

From: aruna@modiproperties.com
Sent: 12 September 2022 17:59
To: 'Shardul I. Kardakia'
Subject: Sikh village - Plot no. 24 Plan
Attachments: SK_KARKHANA_100922_dwg1 Model (1).pdf

Shardul,

I have reviewed a brief note on planning for your house sent by you to Ram Reddy. I suggest that you review the overall planning as per my note given below.

1. Make the house as per vastu so that it can be sold if necessary without a substantial discount. For that the position of staircase and lift has been given in the plan enclosed.
2. Lift and staircase will be open to the rest of the house on the first and second floor. The main lockable entrance should be on the parking floor (lock may have to be electrically controlled).
3. Terrace - provide for parking and can be used for satsang (prayer hall) occasionally.
4. First floor - provide for formal drawing and home office. You can work from home and entertain business guests limited to the 2 rooms. Provide living and dining. Kitchen must be on the south east side and sit out on the south west side facing the road.
5. Second floor - provide for atleast 3 bedrooms. 4th bedroom optional. 3 toilets. Sitout if possible. Master bedroom should be larger in size.
6. Terrace - provide headroom with a partially covered area for a bar/buffet counter near the staircase. Rest can be open to sky for get together/ satsang. Powder room optional.

Regards,

Soham Modi.

Forwarded Message

From: ARDeS Architects <mailardest@gmail.com>
To: "plans@modiproperties.com" <plans@modiproperties.com>
Sent: Saturday, September 10, 2022 at 04:57:47 PM GMT+5:30
Subject: karkhana Plans

proposed plans as per brief :

Brief given by Mr. Shardul Kardakia :

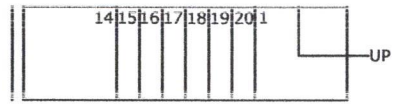
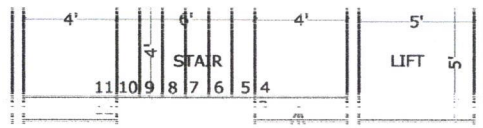
1. No Drawing room
2. Open living dining with deck. (convenient for Entertaining guests)
3. 3 no bedrooms in top floor
4. A small office next to master Bedroom with a small pantry unit
5. Lift provision (min 2 persons)
6. Quarters for house help
7. Volume in the interiors - with good ceiling heights ..double height ceiling if possible.
8. Maximise the frontage setback space with landscaping .

Regards

--



7-1-212, 'Shiv Bagh', Ameerpet, Hyderabad- 500 016.
Phone: 040-23753316, 9849239664, 9849265296.



To: Plans E&D Team Modi Properties <plans@modiproperties.com>
From: ARDeSArchitects <mailardes@gmail.com>

proposed plans as per drief :

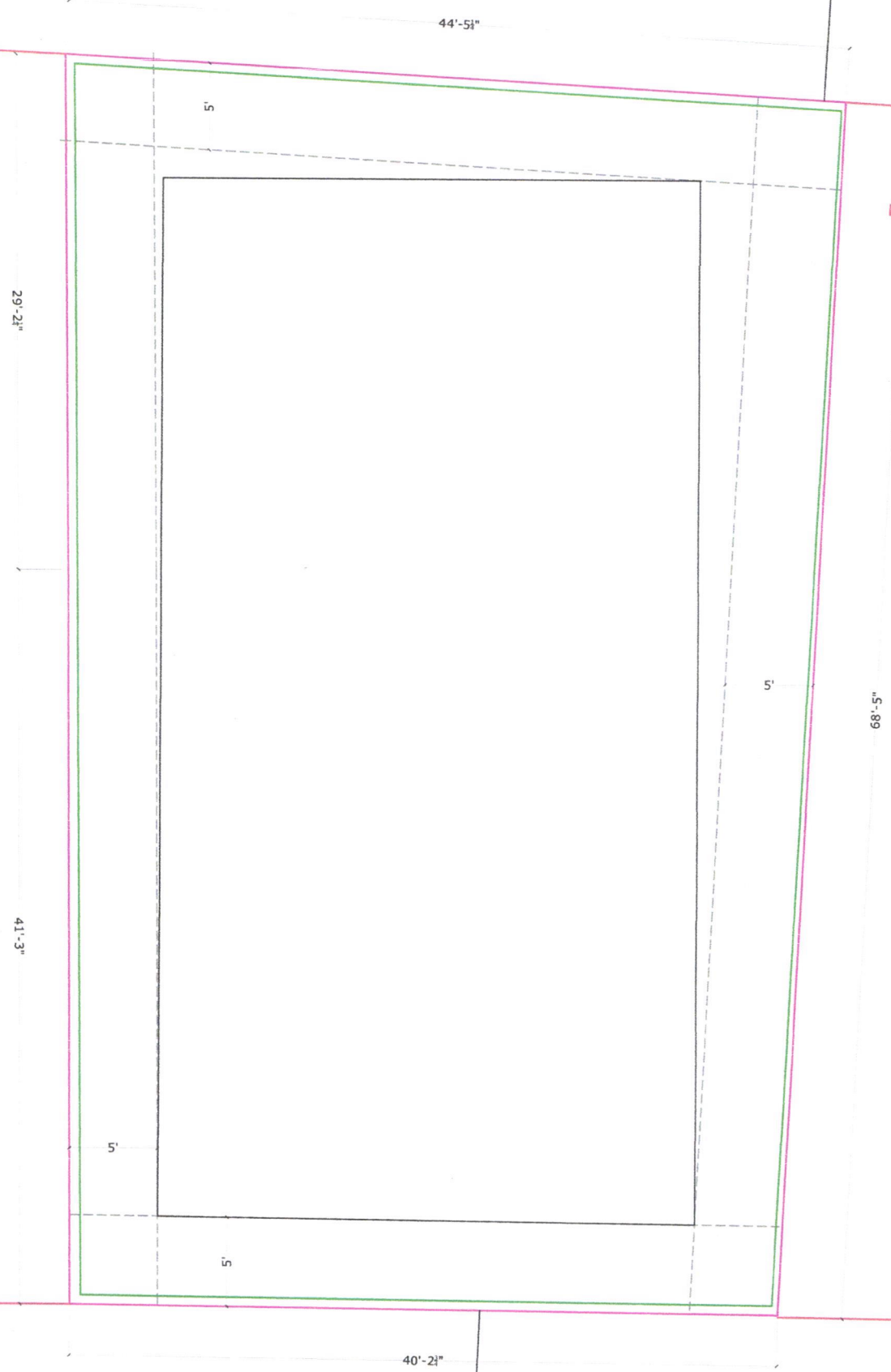
Brief given by Mr. Sharad Kadakia :

1. No Drawing room 2.Open living dining with deck .(convenient for Entertaining guests)
- 3.3no bedrooms in top floor
4. A small office next to master Bedroom with a small pantry unit
5. Lift provision (min 2 persons)
6. Quarters for house help
7. Volume in the interiors - with good ceiling heights ..double height ceiling if possible.
8. Maximise the frontage setback space with landscaping .

Regards



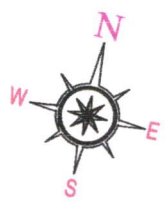
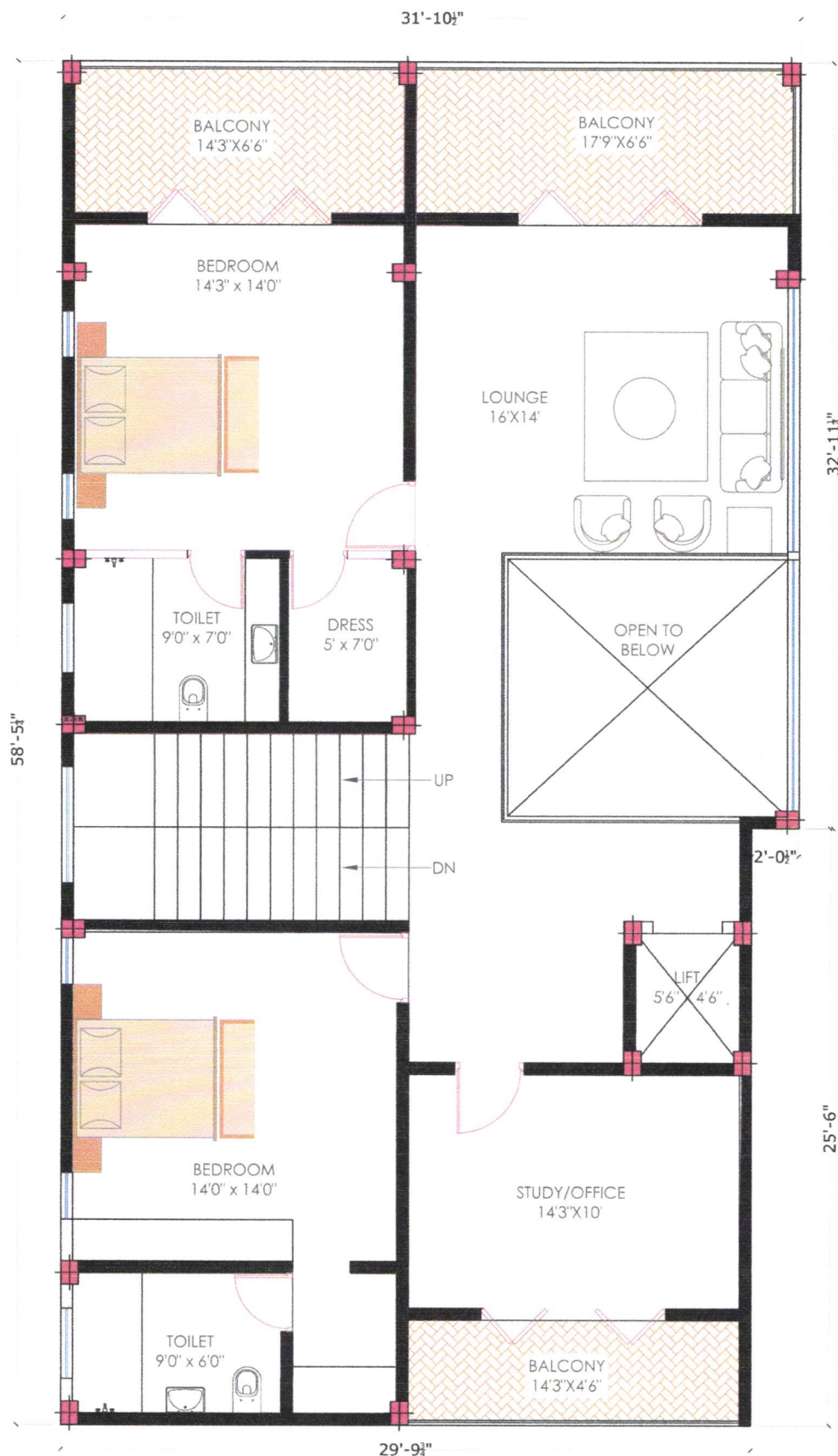
7-1-212, 'Shiv Bagh', Ameerpet, Hyderabad- 500 016.
Phone: [040-23753316](tel:040-23753316), [9849239664](tel:9849239664), [9849265296](tel:9849265296).
<http://www.ardes.in/>



SITE PLAN



GROUND FLOOR
1808 SQFT



FIRST FLOOR
1808 SQFT