PASSCODE WOW

PASSCODE WOW

PASSCODE WOW

PASSCODE

WOW

PASSCODE

WOW

PASSCODE

WOW

WHISPERS OF THE WIND

2 & 3 BR UPSCALE APARTMENTS

Erlando
Emilly
VONICA
BOTANICA
EUPHORIA
Boutique
SALE

Kanchan
Emility
VONICA
BOTANICA
EUPHORIA
SALE

HOTFOOT, OUTDOOR TABLETENNIS,
SITOUTS ,MULTIPURPOSE PLAYCOURT

MULTIPURPOSE LAWN, BUFFET AREA,
SITOUTS

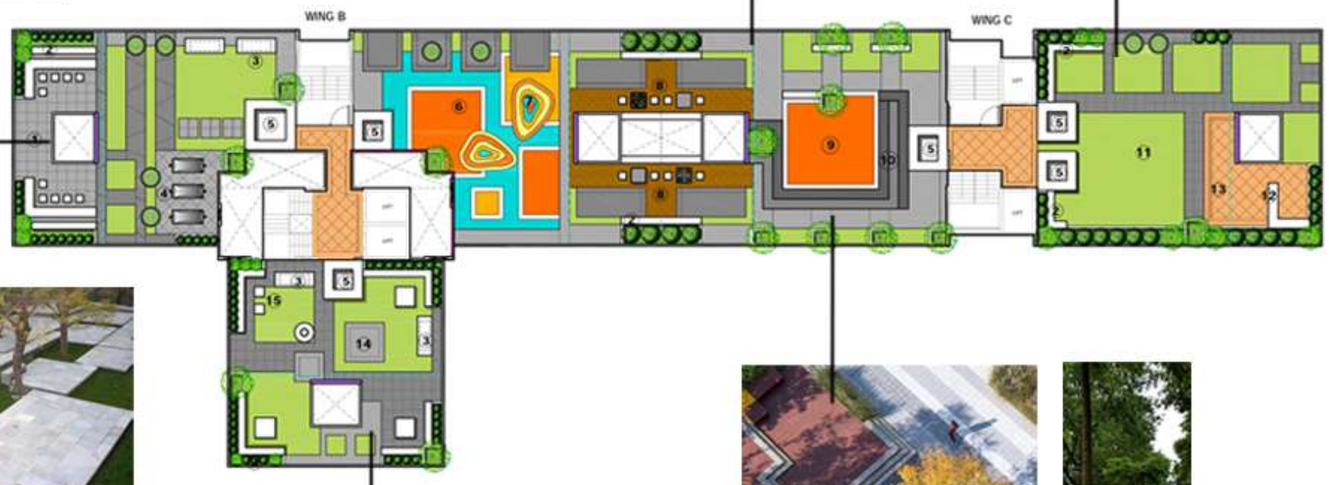
OUTDOOR GYM, PLAY AREA

NATIVE TREE PLANTATION WITH STEPPING STONE,
ZULA FEATURE FOR SENIOR CITIZEN

CHILDREN PLAY AREA,BOARDGAMES AREA

PARTYLAWN,BUFFETAREA,SITOUTS,ENTRANCE FEATURE

SOCIAL HUB,ZULA SITOUT FEATURE,HAMMOCK PARK AREA



TODDLER PLAY AREA, SITOUTS,AMPHITHEATRE

YOGA, MEDITATION,SENIOR CITIZEN SITOUTS AREA

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CONCEPT PLAN FOR GROUND- S.NO.10, MR. PANKAJ VOHRA,MOHAMMADWADI

PRESENTATION	STRUCTURAL	APPROVAL	ADVANCE COPY	EXECUTION (G.F.C)
✓				

N

DRAWN BY YOGITA

DATE 24.08.023

MAHESH & VAISHALI CHINCHALKAR
LANDSCAPE DESIGNER
Sai Ashirwad Society, Near Ganesh Mandir,
Dr. Ambedkar Road, Ghorpadi , Pune - 411 001.
Ph : 9823040403 , 9850088025
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Website : www.landscapeindia.in

KEYS -

1. STAGE
2. MULTIPURPOSE LAWN AREA
3. BUFFET AREA
4. PATHWAY
5. CHILDREN PLAY AREA
6. OPEN AIR GYM
7. FEATURE WALL
8. PERGOLA
9. MULTIPURPOSE PLAY COURT
10. TABLE TENNIS
11. HOT FOOT COURT
12. SEATING
13. INDOOR GYM
14. INDOOR GYM
15. MULTIPURPOSE HALL + ZUMBA FLOOR
16. URBAN FOREST
17. PRIVATE TERRACE

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CONCEPT PLAN FOR PODIUM GARDEN - S.NO.10, MR. PANKAJ VOHRA,MOHAMMADWADI

PRESENTATION	STRUCTURAL	APPROVAL	ADVANCE COPY	EXECUTION (G.F.C)
✓				

N

DRAWN BY YOGITA

DATE 24.08.023

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LANDSCAPE DESIGNER
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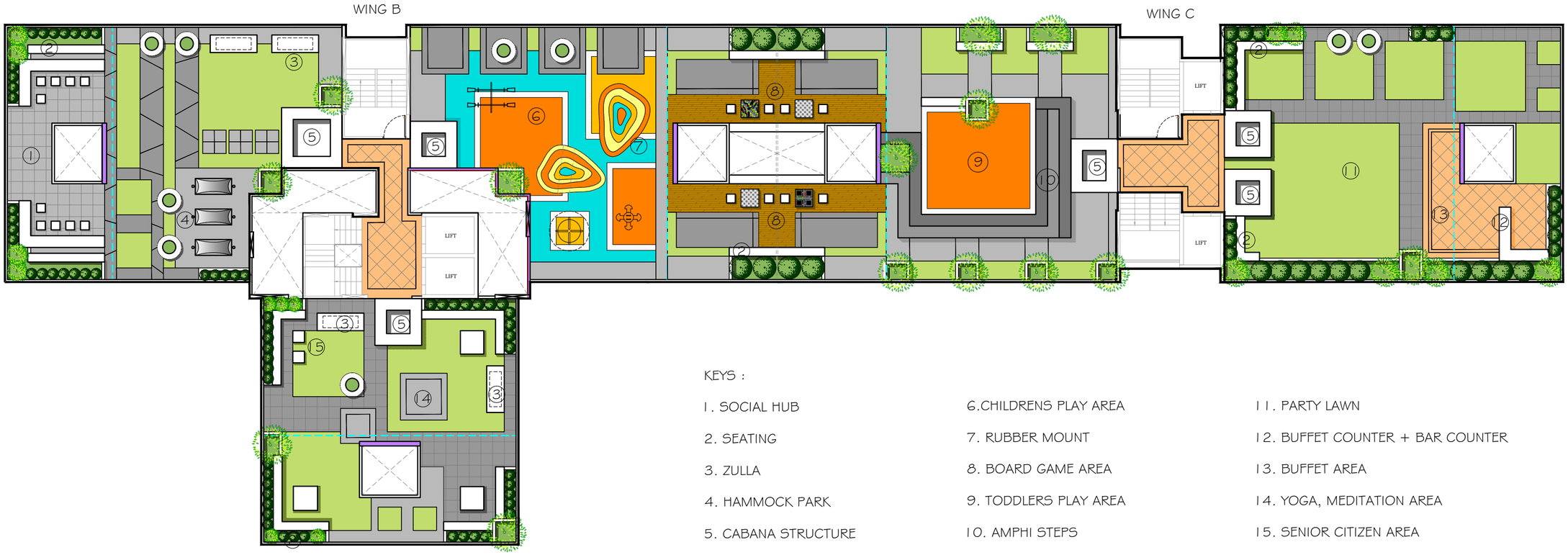

KEYS :

1. SOCIAL HUB
2. SEATING
3. ZULLA
4. HAMMOCK PARK
5. CABANA STRUCTURE
6.CHILDRENS PLAY AREA
7. RUBBER MOUNT
8. BOARD GAME AREA
9. TODDLERS PLAY AREA
10. AMPHI STEPS
11. PARTY LAWN
12. BUFFET COUNTER + BAR COUNTER
13. BUFFET AREA
14. YOGA, MEDITATION AREA
15. SENIOR CITIZEN AREA

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CONCEPT PLAN FOR TOP TERRACE- S.NO.10, MR. PANKAJ VOHRA,MOHAMMADWADI

PRESENTATION	STRUCTURAL	APPROVAL	ADVANCE COPY	EXECUTION (G.F.C)
✓				

N

DRAWN BY DURGA W.

DATE 31.08.023

MAHESH & VAISHALI CHINCHALKAR
LANDSCAPE DESIGNER
Plot no.D-34, Laxaform studio,Pawanaddition Soc.
Sai vihar kulale parsar, Bibewadi ,.Pune - 411037.
Ph : 9623484568 , 9850082925
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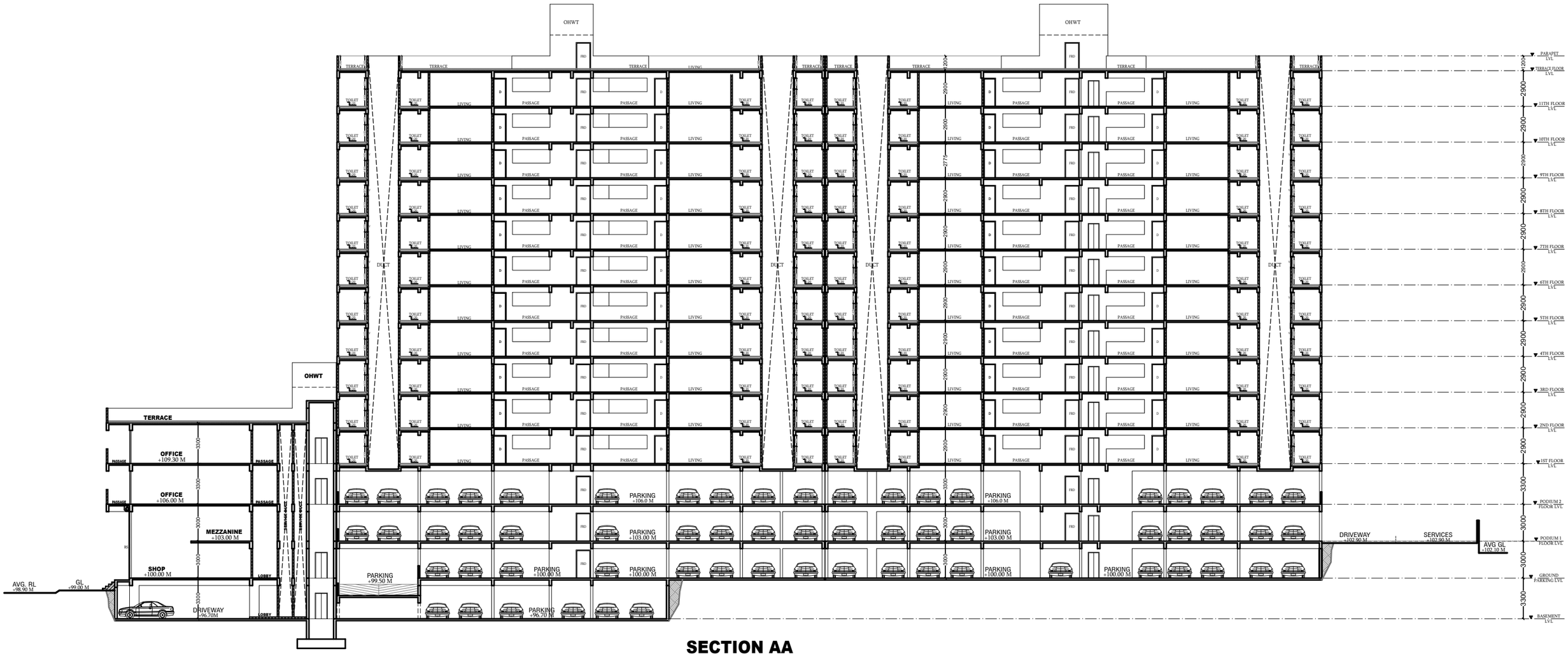


SECTION AA

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- *Mr. Pankaj Vohra*

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

LAYOUT PLAN
(TYPICAL FLOOR)

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- *Mr. Pankaj Vohra*

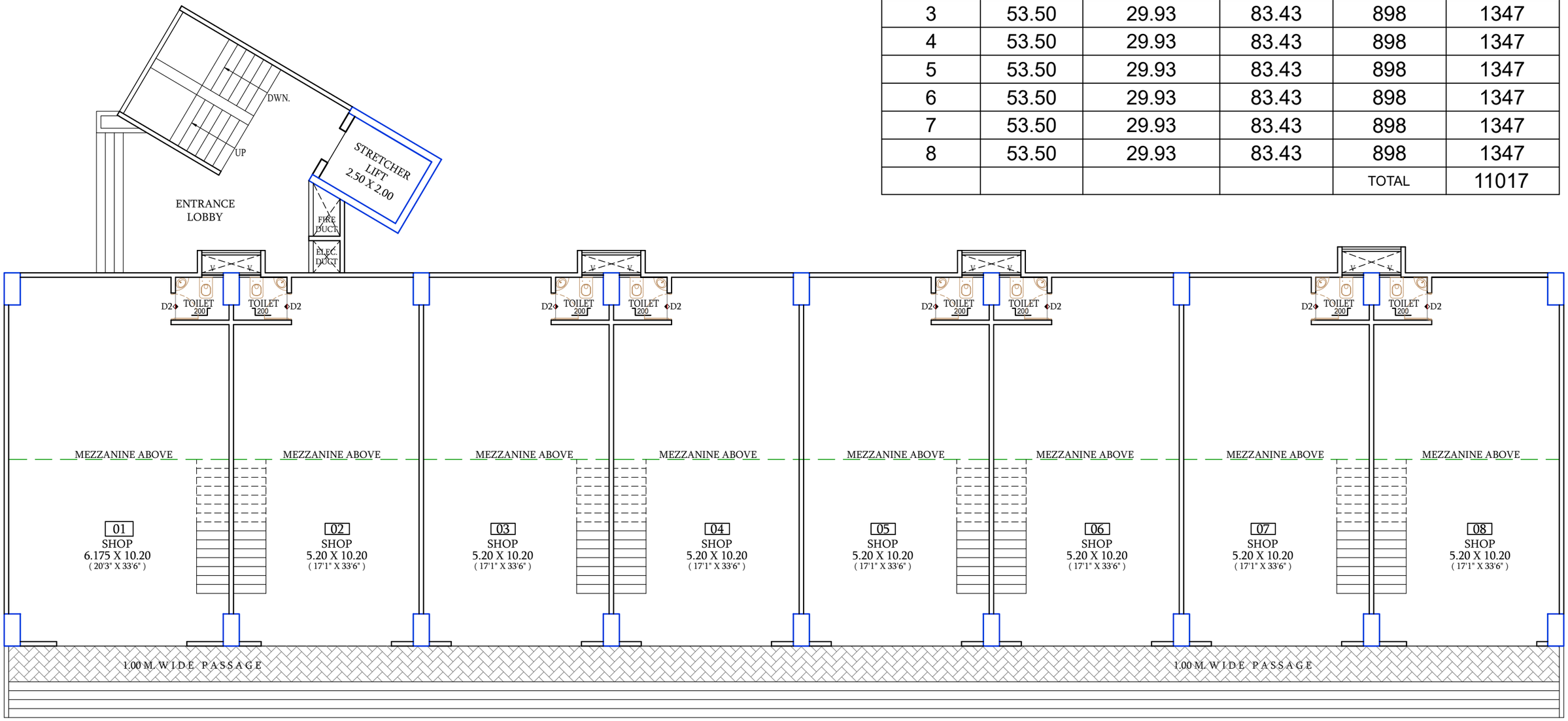
Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH
N

DESIGN ARCHITECT:
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

WING A

GROUND+MEZZANINE FLOOR SALEABLE STATEMENT					
SHOP NO.	CARPET AREA		TOTAL CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)	SALEABLE (50%)
	GROUND FLOOR	MEZZANINE FLOOR			
1	63.44	34.91	98.35	1059	1588
2	53.50	29.93	83.43	898	1347
3	53.50	29.93	83.43	898	1347
4	53.50	29.93	83.43	898	1347
5	53.50	29.93	83.43	898	1347
6	53.50	29.93	83.43	898	1347
7	53.50	29.93	83.43	898	1347
8	53.50	29.93	83.43	898	1347
				TOTAL	11017



GROUND FLOOR PLAN

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- *Mr. Pankaj Vohra*

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH

N

DESIGN ARCHITECT:

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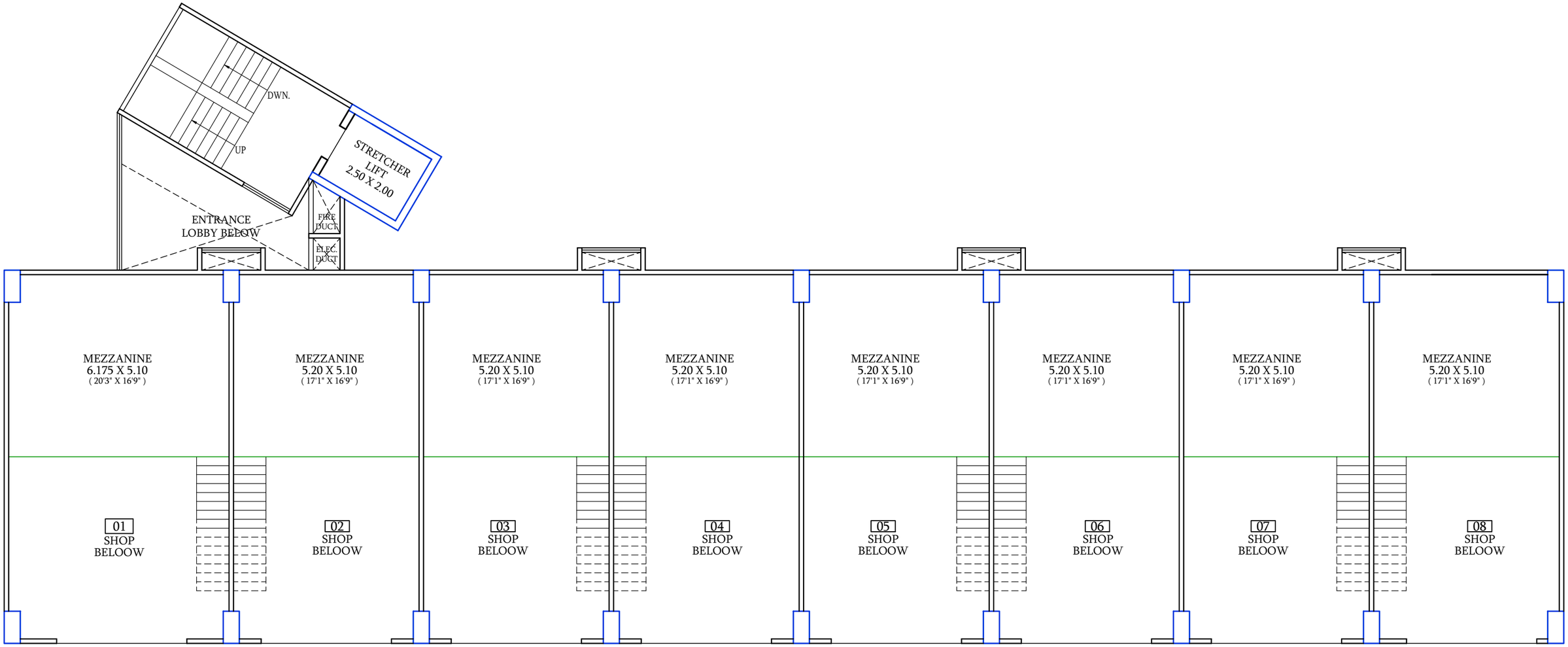
CONTACT NO:- 7757043086 , 7757043087

WING A



MEZZANINE FLOOR PLAN

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- ***Mr. Pankaj Vohra***

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH

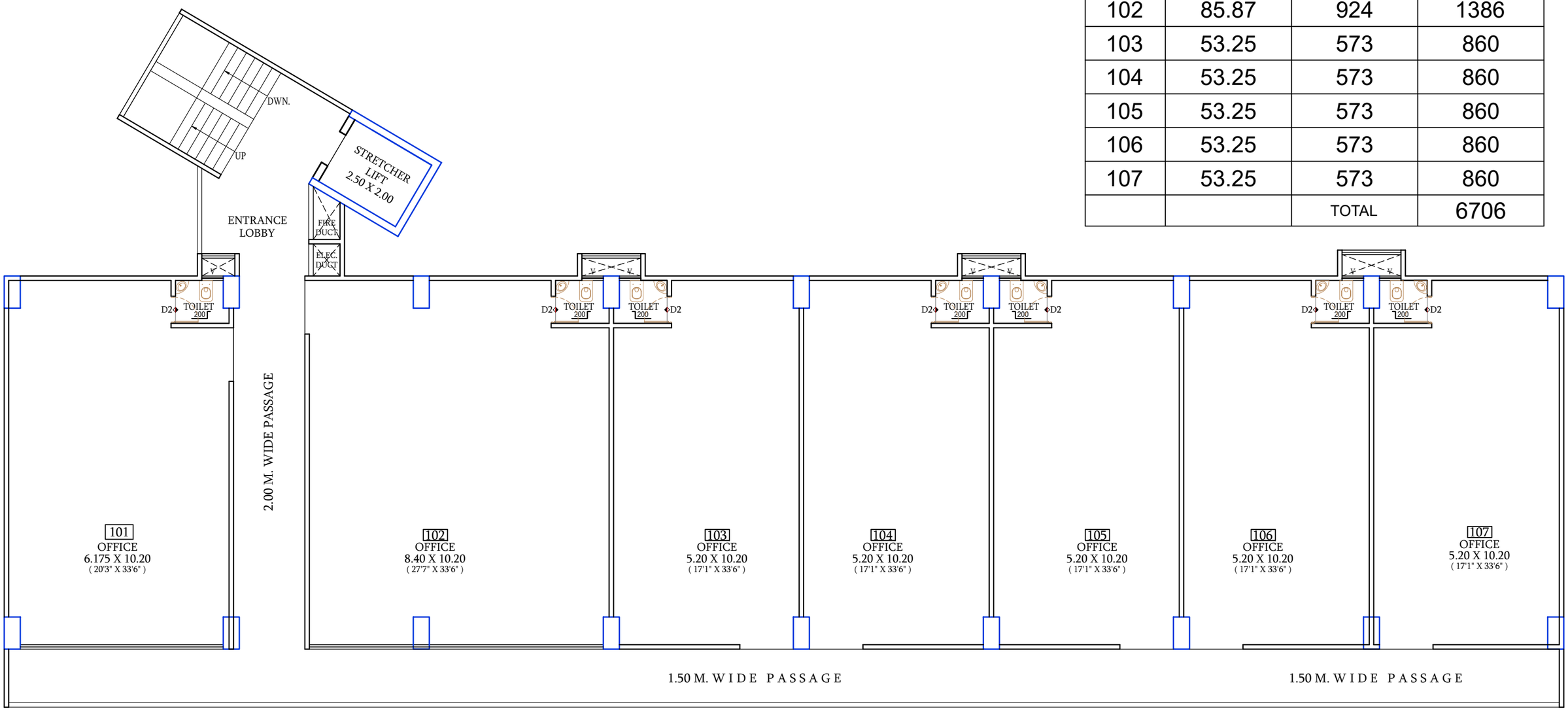
N

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

WING A

1ST & 2ND FLOOR COMMERCIAL SALEABLE STATEMENT			
SHOP NO.	CARPET AREA (SQ.M.)	CARPET AREA (SQ.FT.)	SALEABLE SQ.FT. (50%)
101	63.17	680	1020
102	85.87	924	1386
103	53.25	573	860
104	53.25	573	860
105	53.25	573	860
106	53.25	573	860
107	53.25	573	860
		TOTAL	6706



1st & 2nd FLOOR PLAN

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- ***Mr. Pankaj Vohra***

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

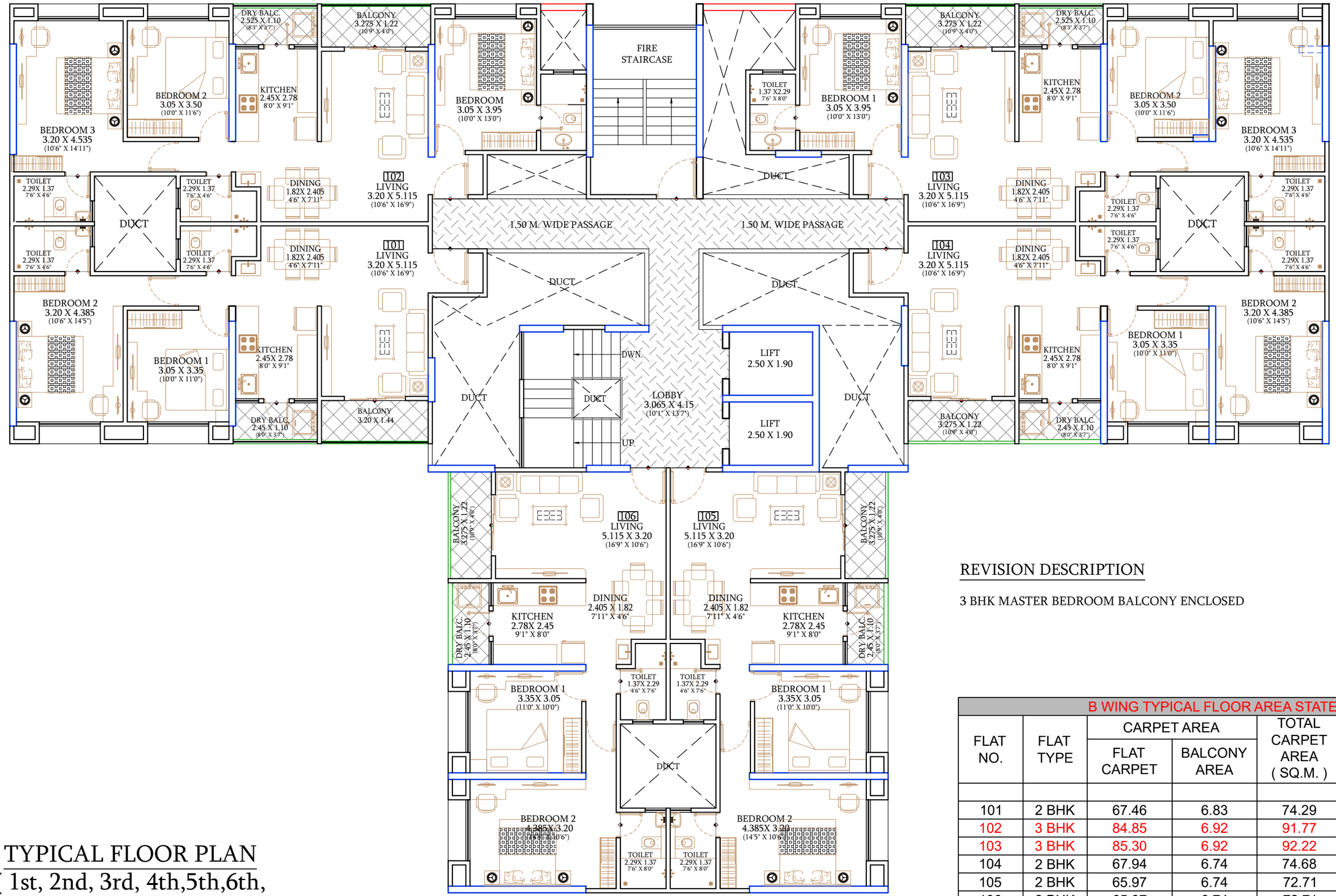
NORTH

N

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

WING B



REVISION DESCRIPTION

3 BHK MASTER BEDROOM BALCONY ENCLOSED

TYPICAL FLOOR PLAN
(1st, 2nd, 3rd, 4th,5th,6th, 8th, 9th & 11thFloor)

B WING TYPICAL FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (35%)
		FLAT CARPET	BALCONY AREA			
101	2 BHK	67.46	6.83	74.29	800	1080
102	3 BHK	84.85	6.92	91.77	988	1334
103	3 BHK	85.30	6.92	92.22	993	1340
104	2 BHK	67.94	6.74	74.68	804	1085
105	2 BHK	65.97	6.74	72.71	783	1057
106	2 BHK	65.97	6.74	72.71	783	1057
					TOTAL	6953

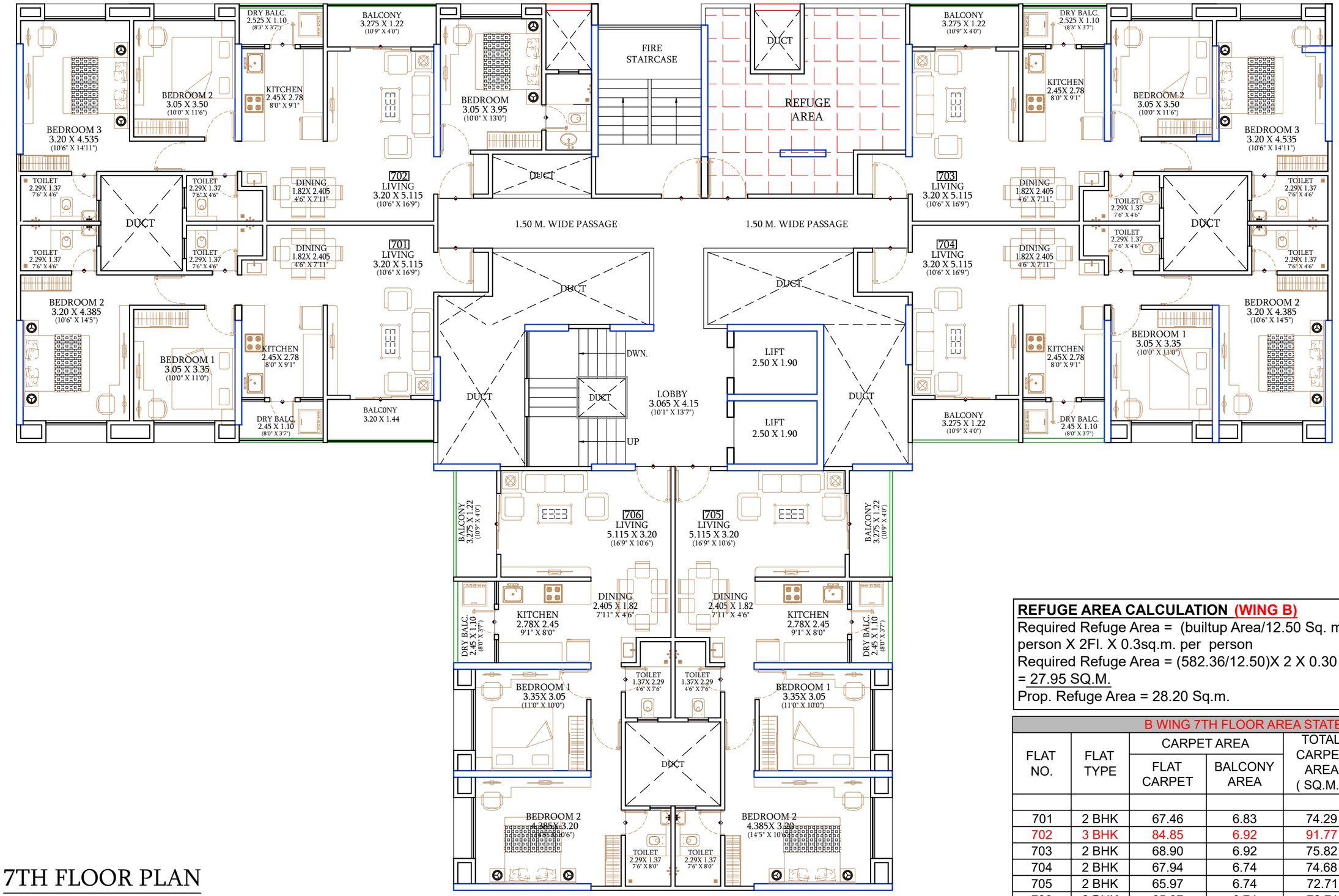
PROPOSED BUILDING ON S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- *Mr. Pankaj Vohra*

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH

DESIGN ARCHITECT:
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

WING B



7TH FLOOR PLAN
(REFUGE Floor)

REFUGE AREA CALCULATION (WING B)
Required Refuge Area = (builtup Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Required Refuge Area = (582.36/12.50)X 2 X 0.30 Sq.m. = 27.95 SQ.M.
Prop. Refuge Area = 28.20 Sq.m.

B WING 7TH FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (35%)
		FLAT CARPET	BALCONY AREA			
701	2 BHK	67.46	6.83	74.29	800	1080
702	3 BHK	84.85	6.92	91.77	988	1334
703	2 BHK	68.90	6.92	75.82	816	1102
704	2 BHK	67.94	6.74	74.68	804	1085
705	2 BHK	65.97	6.74	72.71	783	1057
706	2 BHK	65.97	6.74	72.71	783	1057
					TOTAL	6725

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- *Mr. Pankaj Vohra*

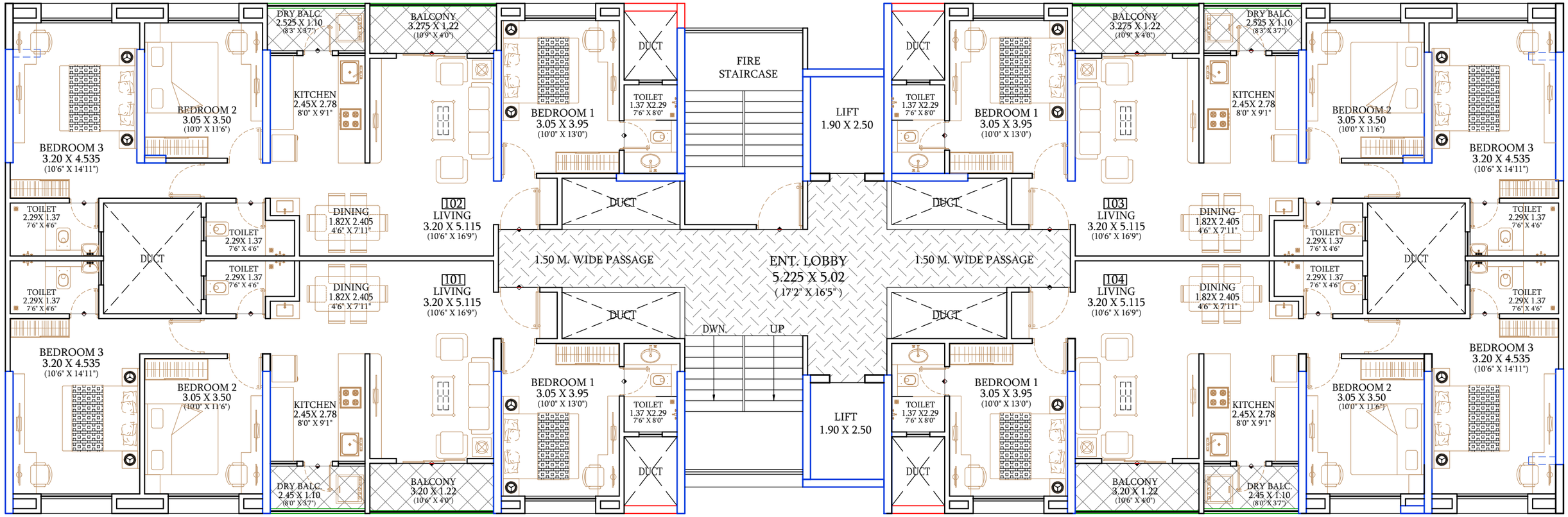
Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

WING C



REVISION DESCRIPTION

3 BHK MASTER BEDROOM BALCONY ENCLOSED

TYPICAL FLOOR PLAN
(1st, 2nd, 3rd, 4th,5th,6th,
8th, 9th & 11thFloor)

C WING TYPICAL FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (35%)
		FLAT CARPET	BALCONY AREA			
101	3 BHK	85.42	6.92	92.34	994	1342
102	3 BHK	85.30	6.92	92.22	993	1340
103	3 BHK	85.30	6.92	92.22	993	1340
104	3 BHK	85.42	6.92	92.34	994	1342
					TOTAL	5364

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- ***Mr. Pankaj Vohra***

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH

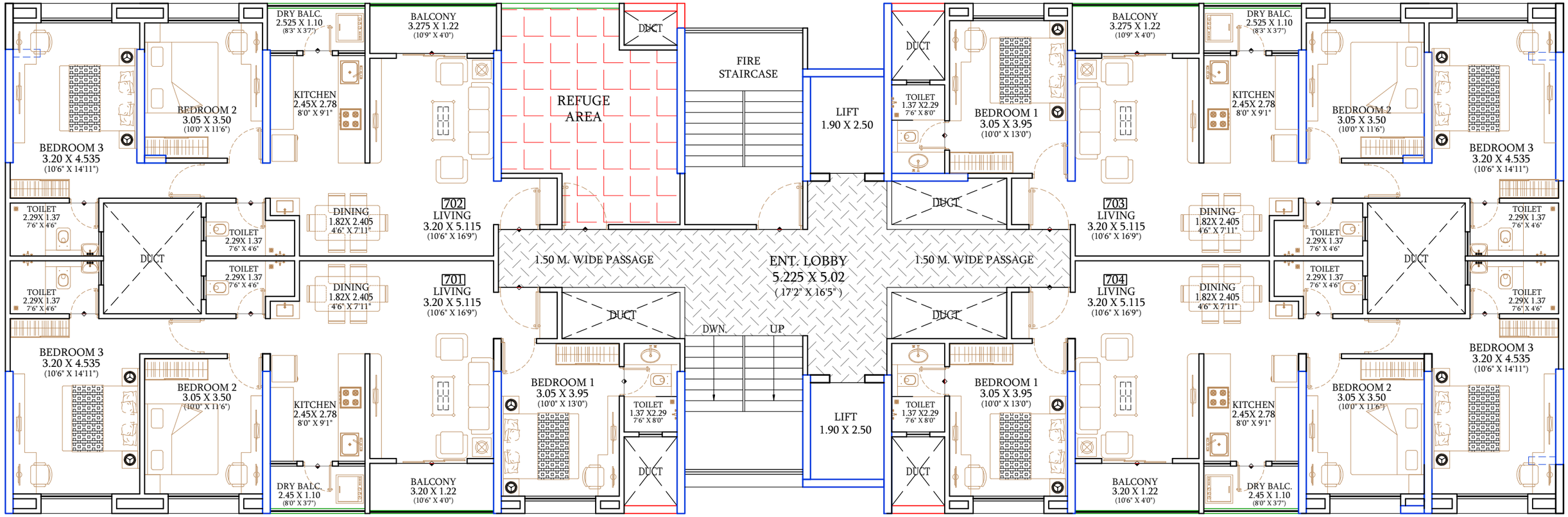
N

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

WING C



7TH FLOOR PLAN
(REFUGE Floor)

REFUGE AREA CALCULATION (WING C)
Required Refuge Area = (builtup Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Required Refuge Area = (462.89/12.50)X 2 X 0.30 Sq.m. = 22.22 SQ.M.
Prop. Refuge Area = 22.00 Sq.m.

C WING 7th FLOOR AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (35%)
		FLAT CARPET	BALCONY AREA			
701	3 BHK	85.42	6.92	92.34	994	1342
702	2 BHK	68.90	6.92	75.82	816	1102
703	3 BHK	85.30	6.92	92.22	993	1340
704	3 BHK	85.42	6.92	92.34	994	1342
					TOTAL	5126

PROPOSED BUILDING ON
S. NO.10(P), AT MOHAMMEDWADI,PUNE.
FOR:- ***Mr. Pankaj Vohra***

Dealt BY :	OPTION NO.	DATE :
ar.omar	06	09-01-2024
REMARKS		

NORTH

DESIGN ARCHITECT:
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087