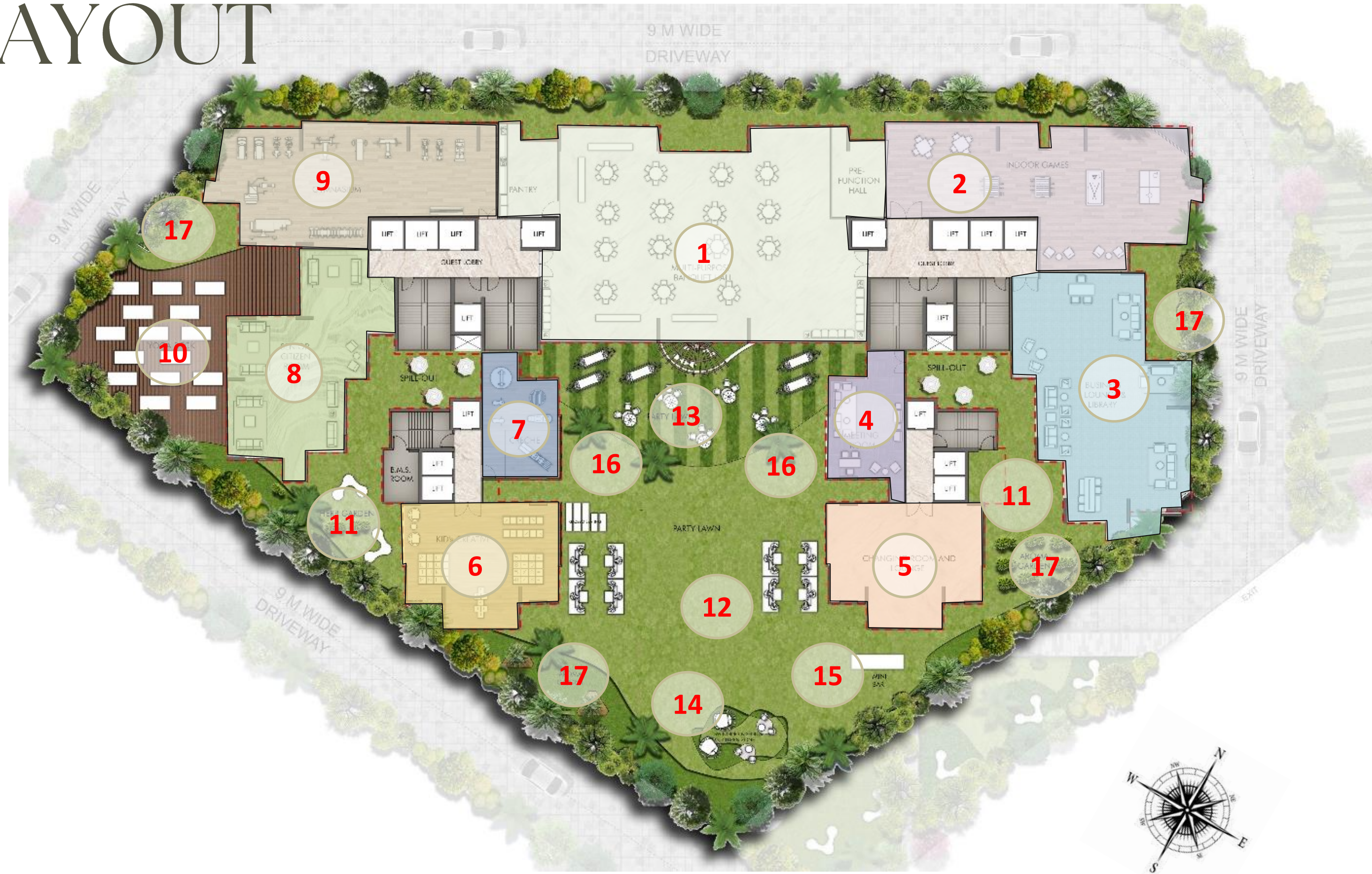
## LIST OF AMENITIES

### INDOOR AMENITIES

1. Multi-Purpose Banquet Hall
2. Indoor Games Room
3. Lounge / Banquet Room
4. Reading Lounge / Library
5. Senior Citizen Zone
6. Kid's Creative Zone
7. Creche
8. Aerobics Studio
9. Gymnasium

### OUTDOOR AMENITIES

10. Yoga Deck
11. Spill-Out Lawn
12. Outdoor Kid's Play Area
13. Party Lawn
14. Swinging Deck
15. Outdoor Health Bar
16. Herb Garden
17. Aroma Garden



# E-DECK AMENITIES

## INDOOR GAMES



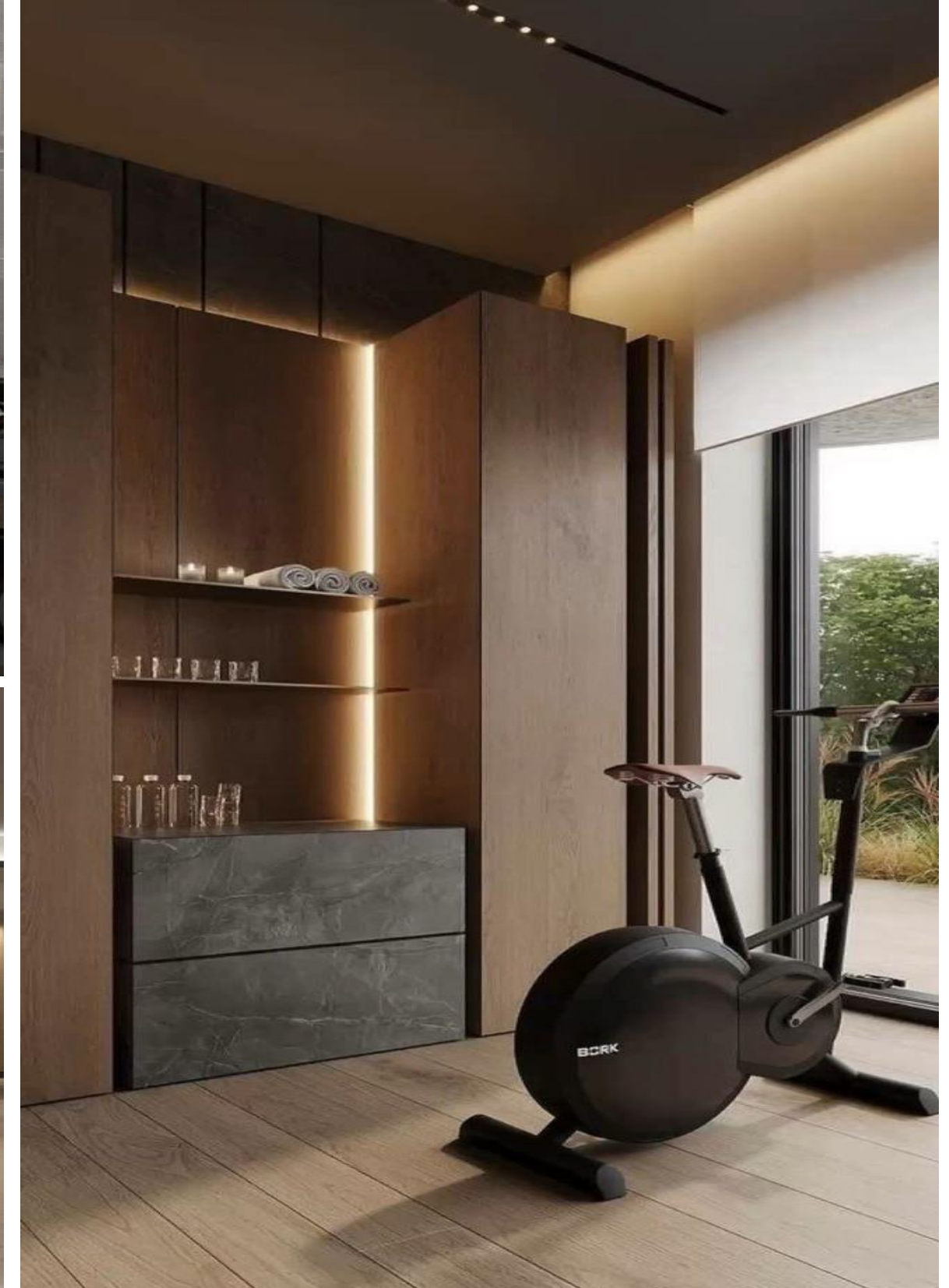
# E-DECK AMENITIES

## BANQUET HALL



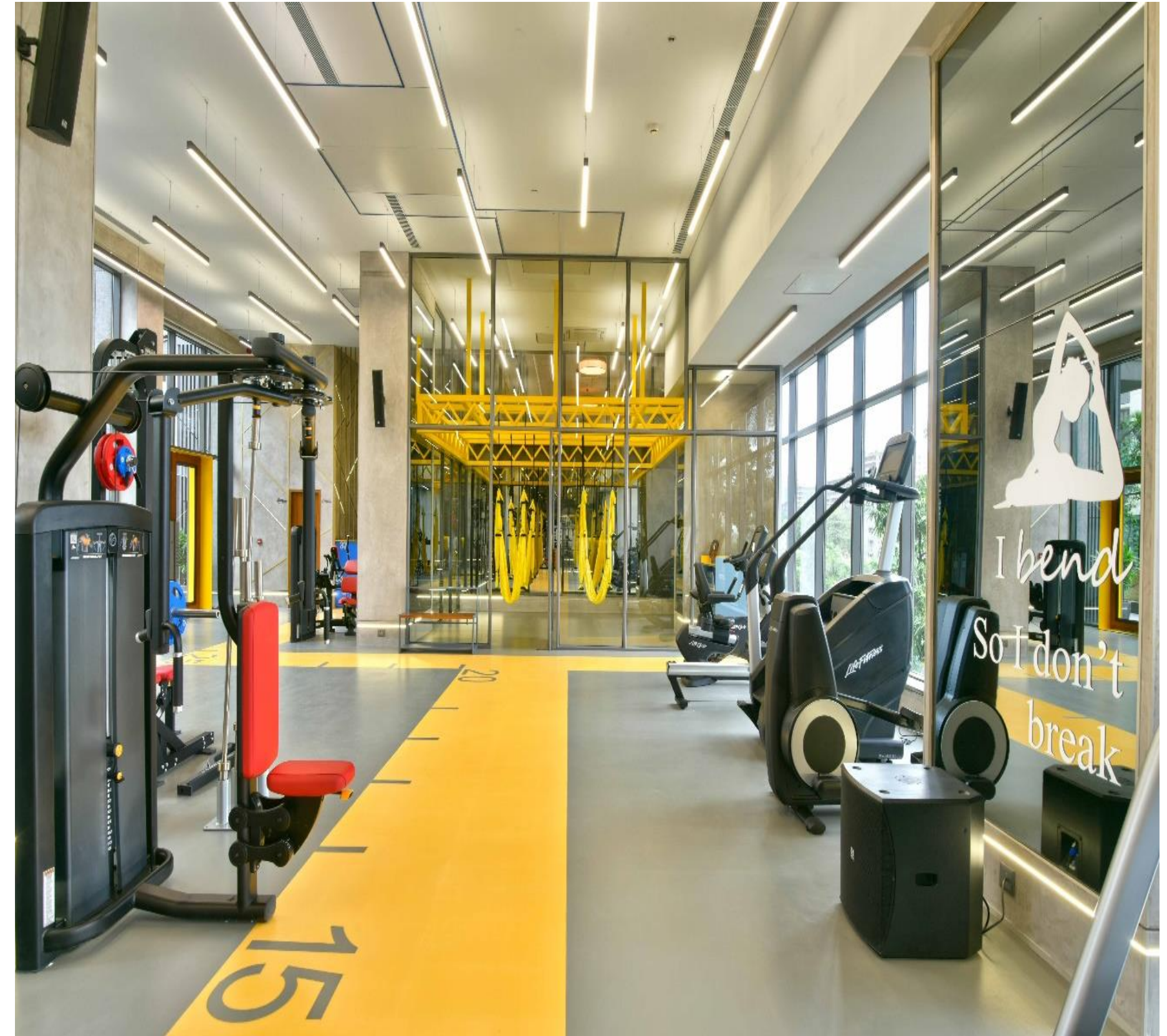
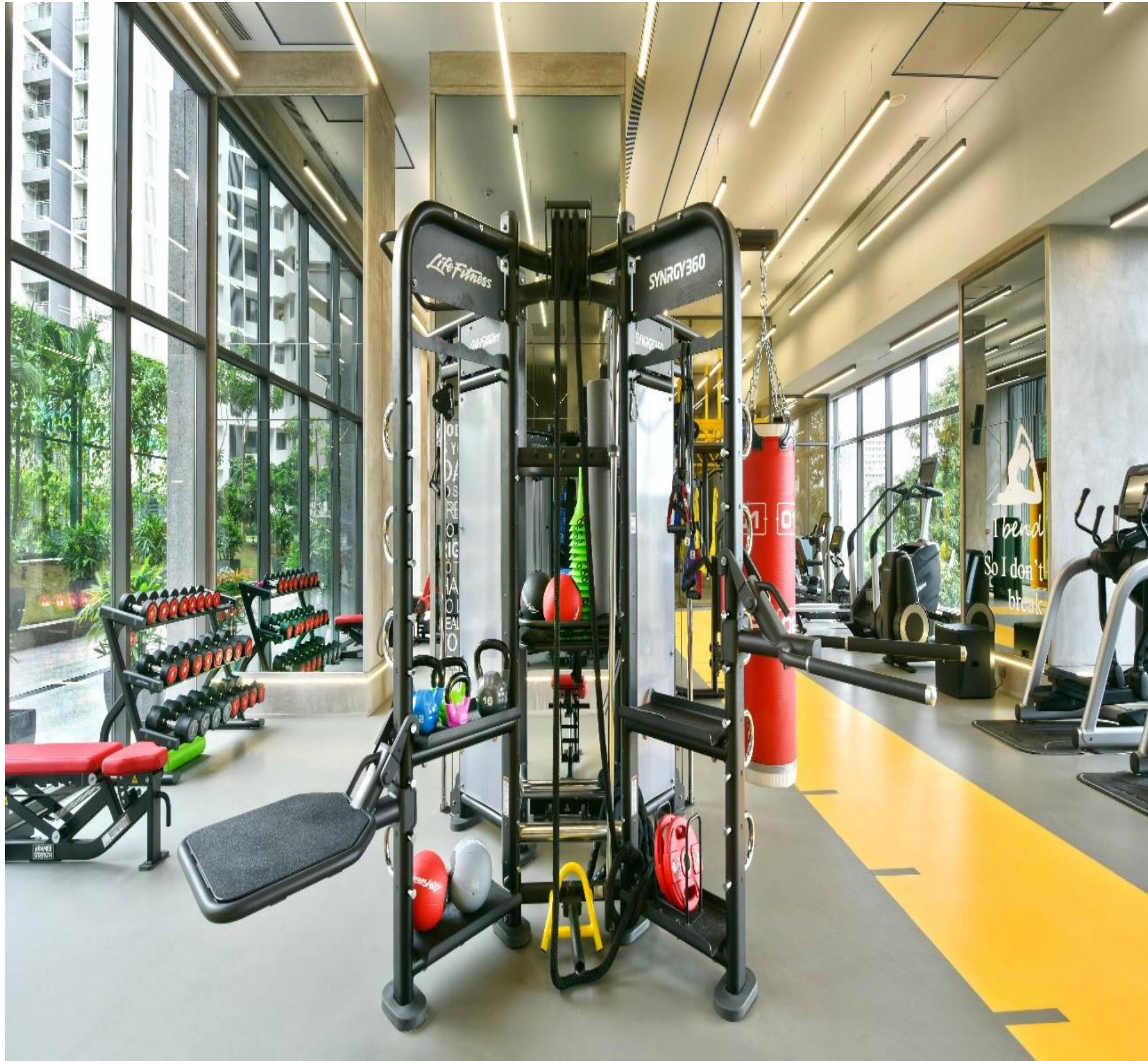
# E-DECK AMENITIES

## GYM



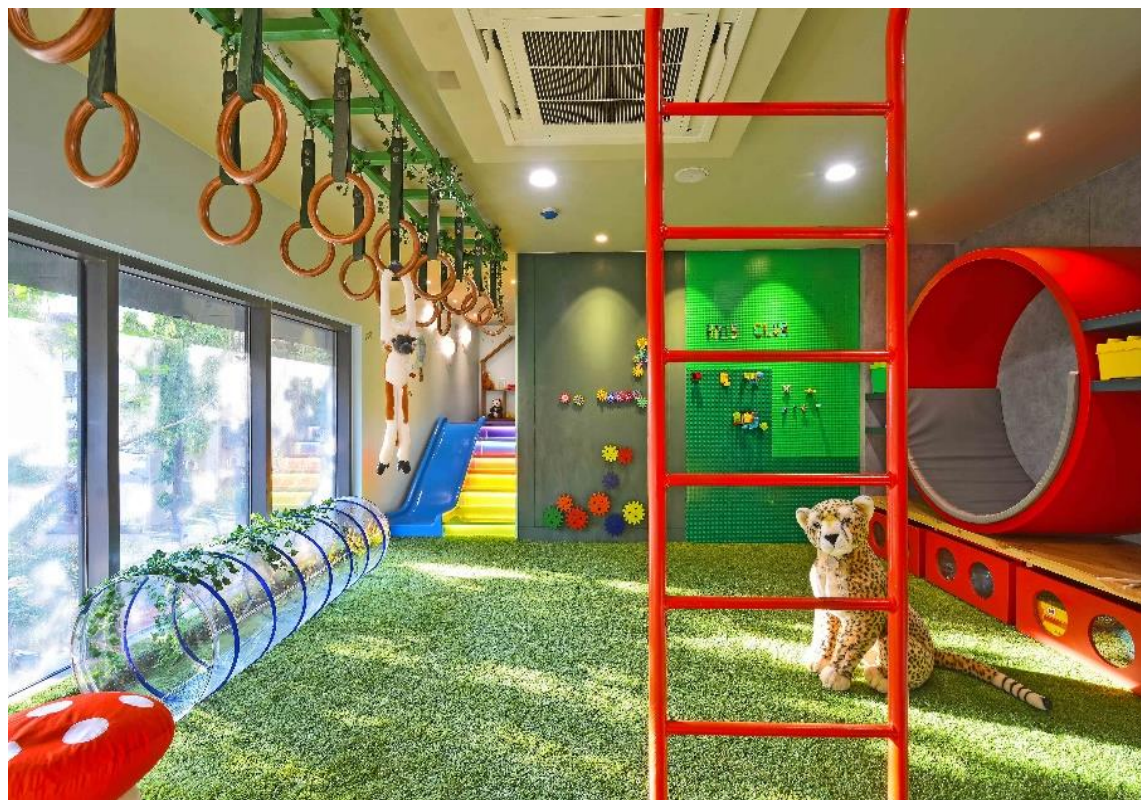
# E-DECK AMENITIES

GYM – EXECUTED IN ELEMENTS PROJECT



# E-DECK AMENITIES

KID'S CREATIVE STUDIO – EXECUTED IN ELEMENTS PROJECT



# E-DECK AMENITIES

SENIOR CITIZEN ZONE



# E-DECK LAYOUT

## OUTDOOR AMENITIES



# E-DECK AMENITIES

KID'S OUTDOOR PLAY AREA



**Rustomjee®**



*PHOTOGRAPHIC IMPRESSION*

# E-DECK AMENITIES

## PARTY LAWN



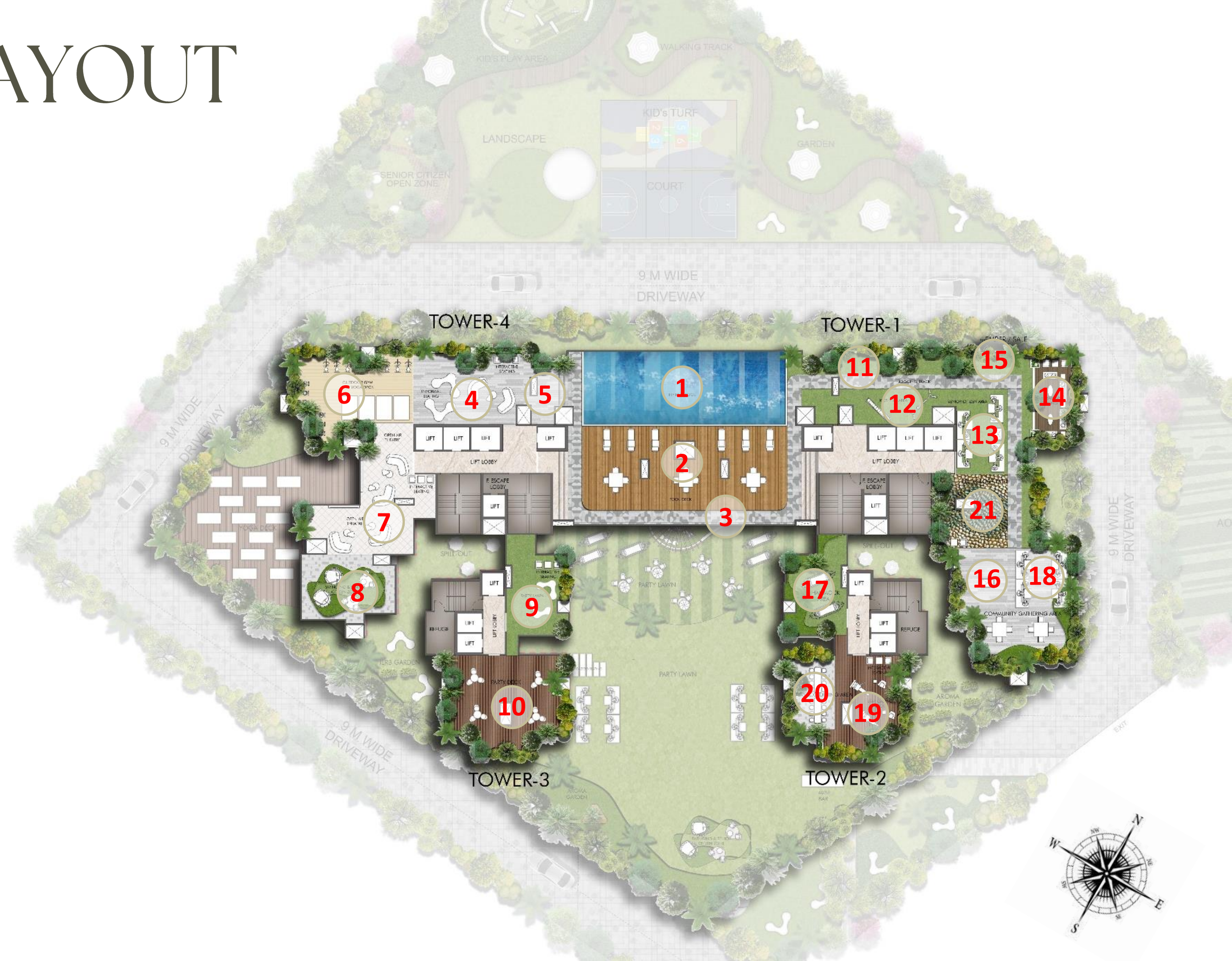
# TERRACE LAYOUT



# TERRACE LAYOUT

## LIST OF AMENITIES

1. Swimming Pool
2. Pool Deck
3. Walking Path
4. Informal Seating
5. Interactive Seating
6. Outdoor Gym & Yoga Deck
7. Open Air Theatre
8. Swinging & Senior Citizen Deck
9. Party Lawn
10. Party Deck
11. Reading Alcove
12. Kid's Play Area
13. Senior Citizen Zone
14. Viewing Deck
15. Aroma Garden
16. Community Gathering Area
17. Hammock Zone
18. Lounge Space
19. Stargazing Deck
20. Alfresco Dining Area
21. Reflexology Zone



# TERRACE AMENITIES

## COMMUNITY DECK



# TERRACE AMENITIES

## GREEN & VIEWING DECK



# TERRACE AMENITIES

STARGAZING & FITNESS DECK



# TOWER PLAN & UNITS

# TYPICAL MASTER LAYOUT

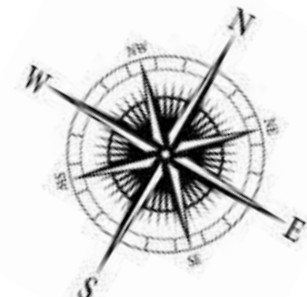
TOWER - 4

TOWER - 1



TOWER - 3

TOWER - 2



TOWER 1

# TYPICAL FLOOR LAYOUT

## TOWER 1



**KEY PLAN**

FLOOR	TOWER -1			
	STACK 1	STACK 2	STACK 3	STACK 4
TERRACE FLOOR				
42nd Floor	SALE	SALE	SALE	SALE
41st Floor				
40th Floor				
39th Floor				
38th Floor				
37th Floor				
36th Floor				
35th Floor	REFUGE			
34th Floor	SALE			
33rd Floor				
32nd Floor				
31st Floor				
30th Floor				
29th Floor	REFUGE			
28th Floor				
27th Floor				
26th Floor				
25th Floor				
24th Floor	SALE			
23rd Floor				
22nd Floor				
21st Floor				
20th Floor				
19th Floor	SALE			
18th Floor				
17th Floor				
16th Floor				
15th Floor				
14th Floor	REFUGE			
13th Floor	SALE			
12th Floor				
11th Floor				
10th Floor				
9th Floor				
8th Floor	REFUGE			
7th Floor				
6th Floor				
5th Floor				
4th Floor				
3rd Floor	SALE			
2nd Floor				
1st Floor				

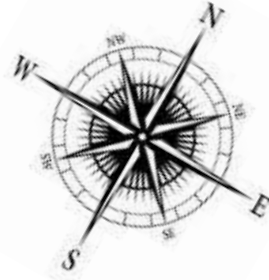
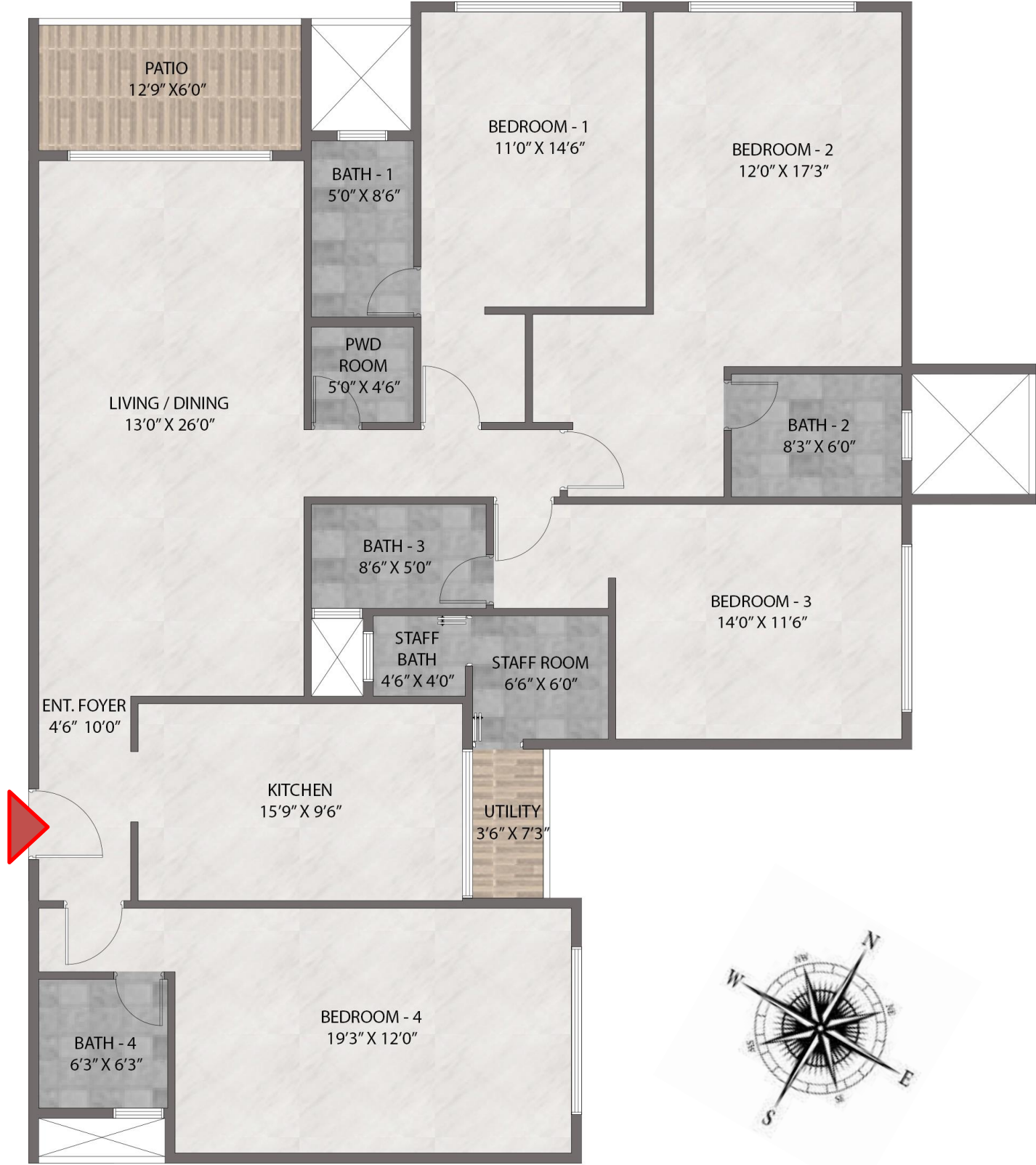
# TYPICAL FLOOR LAYOUT

TOWER 1 : 4 BHK

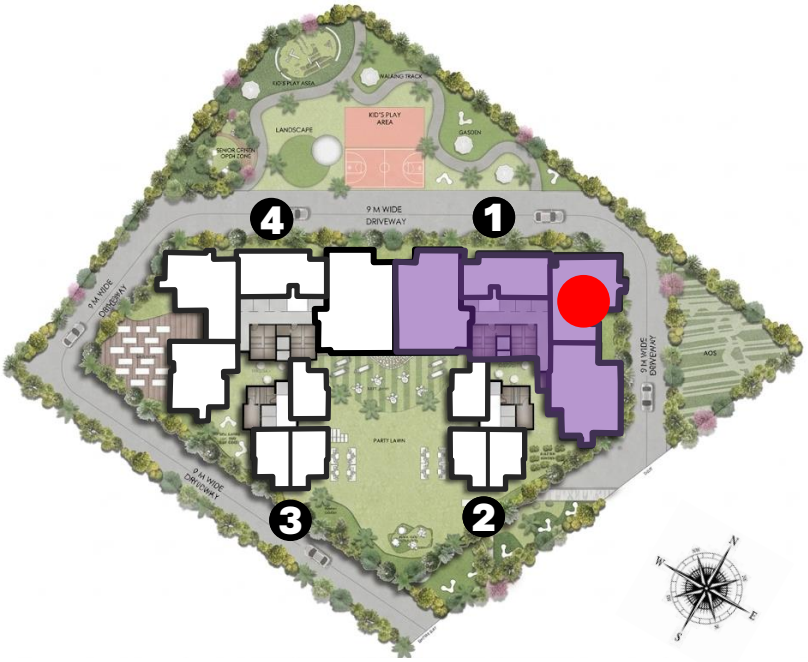
STACK - 3

EXISTING AREA : 1168 SQ. FT.

PROPOSED MOFA AREA : 1869 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

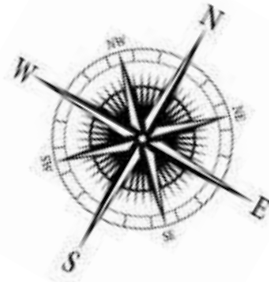
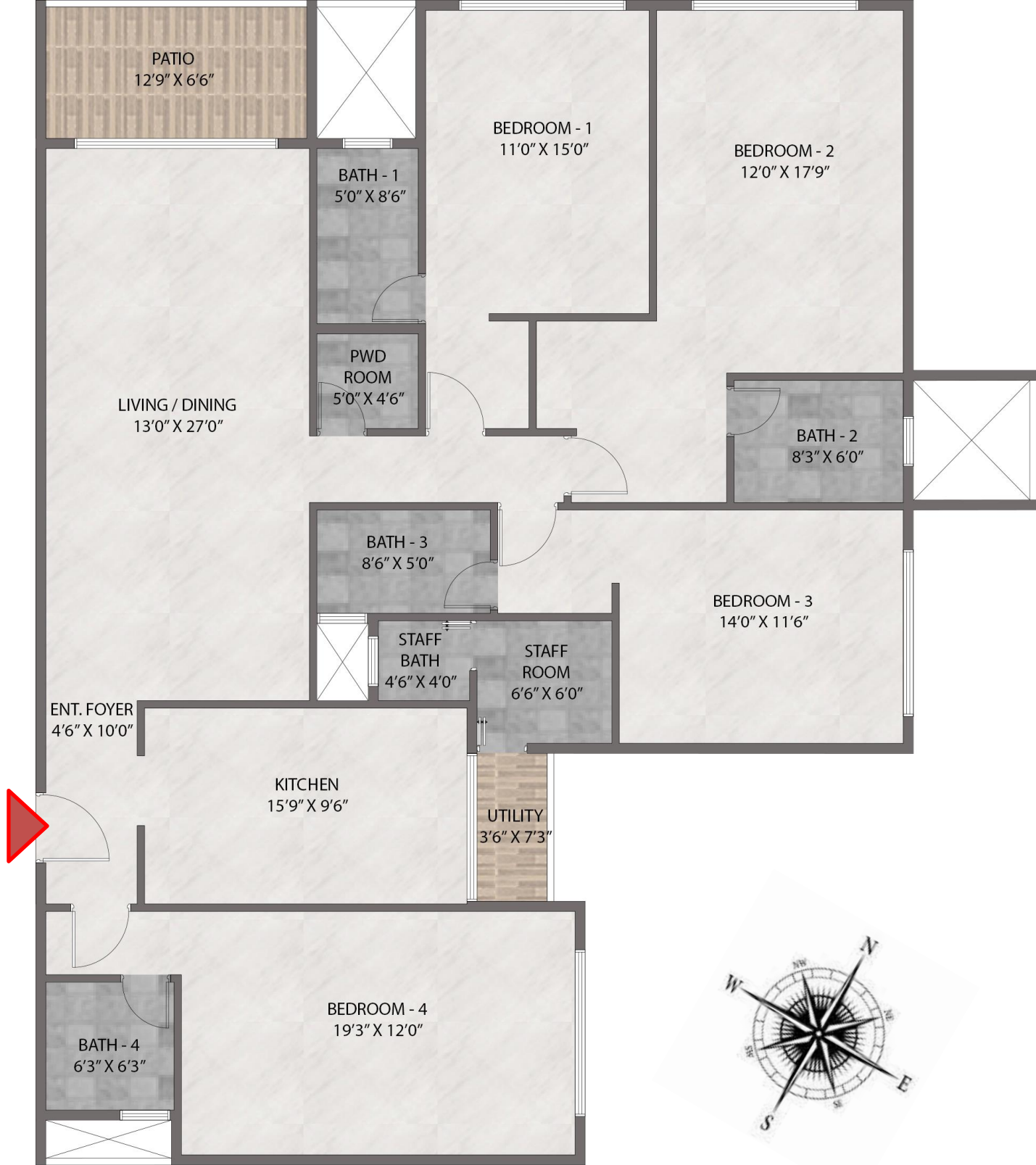
# TYPICAL FLOOR LAYOUT

TOWER 1 : 4 BHK

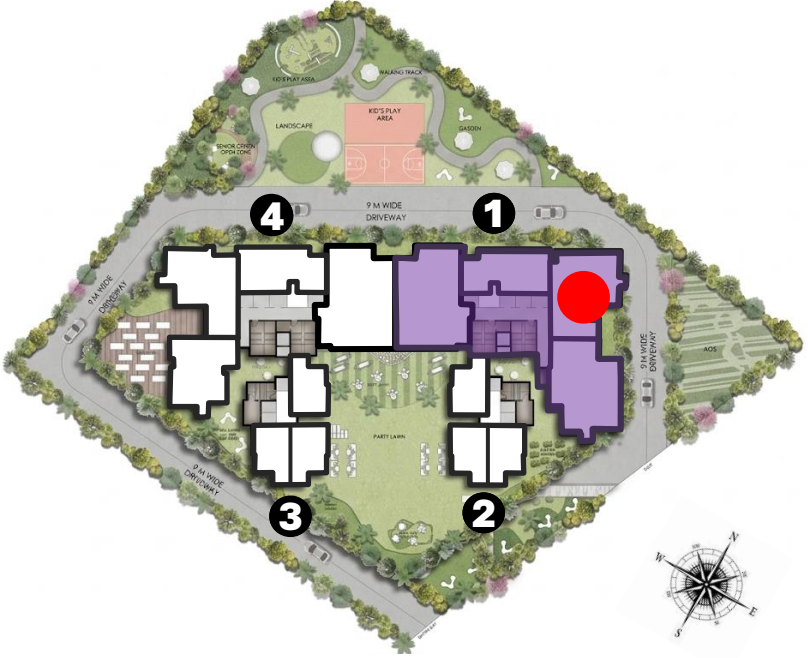
STACK - 3

EXISTING AREA : 1185 SQ. FT.

PROPOSED MOFA AREA: 1896 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

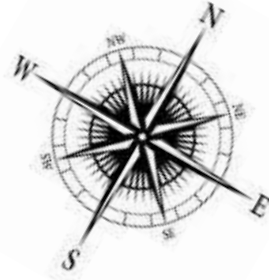
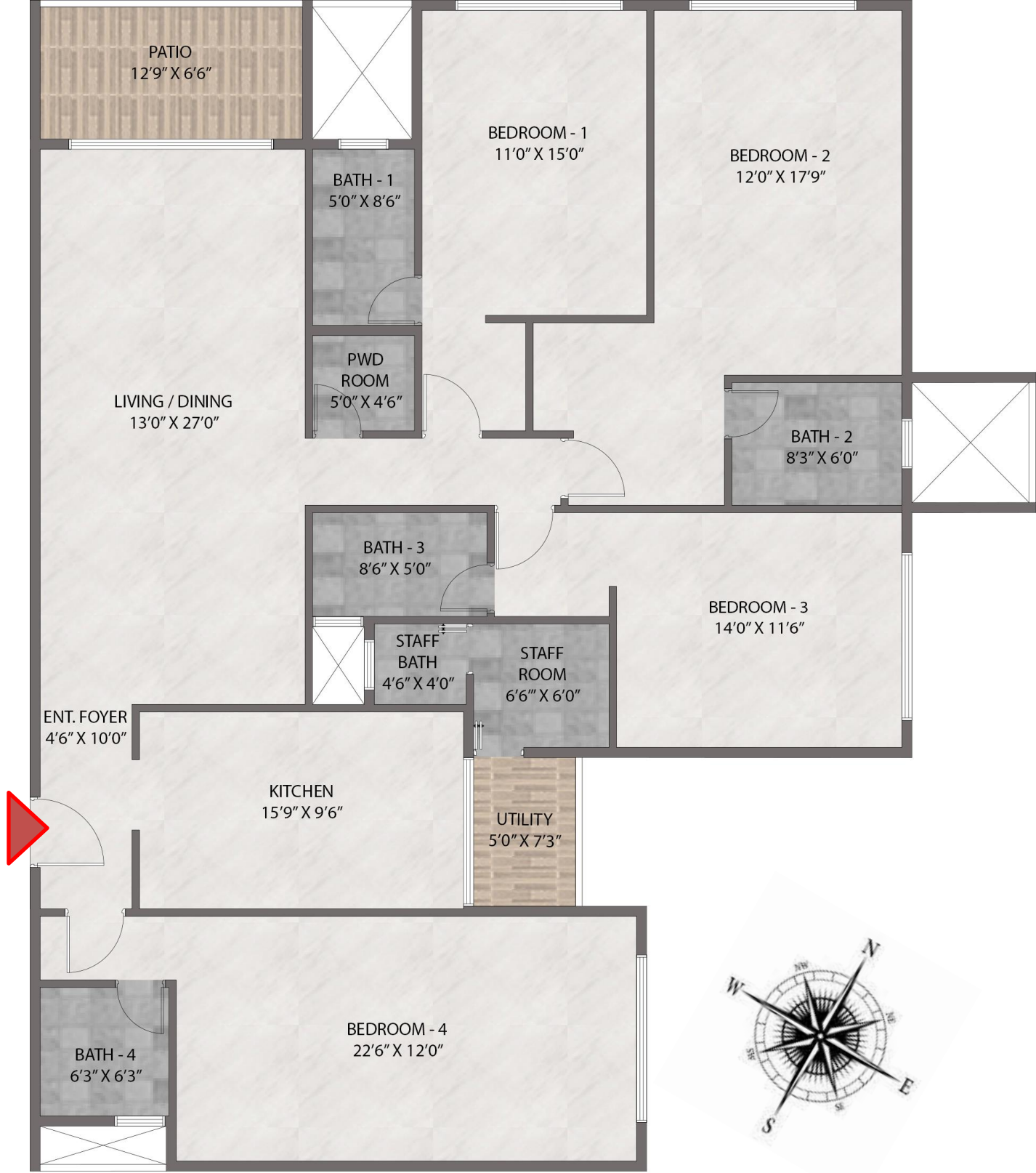
# TYPICAL FLOOR LAYOUT

TOWER 1 : 4 BHK

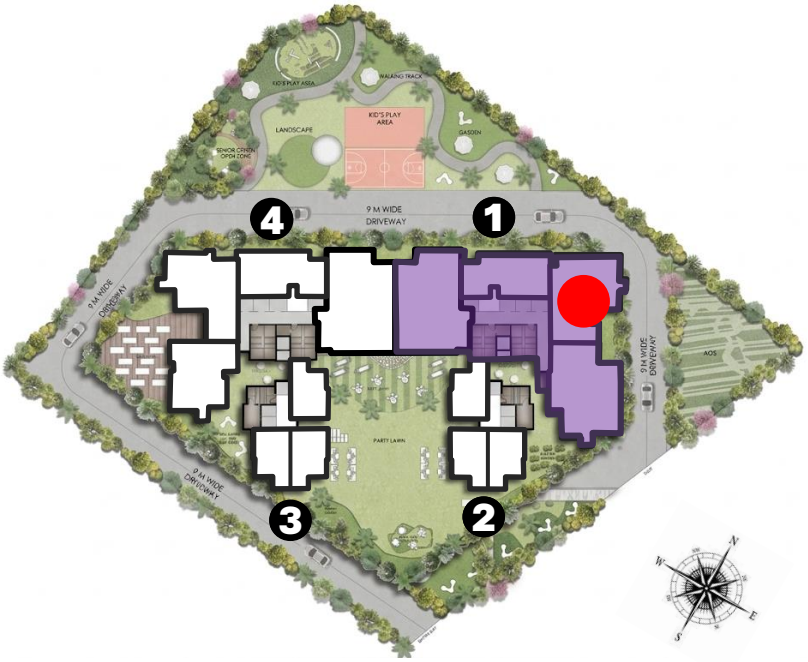
STACK - 3

EXISTING AREA : 1216 SQ. FT.

PROPOSED MOFA AREA : 1946 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

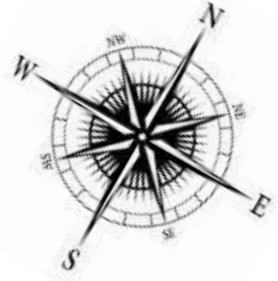
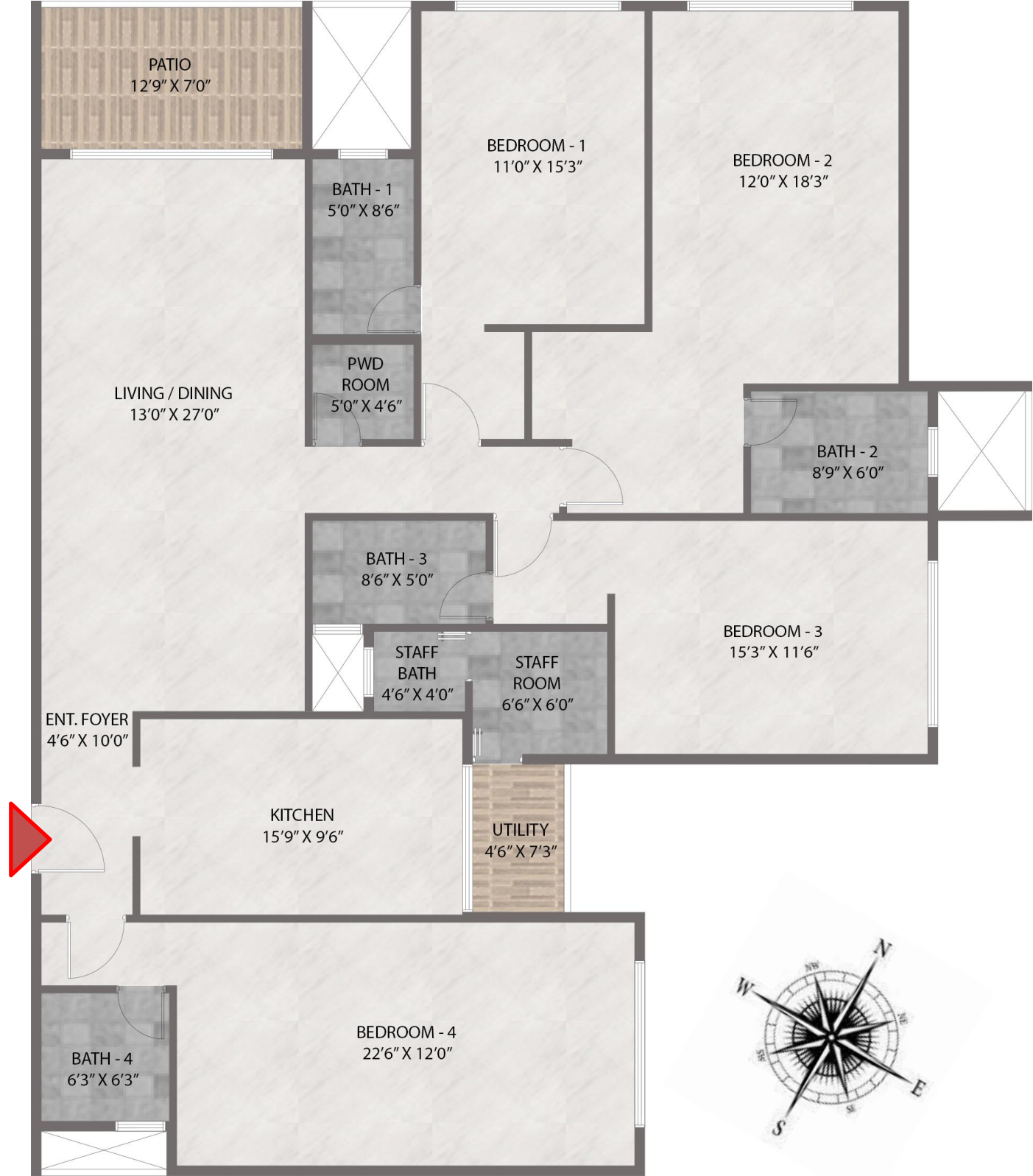
TOWER 1 : 4 BHK

STACK - 3

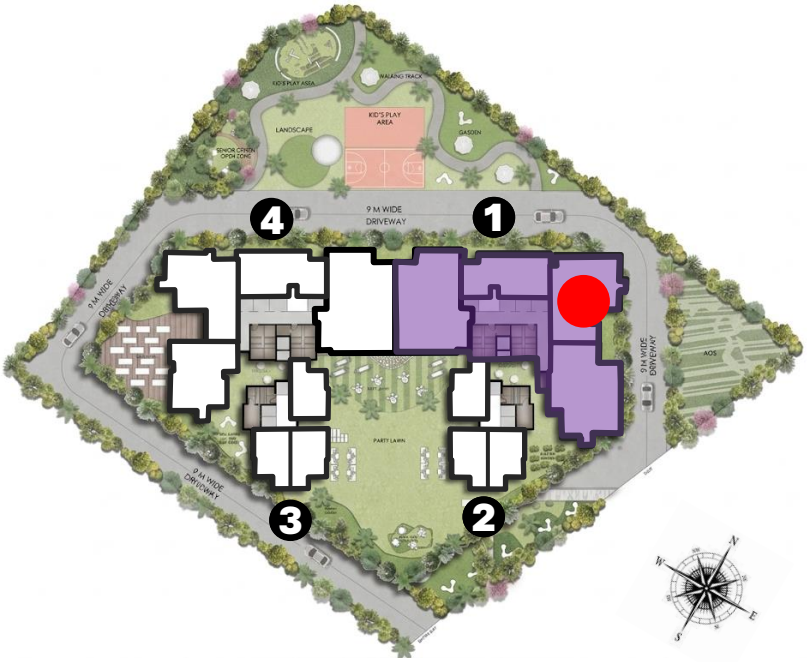
EXISTING AREA : 1150 SQ. FT. +

GARAGE

PROPOSED MOFA AREA : 1986 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

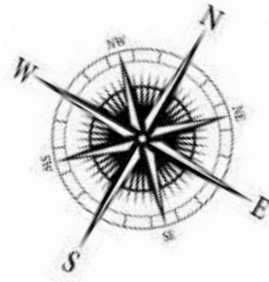
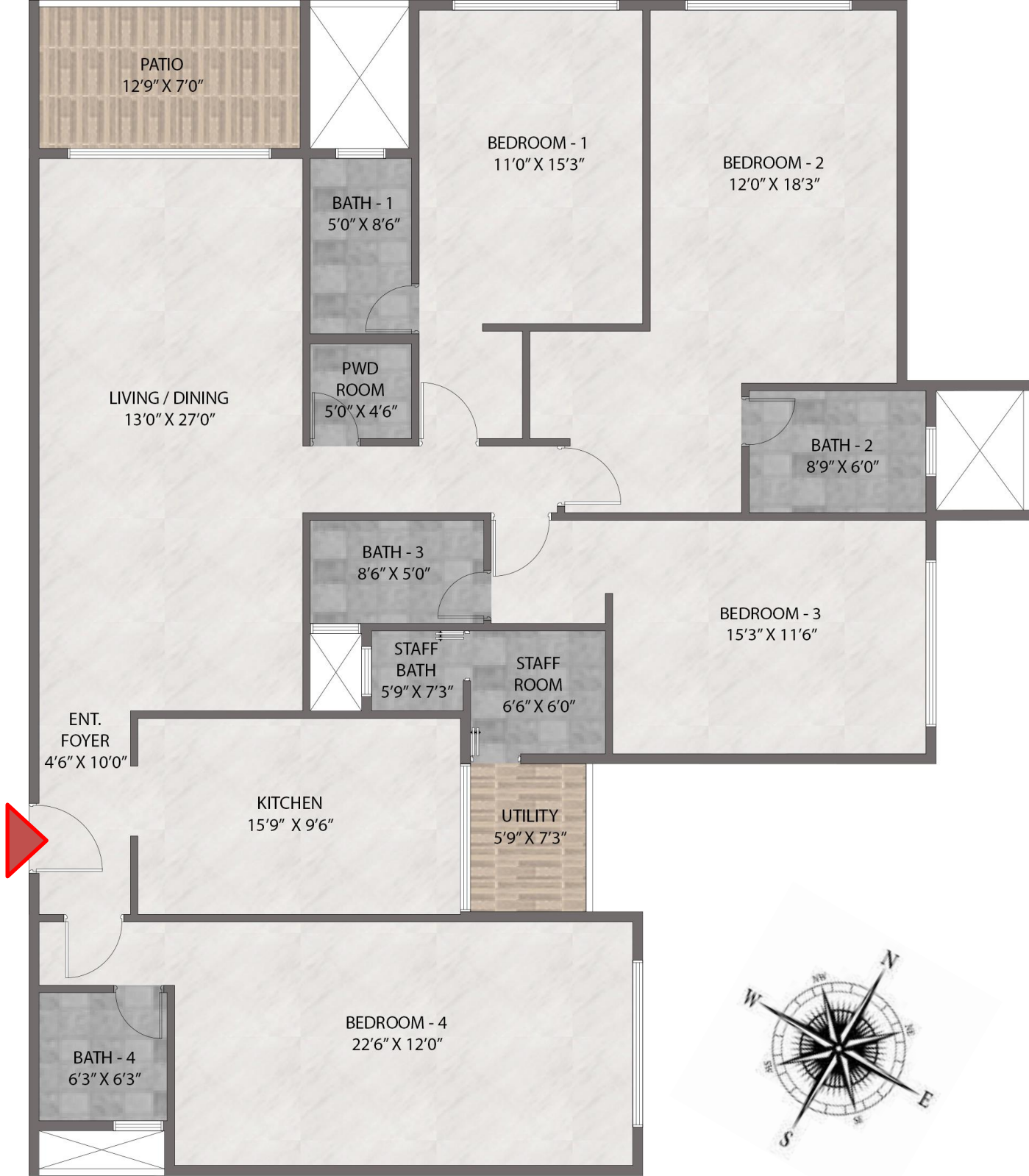
TOWER 1 : 4 BHK

STACK - 3

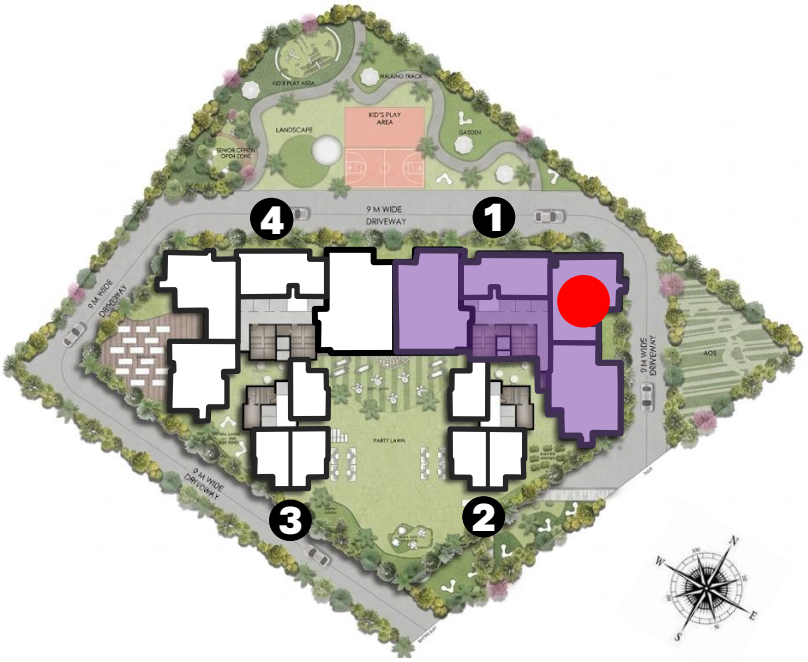
EXISTING AREA : 1246 / 1247 SQ. FT.

PROPOSED MOFA AREA :

1995 SQ. FT. [ 1994 + 1995 ]



TOWER 1 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

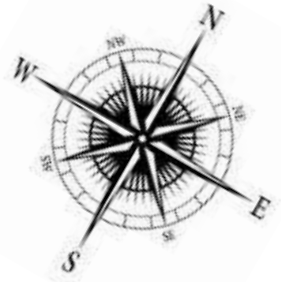
TOWER 1 : 4 BHK

STACK - 3

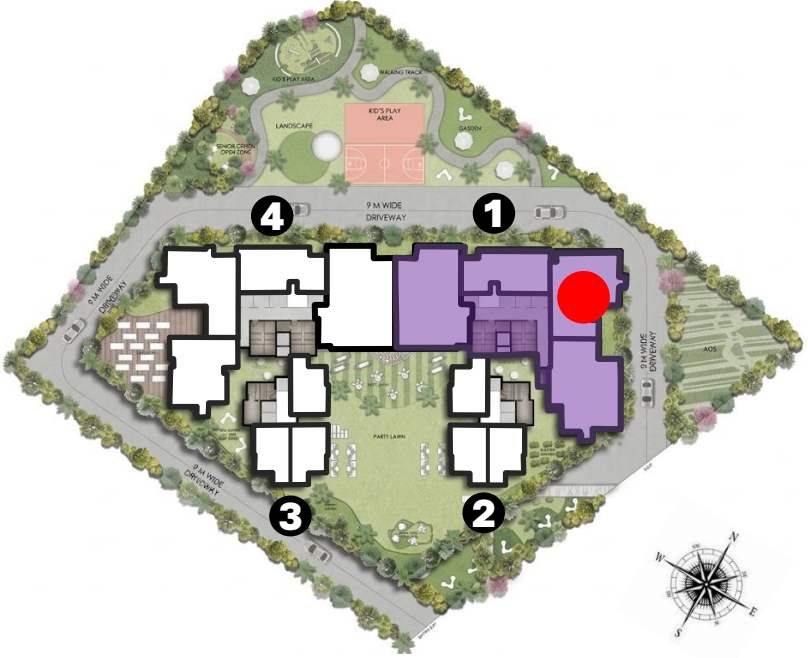
EXISTING AREA : 1161 SQ. FT. +

GARAGE

PROPOSED MOFA AREA: 2008 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

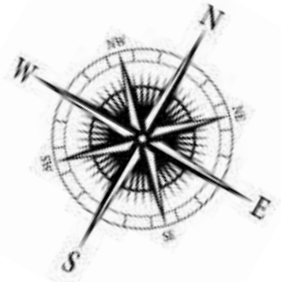
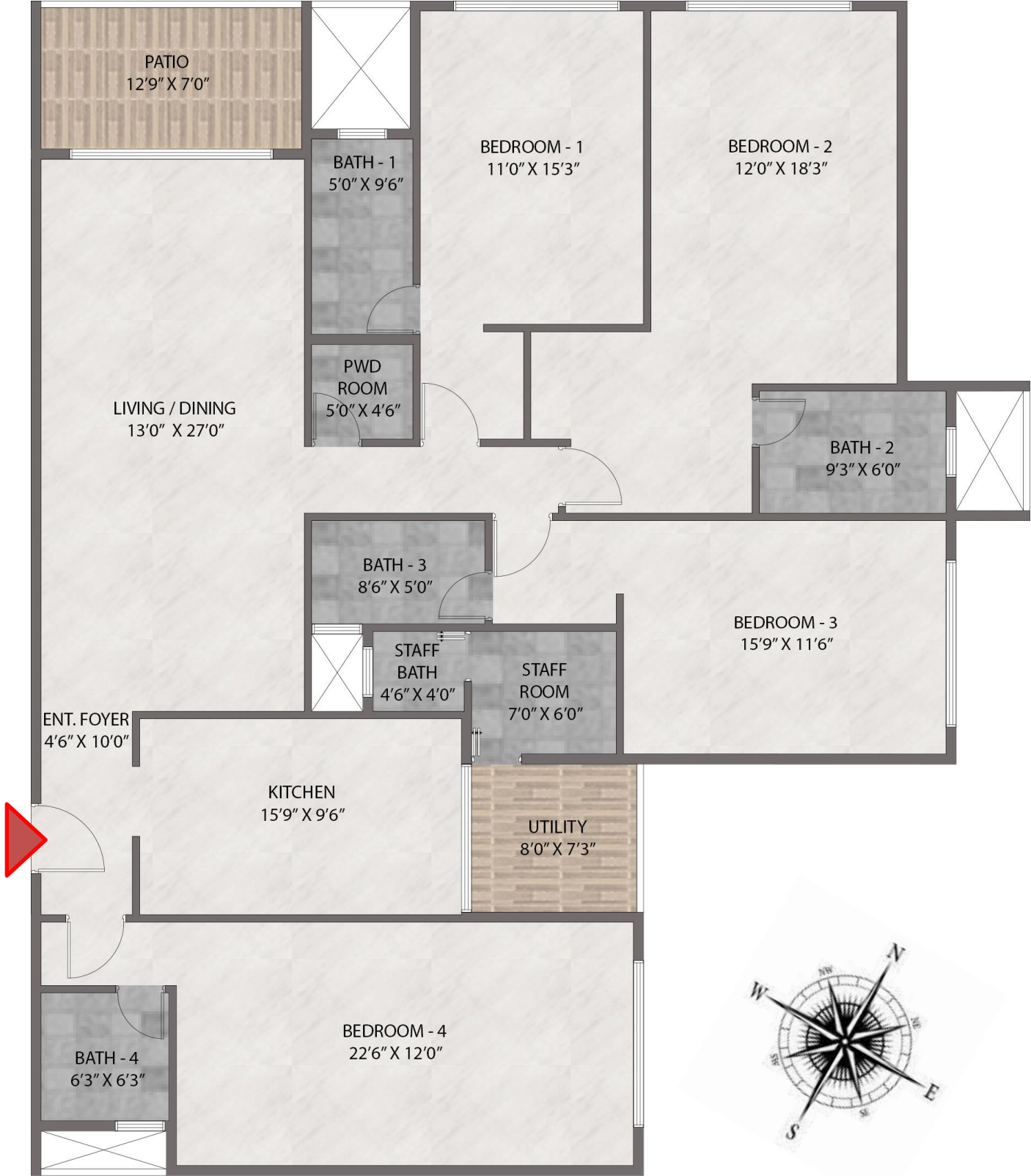
TOWER 1 : 4 BHK

STACK - 3

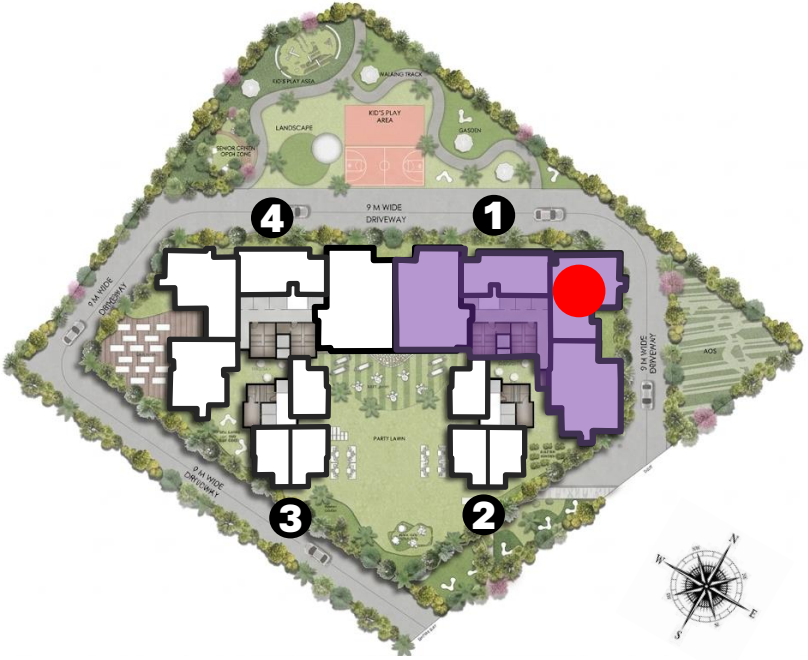
EXISTING AREA : 1161 SQ. FT. +

GARAGE

PROPOSED MOFA AREA: 2033 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

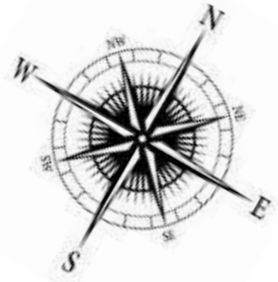
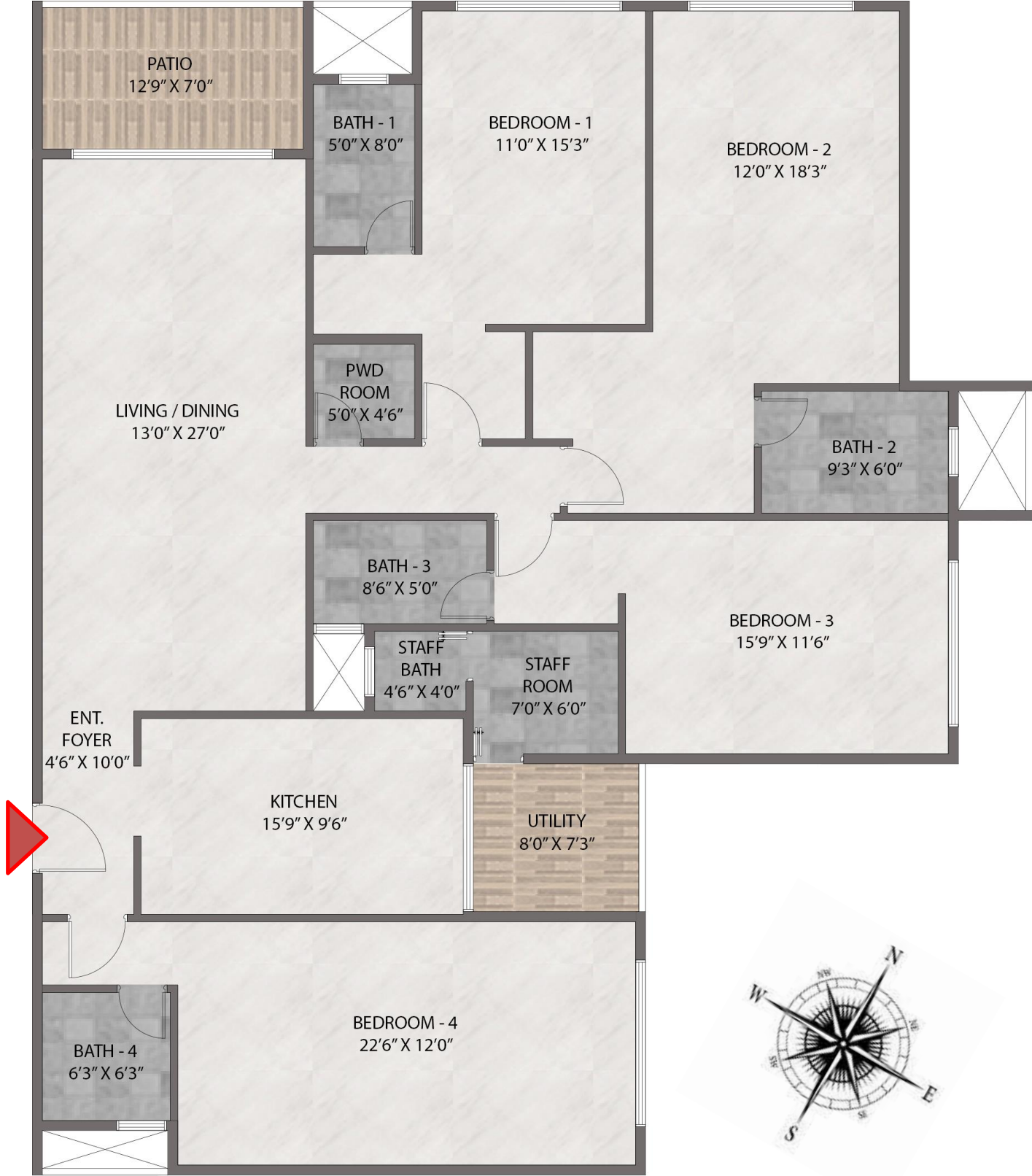
TOWER 1 : 4 BHK

STACK - 3

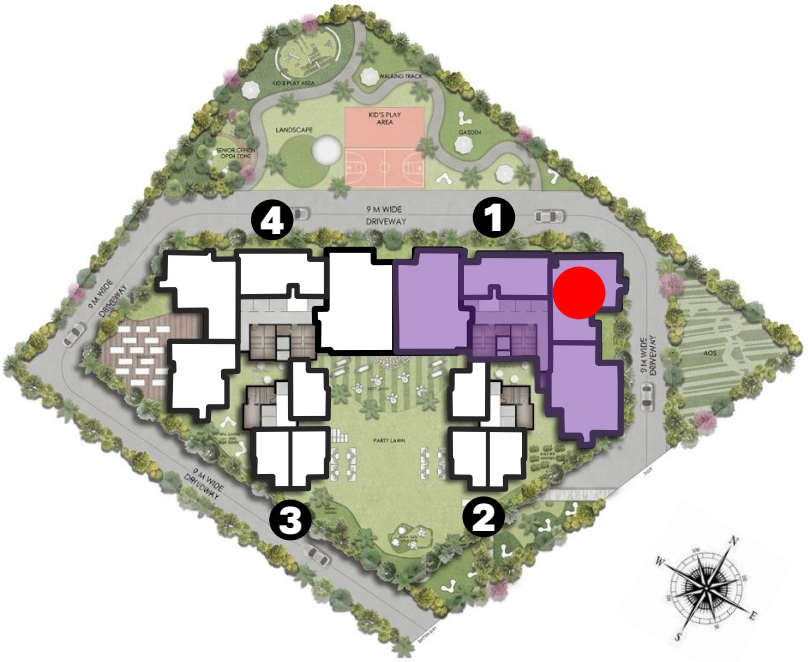
EXISTING AREA : 1160 SQ. FT. +

GARAGE

PROPOSED MOFA AREA: 2046 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

TOWER 1 : 4 BHK

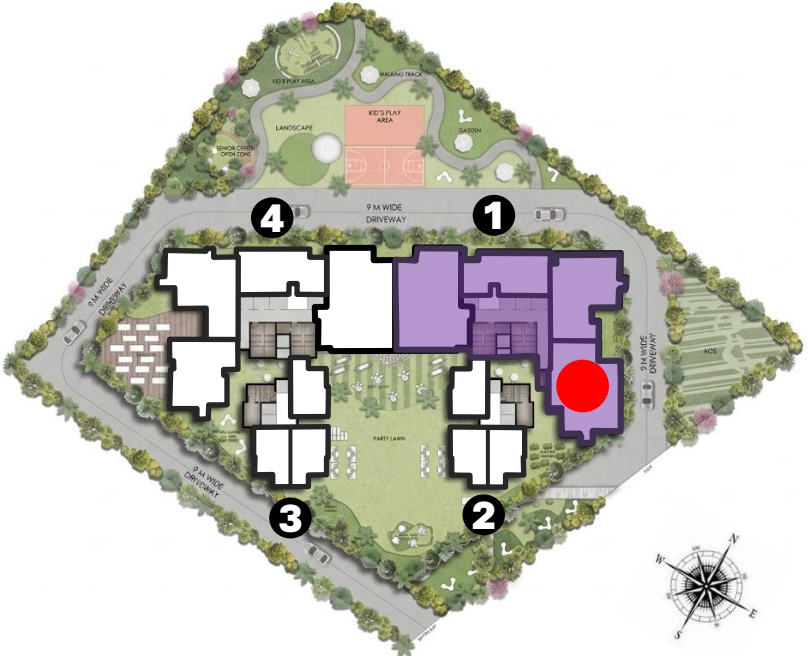
STACK - 4

EXISTING AREA : 1161 SQ. FT.

PROPOSED MOFA AREA: 1858 SQ. FT.



TOWER 1 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 1 : 4 BHK

**STACK - 4**

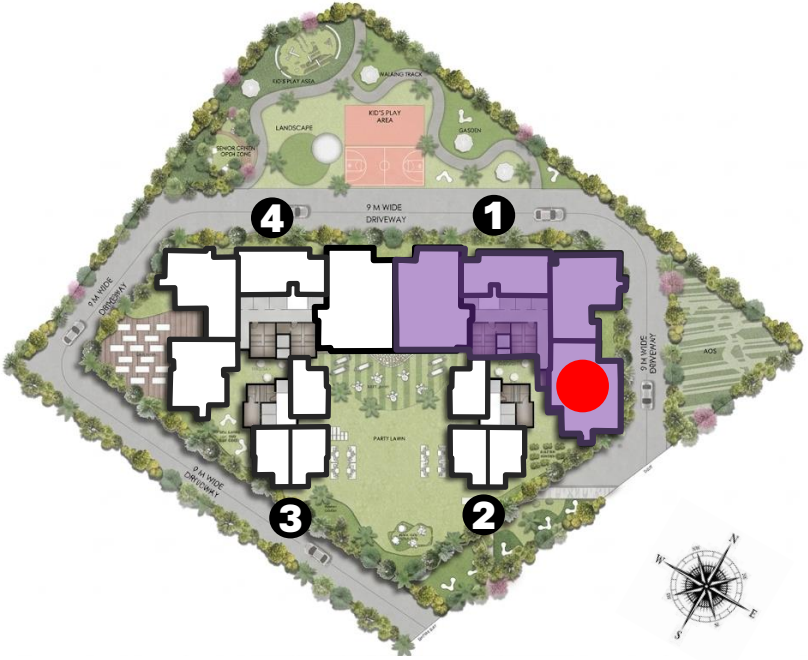
**EXISTING AREA : 1161 SQ. FT. +**

**GARAGE**

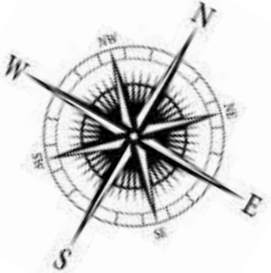
**PROPOSED MOFA AREA: 2033 SQ. FT.**



TOWER 1 KEY PLAN



MASTER KEY PLAN



TOWER 2

# TYPICAL FLOOR LAYOUT

## TOWER 2

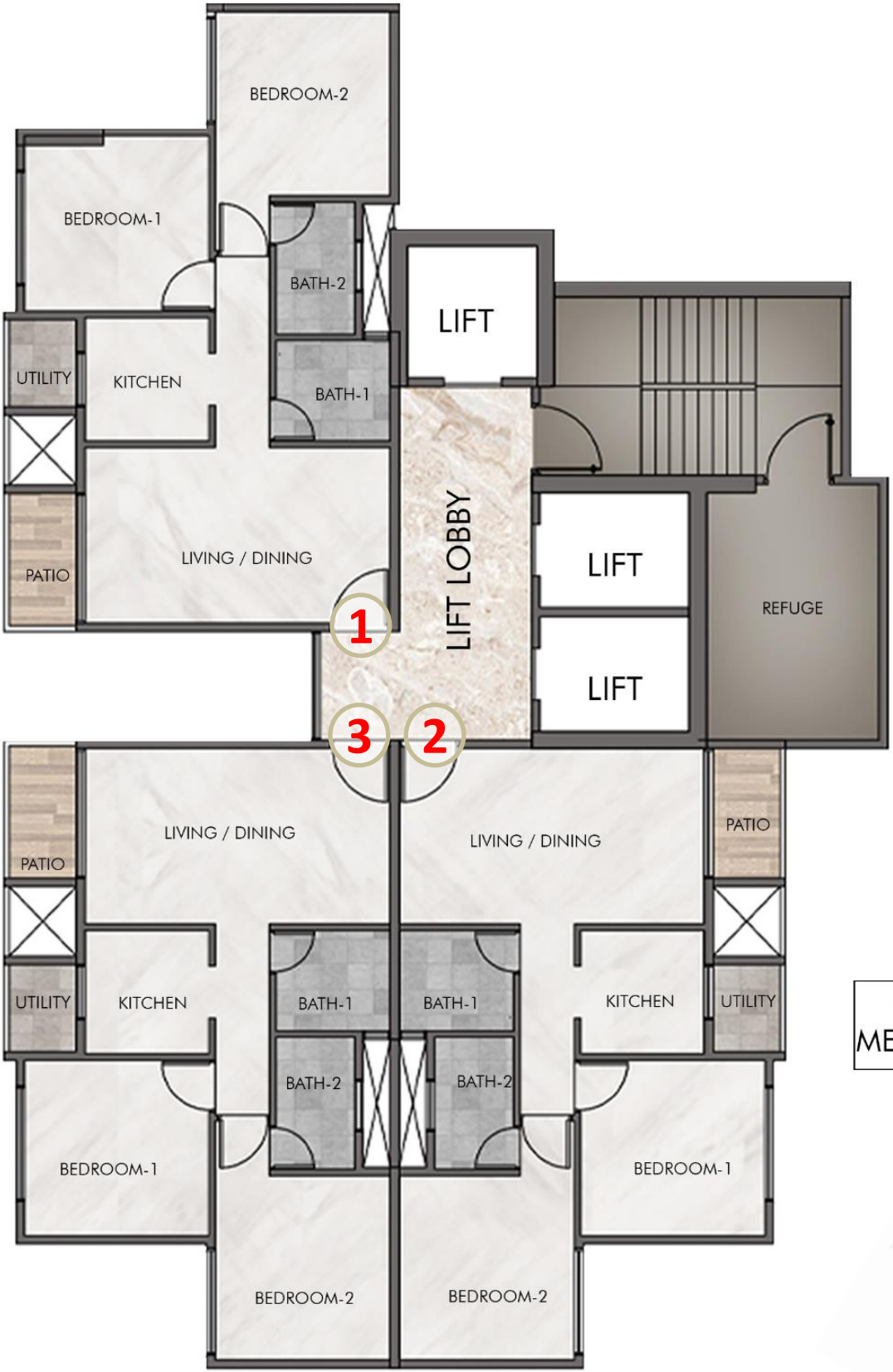


**KEY PLAN**

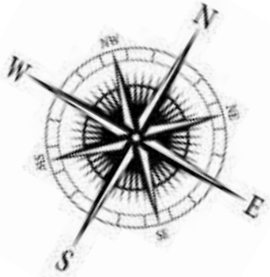
STACK -1  
MEMBER

STACK -3  
MEMBER

STACK -2  
MEMBER / SALE



FLOOR	TOWER -2											
	STACK 1	STACK 2	STACK 3									
TERRACE FLOOR												
11Th Floor	<b>MEMBERS</b>	SALE	<b>MEMBERS</b>									
10Th Floor		<b>MEMBERS</b>		<b>MEMBERS</b>								
9Th Floor					<b>MEMBERS</b>							
8Th Floor						<b>MEMBERS</b>						
7Th Floor							<b>MEMBERS</b>					
6Th Floor								<b>MEMBERS</b>				
5Th Floor									<b>MEMBERS</b>			
4Th Floor										<b>MEMBERS</b>		
3Rd Floor											<b>MEMBERS</b>	
2Nd Floor												<b>MEMBERS</b>
1St Floor												



# TYPICAL FLOOR LAYOUT

## TOWER 2 : 2 BHK

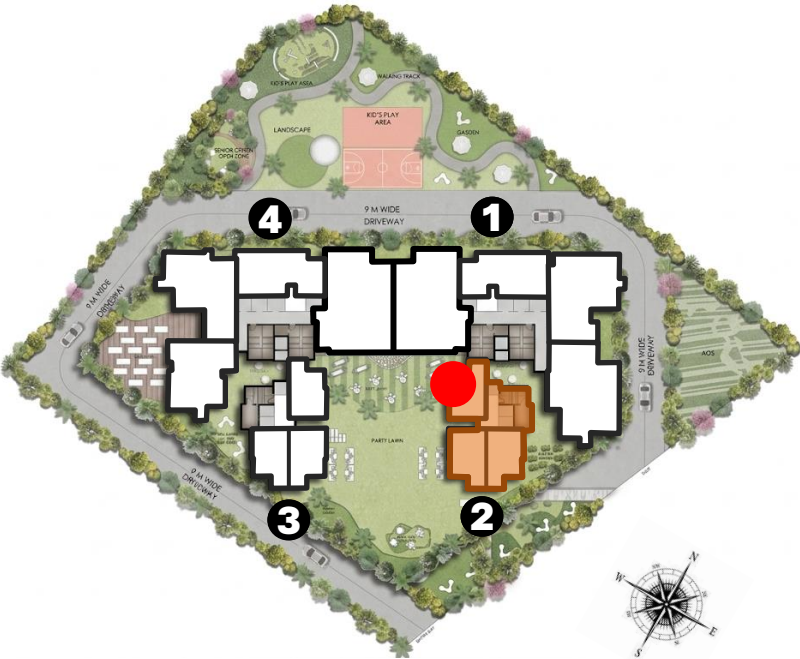
### STACK 1

EXISTING AREA : 220 SQ. FT.

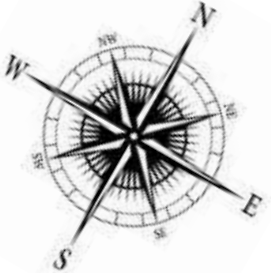
PROPOSED MOFA AREA: 603 SQ. FT.



TOWER 2 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 2 : 2 BHK

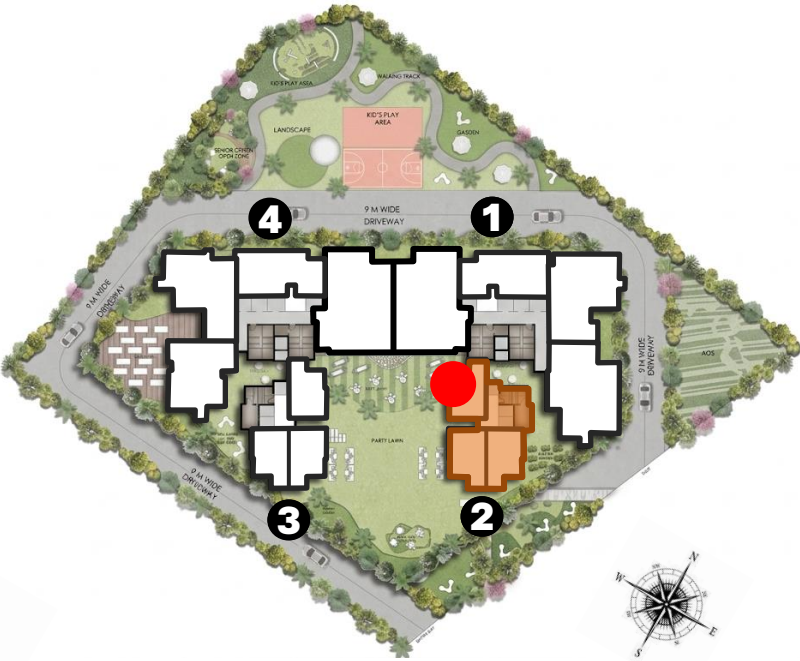
### STACK 1

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
85 + G	666
421	674
85 + G	678
220 + G	678

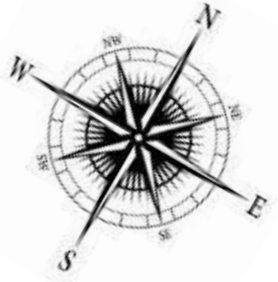
**NOTE :-**  
**AVERAGE AREA FOR 4 TYPLOGIES:**  
**673 SQ.FT. MOFA AREA**



**TOWER 2 KEY PLAN**



**MASTER KEY PLAN**



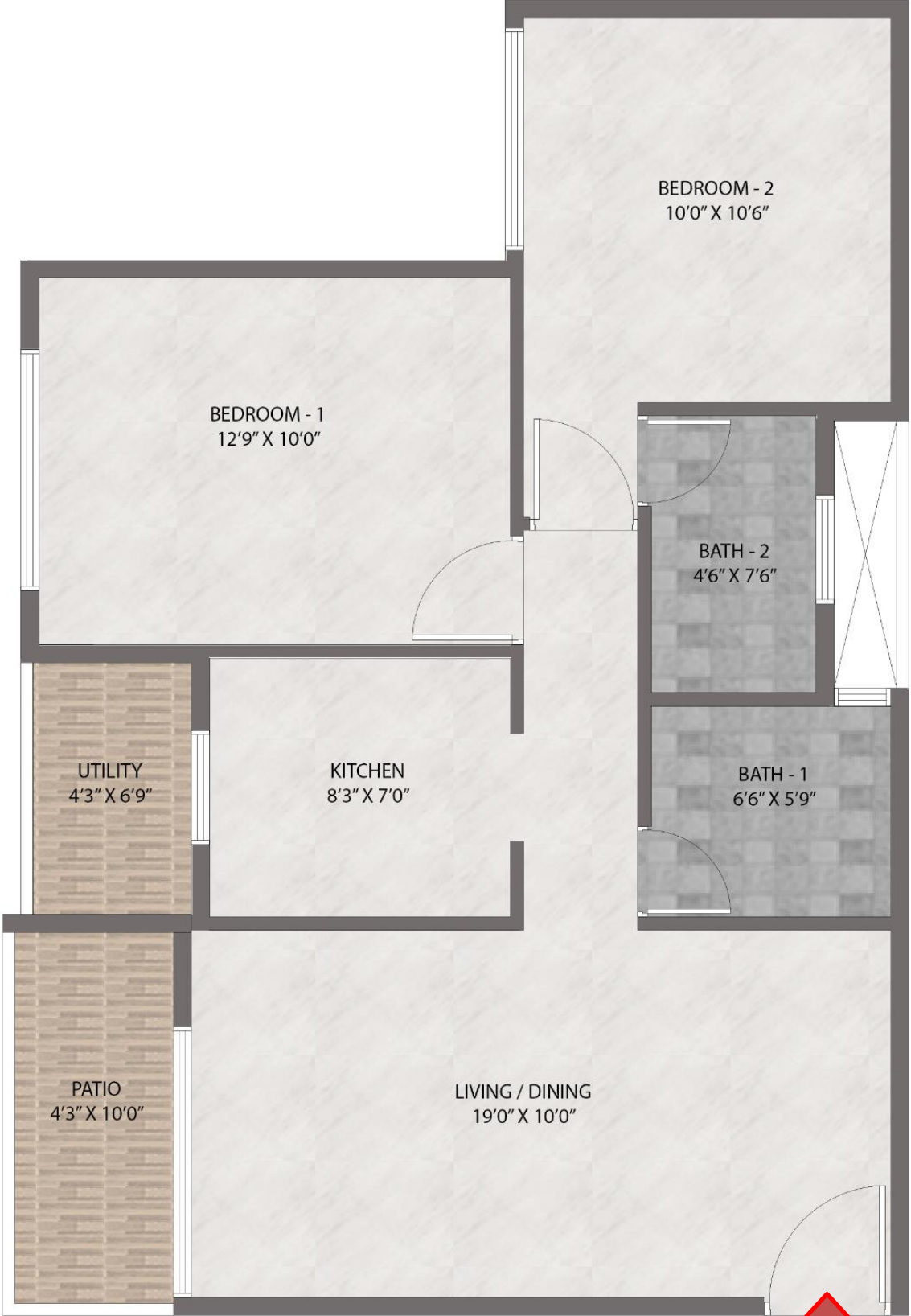
# TYPICAL FLOOR LAYOUT

## TOWER 2 : 2 BHK

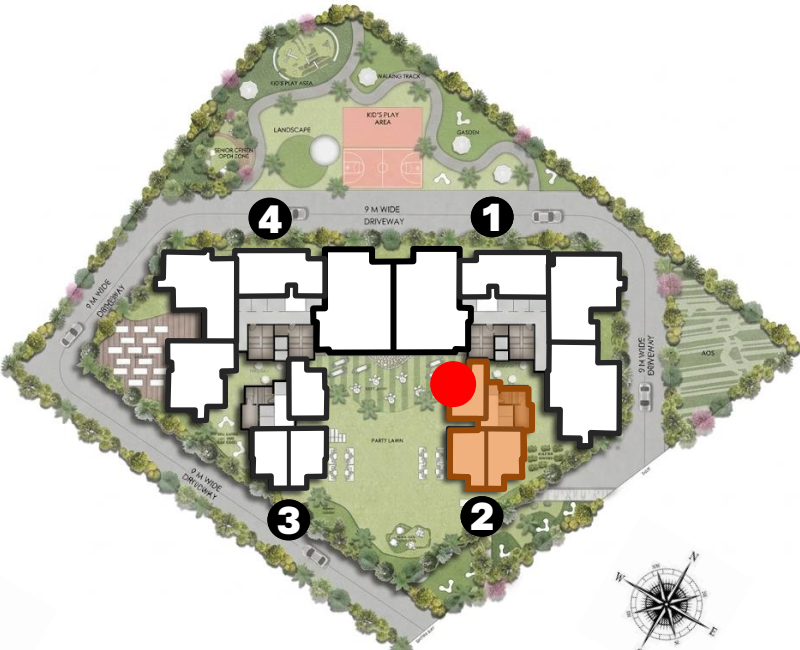
### STACK 1

EXISTING AREA: 140 SQ. FT. + GARAGE

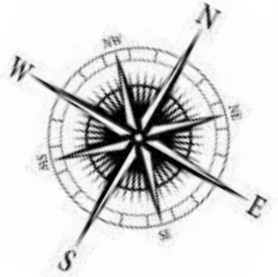
PROPOSED MOFA AREA: 683 SQ. FT



TOWER 2 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 2 : 2 BHK

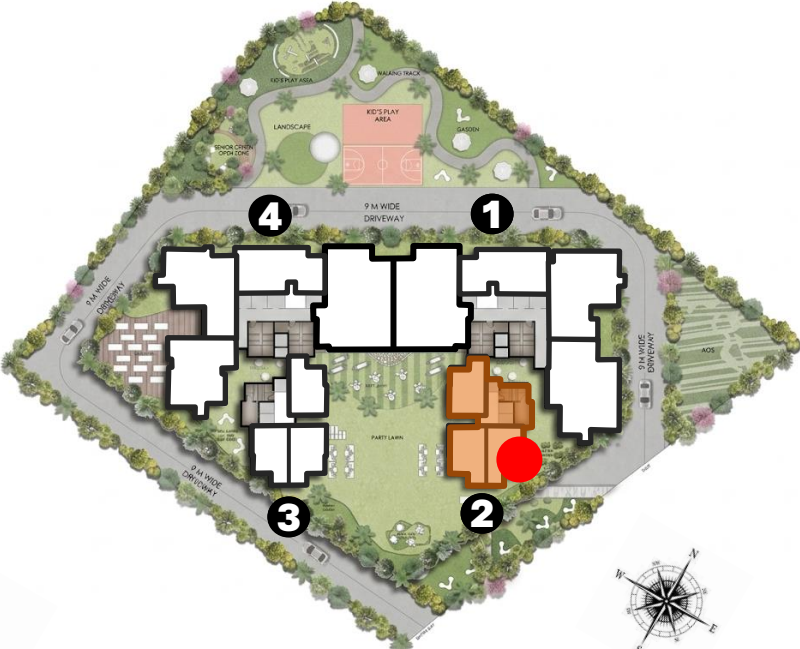
### STACK 2

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
260 + G	716
450	720
460	736
462	740

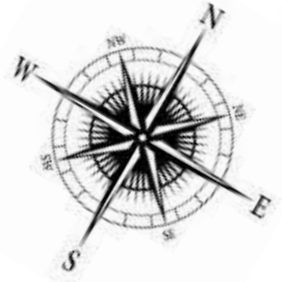
**NOTE :-**  
**AVERAGE AREA FOR 4 TYPLOGIES:**  
**728 SQ.FT. MOFA AREA**



**TOWER 2 KEY PLAN**



**MASTER KEY PLAN**



# TYPICAL FLOOR LAYOUT

TOWER 2 : 2 BHK

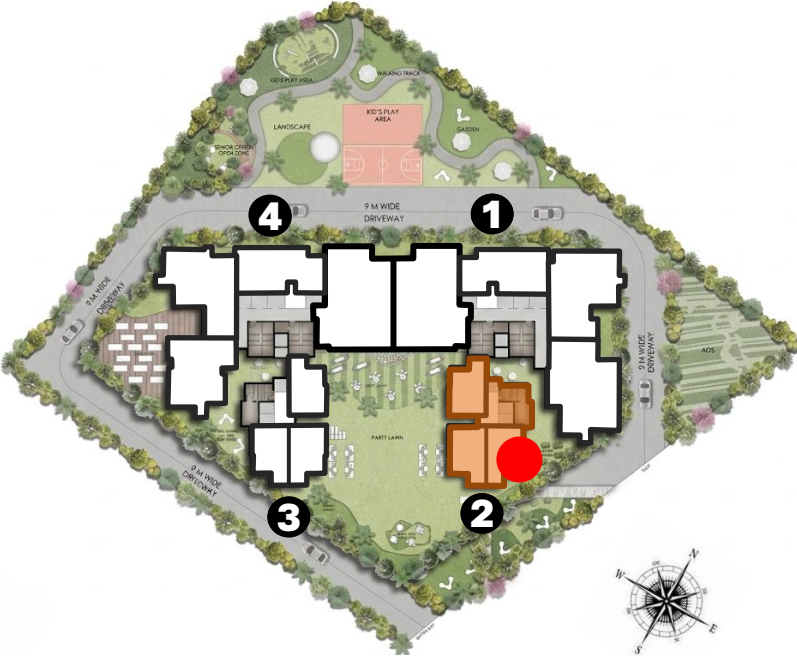
**STACK 2**

**EXISTING AREA: 470 SQ. FT.**

**PROPOSED MOFA: 752 SQ. FT**



**TOWER 2 KEY PLAN**



**MASTER KEY PLAN**

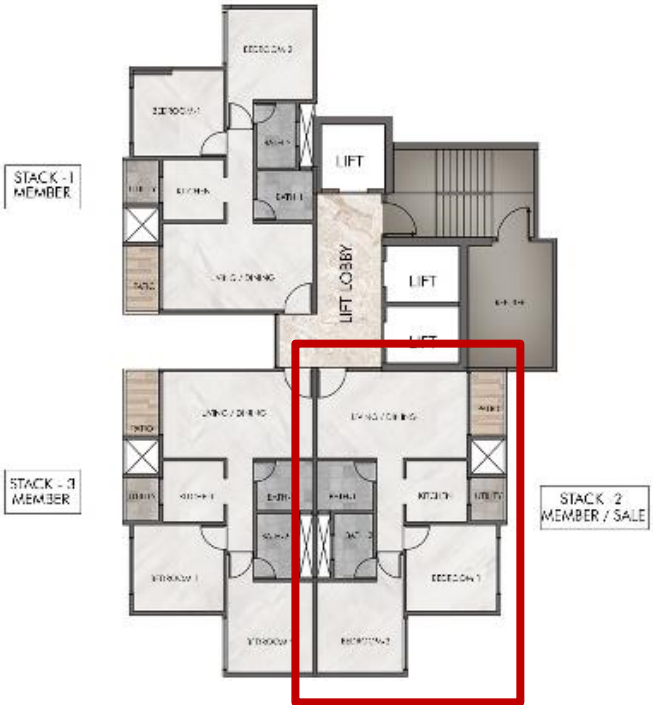
# TYPICAL FLOOR LAYOUT

TOWER 2 : 2 BHK

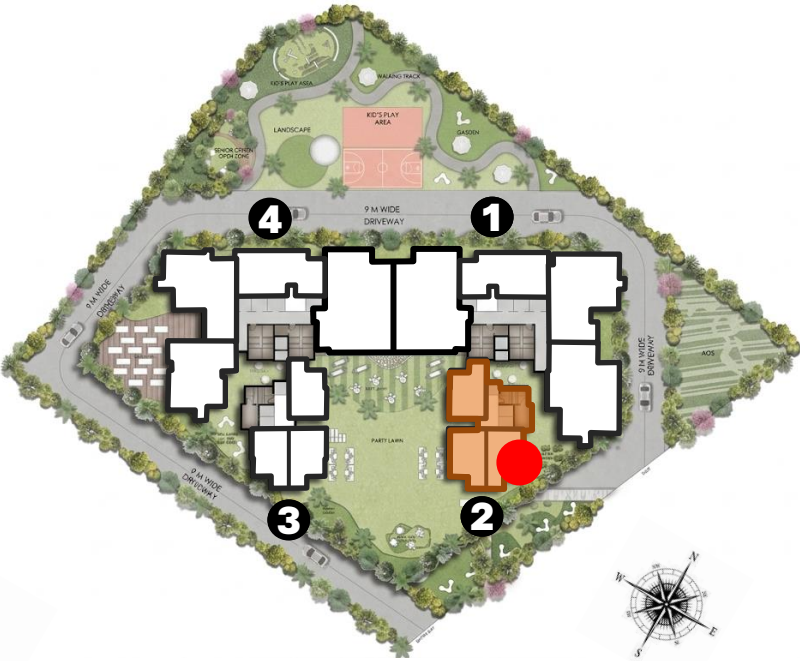
**STACK 2**

**EXISTING AREA: 485 SQ. FT.**

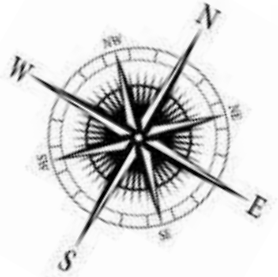
**PROPOSED MOFA: 776 SQ. FT**



**TOWER 2 KEY PLAN**



**MASTER KEY PLAN**



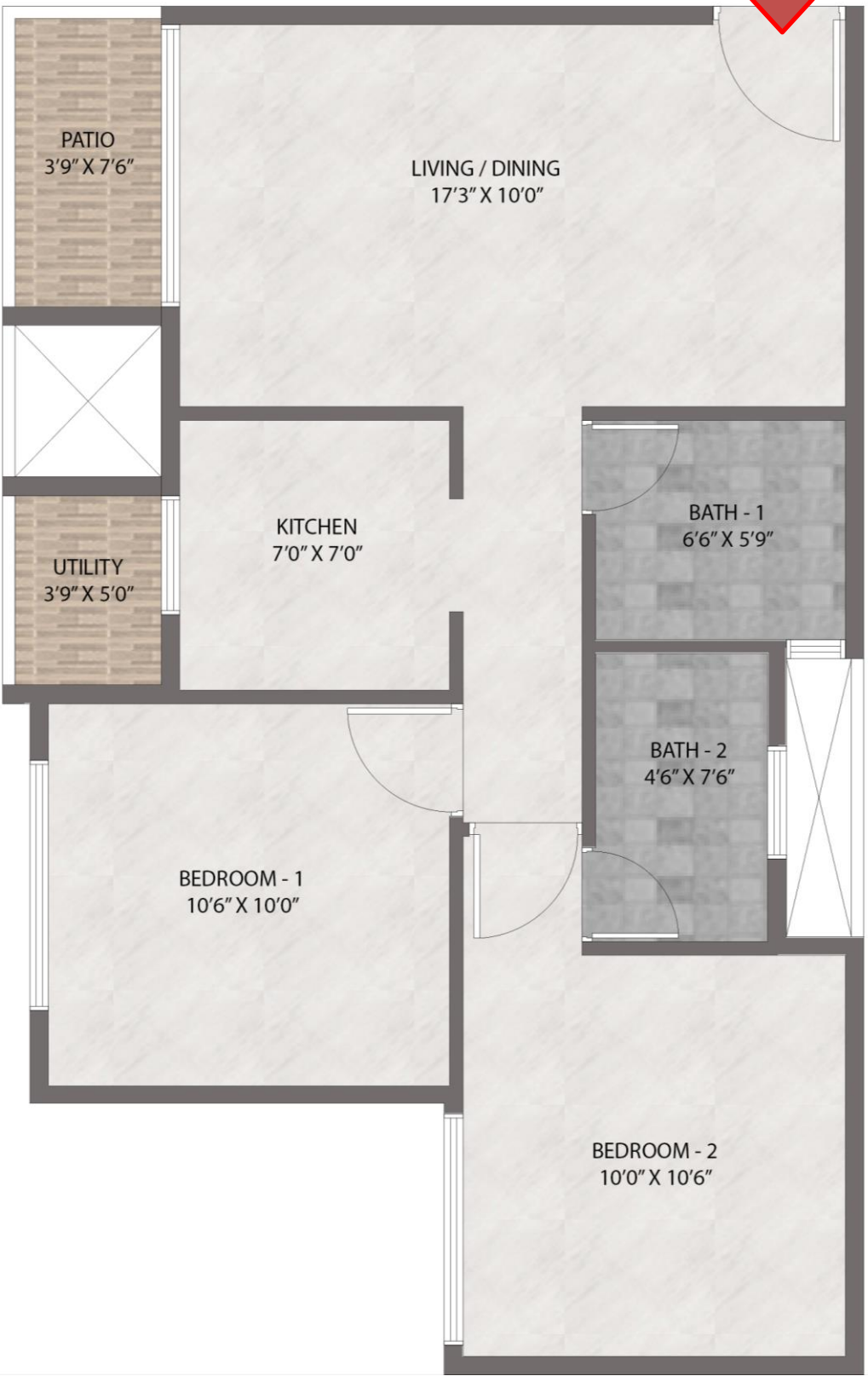
# TYPICAL FLOOR LAYOUT

## TOWER 2 : 2 BHK

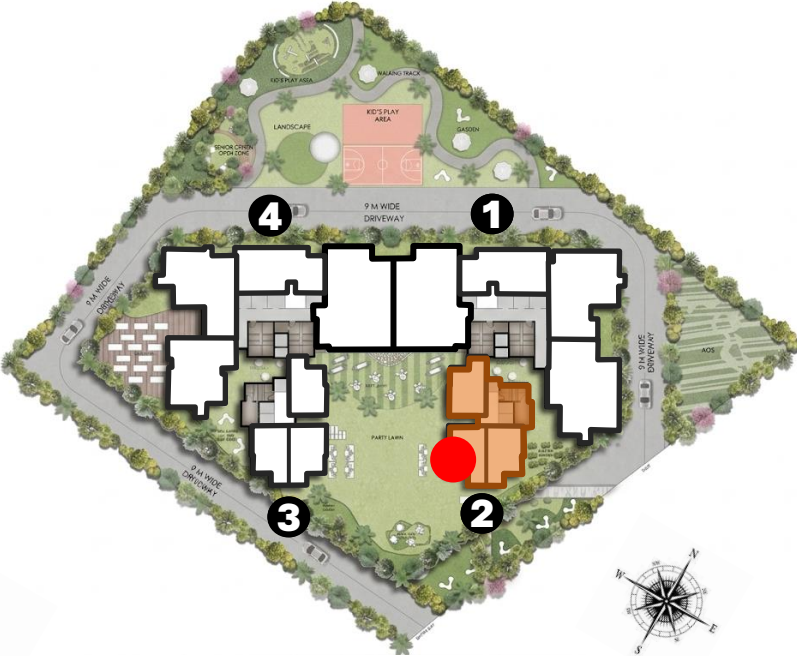
### STACK 3

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
260	603
325	603
334	603

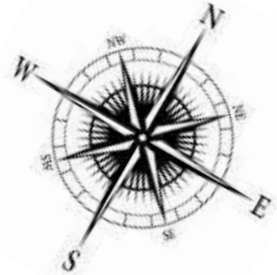
**NOTE :-**  
**AVERAGE AREA IN 3 TYPLOGIES -**  
**603 SQ.FT. MOFA AREA**



**TOWER 2 KEY PLAN**



**MASTER KEY PLAN**



# TYPICAL FLOOR LAYOUT

## TOWER 2 : 2 BHK

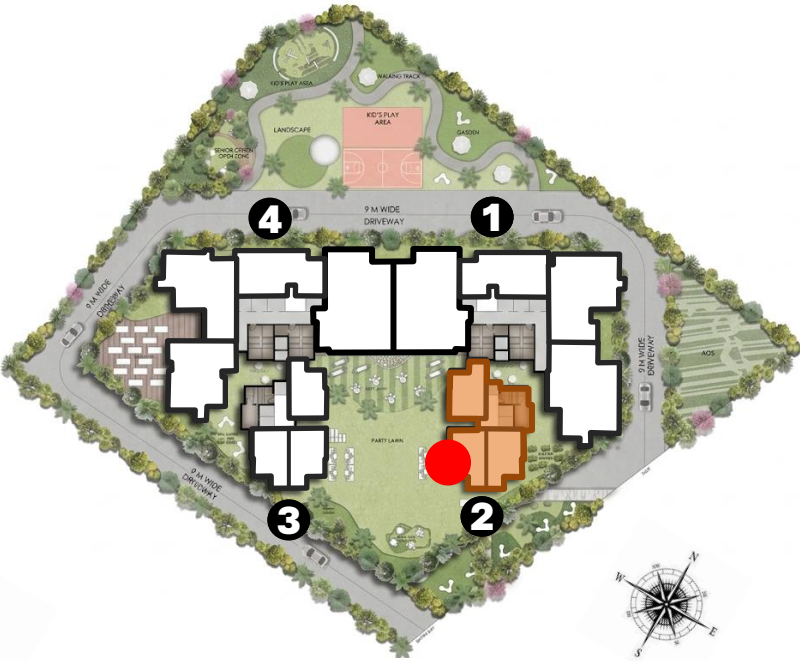
### STACK 3

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
470	752
85 + G	753

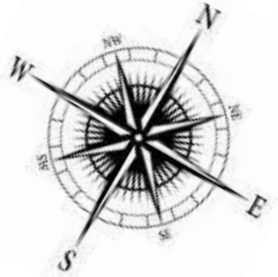
**NOTE :-**  
**AVERAGE AREA FOR 2 TYPLOGIES:**  
**752 SQ.FT. MOFA AREA**



**TOWER 2 KEY PLAN**



**MASTER KEY PLAN**



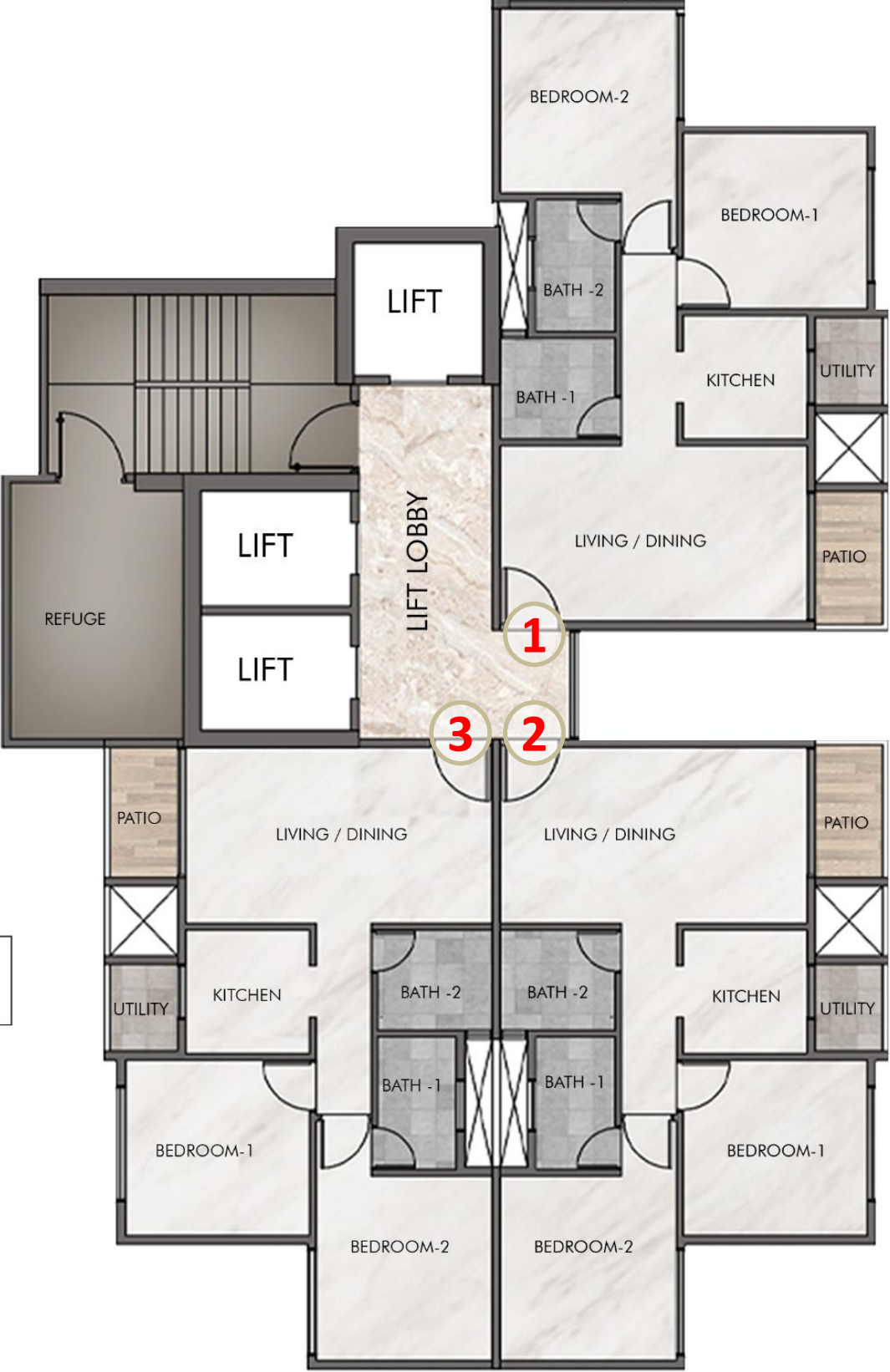
# TOWER 3

# TYPICAL FLOOR LAYOUT

## TOWER 3



**KEY PLAN**



STACK -1  
MEMBER

STACK -3  
MEMBER

STACK -2  
MEMBER

FLOOR	TOWER -3		
	STACK 1	STACK 2	STACK 3
TERRACE FLOOR			
11Th Floor	<b>MEMBERS</b>	<b>MEMBERS</b>	<b>MEMBERS</b>
10Th Floor			
9Th Floor			
8Th Floor			
7Th Floor			
6Th Floor			
5Th Floor			
4Th Floor			
3Rd Floor			
2Nd Floor			
1St Floor			

# TYPICAL FLOOR LAYOUT

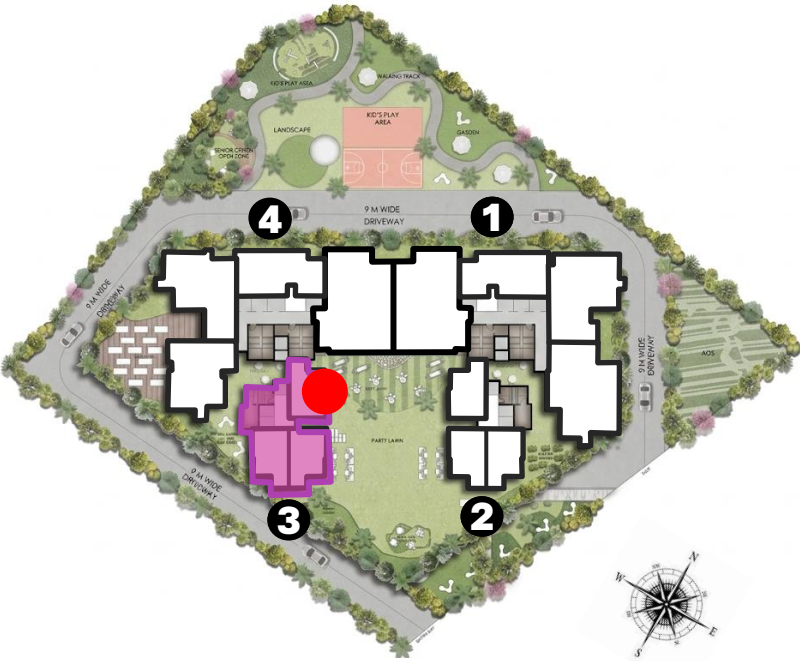
## TOWER 3 : 2 BHK

### STACK 1

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
85	603
130	603
140	603
150	603
215	603

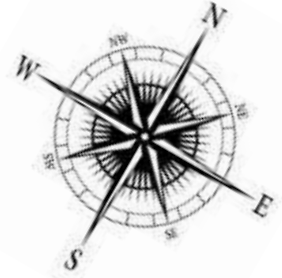


TOWER 3 KEY PLAN



MASTER KEY PLAN

**NOTE :-**  
**AVERAGE AREA FOR 5 TYPLOGIES:**  
**603 SQ.FT. MOFA AREA**



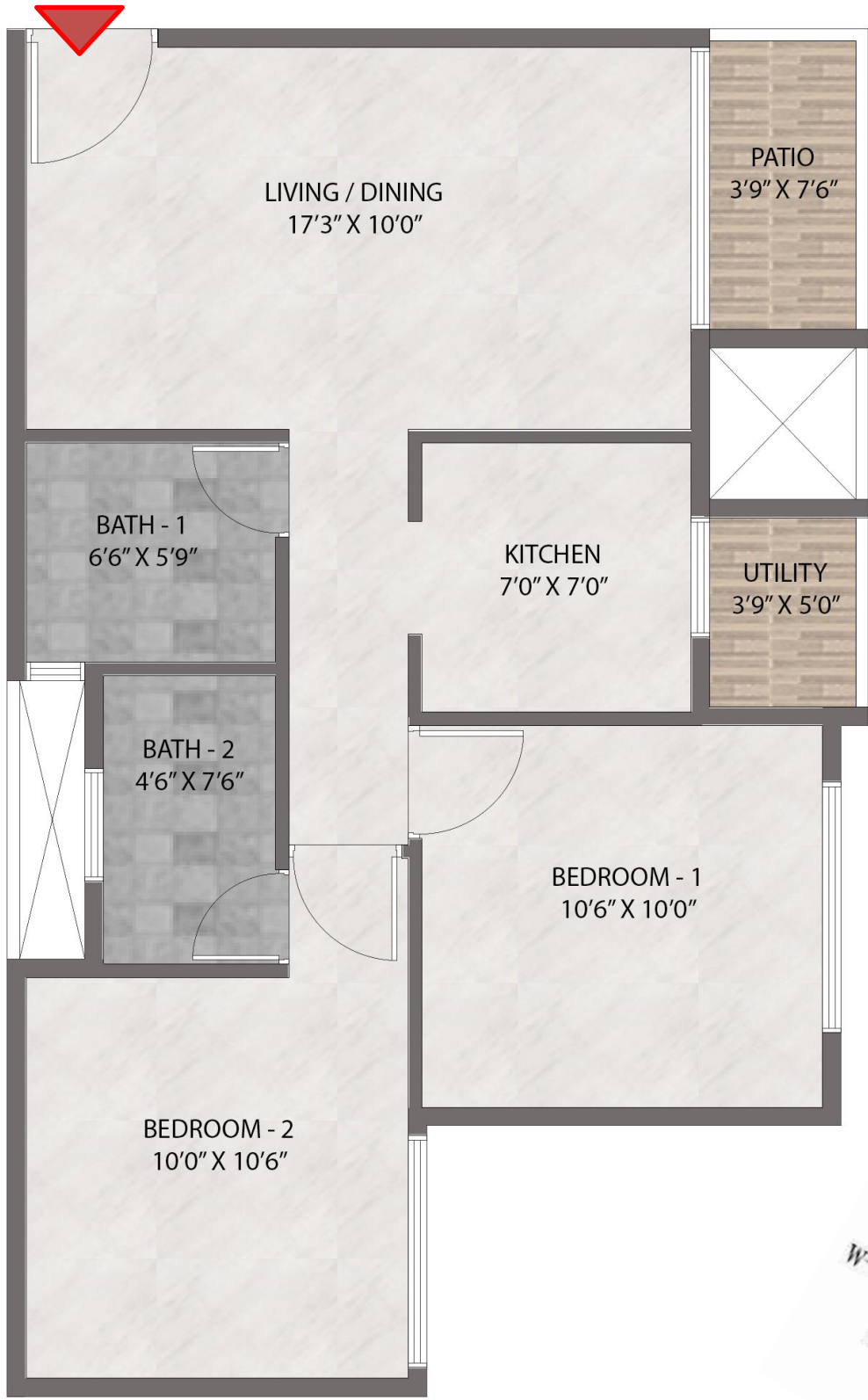
# TYPICAL FLOOR LAYOUT

## TOWER 3 : 2 BHK

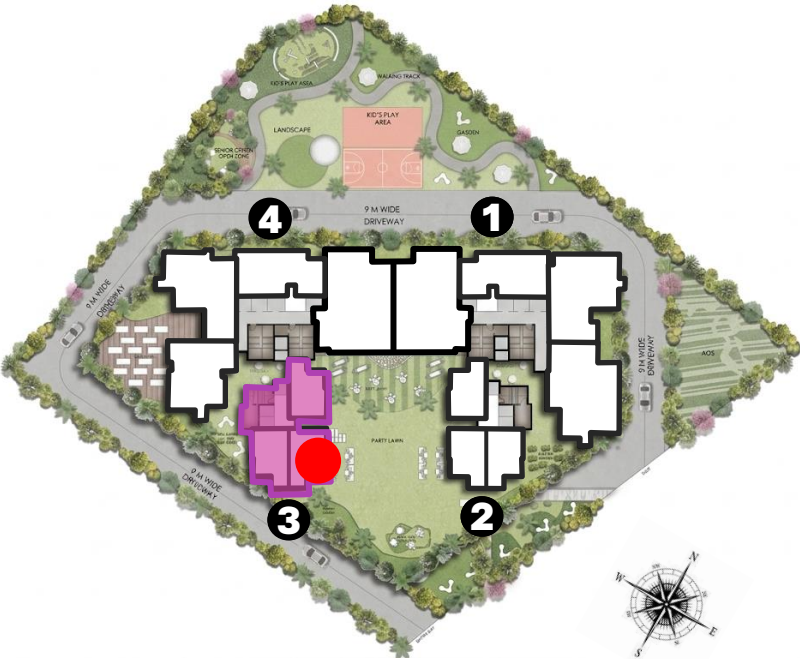
### STACK 2

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
85	603
140	603
215	603
216	603
260	603
350	603

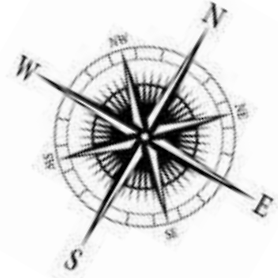
**NOTE :-**  
**AVERAGE AREA FOR 6 TYPOLOGIES:**  
**603 SQ.FT. MOFA AREA**



**TOWER 3 KEY PLAN**



**MASTER KEY PLAN**



# TYPICAL FLOOR LAYOUT

## TOWER 3 : 2 BHK

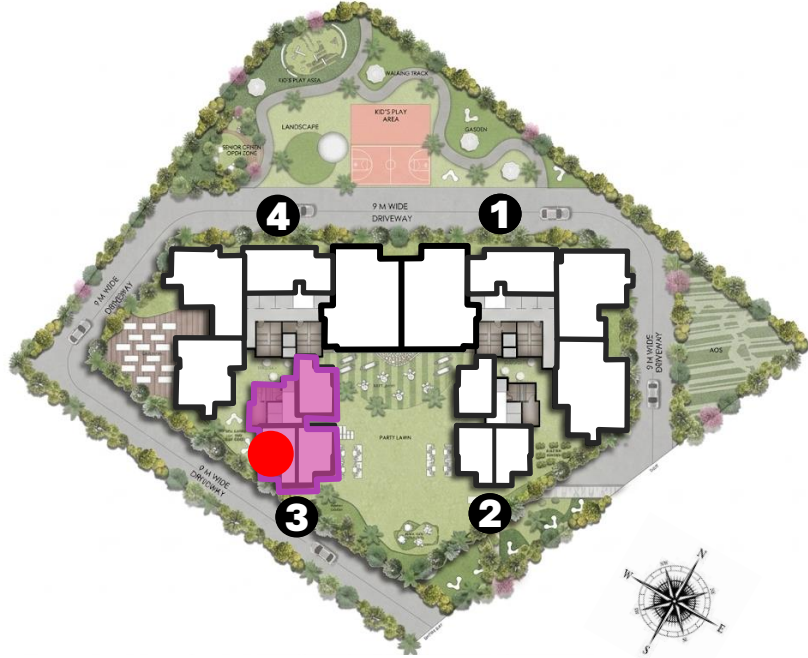
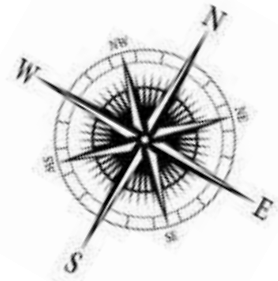
### STACK 3

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
85	603
130	603
170	603
220	603
260	603
360	603

**NOTE :-**  
**AVERAGE AREA FOR 6 TYPOLOGIES:**  
**603 SQ.FT. MOFA AREA**



**TOWER 3 KEY PLAN**

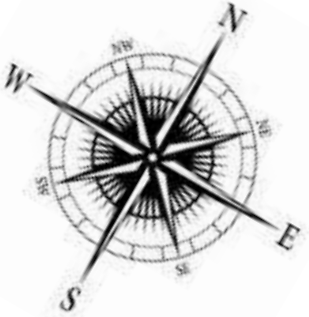


**MASTER KEY PLAN**

TOWER 4

# TYPICAL FLOOR LAYOUT

## TOWER 4



FLOOR	TOWER -4							
	STACK 1	STACK 2	STACK 3	STACK 4				
TERRACE FLOOR								
42Nd Floor	MEMBERS	MEMBERS	SALE	SALE				
41St Floor								
40Th Floor			MEMBERS	MEMBERS	MEMBERS	MEMBERS		
39Th Floor								
38Th Floor								
37Th Floor								
36Th Floor								
35Th Floor							REFUGE	
34Th Floor							SALE	SALE
33Rd Floor								
32Nd Floor	MEMBERS	MEMBERS					MEMBERS	MEMBERS
31ST Floor								
30Th Floor								
29Th Floor			MEMBERS					
28Th Floor			REFUGE					
27Th Floor			MEMBERS	MEMBERS	MEMBERS	MEMBERS		
26Th Floor								
25Th Floor								
24Th Floor								
23Rd Floor								
22Nd Floor	REFUGE							
21St Floor	MEMBERS	MEMBERS					MEMBERS	MEMBERS
20Th Floor								
19Th Floor								
18Th Floor								
17Th Floor								
16Th Floor								
15Th Floor			REFUGE					
14Th Floor			MEMBERS	MEMBERS	MEMBERS	MEMBERS		
13Th Floor								
12Th Floor								
11Th Floor								
10Th Floor								
9Th Floor								
8Th Floor								
7Th Floor	REFUGE							
6Th Floor	MEMBERS	MEMBERS					MEMBERS	
5Th Floor								
4Th Floor								
3Rd Floor								
2Nd Floor								
1St Floor								

# TYPICAL FLOOR LAYOUT

## TOWER 4 : 2 BHK

### STACK - 1

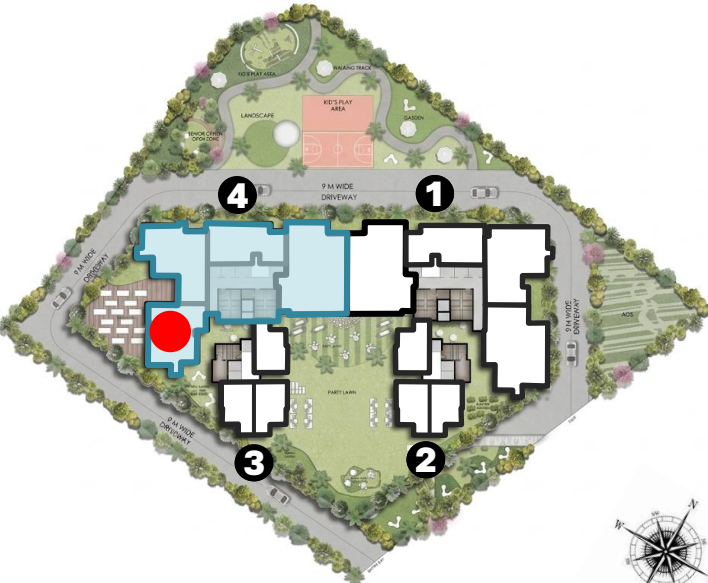
EXISTING AREA : 500 SQ. FT.

PROPOSED MOFA AREA:

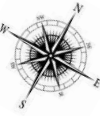
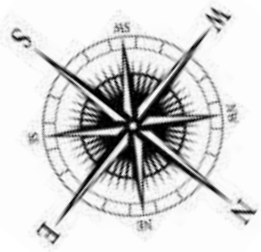
800 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 2 BHK

### STACK - 1

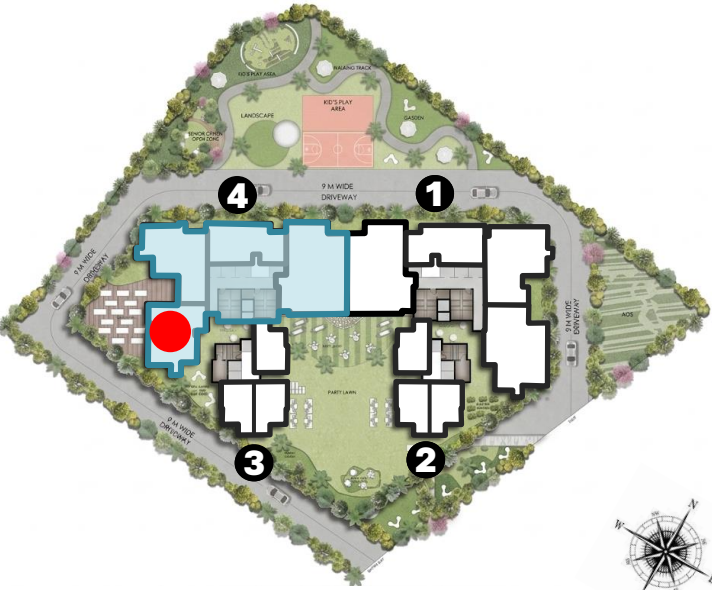
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
85 + G	829
85 + G	834



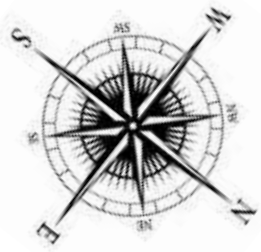
**NOTE :-**  
**AVERAGE AREA FOR 2 TYPOLOGIES:**  
**830 SQ.FT. MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

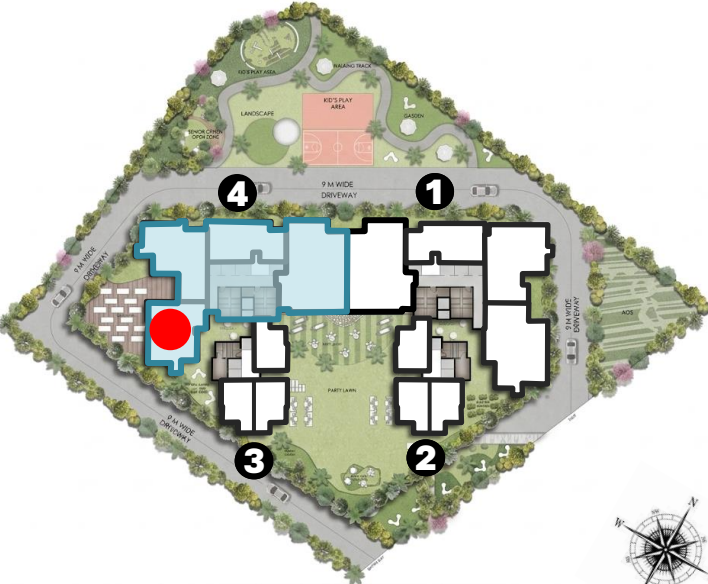
EXISTING AREA : 550 SQ. FT.

PROPOSED MOFA AREA:

880 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

EXISTING AREA:

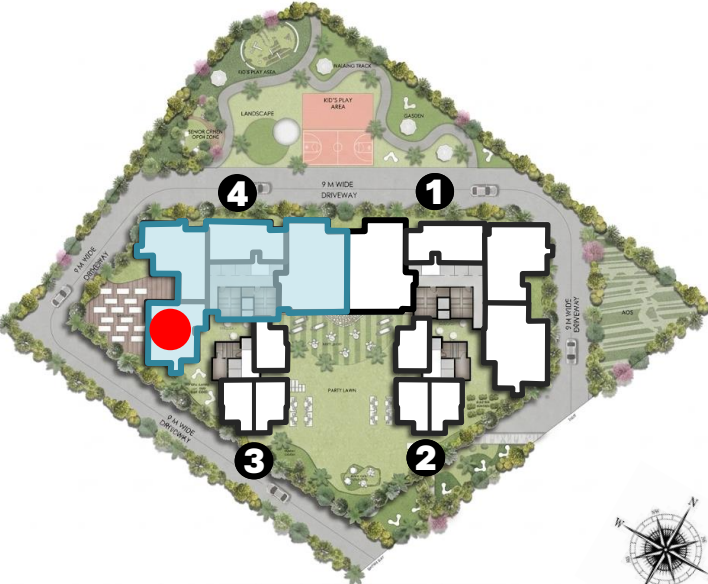
85 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

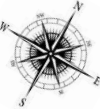
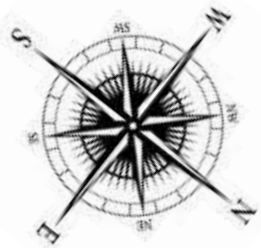
903 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

EXISTING AREA:

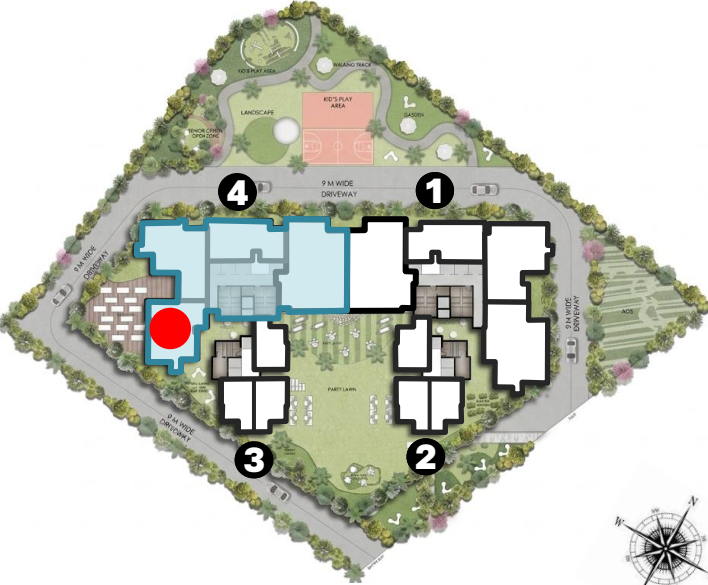
470 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

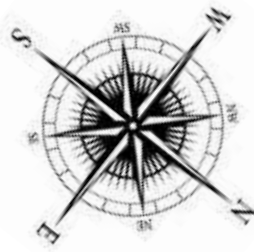
927 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN

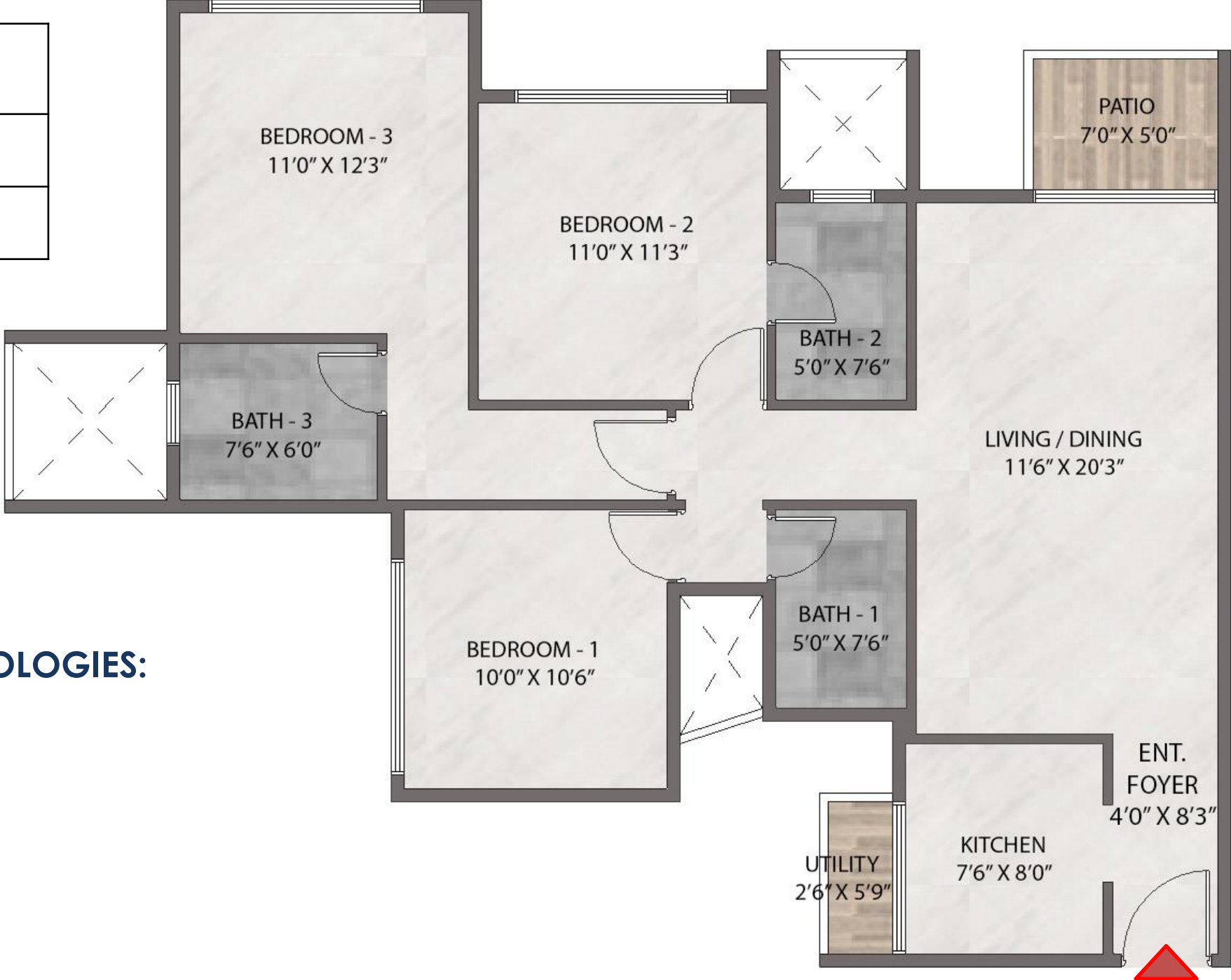


# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

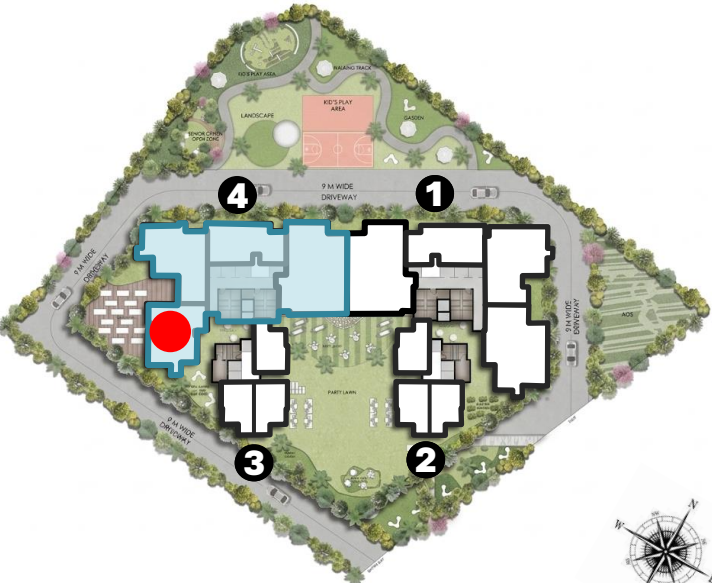
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
470 + G	952
600	960



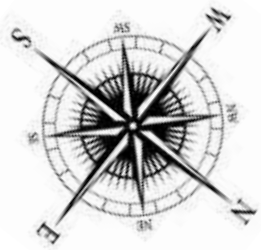
**NOTE :-**  
**AVERAGE AREA FOR 2 TYPOLOGIES:**  
**957 SQ.FT. MOFA AREA**



**TOWER 4 KEY PLAN**



**MASTER KEY PLAN**



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

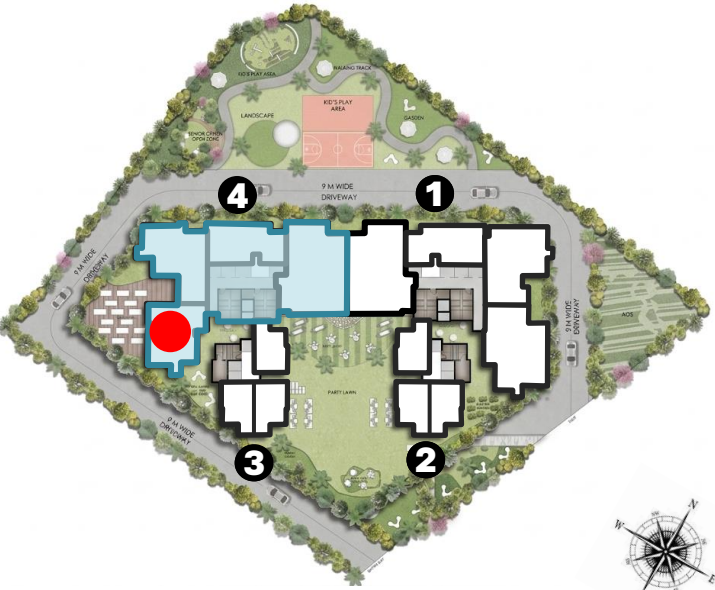
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
655	1048
656	1050
660	1056



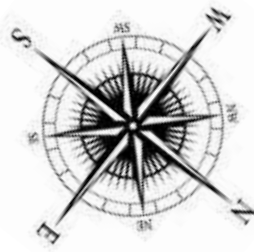
**NOTE :-**  
**AVERAGE AREA FOR 3 TYPOLOGIES:**  
**1051 SQ.FT. MOFA AREA**



**TOWER 4 KEY PLAN**



**MASTER KEY PLAN**



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

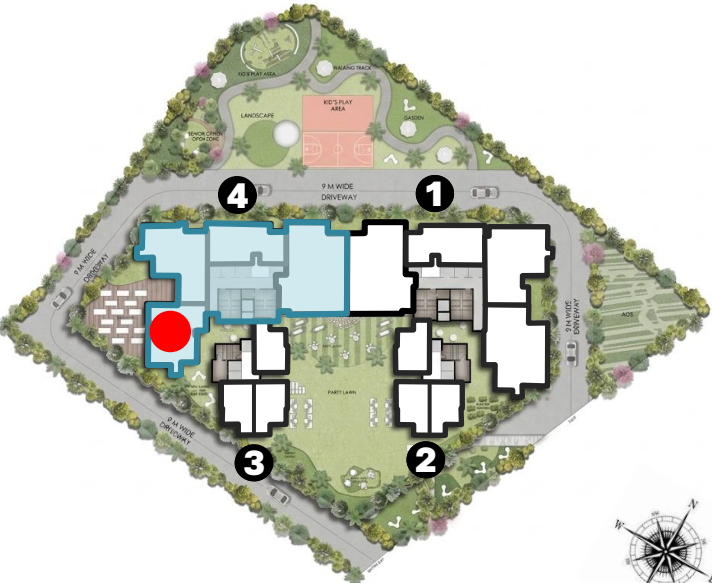
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
690	1104
698	1117
700	1120



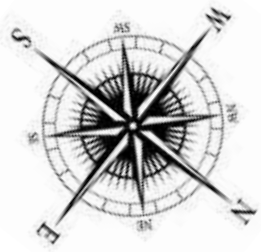
**NOTE :-**  
**AVERAGE AREA FOR 3 TYPOLOGIES:**  
**1119 SQ.FT. MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

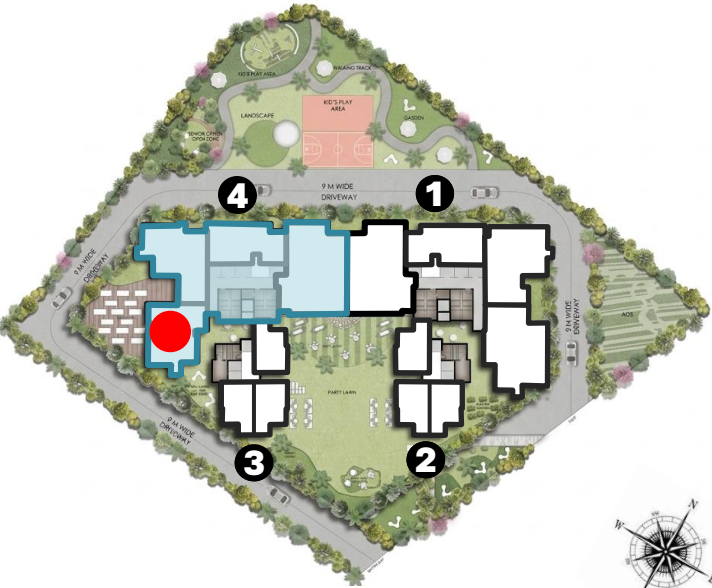
### STACK - 1

EXISTING AREA: 710 SQ. FT.

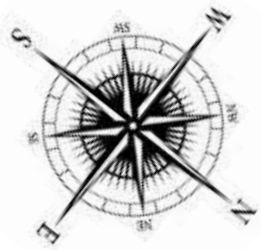
PROPOSED MOFA AREA:  
1136 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK - 1

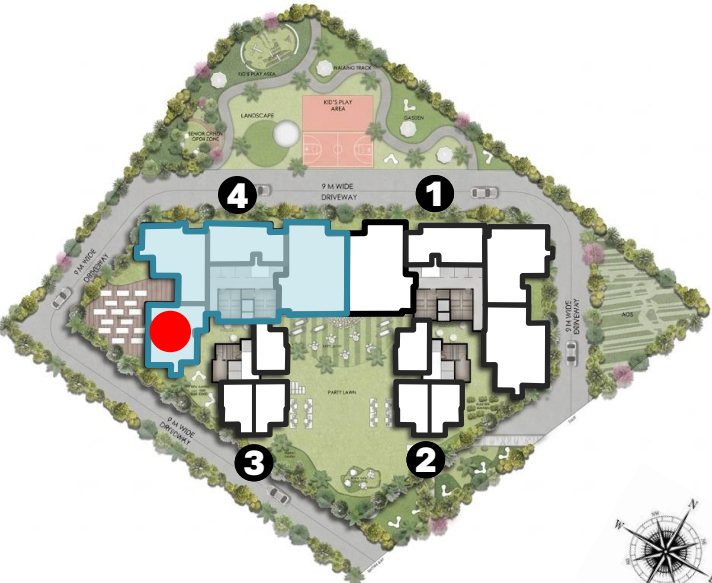
EXISTING AREA : 738 SQ. FT.

PROPOSED MOFA AREA:

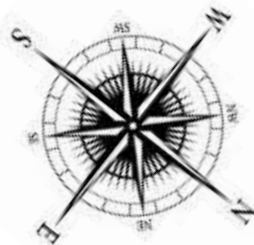
1181 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

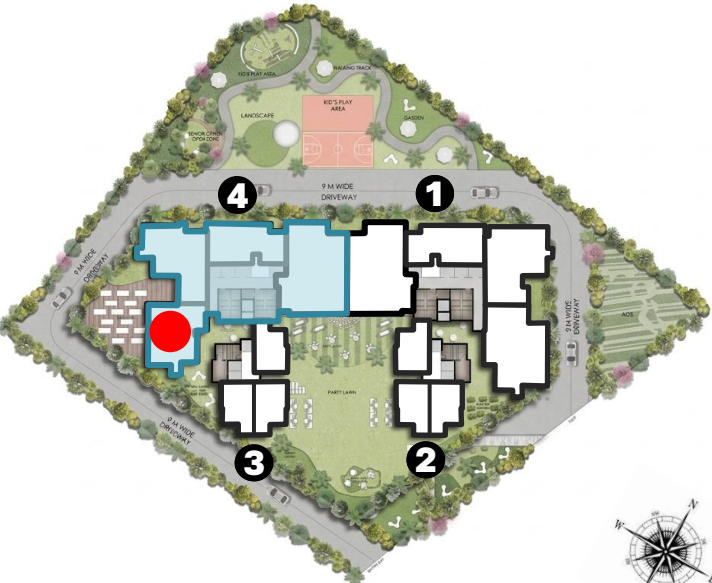
### STACK - 1

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
783	1253
784	1255

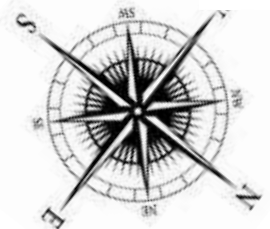
**NOTE :-**  
**AVERAGE AREA IN 2 TYPOLOGIES:**  
**1254 SQ.FT. MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

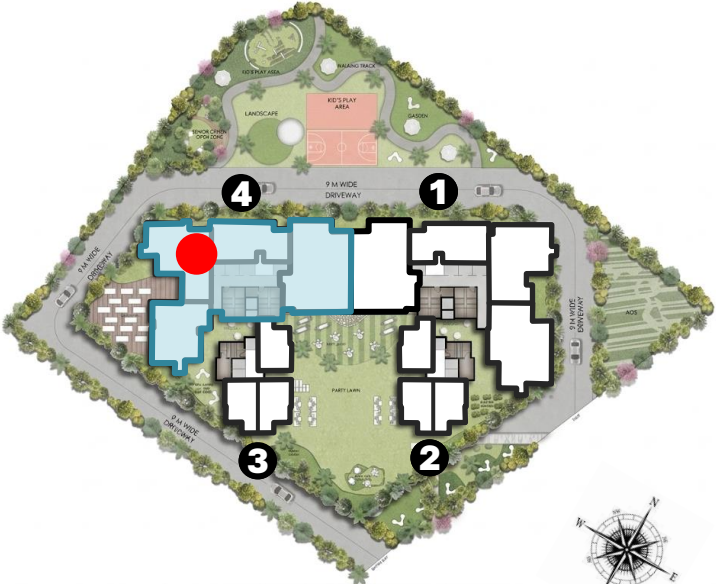
**STACK - 2**

**EXISTING AREA : 925 SQ. FT.**

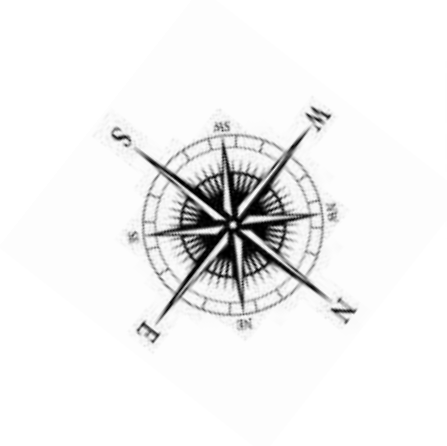
**PROPOSED MOFA: 1480 SQ. FT.**



**TOWER 4 KEY PLAN**



**MASTER KEY PLAN**



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

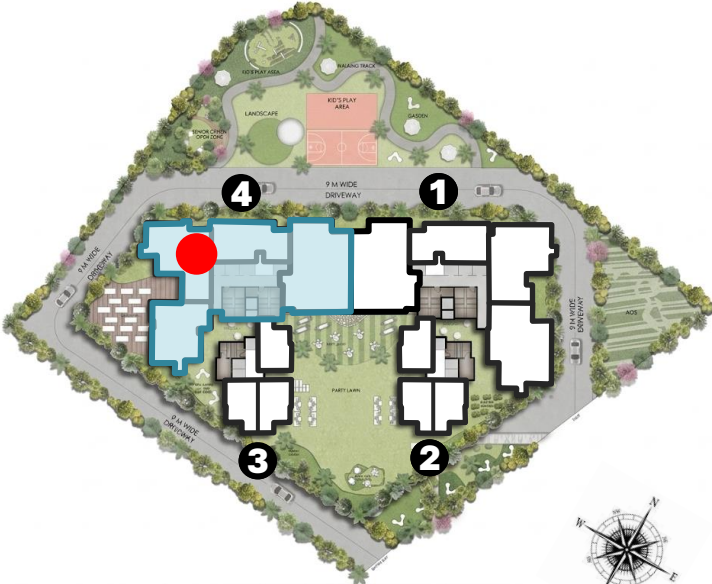
**STACK - 2**

**EXISTING AREA : 936 SQ. FT.**

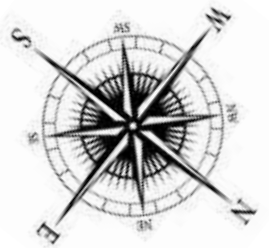
**PROPOSED MOFA: 1498 SQ. FT.**



**TOWER 4 KEY PLAN**



**MASTER KEY PLAN**



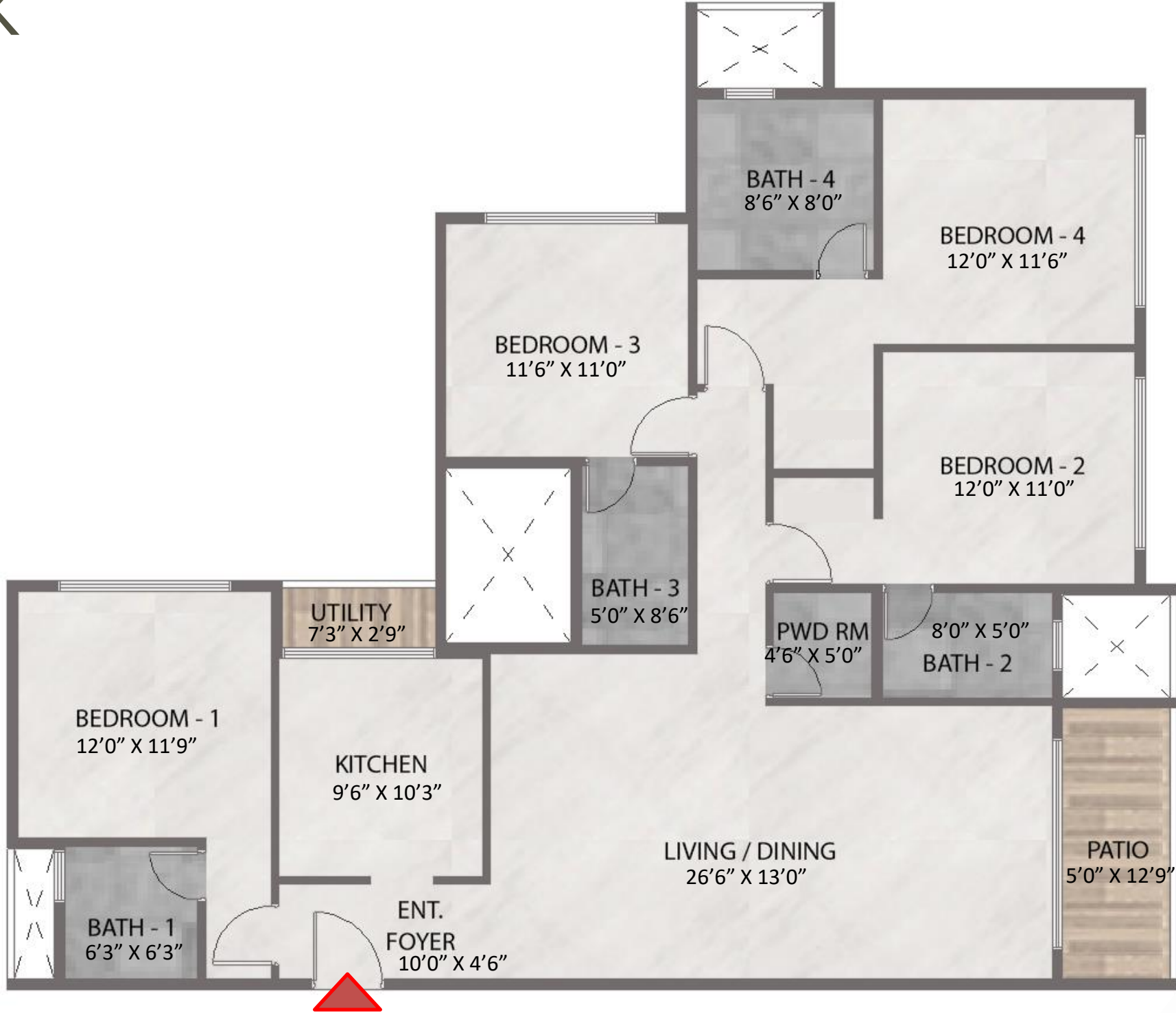
# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

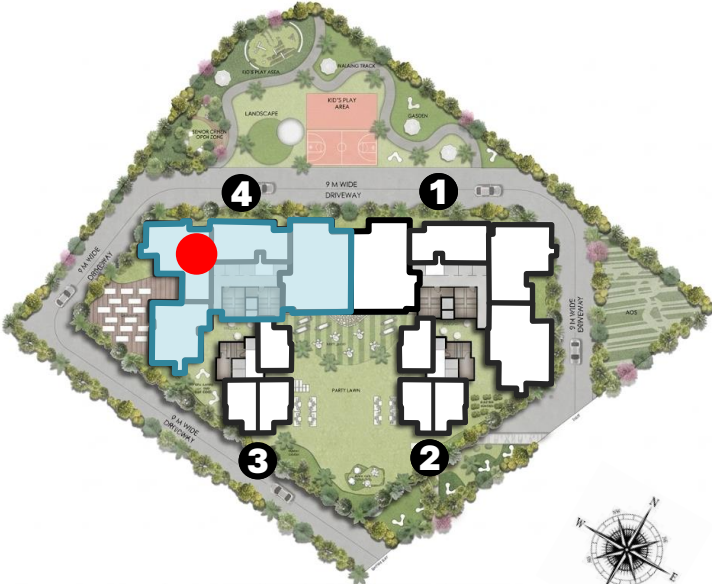
### STACK - 2

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
600 + G	1520
950	1520
957	1532
962	1540

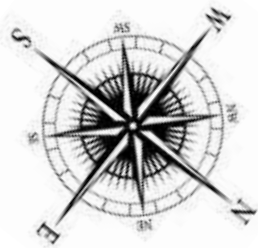
**NOTE :-**  
**AVERAGE AREA FOR 4**  
**TYOLOGIES: 1528 SQ.FT.**  
**MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

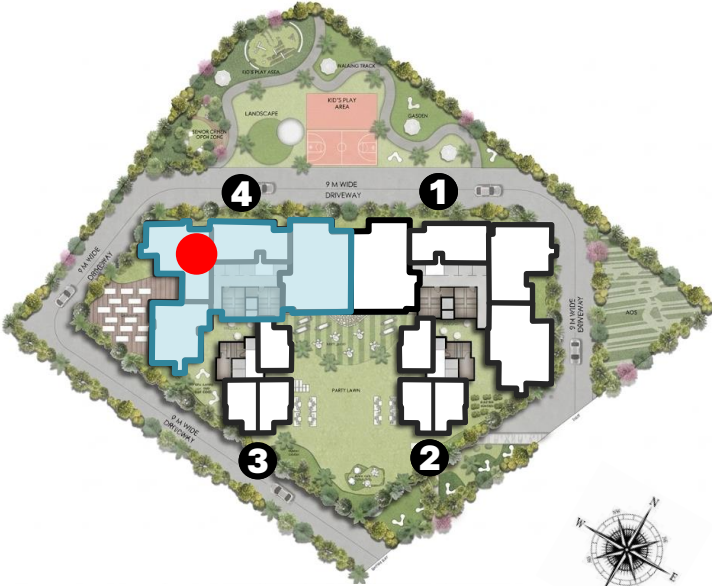
### STACK - 2

EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
975	1560
980	1568

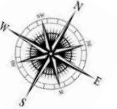
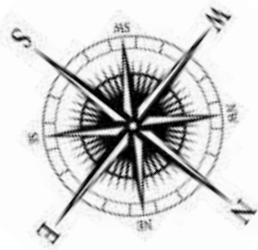
**NOTE :-**  
**AVERAGE AREA FOR 2**  
**TYOLOGIES - 1561 SQ.FT.**  
**MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN

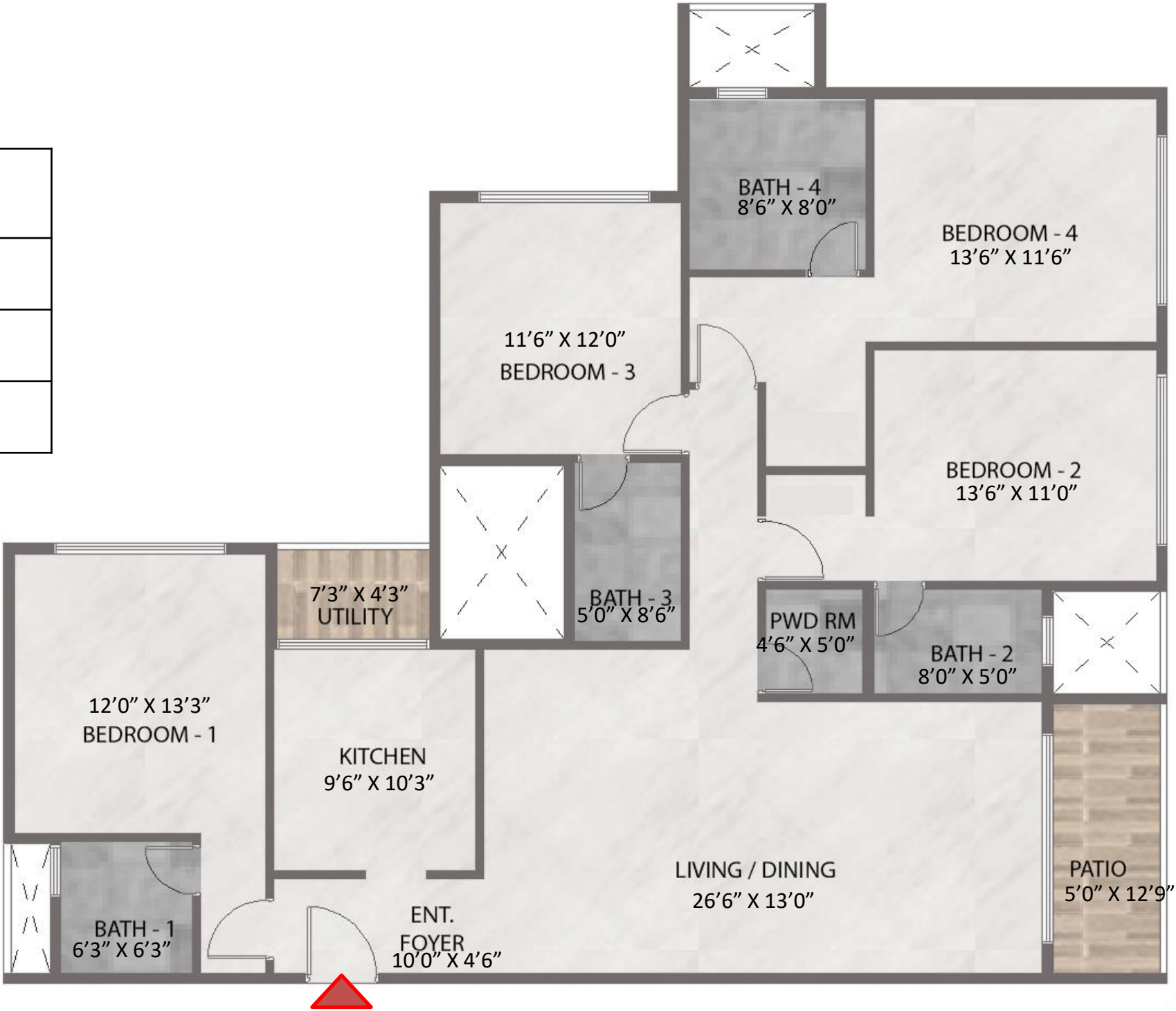


# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

### STACK - 2

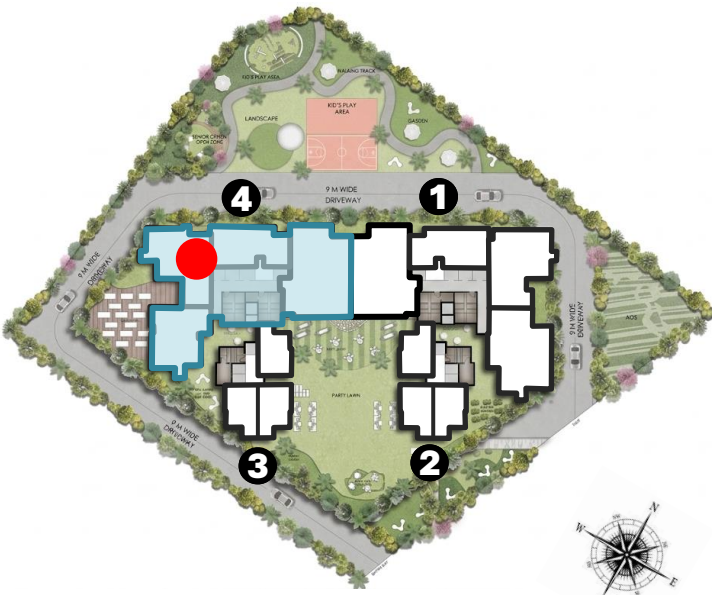
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
1000	1600
900 + G	1615
1010	1616



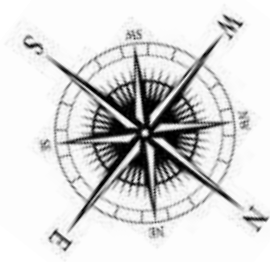
**NOTE :-**  
**AVERAGE AREA FOR 3**  
**TYOLOGIES: 1605 SQ.FT.**  
**MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

### STACK - 2

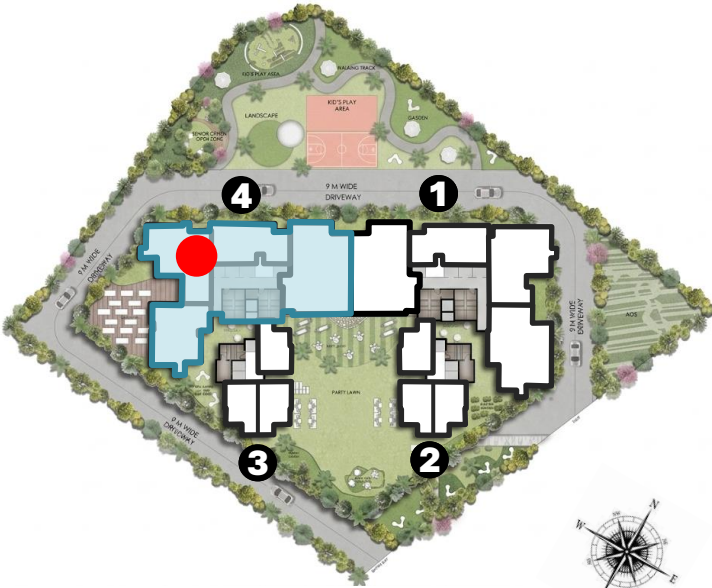
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
1030	1648
955 + G	1653



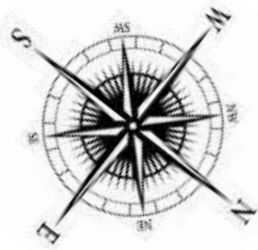
**NOTE :-**  
**AVERAGE AREA FOR 2**  
**TYOLOGIES: 1650 SQ.FT.**  
**MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

### STACK - 2

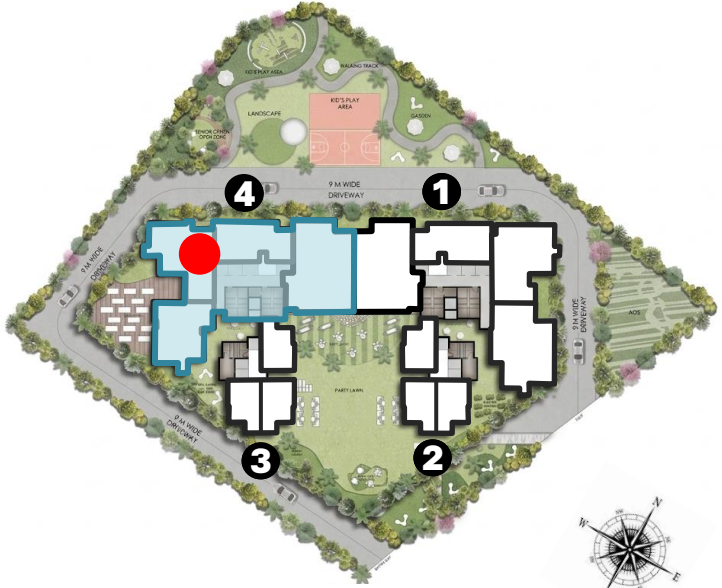
EXISTING AREA IN SQ.FT.	PROPOSED MOFA AREA IN SQ.FT.
936 + G	1673
1048	1677



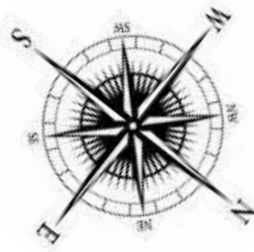
**NOTE :-**  
**AVERAGE AREA FOR 2**  
**TYOLOGIES: 1675 SQ.FT.**  
**MOFA AREA**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

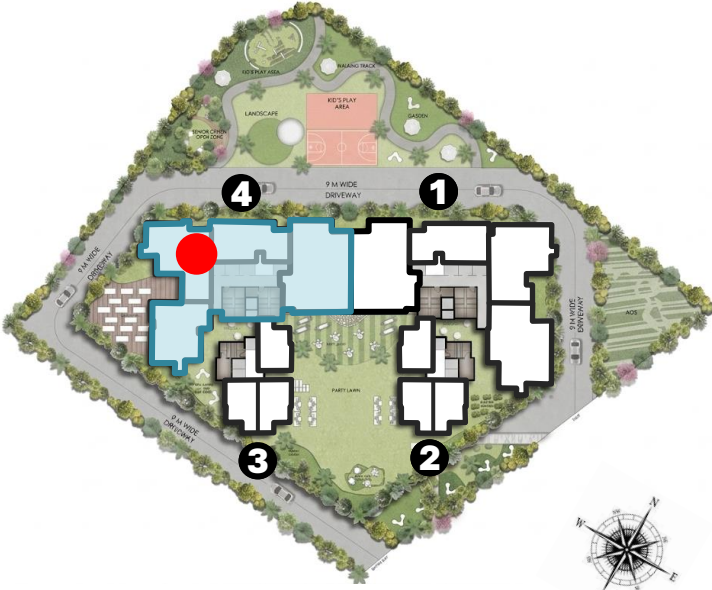
**STACK - 2**

**EXISTING AREA : 1000 SQ. FT. + GARAGE**

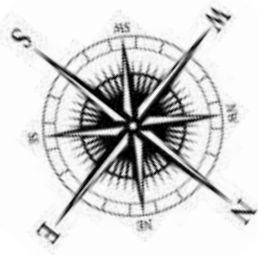
**PROPOSED MOFA AREA: 1750 SQ. FT.**



**TOWER 4 KEY PLAN**



**MASTER KEY PLAN**



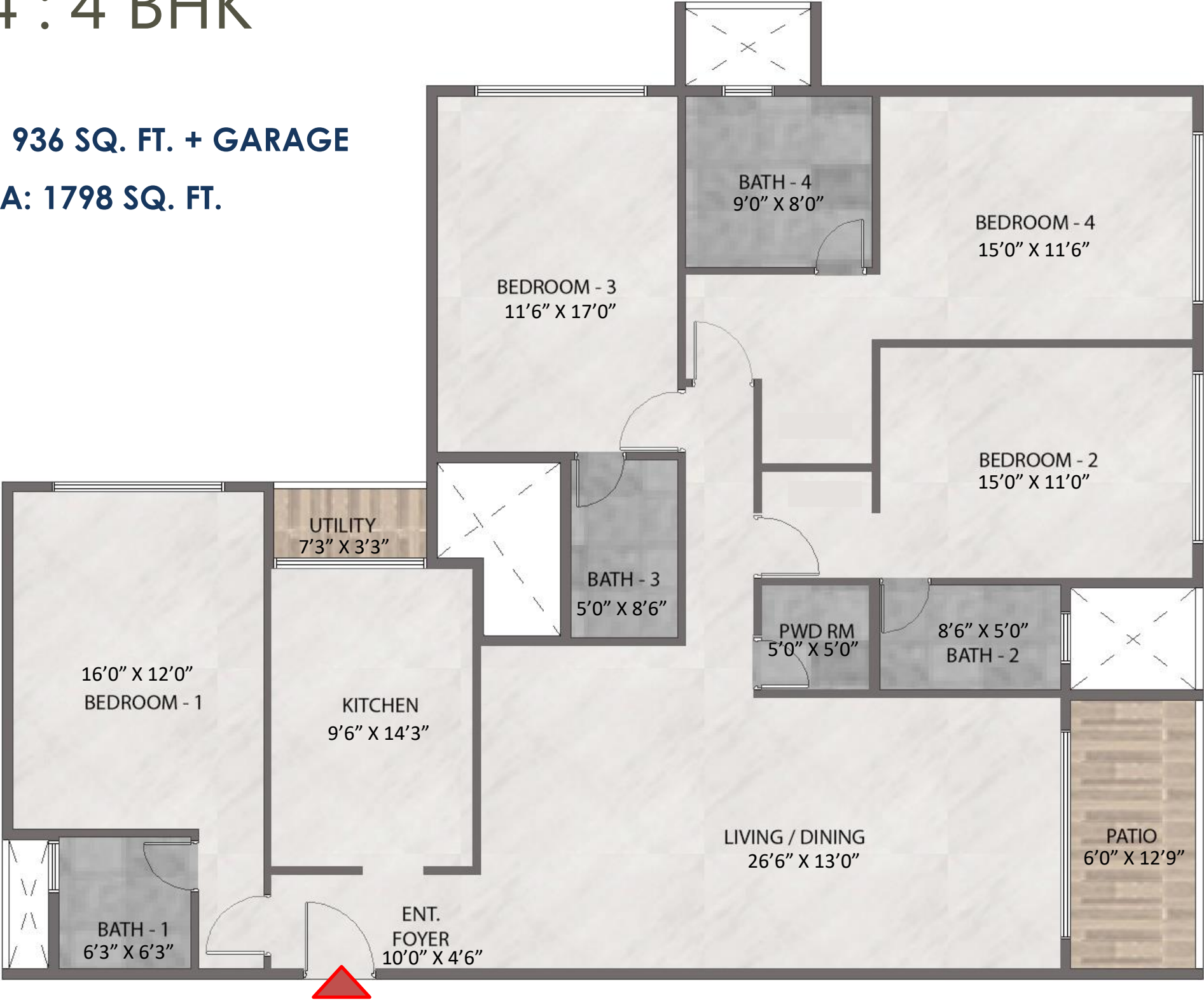
# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

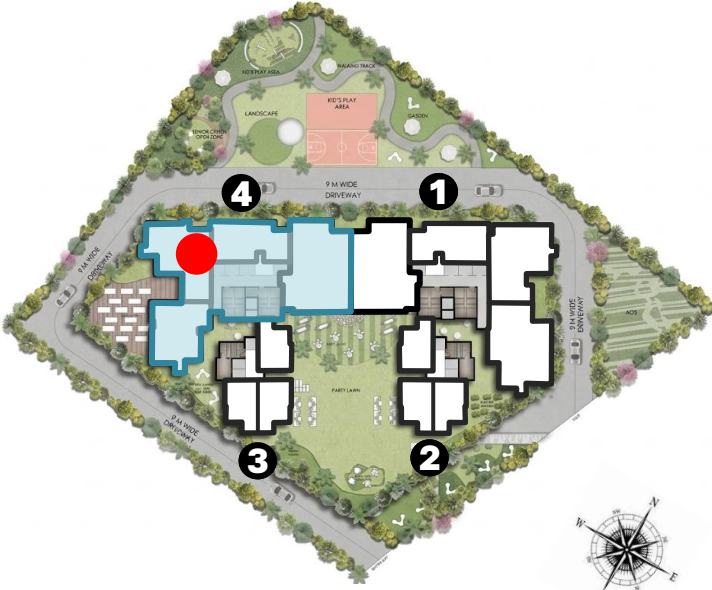
### STACK - 2

EXISTING AREA : 936 SQ. FT. + GARAGE

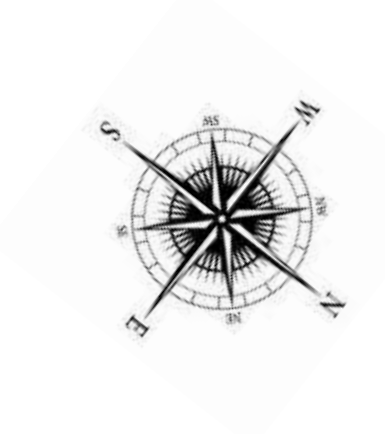
PROPOSED MOFA: 1798 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



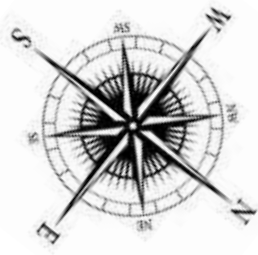
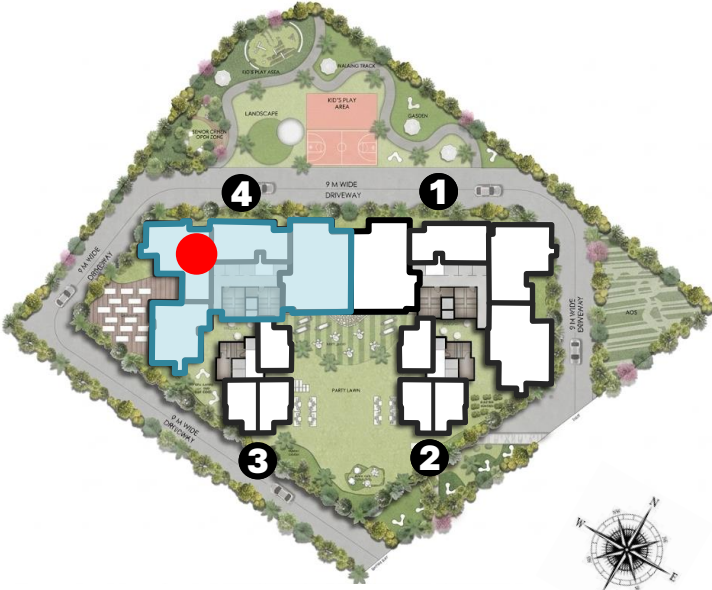
# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

**STACK - 2**

**EXISTING AREA : 1150 SQ. FT.**

**PROPOSED MOFA: 1840 SQ. FT.**



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

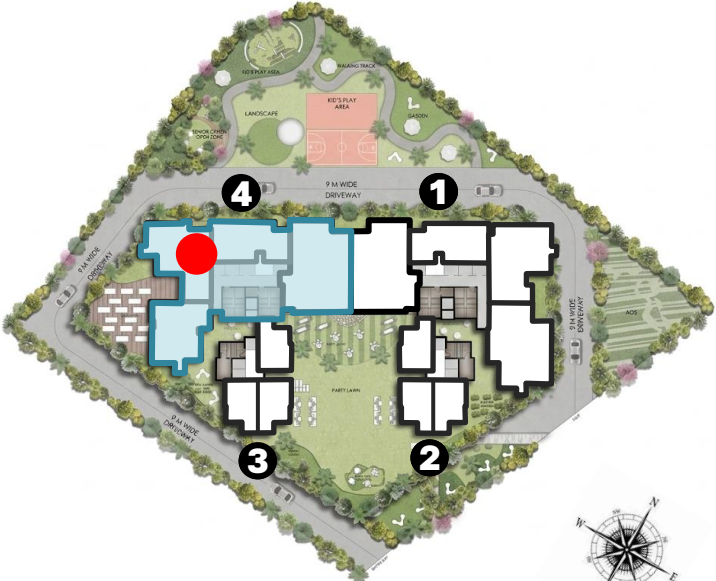
**STACK - 2**

**EXISTING AREA : 1161 SQ. FT.**

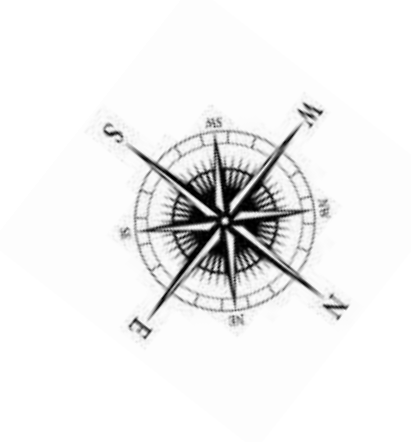
**PROPOSED MOFA: 1858 SQ. FT.**



TOWER 4 KEY PLAN



MASTER KEY PLAN



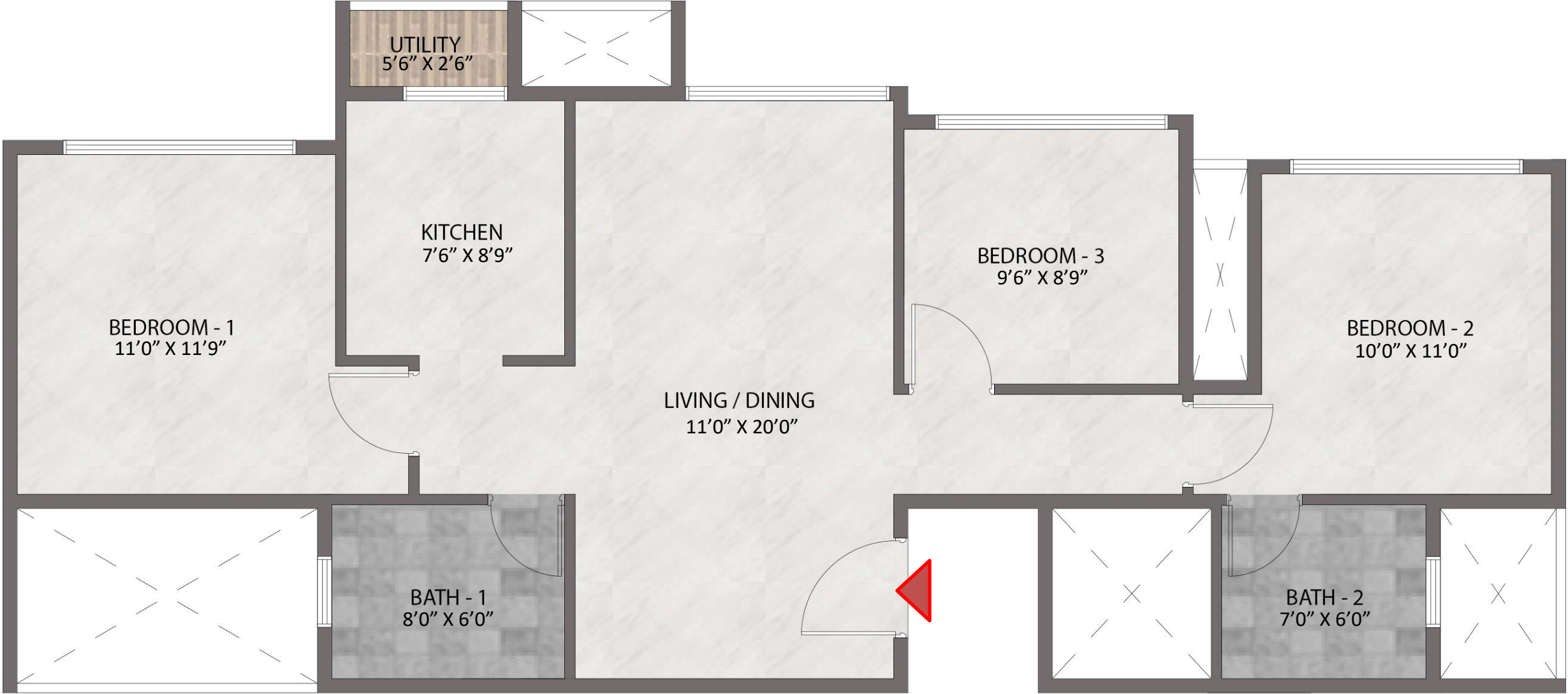
# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

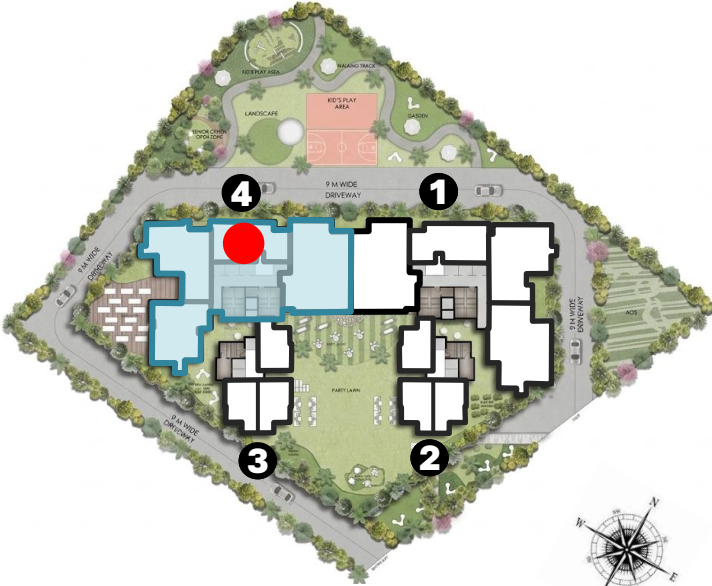
### STACK 3

EXISTING AREA: 500 SQ. FT.

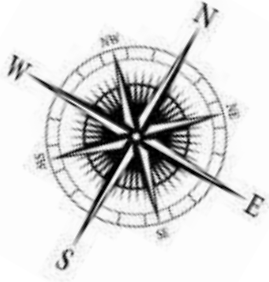
PROPOSED MOFA AREA: 800 SQ. FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



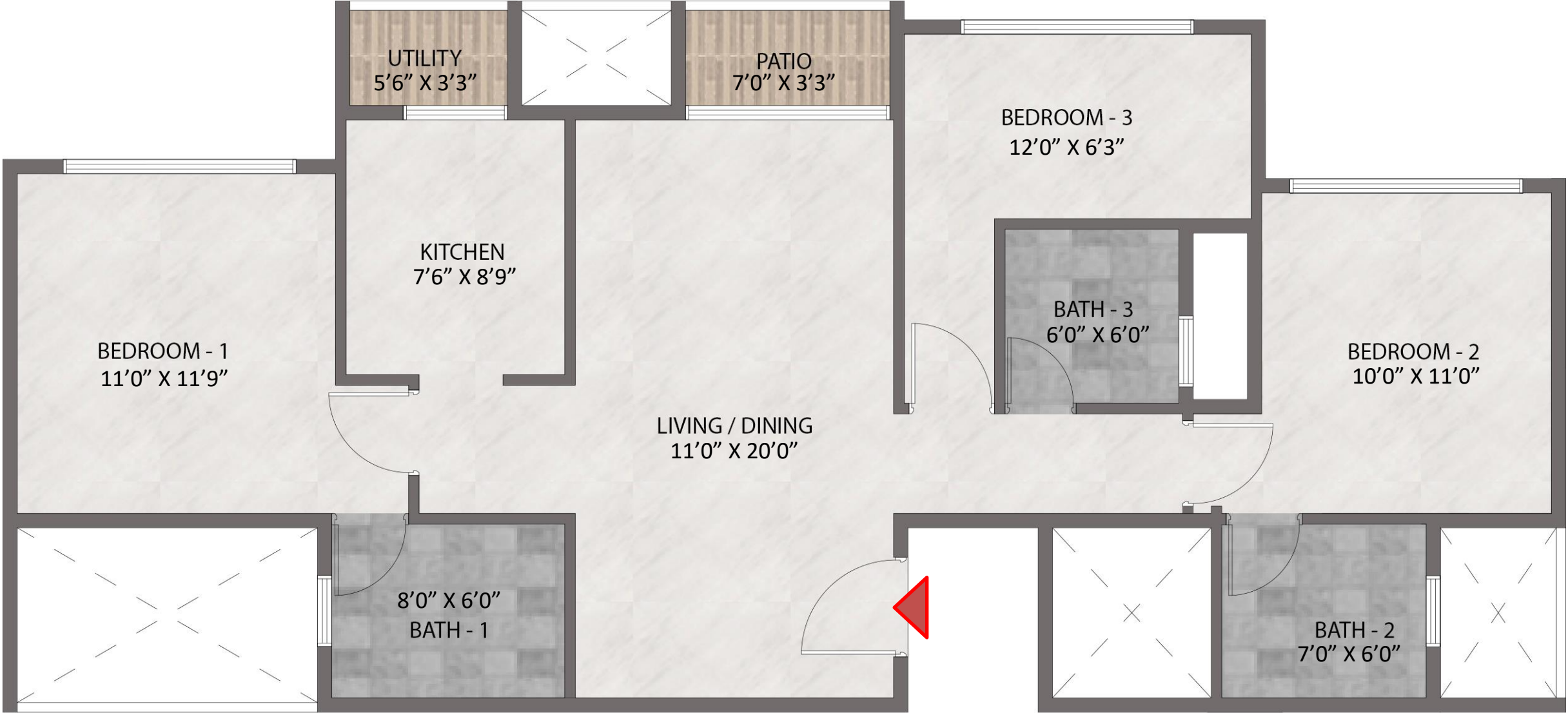
# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

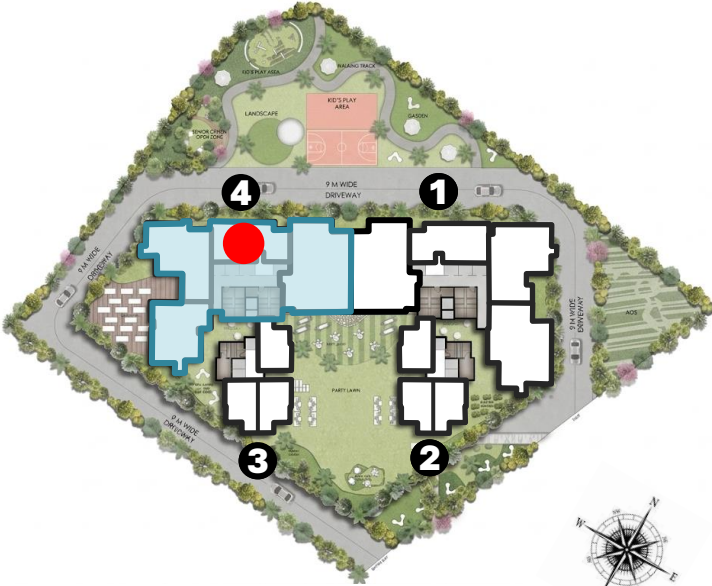
### STACK 3

EXISTING AREA : 549 SQ. FT.

PROPOSED MOFA AREA: 880 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN

# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

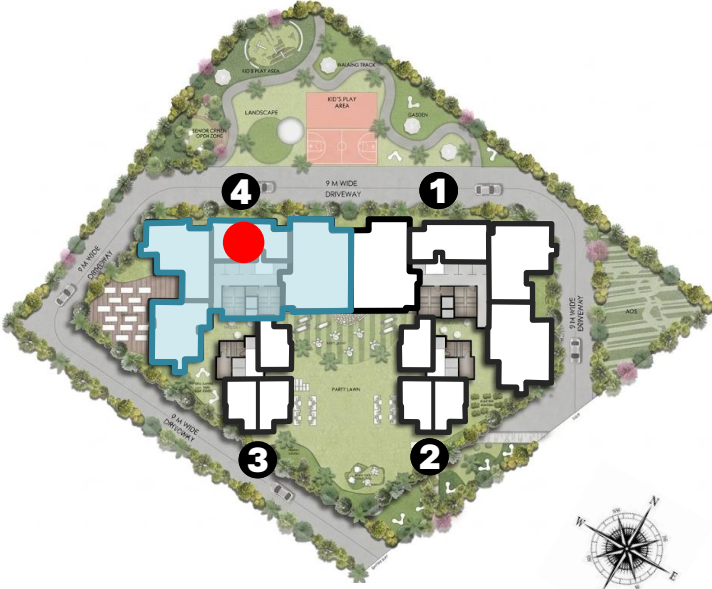
### STACK 3

EXISTING AREA : 560 SQ. FT.

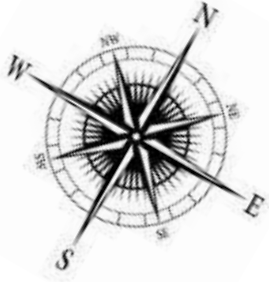
PROPOSED MOFA AREA: 896 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



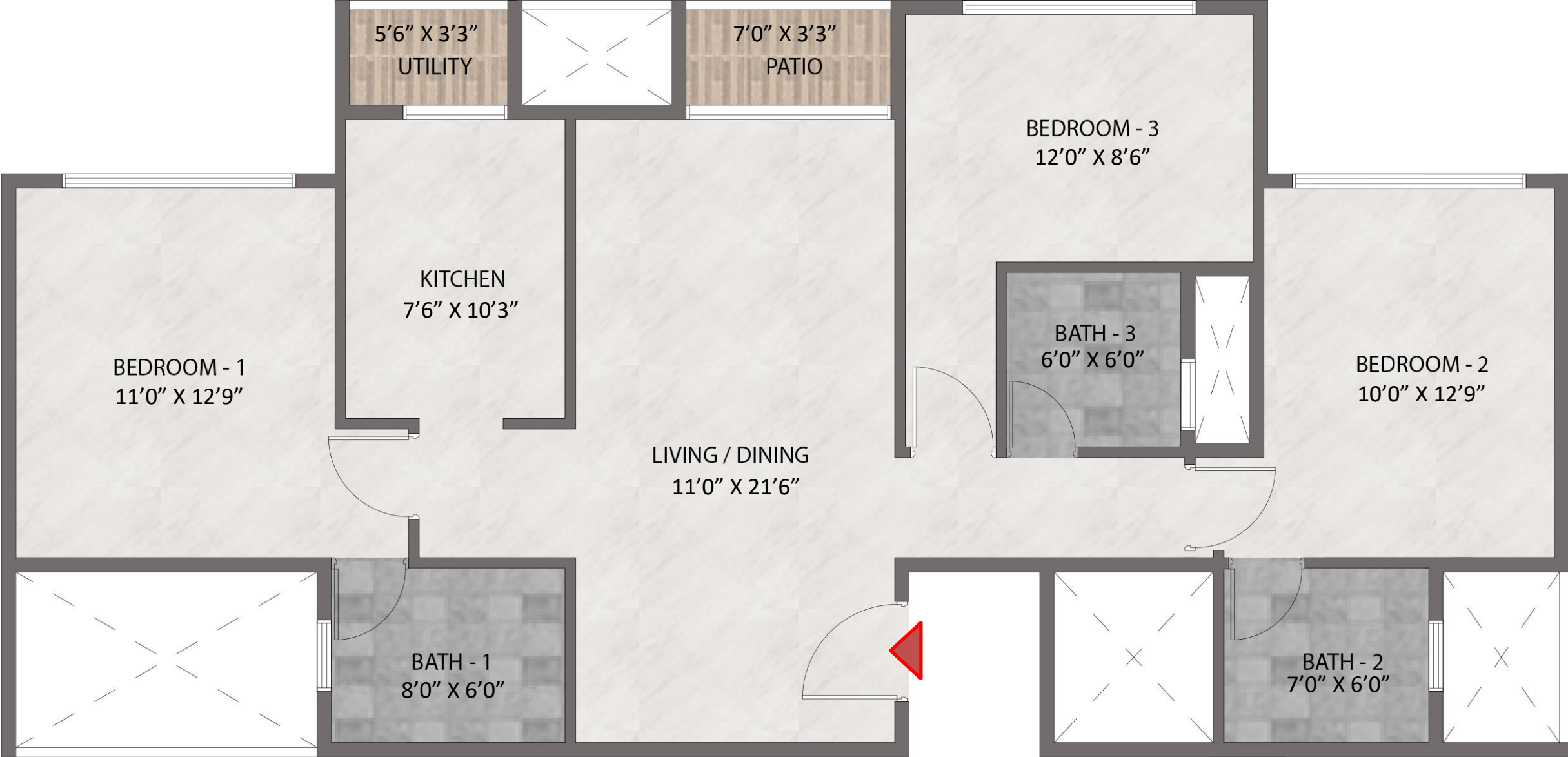
# TYPICAL FLOOR LAYOUT

TOWER 4 : 3 BHK

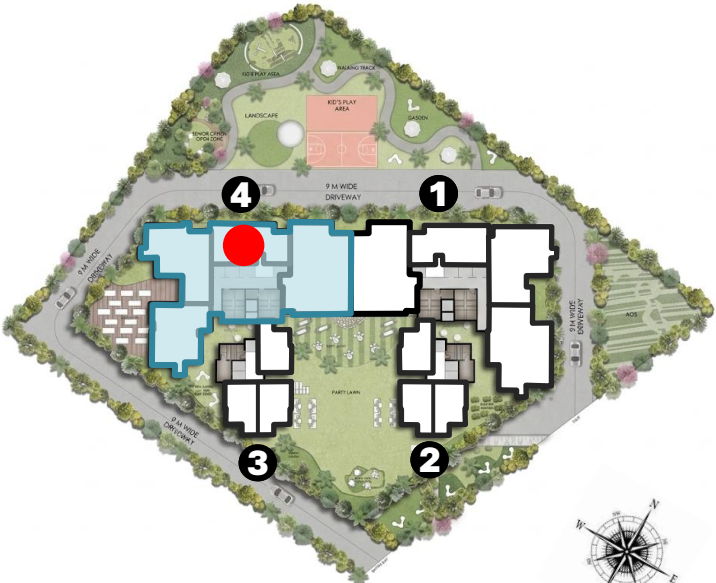
STACK 3

EXISTING AREA : 600 SQ. FT.

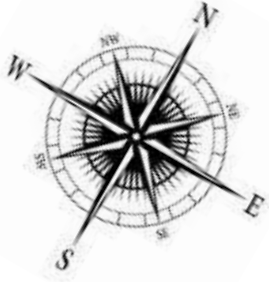
PROPOSED MOFA AREA: 960 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

### STACK 3

EXISTING AREA: 700 SQ. FT.

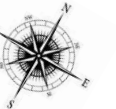
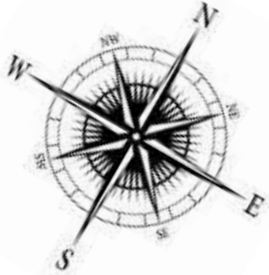
PROPOSED MOFA AREA: 1120 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

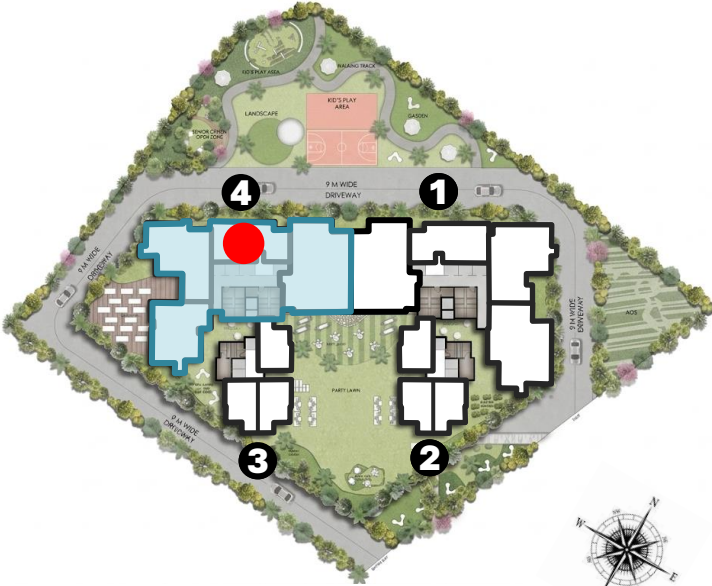
### STACK 3

EXISTING AREA: 535 SQ. FT. + GARAGE

PROPOSED MOFA AREA: 1156 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

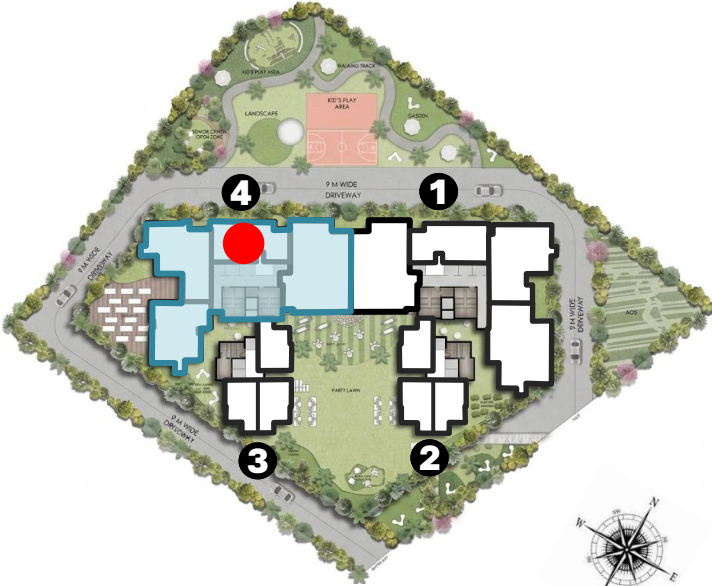
### STACK 3

EXISTING AREA: 732, 735, 738 SQ. FT.

PROPOSED MOFA AREA: 1178 SQ. FT. [ 1172, 1176, 1181]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

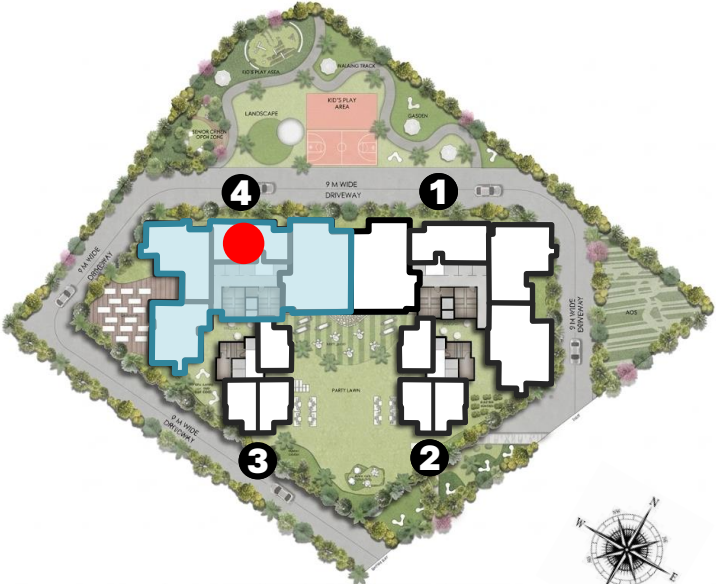
### STACK 3

EXISTING AREA: 775 SQ. FT.

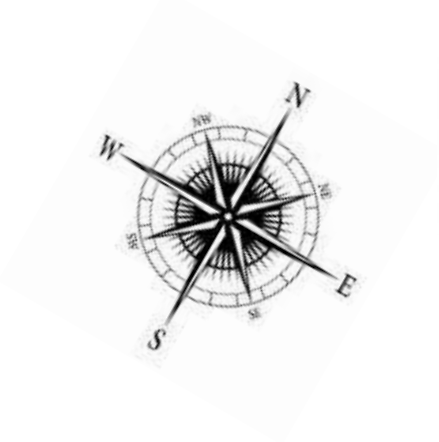
PROPOSED MOFA AREA: 1240 SQ. FT.



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

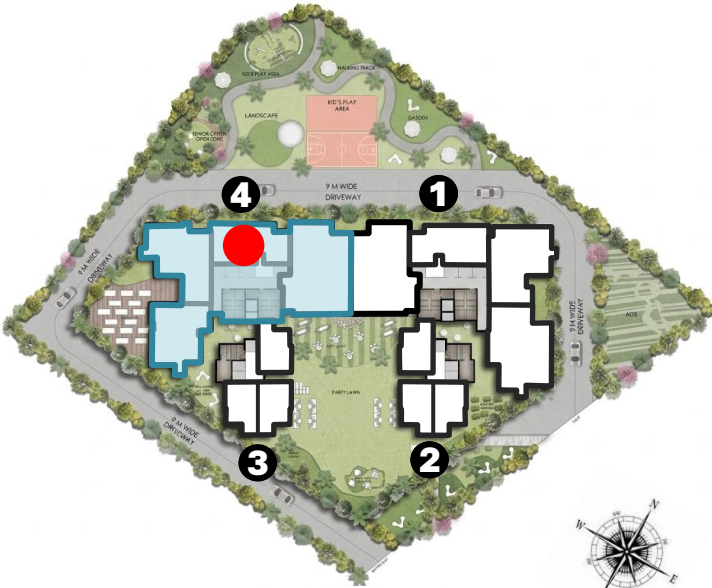
### STACK 3

EXISTING AREA : 783 SQ. FT.

PROPOSED MOFA AREA: 1253 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

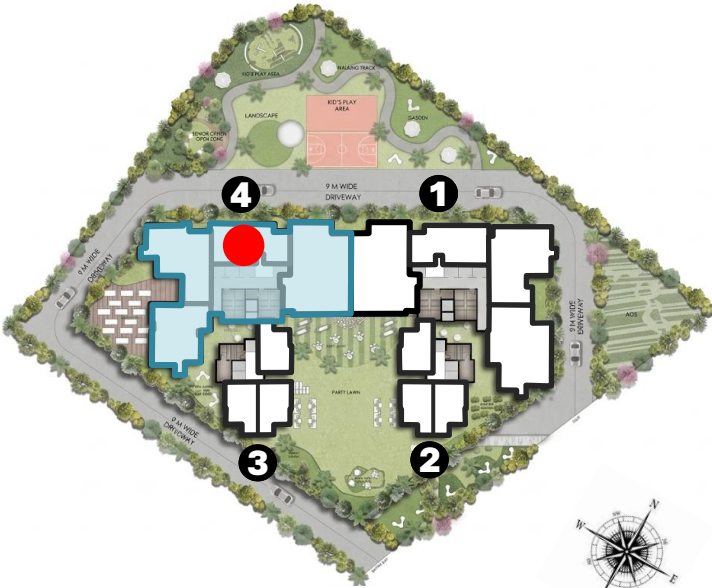
### STACK 3

EXISTING AREA : 809 SQ. FT.

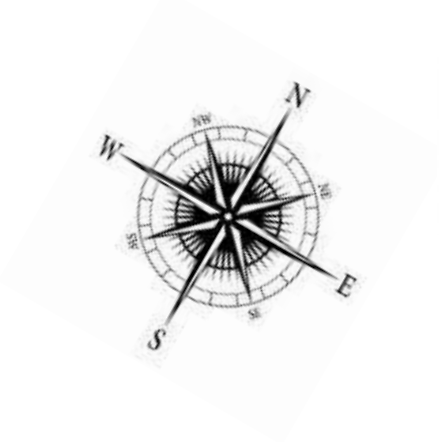
PROPOSED MOFA AREA: 1295 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

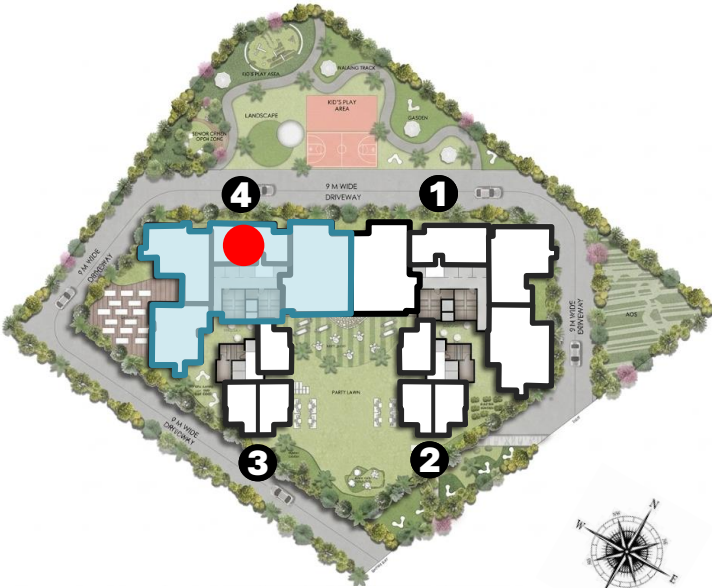
### STACK 3

EXISTING AREA : 840 / 750 SQ. FT. + GARAGE

PROPOSED MOFA AREA: 1347 SQ FT [ 1344 & 1350 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

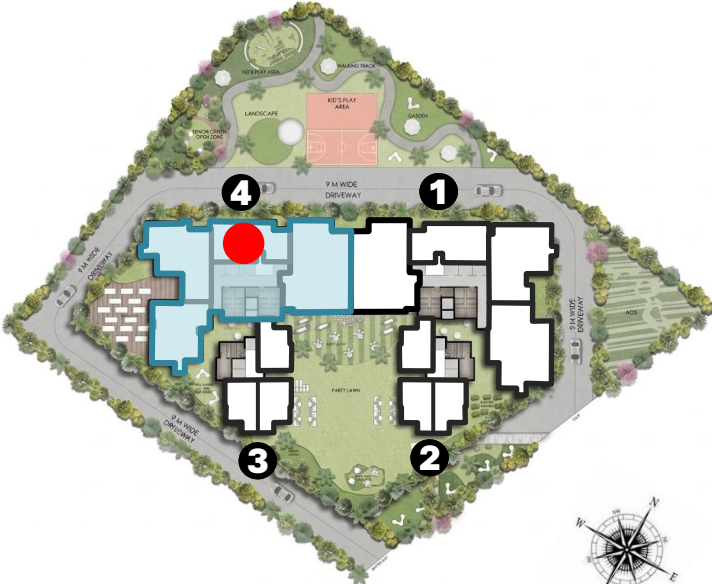
### STACK 3

EXISTING AREA : 850 SQ. FT.

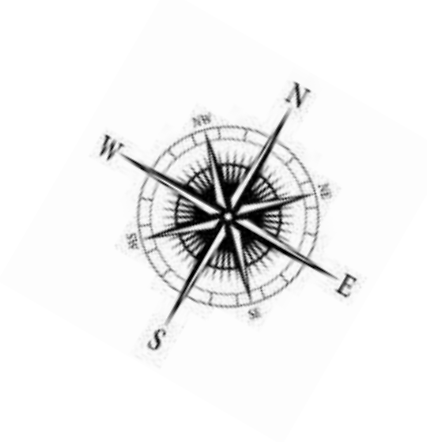
PROPOSED MOFA AREA: 1360 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

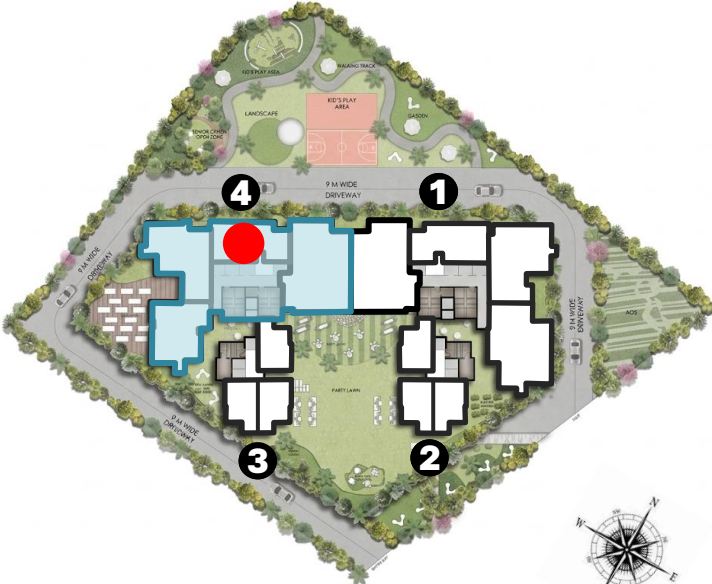
### STACK 3

EXISTING AREA : 854 / 859 / 865 SQ. FT.

PROPOSED MOFA AREA: 1375 SQ FT [ 1367, 1375 & 1385 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 3 BHK

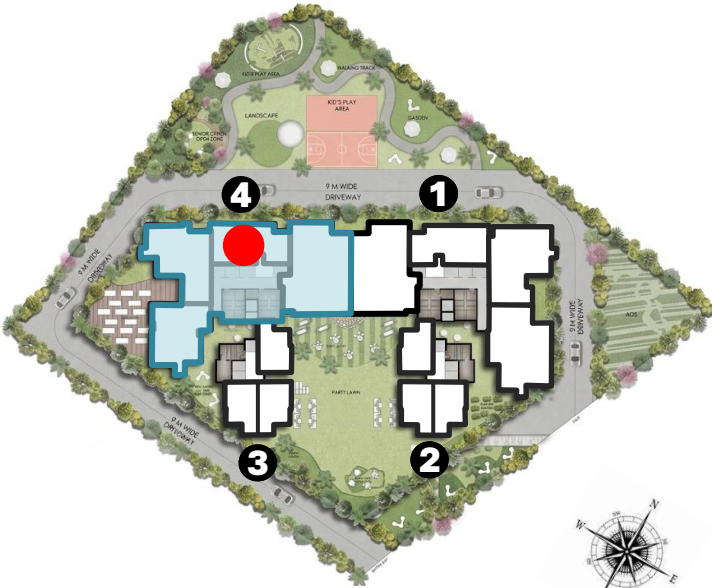
### STACK 3

EXISTING AREA: 600 SQ. FT. + GARAGE

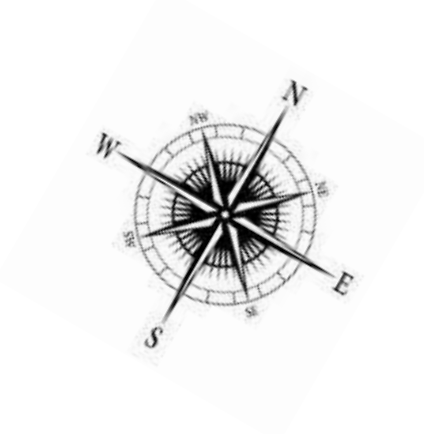
PROPOSED MOFA AREA: 1422 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

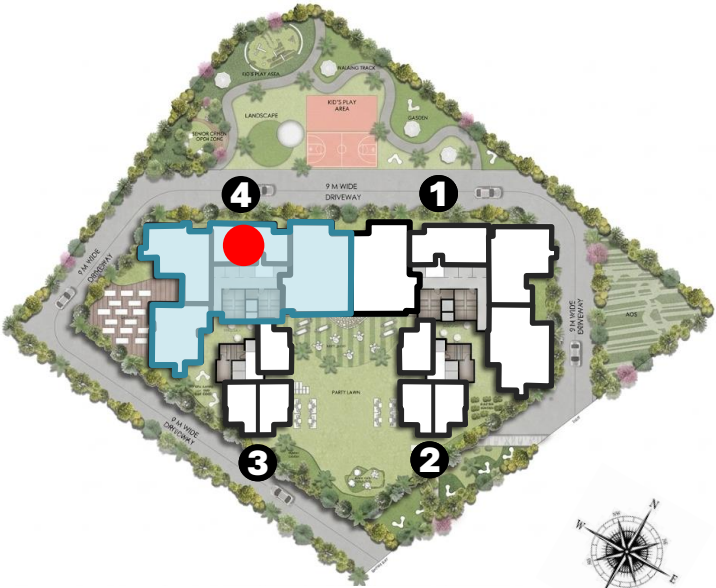
### STACK 3

EXISTING AREA : 900 / 907 / 824 SQ. FT. + GARAGE

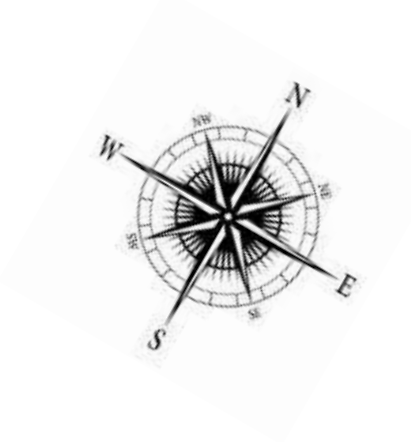
PROPOSED MOFA AREA: 1454 SQ FT [ 1440, 1452, 1469 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

STACK 4

EXISTING AREA:

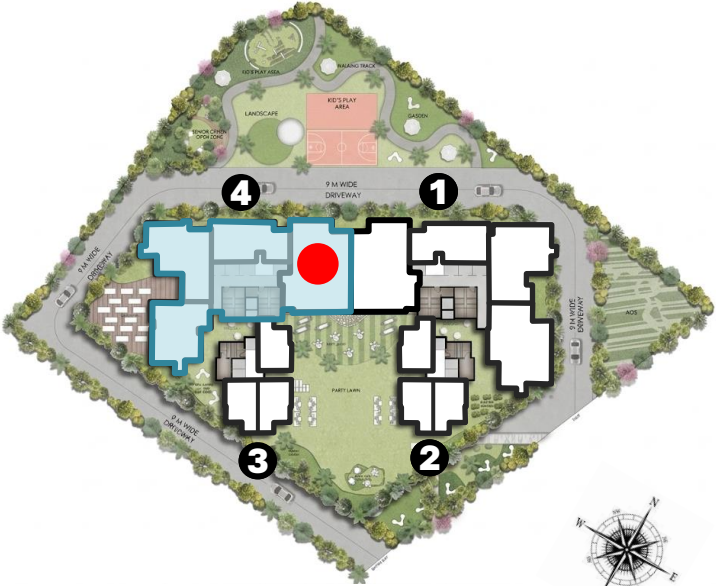
936 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

2063 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

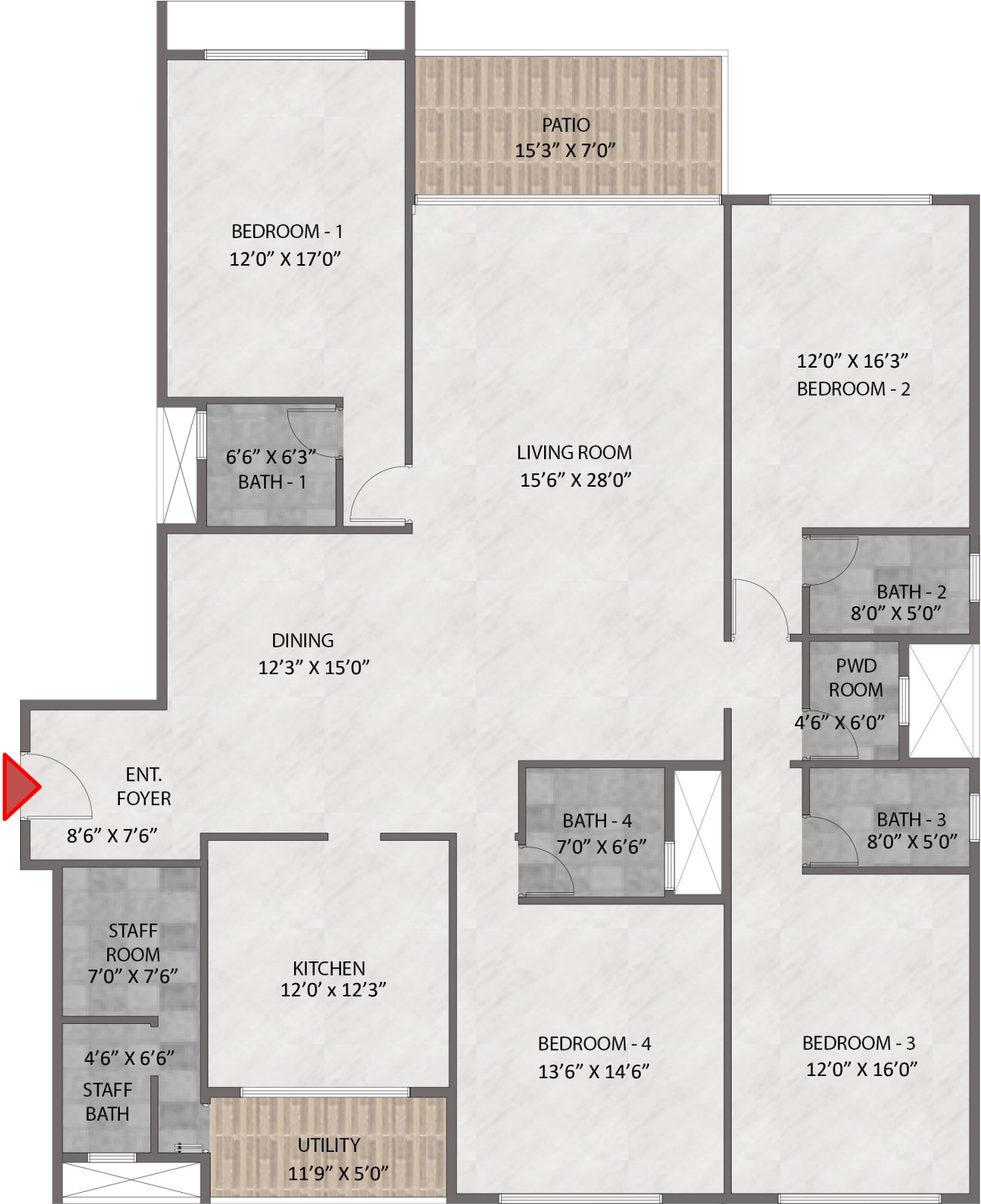
### STACK 4

#### EXISTING AREA:

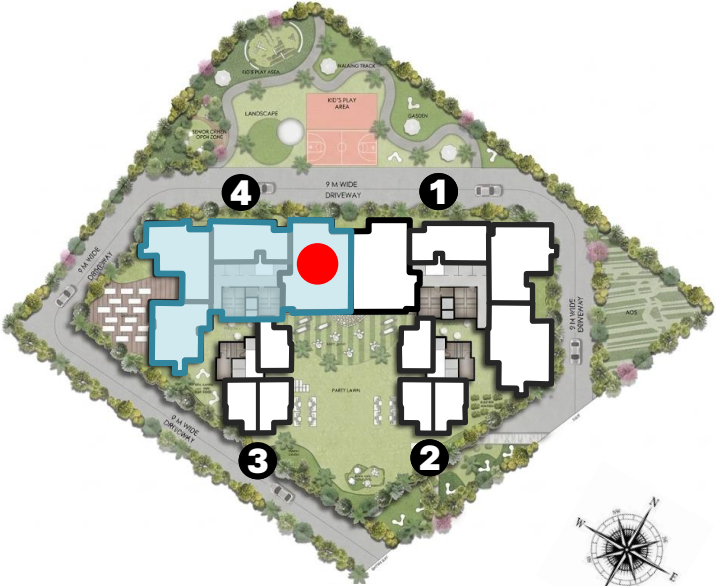
1375 / 1161 SQ. FT. + GARAGE

#### PROPOSED MOFA AREA:

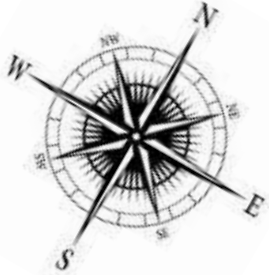
2204 SQ FT [ 2200 + 2208 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

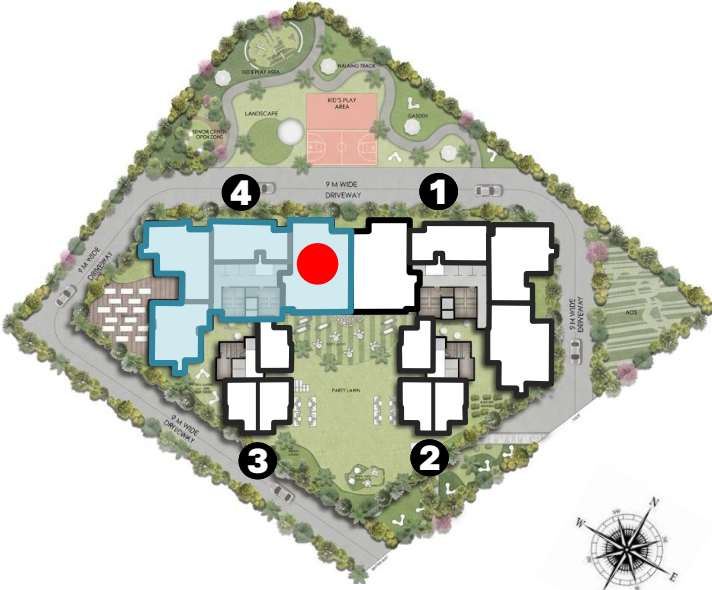
STACK 4

EXISTING AREA : 1400 SQ. FT.

PROPOSED MOFA AREA: 2240 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

**STACK 4**

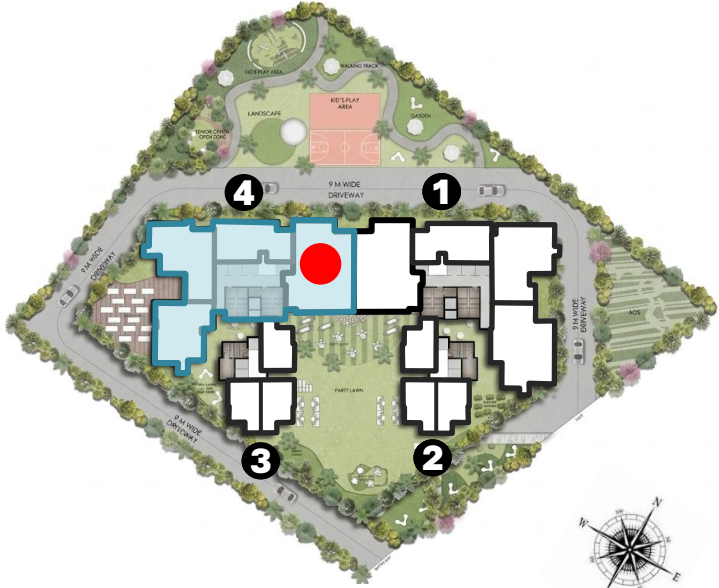
**EXISTING AREA : 1400 SQ. FT. +**

**GARAGE**

**PROPOSED MOFA AREA: 2390 SQ FT**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

STACK 4

EXISTING AREA:

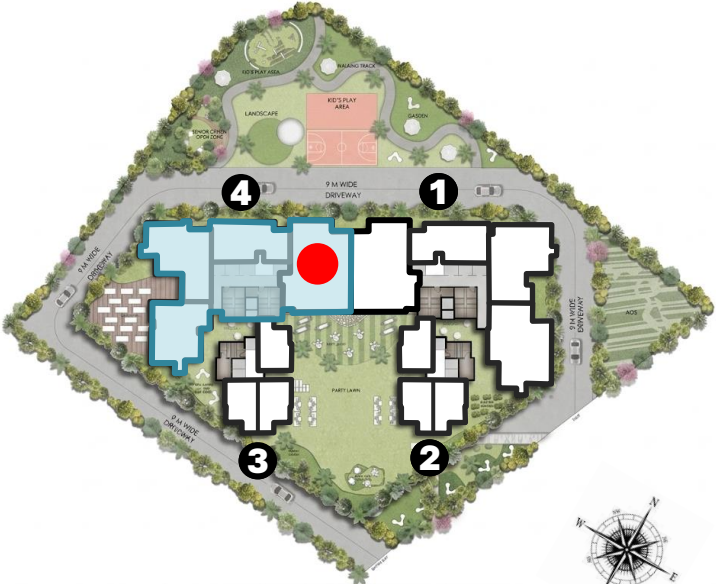
1558 / 1400 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

2504 SQ FT [ 2493 & 2515 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

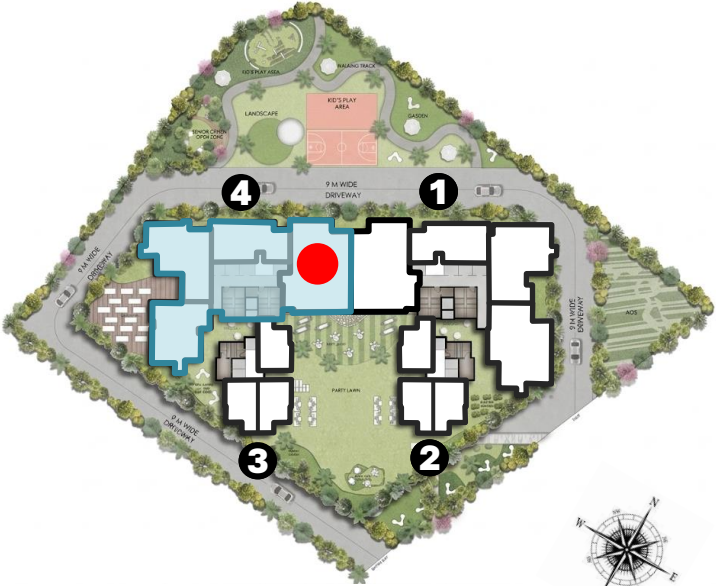
### STACK 4

EXISTING AREA: 1500 SQ. FT. + GARAGE

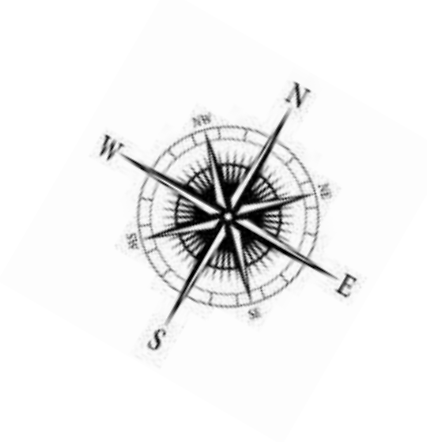
PROPOSED MOFA AREA: 2550 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

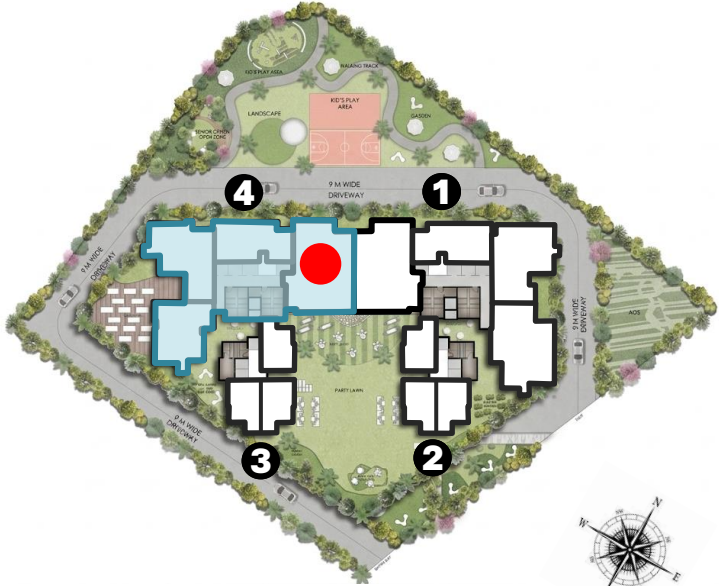
### STACK 4

EXISTING AREA: 1674 SQ. FT.

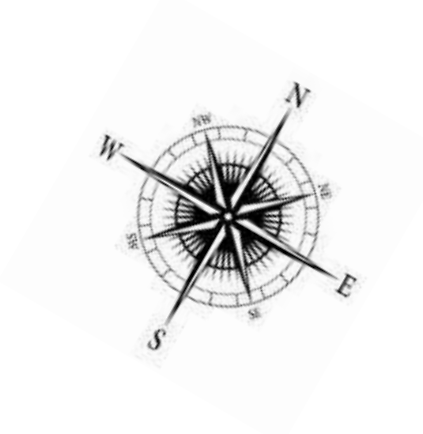
PROPOSED MOFA AREA: 2678 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

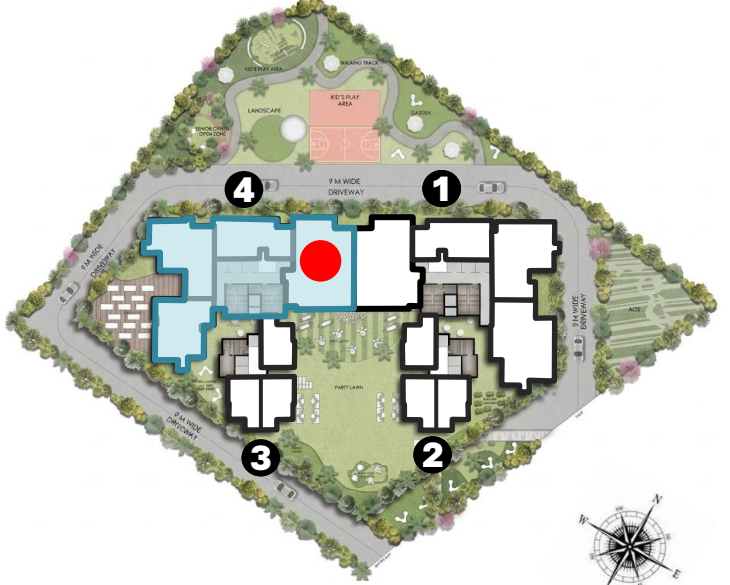
**STACK 4**

**EXISTING AREA : 1705 SQ. FT.**

**PROPOSED MOFA: 2728 SQ FT**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

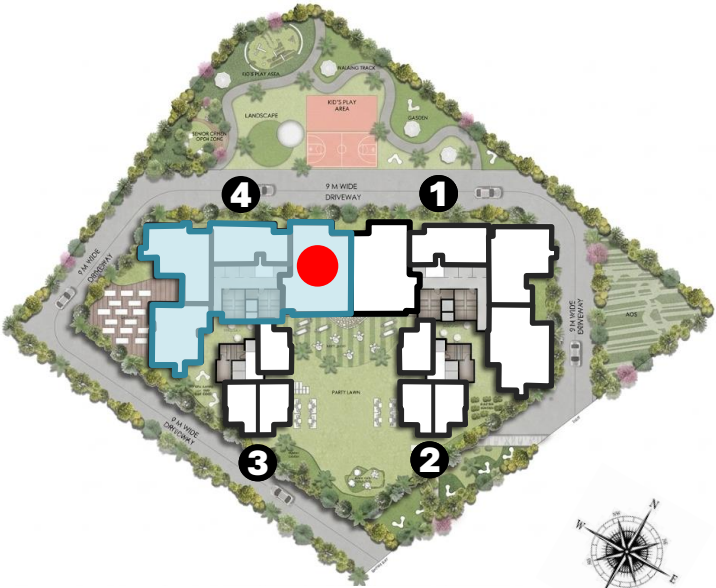
### STACK 4

EXISTING AREA : 1645 SQ. FT. + GARAGE

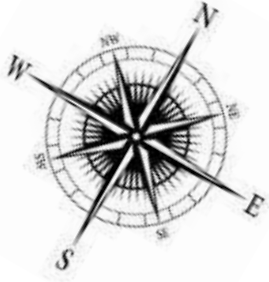
PROPOSED MOFA: 2762 SQ FT [ 2757 , 2769 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

### STACK 4

EXISTING AREA:

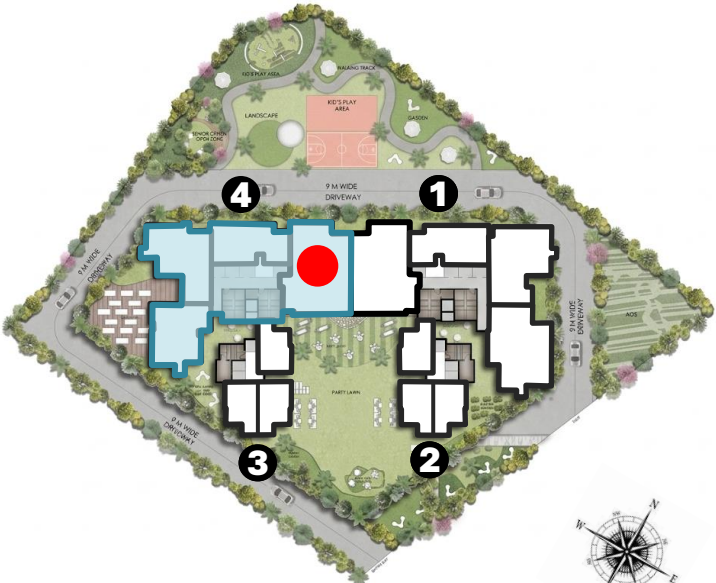
1744 / 1687 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

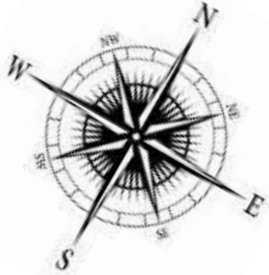
2844 SQ FT [ 2838 , 2849 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

### STACK 4

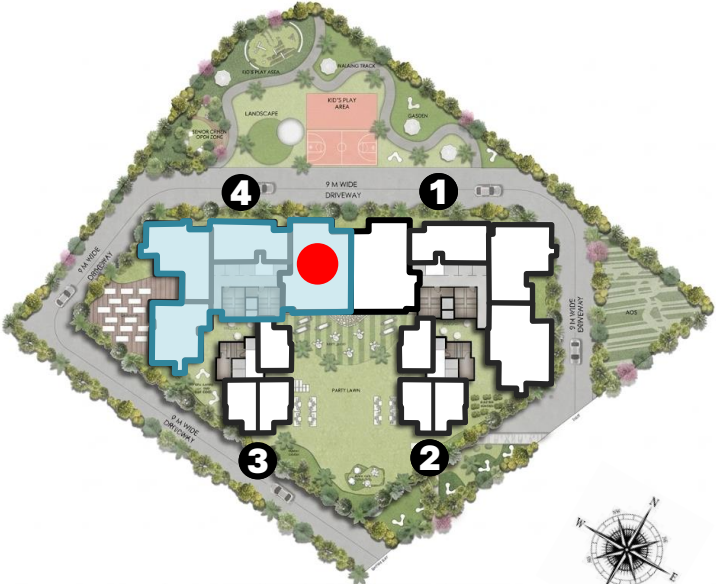
EXISTING AREA: 1730 SQ. FT. +

### GARAGE

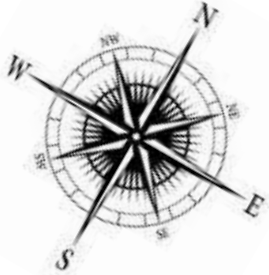
PROPOSED MOFA AREA: 2968 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

STACK 4

EXISTING AREA:

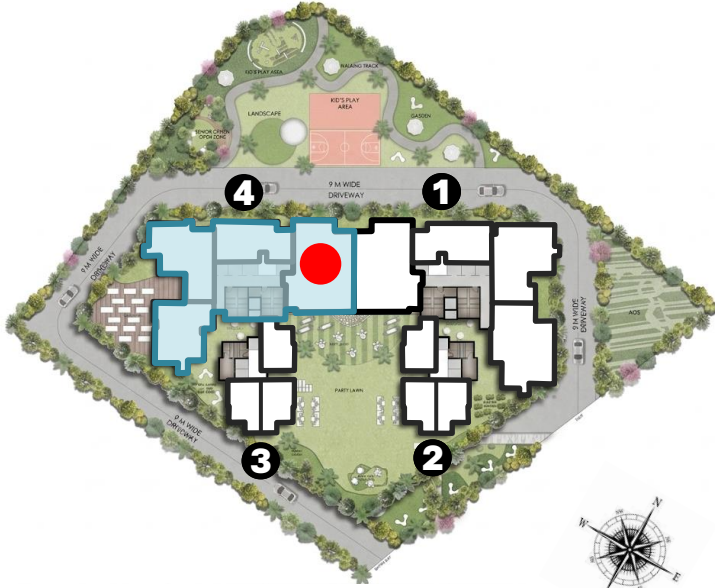
1900 / 1793 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

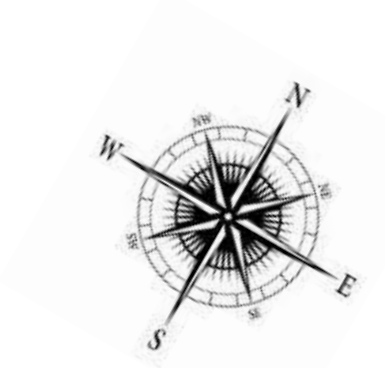
3042 SQ FT [ 3040 + 3044 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

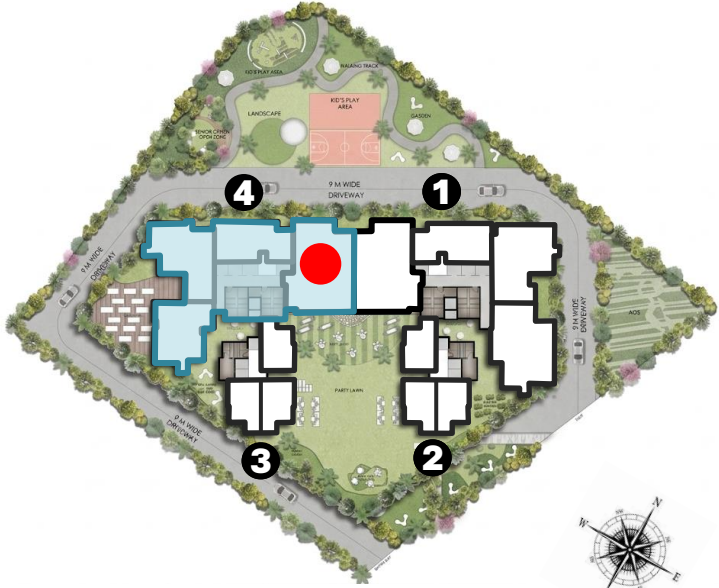
### STACK 4

EXISTING AREA : 1850 SQ. FT. + GARAGE

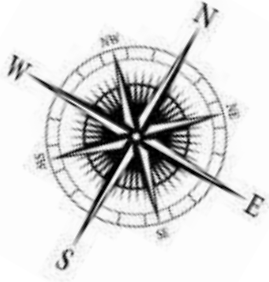
PROPOSED MOFA: 3075 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 4 BHK

### STACK 4

### EXISTING AREA:

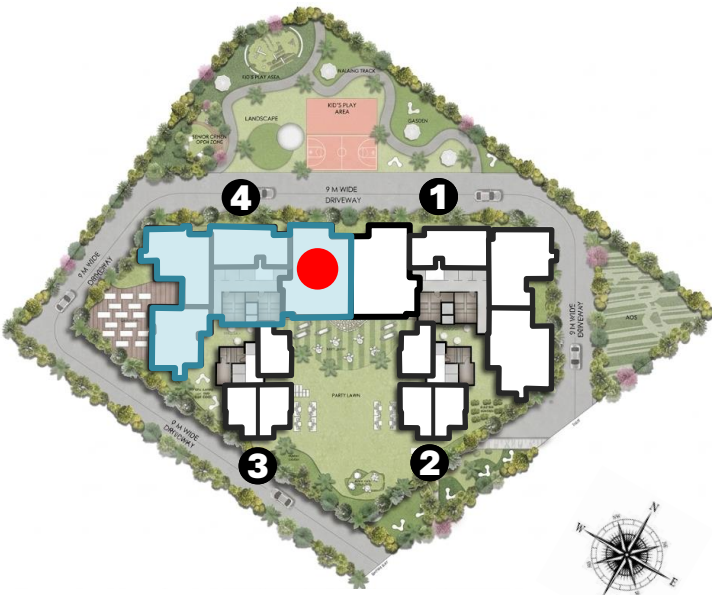
1900 SQ. FT. + GARAGE

### PROPOSED MOFA AREA:

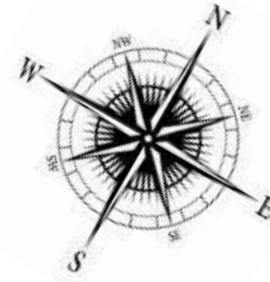
3228 SQ FT [ 3215, 3240 ]



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

TOWER 4 : 4 BHK

**STACK 4**

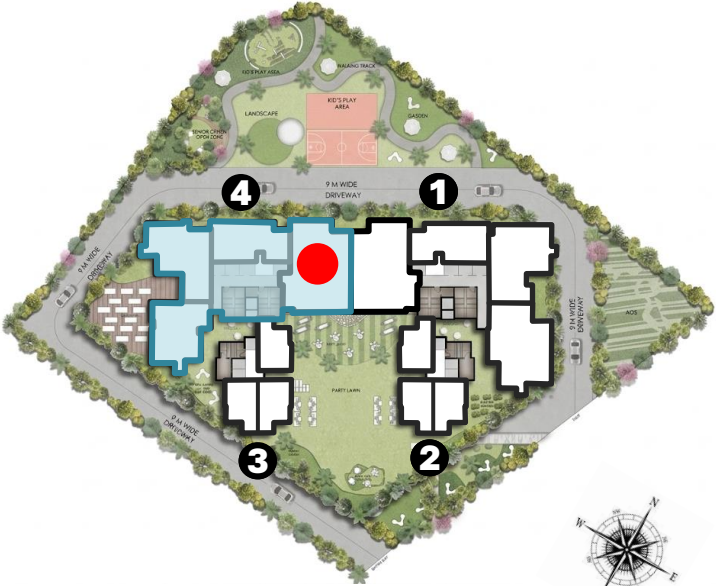
**EXISTING AREA: 2039 SQ. FT. +**

**GARAGE**

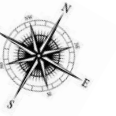
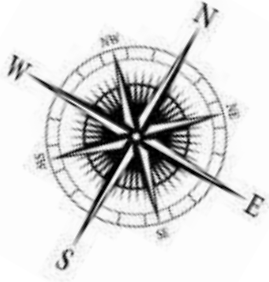
**PROPOSED MOFA AREA: 3437 SQ FT**



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 5 BHK

### STACK 4

EXISTING AREA:

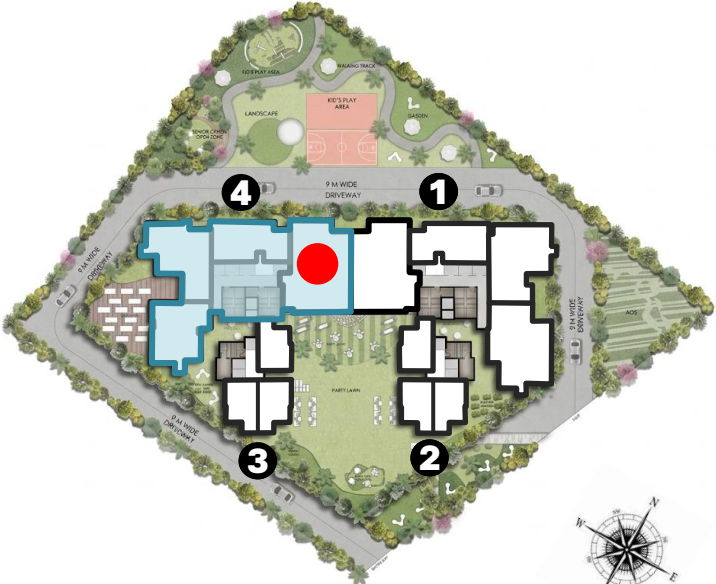
2000 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

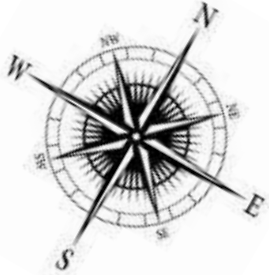
3695 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 5 BHK

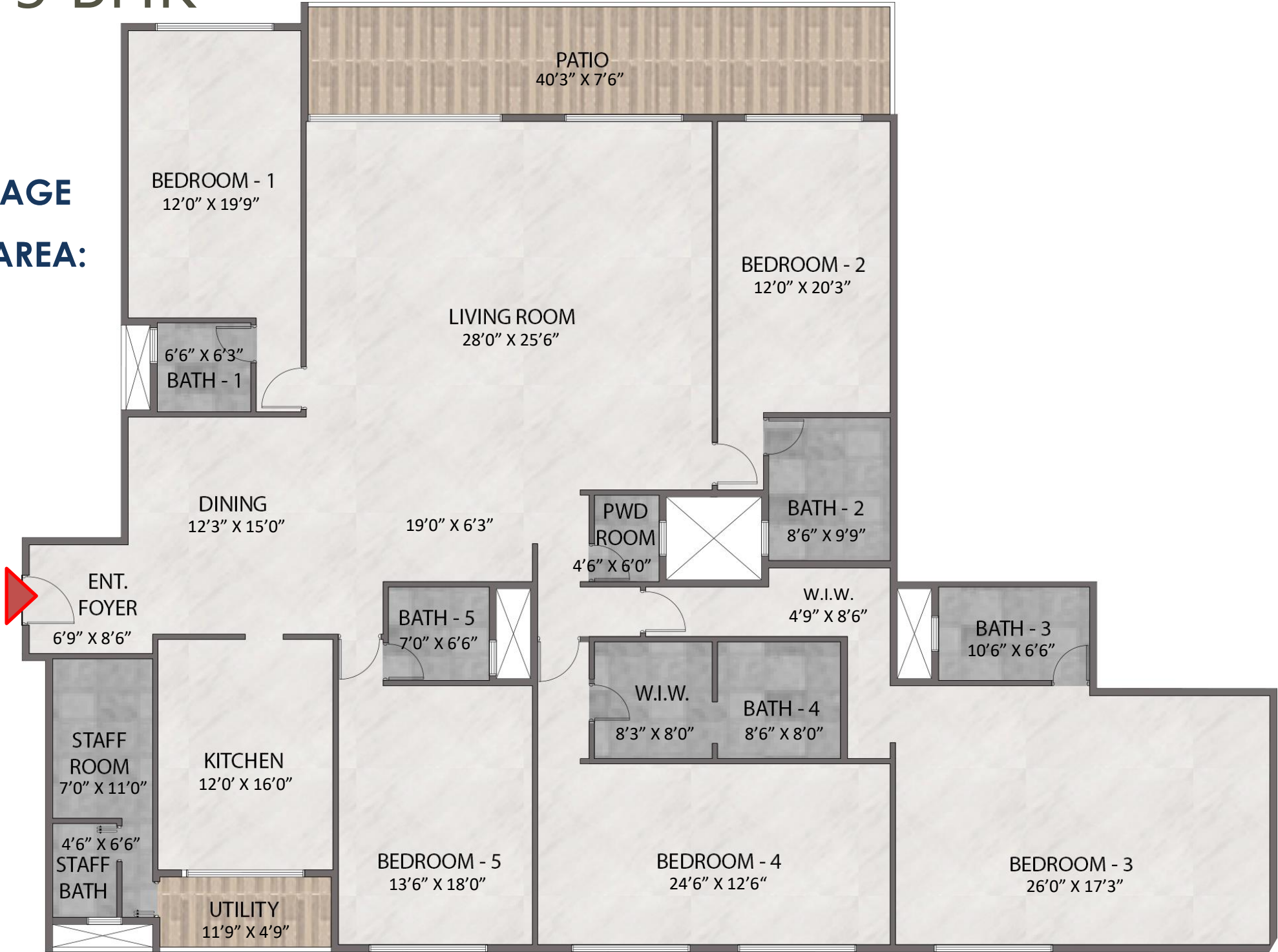
### STACK 4

EXISTING AREA:

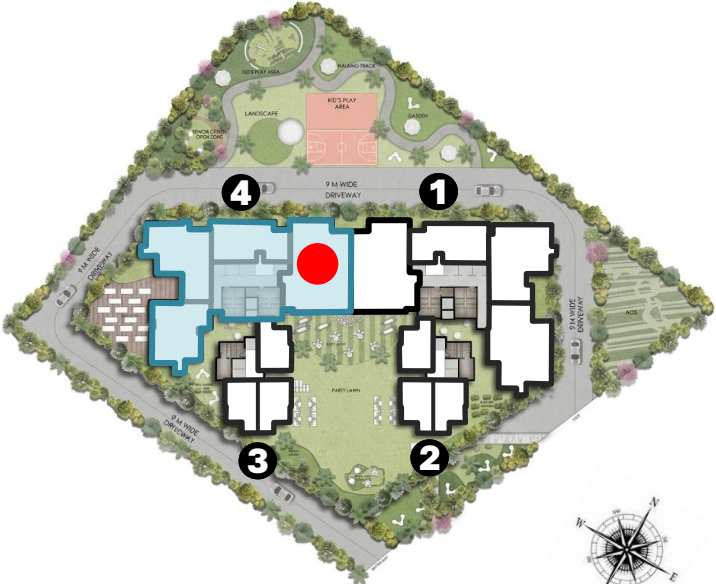
2340 SQ. FT. + GARAGE

PROPOSED MOFA AREA:

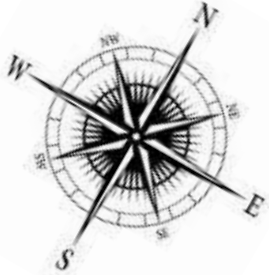
3884 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# TYPICAL FLOOR LAYOUT

## TOWER 4 : 6 BHK

### STACK 4

EXISTING AREA :

2665 SQ. FT. +

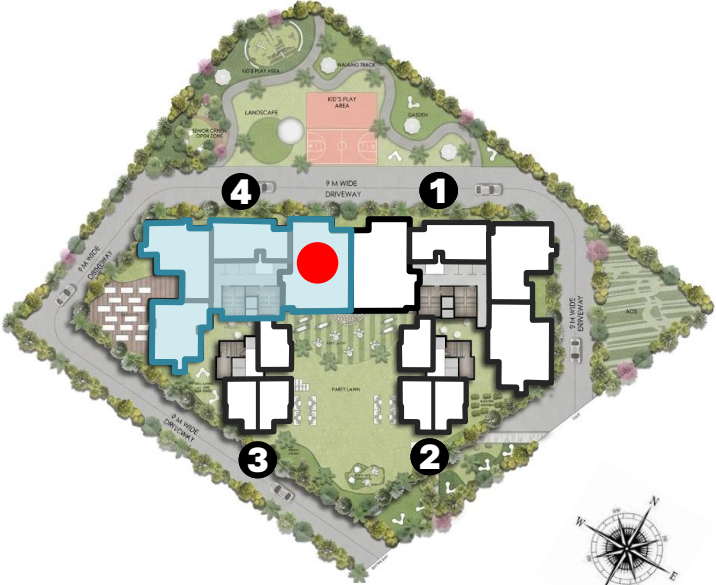
GARAGE

PROPOSED MOFA:

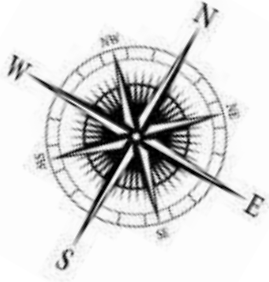
4739 SQ FT



TOWER 4 KEY PLAN



MASTER KEY PLAN



# LIVING ROOM

## MOODBOARD



# DINING ROOM

## MOODBOARD



# MASTER BEDROOM

## MOODBOARD



# BEDROOM

## MOODBOARD





## OVERALL DESIGN VISION

To embody the essence of **sleek, timeless design**, offering residents a harmonious blend of **contemporary elegance** and enduring **sophistication**

**Rustomjee**<sup>®</sup>

PHOTOGRAPHIC IMPRESSION



1

## MASSING

Timeless Icon



2

## EXPRESSIONS

Lines and Geometries



3

## MATERIALS

Texture and Colours



4

## DETAILS

Architectural Character

## DESIGN STRATEGIES

Adapting Strategic and Sensitive design decisions  
to create a sophisticated Urban Identity

**Rustomjee®**

PHOTOGRAPHIC IMPRESSION

# SIMLA HOUSE – DROP OFF



# SIMLA HOUSE – ENTRANCE LOBBY





# SIMLA HOUSE — DAY PROFILE

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ARTISTIC IMPRESSION



# SIMLA HOUSE – NIGHT PROFILE

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*ARTISTIC IMPRESSION*

Rustomjee®



ARTISTIC IMPRESSION

*Kustomjee®*



*ARTISTIC IMPRESSION*

Kustomjee®



ARTISTIC IMPRESSION

Customjee



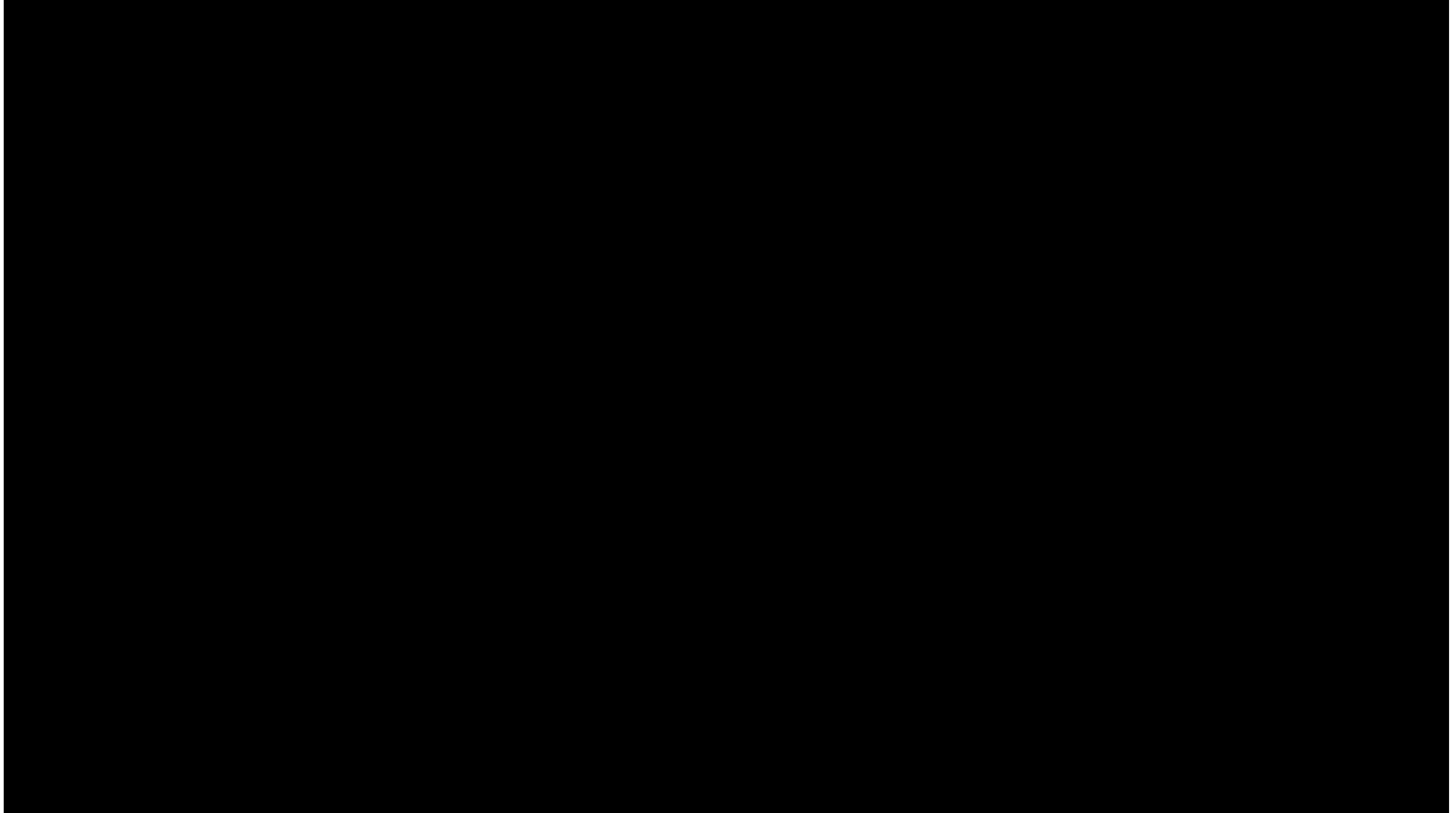
ARTISTIC IMPRESSION

Kustomjee®



ARTISTIC IMPRESSION

# SIMLA HOUSE – WALK THROUGH VIDEO



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**WE WOULD BE PRIVILEGED TO SERVE YOU BY GIVING YOU THE HOME THAT YOU LONGED FOR AND WELCOME YOU IN OUR EVER-GROWING RUSTOMJEE FAMILY**

**THANK YOU**