LODHA

Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>

Re: Palava Casa Paseo - Aspirational Housing

1 message

Abhishek Lodha <abhishek.lodha@lodhagroup.com> Wed, Mar 8, 2017 at 12:52 PM
To: Kiran Kapadia <kiran@kapl.in>, Riyaz <riyaz@kapl.in>
Cc: Ajay Gandhewar <ajay.gandhewar@lodhagroup.com>, Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>, Deepak Chitnis <deepak.chitnis@lodhagroup.com>

Yes pls. Tx

Sent from my BlackBerry 10 smartphone.

From: Kiran Kapadia
Sent: Wednesday, 8 March 2017 12:51 PM
To: Abhishek Lodha; Riyaz
Reply To: Kiran Kapadia
Cc: Ajay Gandhewar; Gauri Kulkarni; Deepak Chitnis
Subject: Re: Palava Casa Paseo - Aspirational Housing

Dear Abhishek,

We had kept the bedroom at 10'6" due to your policy – should we look at 10'?

Regards
Kiran Kapadia
Founder Director | kiran@kapl.in



KAPADIA ASSOCIATES Design LLP	112- 114 Peninsula Centre, Dr. S.S Rao Road, Parel (E), Mumbai - 400012. Tel: +91 22 66602838/39/40 Fax:+91 22 66602844

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From: Abhishek Lodha <abhishek.lodha@lodhagroup.com>
Date: Wednesday, March 8, 2017 at 12:42 PM
To: User53 <kiran@kapl.in>, RIYAZ VASOWALA <riyaz@kapl.in>
Cc: Ajay Gandhewar <ajay.gandhewar@lodhagroup.com>, Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>, Deepak Chitnis <deepak.chitnis@lodhagroup.com>
Subject: RE: Palava Casa Paseo - Aspirational Housing

I agree Kiranbhai.

Lets try 4A but reduce to of the bedroooms widths to 10 from 10'6".

Also Ajay had sketched an option which is largely this plan but a stronger façade. Do review the same. tx

ABHISHEK LODHA

Managing Director | Director's Office

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From: Kiran Kapadia [mailto:kiran@kapl.in]
Sent: 08 March 2017 12:38
To: Riyaz; Abhishek Lodha

Cc: Ajay Gandhewar; Gauri Kulkarni; Lodha Deepak Chitnis (deepak.chitnis@lodhagroup.com)
Subject: Re: Palava Casa Paseo - Aspirational Housing

Dear Abhishek,

My preference is Option 4A since it has entry to the servants room from the outside and from within the apartment.

I think this flexibility is important. Also some users who don't use it as a servant room can use it as a Home office or study and having an inside entrance will be important. We can marginally reduce the aprtment area by relooking at some room sizes.

Regards

Kiran Kapadia

Founder Director | kiran@kapl.in



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From: RIYAZ VASOWALA <riyaz@kapl.in>
Date: Wednesday, March 8, 2017 at 12:07 PM
To: Abhishek Lodha <abhishek.lodha@lodhagroup.com>, User53 <kiran@kapl.in>
Cc: Ajay Gandhewar <ajay.gandhewar@lodhagroup.com>, Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>, "Lodha Deepak Chitnis (deepak.chitnis@lodhagroup.com)" <deepak.chitnis@lodhagroup.com>
Subject: RE: Palava Casa Paseo - Aspirational Housing

Dear Abhishek,

Based on your feedback on the plans and concerns on the efficiency we have revised the floor plan for the Aspirational housing. Attaching two options

Option 4:

The following are the changes

1. Deck – aligned to one wall
2. Dining offset – increased to 4’ from the last plan at 3’
3. Addition of the Puja Niche in the living dining area.
4. Servants room & toilet – entry from the common area outside.
5. Core – improved efficiency at 16.27% from the previous 18.68%
6. Overall BUA / CA – improved to 1.35 from the previous 1.41

7. Marginal increase of CA from 1150 sft. to 1167 Sft.

Option 4-A:

1. Do as above points 1 to 3
2. Servants room & toilet - entry from the common area outside & from within the apt.
3. Core – improved efficiency at 16.83% from the previous 18.68%
4. Overall BUA / CA – improved to 1.36 from the previous 1.41
5. Marginal increase of CA from 1150 sft. to 1172 Sft.

The areas and calculations are on the attached sheets for your reference and perusal.

Kindly review.

Regards

Riyaz Vasowala

Director



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From: Riyaz
Sent: 03 March 2017 PM 01:42
To: 'Abhishek Lodha' <abhishek.lodha@lodhagroup.com>; Kiran Kapadia <kiran@kapl.in>
Cc: Ajay Gandhewar <ajay.gandhewar@lodhagroup.com>; Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>
Subject: RE: Palava Casa Paseo - Aspirational Housing

Dear Abhishek,

Based on your email to us and my subsequent discussion with Kiranbhai kindly find attached the revised plans for the Aspirational project.

The following has been modified.

1. Master toilet – 4 fixture
2. Servants room with toilet added.
3. Deck modified to 7' x 6'
4. Store retained and Puja niche deleted.
5. Utility area reduced.
6. The dining "L" slightly reduced from 4' to 3'

Carpet area up from 1107 to 1150 (+43 Sft). The areas and calculations on the attached sheets.

Kindly review.

Regards

Riyaz Vasowala

Director



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From: Abhishek Lodha [mailto:abhishek.lodha@lodhagroup.com]
Sent: 02 March 2017 PM 07:31
To: Kiran Kapadia <kiran@kapl.in>
Cc: Riyaz <riyaz@kapl.in>; Ajay Gandhewar <ajay.gandhewar@lodhagroup.com>; Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>
Subject: Re: Palava Casa Paseo - Aspirational Housing

Hi Kiranbhai,

A. We would like to do Servant's room w/ toilet.

B. Store and Puja can be dropped but of the two, store is better to retain.

Area wise we are already as large as we'd like to be: on the base of 1107, we could probably push it up by another 25 sft.

Thanks

Sent from my BlackBerry 10 smartphone.

From: Kiran Kapadia

Sent: Thursday, 2 March 2017 6:51 PM

To: Abhishek Lodha

Reply To: Kiran Kapadia

Cc: Riyaz; Ajay Gandhewar; Gauri Kulkarni

Subject: Re: Palava Casa Paseo - Aspirational Housing

Dear ABHISHEK,

I agree that Option 2 works better.

A few questions -

- do you want a Servant room & a servant toilet.

- if we add a servant room & a larger master toilet can we increase the area - by how much

- is the store room necessary

Regards,

Kiran

Sent from Kiran iPad

On 02-Mar-2017, at 5:08 PM, Abhishek Lodha <abhishek.lodha@lodhagroup.com> wrote:

> Prefer option 2 due to smaller size and larger feel of dining.
>
> Since this is an Aspi project but at Palava, suggest following deviations (subject to overall area targets):
>
> a. 4-fixture master toilet
>
> b. Servant's room
>
> We can lose Puja, if needed.
>
> We can make smaller the utility (shafts / pipes will come in – possibly combined with rain water downtake for living deck).
>
> Living deck may also be made smaller – say 6 x 7. tx

ABHISHEK LODHA <image006.jpg>

Managing Director | Director's Office

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From: Riyaz [mailto:riyaz@kapl.in]
Sent: 02 March 2017 04:42
To: Abhishek Lodha
Cc: Kiran Kapadia; Lodha Ajay Gandhewar (Ajay.Gandhewar@lodhagroup.com); Lodha Gauri Kulkarni (Gauri.Kulkarni@lodhagroup.com)
Subject: RE: Palava Casa Paseo - Aspirational Housing

Dear Abhishek,

Based on our concall yesterday kindly find attached two alternative for the plans for the project.

Option 1

a. Cross ventilated living dining, bedroom and master bedroom.

b. Kitchen towards the existing CASA buildings.

c. Puja niche off the corridor.

Option 2

a. Cross ventilated living dining, bedroom and master bedroom.

b. Kitchen opens to the outer side.

c. Puja niche off the living dining room.

The area calculations and the unit areas are on the attached sheets.

Kindly review.

Regards

Riyaz Vasowala

Director

<image007.jpg>

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From: Riyaz
Sent: 01 March 2017 PM 04:08
To: Abhishek Lodha <abhishek.lodha@lodhagroup.com>
Cc: Kiran Kapadia <kiran@kapl.in>; Lodha Ajay Gandhewar (Ajay.Gandhewar@lodhagroup.com) <Ajay.Gandhewar@lodhagroup.com>; Lodha Gauri Kulkarni (Gauri.Kulkarni@lodhagroup.com) <Gauri.Kulkarni@lodhagroup.com>
Subject: Palava Casa Paseo - Aspirational Housing

Dear Abhishek

Based on our meeting at your office on the 23rd kindly find attached a revised scheme for the project.

Attached are the base floor plans and the typical unit plan for your perusal and feedback.

Regards

Riyaz Vasowala

Director

<image007.jpg>

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<image023.png> <image024.png> <image022.png> <image016.png>

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