

Concept report for Palm spring under TOD in sector-54, Golf course road, Gurgaon



Presented by :

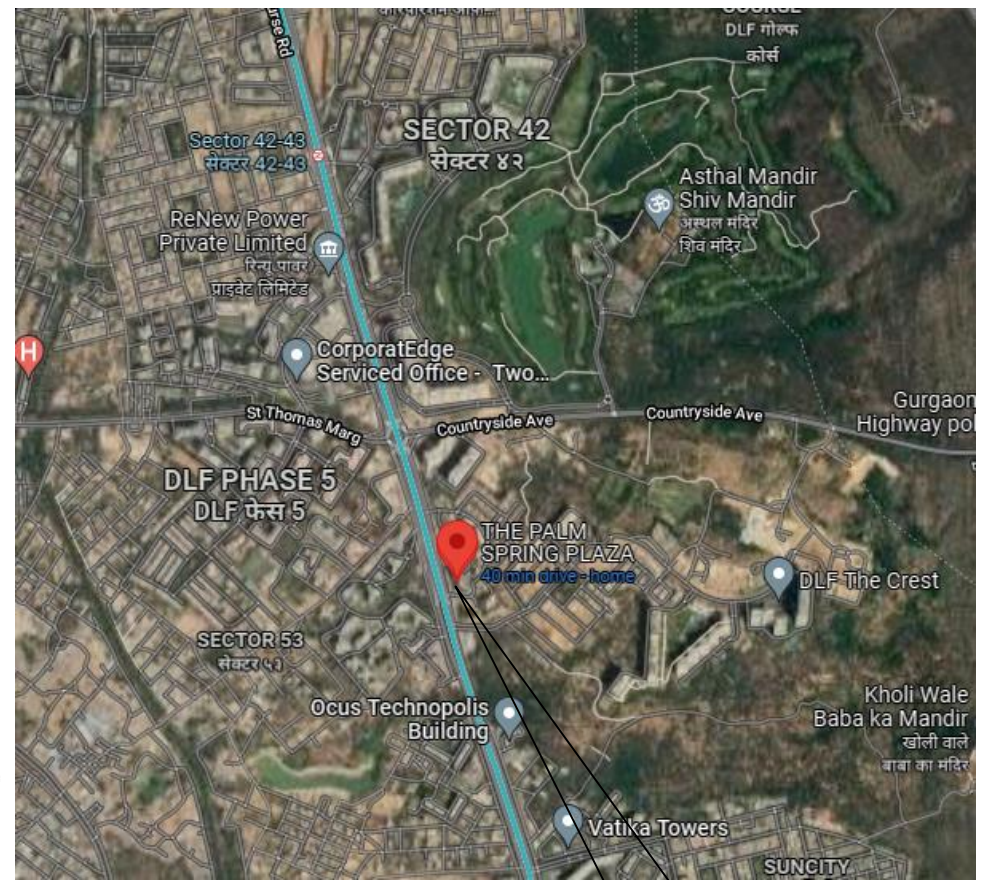
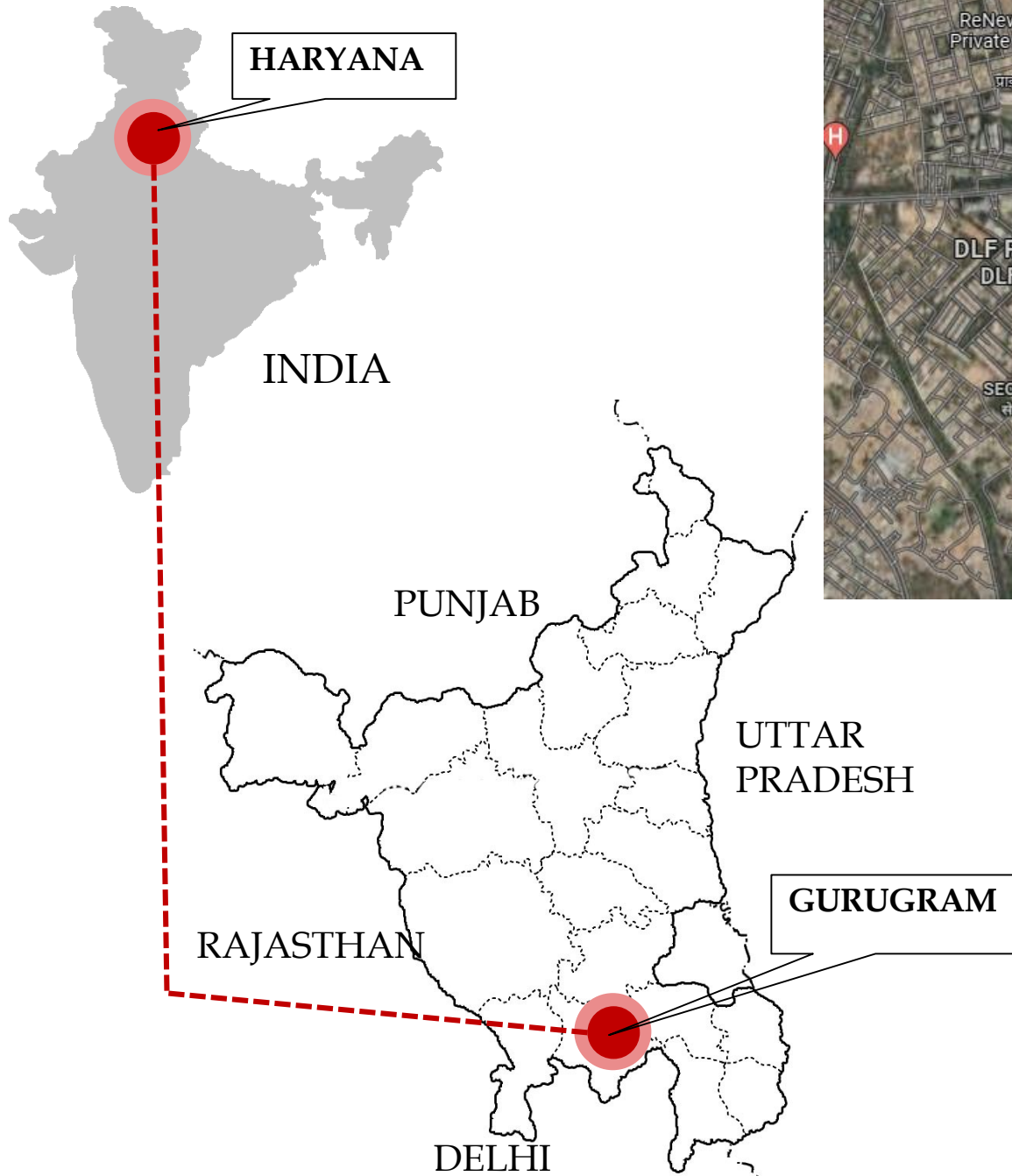
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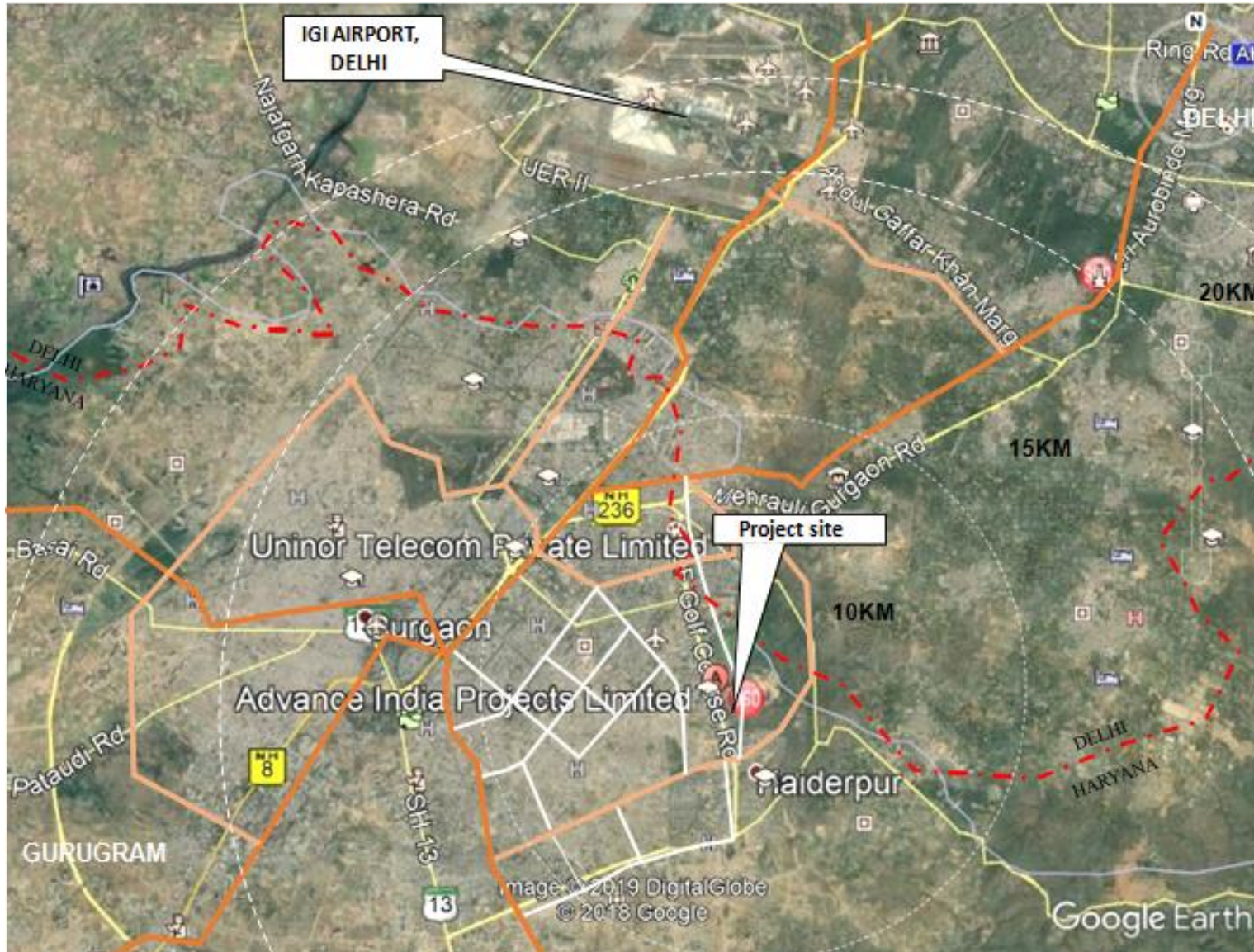
SITE AND CONTEXT STUDY

LOCATION



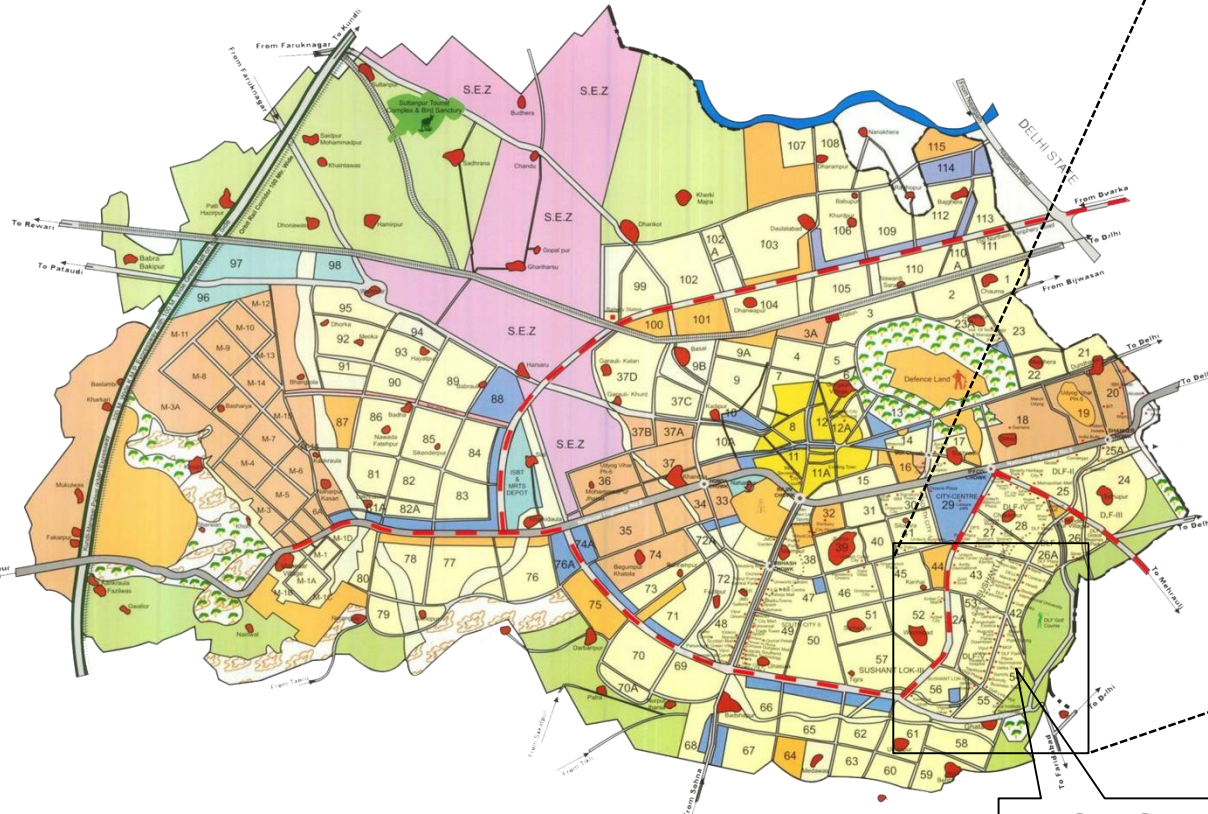
PROJECT SITE

MARCO CONTEXT



- NATIONAL HIGHWAY
- PRIMARY ROAD
- SECONDARY ROAD

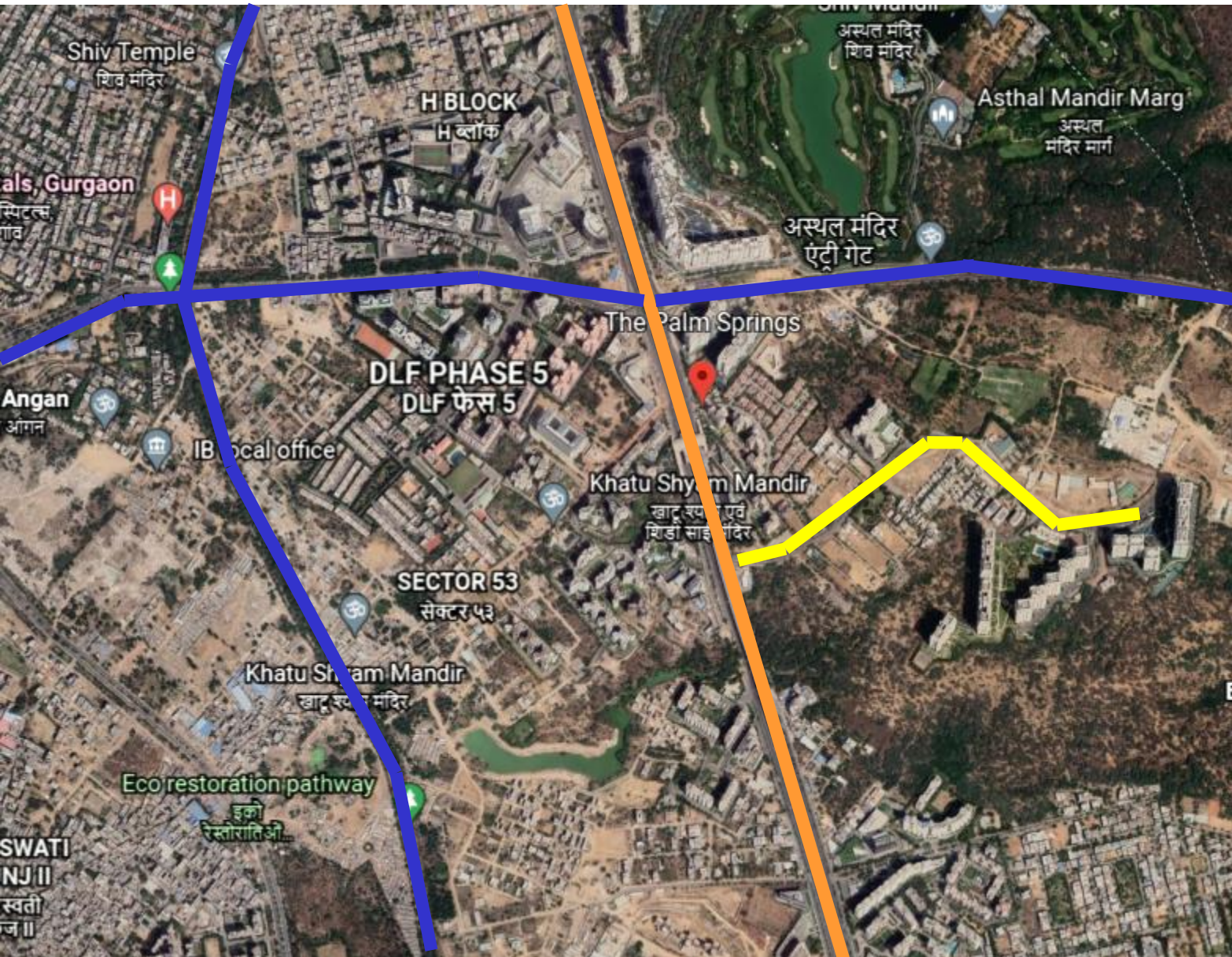
GURUGRAM MASTERPLAN 2031



PROJECT SITE

- RESIDENTIAL
- EXISTING TOWN
- SEZ
- GREEN LAND
- COMMERCIAL
- INDUSTRIAL

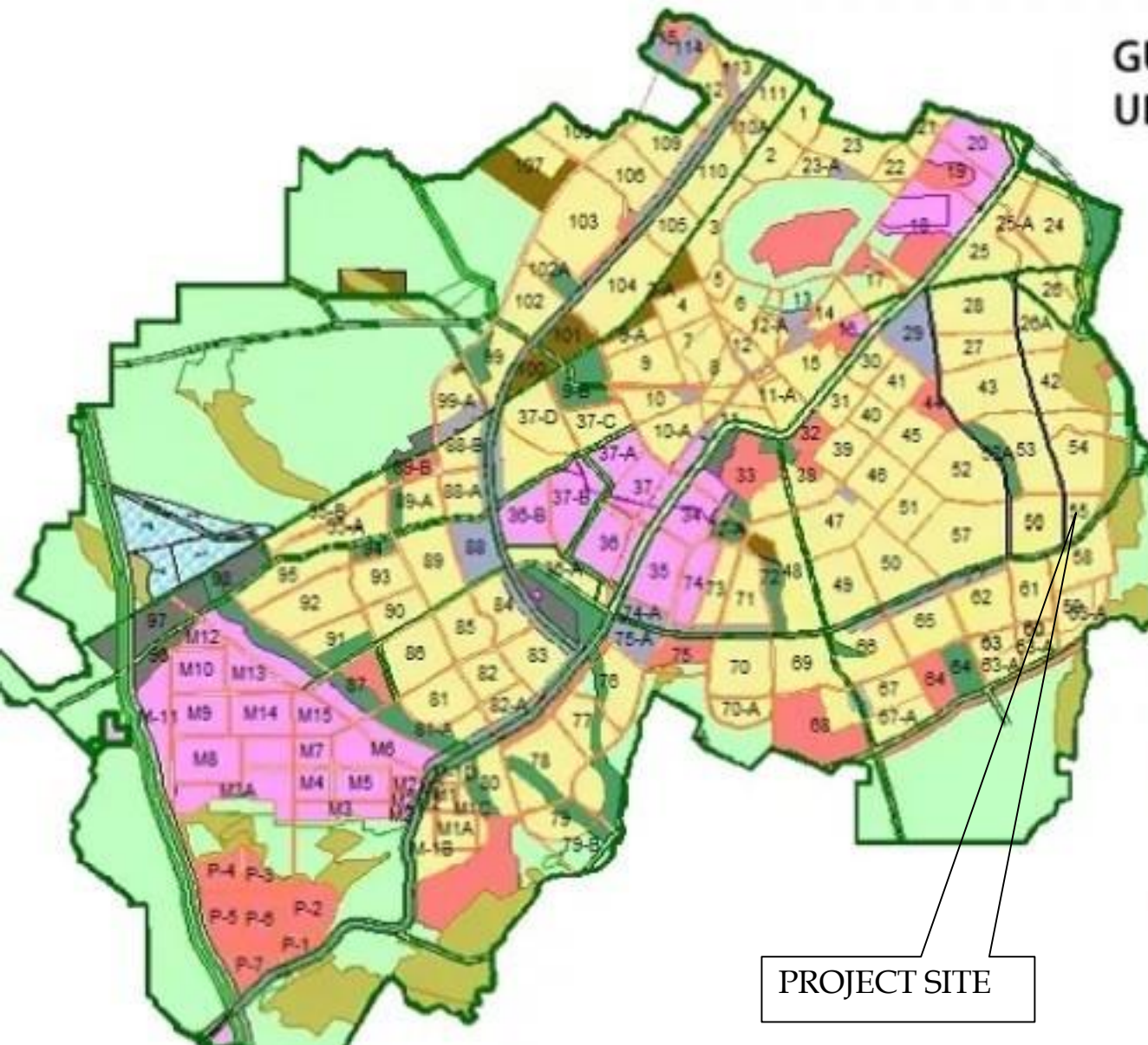
ROAD NETWORK



-  PRIMARY ROAD+ METRO
-  SECONDARY ROAD
-  TERTIARY ROAD

CONTEXT FUNCTIONAL ZONING

GURGAON - MANESAR URBAN COMPLEX - 2031 AD

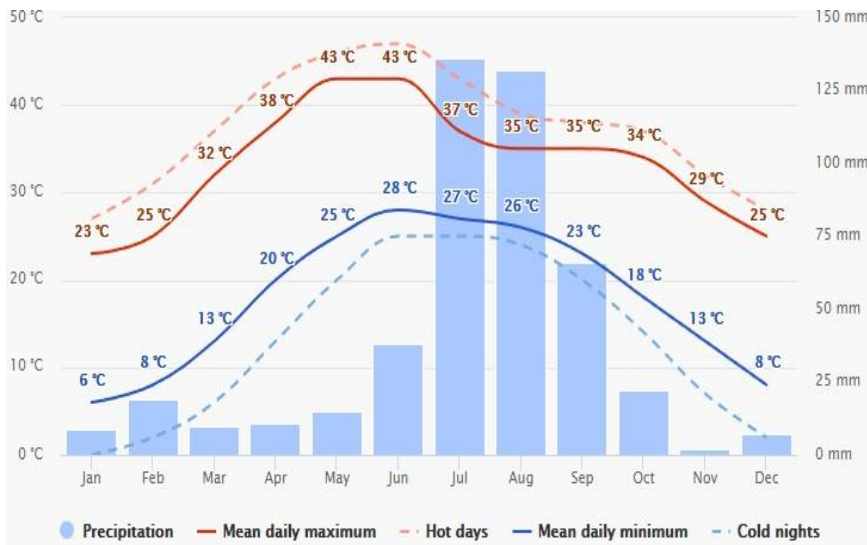


LEGEND

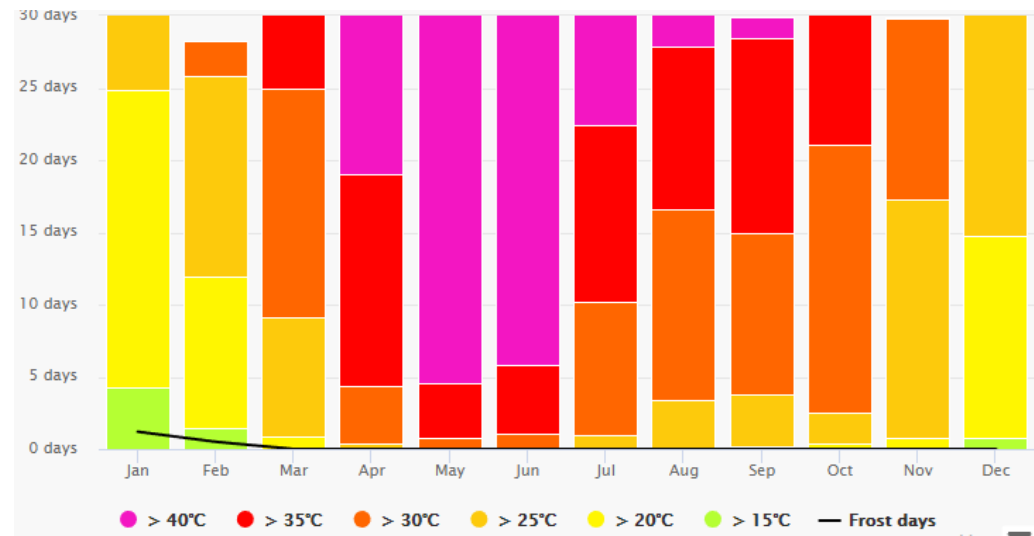
- 100 Residential
- 200 Commercial
- 300 Industrial
- 400 Transport & Communication
- 500 Public Utility
- 600 Public & Semi Public Use
- 700 Open Space
- 800 Agriculture Zone
- 900 Special Zone
- 1000 NCZ
- MRTS Corridor
- Sector Boundary
- Road
- Green Belt
- HUBS
- Development Plan Boundary

PROJECT SITE

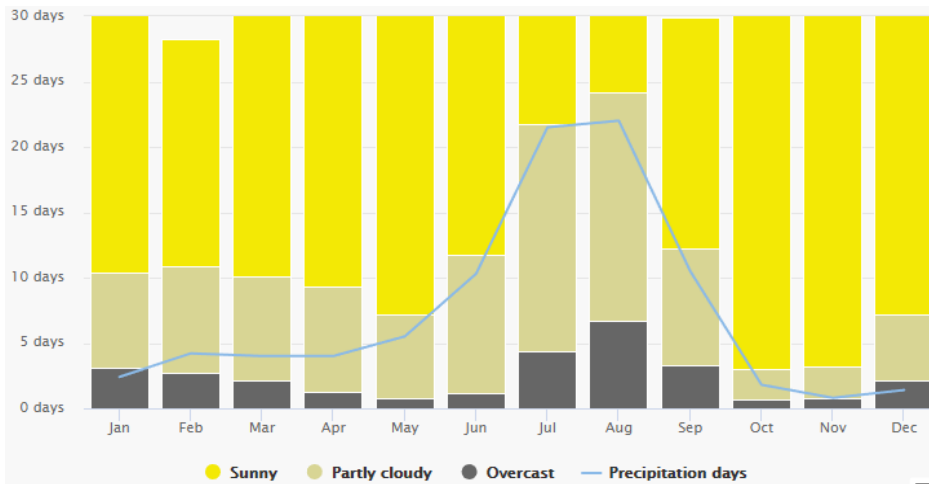
CLIMATE ANALYSIS



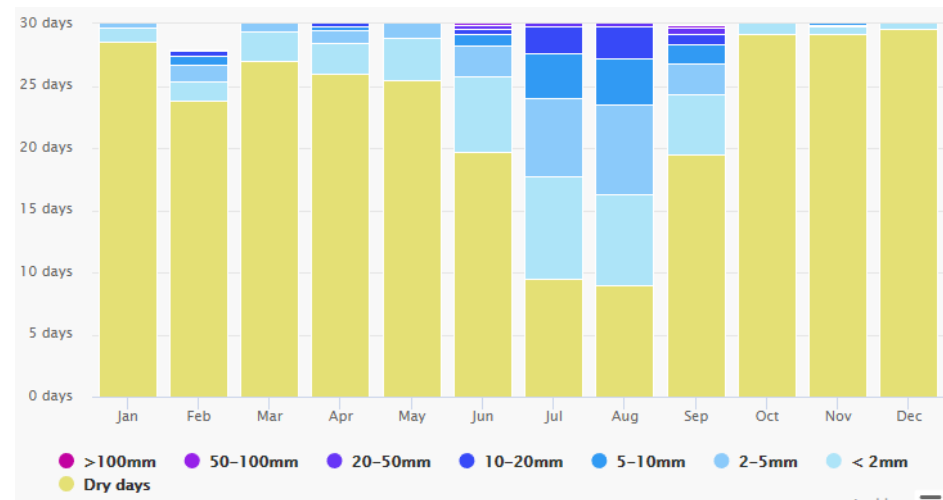
AVERAGE TEMPERATURE & PRECIPITATION



MAXIMUM TEMPERATURE

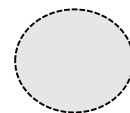


CLOUDY SUNNY & PRECIPITATION DAYS



PRECIPITATION AMOUNT

POTENTIAL VIEWS

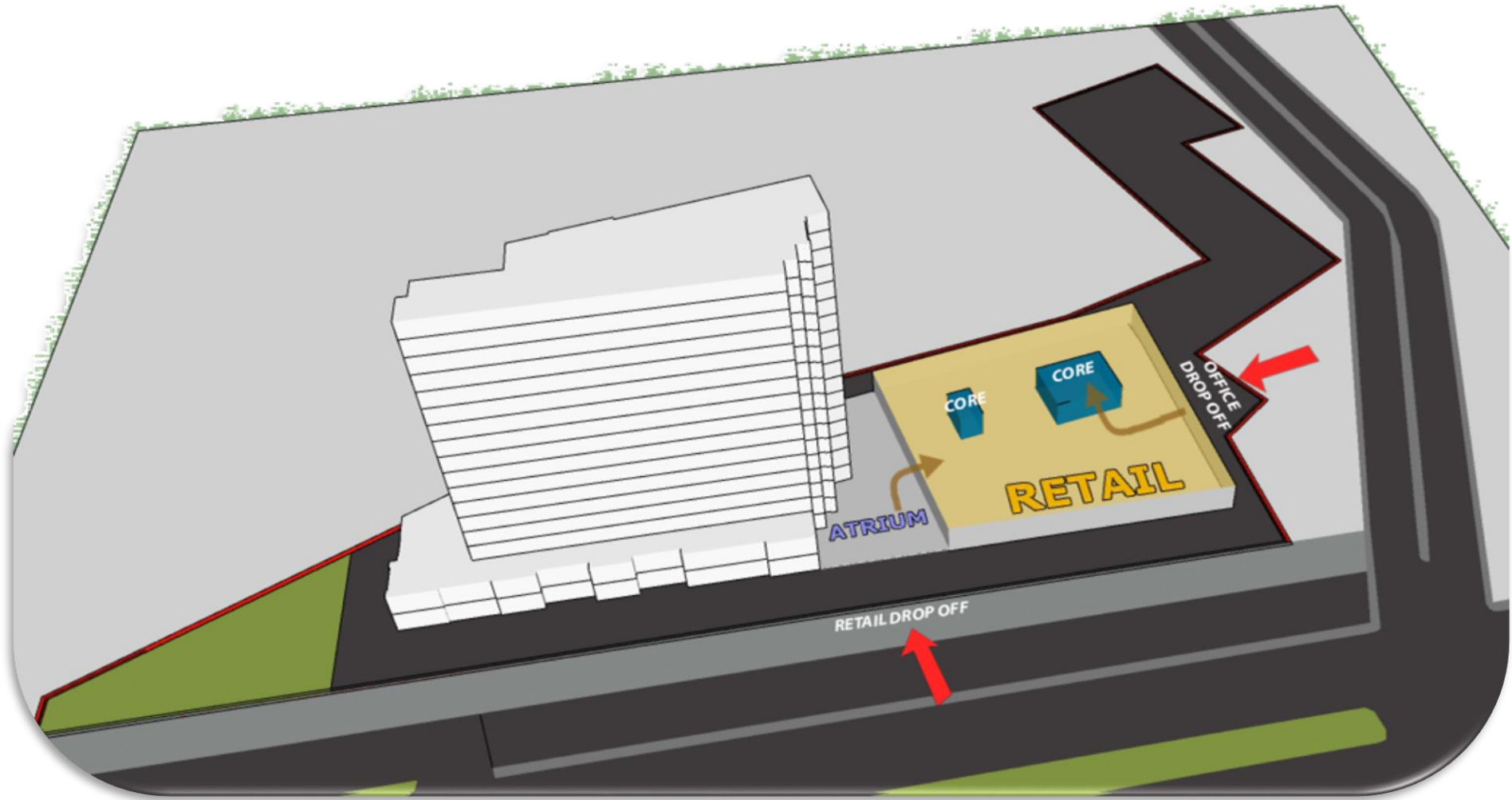


POTENTIAL VIEWS



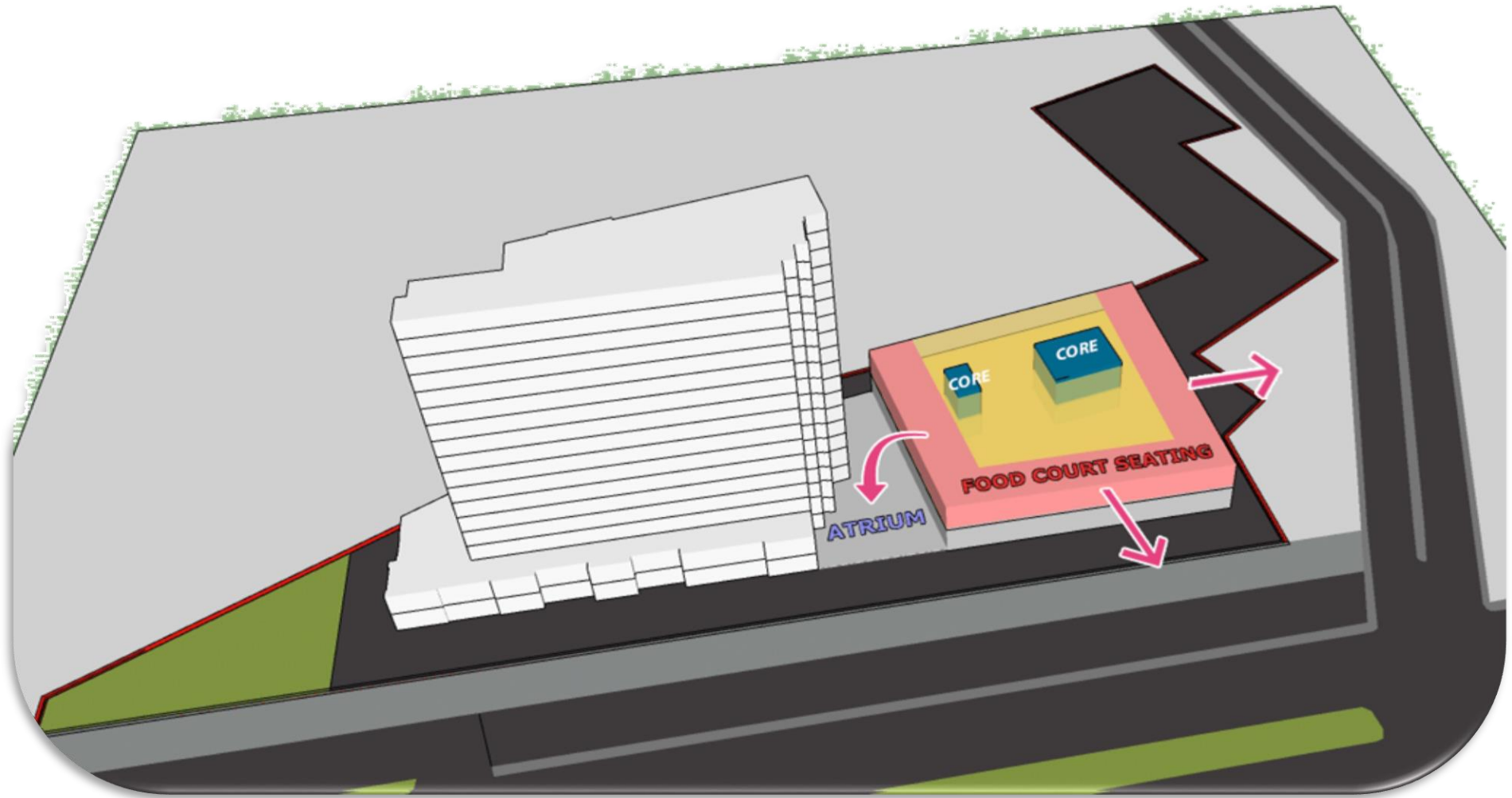
CONCEPT

CONCEPT



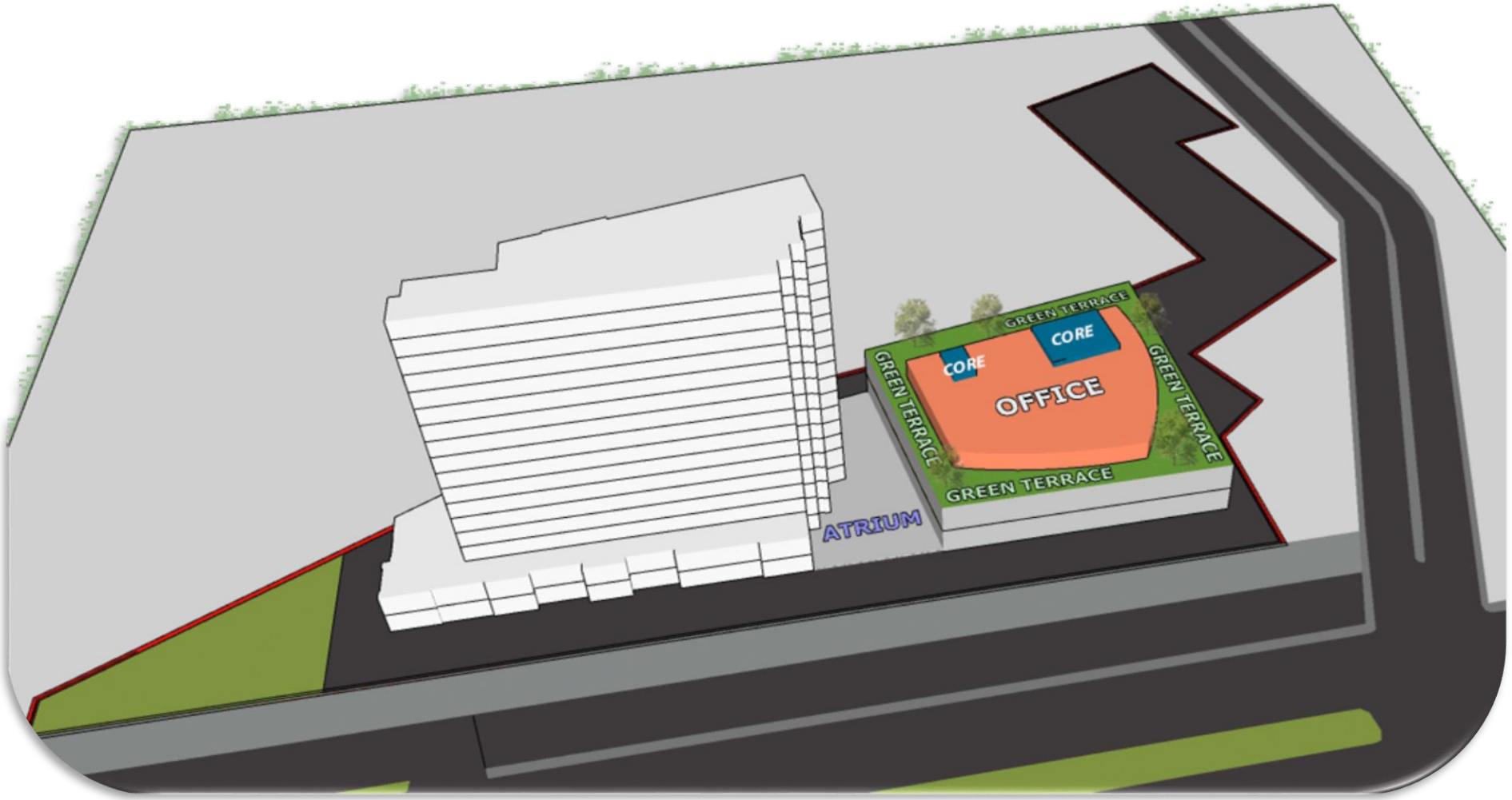
- **Ground floor** is all retail with two entry points – one from the atrium for retail and other for office lobby.

CONCEPT



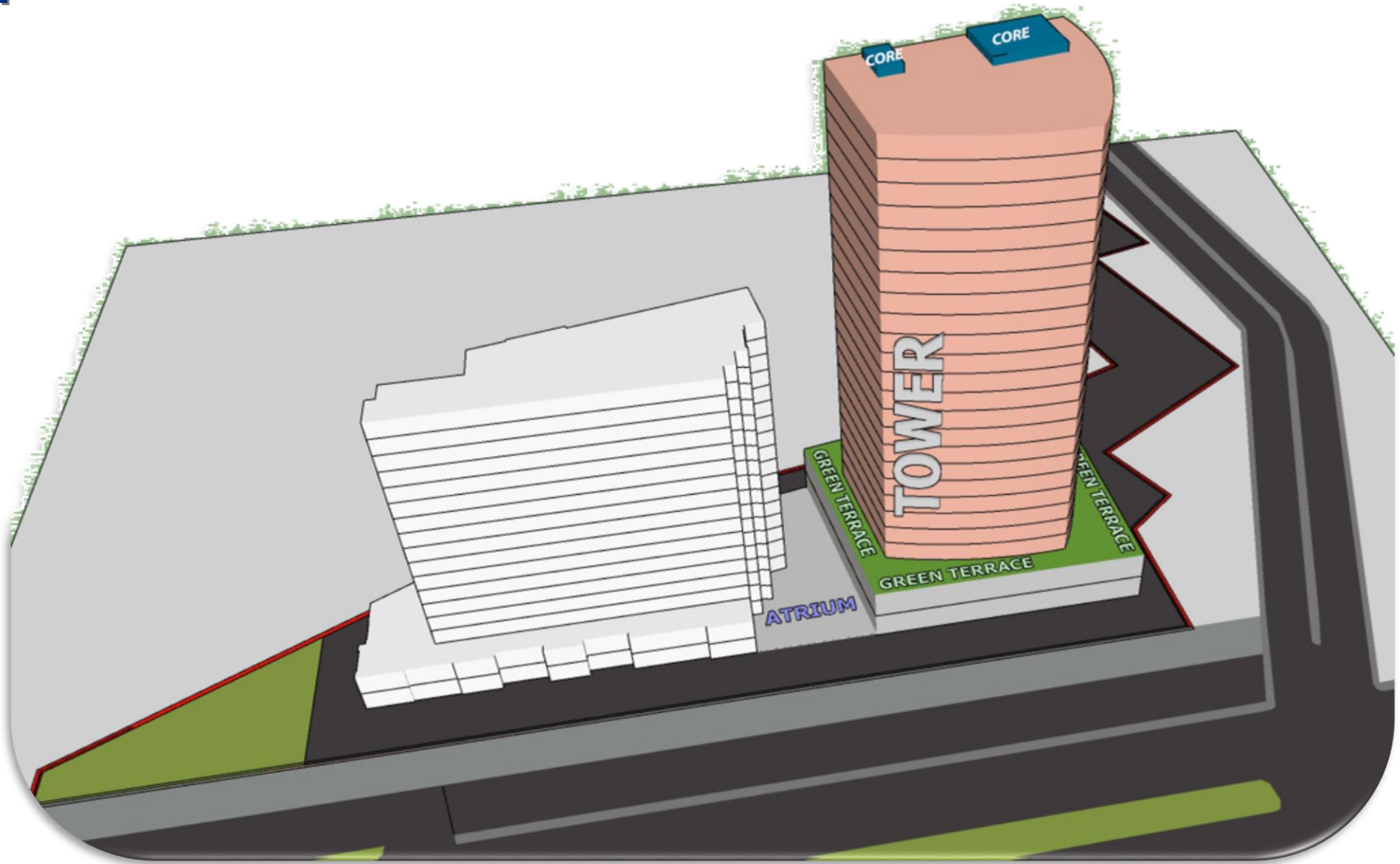
- **First floor** is food court with seating aligned towards the facades in order to provide better view towards the main road and atrium.

CONCEPT



- **Second floor** office gets spillover space with green terrace garden on all 4 sides.

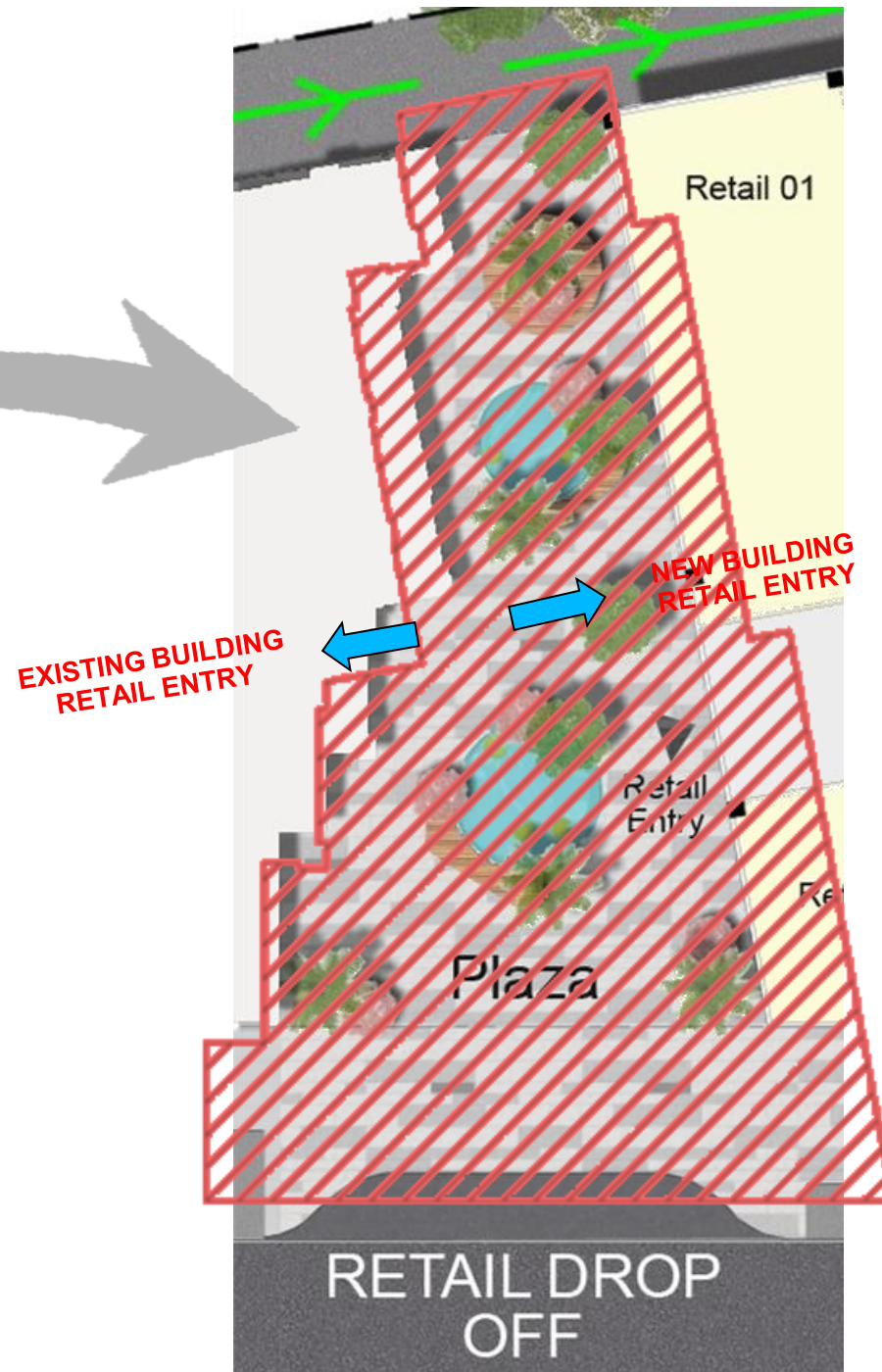
CONCEPT



- **Tower floor** sits on top of retail and food court overlooking the Gold course road. Core is aligned on the back side facing housing hence to provide clear view at front.

COMMON PLAZA / ATRIUM

Common entry plaza
will be covered with
glass canopy



REFERENCE IMAGES- ATRIUM CANOPY



REFERENCE IMAGES- ATRIUM CANOPY



REFERENCE IMAGES- ATRIUM CANOPY













DESIGN

SITE PLAN



GROUND FLOOR PLAN

LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	



FIRST FLOOR PLAN













LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	

SECOND FLOOR PLAN



LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	









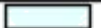

TYPICAL 3RD TO 21ST FLOOR PLAN

LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	







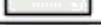





REFUGE OPTION-01

TYPICAL 3RD TO 21ST FLOOR PLAN (REFUGE I)

LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	













TYPICAL 3RD TO 21ST FLOOR PLAN (REFUGE 2)

LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	



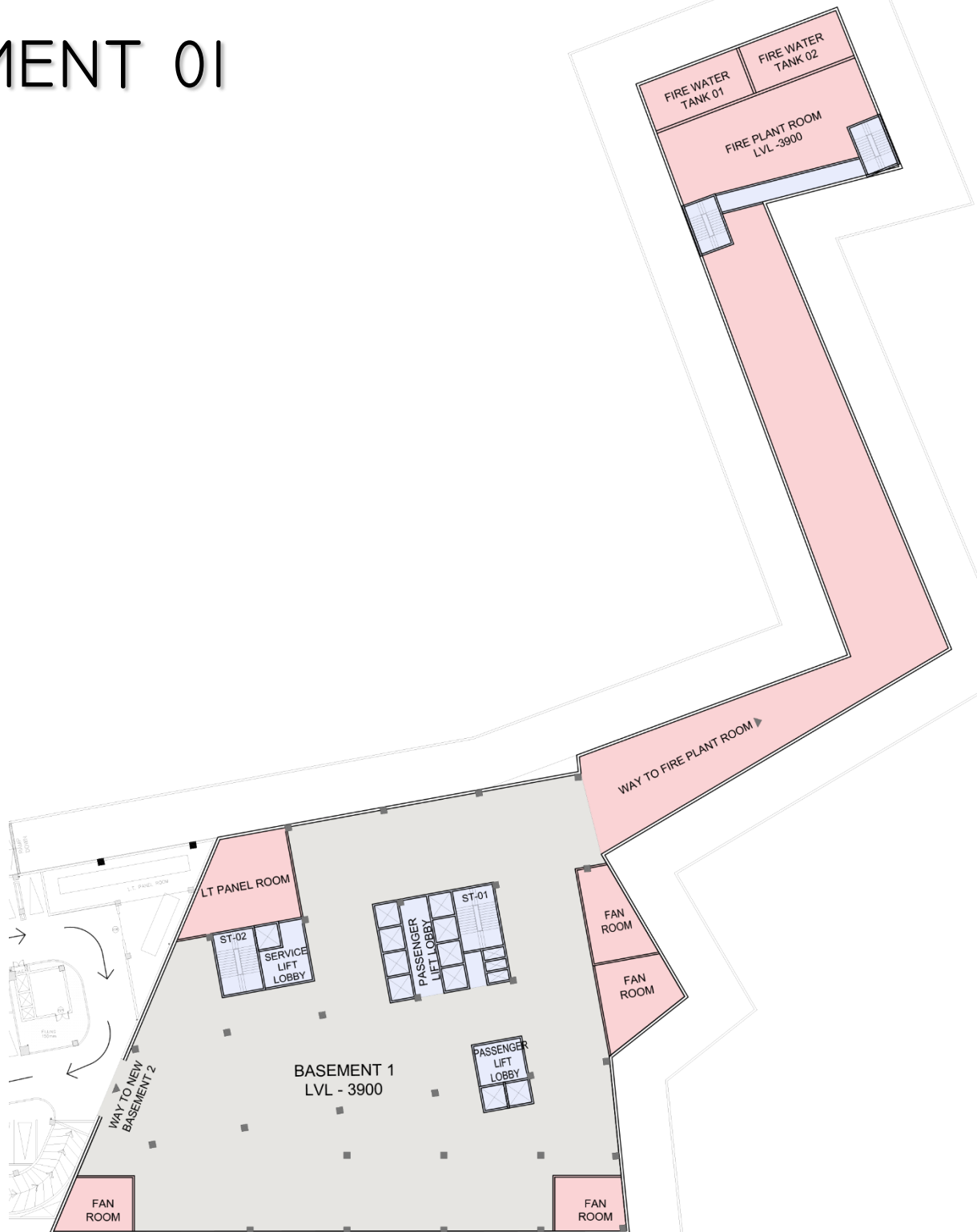
REFUGE OPTION-02











TYPICAL 3RD TO 21ST FLOOR PLAN (REFUGE TYPICAL)

LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	



BASEMENT 01



LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	

BASEMENT 02













LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	

BASEMENT 03



LEGEND	
FUNCTIONS	
RETAIL	[Yellow Box]
STAIRCASE/ LIFT LOBBY	[Light Blue Box]
DOUBLE HEIGHT SPACES	[Light Green Box]
TOILET/SERVICES	[Pink Box]
LOBBY	[Light Grey Box]
FOOD COURT	[Orange Box]
OFFICE	[Purple Box]
SEATING	[Yellow Box]
TERRACE	[Light Cyan Box]
BOH	[Purple Box]

BASEMENT 04

LEGEND	
FUNCTIONS	
RETAIL	
STAIRCASE/ LIFT LOBBY	
DOUBLE HEIGHT SPACES	
TOILET/SERVICES	
LOBBY	
FOOD COURT	
OFFICE	
SEATING	
TERRACE	
BOH	



AREA STATEMENT

AREA PROGRAMME / PROGRAMME ANALYSIS				
	%	sqm.	sqm.	sqm.
		(with full site)	(existing site areas)	(to be achieved)
Plot area		12897.310		
Permissible Ground coverage	60	7738.386	2529.873	5208.513
Permissible FAR	350	45140.585	22542.052	22598.533
Permissible FAR + GRIHA (@15%)	365	47075.182		
(with ½ site GRIHA)	357.5	46107.883		26306.510
Proposed FAR				25787.0679
PARKING CALCULATION				
Proposed carpet area			19303.121	
Required Car park (1ECS@ 50sqm.)			386	
Existing Car park on surface to be removed			111	
Total car park required			497	
Proposed Car park in Basement 1 (1ECS@ 32sqm.)			63	
Proposed Car park in Basement 2,3,4 (1ECS@ 32sqm.)			200	
Total Proposed Car park in 4 Basements			263	
Proposed Car park in 12 floor high multi level car park (ht. 20450mm)			136	
Proposed surface car park			98	
Total car park proposed			497	

AREA STATEMENT

FAR AREAS FLOOR WISE				
FLOORS	Area at each floor (in sqm.)	No. of floors	FAR area (in sqm.)	Heights (in m.)
Plinth				0.45
Ground floor (Retail)	2469.898	-	2469.898	6
First floor (Food court)	2175.389	1	2175.389	6
2 nd to 21st floor (Office)	1074.675	20	21493.5	4.2
TOTAL		21	25787.068	96.45
CARPET AREAS FLOOR WISE				
FLOORS	Area at each floor (in sqm.)	No. of floors	Carpet area (in sqm.)	Heights (in m.)
Plinth				0.45
Ground floor (Retail)	1532.873	-	1532.873	6
First floor (Food court)	1820.367	1	1820.367	6
2 nd to 21st floor (Office)	815.08	20	16301.6	4.2
TOTAL		21	19303.121	96.45
REQUIRED REFUGE AREA CALCULATION				
Covered area of 5 th and 6 th floor				2314.794
Occupancy of 5 th and 6 th floor @ 10sq.m. /per person				231.479
Required Refuge area = @0.3sq.m./Person of 5 th and 6 th floor population				69.444
Additional area of 0.9sq.m. per 200 persons for wheel chairs				0.900
Total required refuge area on 5 th floor				70.344
Total required refuge area on 5th , 9th , 12th , 16th , 20th floor				351.719

3D VIEW OPTION -01



3D VIEW
OPTION -01



3D VIEW



3D VIEW



3D VIEW



3D VIEW
OPTION -02



THANK YOU

PRESENTED BY: