Lodha Palava

Schematic design

24.04.2013



MASTER PLAN

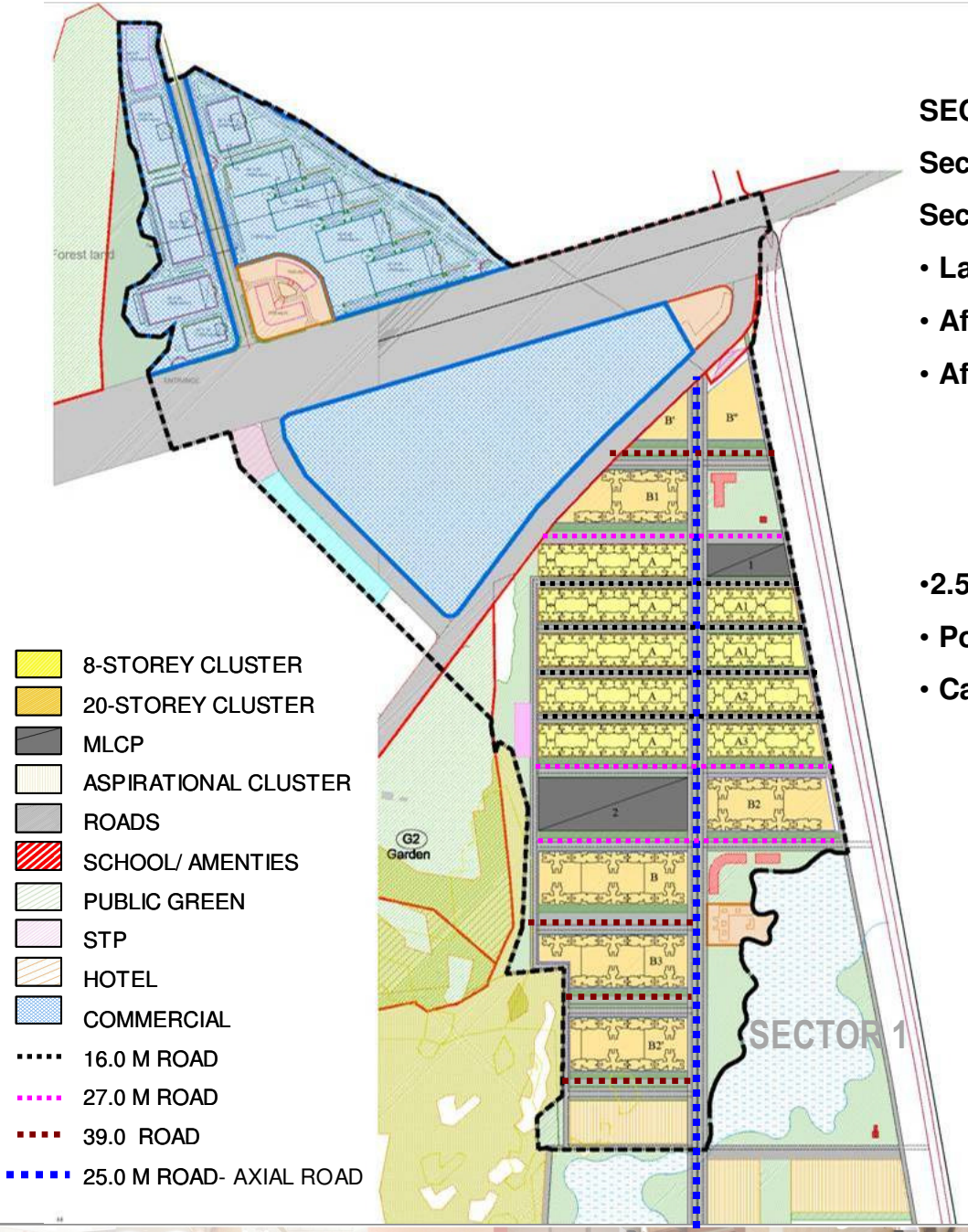
FSI 1.7
MASTER PLAN
15-01-13



- Affordable Housing (Type 1) G+7
- Affordable Housing - (Type 2) S+19
- EWS Housing
- Aspirational Housing - S+19
- Commercial
- Neighborhood Green
- Public Green
- Developable parcel retained as Green
- Gauchar Land
- Water body
- Amenities
- Religious Space
- Club
- Town Hall
- Infrastructure
- Transport Hub
- Parking
- Fire and Police Station



SECTOR 1

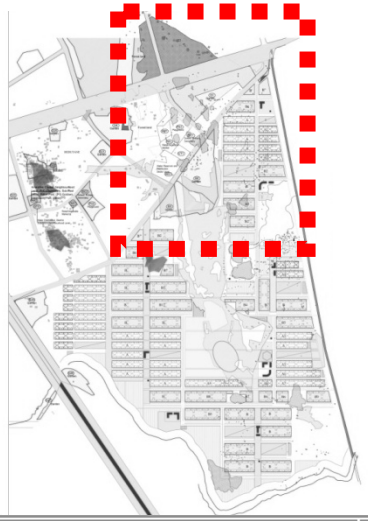


SECTOR 1

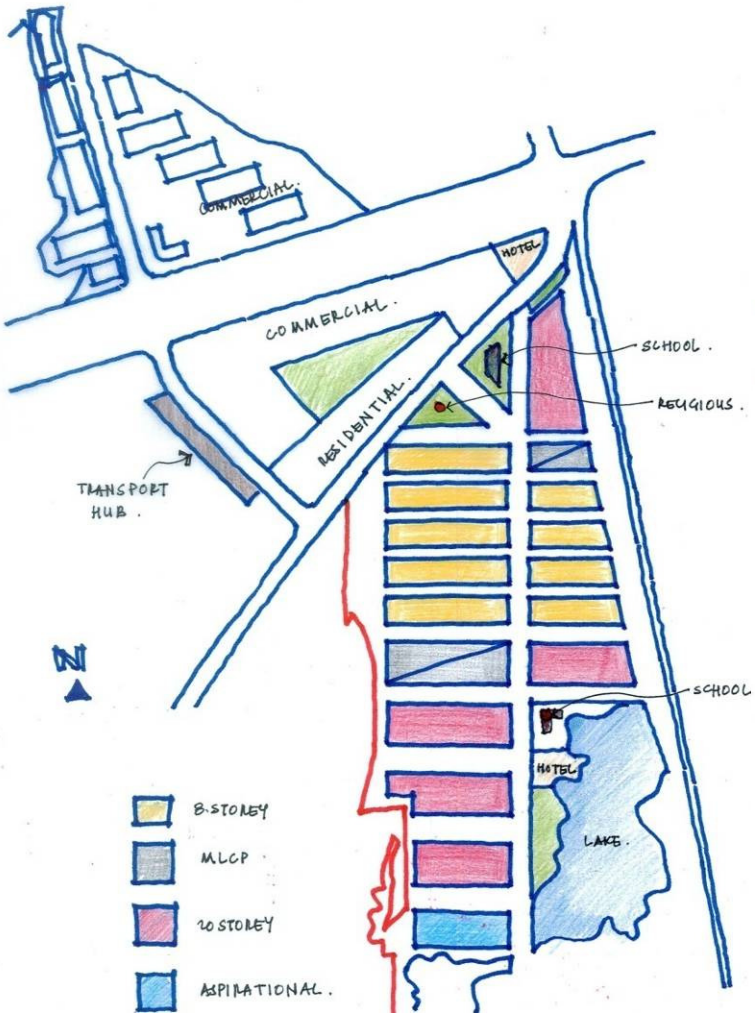
Sector 1 – Commercial

Sector 1 - Residential

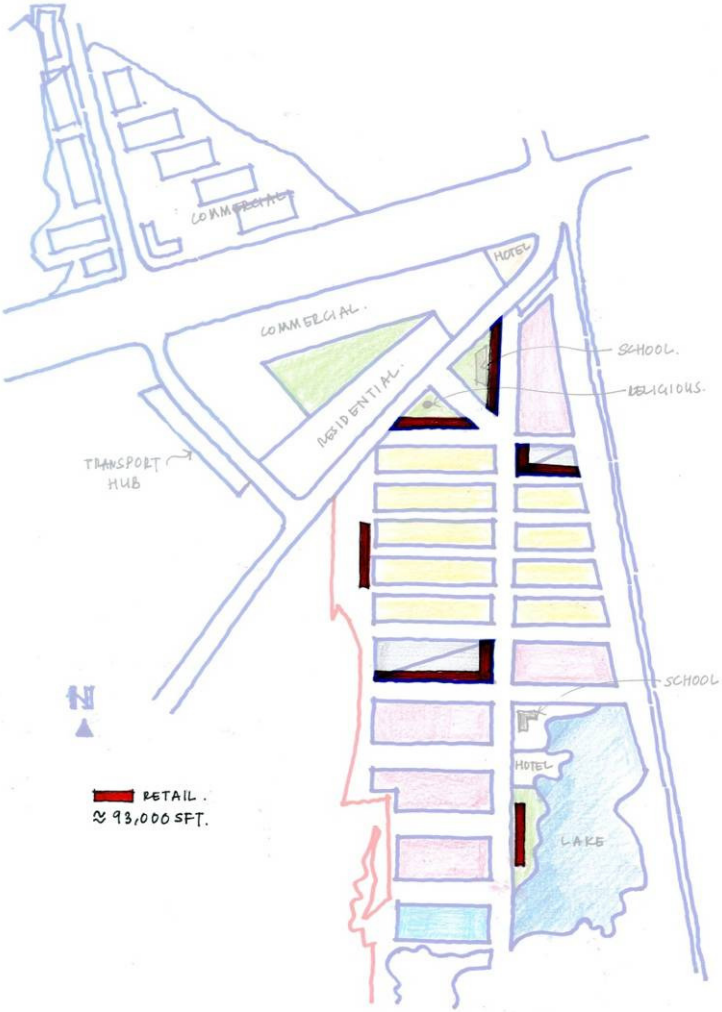
- **Land Area: 330,835 SQ (81 Acres)**
- **Affordable Housing Sale Area: 634,697 SQM (6,831,814 SFT)**
- **Affordable Housing Units: 8,124 Units**
  - **1 BHK: 3,345 Units (41%)**
  - **1.5 BHK : 1,925 Units (24%)**
  - **2 BHK : 2,170 Units (27%)**
- **2.5 BHK : 684 Units (8%)**
- **Population: 32,480 persons**
- **Car parks required: 8,124**
  - **Surface car parks: 1,264**
  - **MLCP car parks: 6,860**

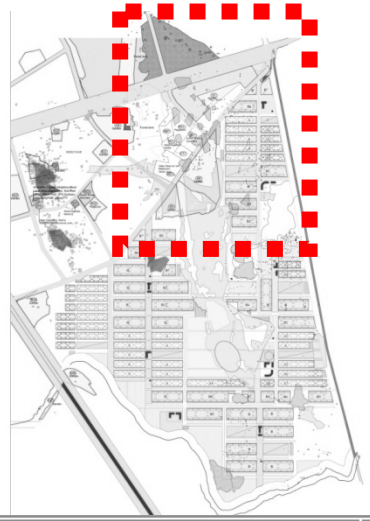


REVISED ROAD ACCESS



RETAIL















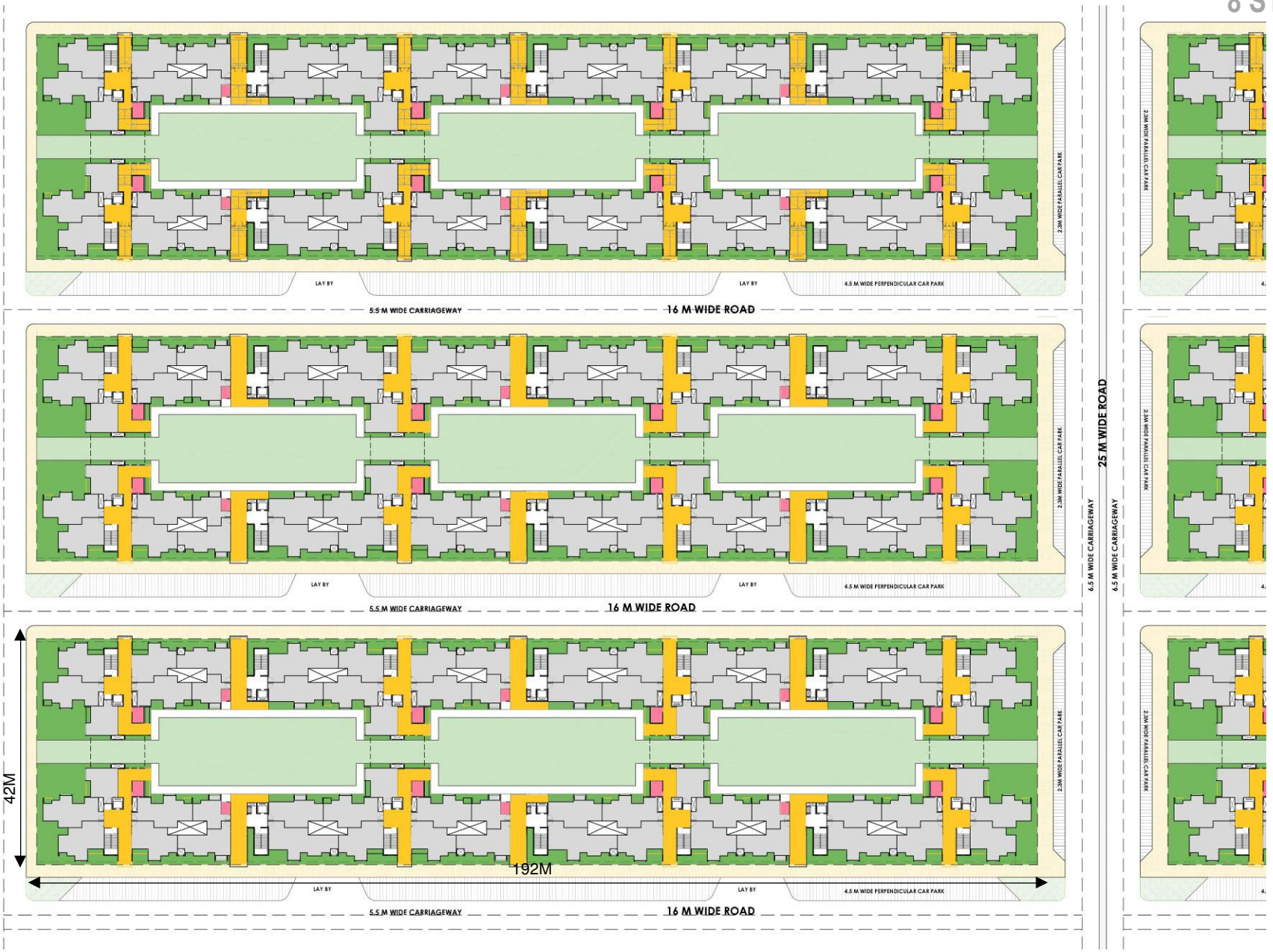








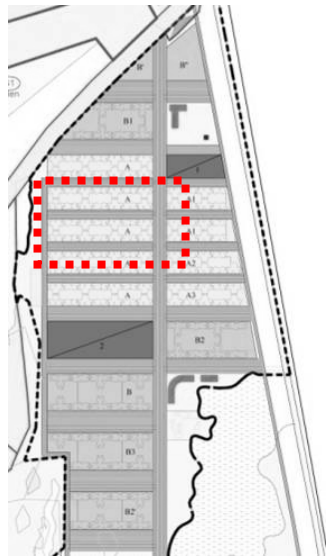
8 STOREY CLUSTER



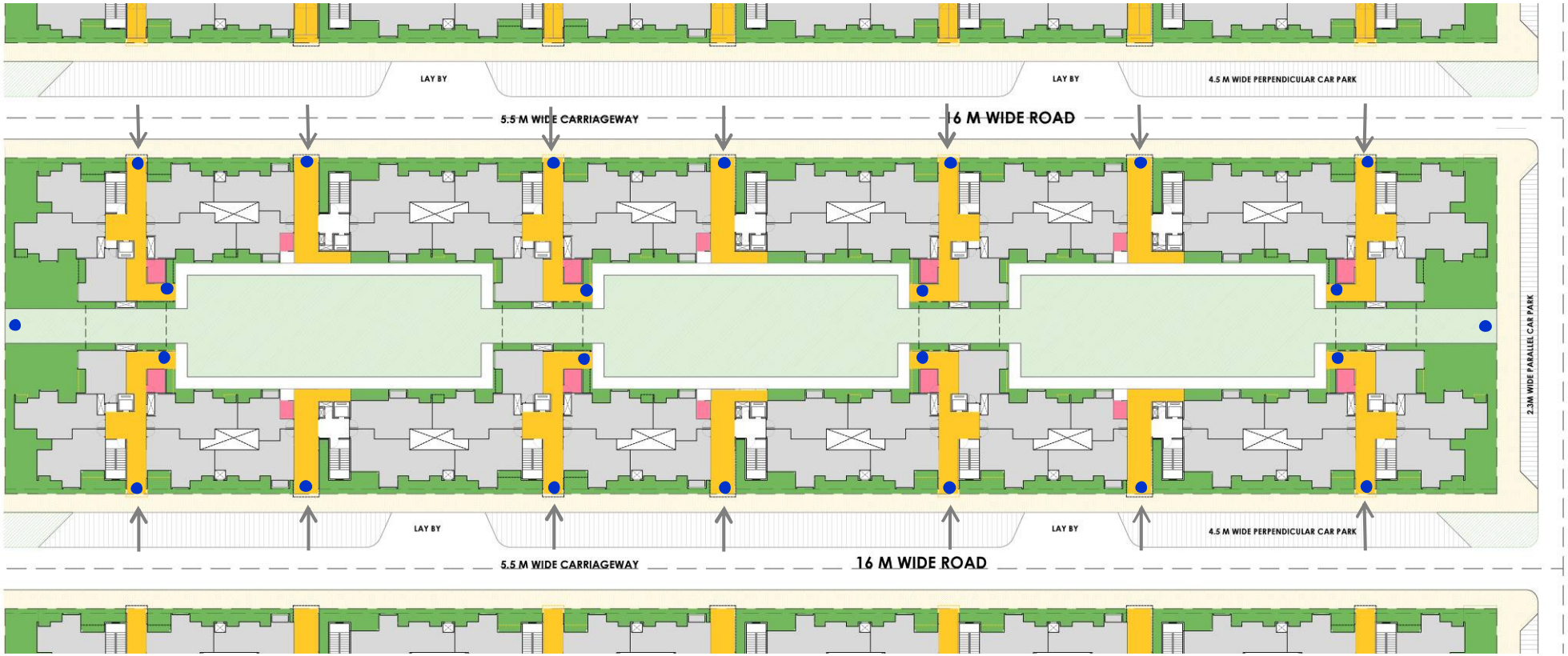
LEGEND

- PUBLIC LOBBY
- APARTMENTS
- BUFFER GREEN
- PARKING
- METER ROOMS

KEY PLAN



GROUND LEVEL
192 x 42 M CLUSTER



8S CLUSTER- 568 Units

1 BHK [448 units] – 79%

1 RK [30 units] – 5%

1.5 BHK [90 units] – 16%

ENTRANCE LOBBY

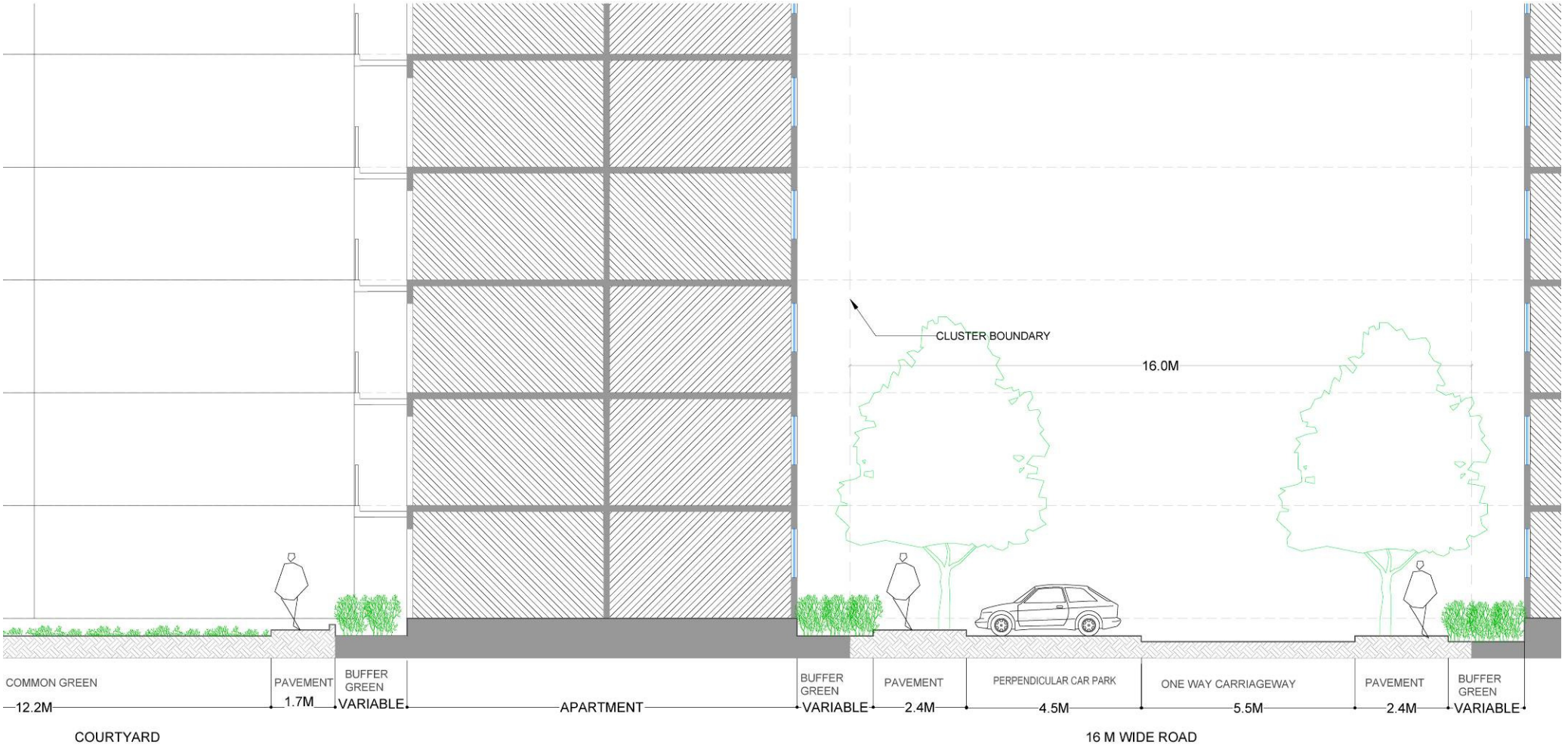
MANNED ACCESS

POINTS OF ACCESS

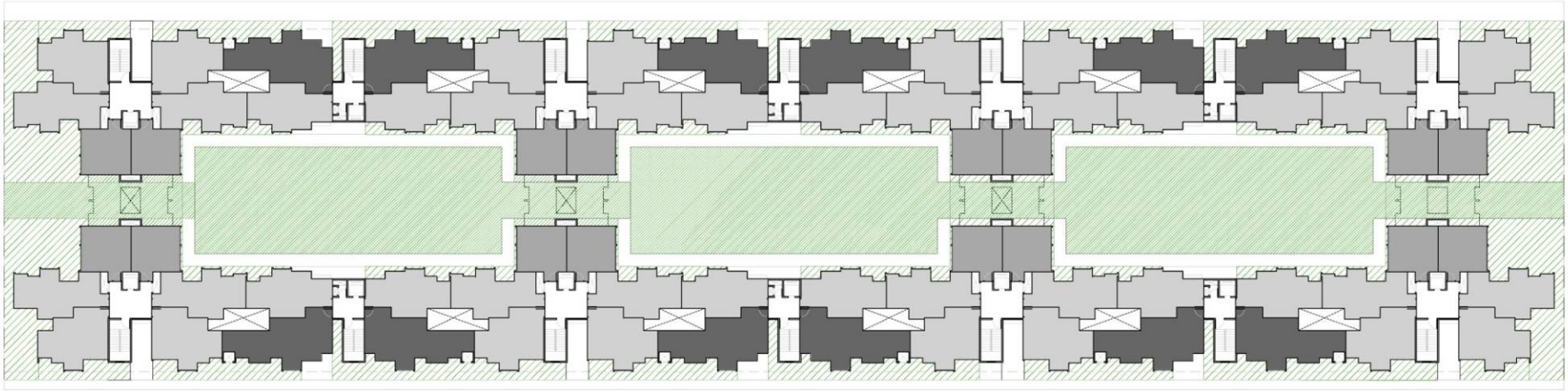
CONTROL
PROPOSED CSS

LOCATION
METER ROOMS

CLUSTER SECTION



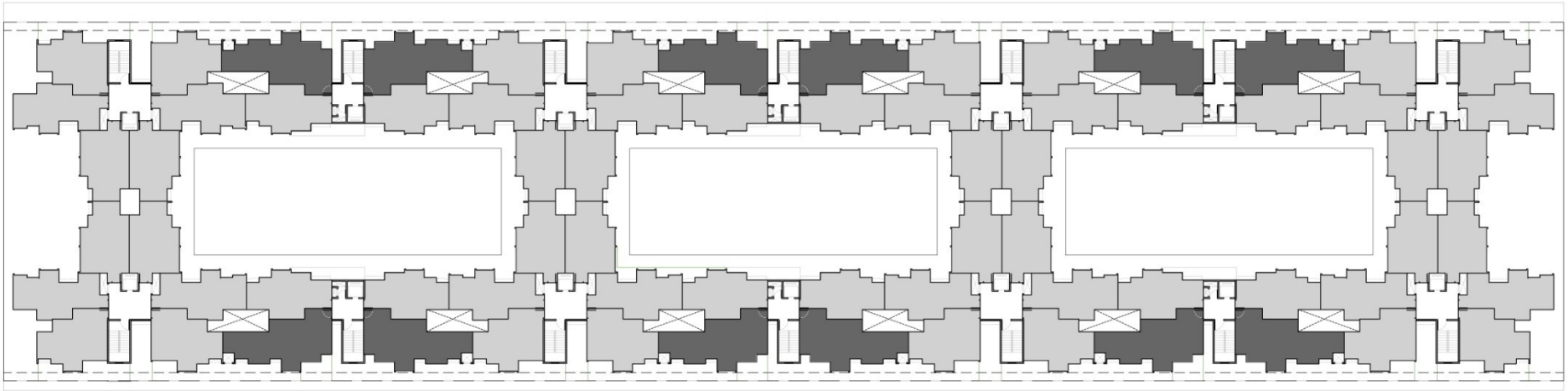
FIRST LEVEL PLAN



1 BHK [44 units]

1 RK [16 units]

1.5 BHK [12 units]



Typical level - 72 Units

1 BHK [60 units]

1.5 BHK [12 units]

8 STOREY CLUSTER

FAÇADE & MASSING

OPTION - A

















8 STOREY CLUSTER

FAÇADE & MASSING

OPTION - B



















8 STOREY CLUSTER

FAÇADE & MASSING

OPTION - C



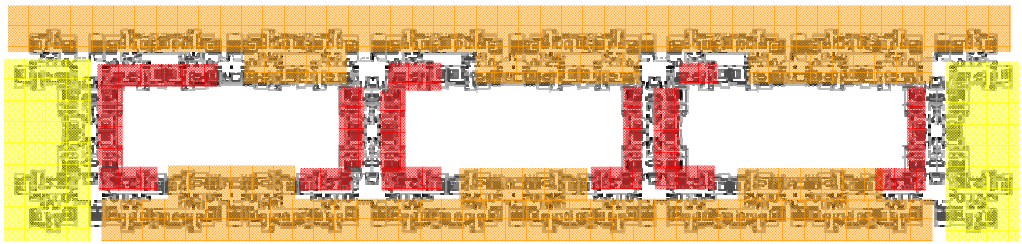




8 STOREY CLUSTER

CLIMATE ANALYSIS

Day lighting



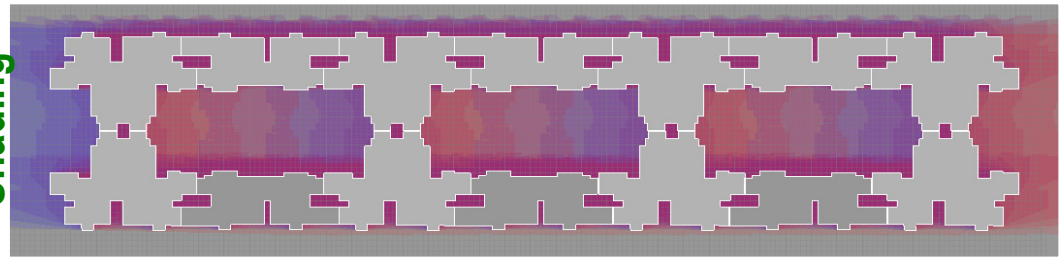
High daylight levels @ Ground level [15% apts]
- 500-600 Average Lux Levels
-Uniform daylight distribution

Optimum daylight levels @ Ground level [65% apts]
- 250-350 Average Lux Levels
-Reduced glare with North oriented glazing
-No direct exposure to East & West

Low daylight levels @ Ground level [20% apts]
- 150-250 Average Lux Levels
-Reduced glare with North oriented glazing
-No direct exposure to East & West

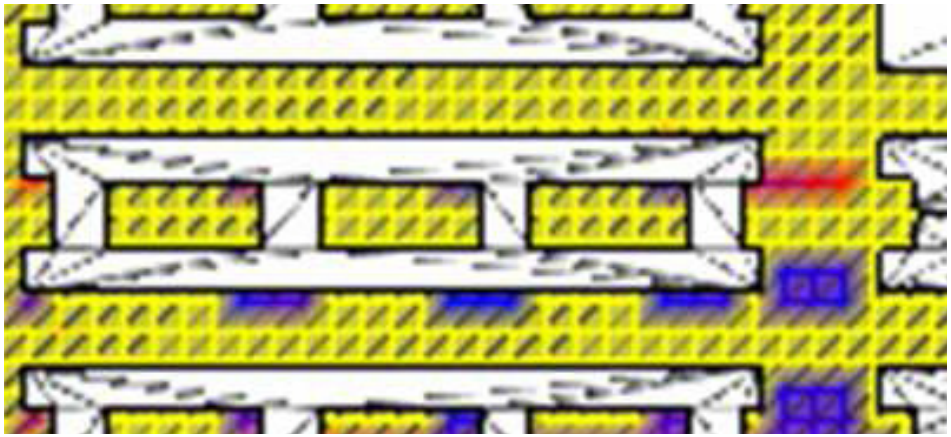
•Observed daylight levels for low performing flats improve from 3rd Floor onwards.

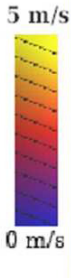
Shading



- 100% Courtyard Shading
- Maximum shading achieved for N-S roads on account of overall zone layout
- E-W roads receiving minimal shade due to direct exposure to East & West. Landscaping strategy to ensure pedestrian comfort by thick canopied tree plantation.

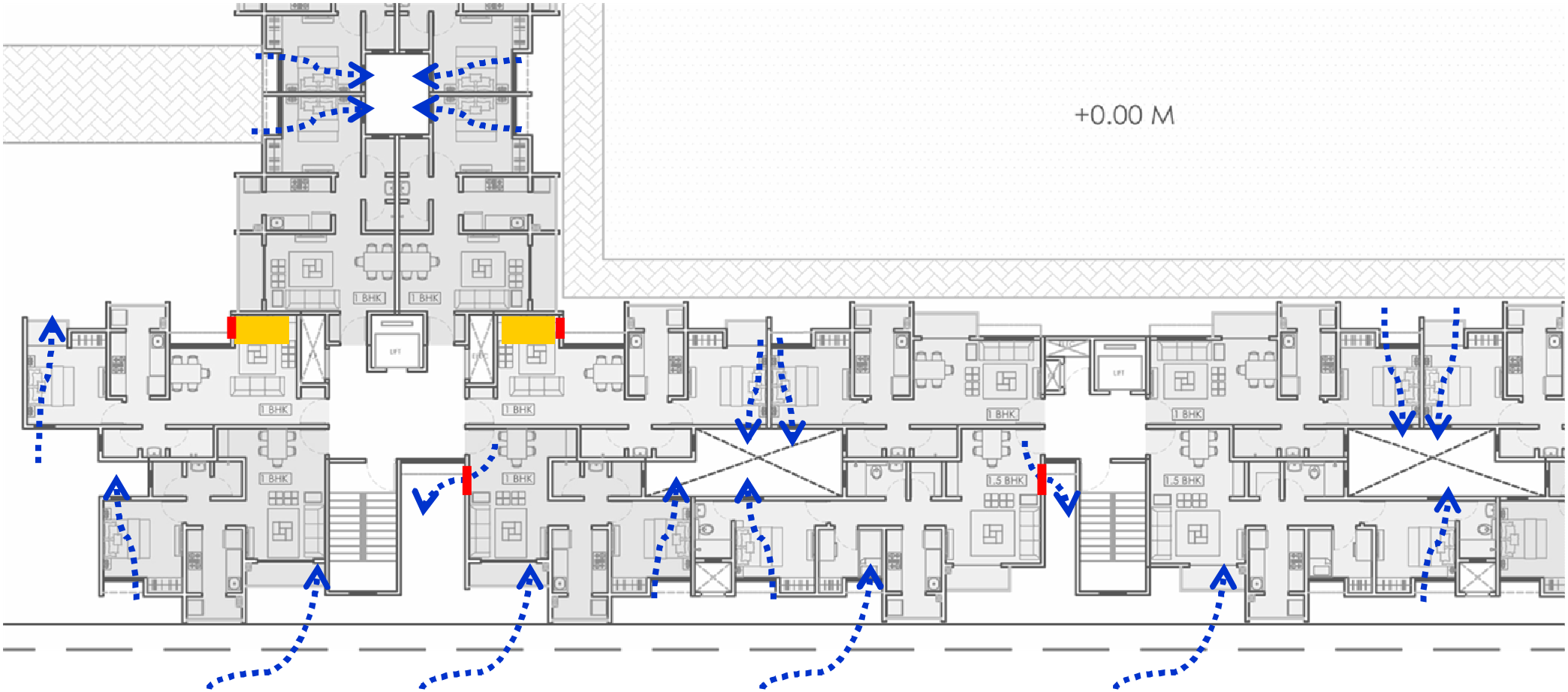
Wind

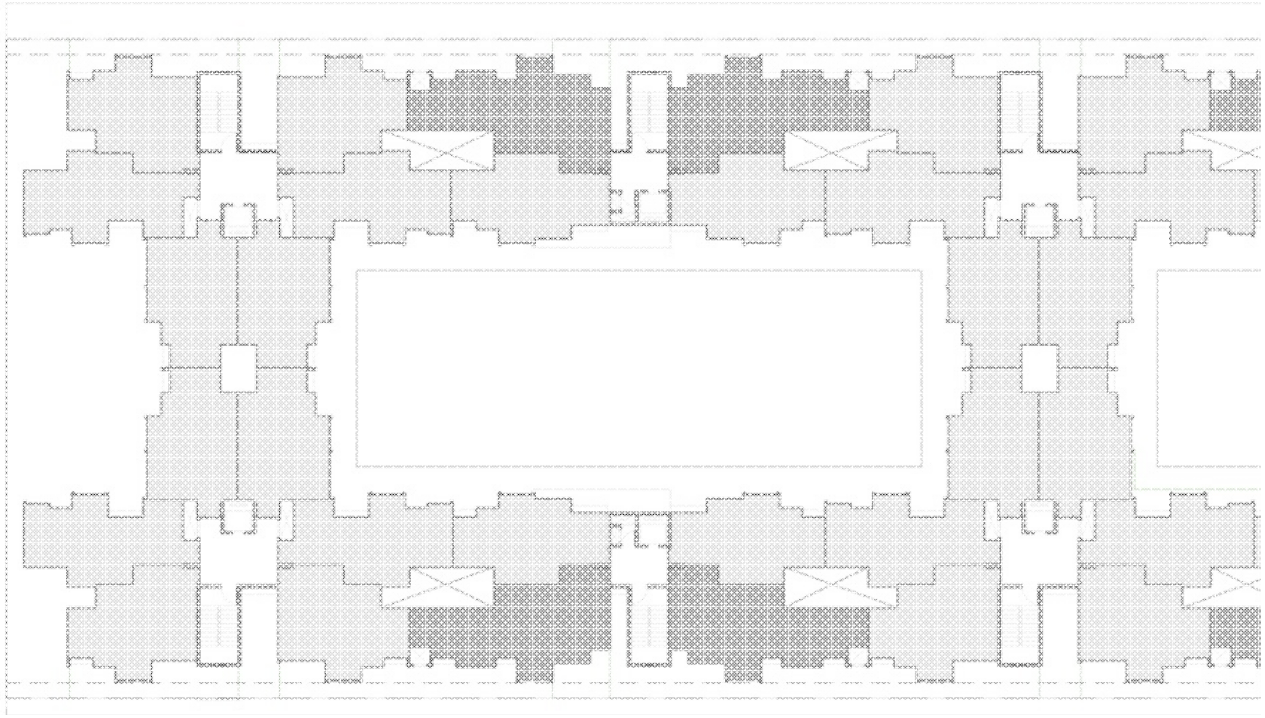




- Highest wind velocity (5m/s) along E-W roads
- Moderate to high velocity wind along N-S road – 2-3 m/s for sandwiched spaces between Clusters & 4-5 m/s at junctions
- Comfortable wind velocity (3-4m/s) achieved in the courtyards of 8S Cluster on account of 6.0m x 6.0m voids
- Provision of wing wall at individual flat level will ensure wind harvesting for indoor ventilation.

TYPICAL LEVEL PLAN
8 Storey CLUSTER
Ventilation & Daylight



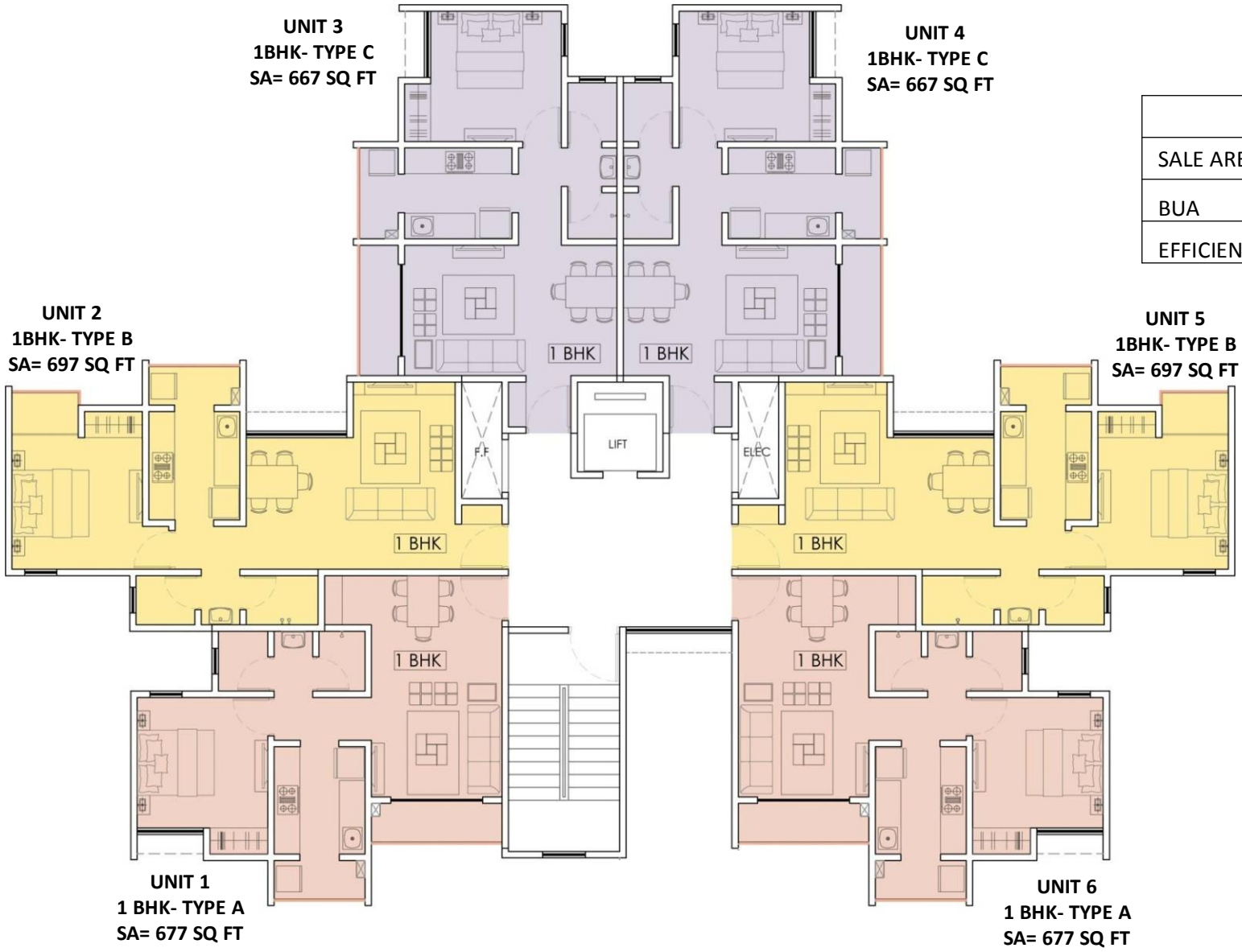


8 STOREY CLUSTER

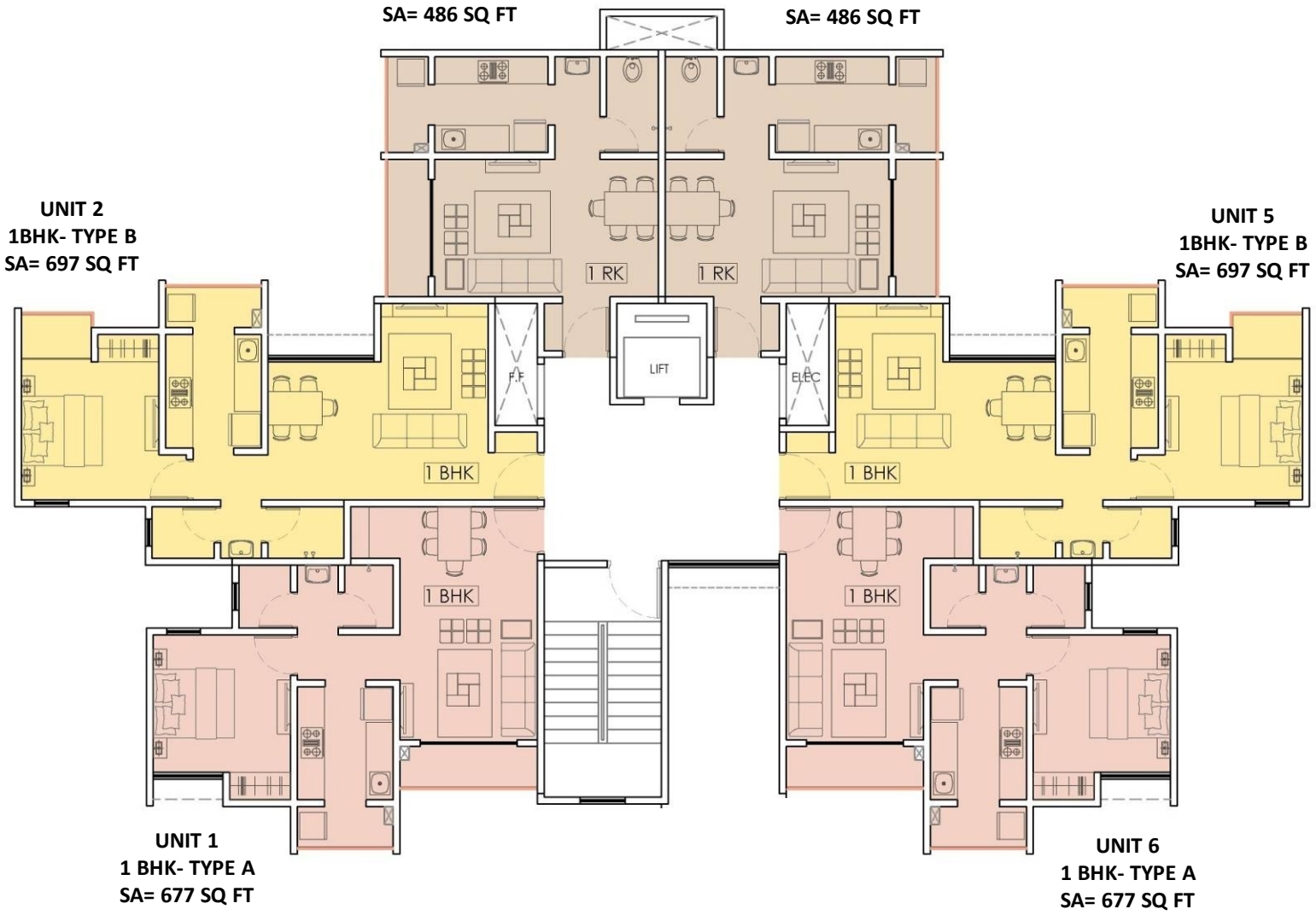
FLOOR PLANS

TYPE 1
6 TO CORE BUILDING
TYPICAL FLOOR PLAN

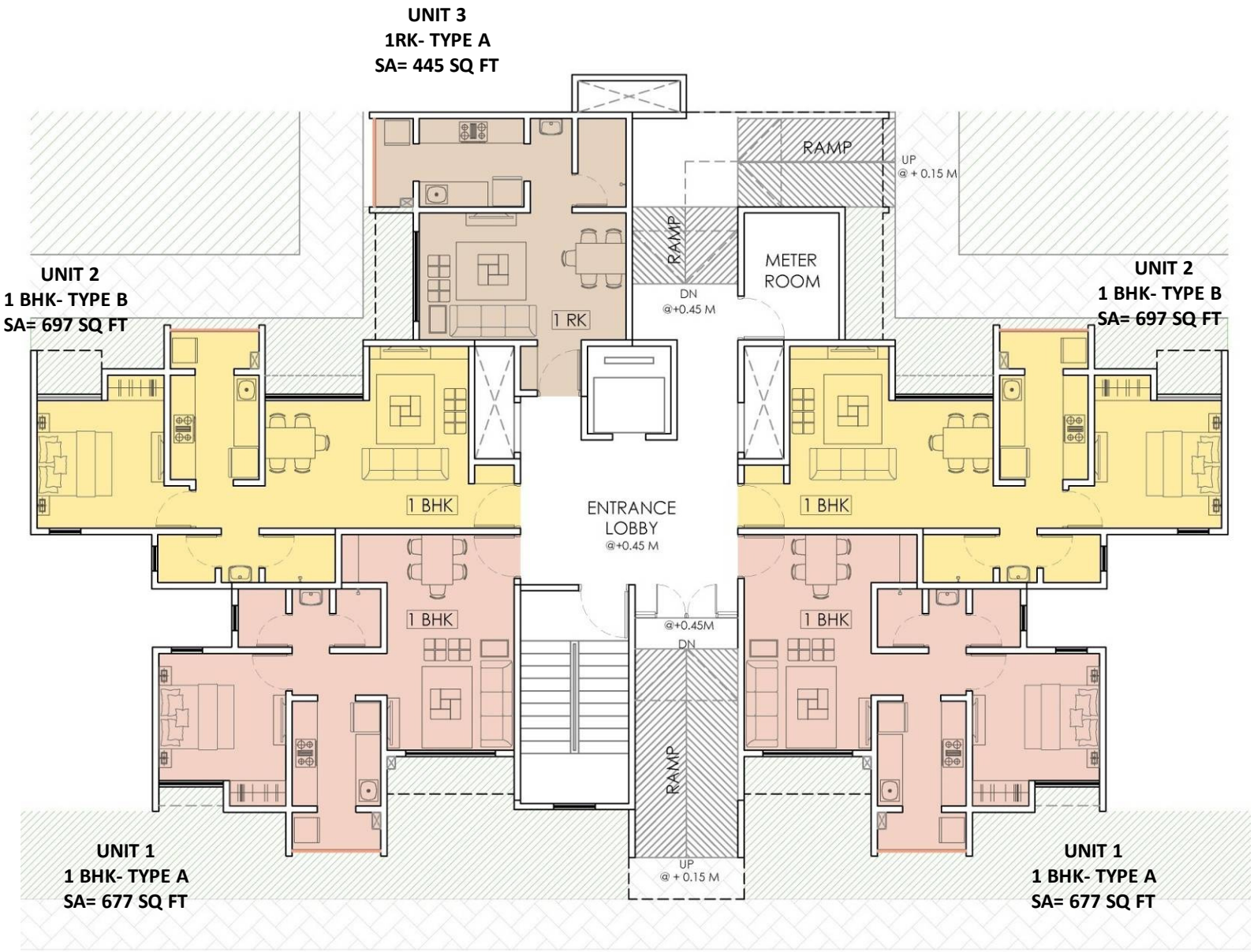
FLOOR AREA	
SALE AREA	4082 SQ FT
BUA	3742 SQ FT
EFFICIENCY (SA/BUA)	1.090



TYPE 1
6 TO CORE BUILDING
FIRST FLOOR PLAN



TYPE 1
6 TO CORE BUILDING
GROUND FLOOR PLAN



TYPE 2
4 TO CORE BUILDING
TYPICAL FLOOR PLAN

FLOOR AREA	
SALE AREA	3054 SQ FT
BUA	2822 SQ FT
EFFICIENCY (SA/BUA)	1.082

UNIT 2
1BHK- TYPE D
SA= 66 1 SQ FT

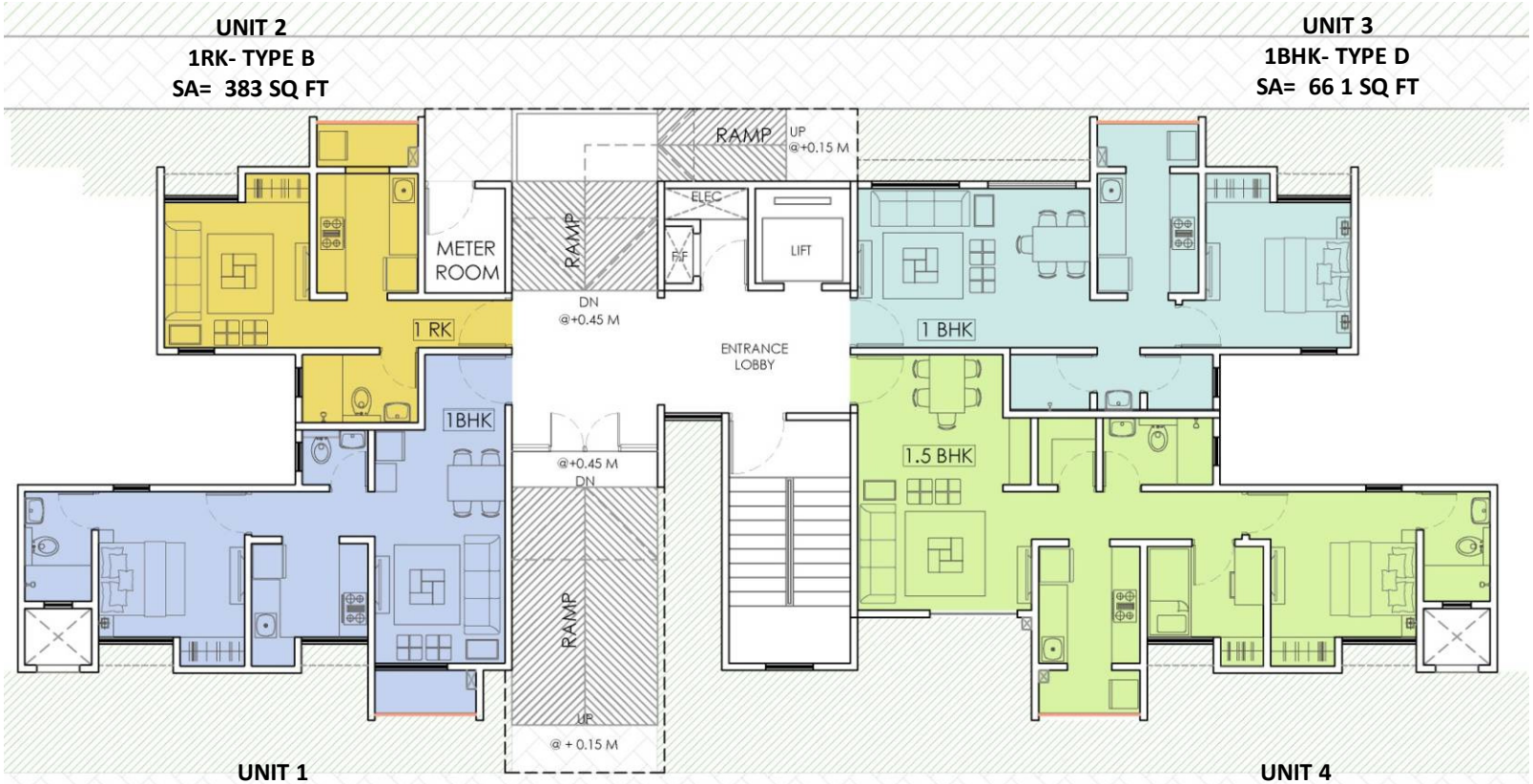
UNIT 3
1BHK- TYPE D
SA= 66 1 SQ FT



UNIT 1
1.5 BHK- TYPE A
SA= 866 SQ FT

UNIT 4
1.5 BHK- TYPE A
SA= 866 SQ FT

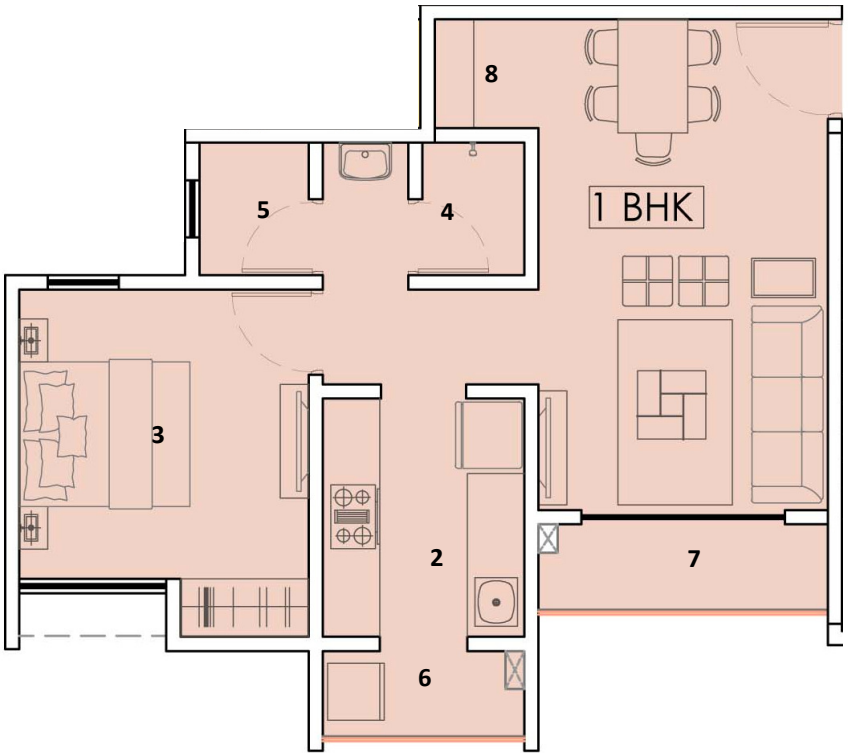
BLDG TYPE 2
4 TO A CORE
GROUND FLOOR PLAN



8 STOREY CLUSTER

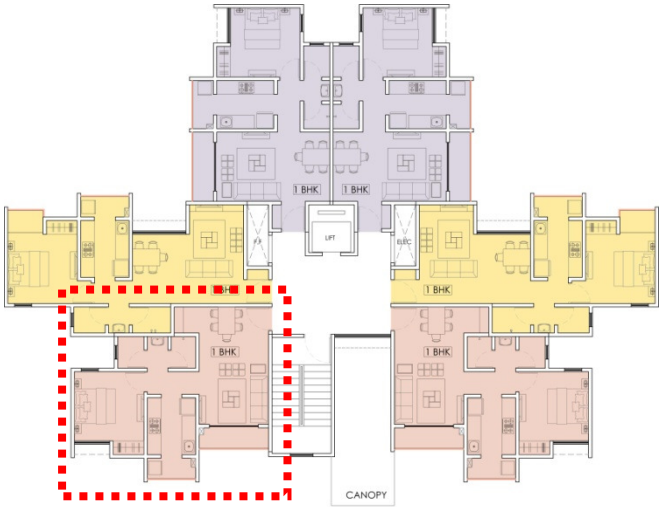
UNIT PLANS

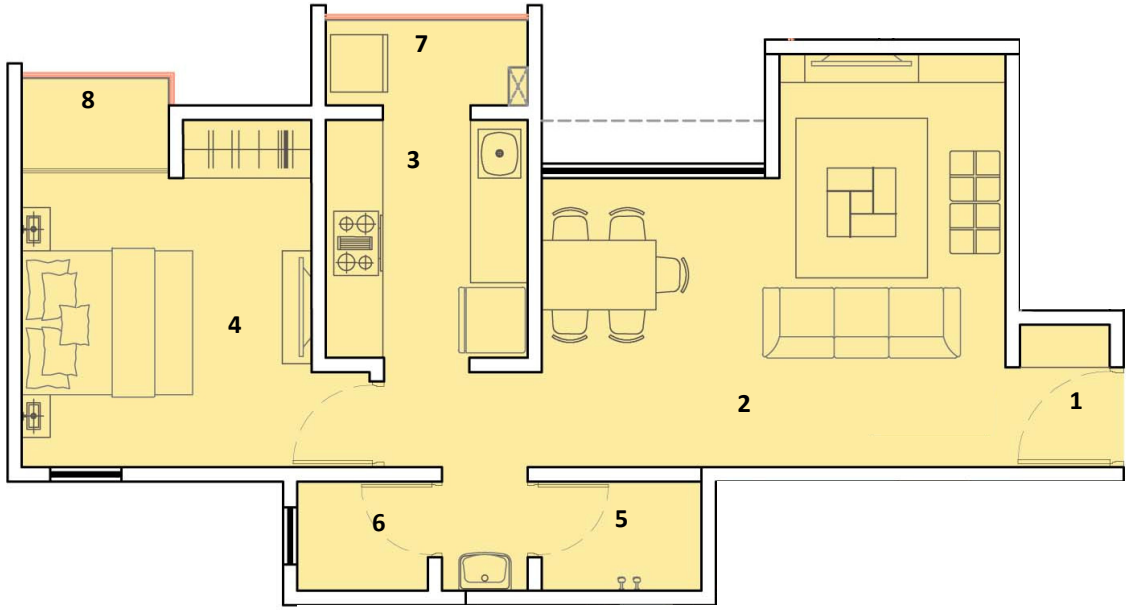
1 BHK - TYPE A



SALEABLE AREA : 677 SQ. FT

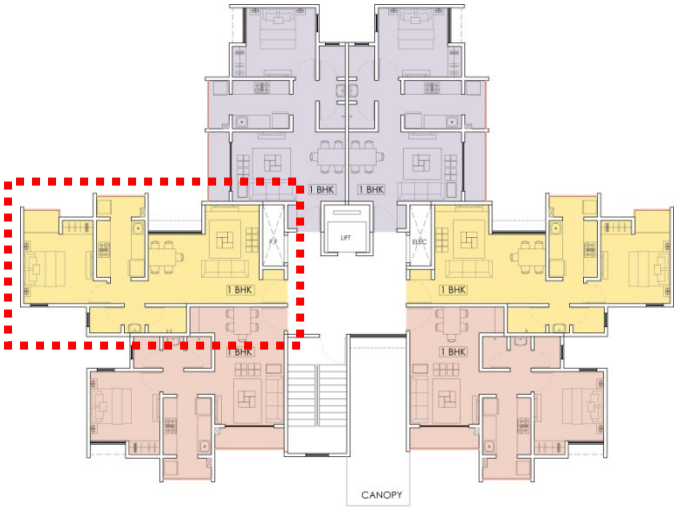
SR.NO.	ROOM	1BHK
1	LIVING / DINING	10‘0" X 17’0"
2	KITCHEN	7‘0" X 8’3"
3	BEDROOM	10'0" X 12’0"
4	BATH	3‘6" X 4‘7"
5	W.C	4’7” X 4‘7"
6	UTILITY	7‘0" X 3‘0"
7	DECK	10’0” X 3’0”
8	PUJA AREA	3’10” X 3’7”
	TOTAL CARPET AREA	**483.67 SQ.FT.**

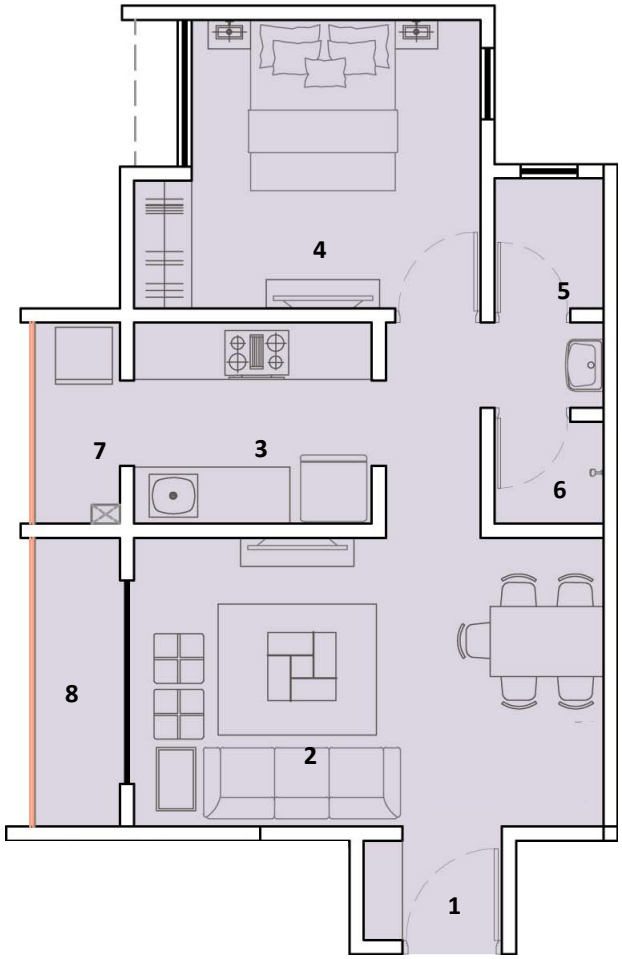




SR.NO.	ROOM	1BHK
1	FOYER	3'7" X 4'11"
2	LIVING / DINING	10'0" X 16'0" + 7'10" X 4'3"
3	KITCHEN	7'0" X 8'3"
4	BEDROOM	10'0" X 12'0"
5	BATH	5'6" X 3'9"
6	W.C	4'6" X 3'9"
7	UTILITY	7'0" X 3'0"
8	DECK	5'0" X 3'0"
	TOTAL CARPET AREA	**497.67 SQ.FT.**

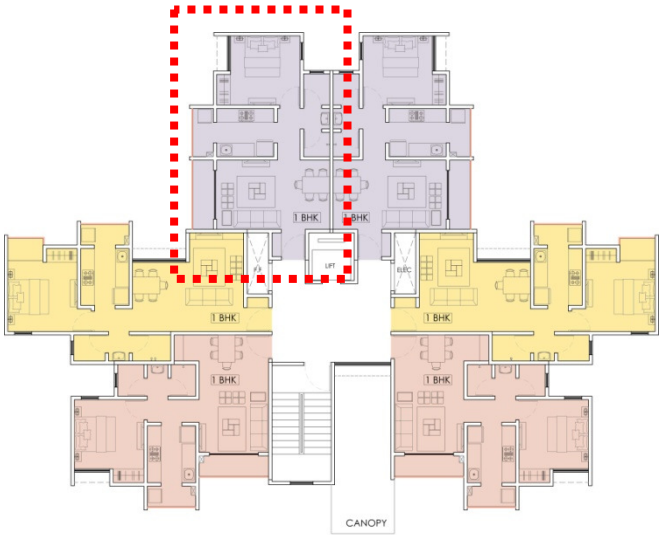
SALEABLE AREA : 697 SQ. FT



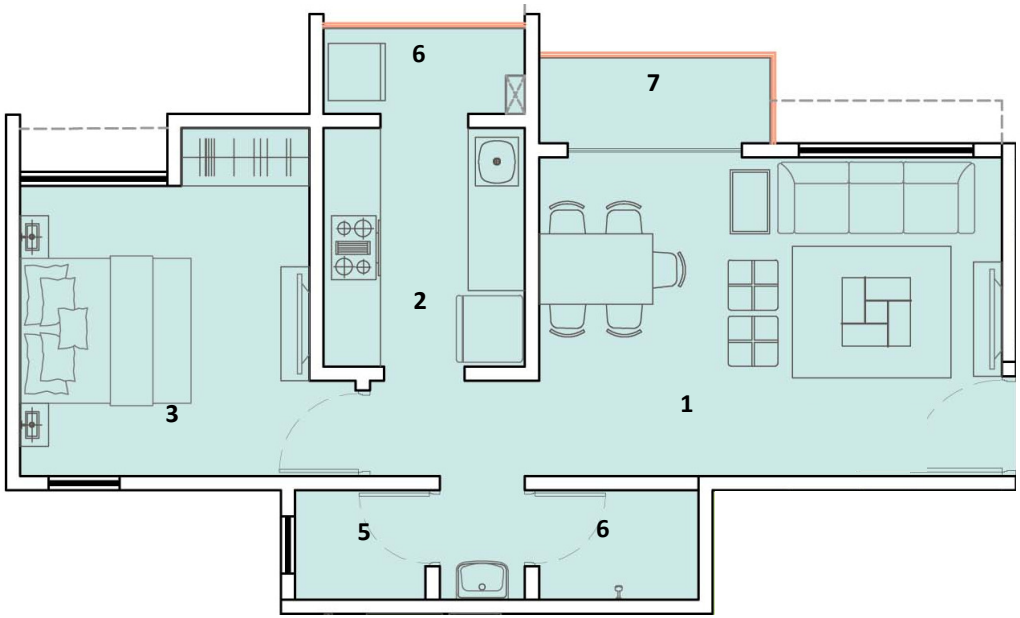


SR.NO.	ROOM	1BHK
1	FOYER	4’9” X 3’11”
2	LIVING / DINING	10’0" X 16’3"
3	KITCHEN	7’0" X 8’3"
4	BEDROOM	10'0" X 12’0"
5	BATH	3’6" X 3’6"
6	W.C	3’9” X 4’6"
7	UTILITY	7’0" X 3’0"
8	DECK	10’0” X 3’0”
	TOTAL CARPET AREA	**476.44 SQ.FT.**

SALEABLE AREA : 667 SQ. FT



1 BHK - TYPE D



SR.NO.	ROOM	1BHK
1	LIVING / DINING	11'0" X 16'0"
2	KITCHEN	7'0" X 8'3"
3	BEDROOM	10'0" X 12'0"
4	BATH	5'6" X 3'9"
5	W.C	4'6" X 3'9"
6	UTILITY	7'0" X 3'0"
7	DECK	8'0" X 3'0"
	TOTAL CARPET AREA	**472.20 SQ.FT.**

SALEABLE AREA : 661 SQ. FT



1.5 BHK - TYPE A



SR.NO.	ROOM	1BHK
1	LIVING / DINING	12‘0" X 17’6"
2	KITCHEN	7‘0" X 8’0"
3	MASTER BEDROOM	10'0" X 12’0"
4	MASTER TOILET	7‘6" X 4‘7"
5	BEDROOM	8’0” X 8’3”
6	TOILET	7’7” X 4‘7"
7	STORE	4’0” X 4‘7”
8	UTILITY	7‘0" X 3‘0"
9	DECK	8’0” X 3’0”
10	PUJA AREA	4’7” X 1’11”
	TOTAL CARPET AREA	**618.71 SQ.FT.**

SALEABLE AREA : 866 SQ. FT



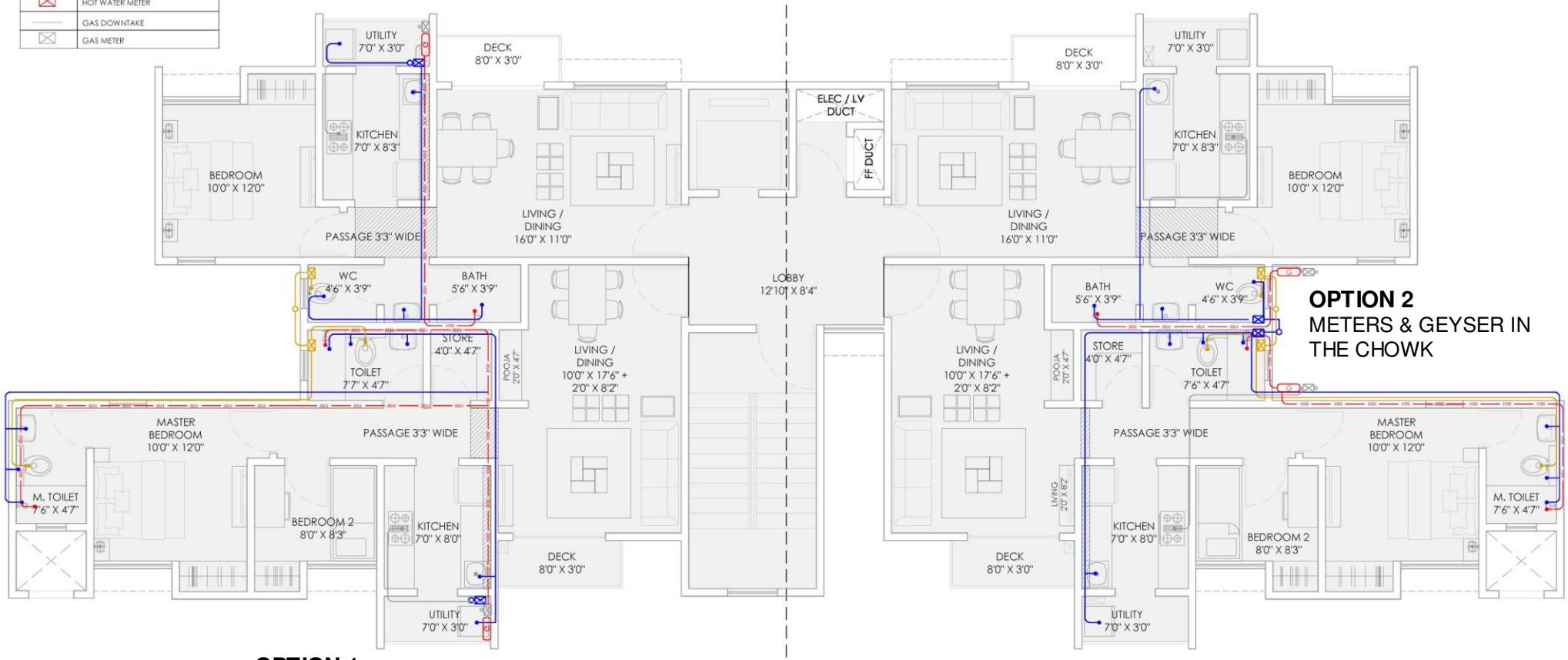
8 STOREY CLUSTER

WATER & GAS METERING

TYPE 1- 4 TO CORE BUILDING
TYPICAL FLOOR
WATER + GAS DISTRIBUTION, METERING

LEGEND

	FALSE CEILING
	DOMESTIC WATER DOWNTAKE
	DOMESTIC WATER ROUTING
	DOMESTIC WATER METER
	RECYCLED WATER DOWNTAKE
	RECYCLED WATER ROUTING
	RECYCLED WATER METER
	HOT WATER DOWNTAKE
	HOT WATER ROUTING
	HOT WATER METER
	GAS DOWNTAKE
	GAS METER

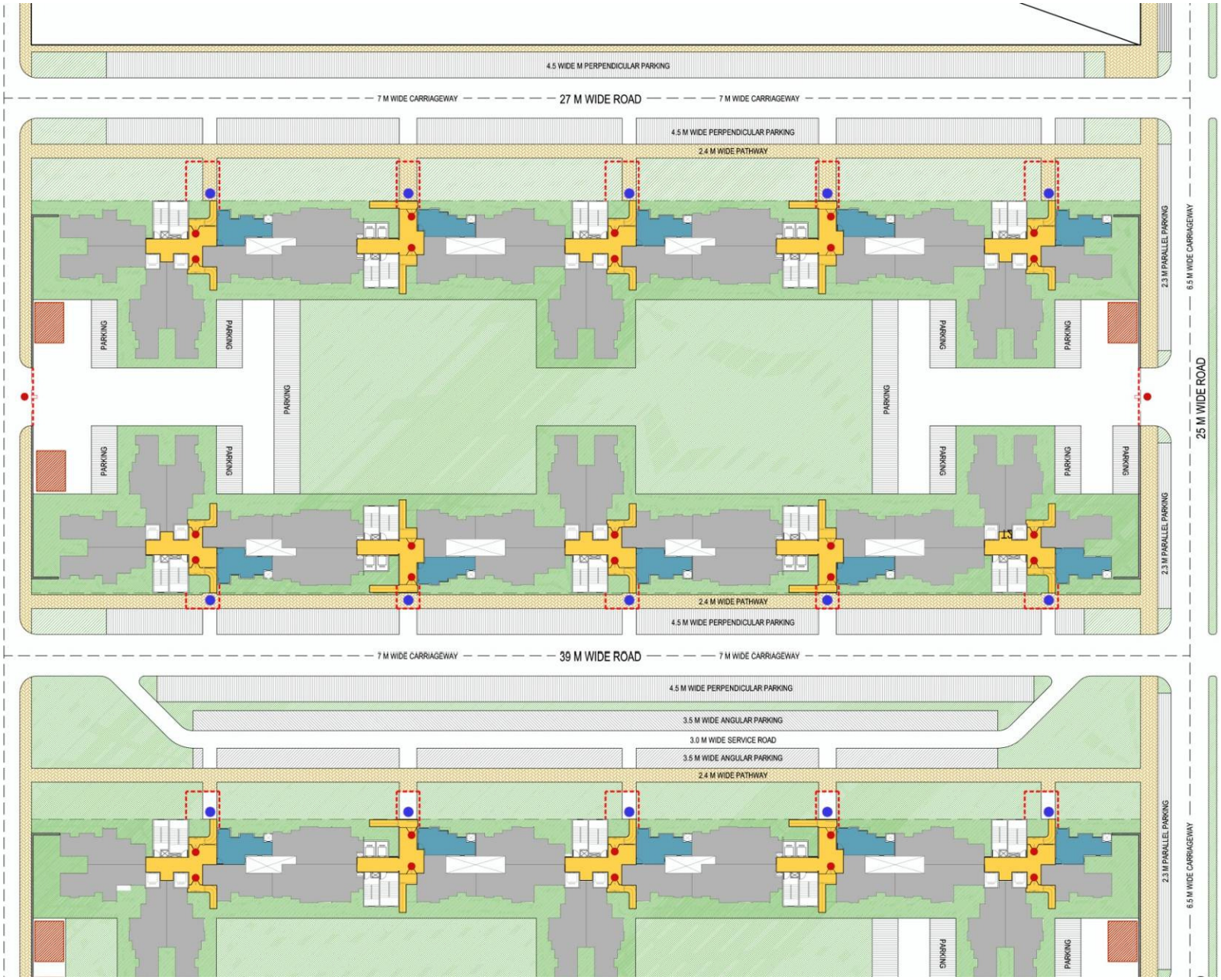


OPTION 1
METERS & GEYSER IN UTILITY

OPTION 2
METERS & GEYSER IN THE CHOWK

20 STOREY CLUSTER

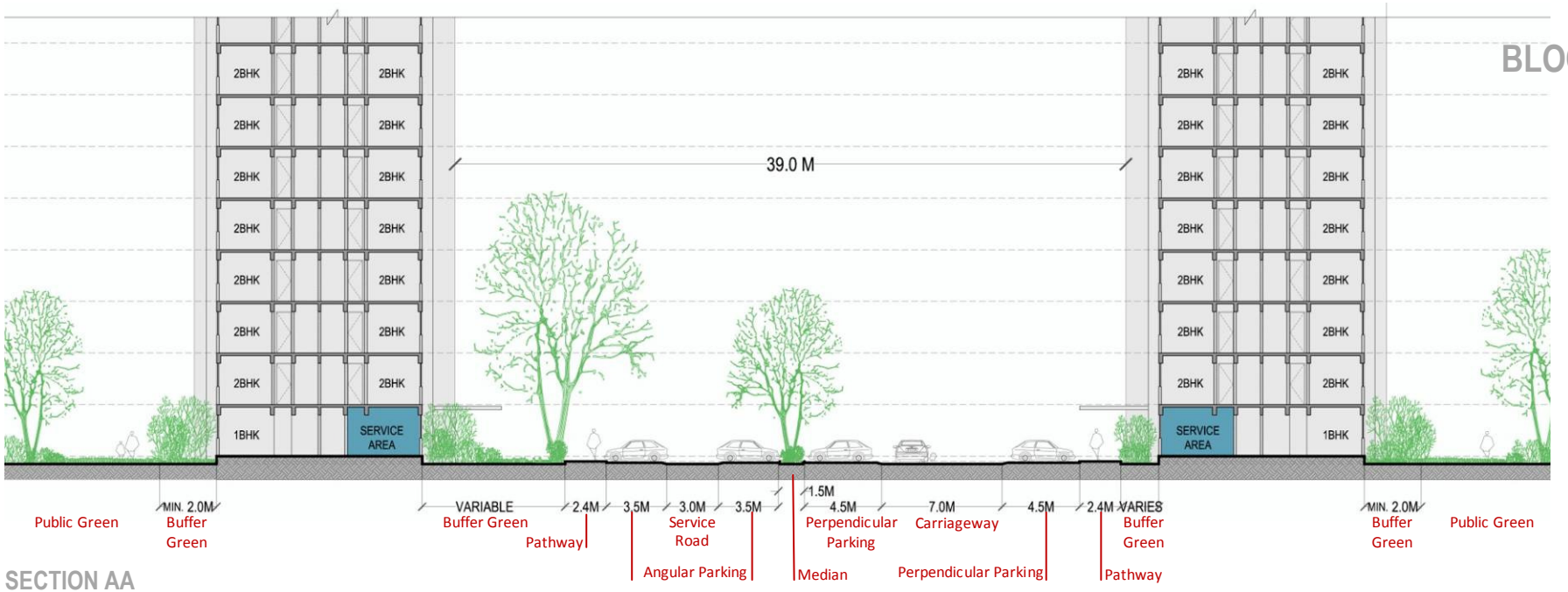
BLOCK PLAN



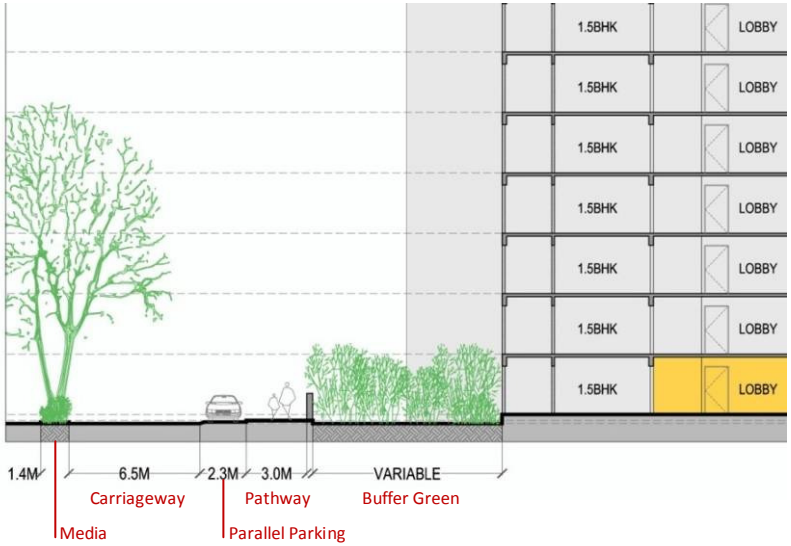
- DROP-OFF
- ACCESS CONTROL
- PUBLIC LOBBY
- APARTMENTS
- BUILDING SERVICES
- COMPACT SUB-STATION
- PARKING
- PUBLIC GREEN
- BUFFER GREEN ZONE



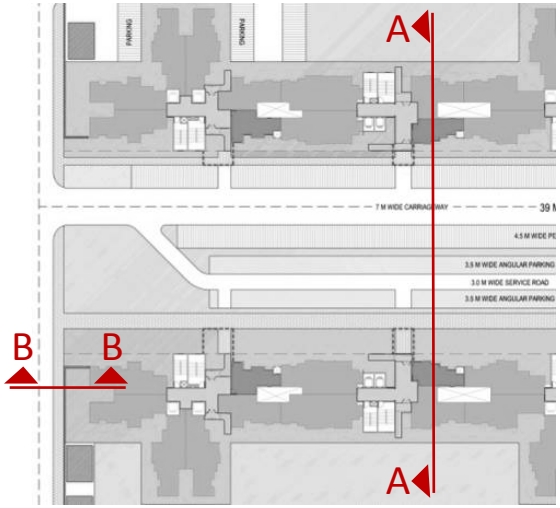
BLOCK SECTIONS

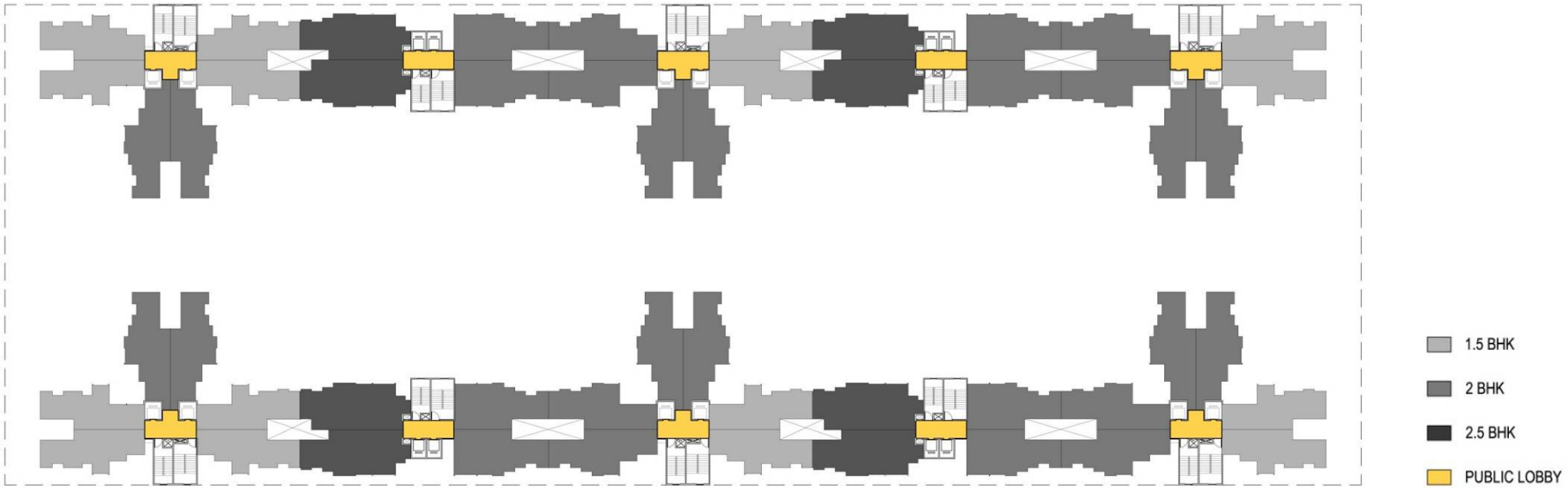


SECTION AA



SECTION BB





TYPICAL FLOOR LEVEL

TOTAL APARTMENTS – 1000 **TOTAL SALEABLE – 9,65,364 Sft.**

1 BHK – 4 (0.4%)
1.5 BHK – 308 (30.8%)
2 BHK – 540 (54%)
2.5 BHK – 148 (14.8%)

FAÇADE AND MASSING

OPTION 1

















FAÇADE AND MASSING

OPTION 2











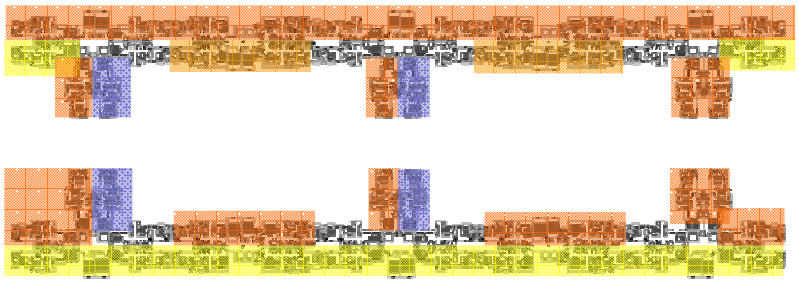






20 STOREY CLUSTER

CLIMATE ANALYSIS



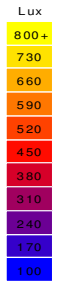
Note: Daylight levels for low performing flats improve from 4th floor onwards.

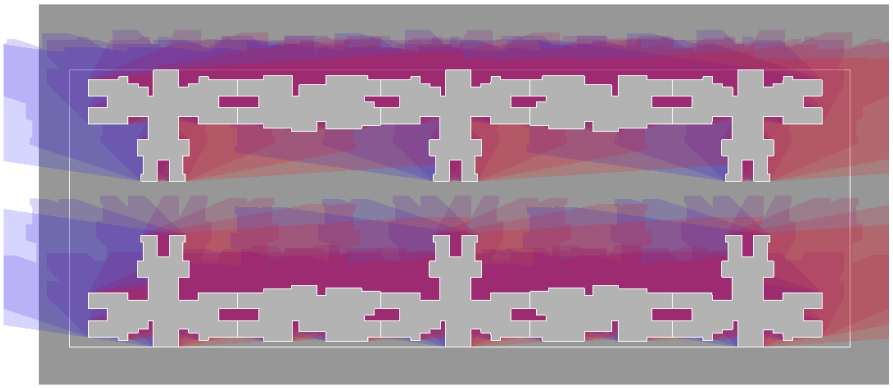
DAY LIGHTING

Flats with **high** daylight levels at ground floor **(25%)**

Flats with **optimum** daylight levels at ground floor **(60%)**

Flats with **low** daylight levels at ground floor **(15%)**

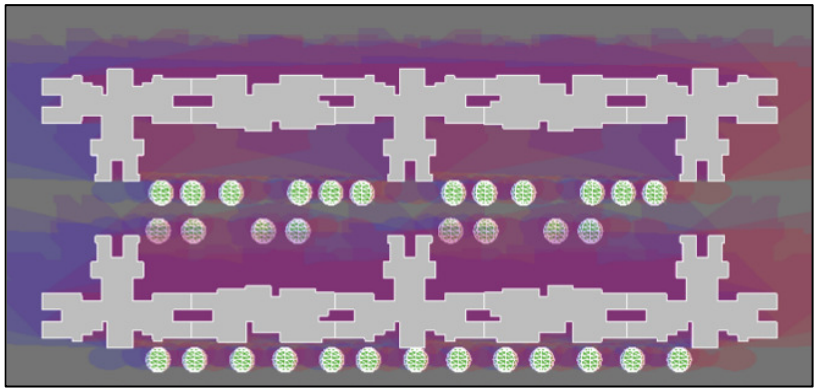


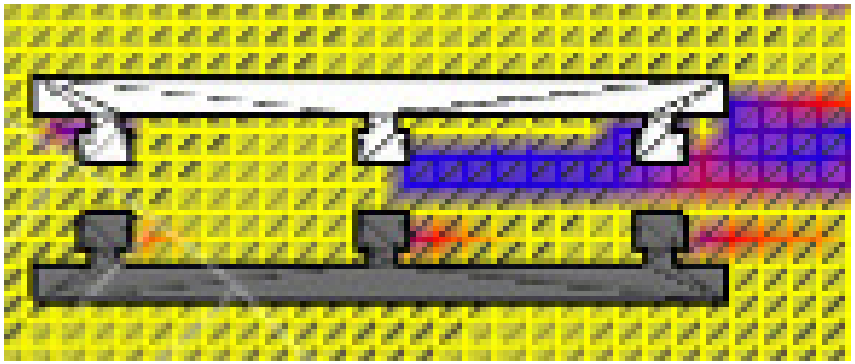


SHADING

35-40% of courtyard remains un-shaded throughout the year.

Un-shaded internal courtyards to be catered through medium to large canopied trees.

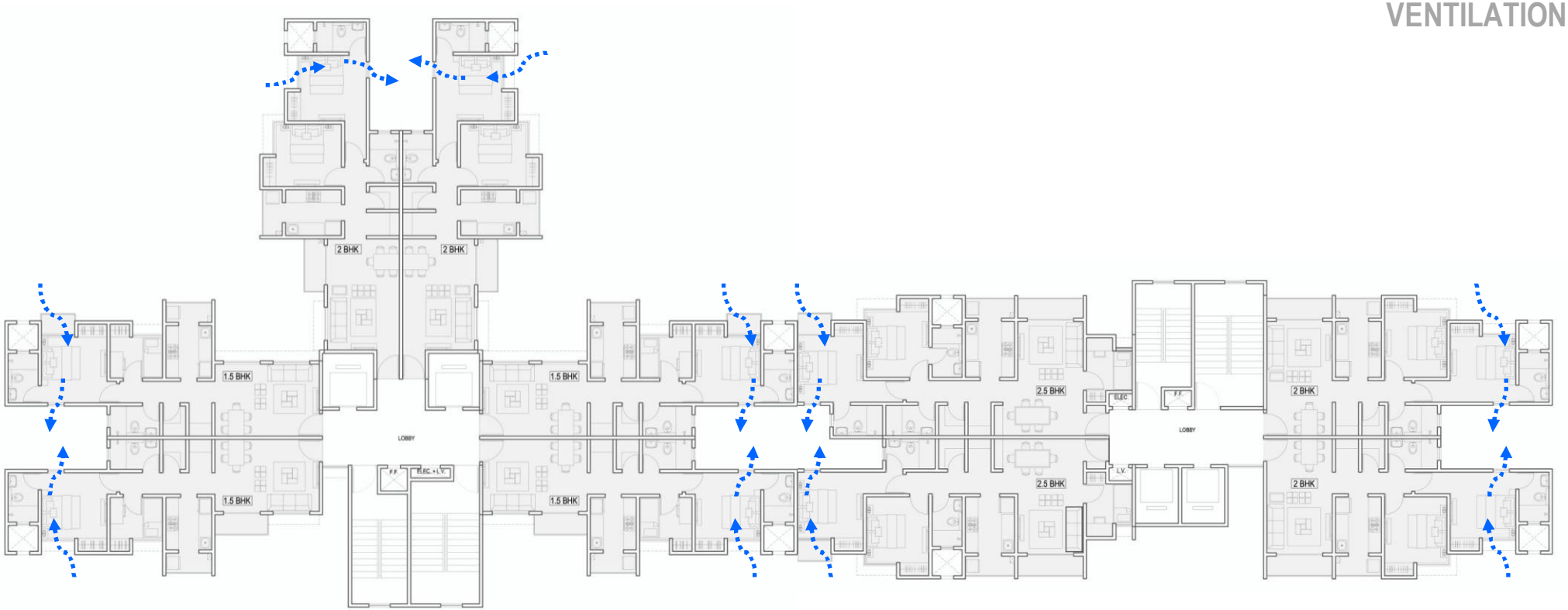


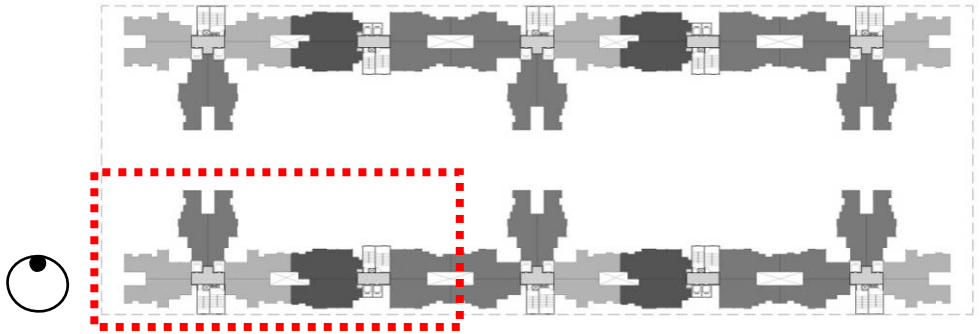


WIND ANALYSIS

20 Storey CLUSTERs experience reduced wind velocity(2-3m/s) due to T-projection within the courtyard.



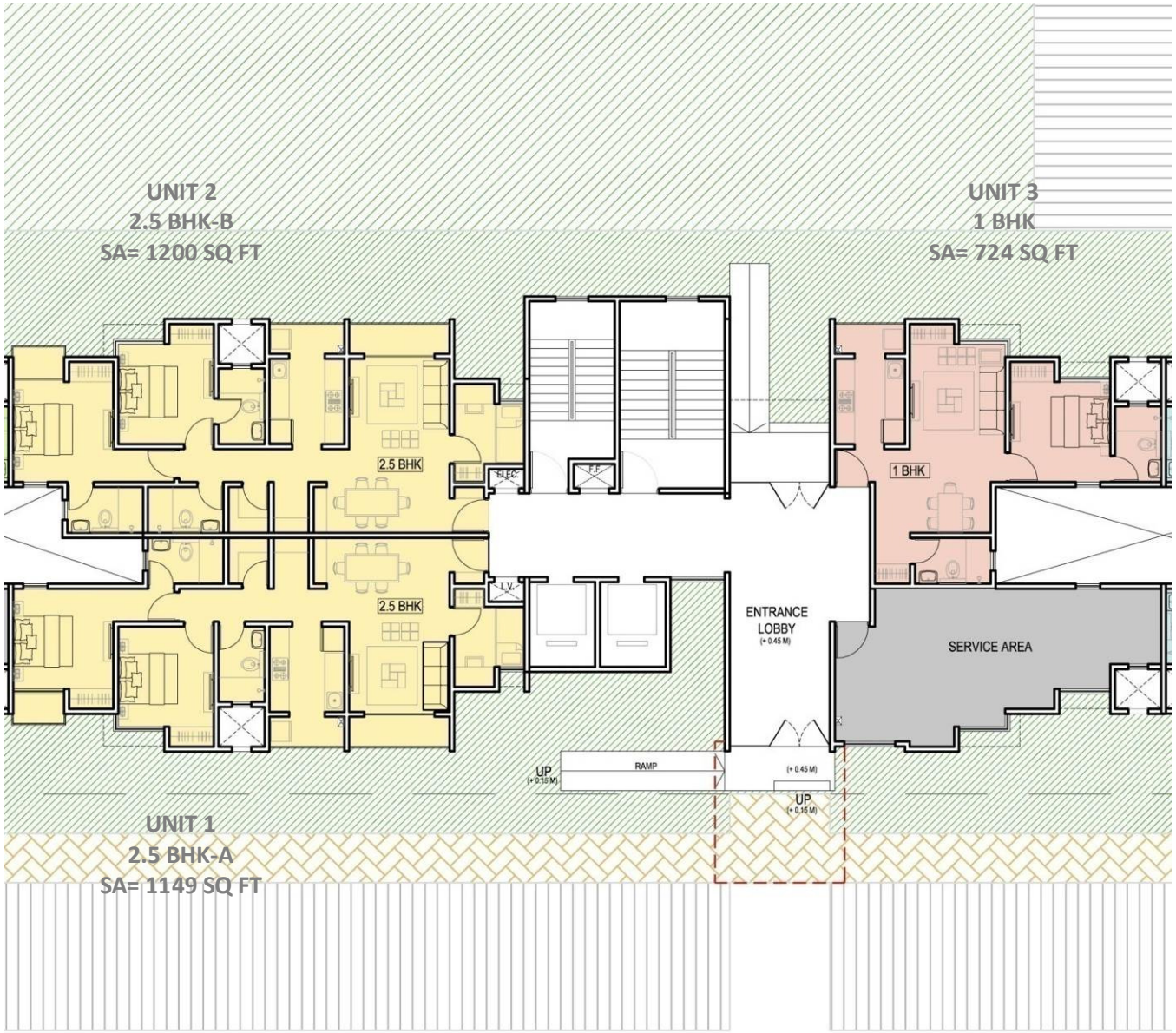

2 BHK
2 BHK
1.5 BHK
1.5 BHK
1.5 BHK
1.5 BHK
LOBBY
FF
ELEC + LV
2.5 BHK
2.5 BHK
ELEC
FF
LV
LOBBY
2 BHK
2 BHK



FLOOR PLANS

STRAIGHT TYPOLOGY

STRAIGHT TYPE
GROUND FLOOR PLAN



STRAIGHT TYPE
TYPICAL FLOOR PLAN

FLOOR AREA	
SALE AREA	4263 SQ FT
BUA	4106 SQ FT
EFFICIENCY (SA/BUA)	1.038

UNIT 2
2.5 BHK-B
SA= 1200 SQ FT

UNIT 3
2 BHK-C
SA= 957 SQ FT



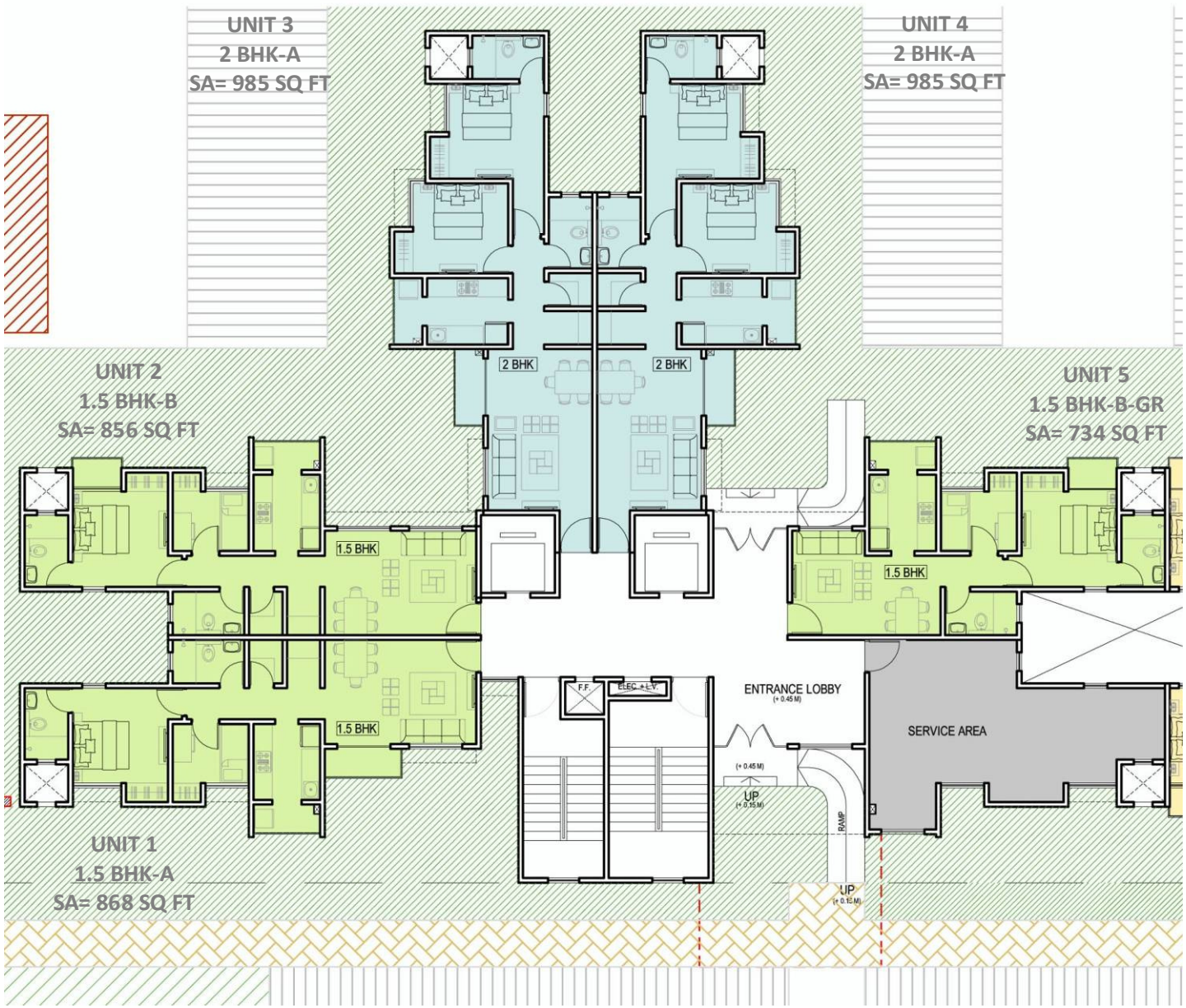
UNIT 1
2.5 BHK-A
SA= 1149 SQ FT

UNIT 4
2 BHK-C
SA= 957 SQ FT

FLOOR PLANS

T1 TYPOLOGY

'T1' TYPE
GROUND FLOOR PLAN



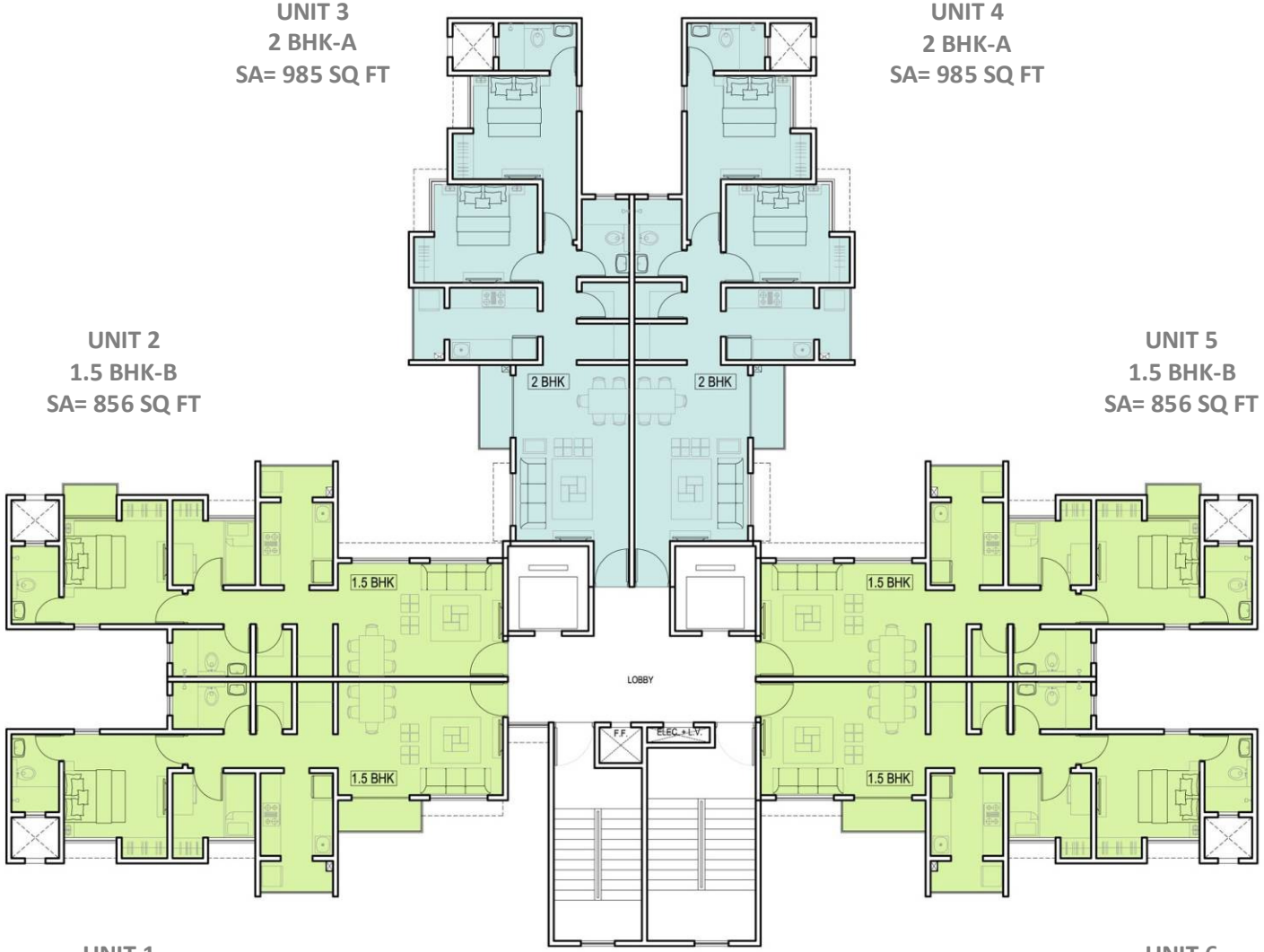
TYPE 'T1'
TYPICAL FLOOR PLAN

UNIT 3
2 BHK-A
SA= 985 SQ FT

UNIT 4
2 BHK-A
SA= 985 SQ FT

UNIT 2
1.5 BHK-B
SA= 856 SQ FT

UNIT 5
1.5 BHK-B
SA= 856 SQ FT



UNIT 1
1.5 BHK-A
SA= 868 SQ FT

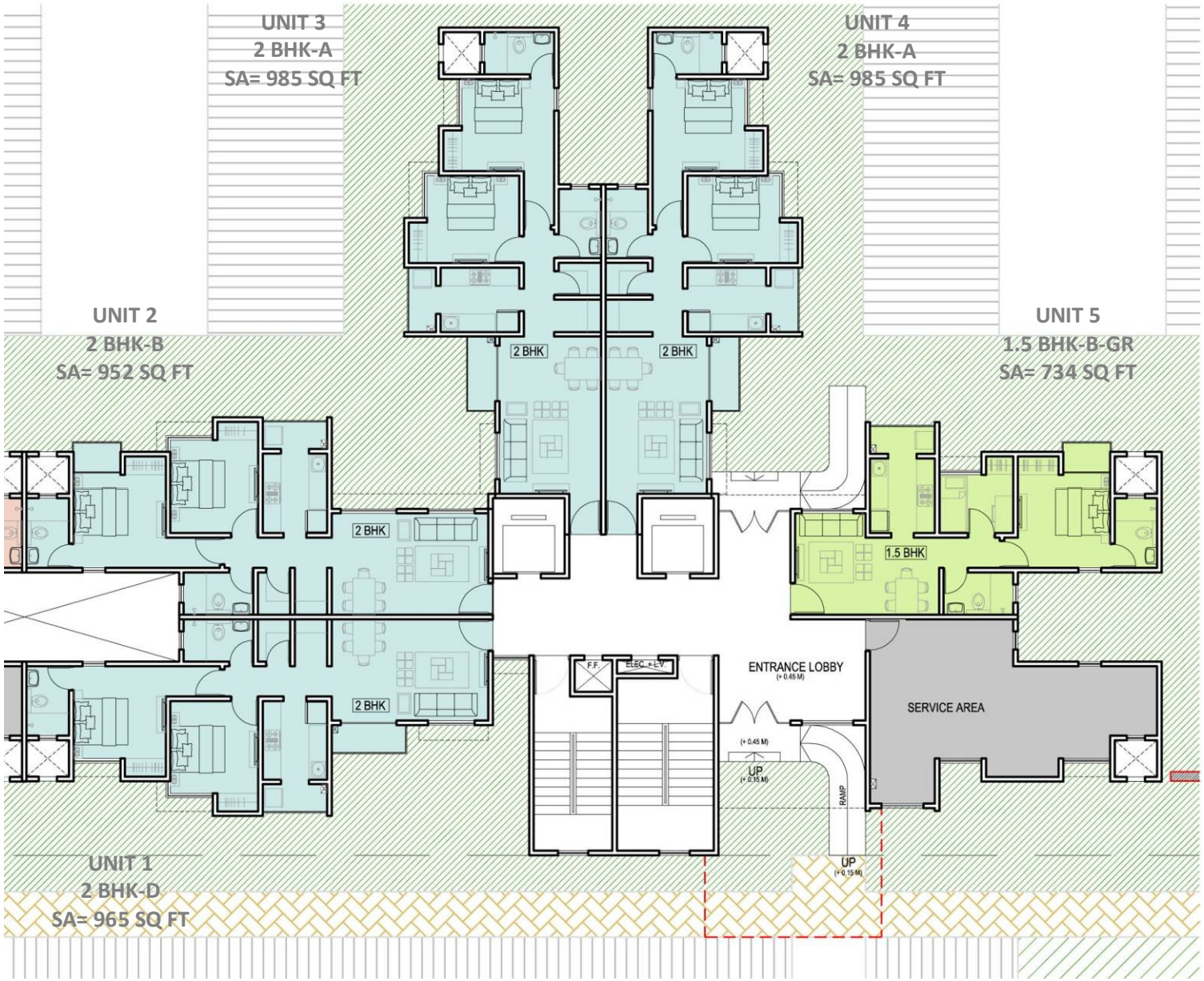
UNIT 6
1.5 BHK-A
SA= 868 SQ FT

FLOOR AREA	
SALE AREA	5418 SQ FT
BUA	5142 SQ FT
EFFICIENCY (SA/BUA)	1.054

FLOOR PLANS

T2 TYPOLOGY

TYPE 'T2'
GROUND FLOOR PLAN



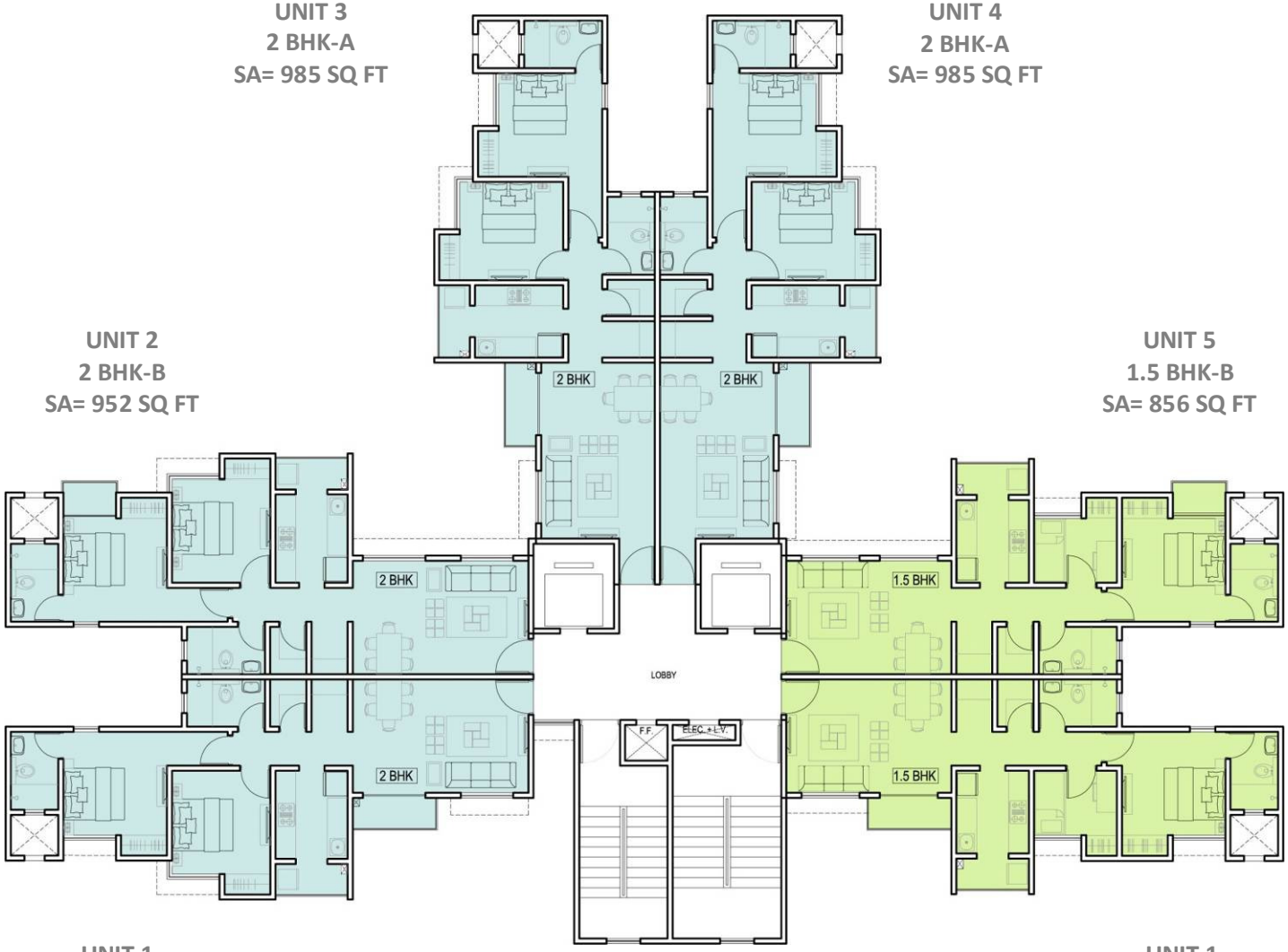
TYPE 'T2'
TYPICAL FLOOR PLAN

UNIT 3
2 BHK-A
SA= 985 SQ FT

UNIT 4
2 BHK-A
SA= 985 SQ FT

UNIT 2
2 BHK-B
SA= 952 SQ FT

UNIT 5
1.5 BHK-B
SA= 856 SQ FT

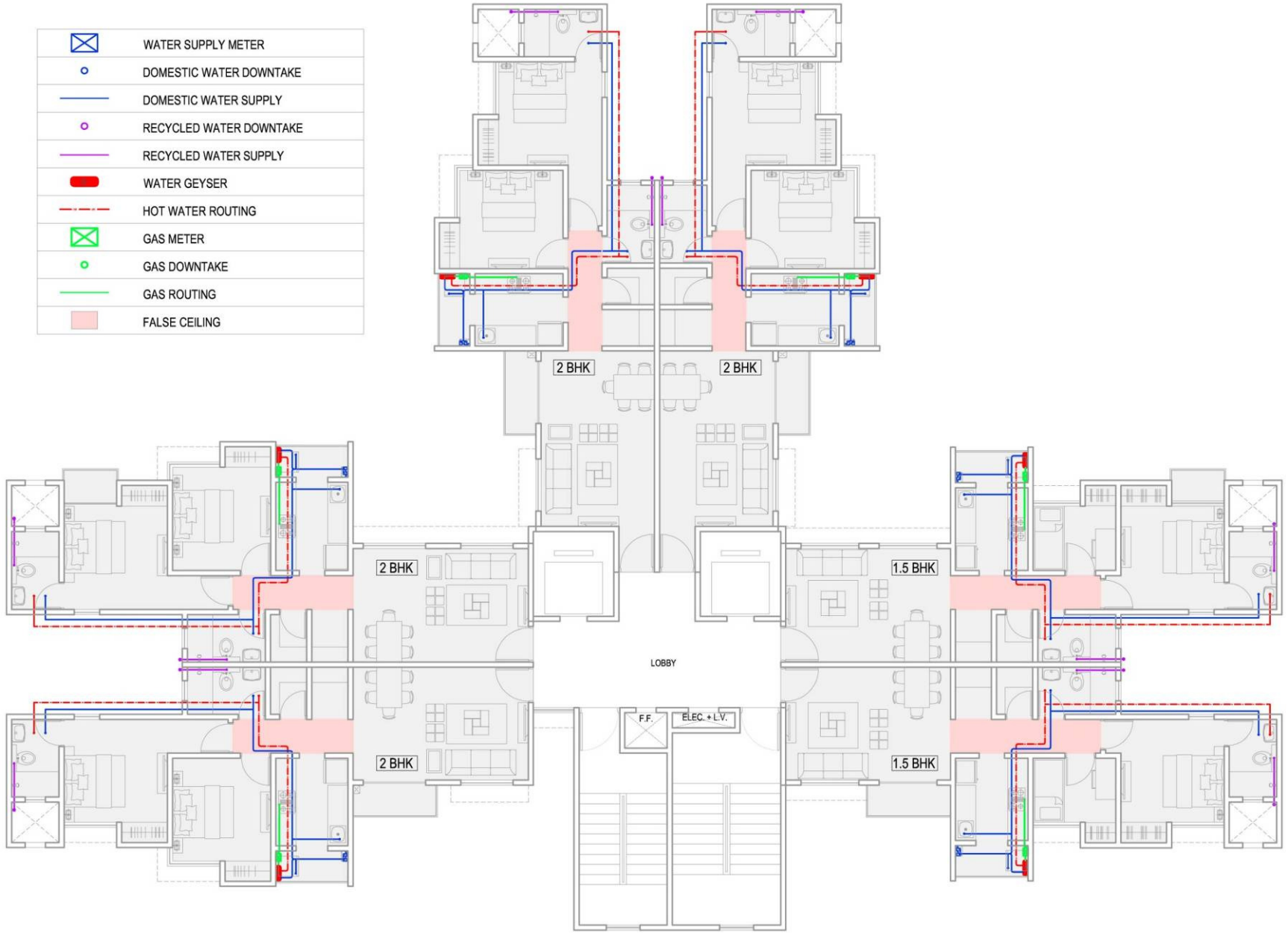


UNIT 1
2 BHK-D
SA= 965 SQ FT

UNIT 1
1.5 BHK-A
SA= 868 SQ FT

FLOOR AREA	
SALE AREA	5611 SQ FT
BUA	5287 SQ FT
EFFICIENCY (SA/BUA)	1.061

WATER & GAS METERING


WATER SUPPLY METER
DOMESTIC WATER DOWNTAKE
DOMESTIC WATER SUPPLY
RECYCLED WATER DOWNTAKE
RECYCLED WATER SUPPLY
WATER GEYSER
HOT WATER ROUTING
GAS METER
GAS DOWNTAKE
GAS ROUTING
FALSE CEILING
2 BHK
2 BHK
2 BHK
1.5 BHK
LOBBY
F.F.
ELEC. + L.V.
2 BHK
1.5 BHK

```
ERROR: stackunderflow
OFFENDING COMMAND: ~

STACK:
```