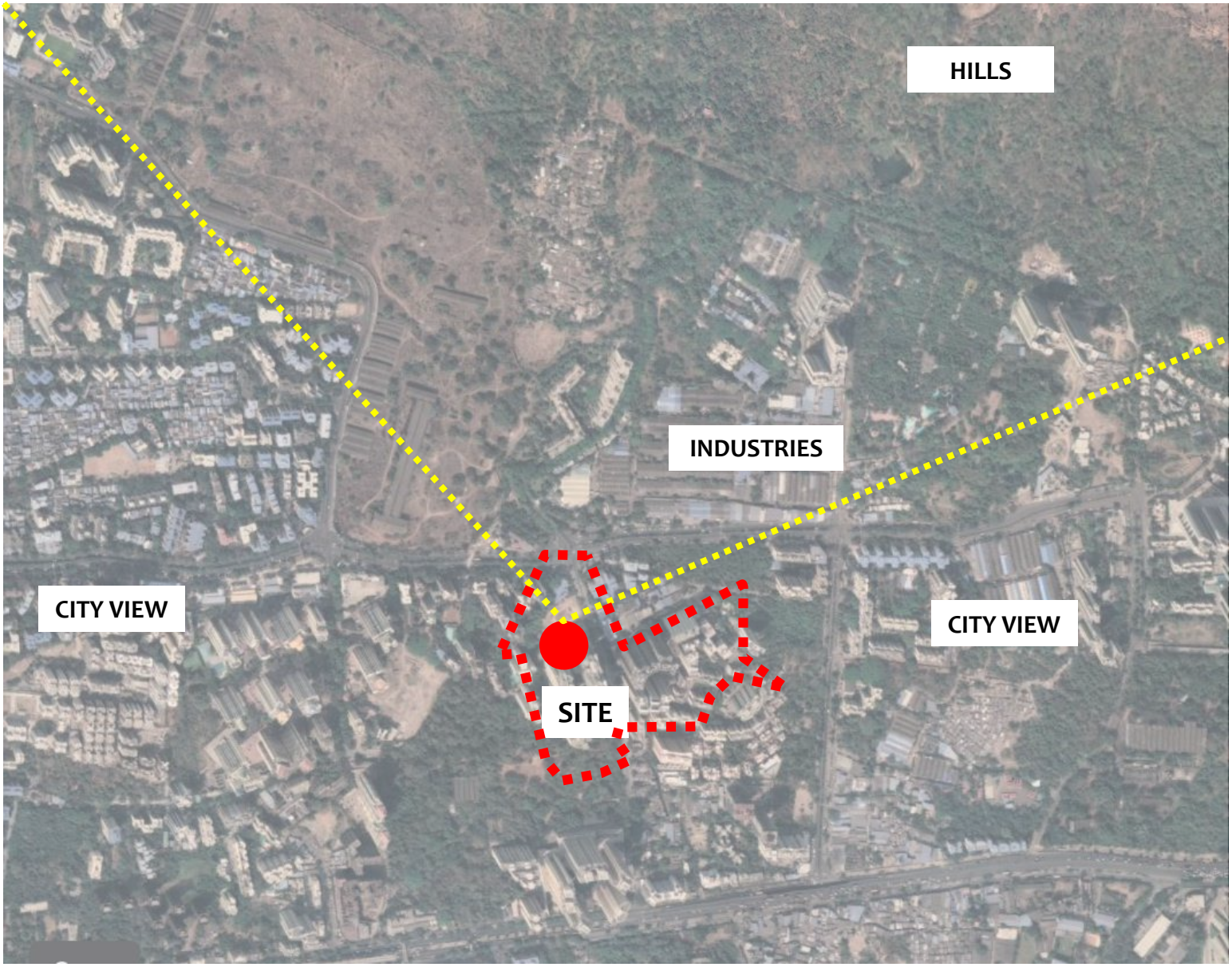
Proposed Tower E & Tower F

at Acme Ozone,

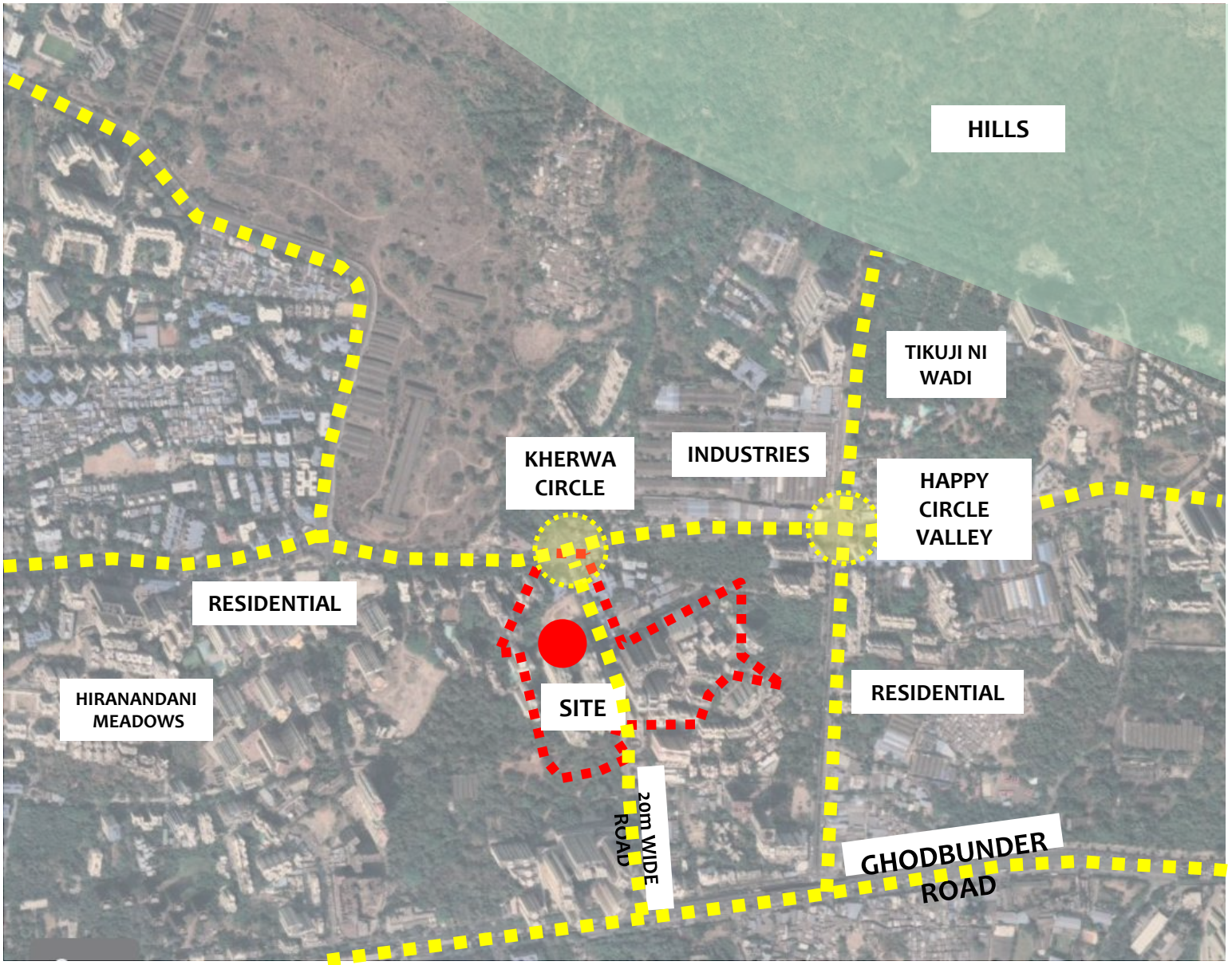
for Lodha Group

MQA

Locating the Context- Macro Scale



Micro Scale- Site Adjacency



1. CITY VIEW



4. CITY VIEW

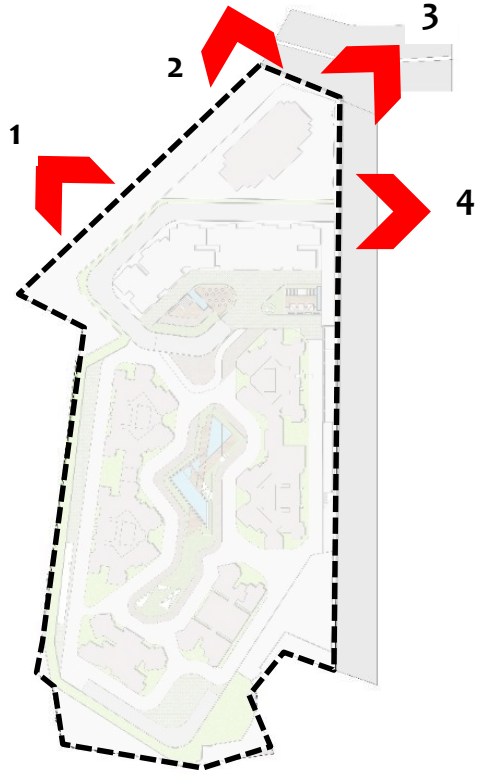


2. HILL VIEW



3. INDUSTRIES



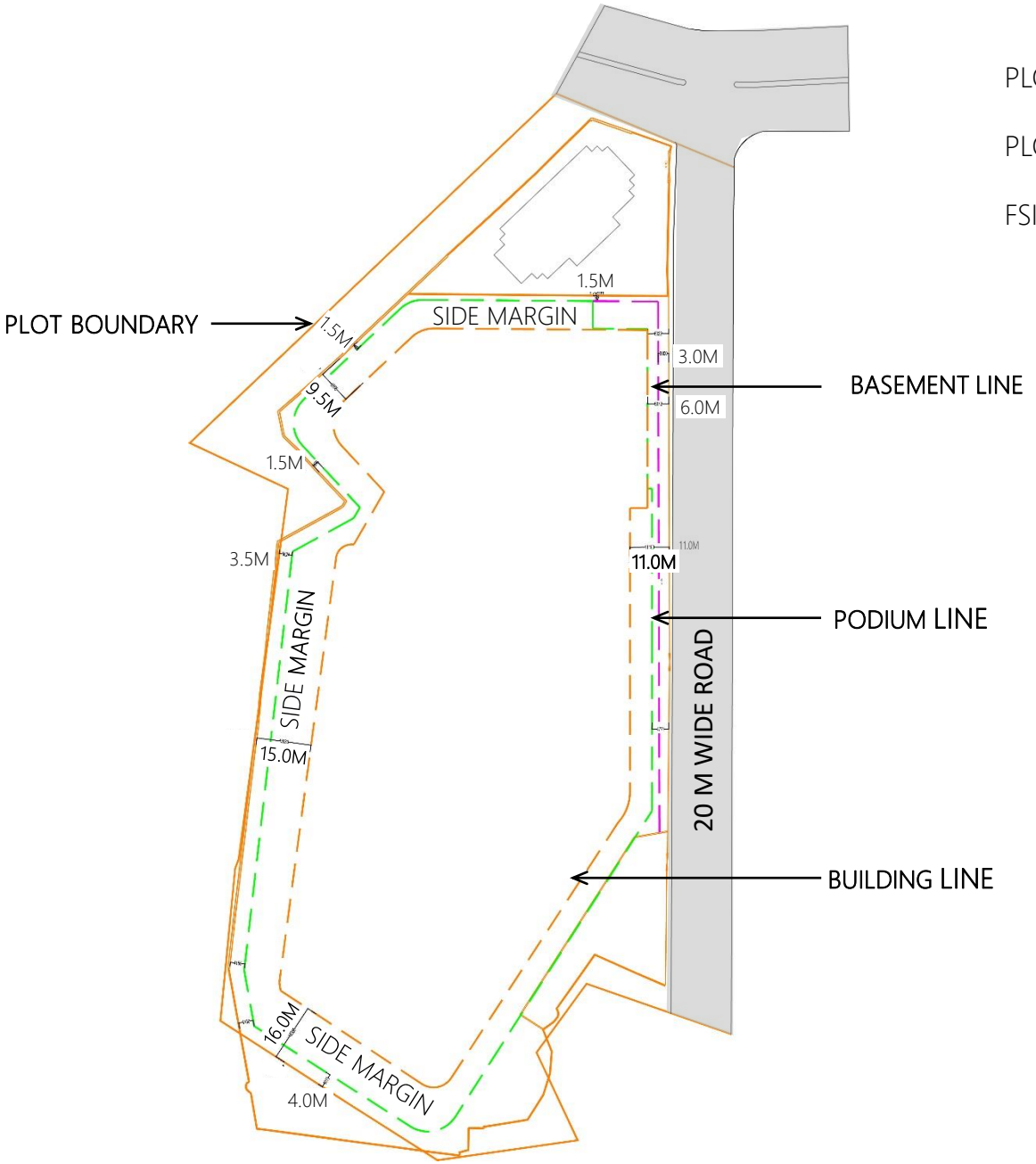


N

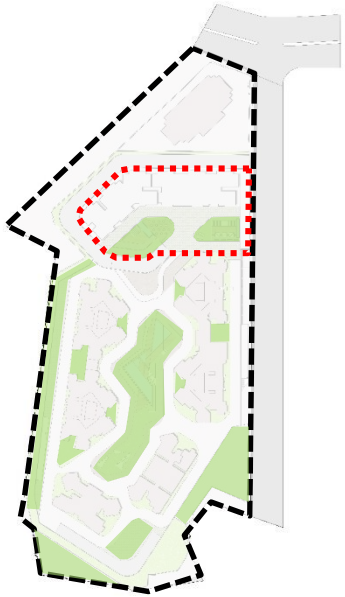
PLOT 'A' AREA = 25045 SQ.M

PLOT AREA UNDER E & F = 6147 SQ.M

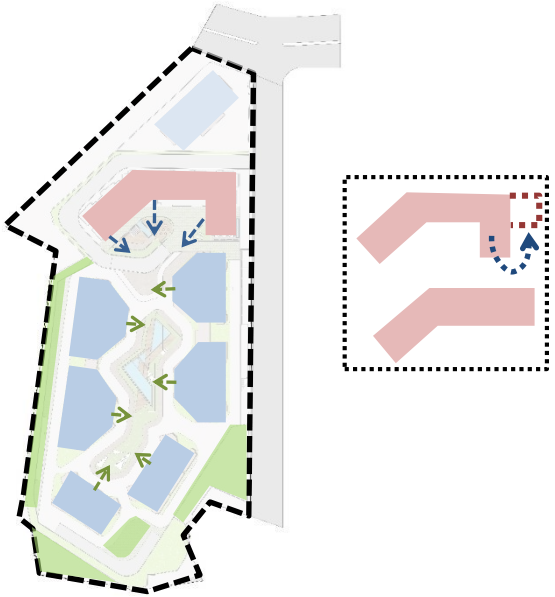
FSI TO BE CONSUMED FOR E & F = 45000 SQ.M



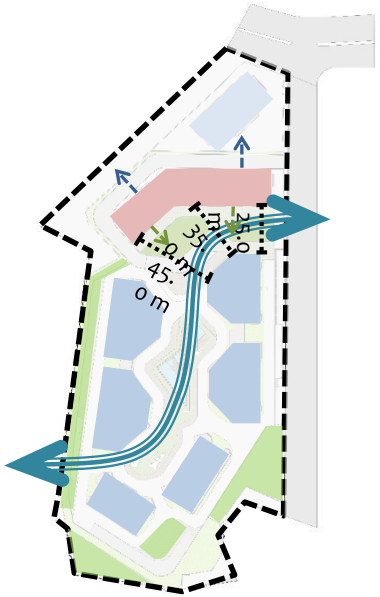
N



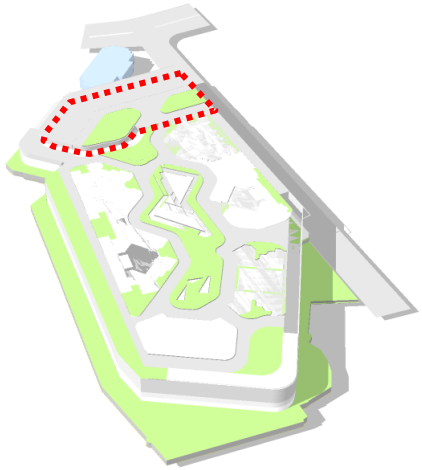
Site located at the junction of Kherwa circle with Hill view on west and city view on other sides. Green spaces are distributed evenly all over the site allowing outdoor activities in all areas.

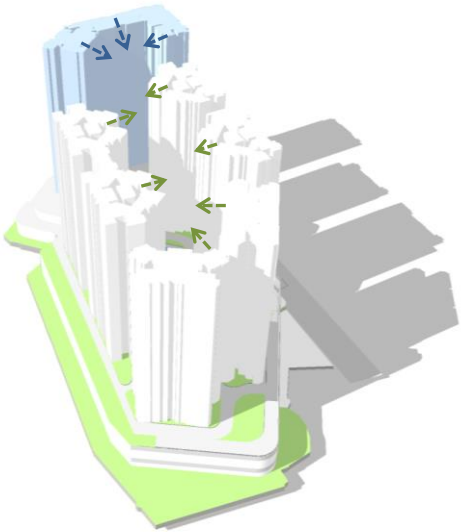


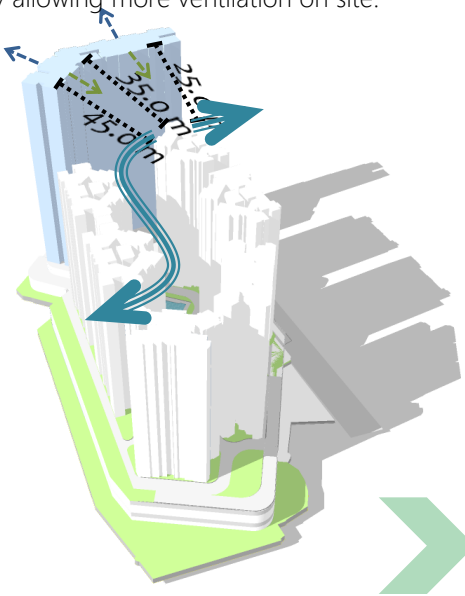
An inward planning where all buildings look at Central garden, thus reducing the exposure to outside view of Hills.

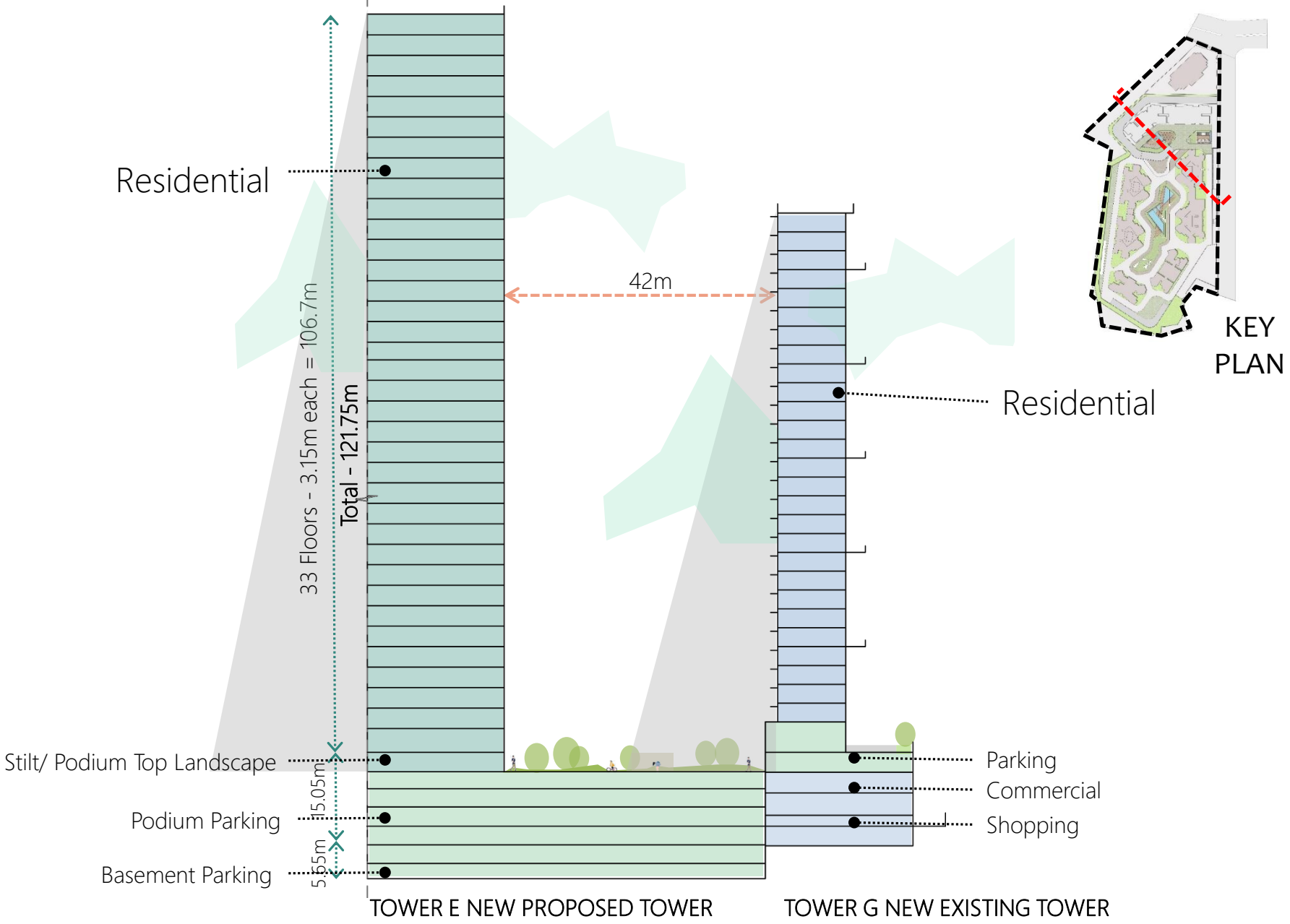


With an increased distance between buildings, it opens up and most of the houses look at hills, thereby allowing more ventilation on site.








Residential
42m
33 Floors - 3.15m each = 106.7m
Total - 121.75m
Residential
KEY PLAN
Stilt/ Podium Top Landscape
Podium Parking
Basement Parking
15.05m
5.65m
Parking
Commercial
Shopping
TOWER E NEW PROPOSED TOWER
TOWER G NEW EXISTING TOWER



Proposed Tower E & Tower F, for Lodha Group.

Floor plan

MQA

3 BHK
Rera C.A = 1204.16 sq.ft
Target Area 1200 sq.ft

3 BHK
Rera C.A = 1192.24 sq.ft
Target Area 1200 sq.ft

3 BHK
Rera C.A = 1204.16 sq.ft
Target Area 1200 sq.ft



2 BHK
Rera C.A = 724.15 sq.ft
Target Area 700 sq.ft

TOWER-1

2 BHK
Rera C.A = 722.75 sq.ft
Target Area 700 sq.ft

2 BHK
Rera C.A = 722.75 sq.ft
Target Area 700 sq.ft

Proposed Tower E & Tower F, for Lodha Group.

Tower 1 Floor plan

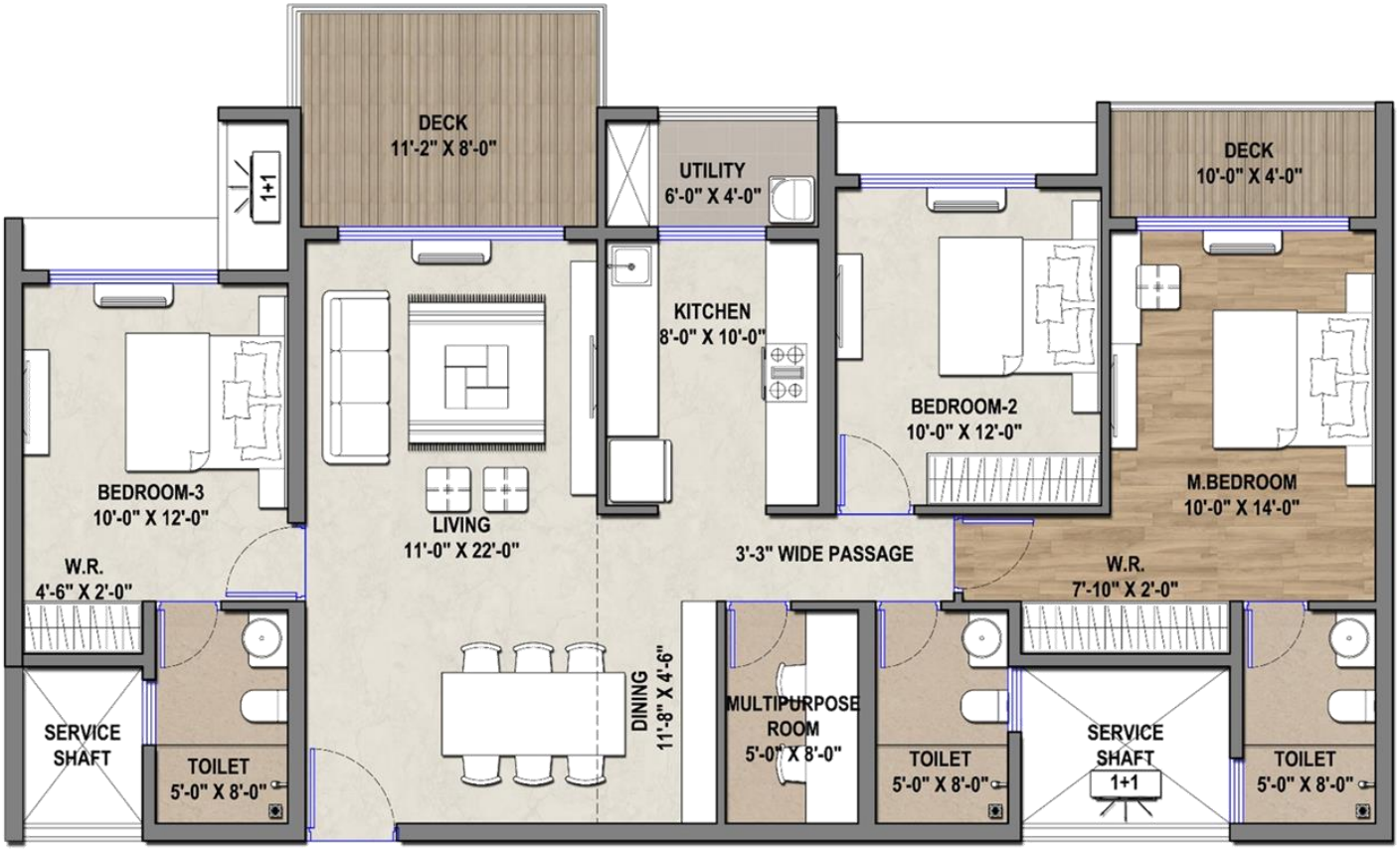
MQA

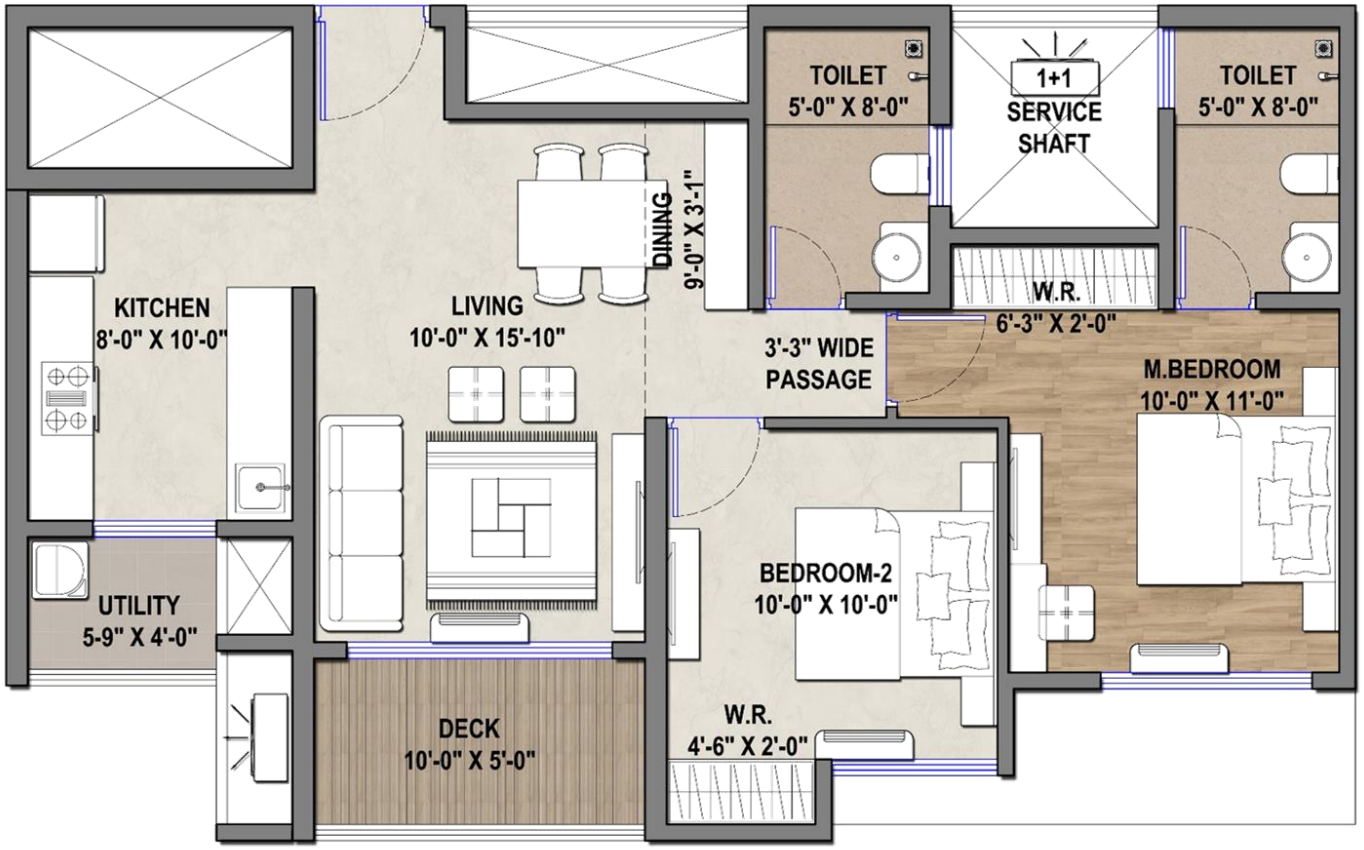

3 BHK
Rera C.A = 1204.16 sq.ft
Target Area 1200 sq.ft
3 BHK
Rera C.A = 1204.16 sq.ft
Target Area 1200 sq.ft
2 BHK
Rera C.A = 728.95 sq.ft
Target Area 700 sq.ft
2 BHK
Rera C.A = 722.75 sq.ft
Target Area 700 sq.ft
2 BHK
Rera C.A = 722.75 sq.ft
Target Area 700 sq.ft
2 BHK
Rera C.A = 722.75 sq.ft
Target Area 700 sq.ft
TOWER-2
DECK
UTIL.
BED RM
LIVING RM
KIT.
TOIL.
LIFT

3 BHK

RERA C.A. = 1204.16 SQ.FT.

TARGET AREA 1200 SQFT





2 BHK

RERA C.A. = 722.75 SQ.FT.

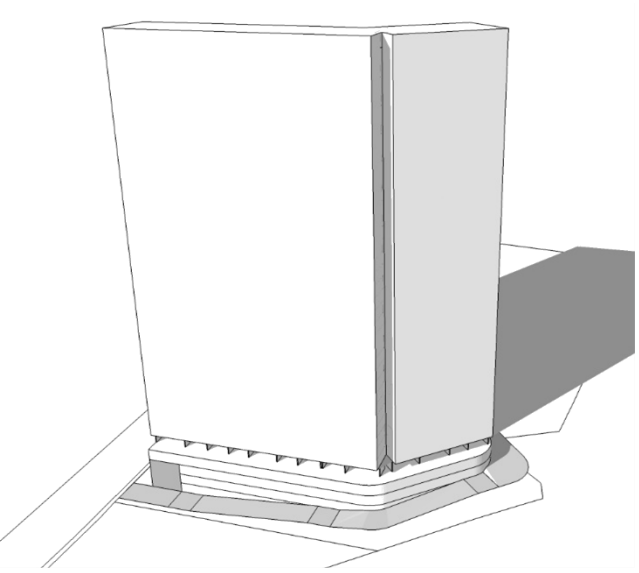
TARGET AREA 700 SQFT

FSI STATEMENT		
FLOOR	TOWER 1	TOWER 2
1	705.33	671.04
2	705.33	671.04
3	705.33	671.04
4	705.33	671.04
5	676.39	642.10
6	705.33	671.04
7	705.33	671.04
8	705.33	671.04
9	705.33	671.04
10	676.39	642.10
11	705.33	671.04
12	705.33	671.04
13	705.33	671.04
14	705.33	671.04
15	676.39	642.10
16	705.33	671.04
17	705.33	671.04
18	705.33	671.04
19	705.33	671.04
20	676.39	642.10
21	705.33	671.04
22	705.33	671.04
23	705.33	671.04
24	705.33	671.04
25	676.39	642.10
26	705.33	671.04
27	705.33	671.04
28	705.33	671.04
29	705.33	671.04
30	676.39	642.10
31	705.33	671.04
32	705.33	671.04
33	705.33	671.04
TOTAL	23102.25	21970.68
TOTAL FSI CONSUMED IN TOWER		45072.93 SQ.M
SHOP FSI		652.15 SQ.M
TOTAL FSI TOWERS + SHOPPING		45725.09 SQ.M

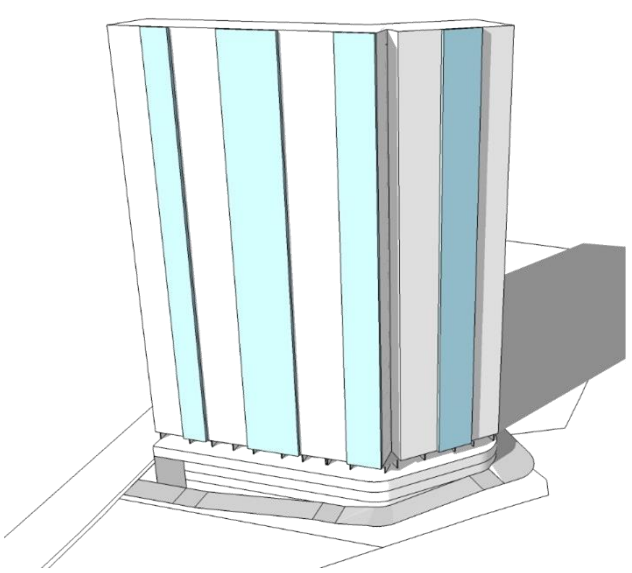
PARKING STATEMENT WITH EXISTING WATER TANK	
PARKING REQUIRED FOR TOWER A,B,C,D,G,H CUSTOMER :	1369
PARKING REQUIRED FOR TOWER A,B,C,D,G,H VISITOR:	137
PARKING REQUIRED FOR SHOPS TOWER G :	20
PARKING REQUIRED OF PLOT B TO BE PROPOSED :	212
TOTAL PARKING OF A,B,C,D,G,H :	1738
PARKING PORPOSED IN EXISTING PHASE :	1645
SPILL OVER PARKING TO BE PROPOSED IN TOWER E, F :	93
TOTAL PARKING REQUIRED (AS PER SALE) OF TOWER E , F :	549
VISITOR'S PARKING IN TOWER E AND F :	28
PARKING REQUIRED FOR SHOPS TOWER F :	20
TOTAL REQUIREMENT FOR E & F	597
TOTAL REQUIREMENT FOR E & F + SPILL OVER	690
TOTAL PARKING TO BE PROPOSED IN TOWER E AND F :	714

PARKING STATEMENT WITHOUT EXISTING WATER TANK	
PARKING REQUIRED FOR TOWER A,B,C,D,G,H CUSTOMER :	1369
PARKING REQUIRED FOR TOWER A,B,C,D,G,H VISITOR:	137
PARKING REQUIRED FOR SHOPS TOWER G :	20
PARKING REQUIRED OF PLOT B TO BE PROPOSED :	212
TOTAL PARKING OF A,B,C,D,G,H :	1738
PARKING PORPOSED IN EXISTING PHASE :	1645
SPILL OVER PARKING TO BE PROPOSED IN TOWER E, F :	93
TOTAL PARKING REQUIRED (AS PER SALE) OF TOWER E , F :	549
VISITOR'S PARKING IN TOWER E AND F :	28
PARKING REQUIRED FOR SHOPS TOWER F :	20
TOTAL REQUIREMENT FOR E & F	597
TOTAL REQUIREMENT FOR E & F + SPILL OVER	690
TOTAL PARKING TO BE PROPOSED IN TOWER E AND F :	729

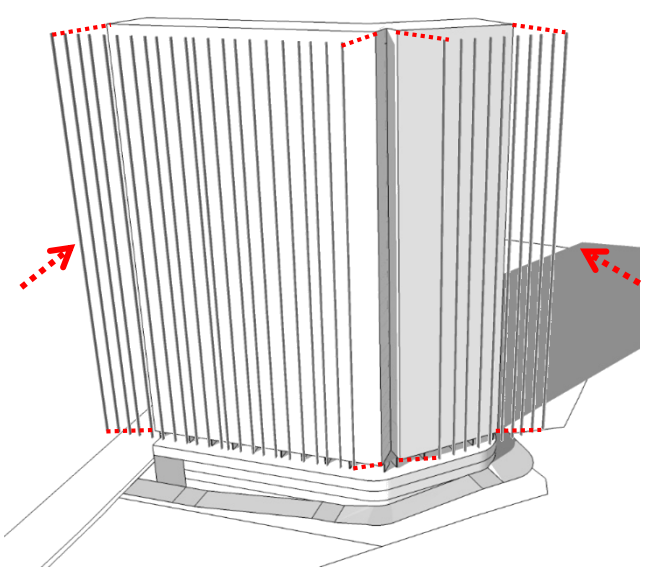
Concept 1



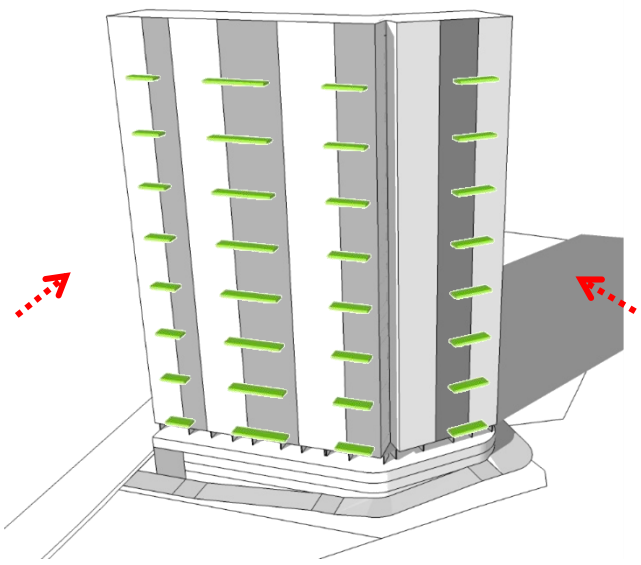
Building block



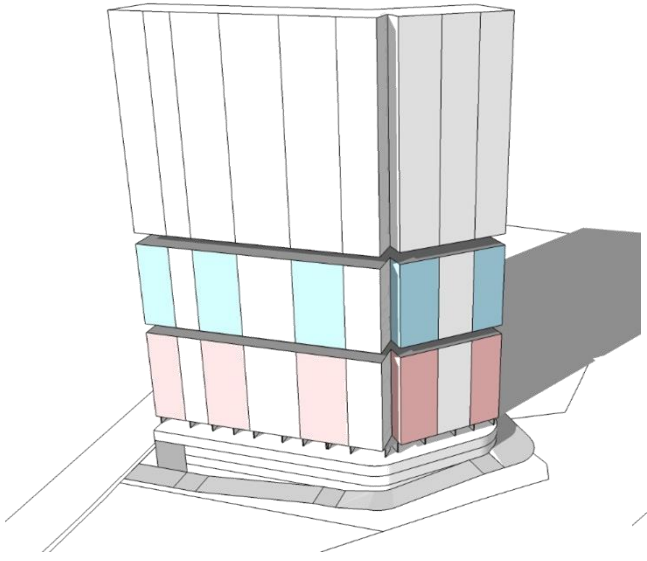
Building mass is Split vertically to reduce the bulk



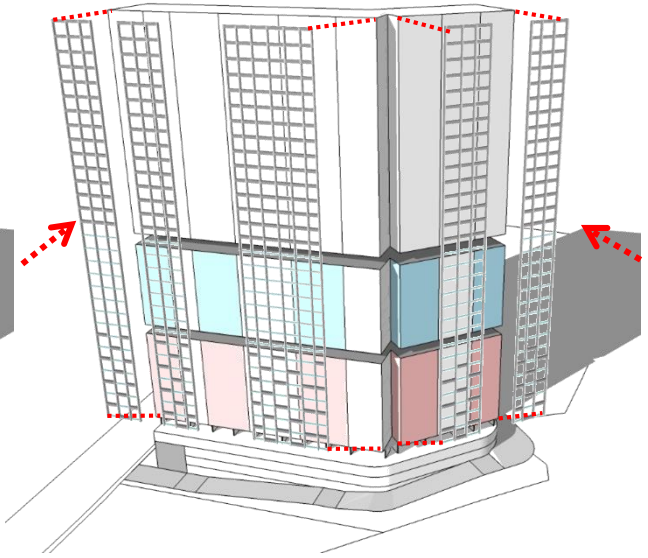
Vertical fins added to provide visual appeal & solar shading from the west facade



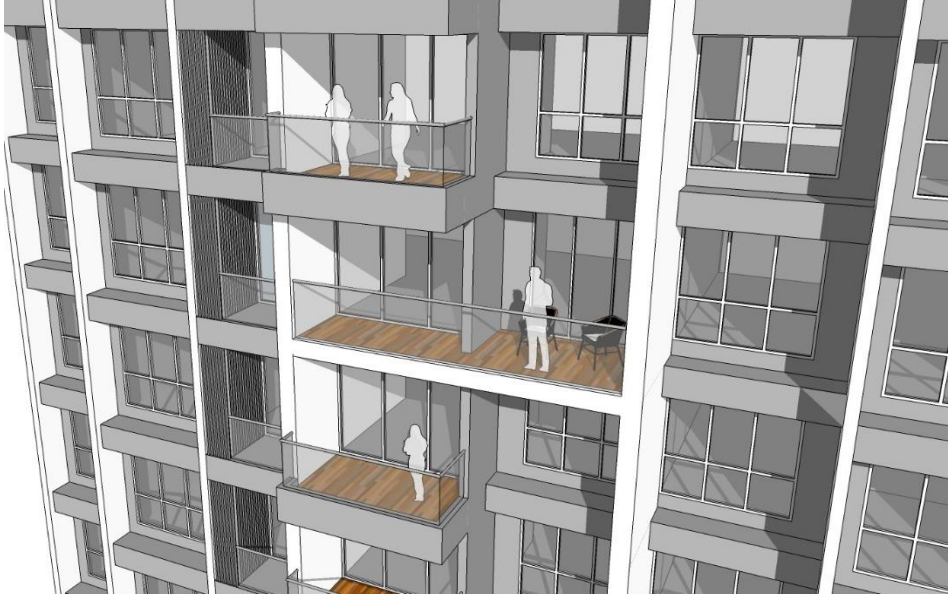
Creating outdoor terraces to sculpt the vertical facade



Split backdrop & make the top most portion bigger to increase the scale to sky



Variation in backdrop mass to add character to the building



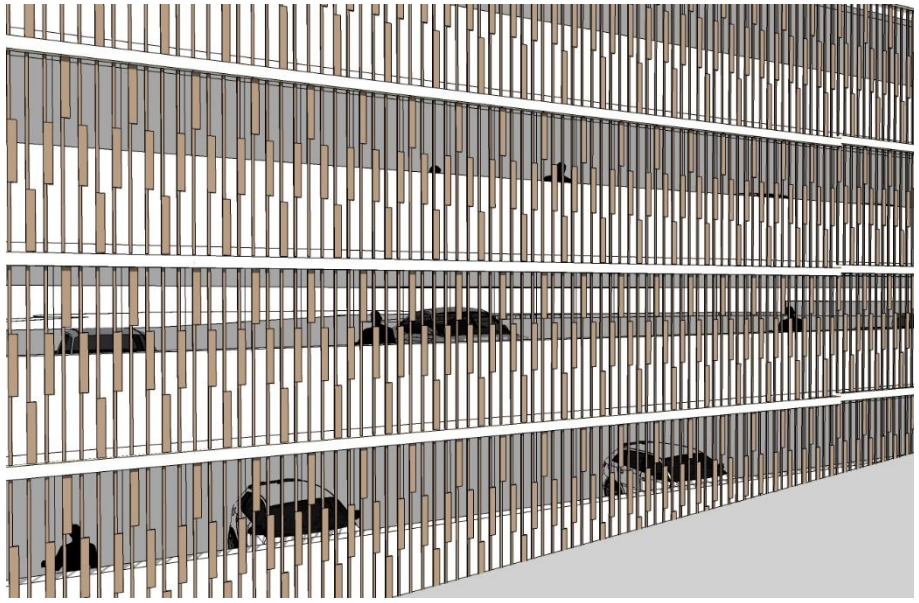
Part terrace View



Variation of lower mass



Stilt floor amenity



Podium facade



Proposed Tower E & Tower F, for Lodha Group.

Concept 1 View

MQA



Proposed Tower E & Tower F, for Lodha Group.

Concept 1 View

MQA

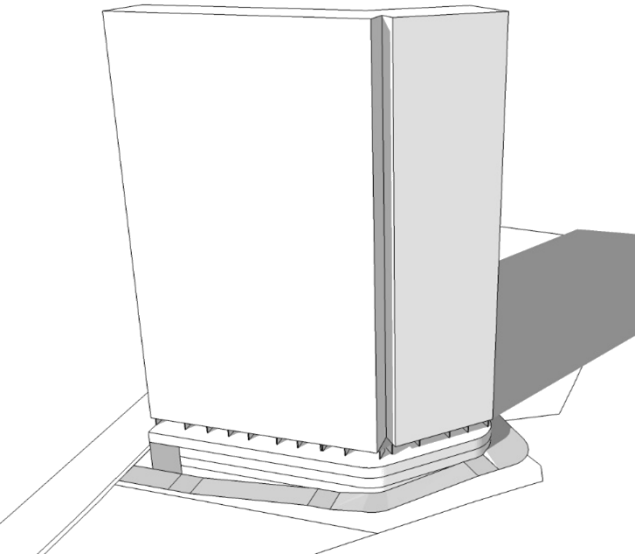


Proposed Tower E & Tower F, for Lodha Group.

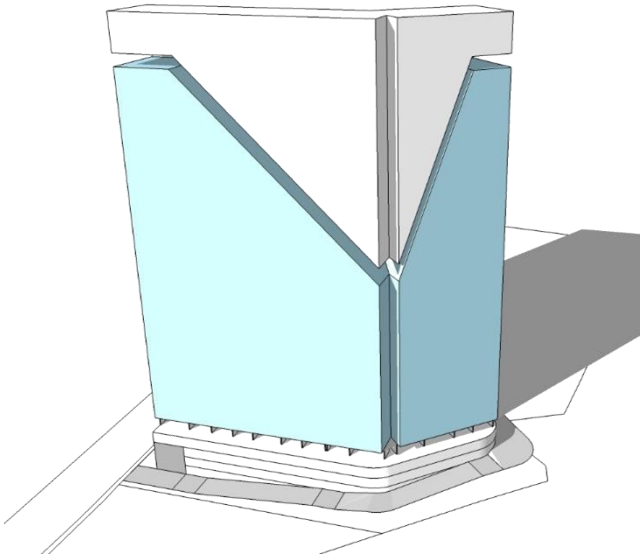
Concept 1 View

MQA

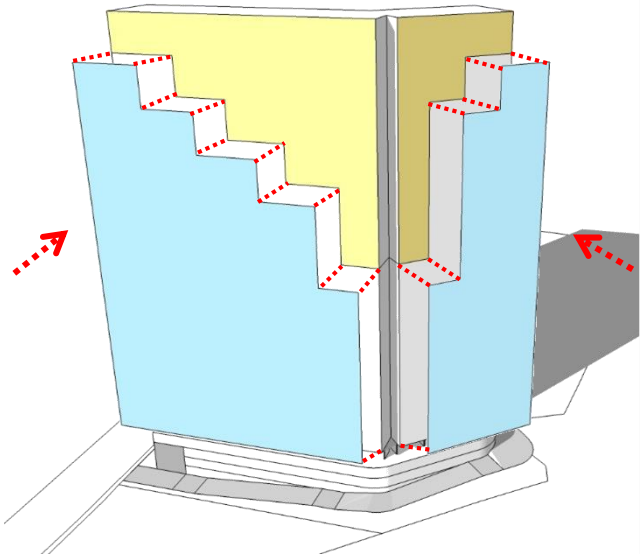
Concept 2



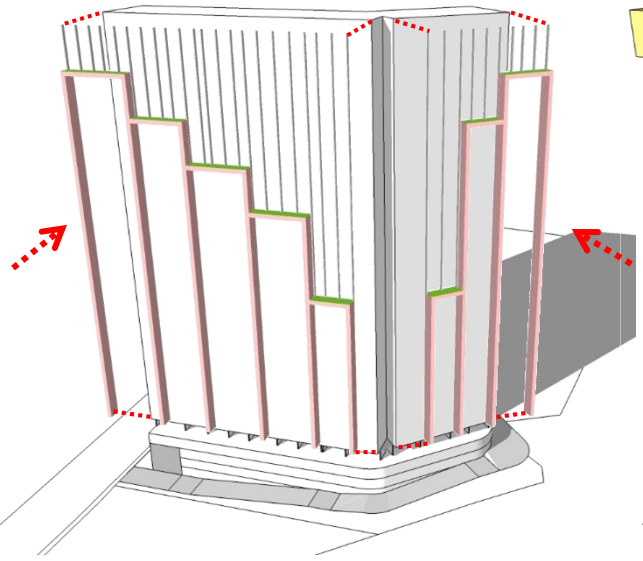
Building block



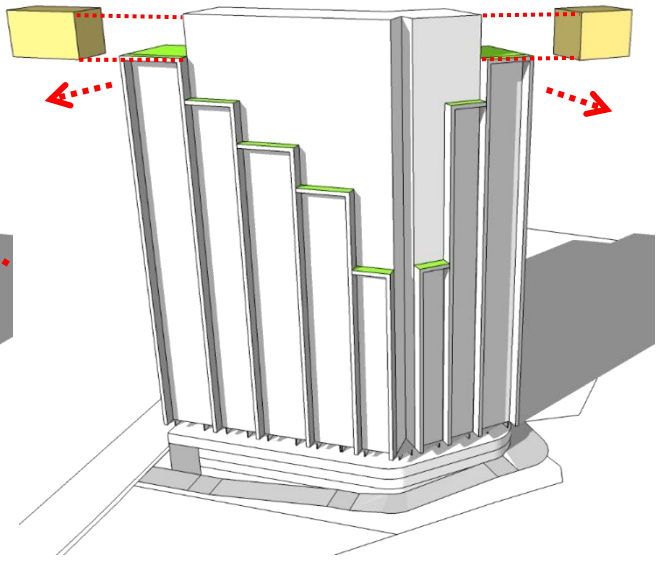
Building mass is Split diagonally



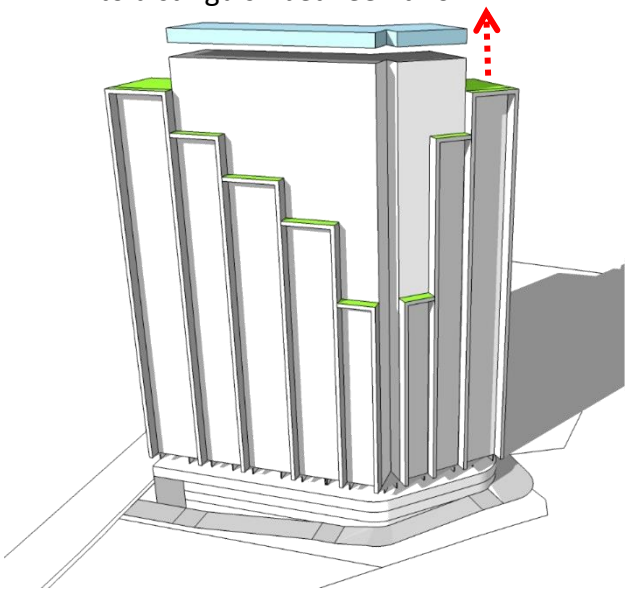
Set back taken between upper & lower mass to distinguish between two



Lower mass treatment with boxing & upper mass treatment with vertical fins



Remove the corner flat from top floors and creating Sky terraces



Add and extra floor on top to make the top façade look taller



Lower portion Building mass



Bigger Balcony view



Terrace View



Upper portion Building mass



Proposed Tower E & Tower F, for Lodha Group.

Concept 2 View

MQA



Proposed Tower E & Tower F, for Lodha Group.

Concept 2 View

MQA

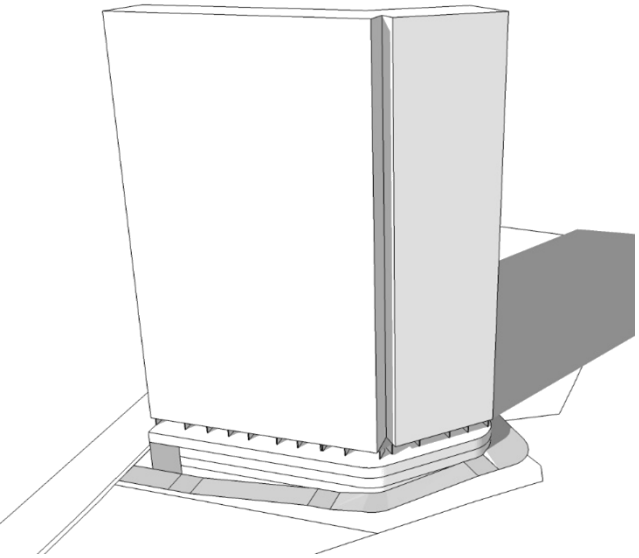


Proposed Tower E & Tower F, for Lodha Group.

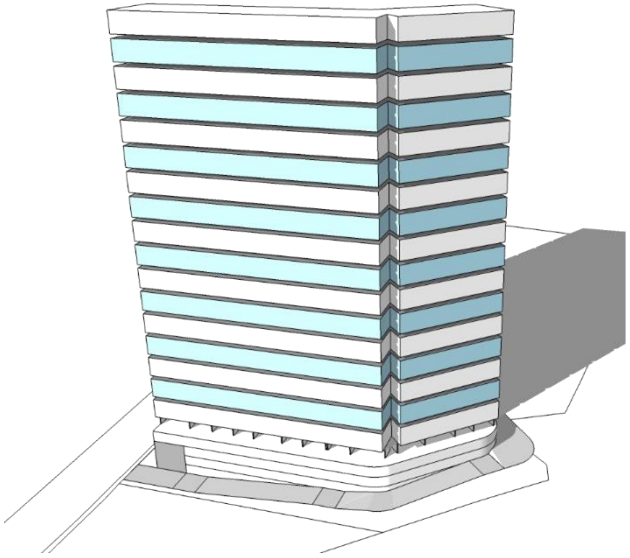
Concept 2 View

MQA

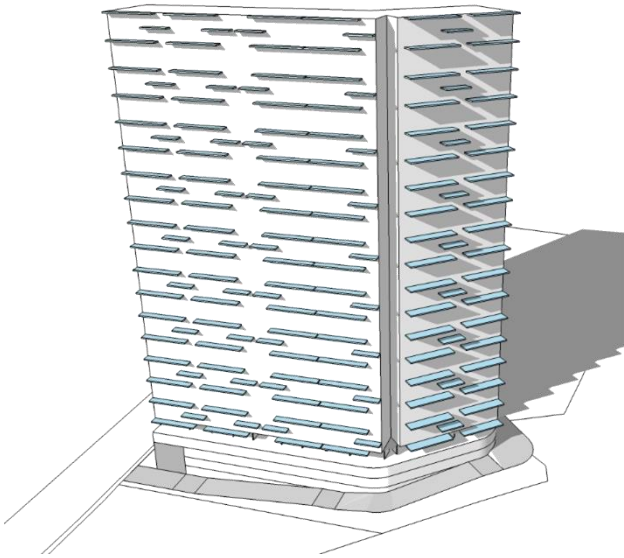
Concept 3



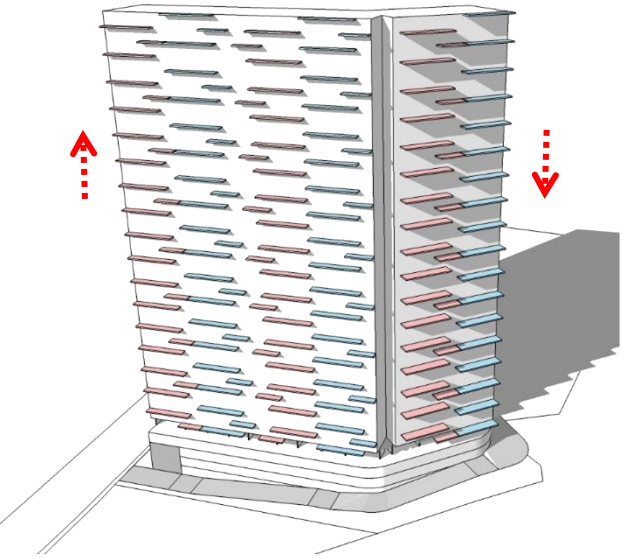
Building block



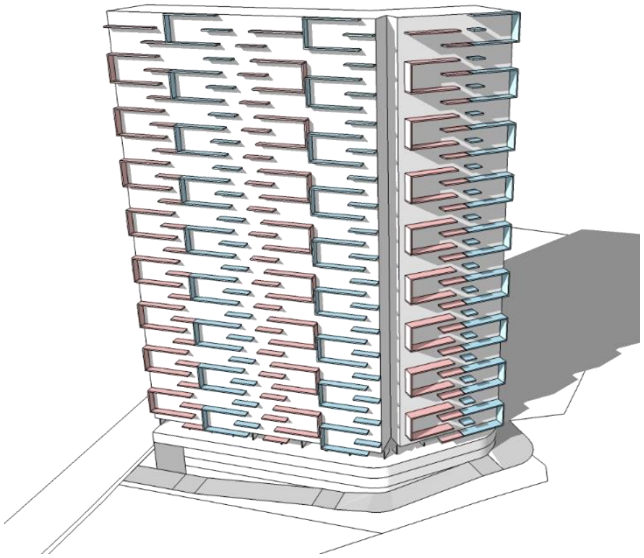
Building mass is Split horizontally to reduce the scale of the building



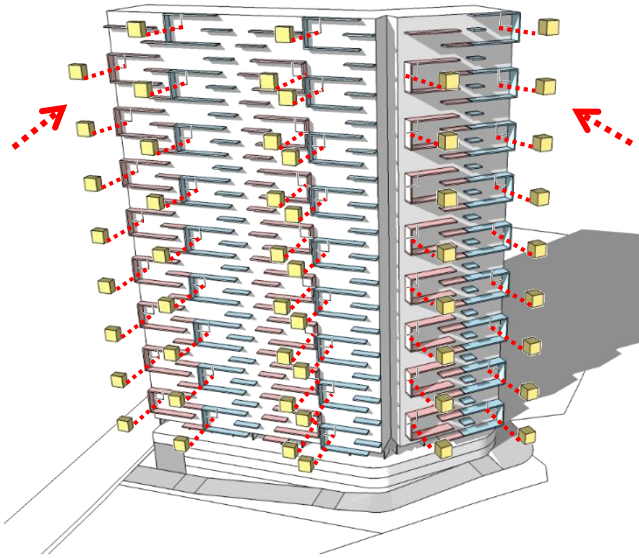
Split the mass vertically



module placed alternative to create a pattern



Creating bigger balconies to sculpt the façade



Projecting the bedroom to create a play in façade



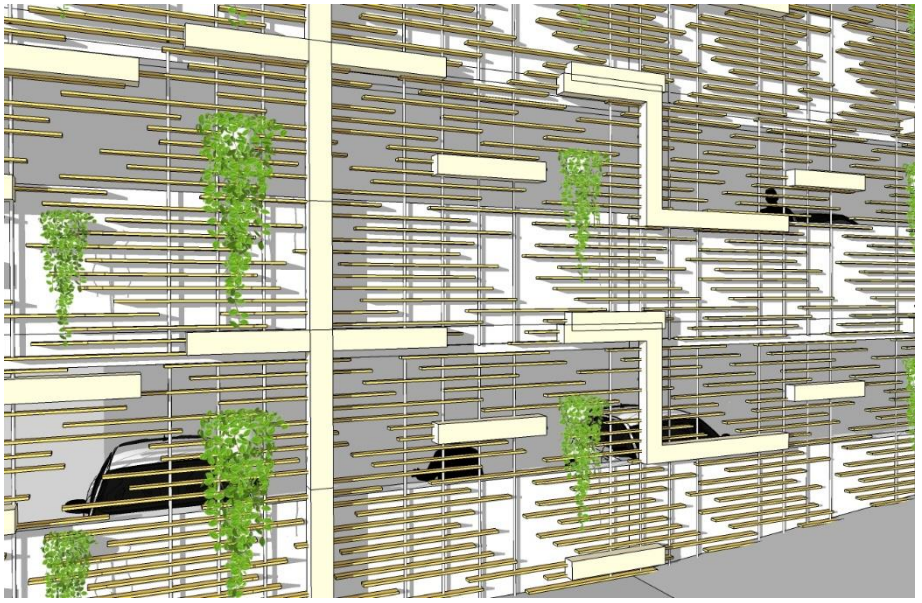
Balcony view



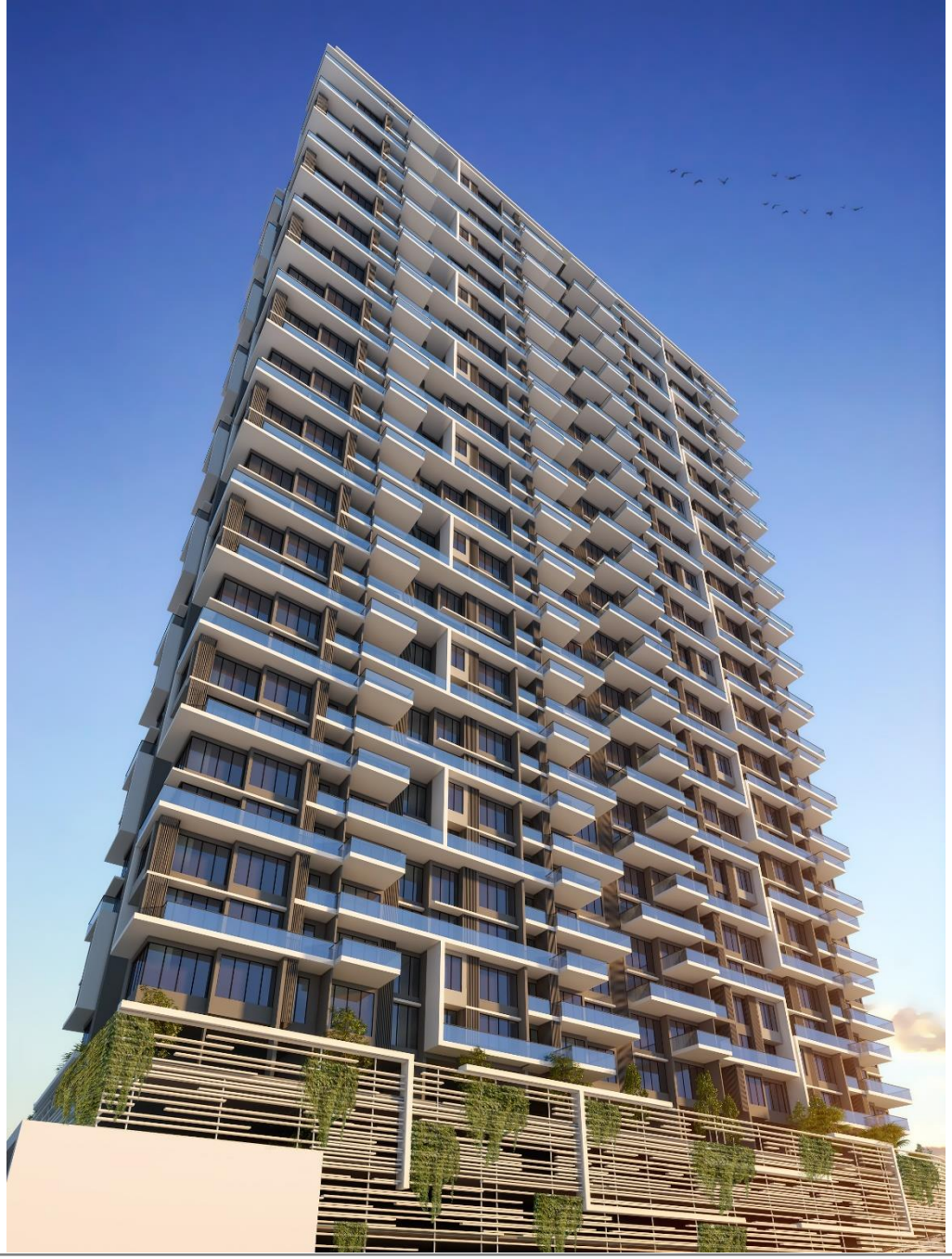
Corner balcony View



Stilt floor landscape



Podium facade



Proposed Tower E & Tower F, for Lodha Group.

Concept 3 View

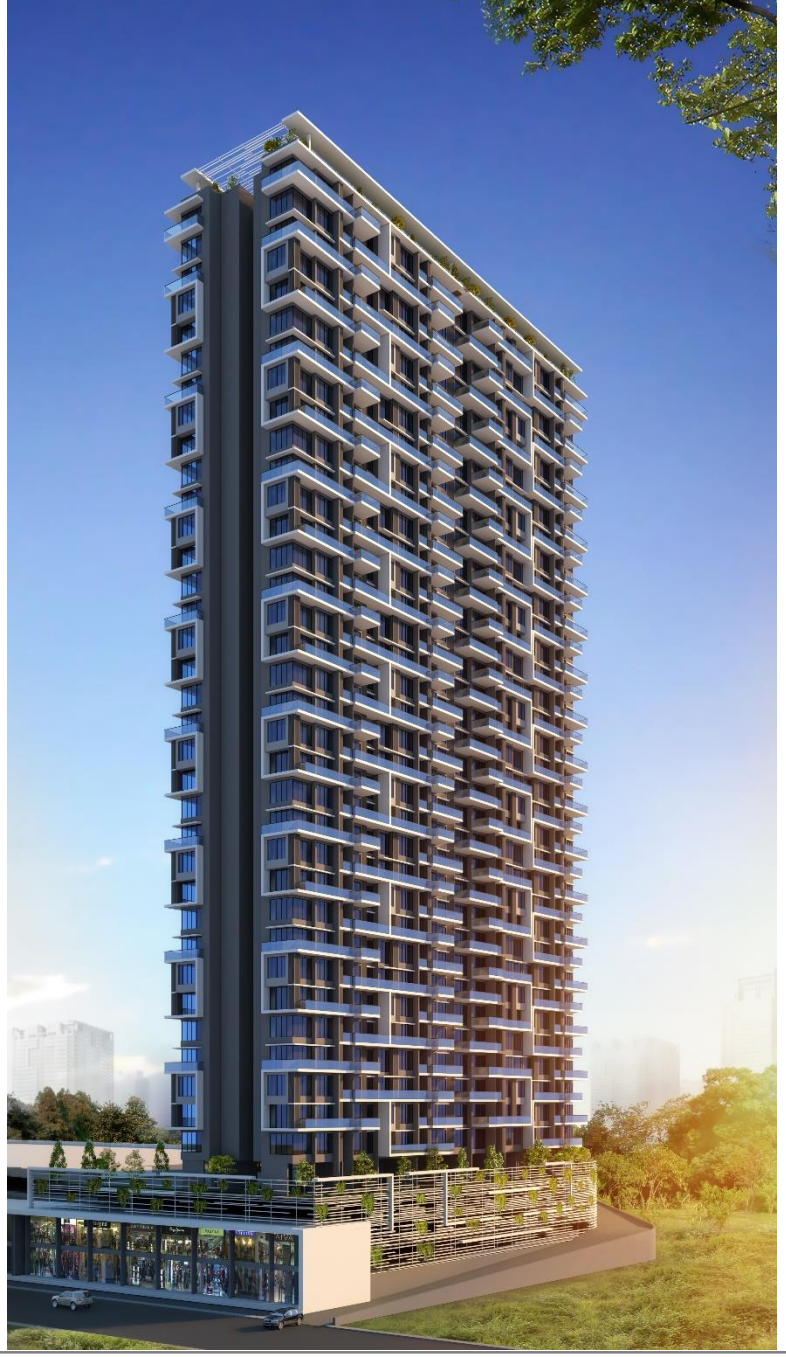
MQA



Proposed Tower E & Tower F, for Lodha Group.

Concept 3 View

MQA

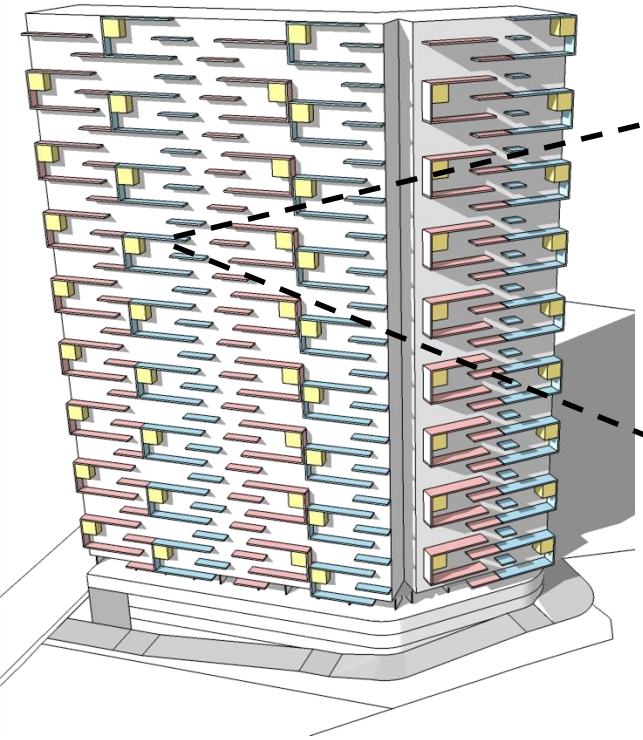


Proposed Tower E & Tower F, for Lodha Group.

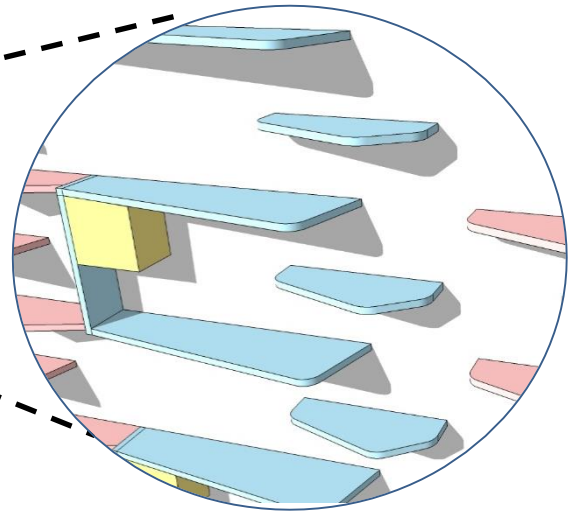
Concept 3 View

MQA

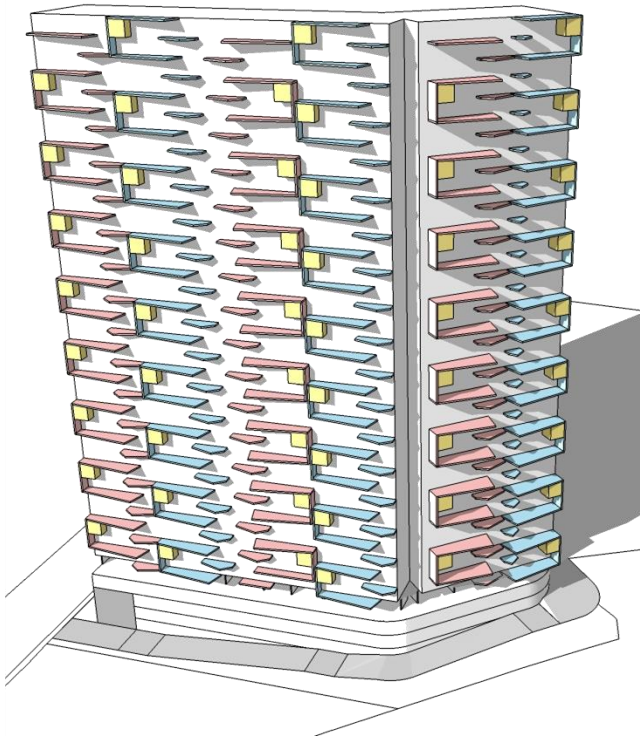
Concept 4



Option 3 building Mass



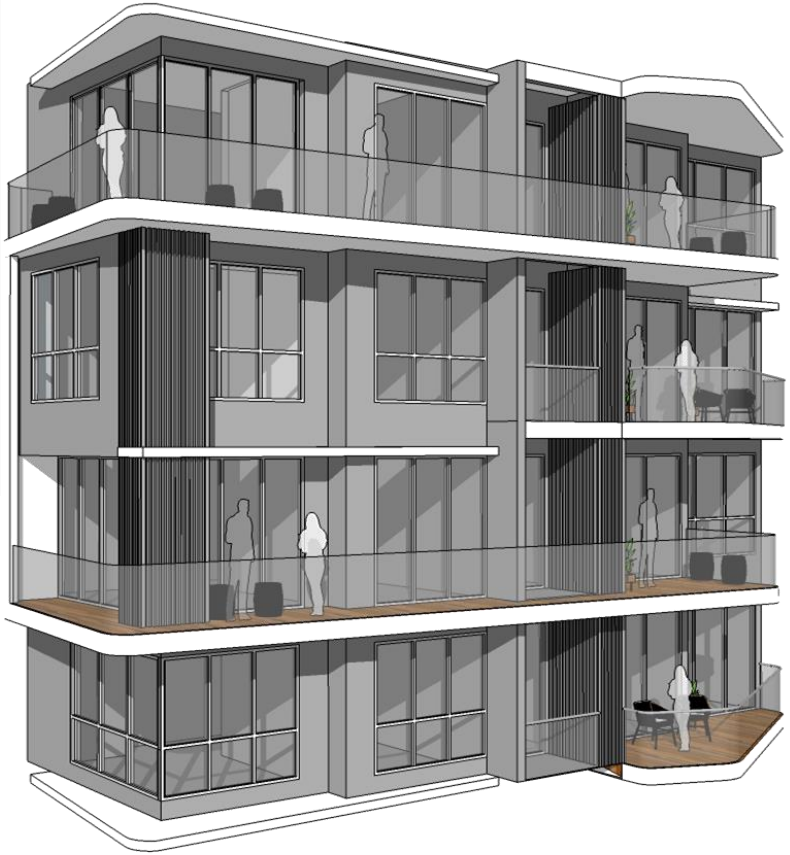
Angular balcony to sculpt the façade



Building mass with angular balcony



Balcony view



Corner balcony View



Proposed Tower E & Tower F, for Lodha Group.

Concept 4 View

MQA

Thank You

MQA