

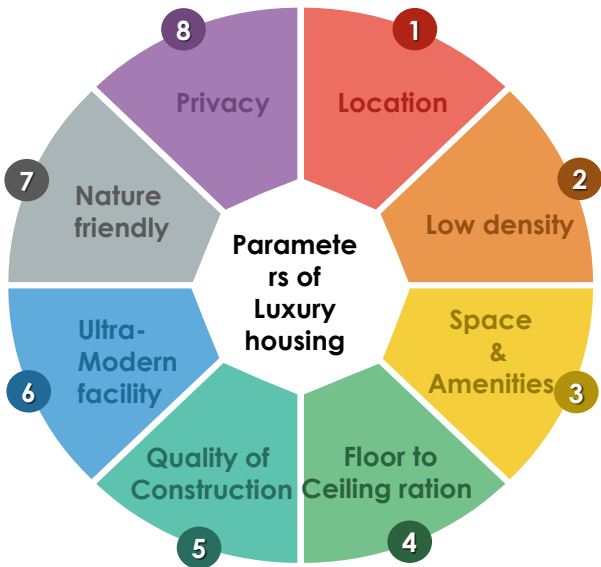
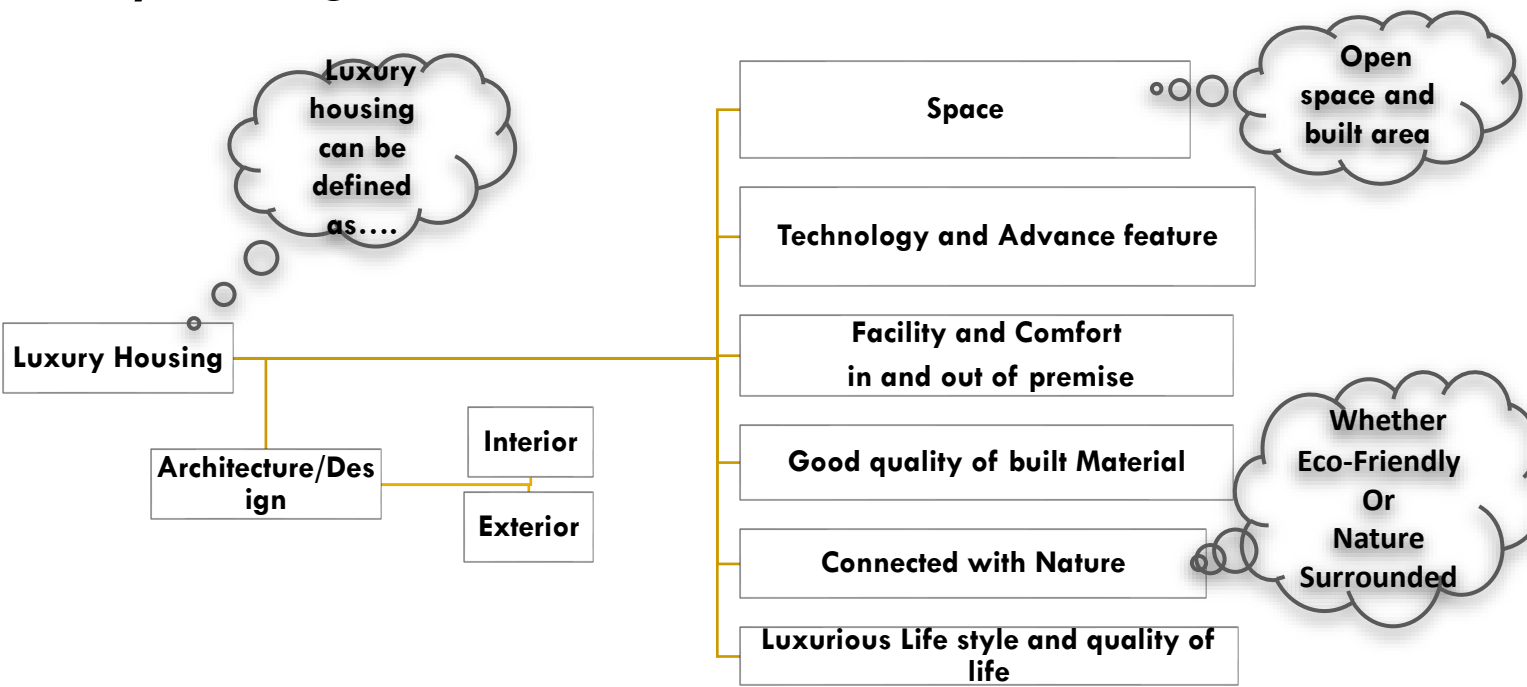
LUXURY

HOUSING CHARACTERSTICS

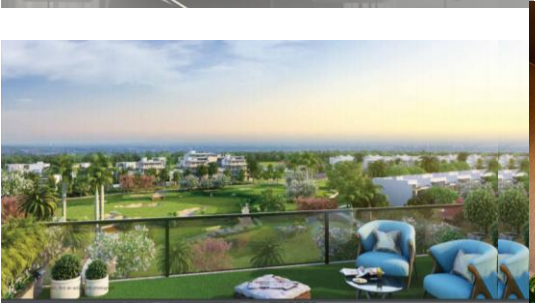
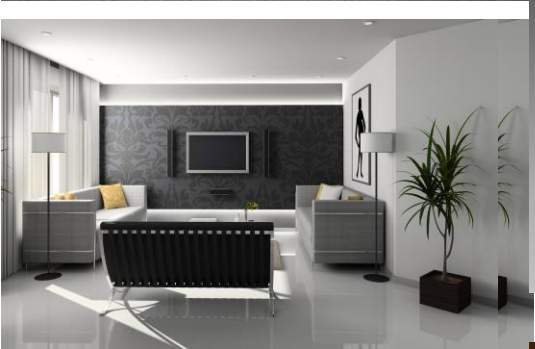
&

APPROACH

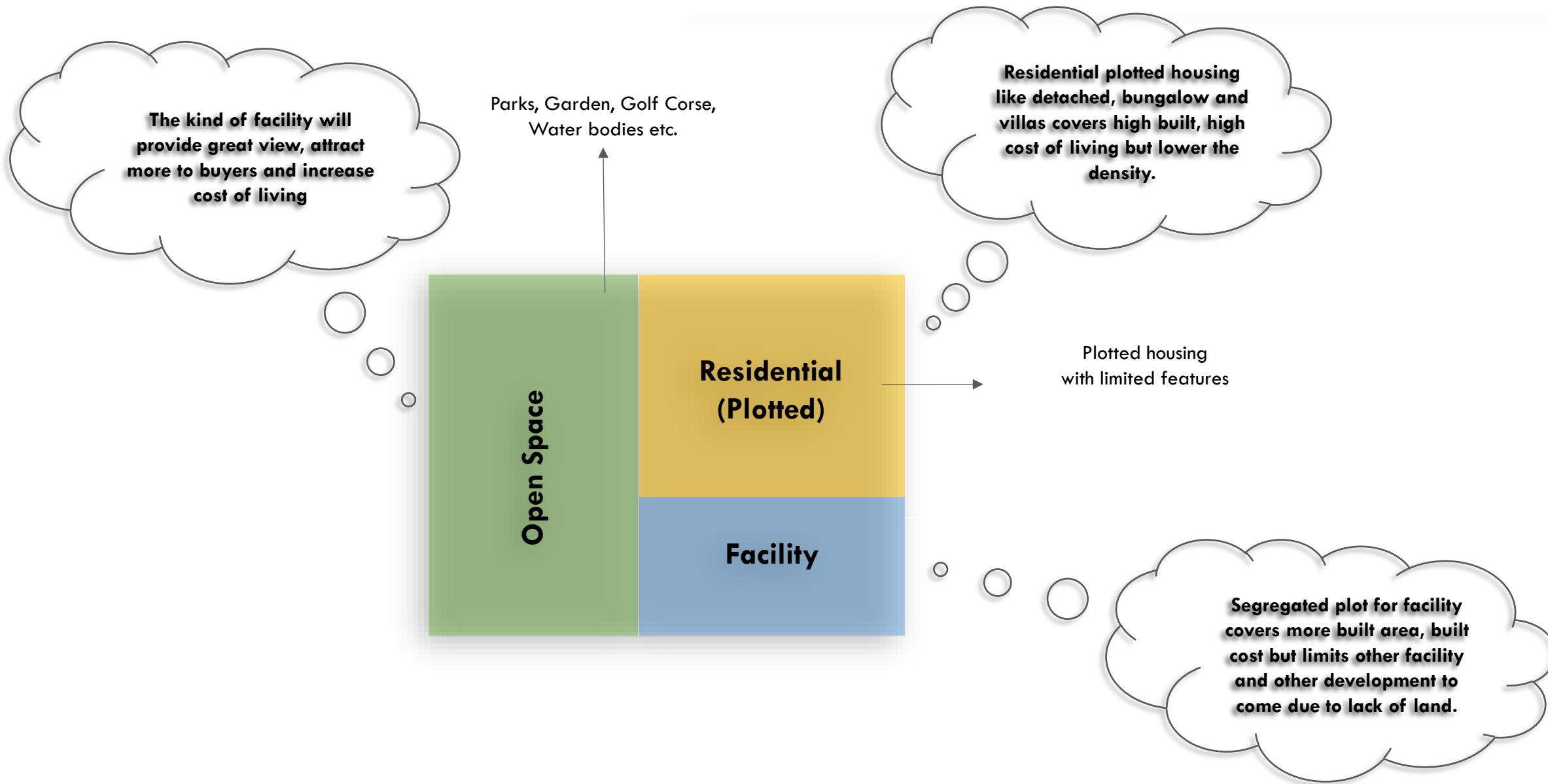
Luxury housing: What is it?



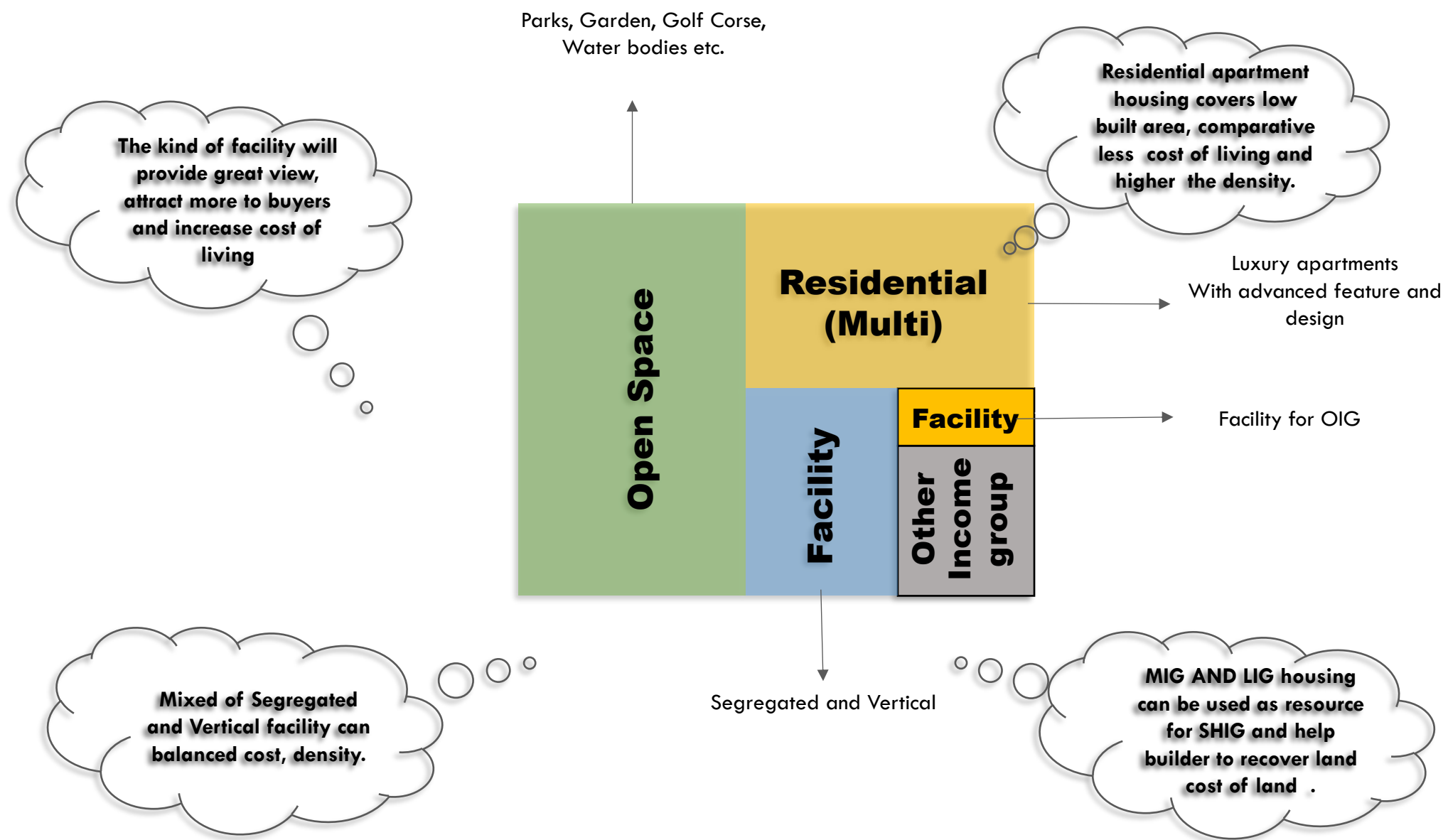
- A convenient location is one of the most important aspects that must be considered.
- Low density and higher open space is most prominent for Luxury housing.
- Low density and higher open space is most prominent for Luxury housing.
- Floor to ceiling ratio is higher then other.
- Selection of proper quality of material for construction according to the requirement.
- Top level material in construction of Elite housing.
- Addition of zero waste sustainable solid waste management for nature friendly environment.
- Increased privacy



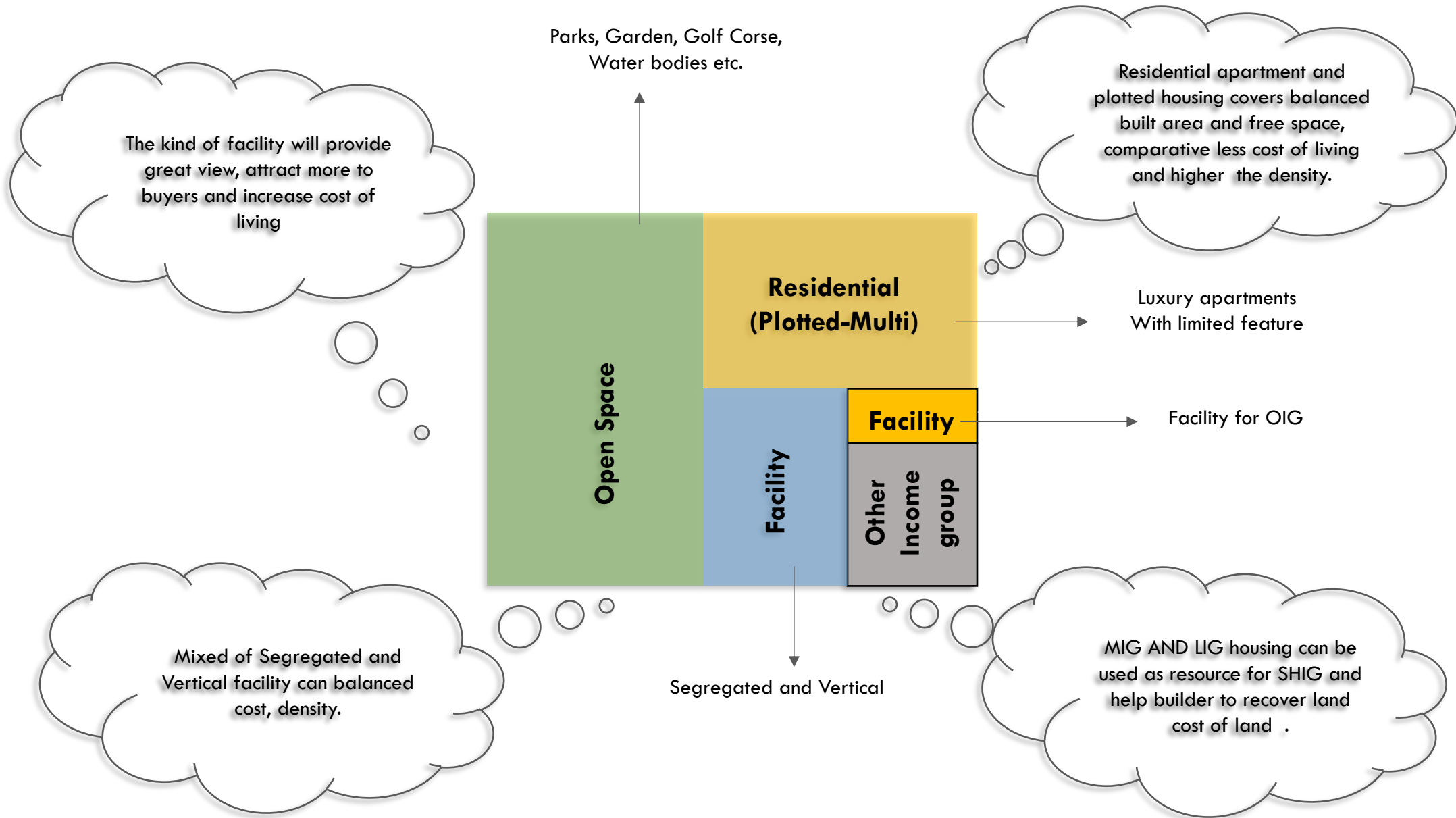
Luxury housing: Design strategies and approaches- model 1



Luxury housing: Design strategies and approaches Model- 2

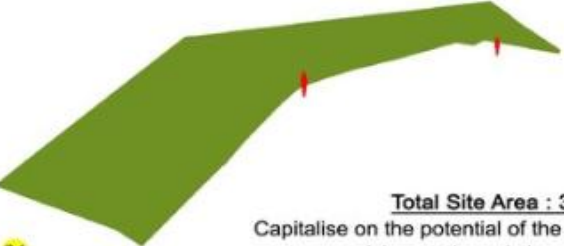


Design Strategy And Approach Model- 3



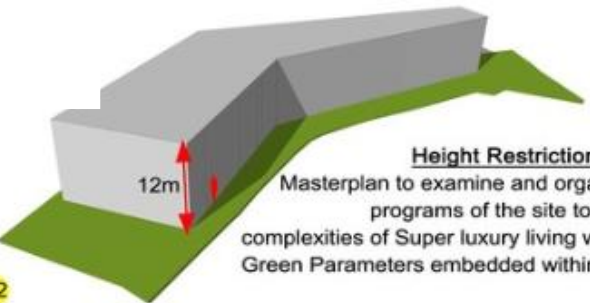
CASE STUDY: Kings House Apartments: Bangalore

01



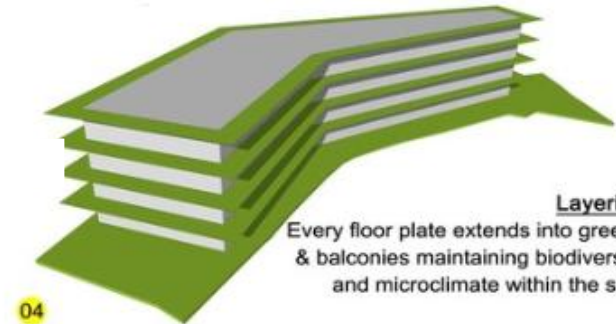
Total Site Area : 30,000 Sqft
Capitalise on the potential of the site without compromising on the existing green cover

02



Height Restriction of 12m
Masterplan to examine and organize the programs of the site to address complexities of Super luxury living within the Green Parameters embedded within the site

04



Layering
Every floor plate extends into greens & balconies maintaining biodiversity and microclimate within the site.



Built Form
Overall built form with 8 apartments functions as a selective environmental filter

Architectural Schematics + Layering

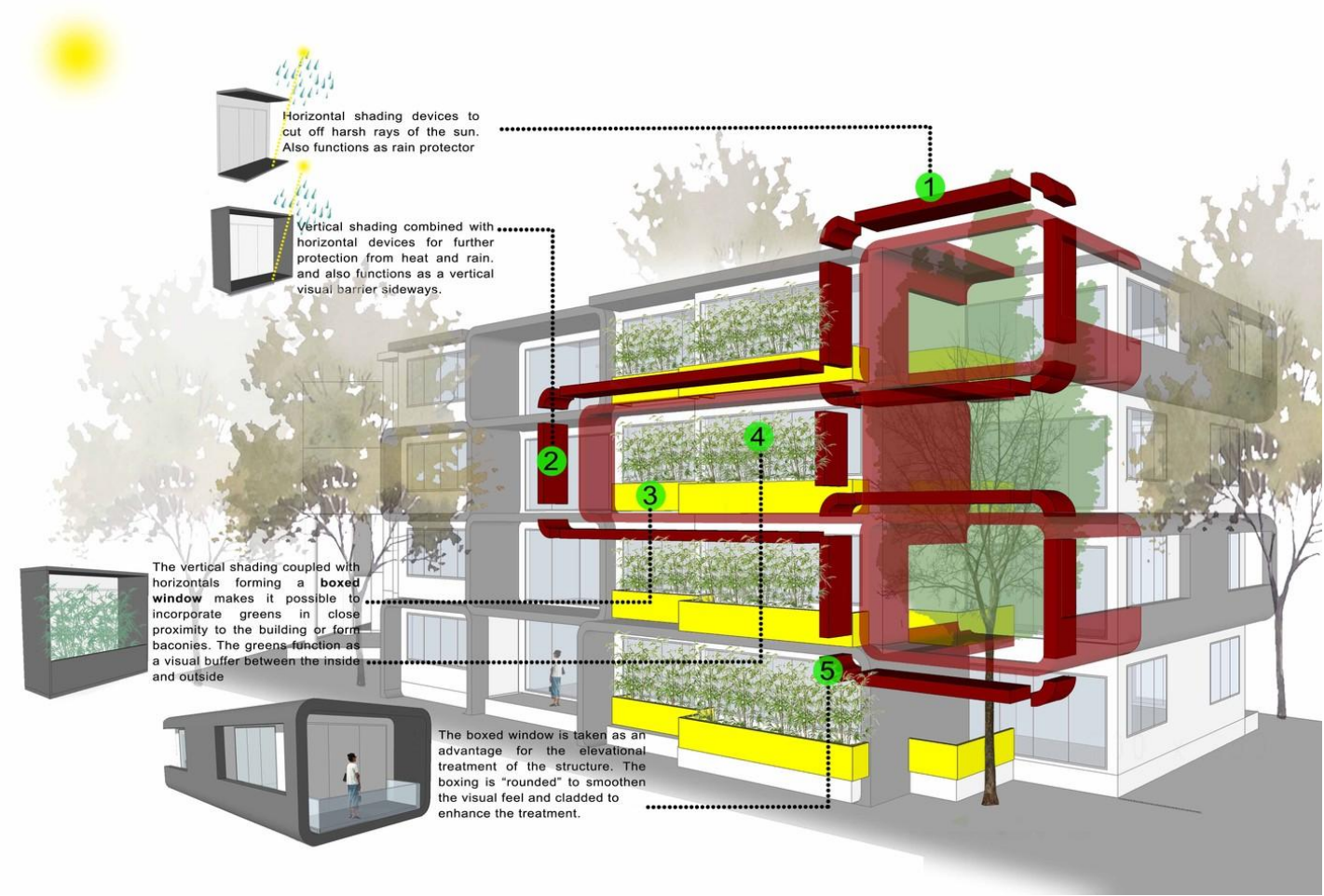


Two blocks were planned to house one apartment on each side per floor that would emerge from sunken gardens and blend into the peripheral greens amidst the site.

To compensate on the loss of lower vegetation from the site during the construction, every floor plate extends into greens and balconies generating great diversity within the site context.

CASE STUDY: Kings House Apartments: Bangalore

Facade generation - responsive to climatology and function



To optimize the cooling effect, the building mass and window openings were shaped and sized to best capture the breezes based on Computer Generated Simulations. The Vertical Shading devices are combined with Horizontals to cut off harsh rays of the sun. This functions as a rain protector and also multiplies as a Visual Barrier Sideways.

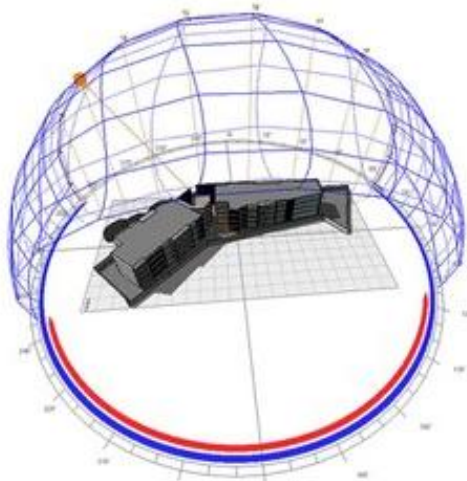


The construction materials like AAC Blocks, PV Cells for solar lighting, Solar Reflective tiles for High heat reflectance, Double Glazed Windows, Permeable Paving & Rain water harvesting for Ground Water Recharge are used to save significant energy and minimize the carbon footprint.



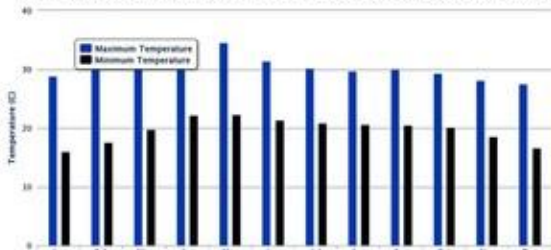
CASE STUDY: Kings House Apartments: Bangalore

SUN PATH DIAGRAM

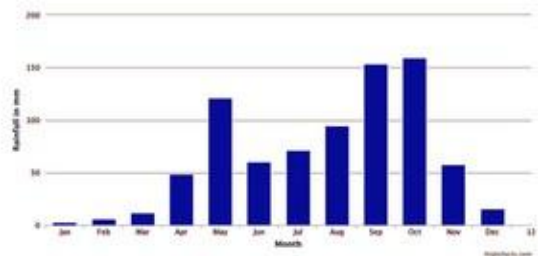


15:00 1st June Climate: IND_Bangalore_ISHRA Lat: 13.0° Long: 77.6° (±5.5)

AVERAGE MONTHLY TEMPERATURE & RAINFALL



Annual Average High, avg low & Mean Temp plot with comfort range of 22° C to 27° C



- An integrated design approach was followed to evaluate and maximize the energy reductions of the building. Solar studies and simulations were used to generate data regarding daylighting, shadow analysis, rainfall pattern and shading systems.
- The building thus functions as a selective environmental filter, enhancing the best components of the regional climate to address heating, cooling and ventilation needs of the structure.

DAY LIGHT ANALYSIS

South-East view



11 am March



3 pm March



5 pm March



11 am June



3 pm June



5 pm June

CASE STUDY: Godrej Golf Links: Greater Noida



- | | |
|--|-----------------------------|
| ENTRY | AMUSEMENT PARK |
| GOLF COURSE ROAD | PRACTICE GOLF COURSE |
| GOLF LINK ROAD | FAIR GROUND |
| GOLF CLUB | PARK |
| 9 HOLE GOLF COURSE | GOLF VIEWING DECKS |
| GOLF ISLAND | RECREATIONAL CLUB |
| SPORTS ARENA | HIGH STREET RETAIL |
| SWIMMING CENTRE WITH OLYMPIC SIZE POOL | HIGH STREET FOOD & BEVERAGE |
| OPEN-AIR THEATRE | MULTIPURPOSE PARK |
| DRIVE-IN CINEMA | SWIMMING POOLS |
| THEME PARK | |

The project offers **Villa** with perfect combination of contemporary architecture and features to provide **comfortable living**.

The Villa are of the following configurations: **3BHK, 4BHK and 5BHK** The area of the Villa is from **219.16 Sq. mt to 573.02 Sq. m.**

It also **has amenities** like Badminton court, Basketball court, Golf course, Lawn tennis court, Olympic Size Swimming Pool and 101.17K sq. m of Dense Greens.

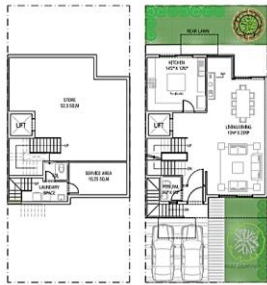


Aerial view



Walking Tracks

436 SQ.M. (4690 SQ. FT.)
436 SQ.M. (4690 SQ. FT.)



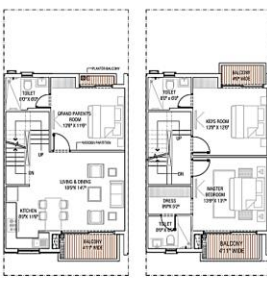
BASMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

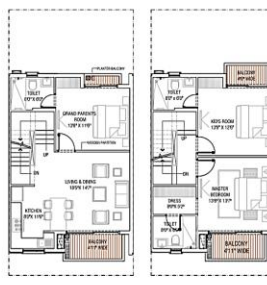


SECOND FLOOR PLAN



THIRD FLOOR PLAN

263 SQ.M. (2835 SQ. FT.)
263 SQ.M. (2835 SQ. FT.)



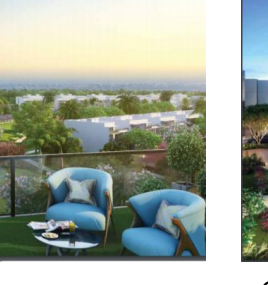
SITE LEVEL PLAN



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Sky Garden



Golf- side Residences

1. Site Analysis

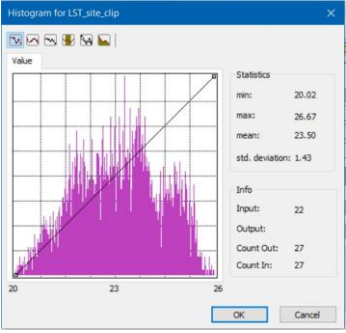
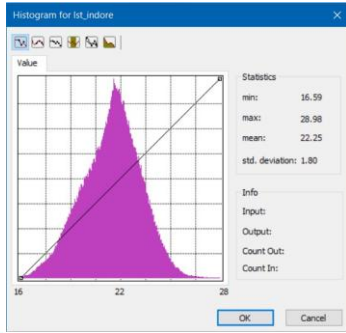
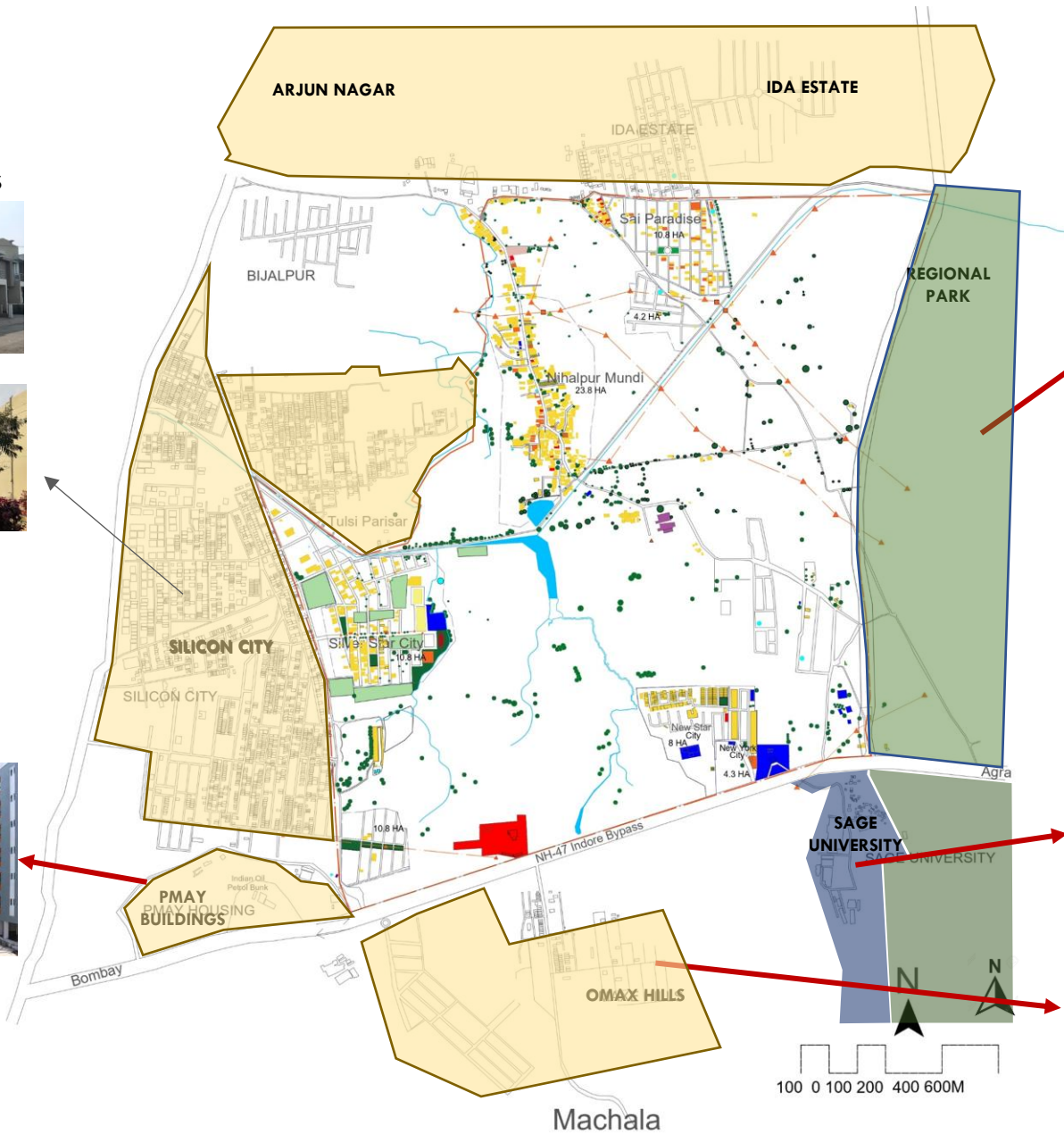
SILICON CITY AND OTHER RESIDENTIAL SOCIETIES

Housing for middle income group. (group housing). As there is already development surrounding the site

Increase the land value, attract people, facilities to site, socio- economic mixture.

PMAY housing
Society for lower income group.

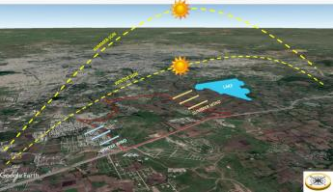
Will help in making the social-economic mixture as adjacent to the site



REGIONAL PARK WITH LAKE

Gives the site special location benefit and identity.

Pleasant Temperature, Great Aesthetics, Less pollution, More Open spaces, Micro ecosystems Increase in land value.



Westward wind (especially during summers) with the lake on the east of the site.



SAGE UNIVERSITY

Private Institution for higher education. Favorable, for higher income categories

OMAXE CITY RESIDENTIAL SOCIETY



Society with houses already for higher Income categories also. As its adjacent to site it will attract population of higher income categories to invest in the area.

2. Site Analysis

7) Existing warehouse

Not compatible, not possible to zone



Existing road network

Irregular shape not possible incorporate in zoning.

5) RESIDENCE FOR PMAY LABOURS (REMOVE)

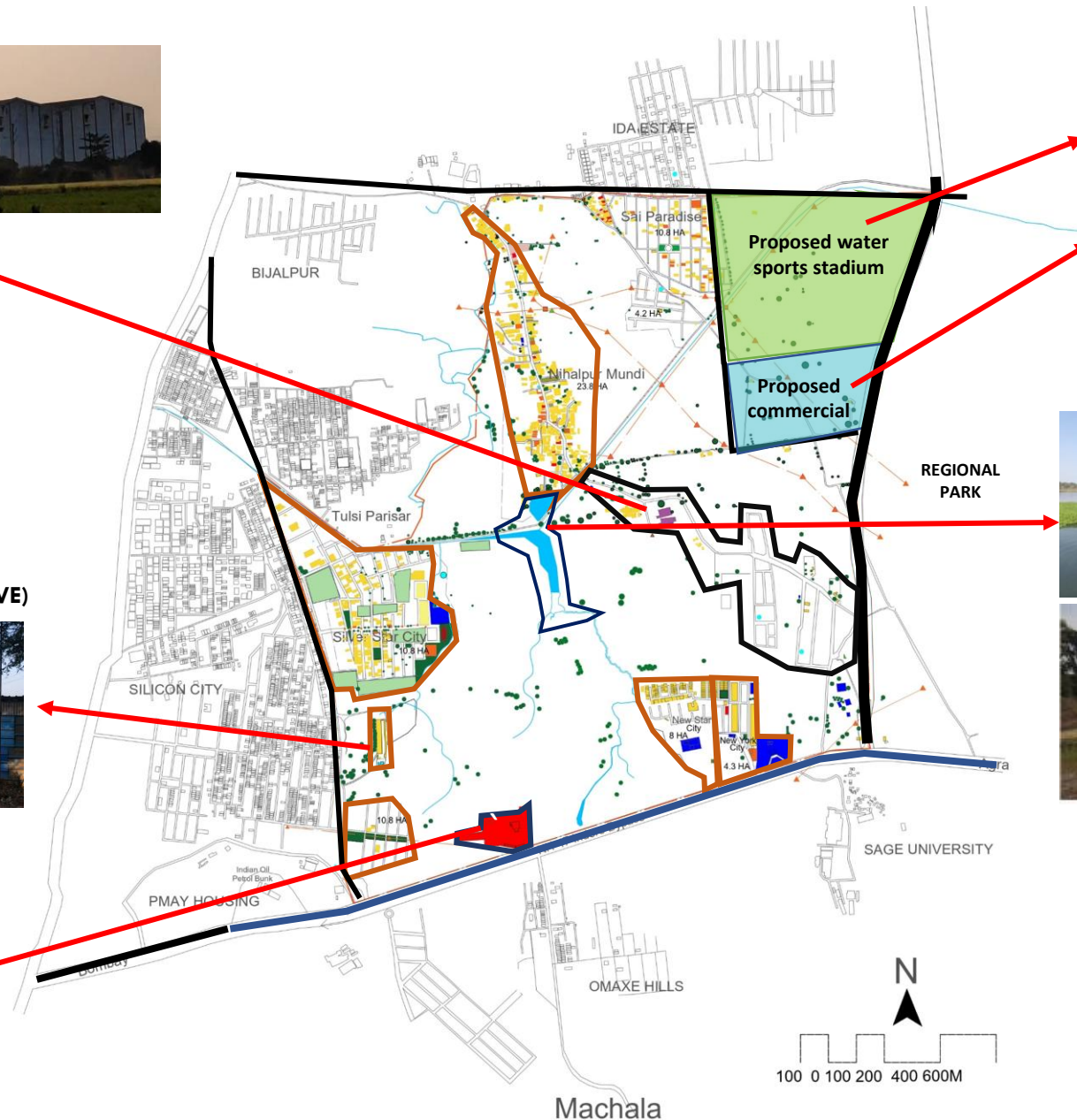
As the housing project will the housing will not be required.



6) AUTOMALL CENTRE (REMOVE)



Illegally present and not compatible



1) PROPOSED WATER SPORTS STADIUM

Increase land value, special feature to site, attract population influx and give aesthetics and value.

2) PROPOSED COMMERCIAL AREA

Can use the area to provide facilities within the site.

3) WATER BODY (RETAIN)



Micro-climatic effect, cooling effect, aesthetic beauty, micro ecosystems, natural draining, rain- water harvesting, water supply for horticulture, increase in land value
Irregular shapes water bodies, difficulty in zoning



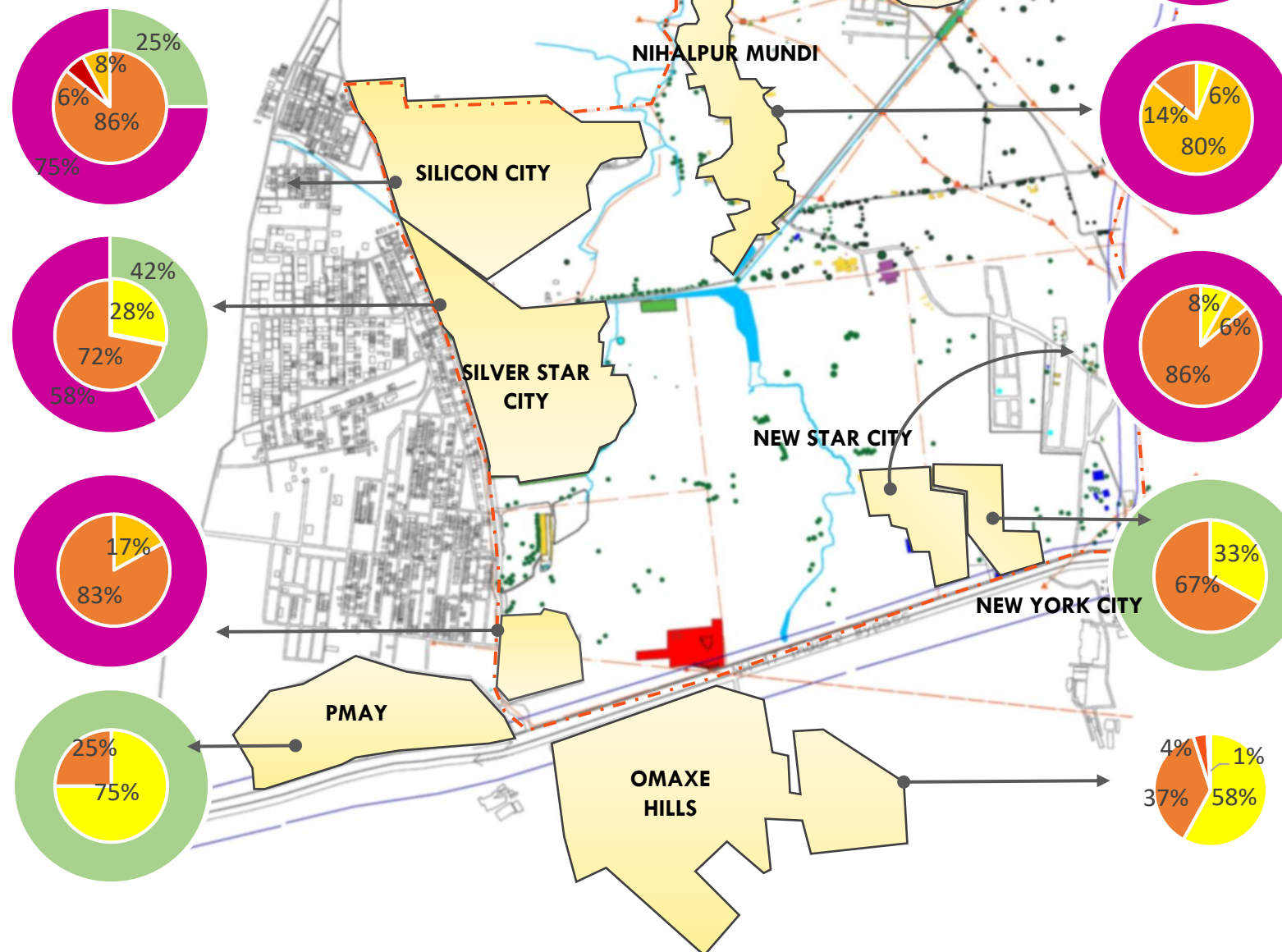
4) HTL



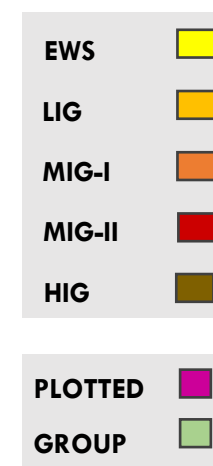
Infrastructure benefit to site
Irregular placements of HTL will make difficult to zone.

3. Understanding the characteristics of settlements in the area

(Housing typologies and income group break up)



- Organic form Village with plotted housing for lower income groups
- Village can be transformed into a tourist and self sustaining area. Which can be compatible with the elite housing.



Nihalpur Mundi: the urban village



Cattle shed



Solid waste
dumped next
to water body



water body



Squatters



kaccha roads



Canal
along road

Nihalpur Mundi: the urban village



Nihalpur Mundi: the urban village



new constructions,
electric cables



JODIPAN: the urban village, tourism, sustainable models

People’s enthusiasm during the painting process was exceptional. Until the completion, there are 115 houses painted in 17 different colors with 200 kilograms of paint. The result of painting can be seen in the image below:



The elected committee of the village has major aims:

- 1) to maintain the security and order of visitors coming to colourful urban village.
- 2) to keep the environment clean
- 3) To repaint certain spots starting to fade;
- 4) to manage the finance sourced from the visitors’ ticket.
 - The income from the ticket is used to paint the faded spots.
 - the income from ticketing is also used to buy groceries to as many as 115 head of families!

The positive has inspired several residents to start business by opening simple food stalls!



area no.	No. of sellers	type of product	average revenue (Rp)	
			weekday	weekends and holidays
1	9	mineral water, meatball, ice, snacks	50,000 per day	400,000 per day
2	8	tea, coffee,mineral water, fries, toys	50,000 per day	na
3	12	ice tea, coffee, snacks, rujak, toys, meatball	75,000 per day	500,000 per day

Large number of visitors coming to Jodipan:
October 21, 2016

Everyday, we can see people coming to the urban village collectively. During weekday, there are approximately **200 visitors** coming, but on Saturday, Sunday, and holidays, the number reaches approximately **1000!**

Map of the Village of Westport showing various planning boundaries and features. The map includes a legend with symbols for Village Extension, Proposed Check Dams, Community Toilet, Proposed Individual and Community Toilet Blocks, River Bed Stream, Site Design for the Dairy Farm, Road Width, Water Tanks, Wells, Race, Vineyard, Forest, Village Settlements, Railway Line to West, Road Network, Village Facilities, and Protected Land. The map shows a central village area with a river to the north and a road network. A blue dashed line indicates the Village Extension. Red dashed lines indicate the Site Design for the Dairy Farm and Road Width. A blue square indicates the Community Toilet. Red squares indicate the Proposed Individual and Community Toilet Blocks. A green line indicates the River Bed Stream. A blue line indicates the Site Design for the Dairy Farm. A red line indicates the Road Width. A blue circle indicates the Water Tanks. A blue dot indicates the Wells. A blue line indicates the Race. A green line indicates the Vineyard. A green line indicates the Forest. A grey line indicates the Village Settlements. A grey line indicates the Railway Line to West. A grey line indicates the Road Network. A grey line indicates the Village Facilities. A grey line indicates the Protected Land.

- Create new opportunities for **economic activity** in the village
- **Upgrade infrastructure** to improve lifestyle and conditions of living
- Build a **safe, green environment with amenities**

All development programs should keep the women of the community and their welfare at the forefront.



Design and build for
long term sustainable
benefit of the village



All activities should be designed to empower the community, particularly the women and driven by them



As new development comes in, it should not be at the expense of environment and safety of future generations

All improvements should be aesthetically pleasing, clean and make the community proud.

CURRENT SITUATION

Sustainable village models: Konchur, Karnataka



1. Health and sanitation

Improve medical facilities with upgrade village surroundings and proper sanitation



3. New jobs

To upgrade the village houses and create possibilities for homestays and train the villagers to host this stay, as well as create employment opportunities by setting up a dairy farm.



5. Houses

Build new houses to accommodate growth of village population in the next 15 years.



2. Water + Agriculture

Water management and conservation by reviving the existing water sources in the village. Build check dams and increase the level of ground water to increase crop yields in fields.



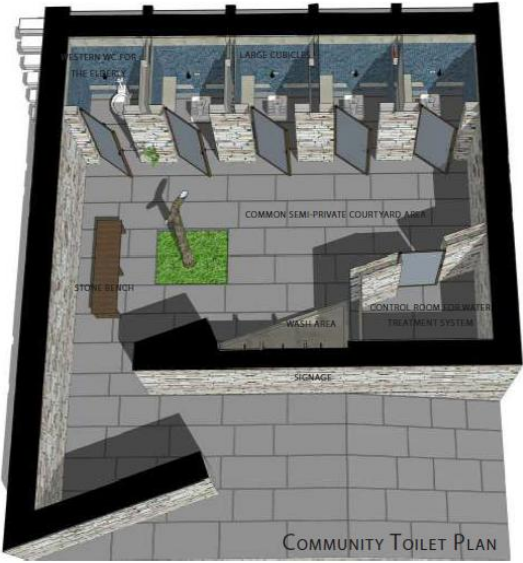
4. Education

To create awareness and try and bring the youth of every household to educate themselves and give opportunities for higher studies.



6. Tourism and Recreation

To attract tourists and generate revenue for the village. Upgrade rooms to hospitable stays and add toilets. The vernacular architecture of the village serves as an attraction for tourists and students.



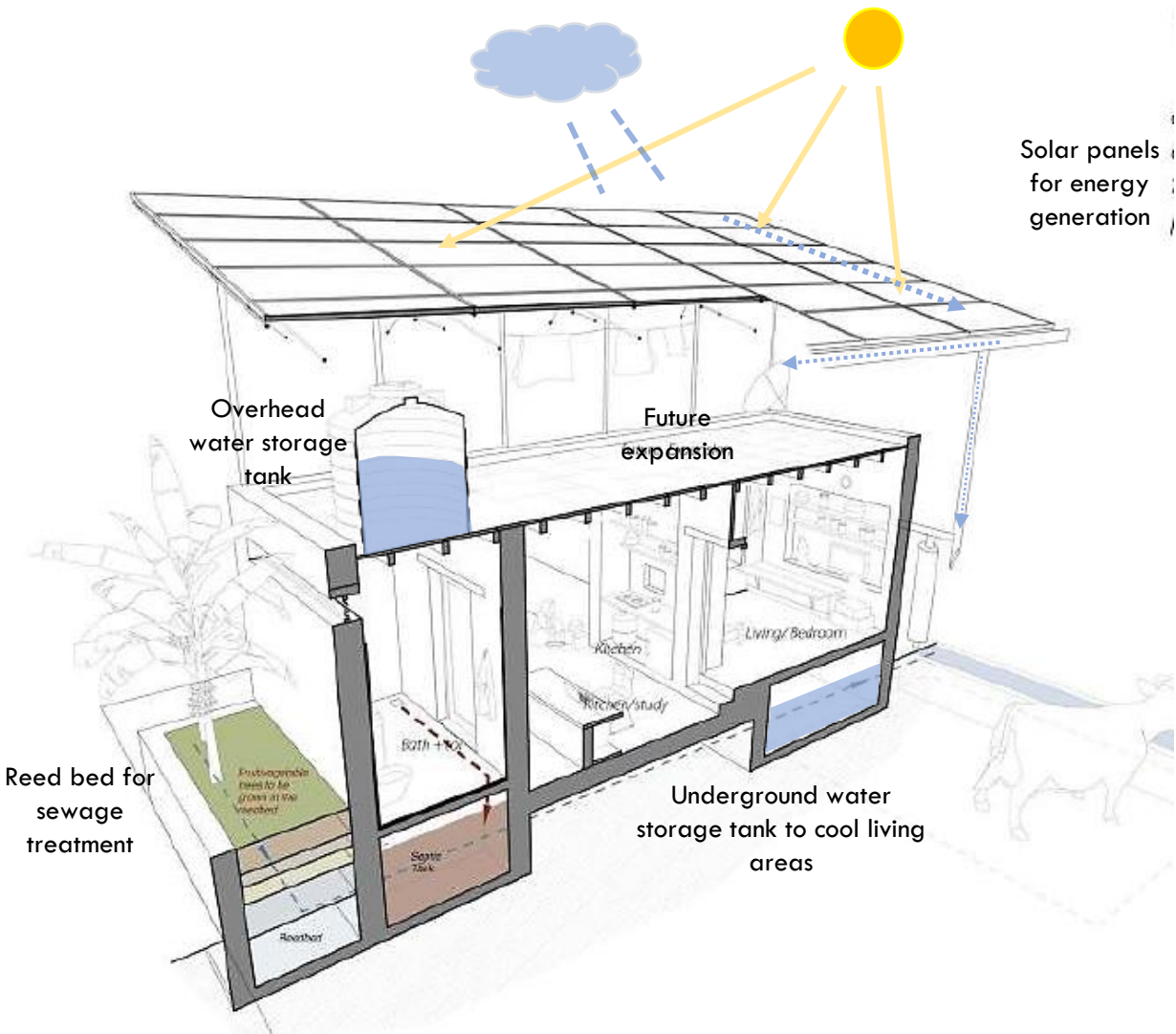
Individual toilet blocks throughout the village



Aerobic Biofilter Without Sludge (ABWS)

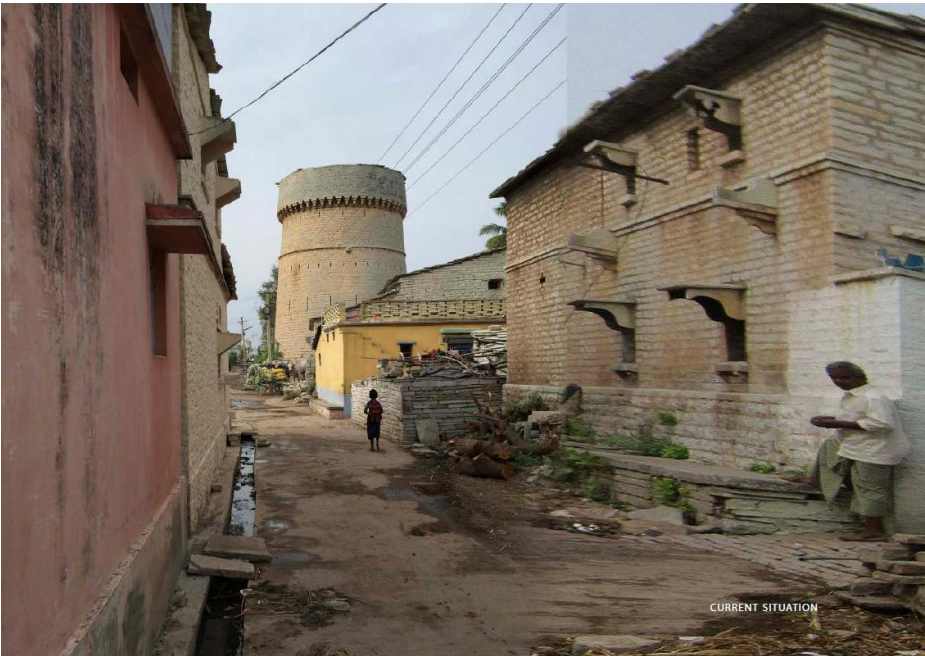
Based on the principles of bio-remediation, the Aerobic Biofilter without sludge (ABWS) is a **low-cost, highly efficient solution**. ABWS provides a sustainable **de-centralized solution** to waste water recovery. It uses **80% less energy**, requires no chemicals and **does not generate sludge**. **80-90% of the waste water is recovered** and can be used for various non-potable purposes.

Sustainable village models: Konchur, Karnataka

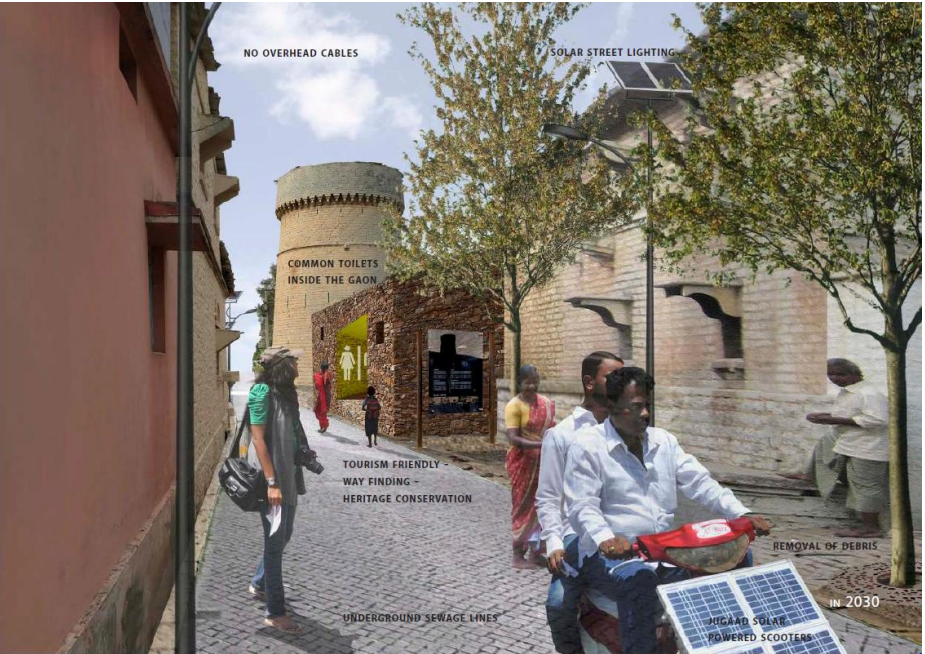


“As the village grows, the power consumption is estimated to grow to up to 300% of the current usage. The technology, the financial models and the policies exist. It’s a matter of integrating them into a cohesive model.”

Current situation



In 2030



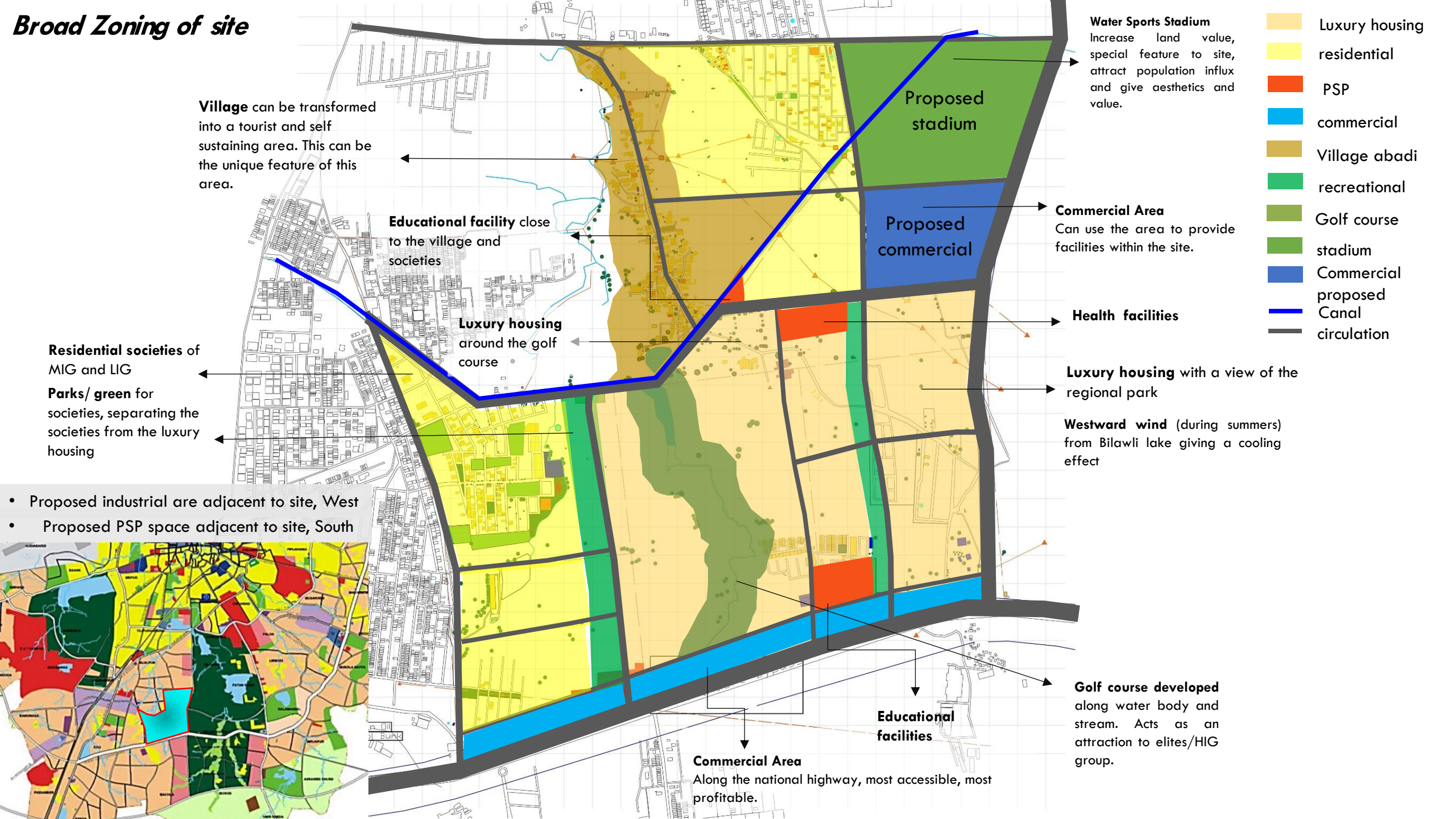
Sustainable village models: Konchur, Karnataka



The setting up of a dairy farm in the village will create income generation and employment opportunities to the locals. Locals will need to be trained to manage, run and maintain the farm. Strategic locations can be picked on our site near Nihalpur Mundi similar to this model.



Broad Zoning of site



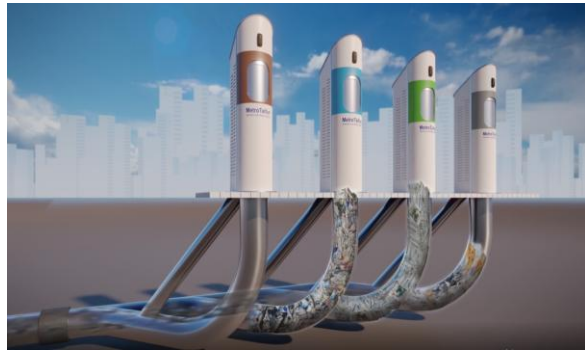
Infrastructure & Utilities

Solid Waste Management

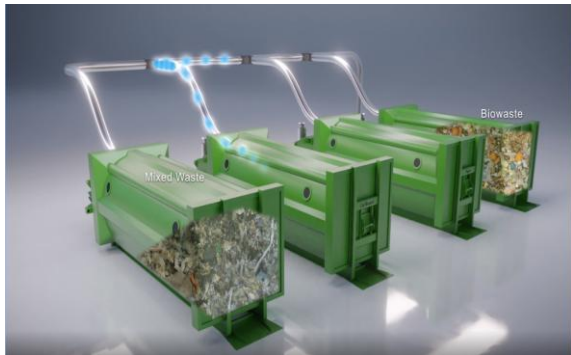
Solid waste to be collected by Area Collection System (ACS) for Residential and Commercial Areas solves waste management problems in an area.



Waste Collection Stations are located close to residents and their homes.

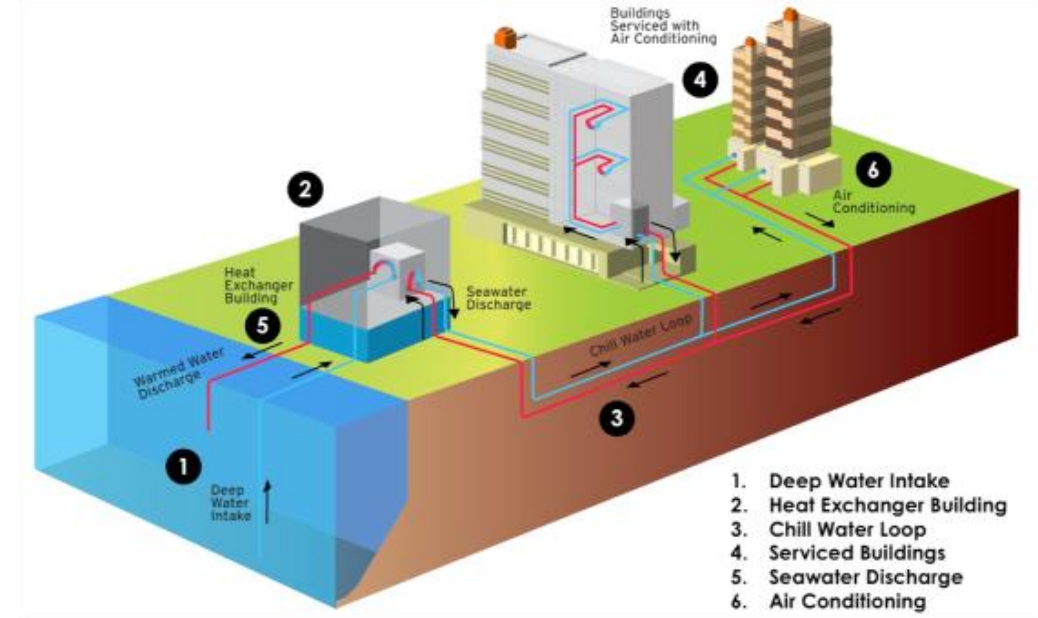


Waste is collected from all over the area into Waste Transfer Terminals by pneumatic waste collection pipes.



Waste Transfer Terminals are located at designated site further away.

- The system decreases odor and microparticles, pest & hygiene problems, waste truck traffic and exhaust emissions.
- The outcome is pleasant surroundings - less noise and safe environment.
- The waster collected in Transfer Terminals can be sent to recycling & composting sites.



District cooling system

It an Energy Efficient and Sustainable air conditioning system as it conserves up to 30% energy as compared to traditional air conditioning systems.

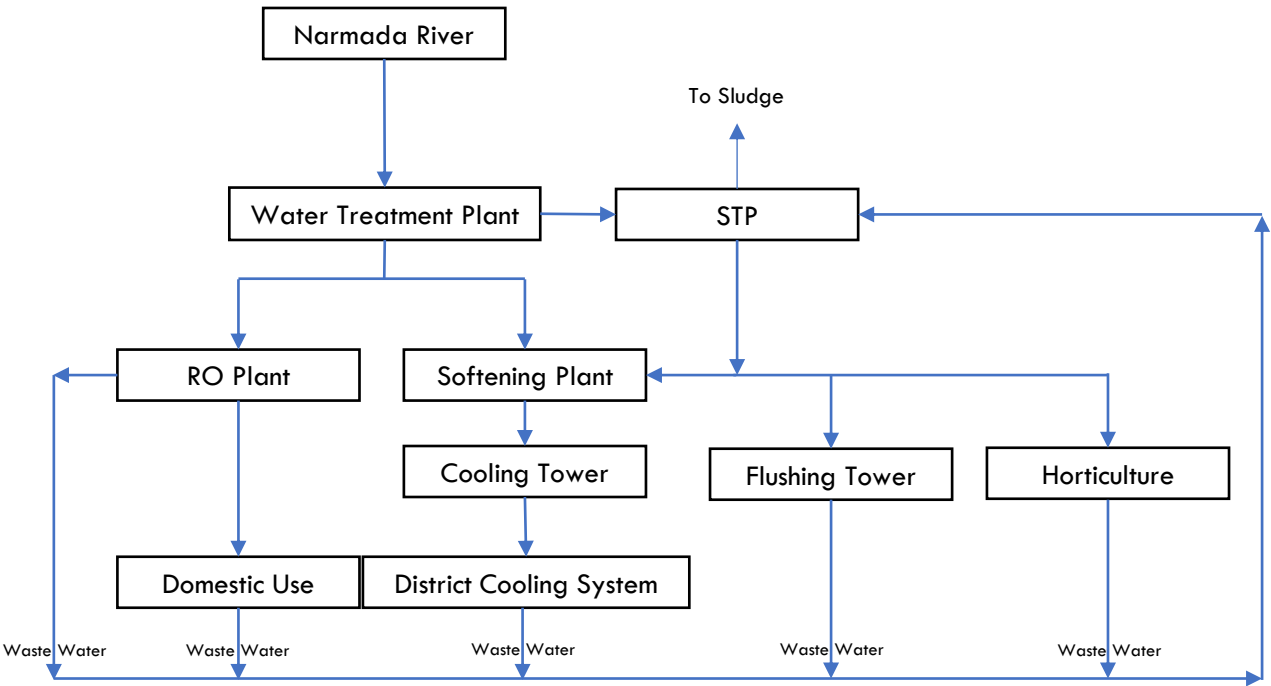
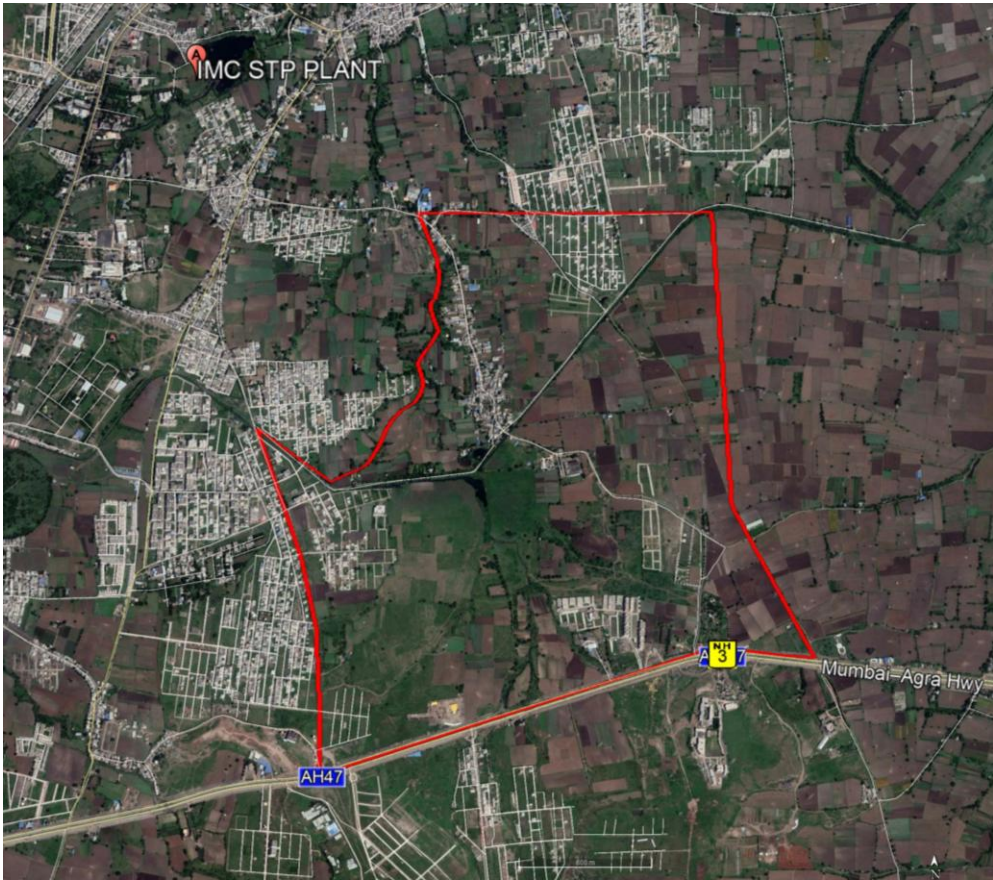
Feature of DCS:

- Reduce Global Warming Potential (GWP)
- Reduce CO2 Emission
- Reduce Heat Island effect
- Lower Operation & Maintenance cost
- Improve Aesthetic of the Buildings
- Space savings
- Flexibility of air-conditioning loads
- Considerably longer plant life

Infrastructure & Utilities

Waste Water Treatment

Sewage Treatment Capacity: 335 MLD
Current Sewage Generation: 245 MLD
The sewerage generated in the site can be sent to the nearest IMC STP for treatment, which is located in the north-west direction of our site and is along the natural slope of the area.



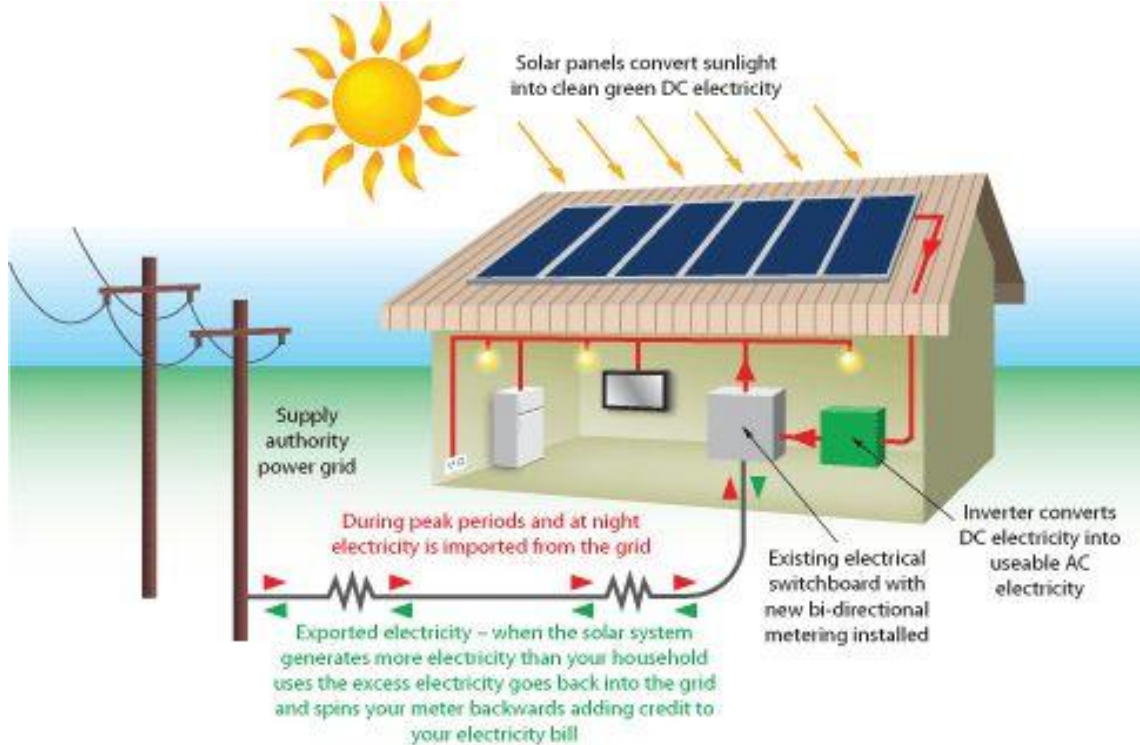
Water Supply

Water Supply: 306.4 MLD
Water Demand: 357 MLD
Water Supply deficit of 50.4 MLD, so water can be pumped from Narmada River to Water Treatment Plant to fulfil the requirements of the area.

Infrastructure & Utilities

Grid Connected Solar Energy System

- The sun shines on the solar panels generating DC electricity
- The DC electricity is fed into a solar inverter that converts it to 240V 50Hz AC electricity.
- The 240V AC electricity is used to power appliances in your home.
- Surplus electricity is fed back into the main grid.



Utility Tunnel

The Utility Tunnel will accommodate all the utilities including Power Cables, Raw Water supply pipe line to Water Treatment Plant (WTP) as well as treated water supply pipe line from WTP, chilled water supply from District Cooling Pipe (DCP), return pipe line to DCP, Automated Waste Collection pipe line, Fire hydrant water pipe line, etc.

