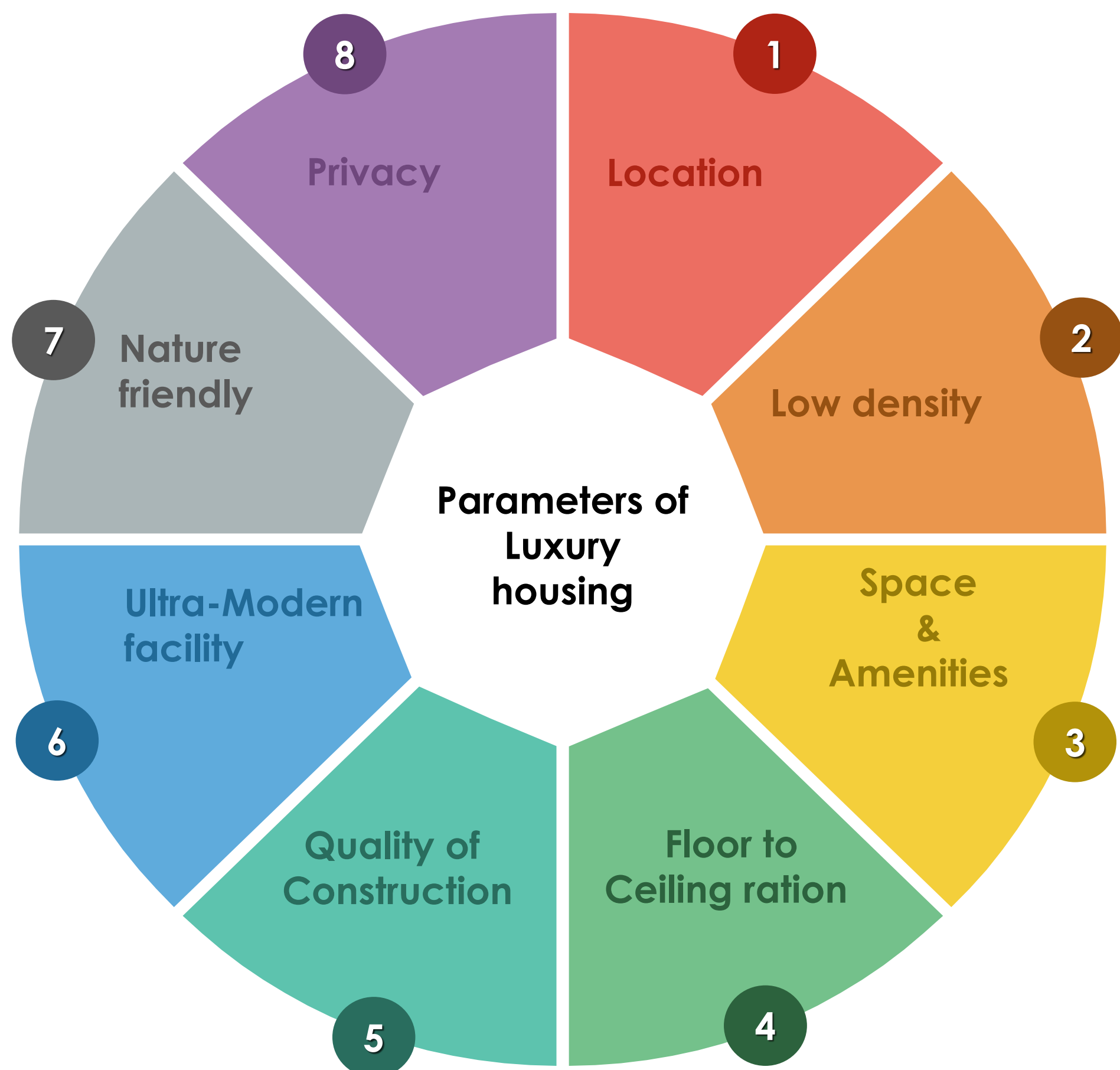


WHAT IS LUXURY HOUSING?



A convenient location is one of the most important aspects that must be considered while choosing a luxury apartment.

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.

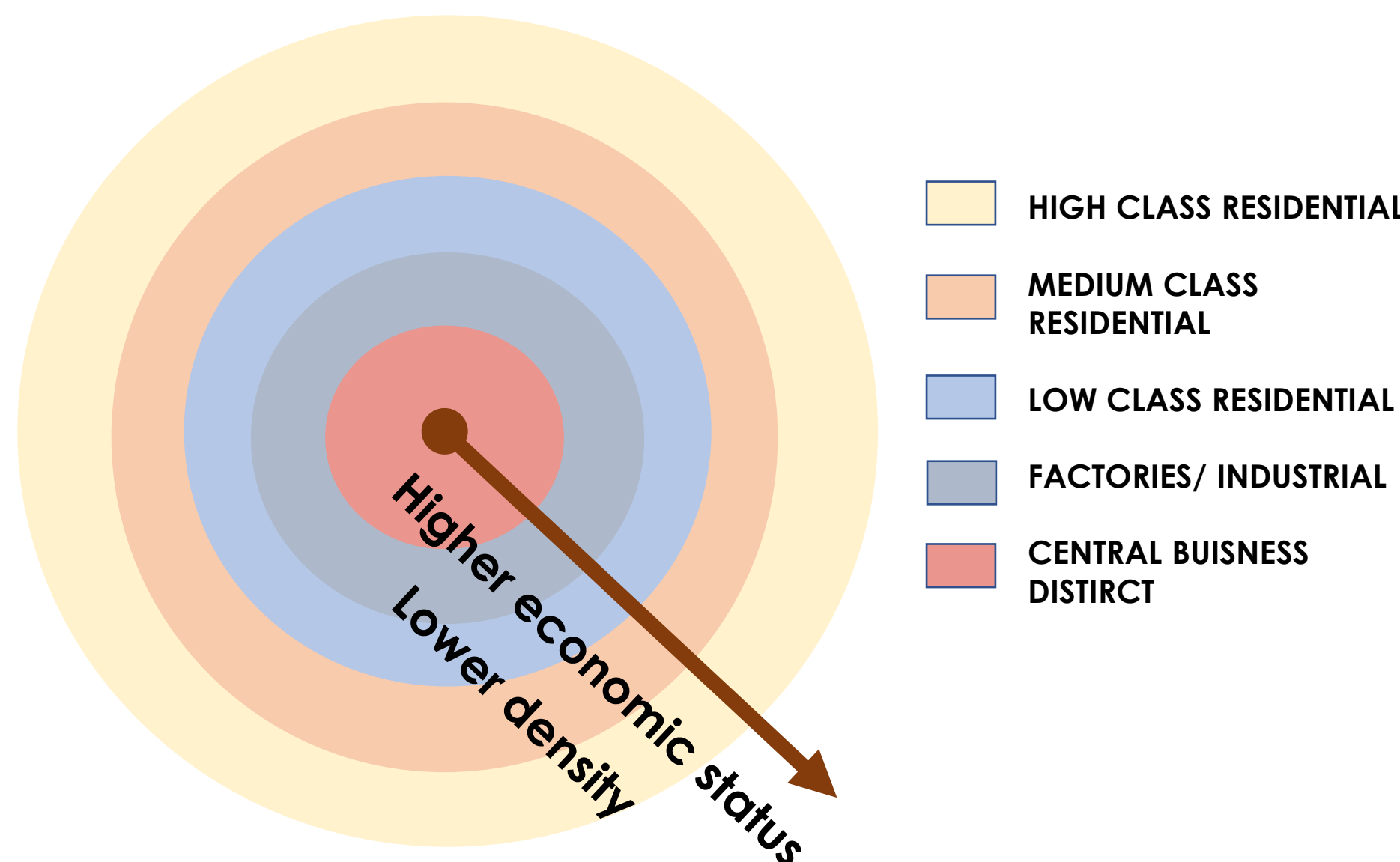
Addition of zero waste sustainable solid waste management for nature friendly environment.

Increased privacy

“The definition of luxury housing has moved from indoors to outdoors. The well-exposed premium homebuyers are now looking for grandeur and smart features instead of just high-end finishes and home decor.”

BURGESS CONCENTRIC ZONE MODEL

- The **central area has high density**, and the availability of land is scarce. Because of this more affluent segment of the society reside away from the city center.
- This is the peripheral area and farthest from the CBD, this resulted **in highest commuting cost** when compared with other zones.
- People living in this part were **high-income groups** which could afford **large houses**, could pay **commuting charges**, had **access to different transportation mode**, enjoy **modern facilities** like shopping malls.
- Low rise development, large gardens, less population density** are some of the characteristics of this zone. This zone offered the **highest quality of life and facilities** but at a cost of higher commuting cost.



The rationale behind Concentric zone theory

As the city grew and developed over time, the CBD would exert pressure on the surrounding zone (the zone of transition). Outward expansion of the CBD would invade nearby residential neighborhoods causing them to expand outward. The process continues with each successive neighborhood moving further from the CBD.

HIGHLY SECURE LIVING SPACES

- CCTV camera system, boundary wall or fencing, guard house, gates, barrier, hierarchical system of road network, pedestrian walkways, lighting arrangement in public areas, etc.



Monitors that are installed at entrances, parking areas and other **publicly accessible** areas to eliminate any intruder, in addition to **24- hour human guards**.

Type of Elite Housing

Based on built form:

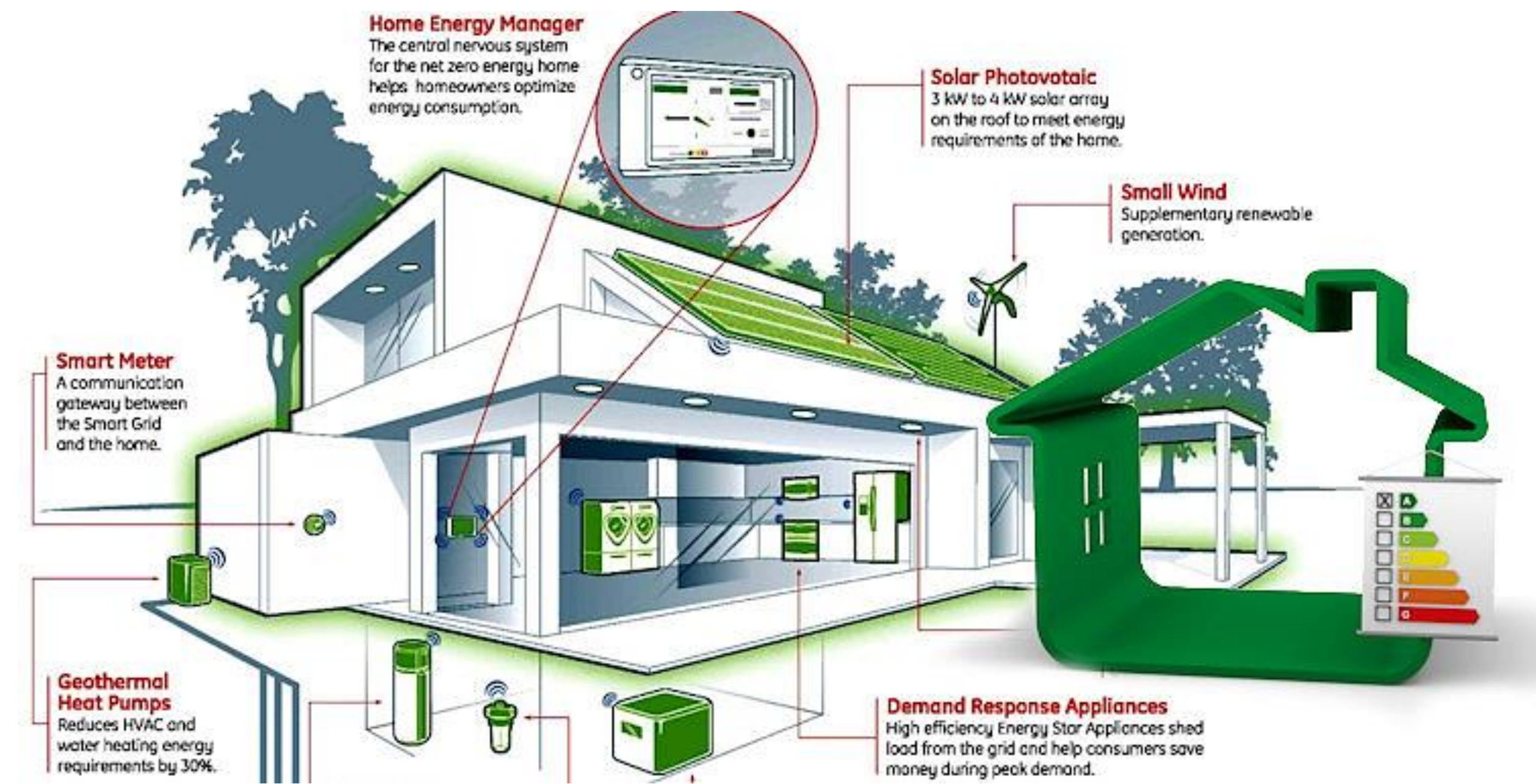
Detached Single Family



Apartments



TECHNOLOGICALLY COMPETENT



- Energy-efficient** homes, smart lighting and sound homes, clima-control homes, homes with smart toilets.

AESTHETICALLY PLEASING SPACES

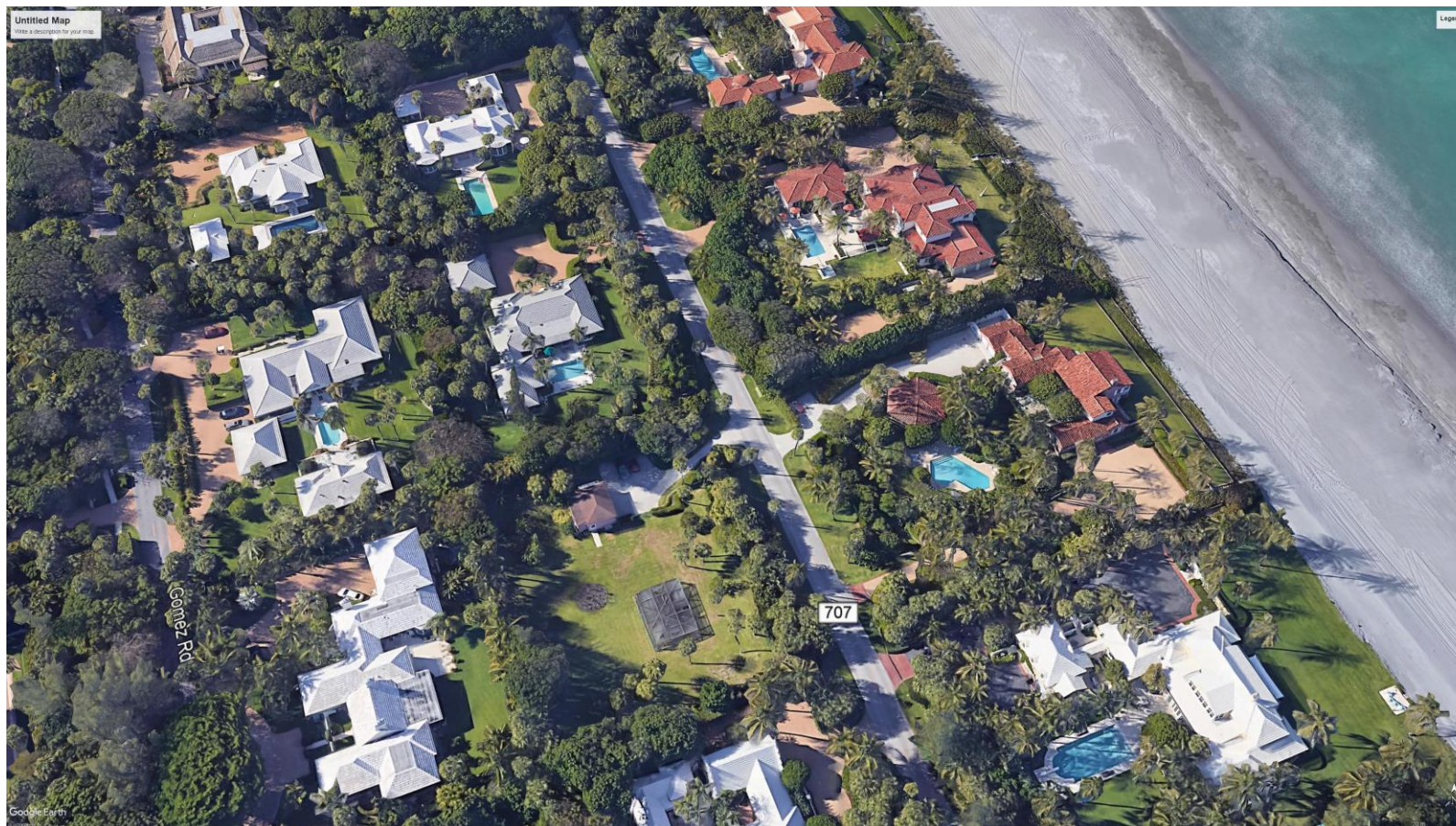


- design rebuilds or architectural **makeovers**

Landscaping and lighting, etc

EXAMPLES

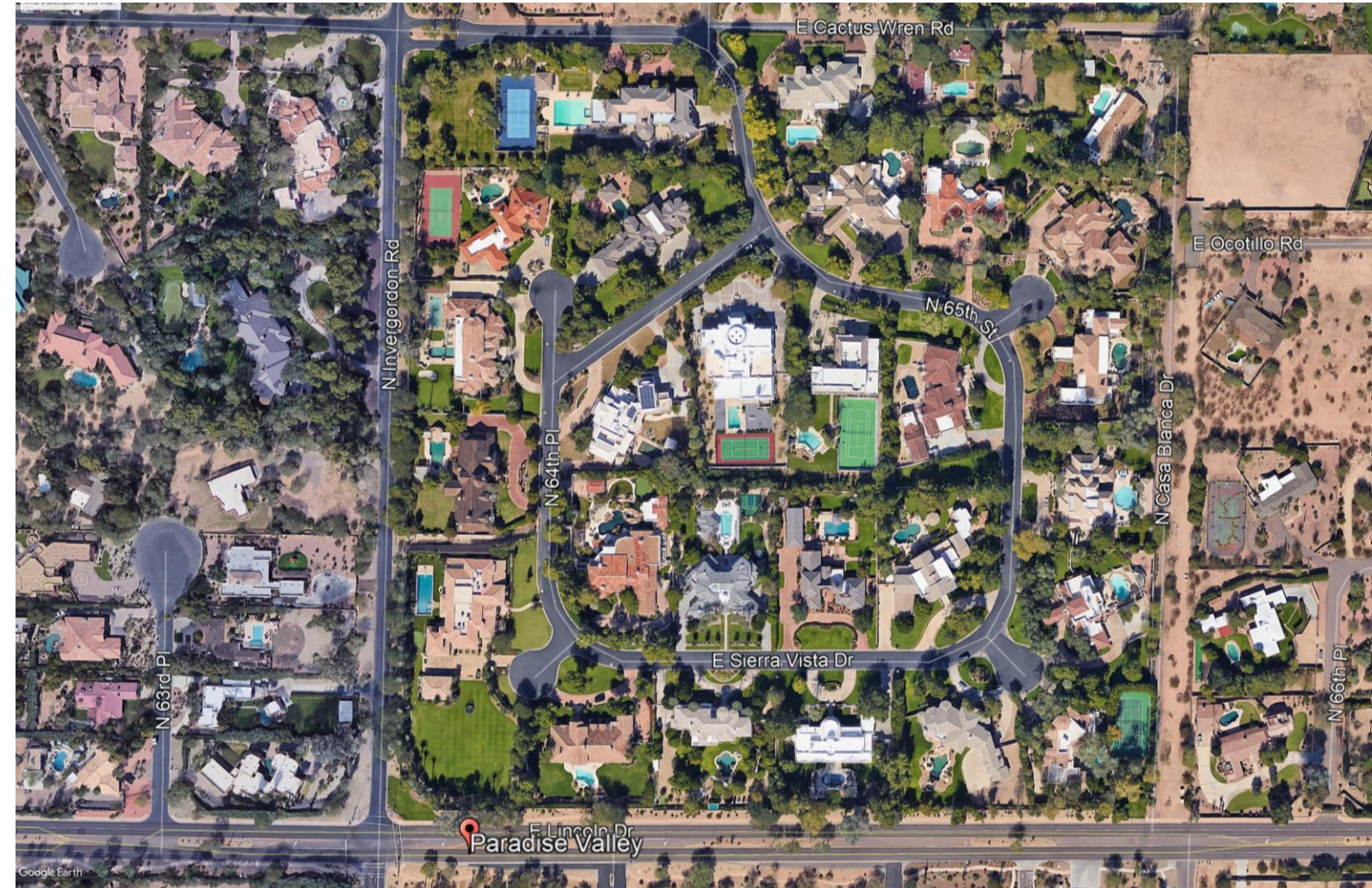
JUPITER ISLAND, FLORIDA, USA



CAICOS ISLANDS, USA



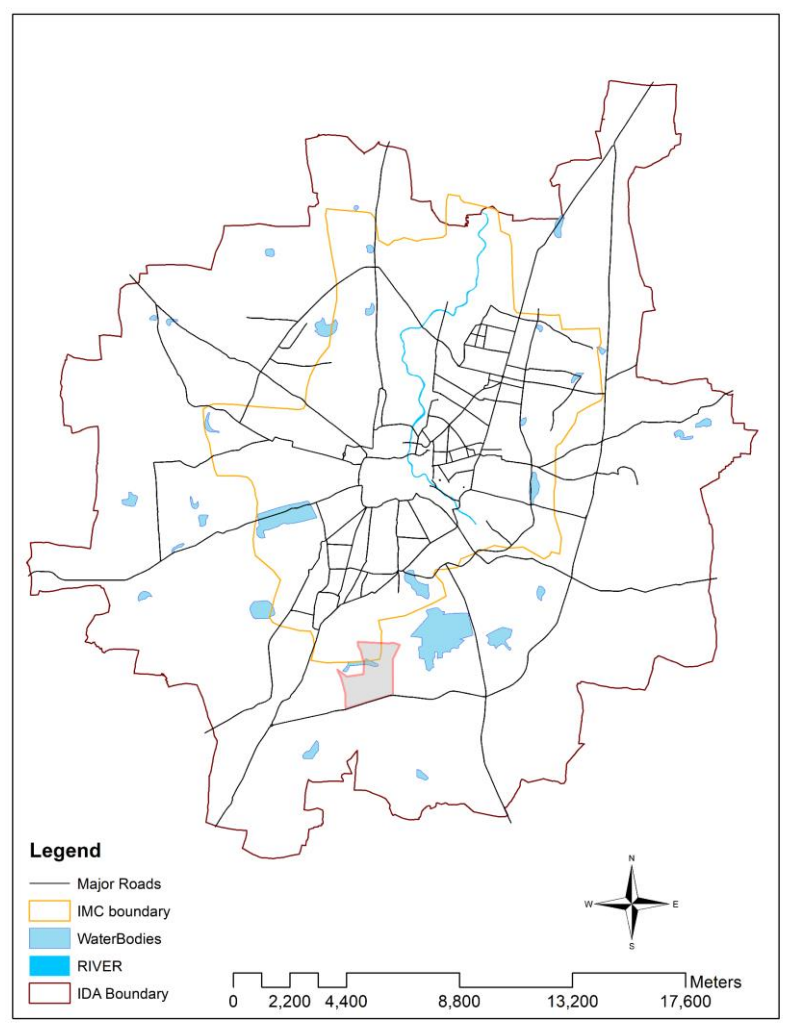
PARADISE VALLEY, ARIZONA, USA



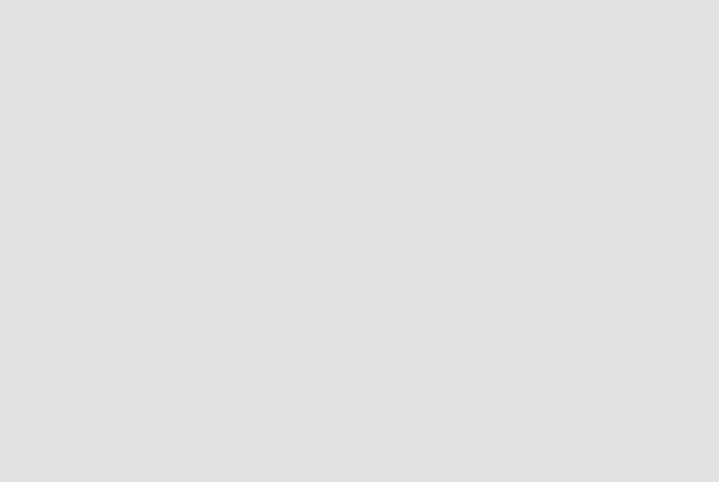
SENTOSA, SINGAPORE



KEY MP



LEGEND



GROUP NAME

ELITE/LUXURY HOUSING

SHEET TITLE

INTRODUCTION TO ELITE/LUXURY HOUSING

GROUP MEMBERS:

AATISH
DIBAKAR
HARSHIT
NEELABH
TRISHA
UDIT

SHEET NO.

1

Bachelor's of Physical Planning,
4th Semester, 2nd Year



HOUSING CHARACTERISTICS

Housing Characteristics	Detached/Villa/Mansion	Mid-rise Apartment	High-rise Apartment
No. of Stories			
1 to 2			
2 to 4			
4 to 8			
9+			
Doorways/Entry			
Individual Access for Each Unit			
Shared Access to Portion of Units			
Shared Access to All of Units			
Parking			
Located on Street			
Located On-Site			
Located in Building			
Private open space			
Individual Yard for All Units			
Individual Yard for Some Units			
Shared Common Area			
Limited Common or Private Yard			
Potential Neighborhood			
Suburban Residential			
Traditional Residential			
Major Corridor			
Walkable Commercial			

LAND USE DISTRIBUTION

Land Use	Area (Ha)	Percentage
Residential 1	128	33.8
Residential 2	53.1	14
PSP	17.7	4.67
Commercial	15.8	4.17
Village	38.1	10.1
Recreational	33.6	8.86
Golf Course	26	6.86
Stadium	31.6	8.33
Commercial proposed	15	3.96
Primary Roads	20	5.27
Total	379	100

TRICHADA Villas, Thailand



TYPE A 3 Bedroom Villa

- 1 Parking
- 2 Entrance gate
- 3 Foyer
- 4 Living area
- 5 Kitchen area
- 6 Dining area
- 7 Master bedroom
- 8 Master bathroom
- 9 Laundry & Storage
- 10 Bedroom 2
- 11 Bathroom 2
- 12 Guest bedroom
- 13 Guest bathroom
- 14 Swimming pool
- 15 Pool terrace
- 16 Outdoor shower
- 17 Step
- 18 Pump & equipment

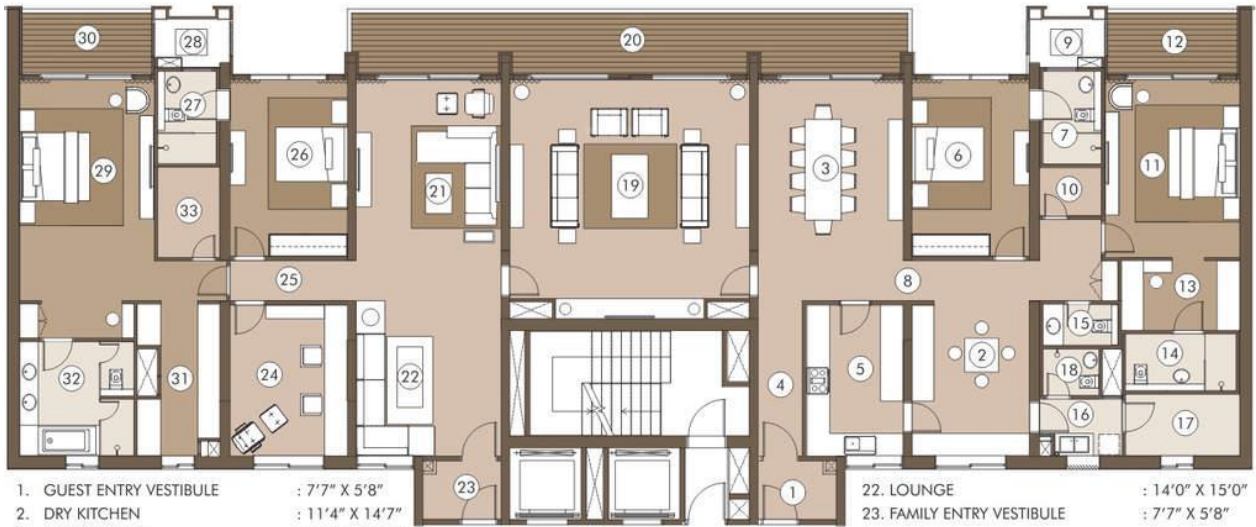


Plot Area	400sqm
Total Built up Area	281 sqm
Carpet Area	150 sqm
Terrace	48 sqm
Pool	3.5m x 8m

Apartment Layouts



4 BEDROOM
SIMPLEX APARTMENT LAYOUT
AREA : 5,976 sq. ft.
TOWER - A/B/C/D



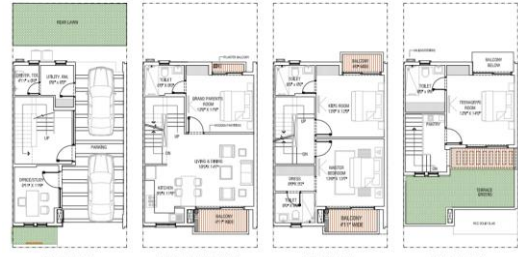
Godrej Golf Links: Greater Noida



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



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



- | | |
|--|-----------------------------|
| 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 | |

Develop the site around the Golf-Course as a central feature. Villas around the periphery of the golf-course. Medium Rise Apartments in the middle and High Rise Apartments at the outer edge. This arrangement will give more people the view of the Golf-course. The Golf Course will serve as a two way tool. Firstly, it will act as a place for leisure activities for the elite and second, it will be built around the pond and the natural water stream so that water can be conserved.



Aerial view



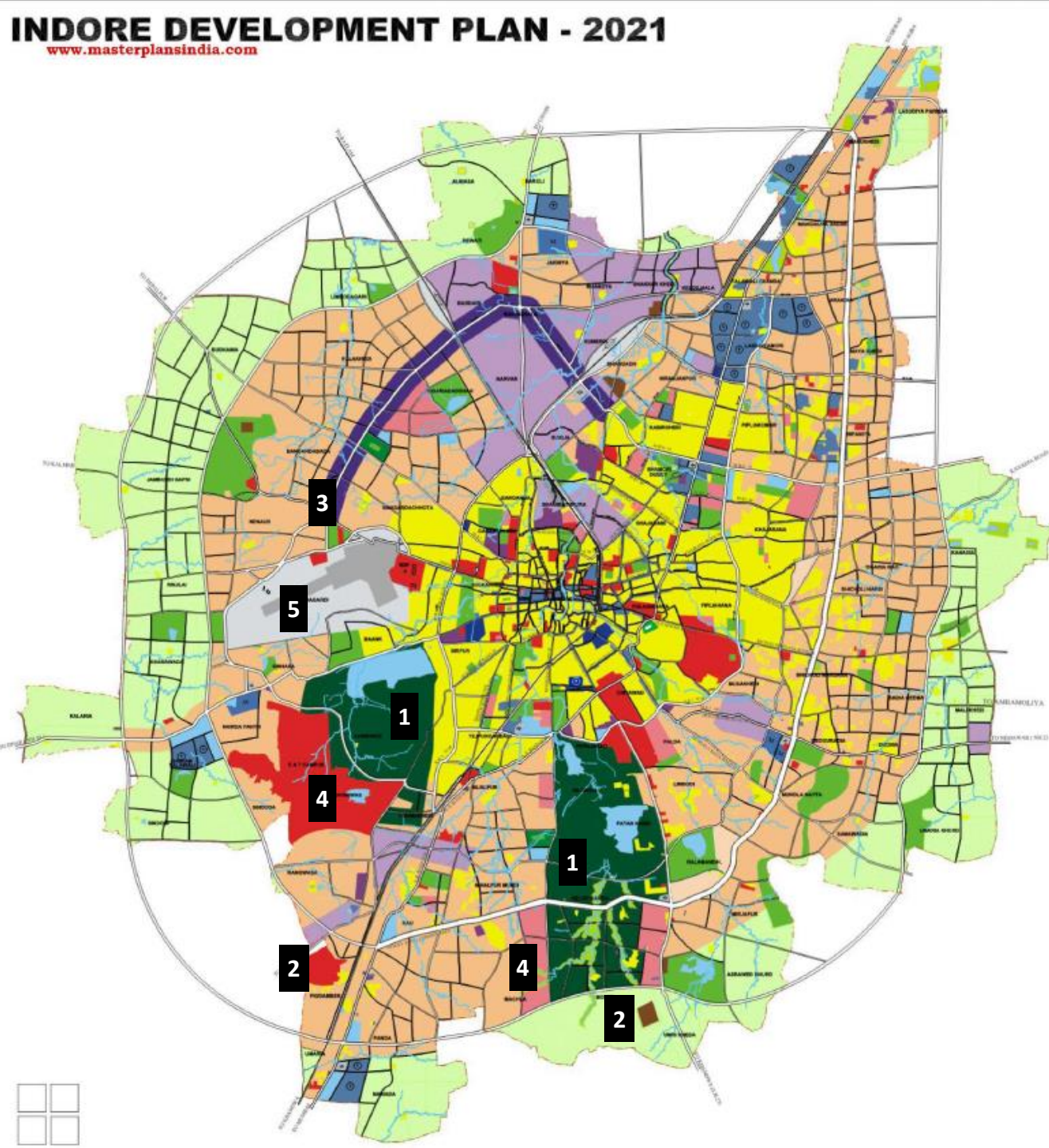
Walking Tracks



Sky Garden

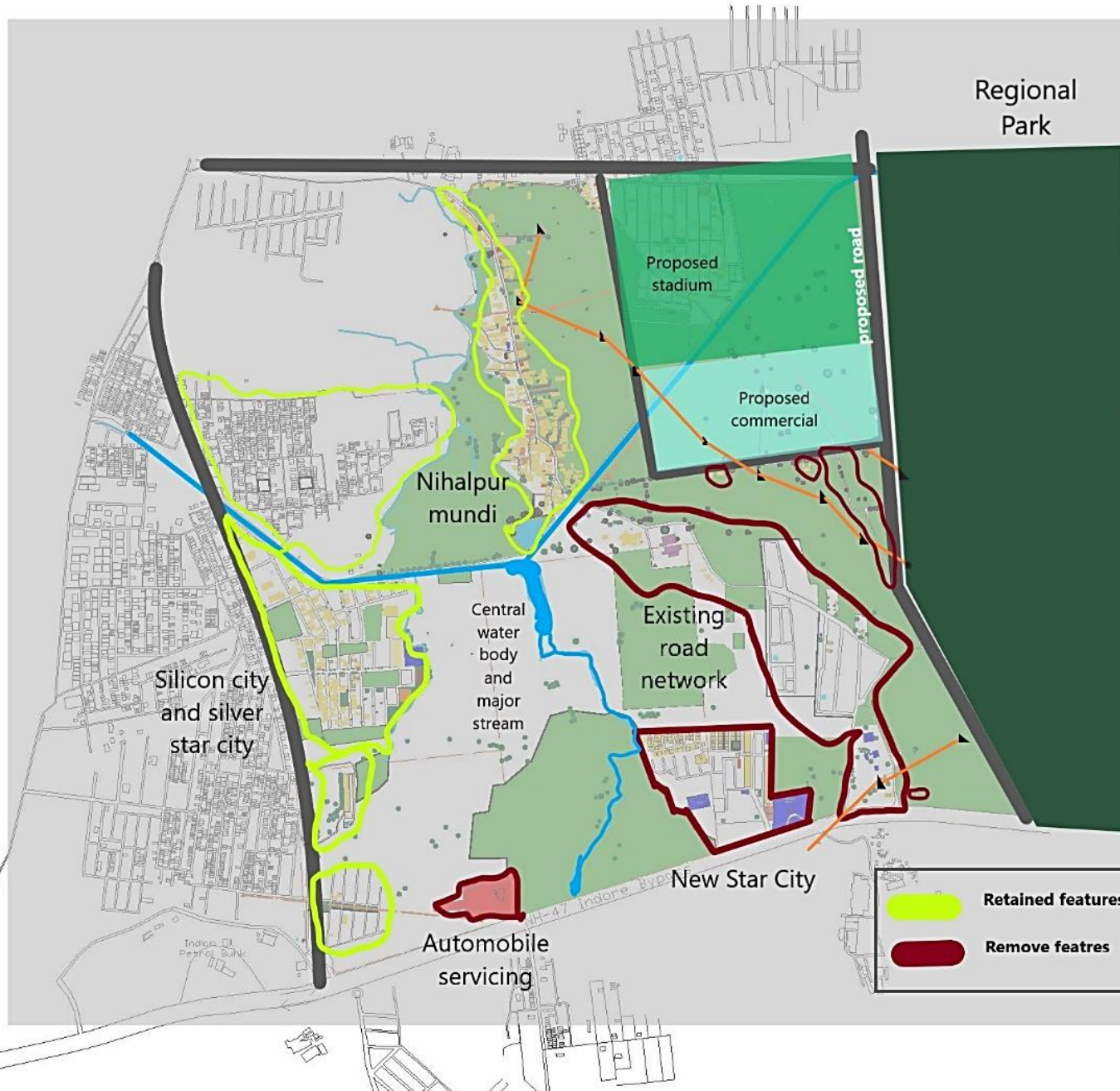


Golf- side Residences



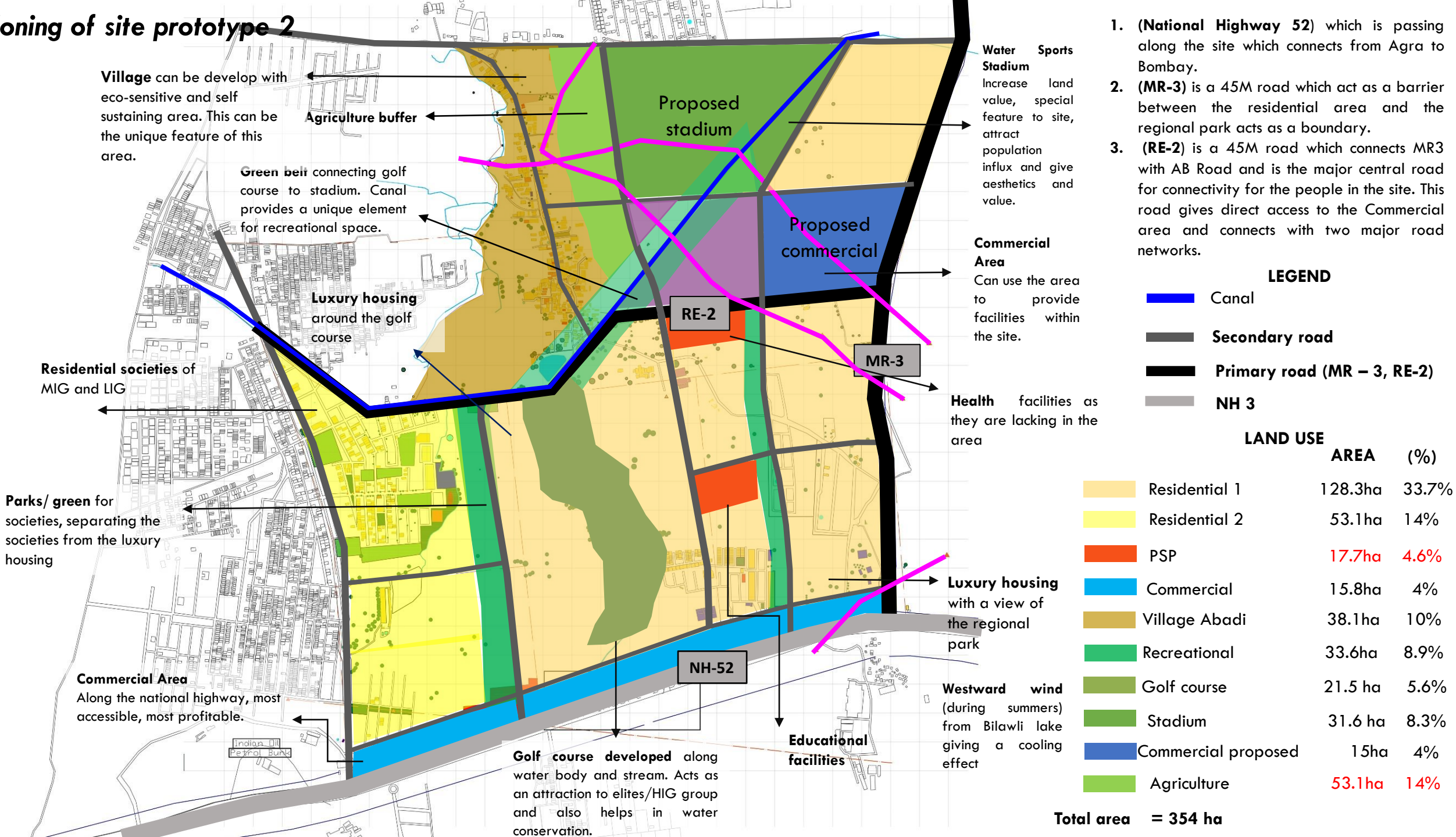
S.No	Features	Effects
1	Regional Parks	Pleasant Temperature
		Great Aesthetics
		Less pollution
		More Open spaces
		Micro ecosystems
2	Sage University & IIM	Influx of high income group people in case of private university
		Proximity to educational institutes
3	Super Corridor	Influx of high income group people into the city who will want to live away from such land uses. Greater distance from super corridor is a positive for our site.
		Employment and income opportunities.
4	Proposed PSP	Higher land value, appropriate for elite housing.
		Employment opportunities
5	Transport and connectivity	30 minute drive to the airport from the site.
		Good connectivity to national highway, bypass, proposed metro rail lines.

SITE LEVEL



within the site				
s.no	Feature	Positives	Negatives	retain/remove
1	Central water body and major stream	micro climate, cooling effect, aesthetic beauty, micro ecosystems, natural draining, rain water harvesting, water supply for horticulture, increase in land value, etc	irregular shapes of plots/road network, difficulty in zoning	retain
2	New Star city	buffer zone from highway,	irregular plots and road network, makes access difficult, not compatible	remove
3	existing road network		not possible to zone	remove
4	existing warehouse		not compatible, not possible to zone	remove
5	Silicon city, silver star city	mix, gated communities		retain
6	automobile servicing		illegally present and not compatible	remove

Zoning of site prototype 2



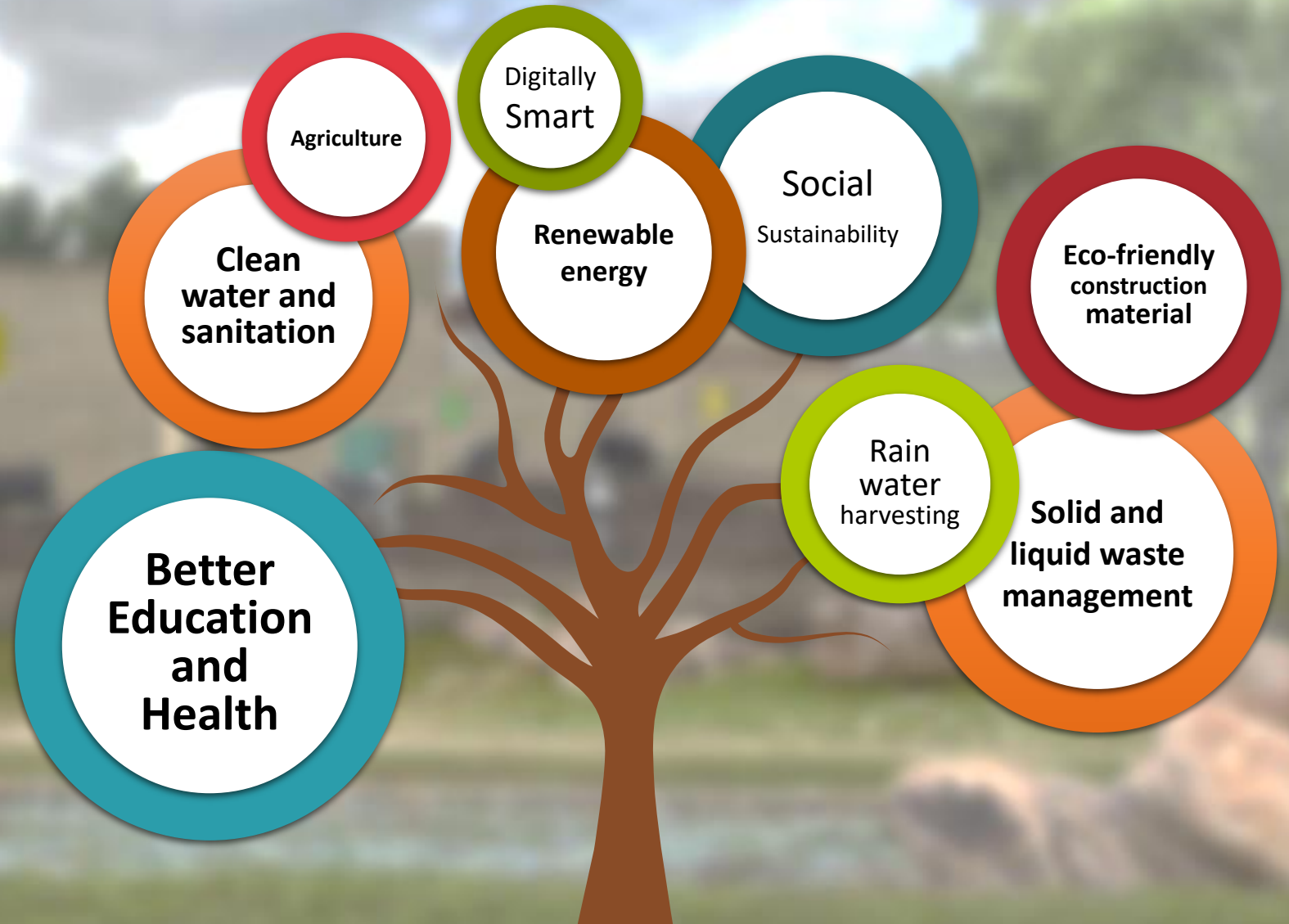
Circulation



Self-sustainable, Smart, Green & Clean Village

Essential Steps

- Clean Village
- Improved Drinking water and Sanitation facilities, Reduced Potable water demand
- Adequate infrastructure for Education & Healthcare
- Effective Solid waste management
- Ensure Power security through Clean Energy, renewable sources
- Local Economic Development through smart dairy farms, etc.
- Digital Village Initiative



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.



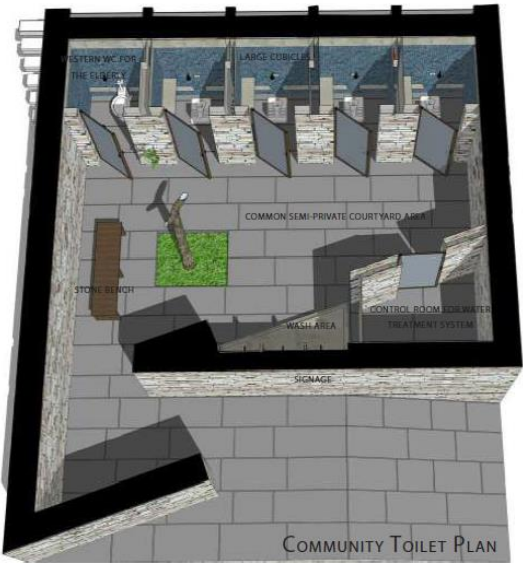
2. Water + Agriculture

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.



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



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.



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!



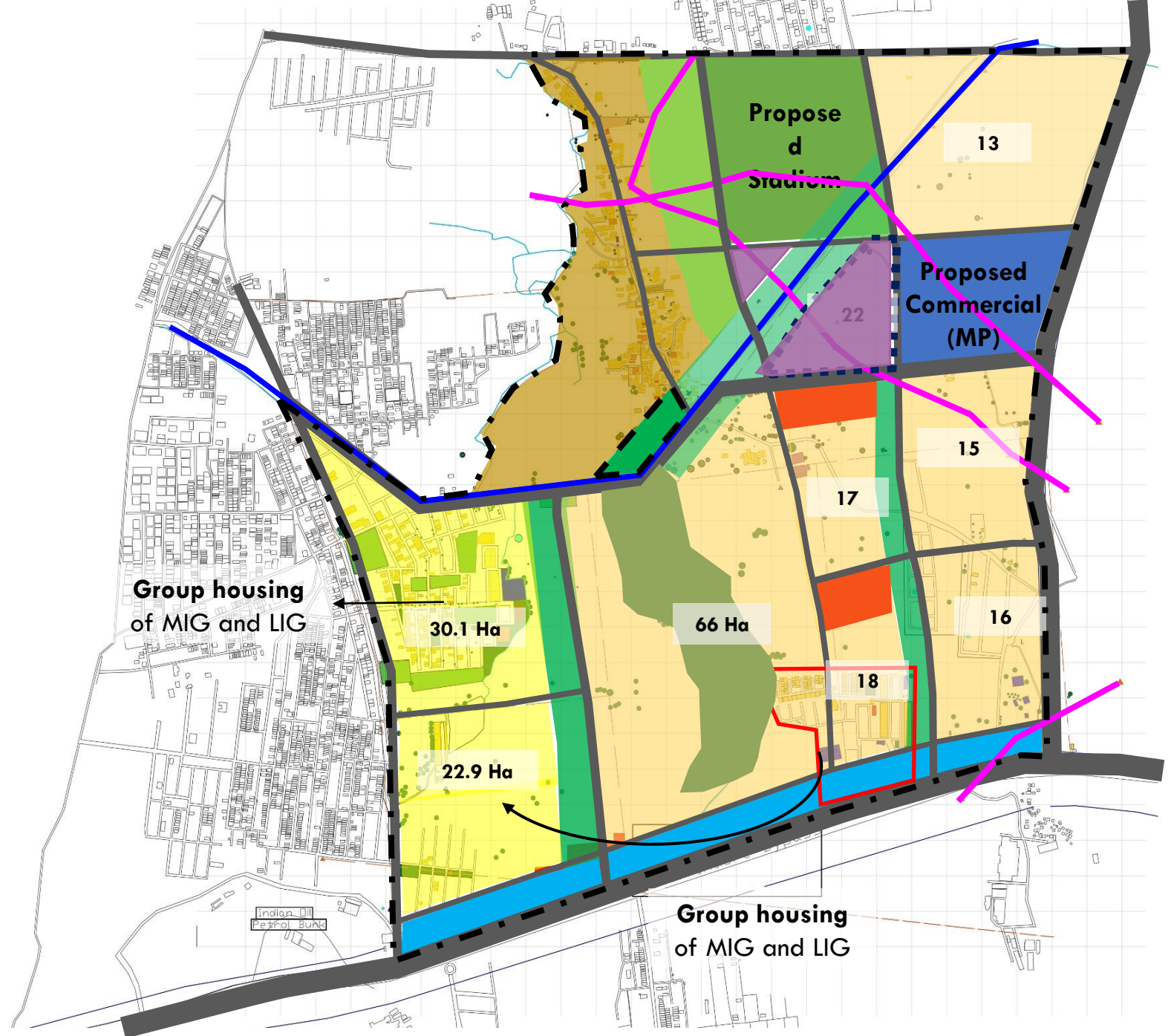
area no.	No. of sellers	type of product	average revenue (Rp)	
			weekday	weekends and holidays
1	9	mineral water, meatball, ice, snacks	50,000 per day	400,000 per day
2	8	tea, coffee,mineral water, fries, toys	50,000 per day	na
3	12	ice tea, coffee, snacks, rujak, toys, meatball	75,000 per day	500,000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

Facility for Village Aabadi

Facility in Block-22 (Total area- 8.3 ha)			
Facility	Number of Unit	Area in sqm	Total area (in ha)
Anganwadi	2	200	0.04 Ha
Primary School	1	2000	0.2 Ha
Community Hall	1	2000	0.2ha
Housing Area Park	1	5000	0.5ha
Market/Mandi	1	2000	0.2 ha
Fair price shops	1	75	0.0075ha
Religious Building	1	400	.04 Ha
Dispensary	3	400	0.12 Ha
Floor area for ATM	-	6	0.0006 Ha
		Total	1.3 Ha



Population & Facility

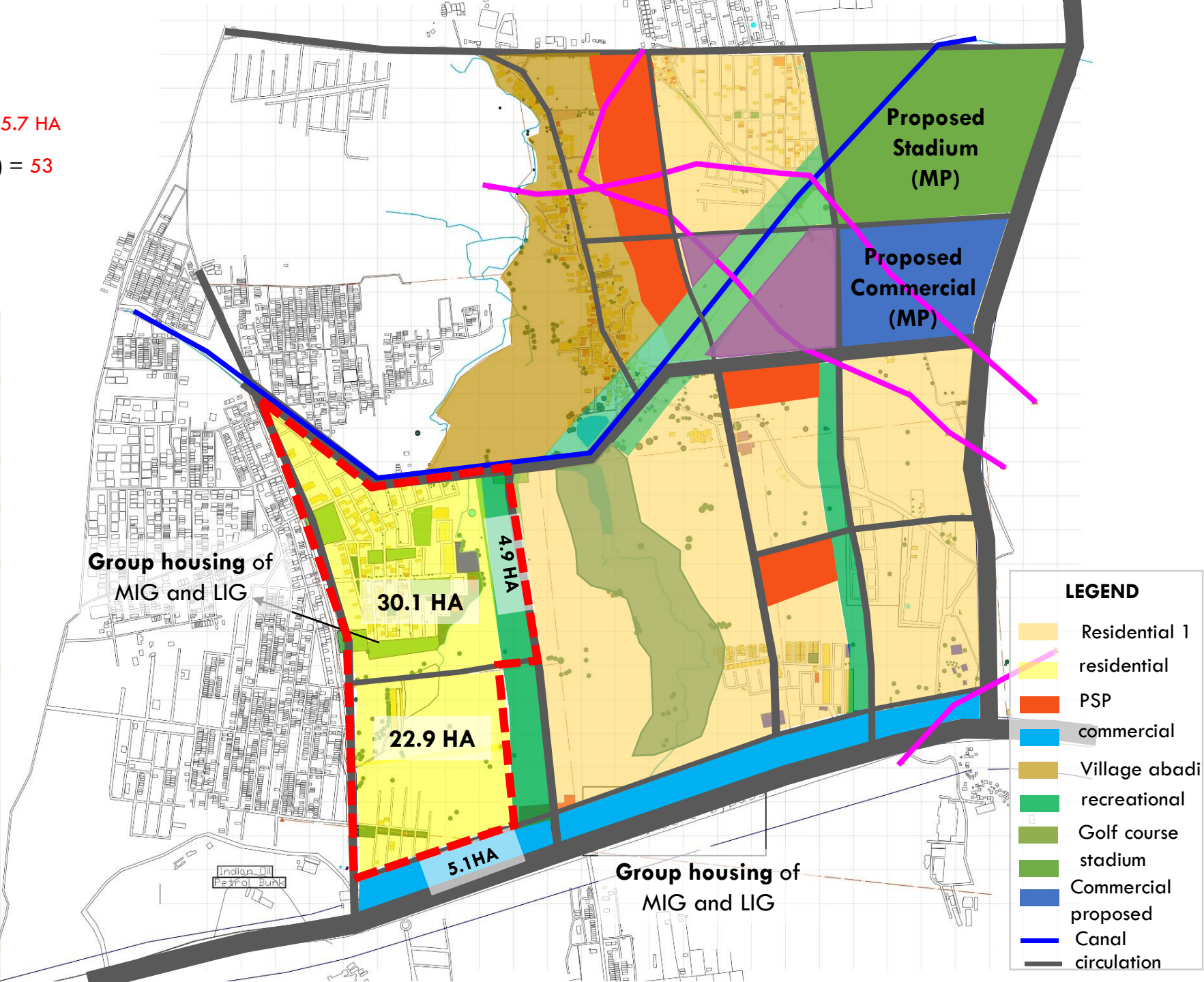
Existing settlements population

- Total area of the settlements (excluding the village) = 65.7 HA
- TOTAL AREA for proposed group housing (MIG and LIG) = 53 HA

Group housing of MIG and LIG population =16,400
Neighborhood population in ID =(5,000-15,000)

Facility provision for neighbourhood level area (IDP)

Facility	Number of Unit	Area in sqm	Total area (in ha)	Area Proposed in site Ha
Primary & Senior Secondary School	1	18,000	3.6 ha	In 53ha residential area
Dispensary	1	800-1200	0.08ha-0.12ha	
Community Hall/Libraray	1	2000	0.2ha	
Neighbourhood Park	1	10,000	1ha	4.9 Ha is already present and tot lots will be included
Neighbourhood play area	1	15,000	1.5ha	
Local shopping including service centre	1	4600	0.46ha	5.1 Ha of commercial present at south of the sector
Post office counter	1	85	0.0085ha	
Bank with Extension	1			
Floor Area for Counters	-	75	0.0075ha	
Floor area for ATM	-	6	0.0006ha	
		Total	6.9ha	



Population Estimation

Total area	40 Ha
Area remaining	35.2 Ha

PLOTTED VILLAS

Area of Villa	400 sq. m
Total villas around the periphery of golf course	110
Average household size of Indore	4.8
Total population	530
Area of 110 Villas	4.4 Ha

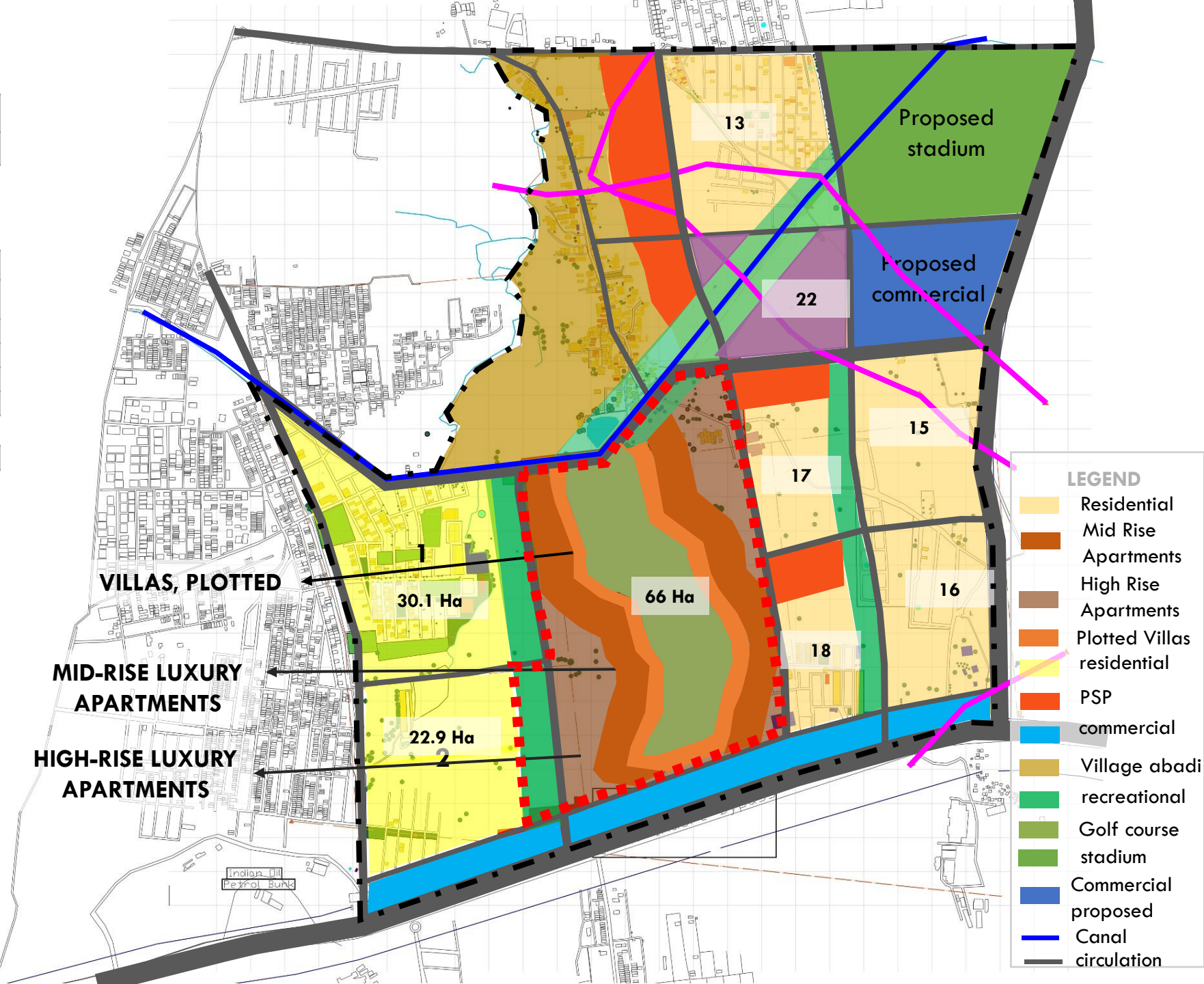
Area remaining	35.6 Ha
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APARTMENTS

Percentage of area for circulation	15%
Area for circulation	5.2 Ha
Remaining Area	30 Ha
FAR	1.3
GC	33%
Total builtup area	39 Ha

Average Area of apartment	220 sq. m
No. of apartments on each floor	4
Total area of floor	1000 sq. m
Total Dewelling Units	1440

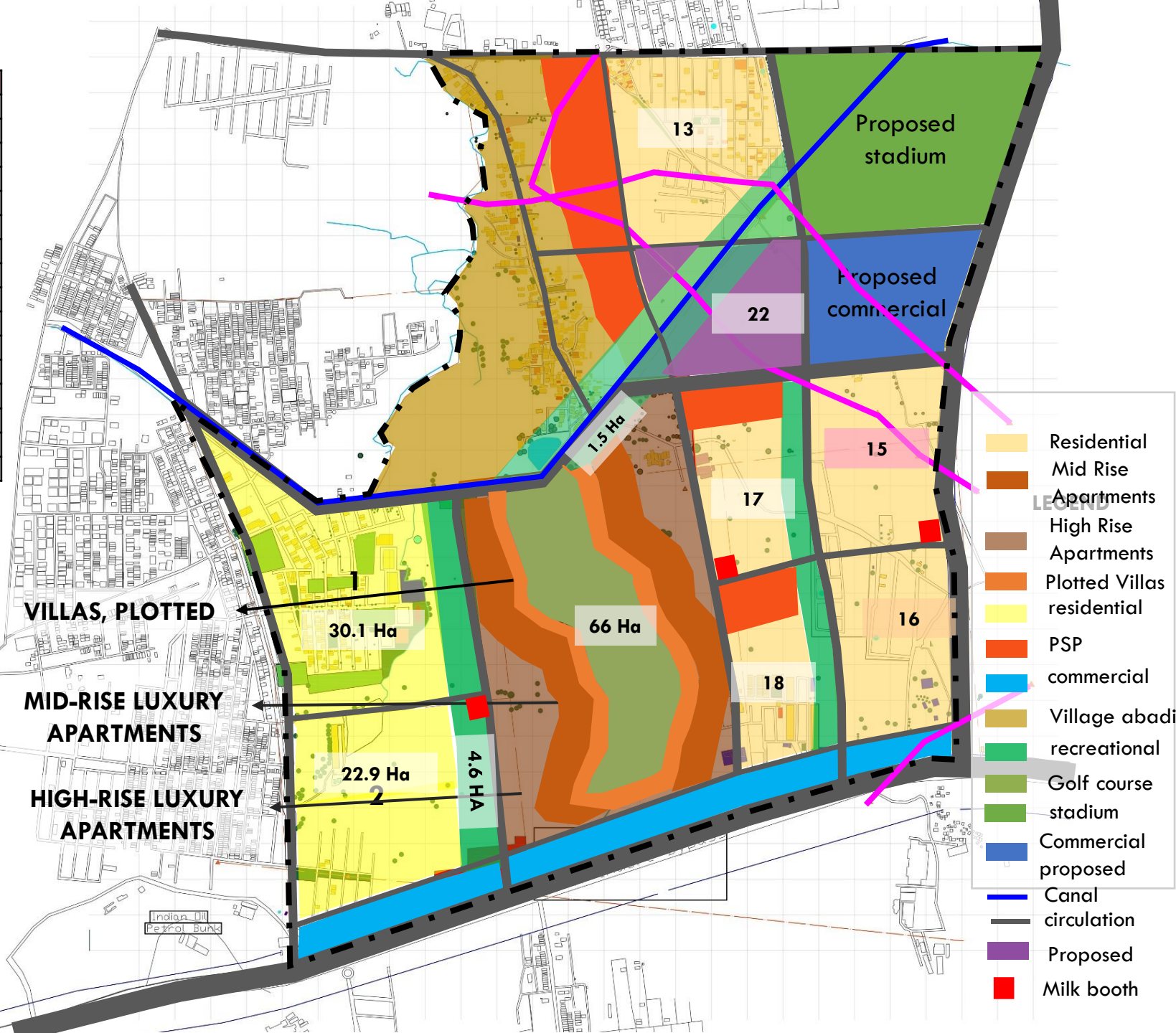
Average household size of Indore	4.8
Total population	6912



Population Estimation: 2

Block-15	
Total area	17.9 Ha
Circulation (15%)	2.6 Ha
Plotted	5.3 Ha
Plot area	400 sqm
Total number of DUs	132
Total Population (plotted)	633
Apartments	10 Ha
FAR	1.3
GC	33%
Total builtup area	13 Ha
Area of apartment	550 sq. m
No. of apartments on each floor	4
Total area of floor	2500 sq. m
Total Dewelling Units	208
Average household size of Indore	4.8
Total population (Apartment)	1000

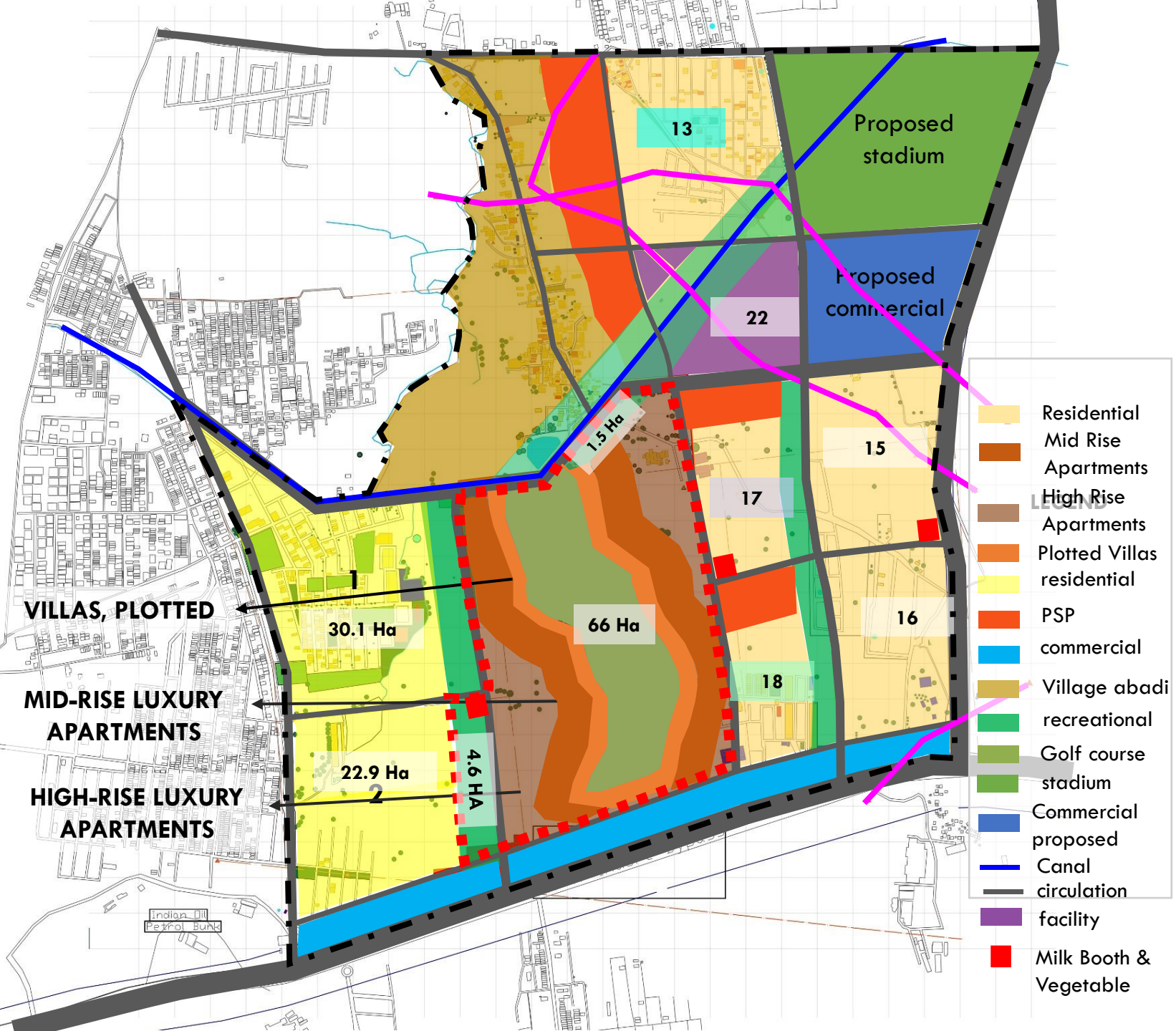
Block-16	
Total area	16.5 Ha
Circulation (15%)	2.4 Ha
Plotted	8 Ha
Plot area	400 sqm
Total number of DUs	200132
Total Population	960
Apartments	6.1 Ha
FAR	1.3
GC	33%
Total builtup area	7.9 Ha
Area of apartment	550 sq. m
No. of apartments on each floor	4
Total area of floor	2500 sq. m
Total Dewelling Units	126
Average household size of Indore	4.8
Total population	600



Population Estimation: 2

Block-17	
Total area	8 Ha
Circulation (15%)	1.2 Ha
Plotted	6.8 Ha
Plot area	400 sqm
Total number of DUs	170
Total Population	816
Block-18	
Total area	8.9 Ha
Circulation (15%)	1.3 Ha
Apartments	7.6 Ha
FAR	1.3
GC	33%
Total builtup area	9.88 Ha
Area of apartment	550 sq. m
No. of apartments on each floor	4
Total area of floor	2500 sq. m
Total Dewelling Units	158
Average household size of Indore	4.8
Total population	758

Block-13	
Total area	23.5 Ha
Circulation (15%)	3.5 Ha
Plotted	5 Ha
Plot area	400 sqm
Total number of DUs	125
Total Population	600
Apartments	15 Ha
FAR	1.3
GC	33%
Total builtup area	19.5 Ha
Area of apartment	550 sq. m
No. of apartments on each floor	4
Total area of floor	2500 sq. m
Total Dewelling Units	312
Average household size of Indore	4.8
Total population	1497

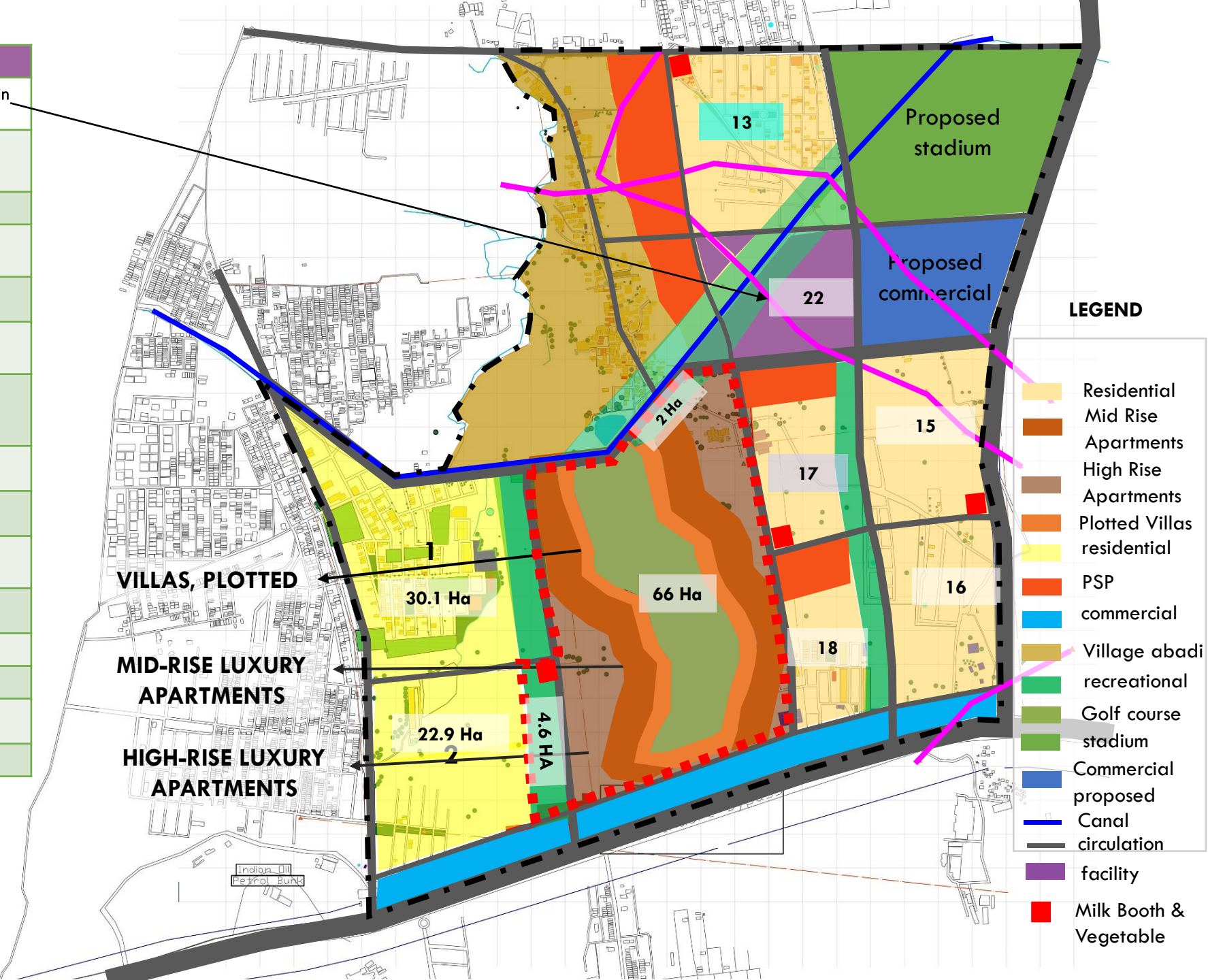


Facility mapping and distribution

Facility in Block-22 (Total area- 8.3 ha)			
Facility	Number of Unit	Area in sqm	Total area (in ha)
Primary- Senior Secondary School	1-2	18,000	3.6 ha
Dispensary	1	2000	0.2 Ha
Community Hall/Library	1	2000	0.2ha
Neighbourhood Park	1	10,000	1ha
Neighbourhood play area	1	15,000	1.5ha
Local shopping including service centre	1	4600	0.46ha
Post office counter	1	85	0.0085ha
Bank with Extension	1		
Floor Area for Counters	-	75	0.0075ha
Religious Building	2	800	.08 Ha
Taxi Stand	1	400	0.04 Ha
Fire Station	1	20000	2 Ha
Floor area for ATM	-	6	0.0006 Ha
		Total	7.1 Ha

Additional facility

Facility in Block-22 (Total area- 8.3 ha)			
Facility	Number of Unit	Area in sqm	Total area (in sqm)
Milk booth and Vegetable	4	13	52



Population Estimation

Existing settlements population

Settlement Name	No. Of DUs	Avg. HH Size	Population	Area (Ha)
Nihalpur Mundi	394	8.6	3388.4	12
Silicon City	1713	3.6	6166.8	21
Star city	864	3	2592	20
New Star City	426	4.4	1874.4	6.7
New York City	486	3.9	1895.4	6.5
Sai Paradise	300	5.3	1590	11.5
TOTAL	4183		17507	77.7

- Total area of the settlements (excluding the village) = 65.7 HA
- TOTAL AREA for proposed group housing (MIG and LIG) = 53 HA

s.no.	settlement	population
1	Nihalpur Mundi	3388
2	Group Housing (MIG & LIG)	11,297
3	Proposed Luxury housing	15,760

Total population of site =30,445

