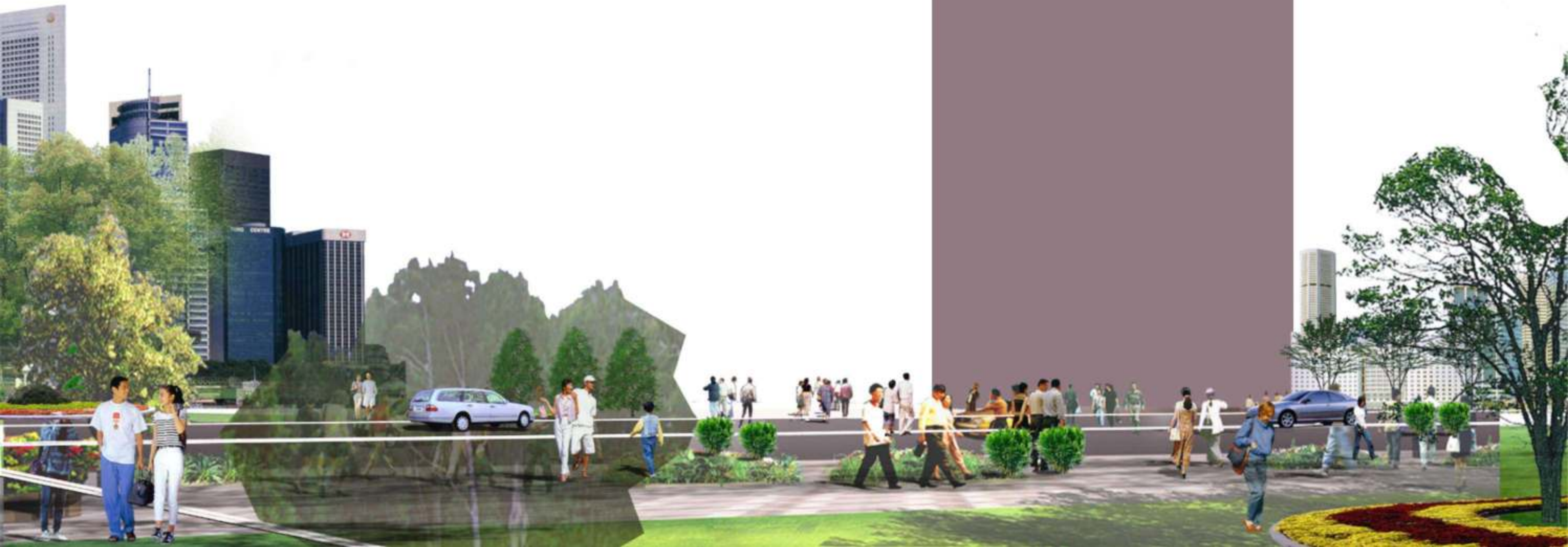


# VERTICAL HYBRID COMMUNITY

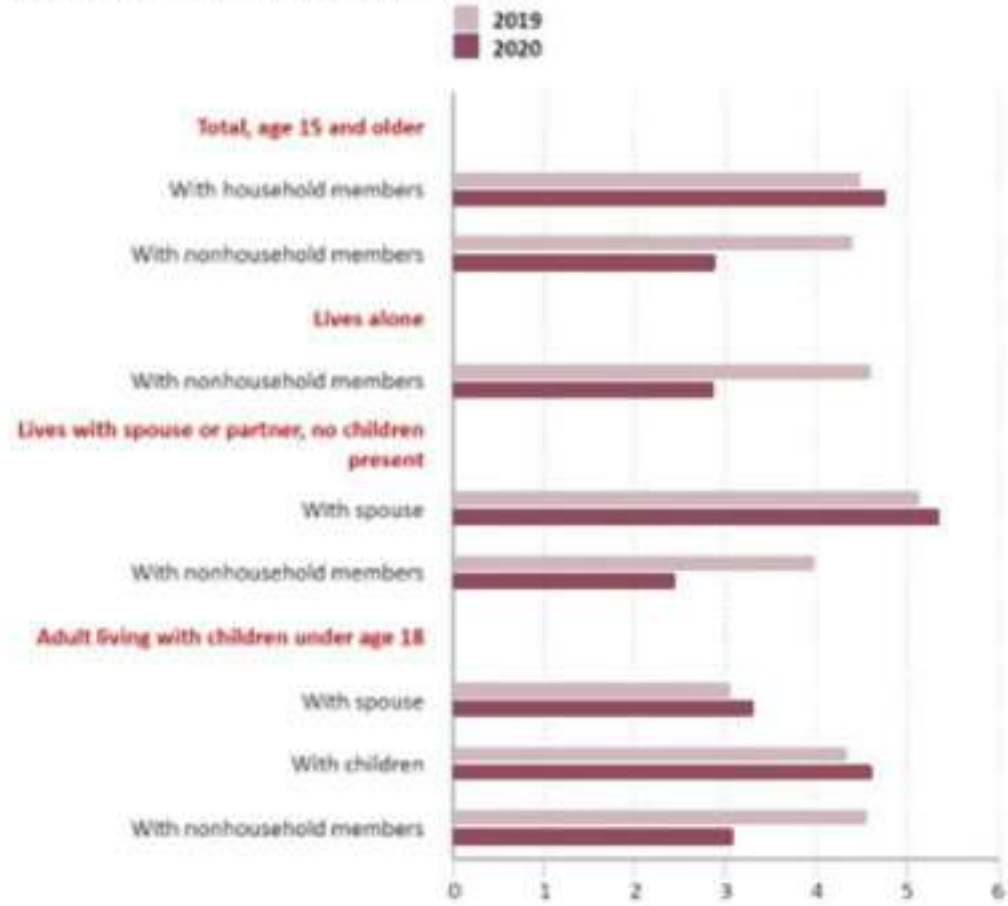






As social beings, interaction is an important necessity for humans. Situations like pandemic have raised barriers for this necessity leading to a detrimental effect on mental and physical health.

Average waking hours per day people spent with others by household composition, May to December, 2019 and 2020



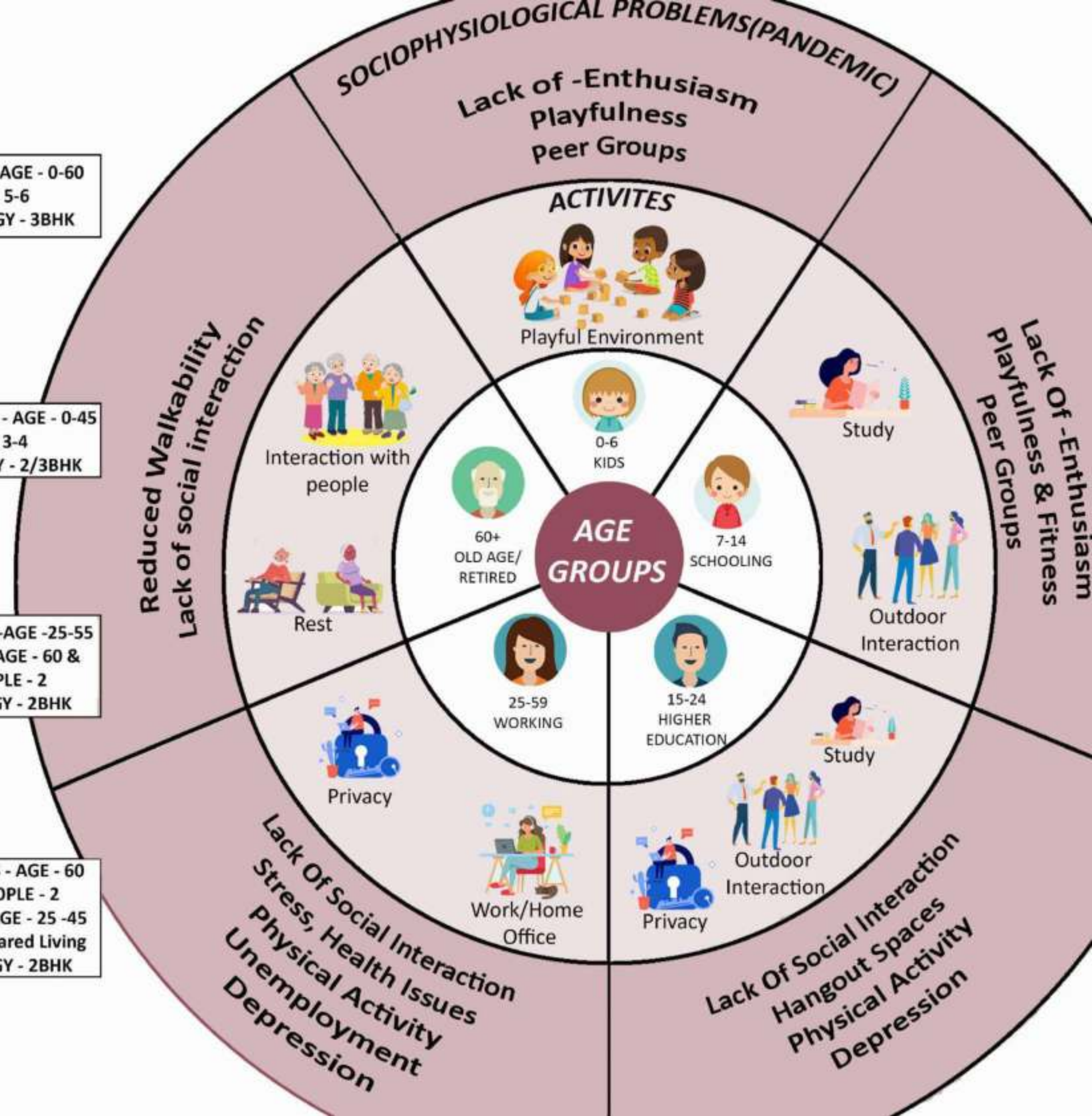
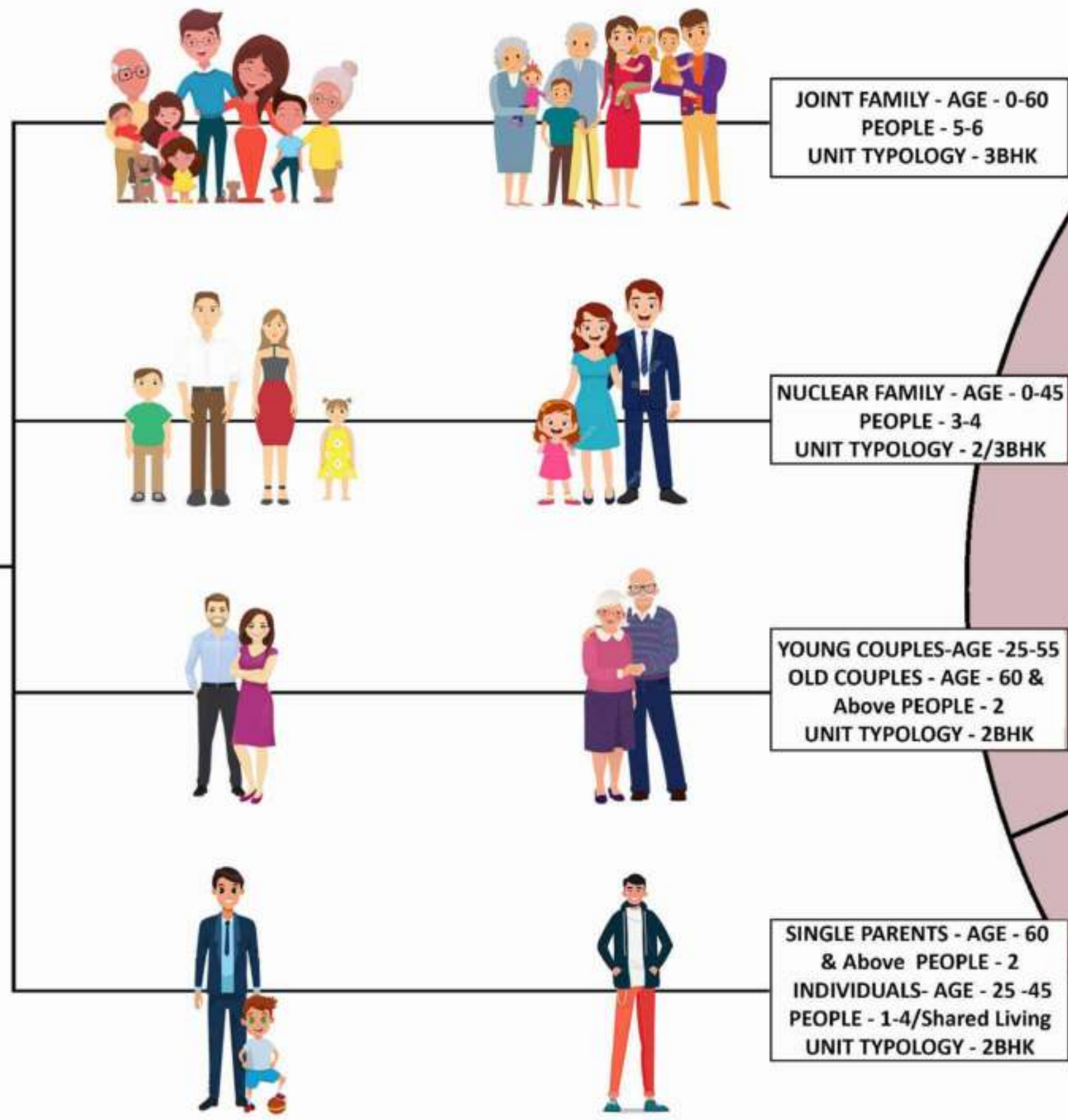
In recent times, people are encouraged to practice social distancing and stay indoors. This makes our living spaces “the epicentre” of our daily lives.



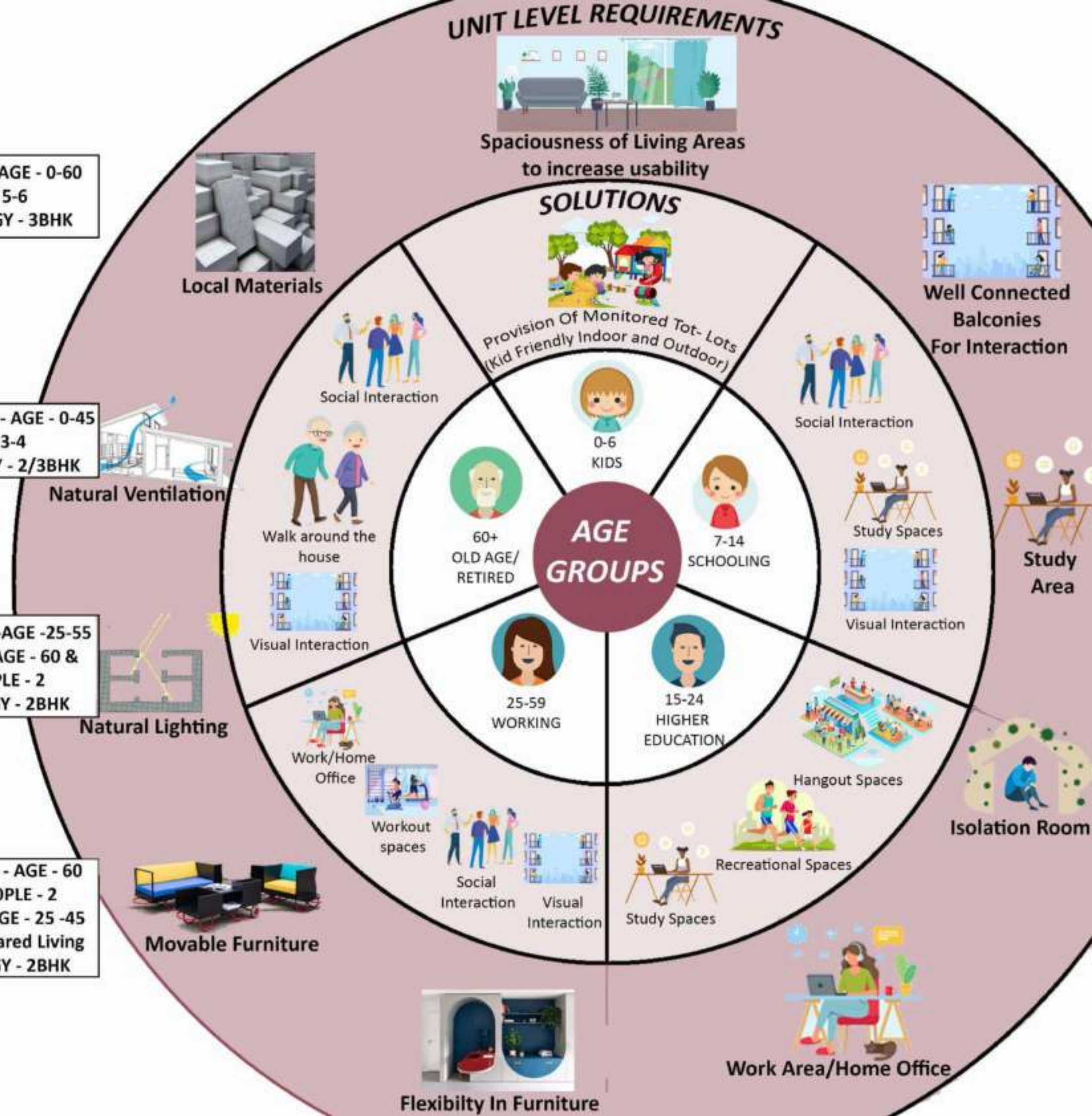
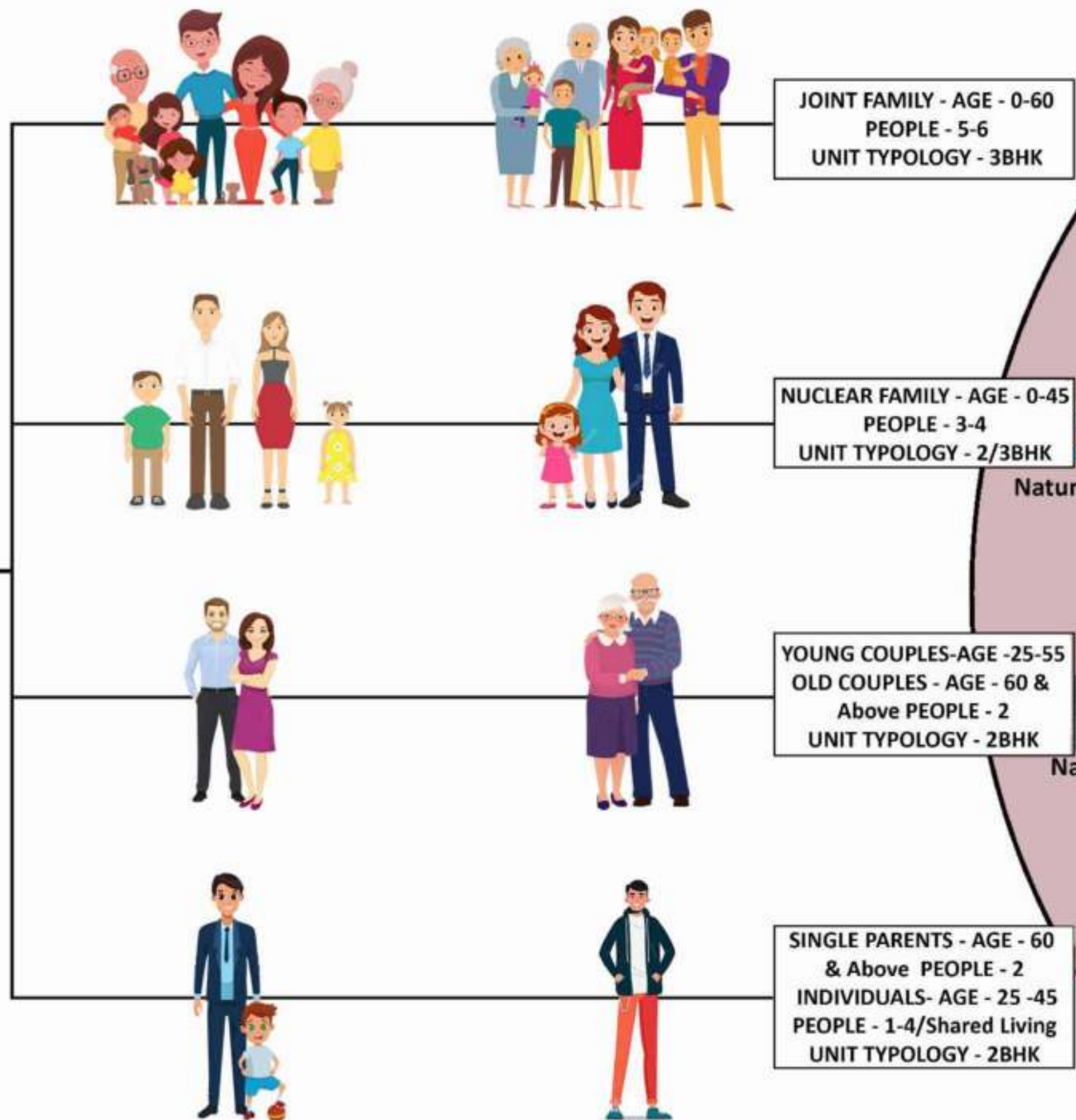
Limited access to outside spaces and decreased interaction with nature adds to the stressful home stay environment.



# USER PROFILE









Visakhapatnam is a port city and industrial center in the Indian state of Andhra Pradesh. Having its growth between the Bay of Bengal towards its east and the eastern ghats on to its west, the city has a bowl-like geographical conditions.



Residential area

Govt. Building port office



Govt. Building forest circle office



Residential area

**PROPOSED SITE**  
AREA= 9.15 Acres = 37005.3 sq.m



park



Vishnupriya function hall



Exhibition cum Recreational area



Aquarium

R.K Beach

Bay of Bengal

towards submarine

SCALE- 1:2000



## SITE LOCATION

The proposed site is located in the south-east region of Visakhapatnam, Pandurangapuram is largely a planned residential settlement.

The surrounding area is a home to variety of residential and commercial buildings which has a wide range of budgets from low-income workers to high income residents, and different types of commercial activities such as retails, services and tourism.

Site area: 9.15 acres = 37005.3 sq. m

## SITE JUSTIFICATION:

The rapid increase in habitation density of Visakhapatnam due to various new employment opportunities in the city calls for affordable housing in high numbers.

The beach acts as a significant feature of the city and the site is selected to use its view to the maximum.

Good Vehicular network and ease of accessibility to near by amenities and facilities.

## PATH

**Vehicular path and movement:** cars, motorcycles and auto's are the major means of movement.

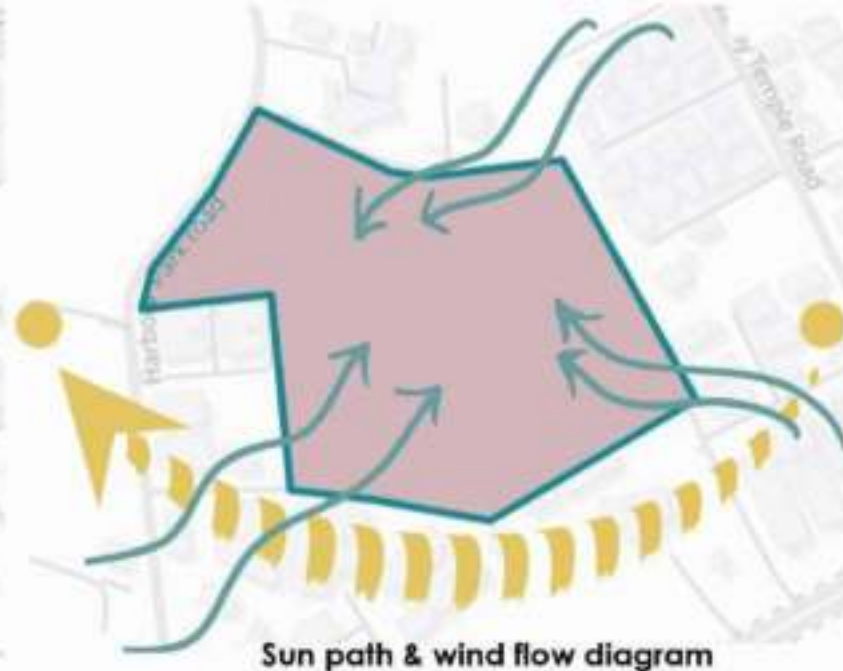
**Pedestrian path and movement:**

The site is surrounded by the entertainment based; cafe's, food stalls, recreational areas etc.

Vehicular

Pedestrian





## Accessability:

Visakhapatnam Railway station- 4.6 km  
Airport- 14 km  
Bus station- 3.2 km  
near by bus stop- around 1 km

**land use and land holdings:** mixed-use residential-commercial apartment buildings, near to Andhra university, tourism and commercial activities.

## TOPOGRAPHY

**Soil:** red alluvial soil

**Contours:** The site has 27 levels of contour lines and each is 1m distance to each contour line.

It is a gradual slop facing towards the beach.

**Land use:** Majorly the site is located in the residential plots and towards its least slop commercial and recreational activities are more.

**Contours:** The site has 27 levels of contour lines and each is 1m distance to each contour line.

It is a gradual slop facing towards the beach.

## CLIMATE

**Micro Climate:** Hot and humid

**Sun path:** adequate sun exposure is available in the site.

**Winds:** Sea breezes from the south-east direction  
trade winds from the north-east direction  
prevailing winds from the south-west direction

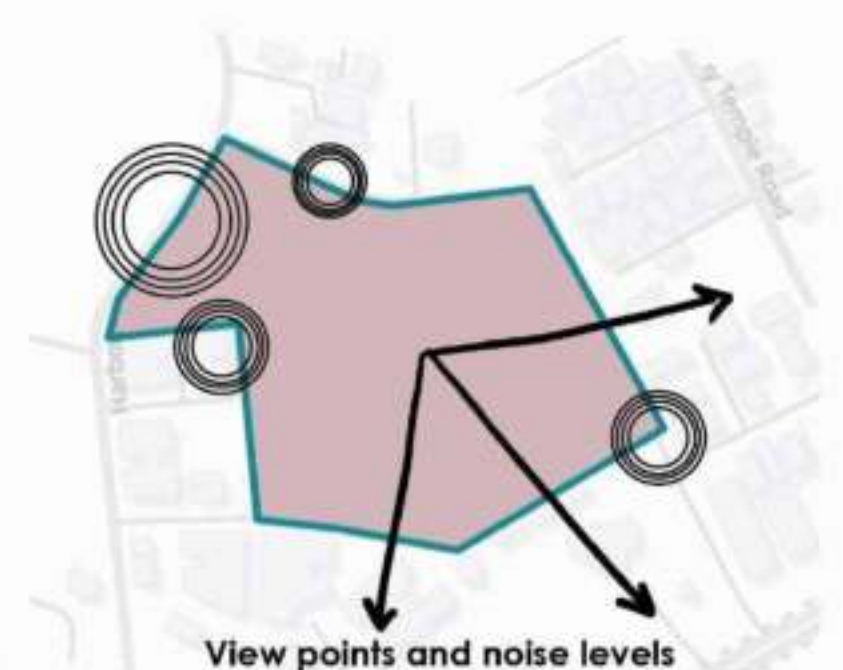
## Drain line

As the site is of gradual slope, the drains flow from higher point to lower point that is from north to south of the site.

**Average temperature:** 26.9 °C

The driest month is March, with 10 mm | 0.4 inch of rainfall. In August, the precipitation reaches its peak, with an average of 205 mm | 8.1 inch.

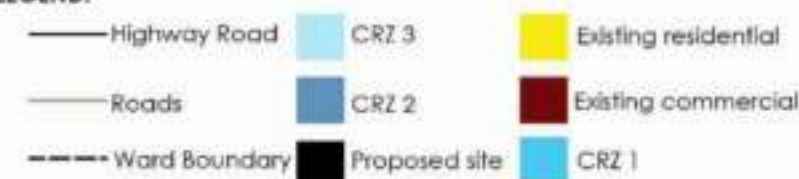
The warmest month of the year is May, with an average temperature of 30.9 °C. At 22.7 °C on average, January is the coldest month of the year.



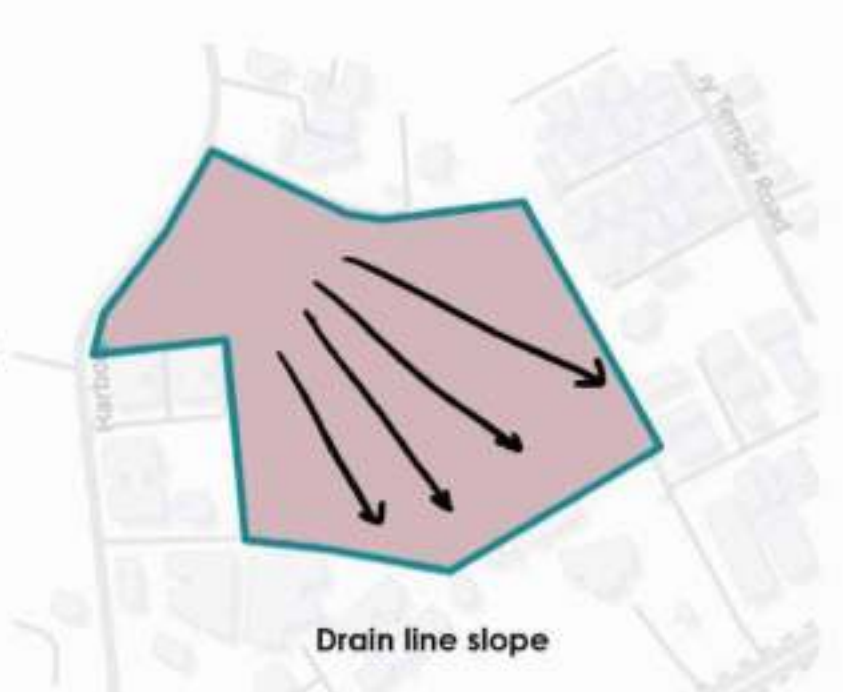
## AT MACRO LEVEL



## LEGEND:



|                                    | January           | February          | March             | April             | May                | June              | July              | August            | September         | October           | November          | December          |
|------------------------------------|-------------------|-------------------|-------------------|-------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Avg. Temperature °C (°F)           | 22.7 °C (72.9 °F) | 24.2 °C (75.6 °F) | 27.1 °C (80.8 °F) | 29.9 °C (85.8 °F) | 30.9 °C (87.6 °F)  | 30.2 °C (86.4 °F) | 28.7 °C (83.7 °F) | 27.7 °C (81.9 °F) | 27.0 °C (80.6 °F) | 26.9 °C (80.4 °F) | 26.7 °C (80.1 °F) | 25.1 °C (77.2 °F) |
| Max. Temperature °C (°F)           | 28.8 °C (83.8 °F) | 30.8 °C (87.4 °F) | 33.8 °C (92.8 °F) | 36.8 °C (98.2 °F) | 37.8 °C (100.0 °F) | 37.2 °C (99.0 °F) | 35.2 °C (95.4 °F) | 34.2 °C (93.6 °F) | 33.8 °C (92.8 °F) | 33.7 °C (92.7 °F) | 33.5 °C (92.3 °F) | 31.8 °C (89.2 °F) |
| Min. Temperature °C (°F)           | 16.6 °C (61.9 °F) | 18.2 °C (64.8 °F) | 20.8 °C (69.4 °F) | 23.8 °C (74.8 °F) | 25.2 °C (77.4 °F)  | 25.2 °C (77.4 °F) | 23.2 °C (73.8 °F) | 22.2 °C (72.0 °F) | 21.8 °C (71.2 °F) | 21.7 °C (71.1 °F) | 21.5 °C (70.7 °F) | 19.8 °C (67.6 °F) |
| Precipitation / Rainfall (mm (in)) | 11 (0.4)          | 10 (0.4)          | 10 (0.4)          | 11 (0.4)          | 11 (0.4)           | 12 (0.5)          | 167 (6.6)         | 205 (8.1)         | 160 (6.3)         | 100 (3.9)         | 67 (2.6)          | 29 (1.1)          |
| Humidity (%)                       | 72%               | 71%               | 70%               | 72%               | 72%                | 70%               | 61%               | 68%               | 68%               | 68%               | 74%               | 72%               |
| Ramp Rate (h)                      | 2                 | 2                 | 2                 | 1                 | 2                  | 15                | 14                | 14                | 14                | 11                | 2                 | 2                 |
| avg. Sun hours (hours)             | 8.2               | 8.4               | 7.1               | 5.4               | 5.7                | 7.0               | 7.7               | 7.0               | 6.4               | 8.0               | 8.7               | 9.0               |



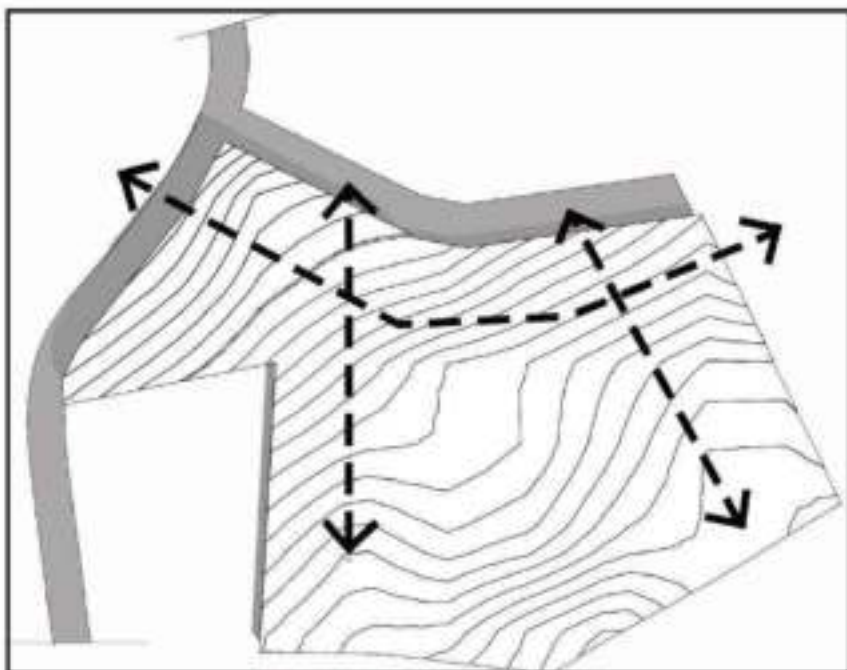




## Why vertical?:-

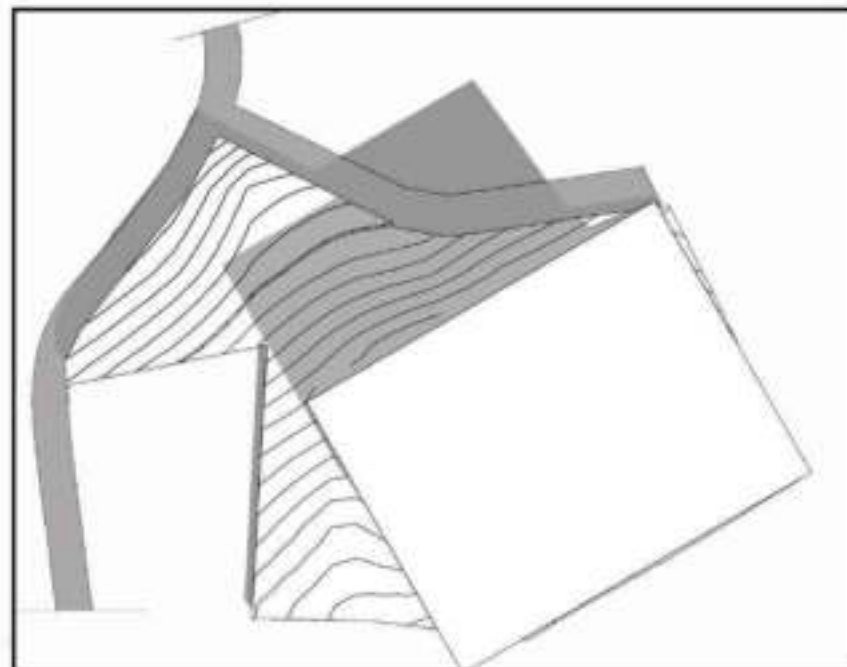
As the site is located at the low lying areas of the city, to support the action of ground water rechargeability, and also complying to the norms, a maximum of 40% ground coverage is considered. To achieve an FAR of 4, verticality is considered as an efficient option.





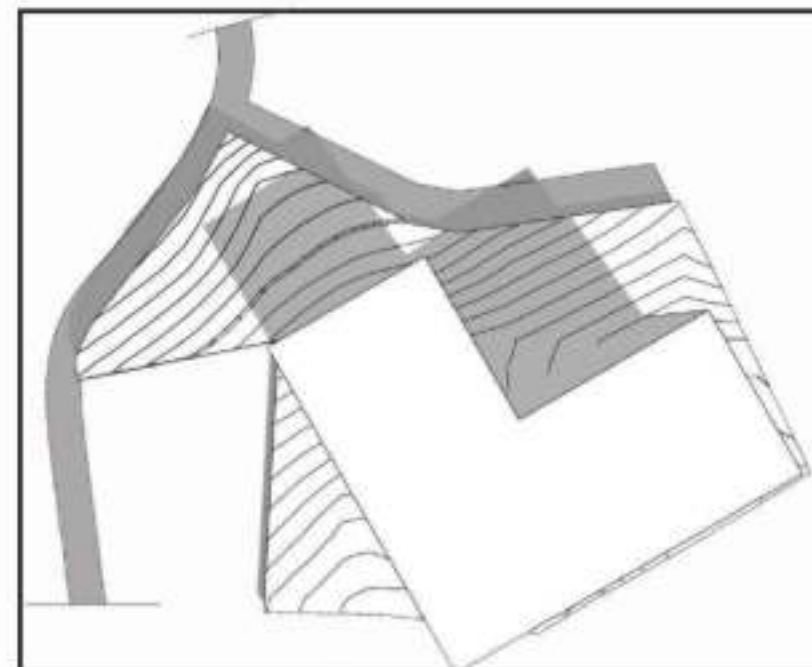
**SITE NETWORK**

Site surrounded with 24m main access and 18m road access on either side of the site. The main idea is to create a networking from the access to site which encourage micro urbanism and open site for neighbourhood.



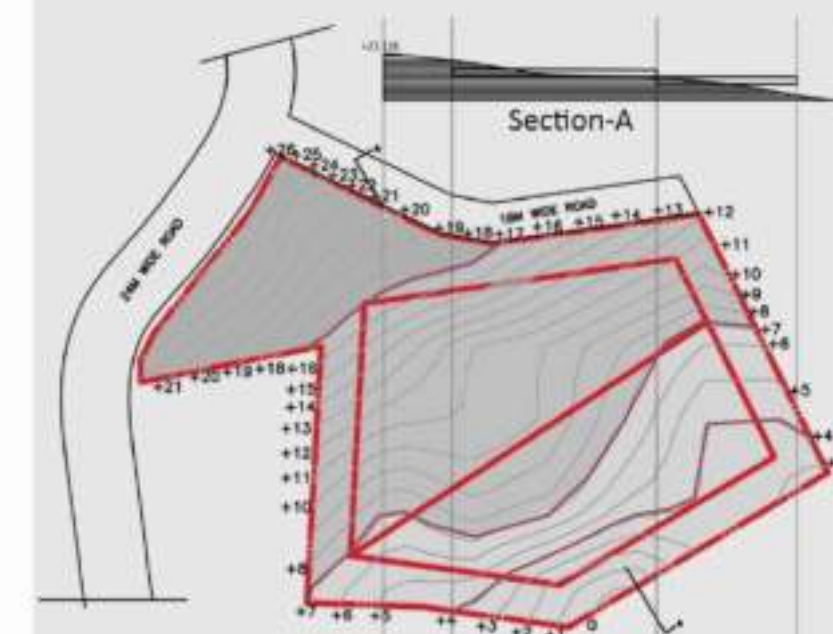
**BUILT MASS**

Creating a dense built mass considering the beach views from the site.

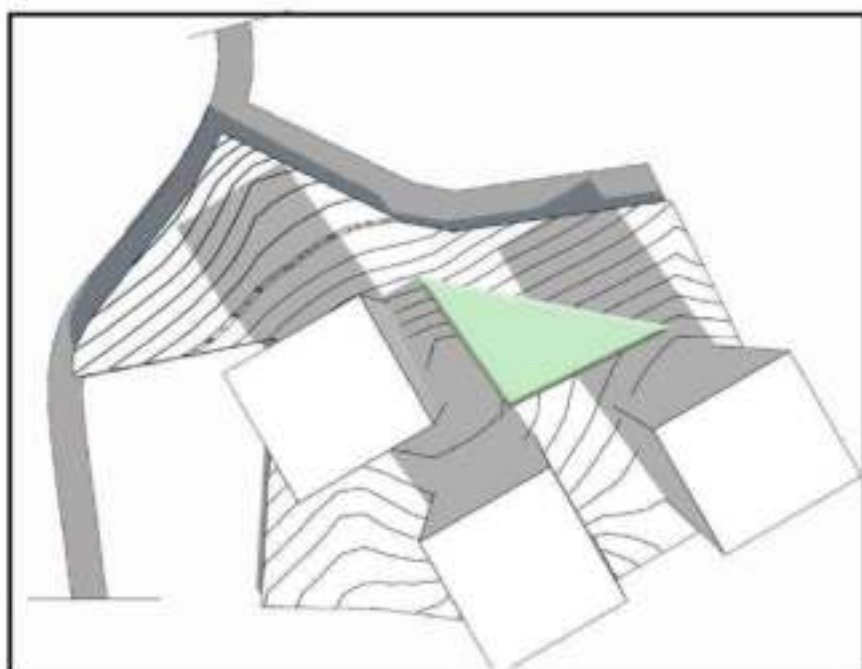


**ORIENTATION**

By aligning the blocks with the site edges the node widen up and a better connection between them is created. Orienting the longer side of built mass towards N-S Direction.

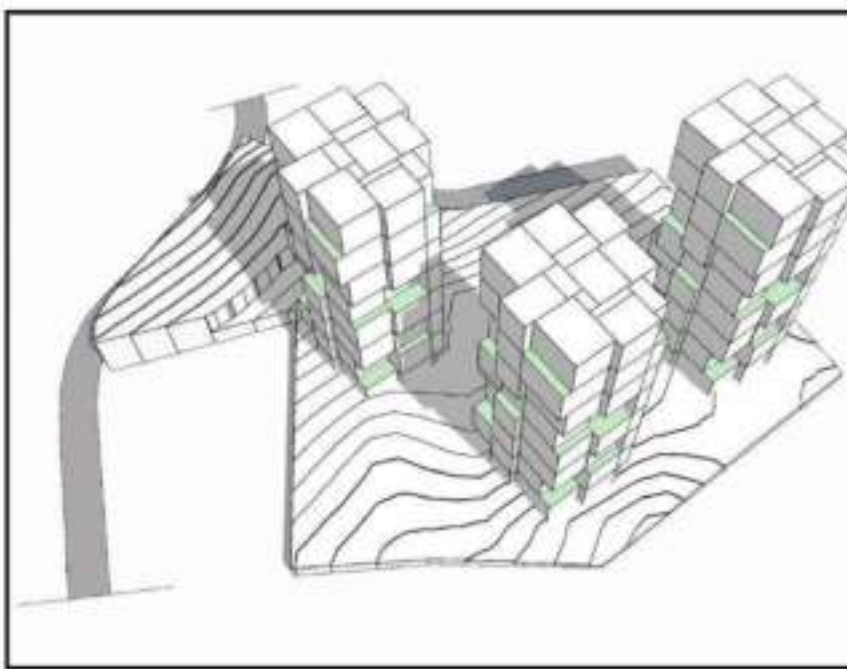


**MODIFIED SITE CONTOUR**



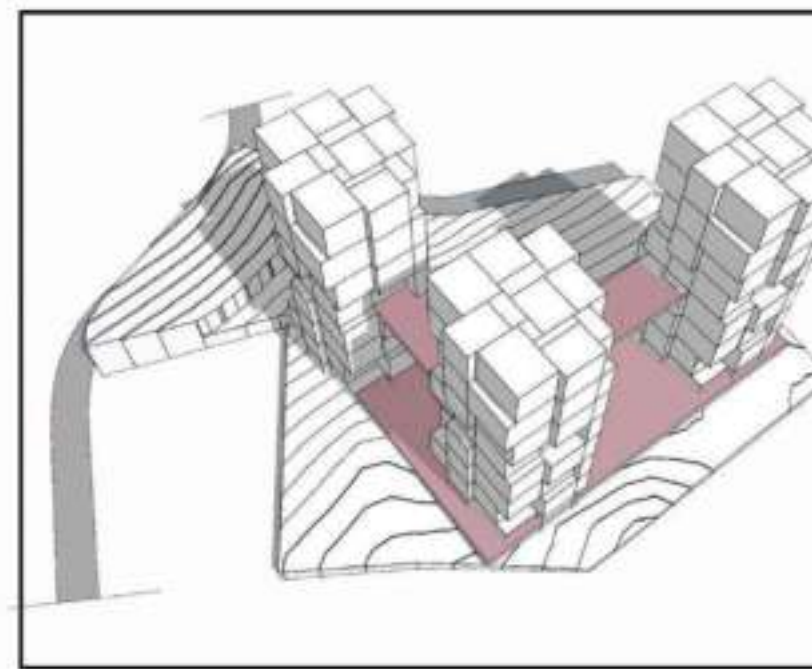
**DIVISION OF BUILT MASS**

segregation of blocks to create the street and plazas that open to landscape areas. Provision of nodes from the entrance to the built mass helps in distributing the users to different zones.



**BREAKING THE MONOTONY**

The solid chunk of blocks are broken by creating voids at every three intermediate levels around the building. The sense concrete jungle is broken by creating green interaction pockets around the structure. This also helps the winds to circulate around the structure without creating wind turbulences.



**SOCIAL BRIDGING**

Social bridging between the towers builds community life or social ecosystems.



**SITE CONTOUR**



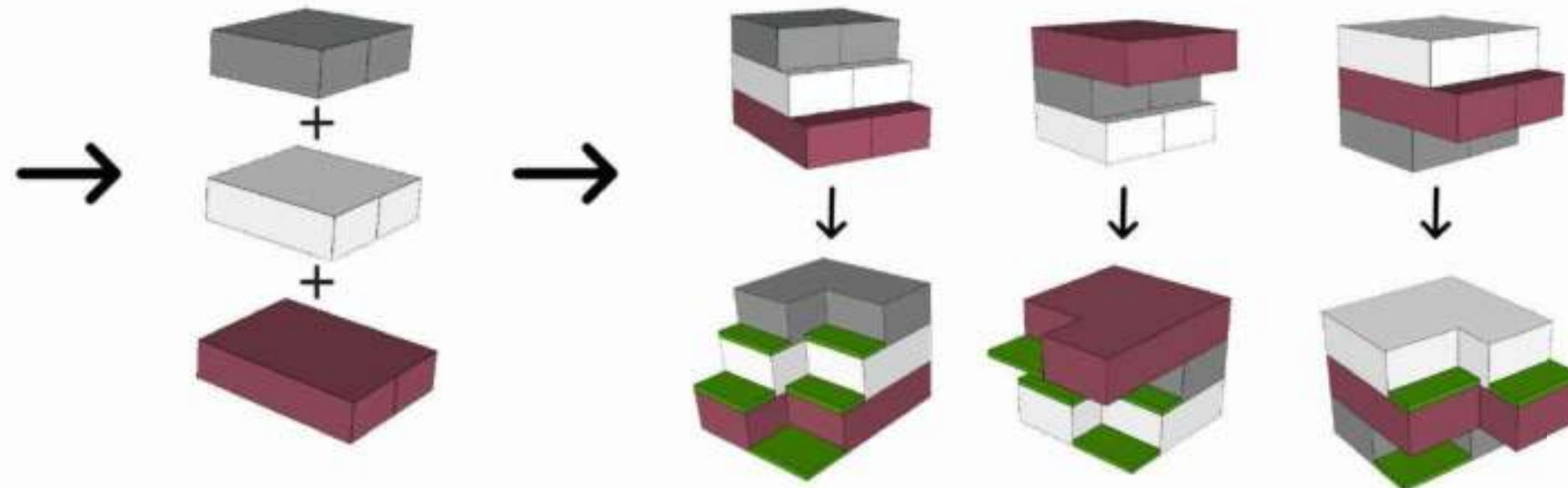




Type A: 2BHK  
Area : 120sqm

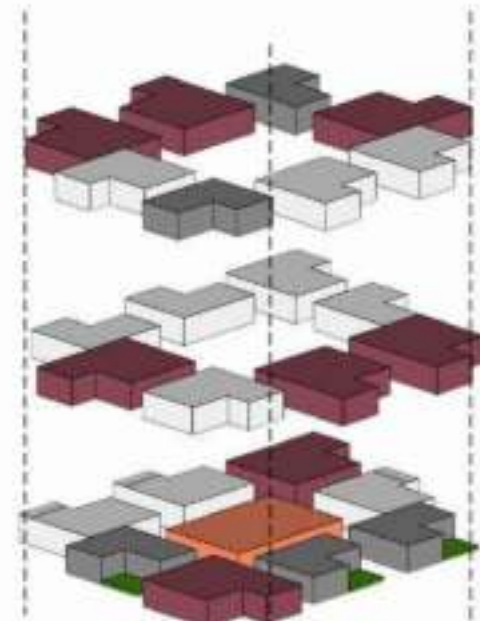
Type B: 2.5BHK  
Area: 150sqm

Type C: 3bhk  
Area: 180 sqm

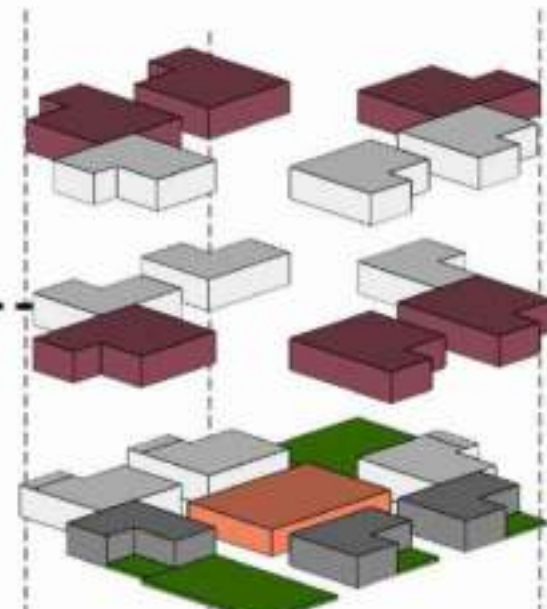


Stacking of units by mixing the three typology and creating a mixed flexible environment for a housing for better lifestyle and to break the economic barriers.

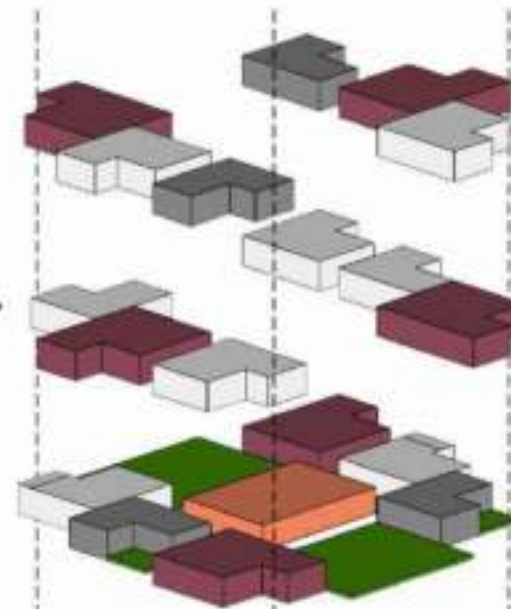
The mix of different units and stacking helps in more visual interaction vertically through balconies or terrace gardens.



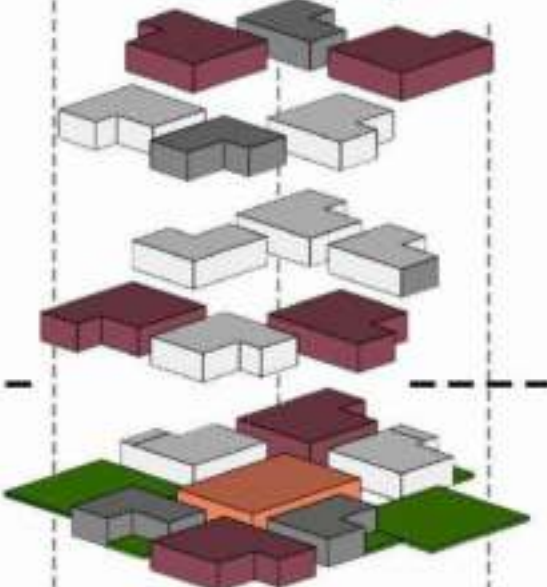
Combination of different units in floor plates.



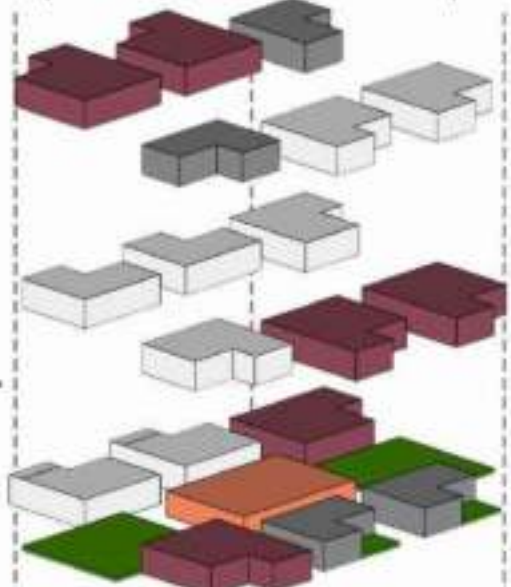
Green pockets beginning from corner of floor plate



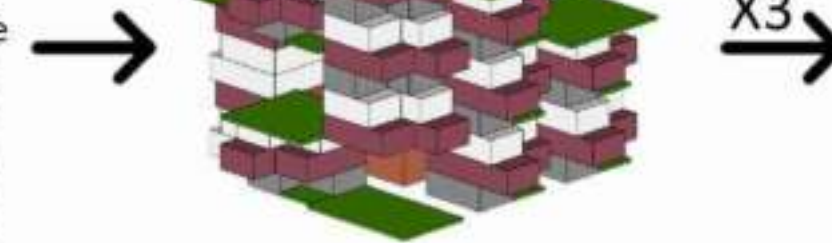
90 degree Rotation of green pocket on next set of floor plate



180 degree Rotation of green pocket on second set of floor plate



270 degree Rotation of green pocket on third set of floor plate

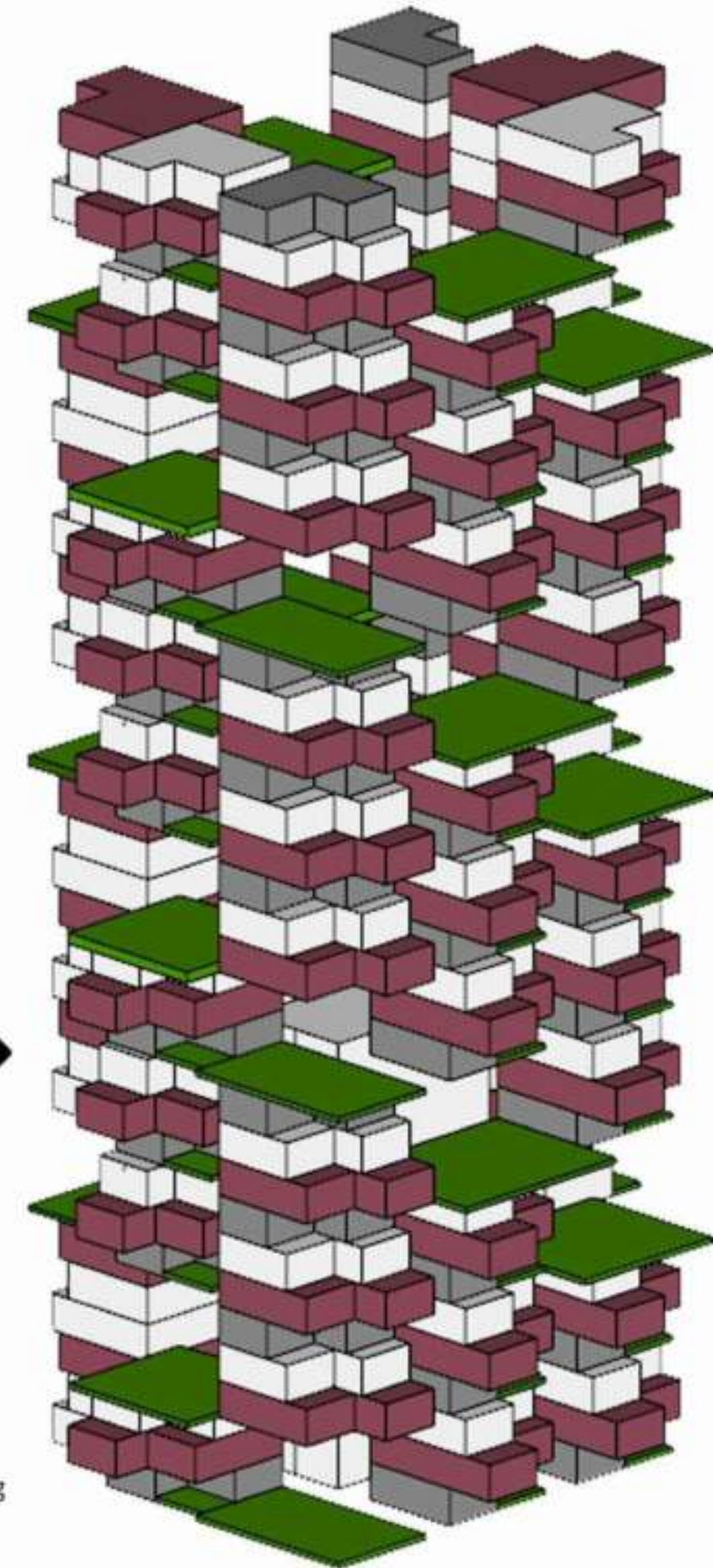


Combinations of four sets of plates

The block consists of floor plates with 6 units around the central core and fire escape core towards external.

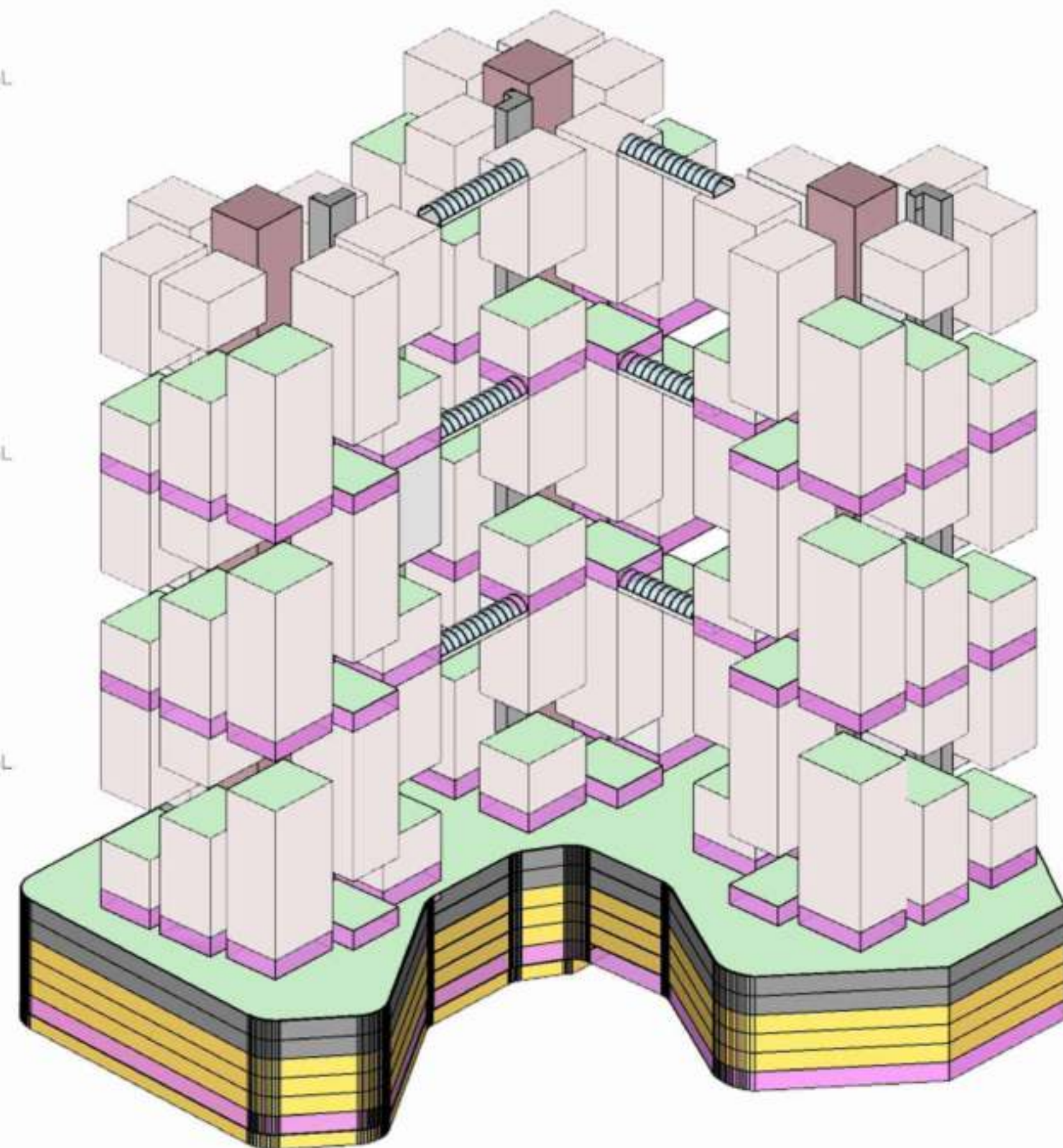
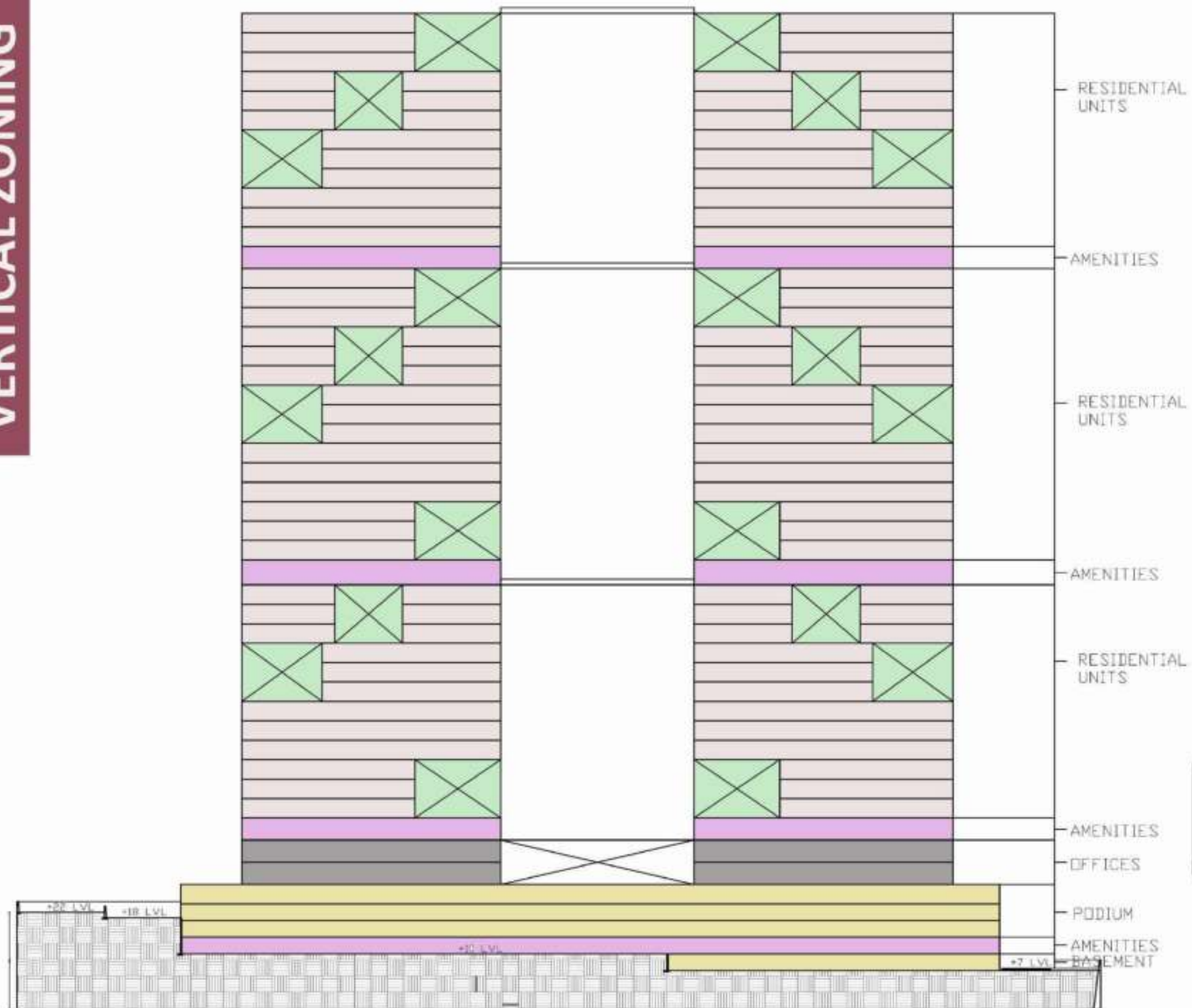
The green interaction pockets are shifted with rotation of 90 degrees around the building creating a twist for the structure.

X3



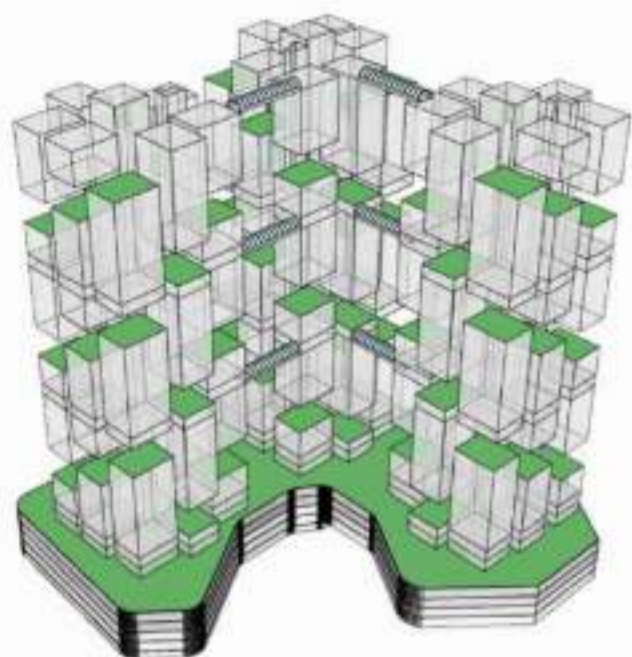


# VERTICAL ZONING

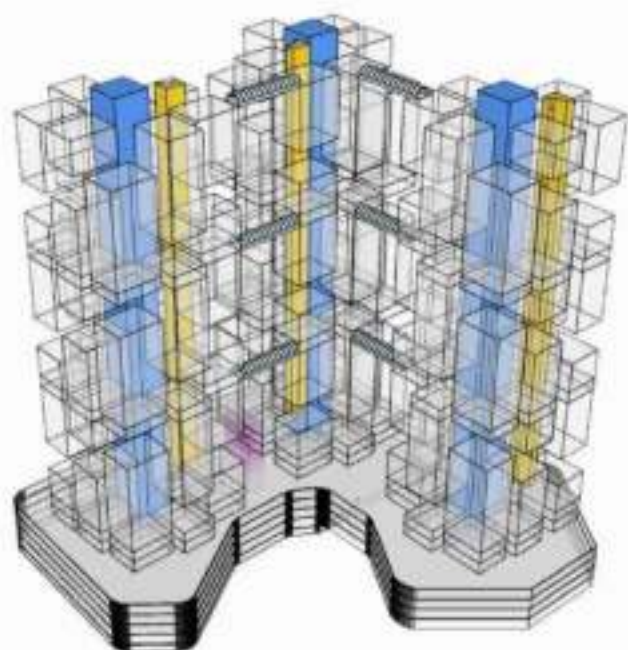


- |            |               |            |
|------------|---------------|------------|
| -PARKING   | -OFFICE SPACE | -RESIDENCE |
| -AMENITIES | -GREEN SPACE  | -CORE      |

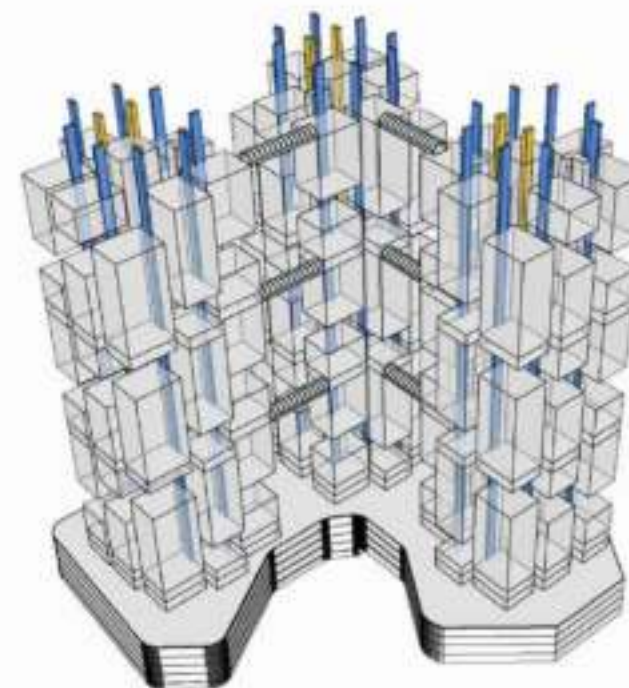




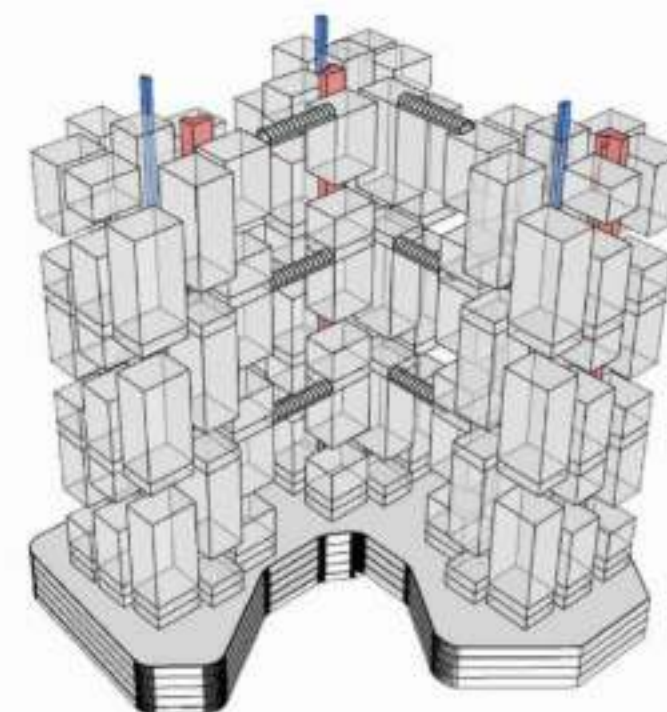
GREEN SPACES



VERTICAL CIRCULATION



LIFT, TOILET SHAFTS,  
ELECTRICAL/HVAC SHAFTS



FIRE ESCAPE CORE,  
FIRE SHAFTS

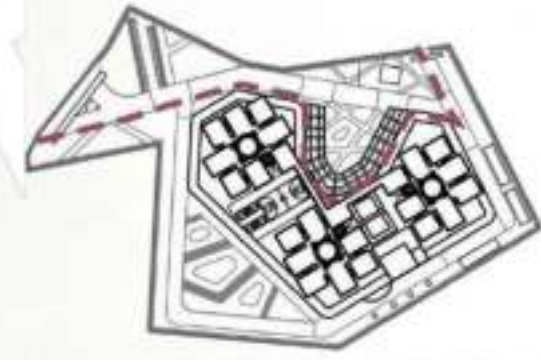


# SITE PLAN

- 1-MAIN ENTRANCE
- 2-SECURITY/ GATEWAY
- 3-VISITOR'S PARKING
- 4-CENTRAL NODE
- 5-PERGOLAS
- 6-SERVICE ENTRY/OFFICE ENTRY
- 7-SAND PIT
- 8-LANDSCAPE
- 9-BASKET BALL COURT
- 10-BADMINTON COURTS
- 11-INFINITY POOL
- 12-CYCLE TRACK
- 13-WATER RECHARGE PITS
- 14-WATER TREATMENT PLANT
- 15-STP
- 16-TOT-LOT AREA
17. SUMP
- 18.GENERATOR
- 19.COMPOST PITS



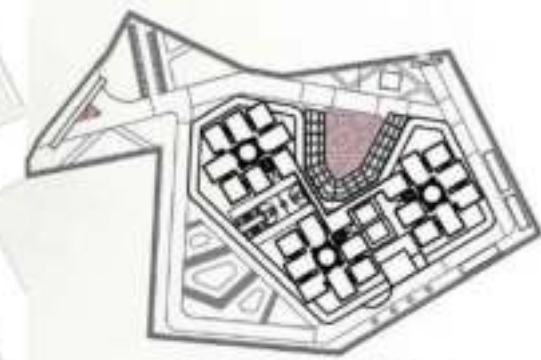
DRIVE WAYS



PEDESTRIAN NETWORK



GREEN OPEN SPACES



NODAL POINTS



SERVICES

SCALE- 1:1200





# STILT FLOOR PLAN

- 8. Administration Office- 200sq.m
- 9. Office/Storage- 170sq.m
- 10. Housing For Temporary Workers- 520sq.m
- 11. Waiting Lobby
- 13. Entry to Landscape

Functions related to the administration are zoned together within sight from the central node.

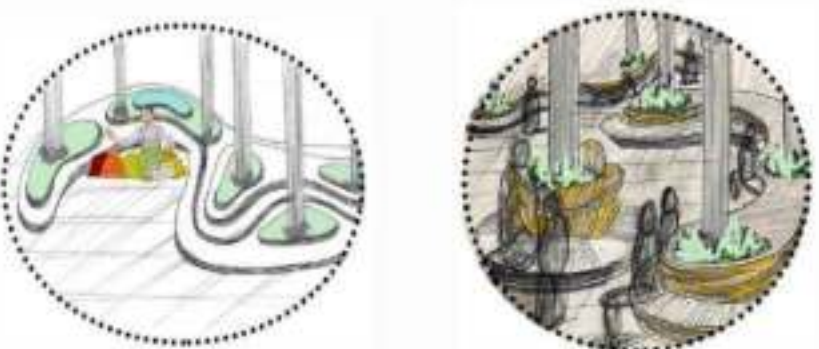
- 1. Covid Care Facilities- 400sq.m
- 2. Retail Store- 215sq.m
- 3. Pharmacy- 100sq.m
- 4. Clinic- 120sq.m
- 5. Restaurant- 330sq.m
- 6. Multi-Purpose Hall (500 cap)- 600sq.m
- 7. Guest Rooms(6Nos)-200sq.m
- 11. Waiting Lobby
- 12. Service Lobby

Ancillary functions that require service access have zoned nearer to the service entry.

- Tower Core
- Fire Core
- Ramps
- Core For Offices



SCALE- 1:750



The ground level of the structure is an important medium of connection between the towers, and the surrounding site. As this level is a socially active zone, these parametric plazas help promote the social interactivensess between the residents.

These plazas enhance the quality of space and promote people to relax, rejuvenate an interact with nature and surroundings.

These Semi-Open Space also accomodate Small Time vendros & Hawkers.





VIEW FROM GROUND LEVEL.



PARKING

BASEMENT PARKING FOR OFFICE SPACES(-3.15M)



180 Cars

- Tower Core
- Fire Core
- Ramps
- Core For Offices
- Light Wells

TYPICAL PODIUM PARKING FOR RESIDENCES(+3.15M,+6.30M,+9.45M)



235 Cars

SCALE- 1:600



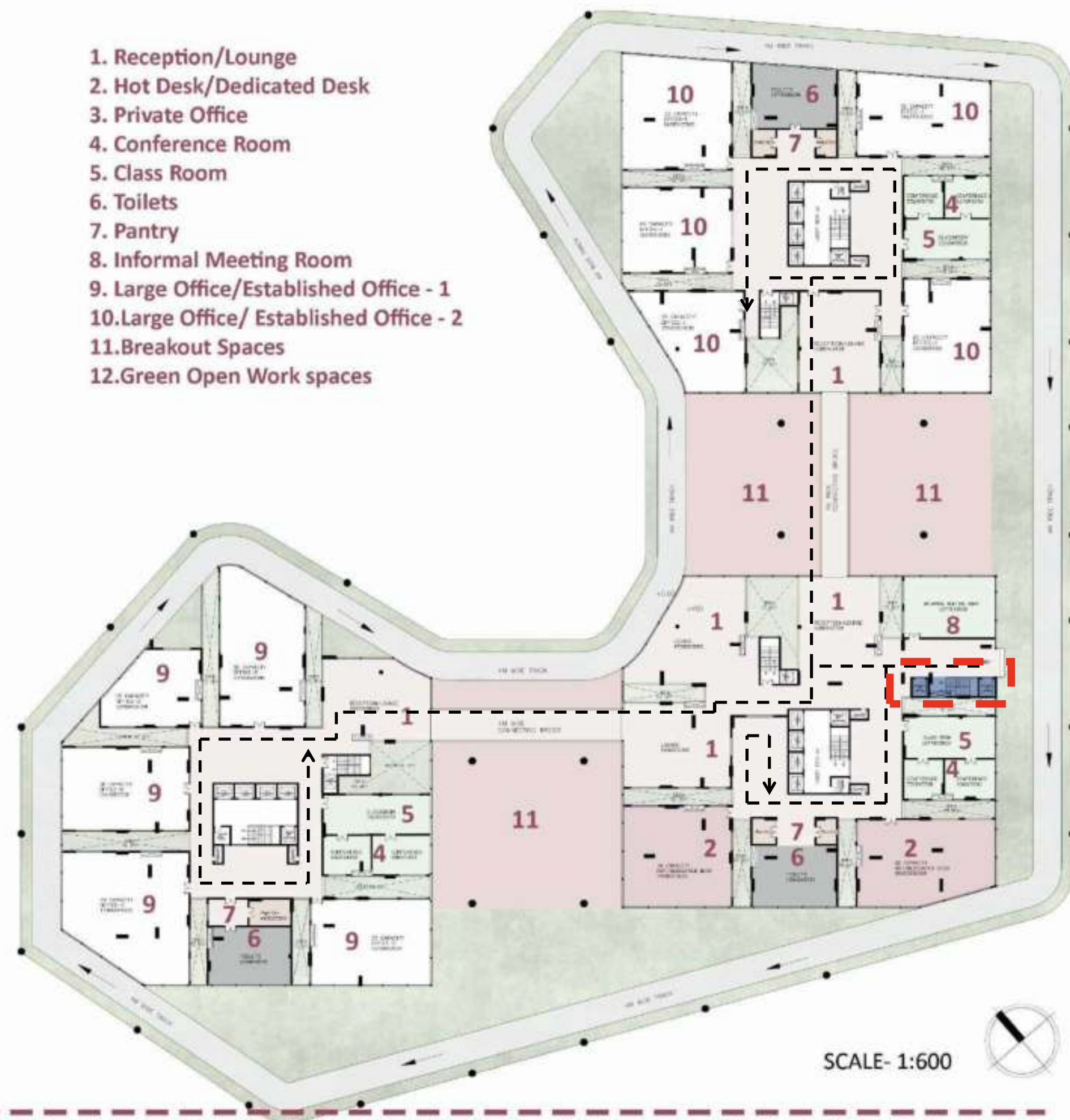
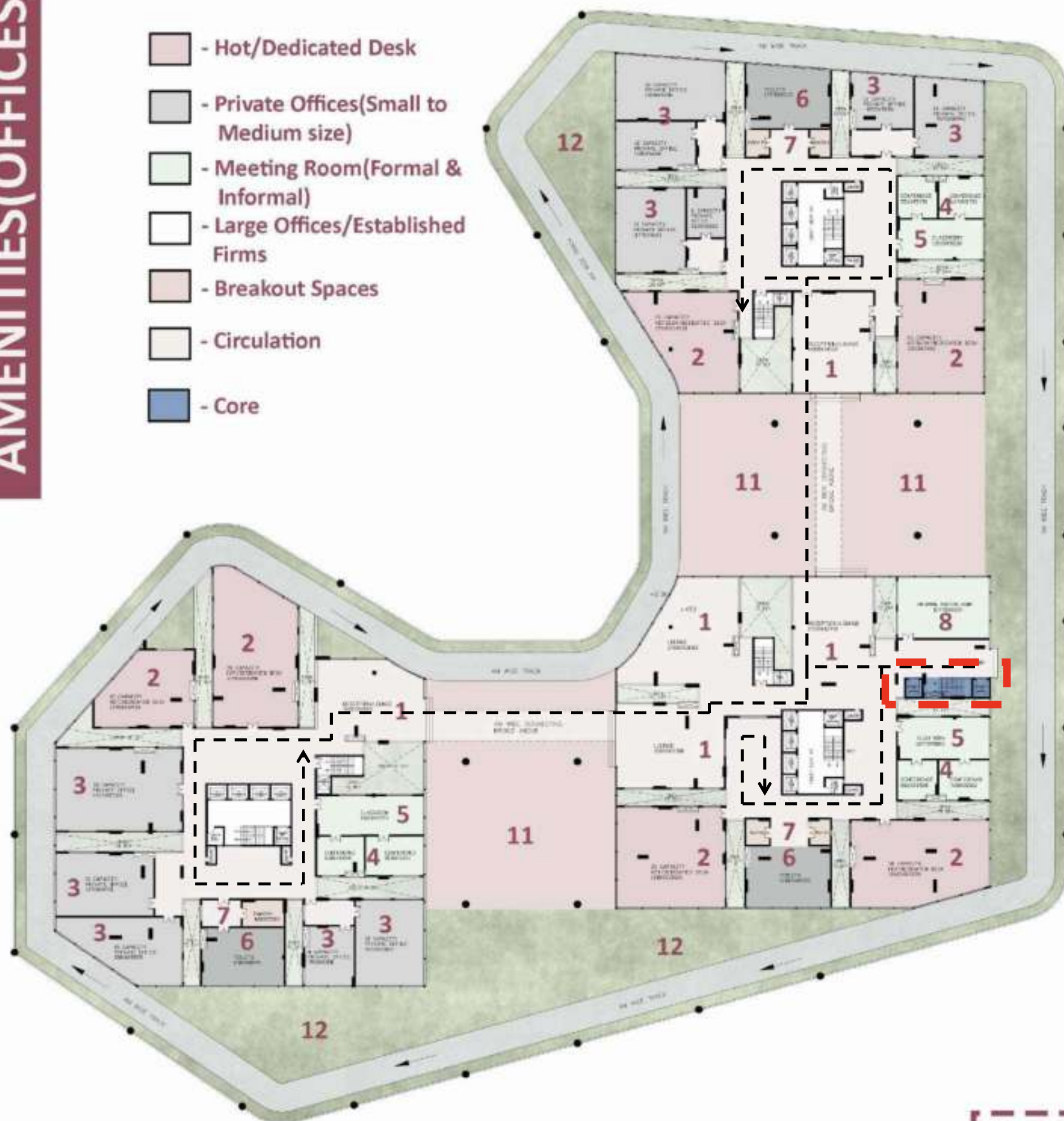


## OFFICES LVL 1(+12.60M)

## OFFICES LVL 2(+15.75M)

- Hot/Dedicated Desk
- Private Offices(Small to Medium size)
- Meeting Room(Formal & Informal)
- Large Offices/Established Firms
- Breakout Spaces
- Circulation
- Core

1. Reception/Lounge
2. Hot Desk/Dedicated Desk
3. Private Office
4. Conference Room
5. Class Room
6. Toilets
7. Pantry
8. Informal Meeting Room
9. Large Office/Established Office - 1
10. Large Office/ Established Office - 2
11. Breakout Spaces
12. Green Open Work spaces



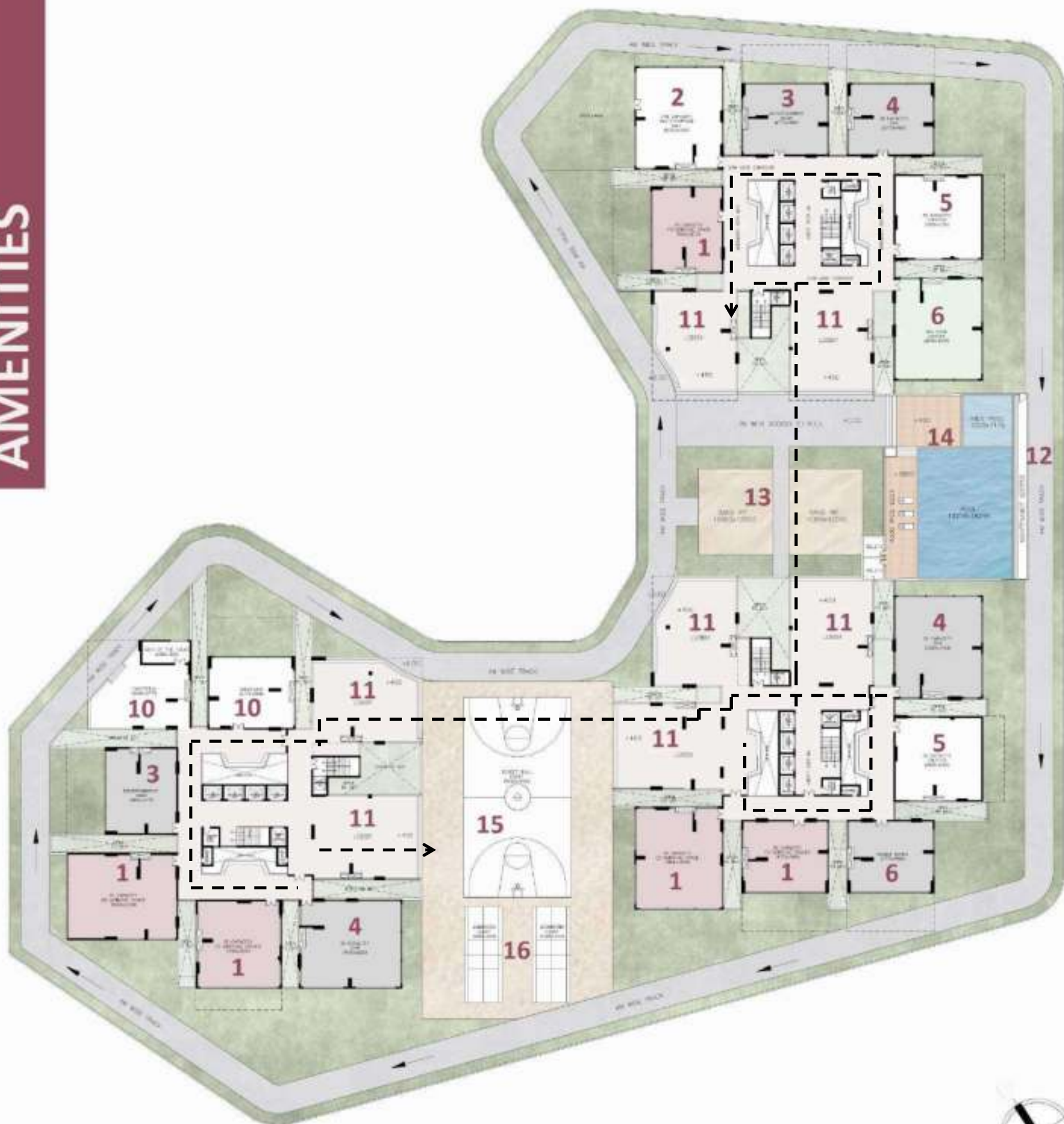
SCALE- 1:600



The programs forming a symbiotic relationship with the housing have combination of functions where co-working spaces are supported with recreational areas that acts as breakout spaces while working.



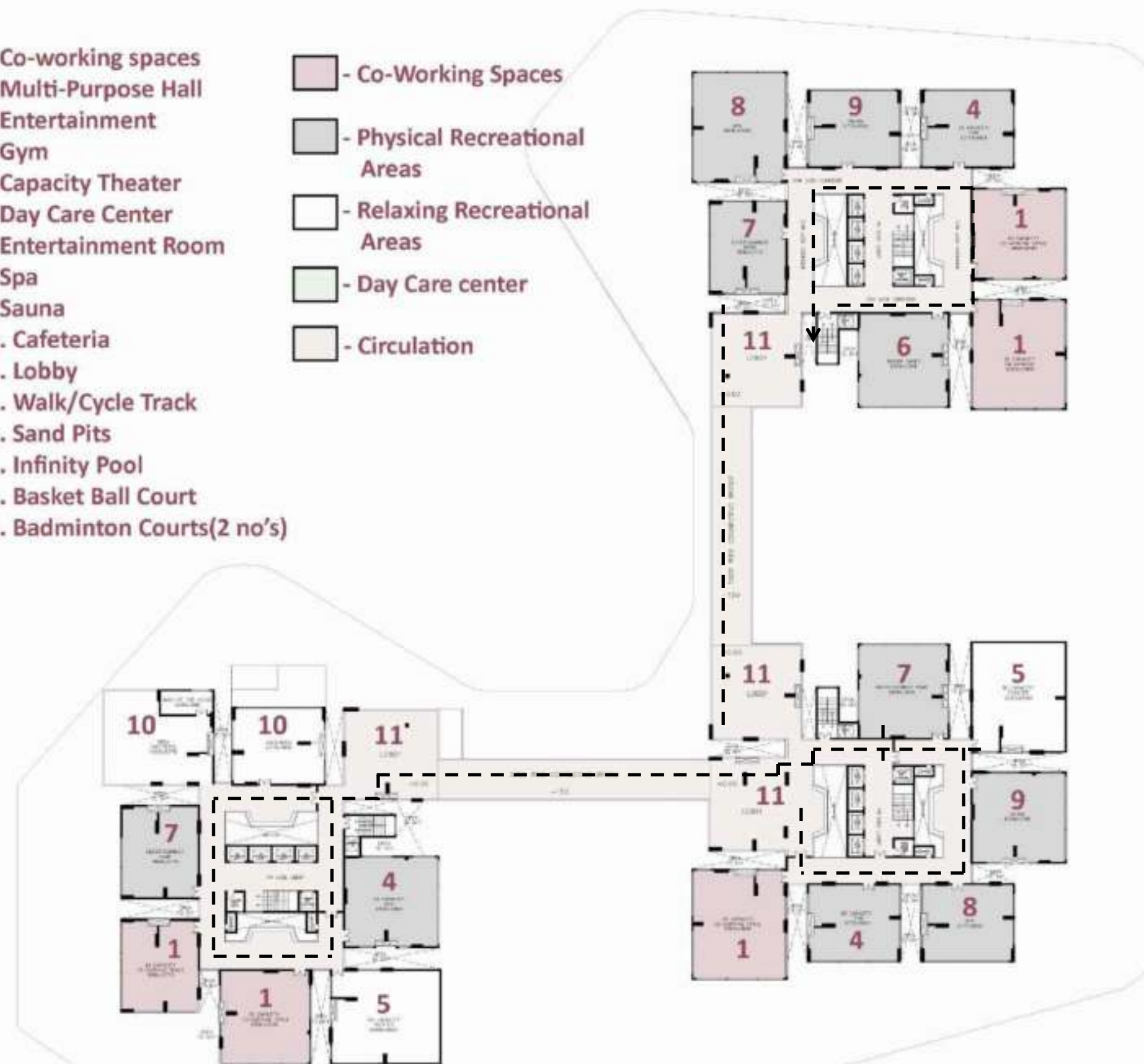
LOWER LEVEL(18.9M)



1. Co-working spaces
2. Multi-Purpose Hall
3. Entertainment
4. Gym
5. Capacity Theater
6. Day Care Center
7. Entertainment Room
8. Spa
9. Sauna
10. Cafeteria
11. Lobby
12. Walk/Cycle Track
13. Sand Pits
14. Infinity Pool
15. Basket Ball Court
16. Badminton Courts(2 no's)

- Co-Working Spaces
- Physical Recreational Areas
- Relaxing Recreational Areas
- Day Care center
- Circulation

TYPICAL INTERMEDIATE LEVELS(59.85M, 110.25M)



The programs forming a symbiotic relationship with the housing have combination of functions where co-working spaces are supported with recreational areas that acts as breakout spaces while working.







**VIEW FROM THE POOL DECK**

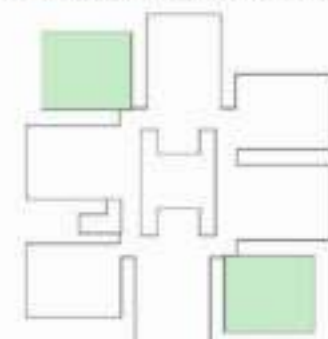


# RESIDENTIAL FLOOR PLAN

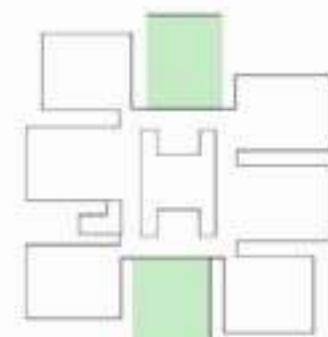


LEVEL-1 FLOOR PLATE ( 8 units combined)

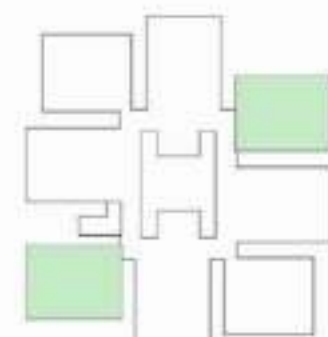
TYPICAL KEY PLANS FOR LEVEL-1



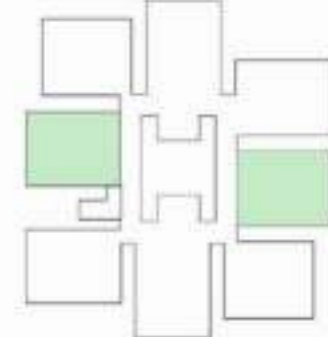
SET-1 LEVEL-1



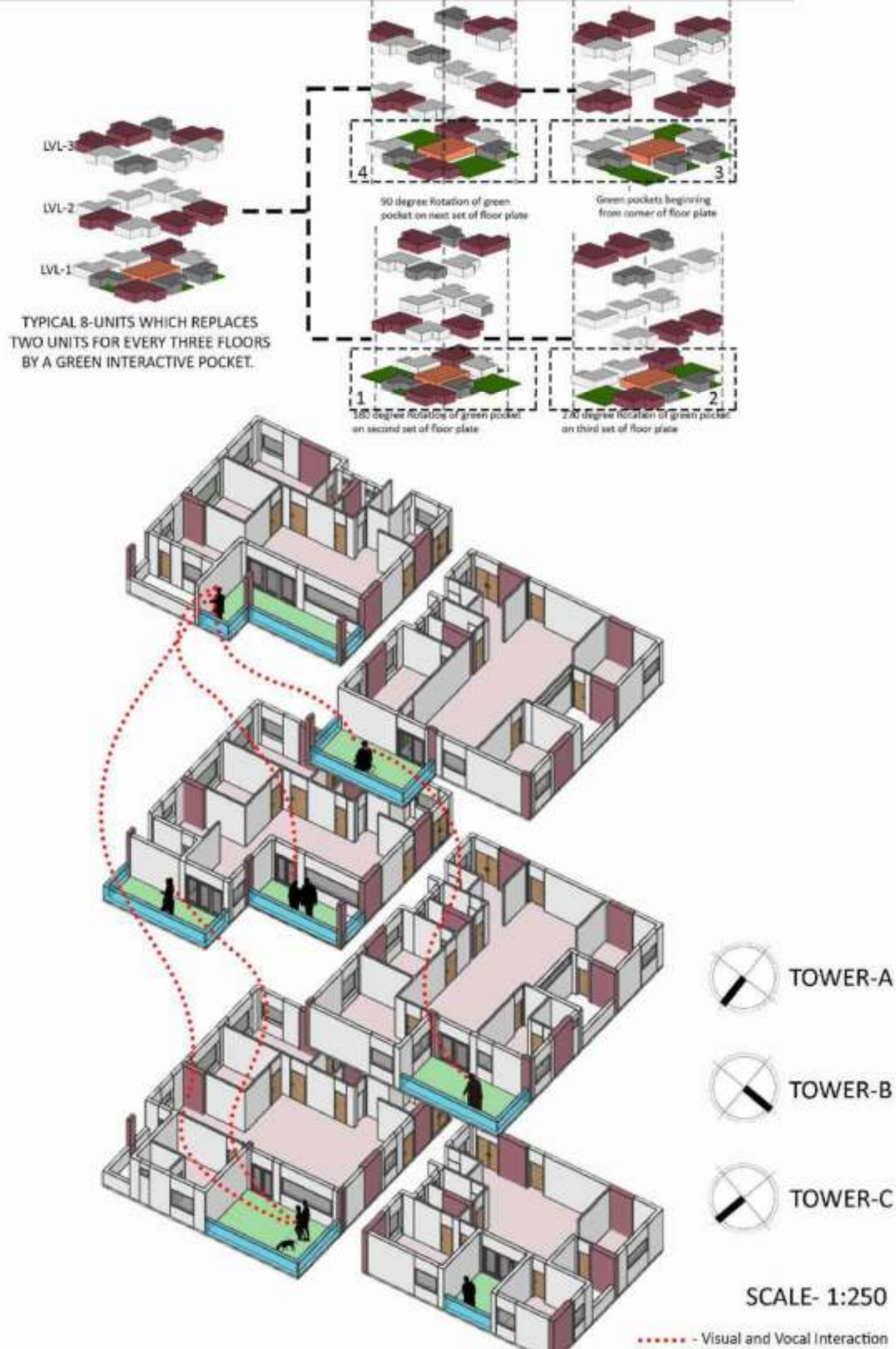
SET-2 LEVEL-1



SET-3 LEVEL-1



SET-4 LEVEL-1



EXPLODED AXNOMETRIC VIEW OF DETAIL - A( Balcony to Balcony Interaction)





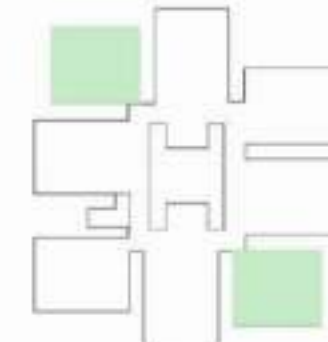


# RESIDENTIAL FLOOR PLAN

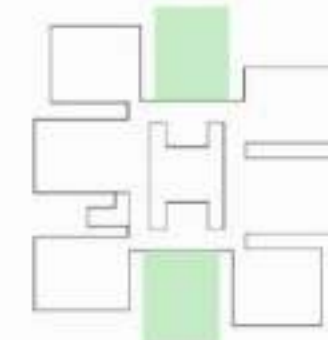


LEVEL-2 FLOOR PLATE ( 8 units combined)

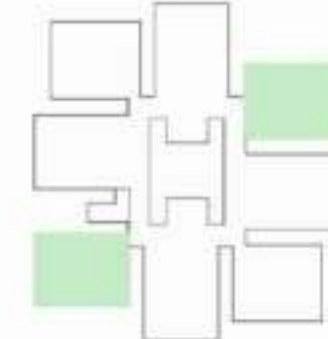
TYPICAL KEY PLANS FOR LEVEL-2



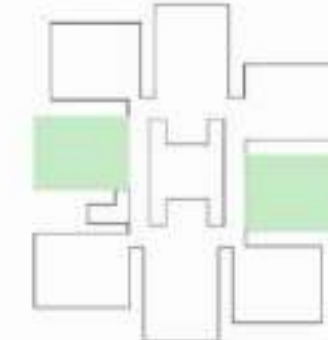
SET-1 LEVEL-2



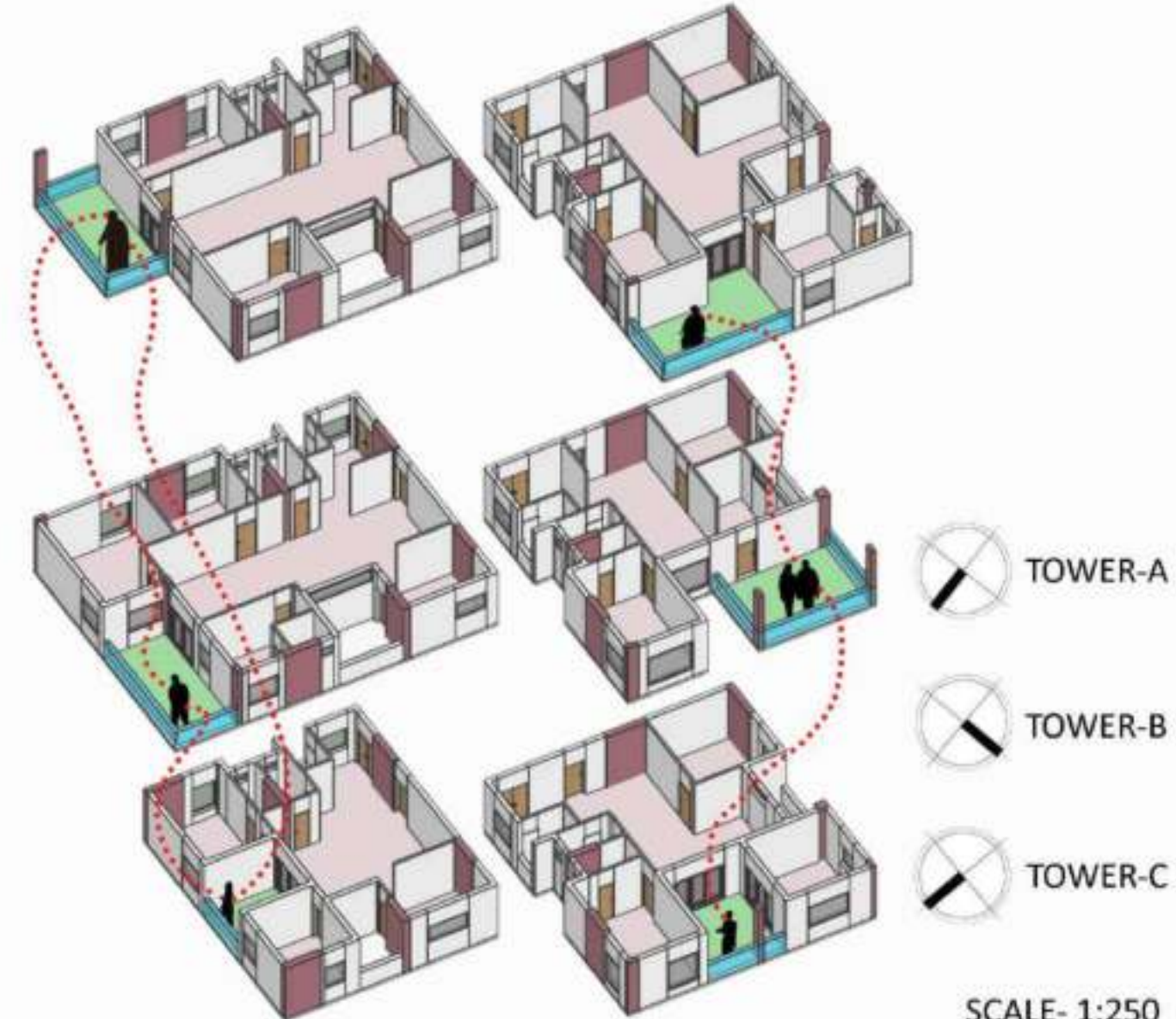
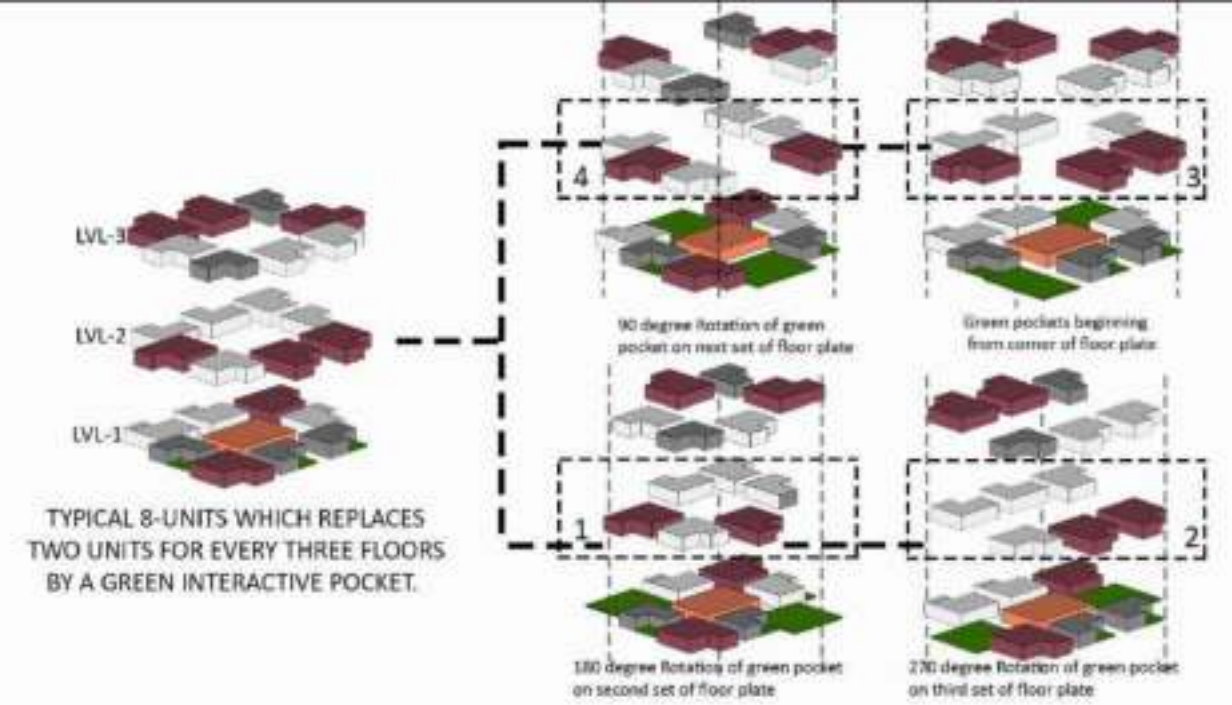
SET-2 LEVEL-2



SET-3 LEVEL-2



SET-4 LEVEL-2



SCALE- 1:250

..... - Visual and Vocal Interaction

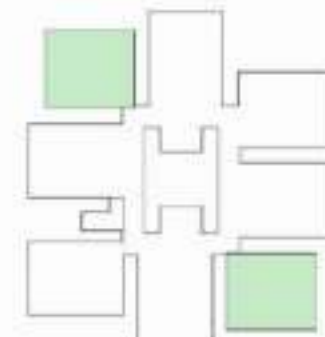
EXPLODED AXNOMETRIC VIEW OF DETAIL - A( Balcony to Balcony Interaction)



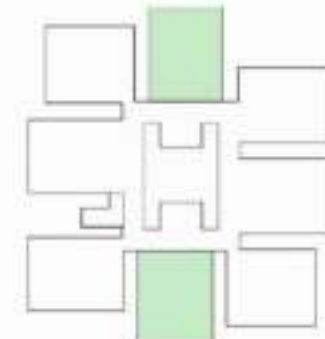
# RESIDENTIAL FLOOR PLAN



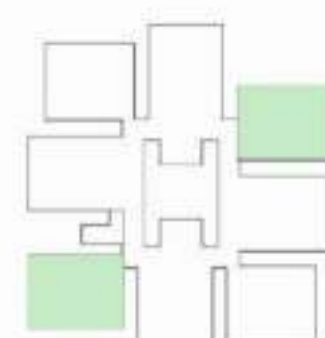
TYPICAL KEY PLANS FOR LEVEL-3



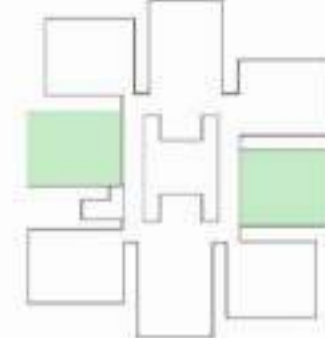
SET-1 LEVEL-3



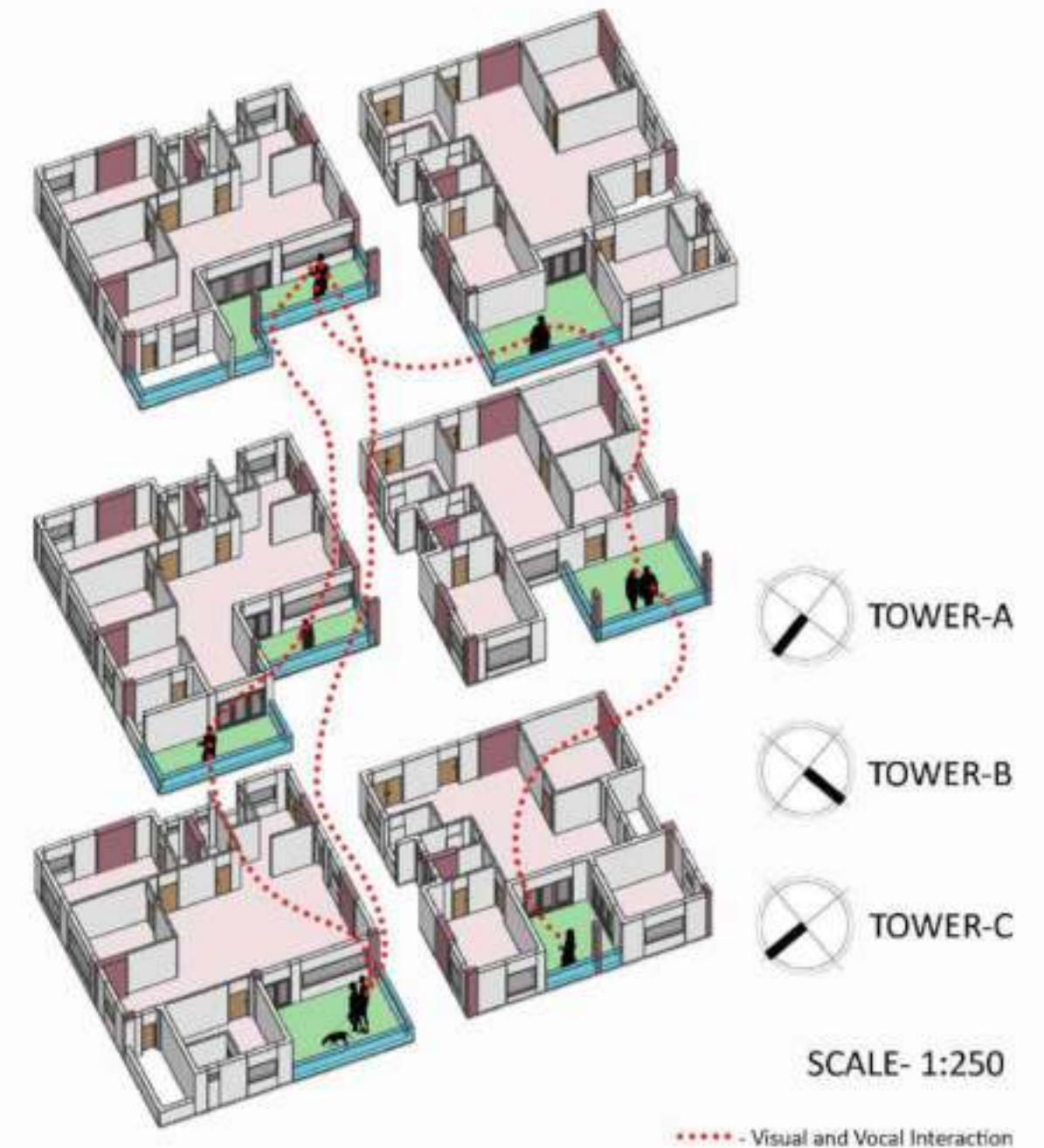
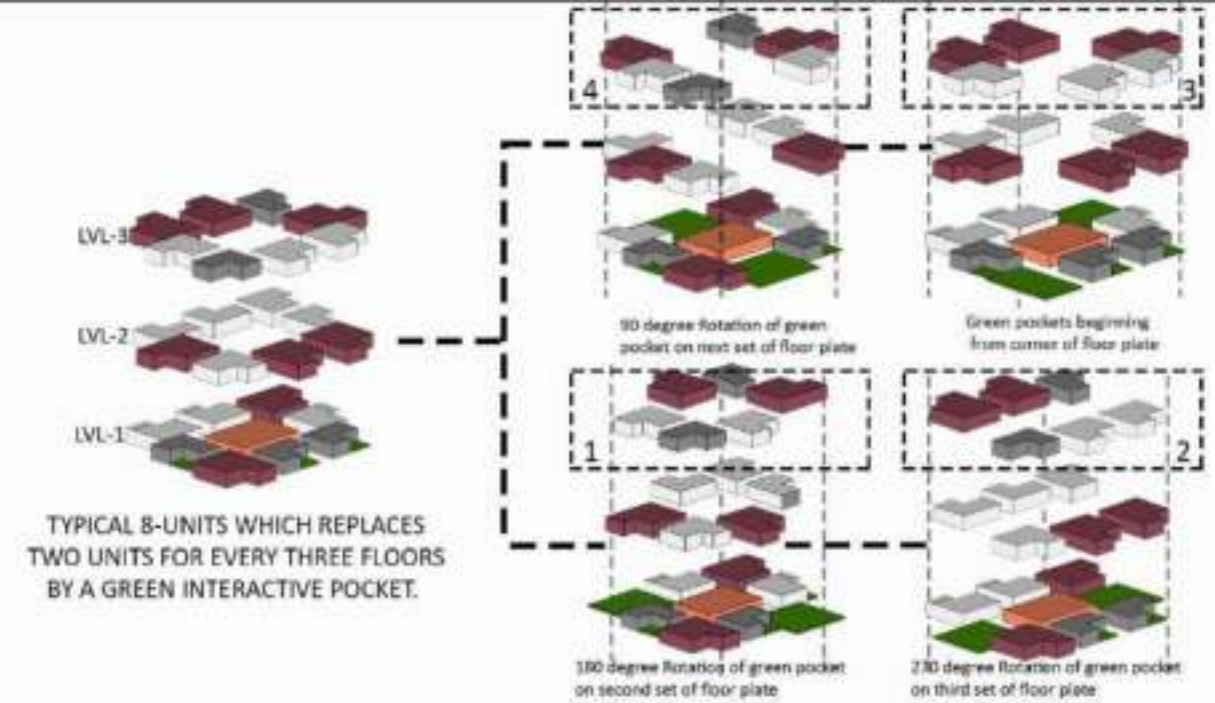
SET-2 LEVEL-3



SET-3 LEVEL-3



SET-4 LEVEL-3



EXPLODED AXNOMETRIC VIEW OF DETAIL - A( Balcony to Balcony Interaction)



# TRANSFORMATIVE SPACES(UNITS)

2BHK

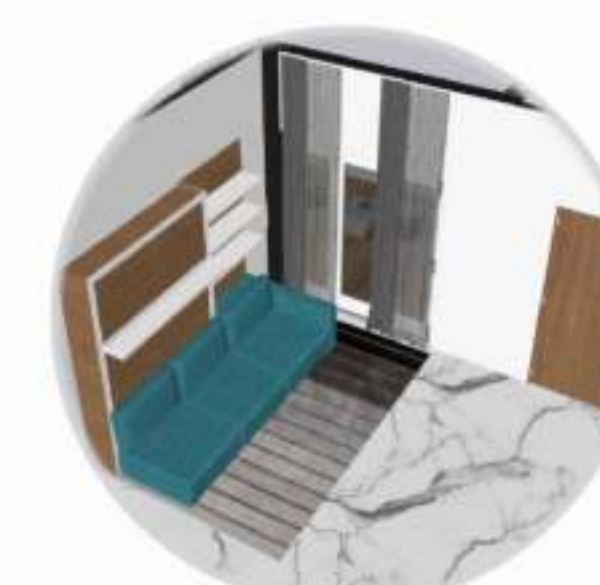
2.5BHK

3BHK

3BHK



1a. FOYER - Adapting to new normal Wash-up area is provided for sterilization.



2a. PRIVATE LIVING- Secondary living space for private members of the family.



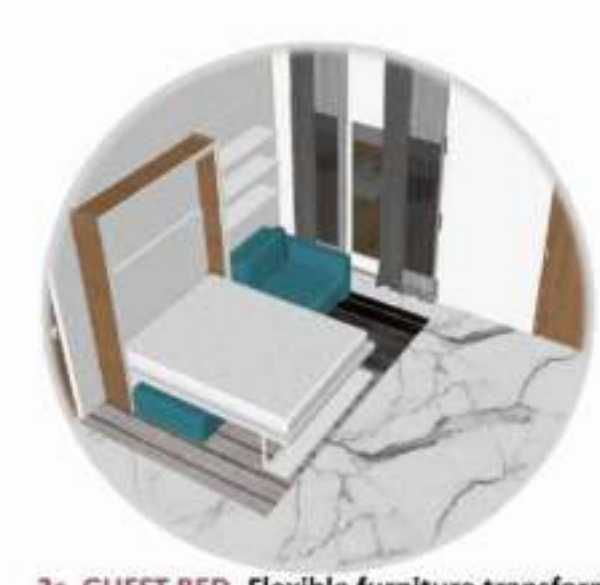
1b. ISOLATION ROOM - Foyer transforming into Isolation room and wash-up area as its balcony during pandemic, common toilet provided with extra door in this context.



2b. LOUNGE- Flexible furniture transforms into lounge..



1c. HOME OFFICE - Foyer space transforming into Home office considering new normal.



2c. GUEST BED- Flexible furniture transforms into an additional bed.



## 2BHK



**3a. BEDROOM** - Accommodated with movable wardrobe and flexible furniture.



**4a. DRAWING ROOM:** This space acts as an extra work/living space.



**BEDROOM:** Provided with collapsible partition wall and workspace.



**3b. WORK DESK**- Wardrobe moved to create partition between resting and working area.



**4b. WORKSPACE:** The flexible furniture converts itself to increase the work desks.



**ISOLATION ROOM:** The collapsible partition opened to convert the bedroom into isolation room with an attached toilet.



**3c. PRIVATE LIVING**- This flexible furniture transforms the bedroom into private living.



**GUEST BEDROOM:** Collapsible partition wall and flexible furniture converts it into an additional bedroom.



**PRIVATE LIVING:** The flexible furniture transforms the bedroom into a private living room.

## 2.5BHK



4a

5a



4b

5b



4c

5c



Implementing socialisation and creating a mixed flexible environment for a housing gives better lifestyle and offers affordable housing place for all user groups. An abstractive idea showing how vertical living and informal interactive spaces are imagined together by pixelating terraces/ balconies allowing visual interaction and a constant public, private relationship being in one's own individual entity.

The ground level of the structure is an important medium of connection between the towers, and the surrounding site. As this level is a socially active zone, these parametric plazas help promote the social interactivensess between the residents. These plazas enhance the quality of space and promote people to relax, rejuvenate and interact with nature and surroundings.



Balcony Interaction



ARUGU Space



Landscape Features In Site

- **BALCONIES:**

Balconies are designed in such a way that every user balcony would interact with other residents vertically with cone of vision less than 45 degrees.

- **ARUGU:**

Arugu spaces are the increased varendha width near the main core where users/residents interact with their neighbours which helps in healthy social interaction at every floor level.



Social Bridging

- **LANDSCAPE FEATURES IN SITE:**

Landscape at site level is designed considering all age groups by providing tot-lot areas. The stepped landscape also acts as amphitheatre that provides a vibrant, healthy environment for the community.

- **SOCIAL BRIDGING:**

Social bridging between the towers builds community life or social ecosystems.



## • TRIPLE HEIGHT GREEN POCKETS:

The triple height green pockets are the spaces where users in each set would interact. These green pockets are designed considering all age groups.

Age: 0-6yrs – kid friendly tot-lot areas

7-24yrs – hangout area by enclosing benches/ desk

25-59yrs – hangout area by enclosing benches/ desk

60+ yrs – barrier free environment by providing ramps, views from the pockets.

The pockets facing east and west would receive 100% of direct sunlight.

The pockets facing south-east and south-west would receive 75% of direct sunlight.

The pockets facing south would receive 50% of direct sunlight.

Hence, landscaping is done considering the above points.



Seating Space In Pockets



View From Pockets

Working Space In Pockets

Tot-lot Area In Pockets





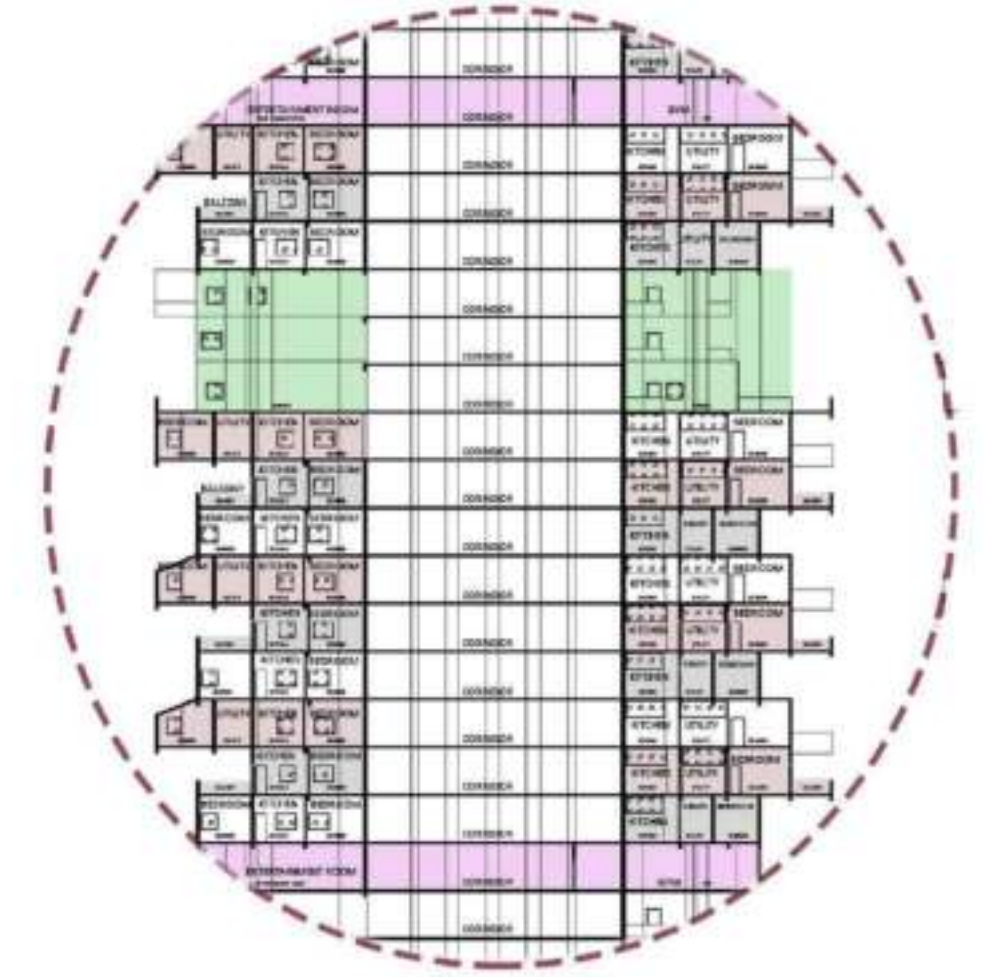
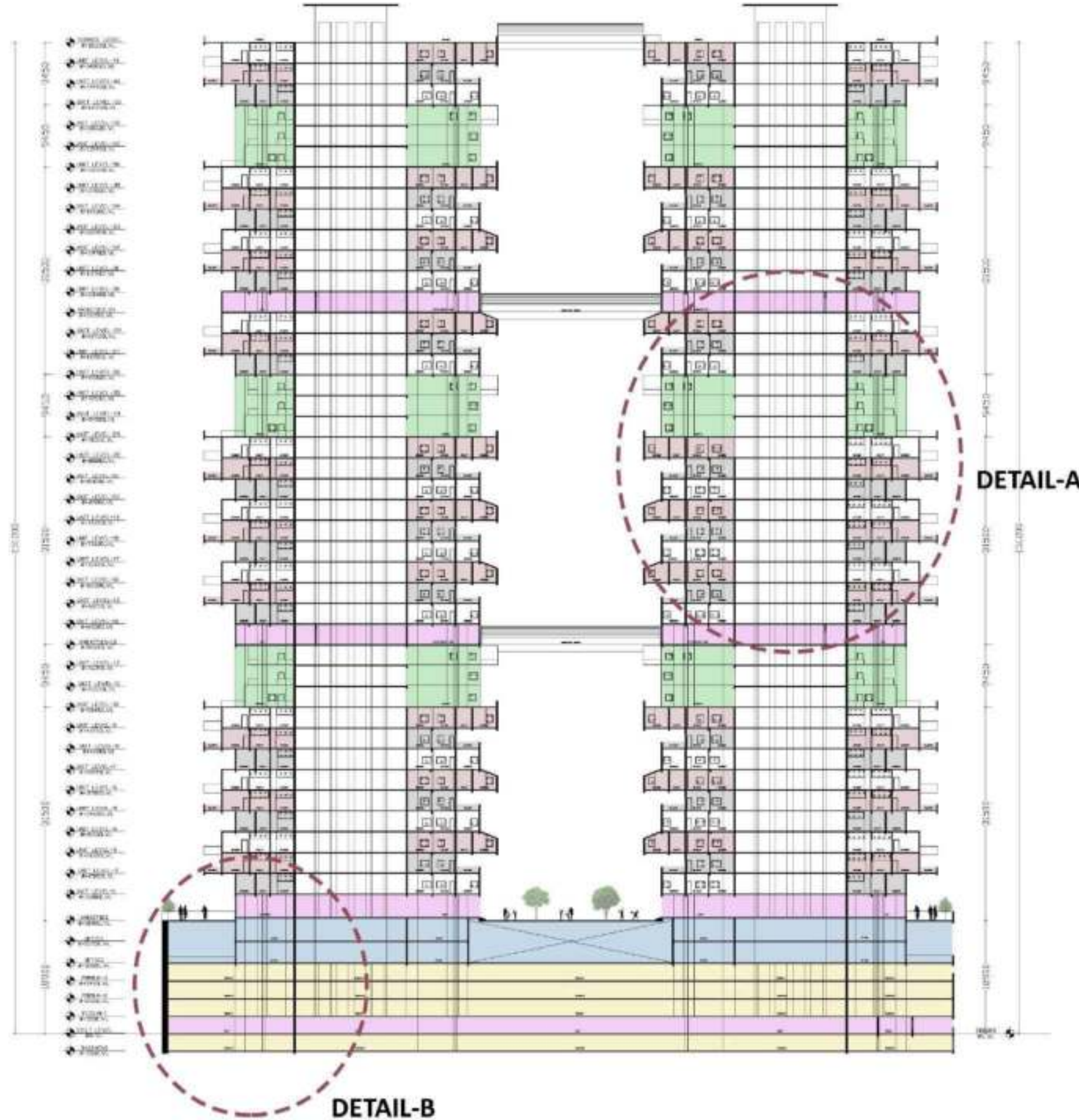
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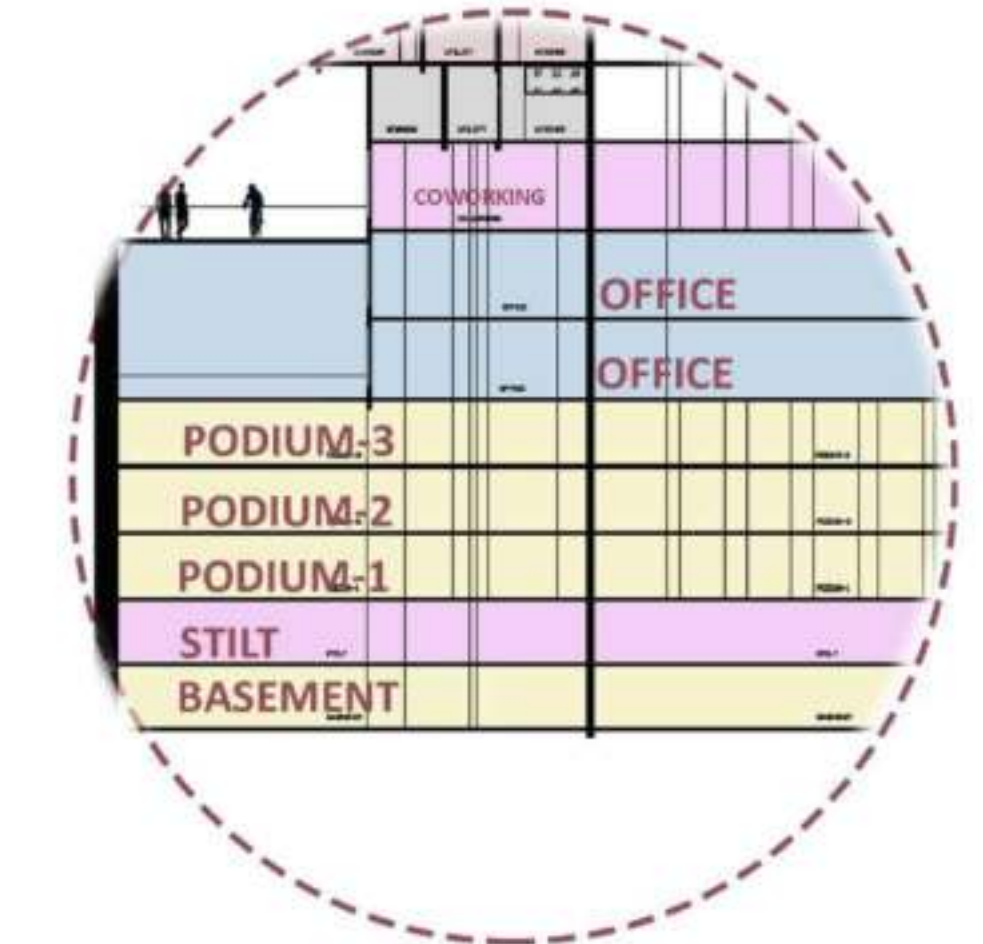
# SECTION AA1

## SECTIONS

- 3 BHK
- 2 BHK
- 2.5 BHK
- Triple Height Green Pockets
- Amenities
- Offices
- Parking



DETAIL-A



DETAIL-B



# ELEVATIONS



**SOUTH ELEVATION**



**NORTH ELEVATION**



**LANDSCAPING:** The landscaping of the site is designed considering the site contours, slopes, and walkability of pedestrians. All the species selected are few of the native species of Visakhapatnam and are abundantly grown in the site surroundings. The trees are located to provide ambient shade and ample sunlight in the site.

**Permaculture** is the design of an ecologically sound way of living – in households, gardens, communities, and businesses. The design of the landscape becomes self-reliant and resourceful after a certain period. It involves the integration of ecology, landscape, organic gardening, architecture and agro-forestry in creating a rich and sustainable way of living. After a certain period of time, this landscape develops its own ecosystem, hence, making it self-sufficient and cutting maintenance cost.

#### VERTICAL GARDENS:

Vertical gardens using creepers is a technique used to maximise the wilderness in an urban context. This is used around the free standing columns in the triple height green spaces.



#### COMPOST PIT:

Decomposing the kitchen and garden waste into organic fertilizer which can be used for organic farming and landscapes.



#### HARDSCAPE:

**Walkways** - Walkways are designed with the concept of Acupressure. It creates a daily exercise that is easy to access and has impactful health results. The walkways require Low or no maintenance. They are also water permissible and therefore avoid suppage.



**Solar Street Lights**- Solar street lights are Independent of the utility grid. Hence, The operation costs are minimized. Solar street lights require much less maintenance compared conventional street lights.



#### Retaining walls:

in order to retain the natural site contour undisturbed, retaining walls with green creepers as curtains are designed. This helps the vertical members to blend into the site landscapes.

## VEGETATION

**Native Species:** These Species are used at all points at open site.



Arjuna Tree



Neem Tree



Bamboo



Thatch Palm



Elephant Kasava



Thatch Palm

**Flowering Trees :** Adjacent to driveways, Nodal points, main entrance, service entrance, opposite to building entrance points, podium roof top.



Pipal Tree



Trumpet Tree



Singapore-Grave  
yard



Oleander tree



Gulmohar tree



Night Jasmine

**Edible Species:** Permaculture on the site and at terrace gardening.



Banana



Coconut



papaya



Java Plum



Mango



Tropical Almond

**Low Light Plants:** In green pockets which receive low sun light.



Money Plant



Golden Fern



Aralia



Elephant Ear



Umbrella Palm

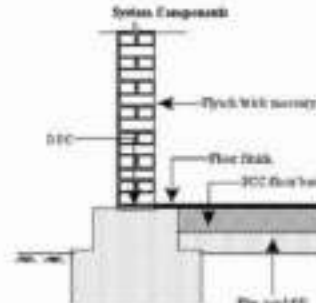


Hydrangea



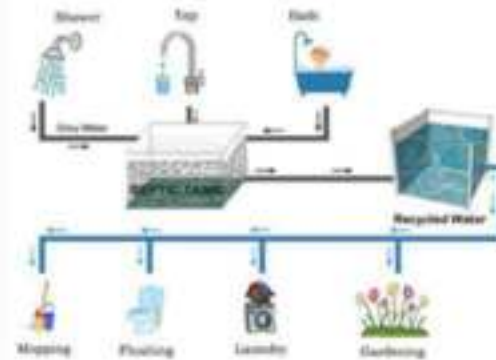
## FLY-ASH BRICKS:

Fly ash bricks are more fire resistant than cement and bud brick. They are also lighter in weight, reducing structural loads. Also, they are “greener”, because fly ash - a waste product - replaces cement - a highly energy-intensive material to produce.



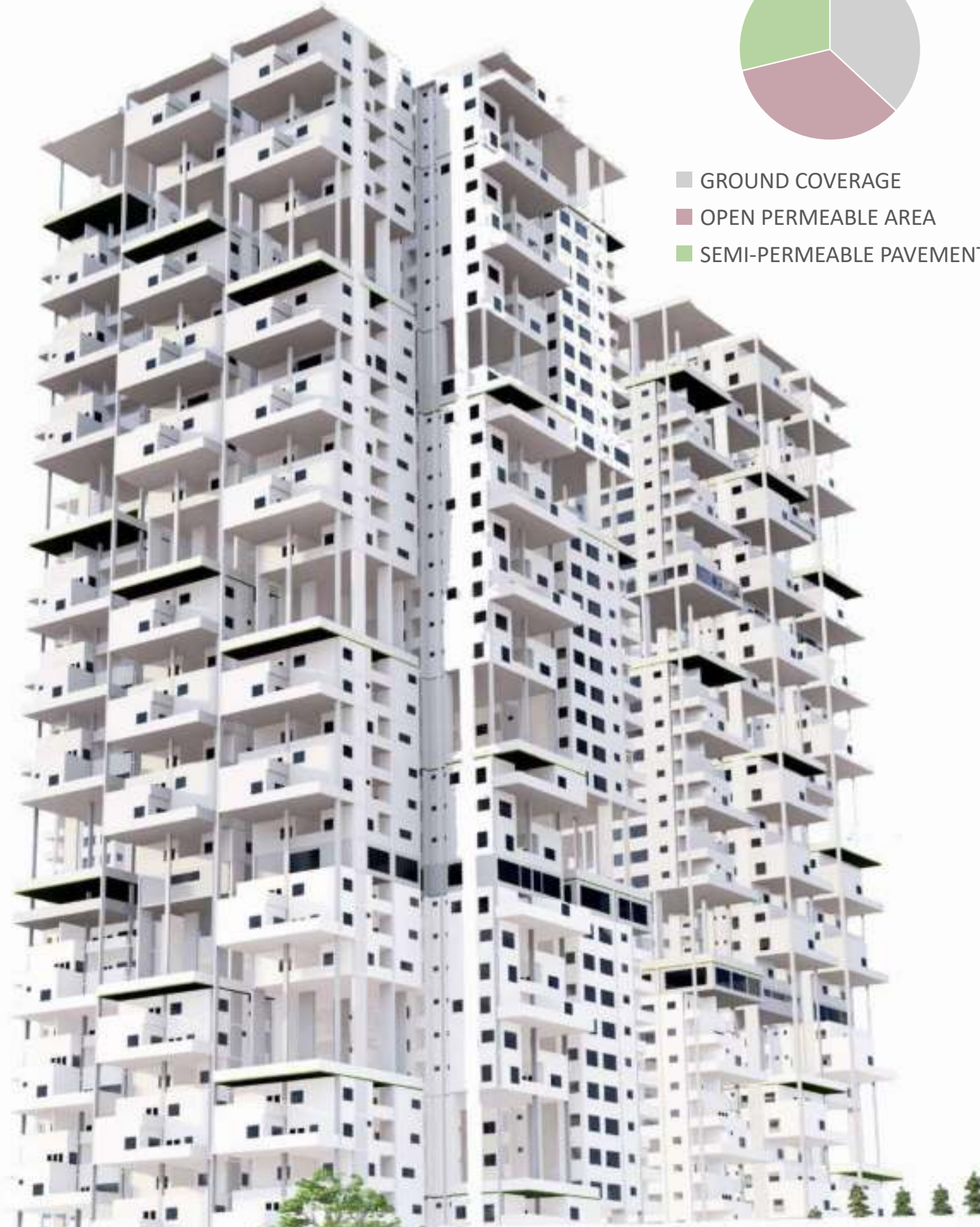
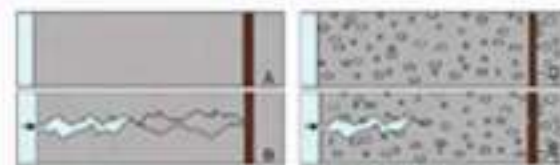
## WATER MANAGEMENT:

Low contours of the site left to recharge the underground water table by capturing the surface storm water. Recycling of grey water: treated and recycled grey water can be used for landscaping, flushing and other daily servicing purposes.



## SELF- HEALING CONCRETE:

It has higher compressive and flexural strength. It prevents corrosion of steel due to reduced permeability and it best suited for humid regions like Visakhapatnam.



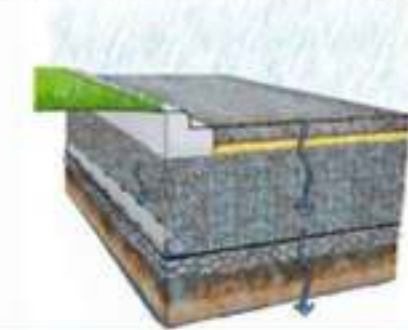
- GROUND COVERAGE
- OPEN PERMEABLE AREA
- SEMI-PERMEABLE PAVEMENTS

## PERMEABLE DRIVEWAYS:

Permeable driveways and pedestrian pathways allow storm water to infiltrate into underlying soil, hence recharging the ground water table.

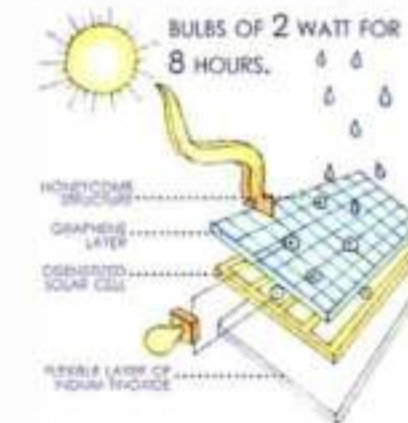
Semi - Permeable area-17560.58sq.m  
- 28.8% of site area

Ground Coverage - 36.9% of site.  
Open permeable area - 34.3% of site



## HYBRID SOLAR PANELS AND WATER HEATERS:

They provide electricity in both sun and rain. In the presence of sun, it converts the solar radiation into electricity, and in case of rains, it generates electricity from the force of falling water.



## WASTE MANAGEMENT:

Vermi- composting kitchen waste to get organic fertilizer and provision of sewage treatment plant to treat and reuse wastewater.



## FIRE SUMP:

Usage of water in the swimming pool in emergency fire situations, providing required volume of water.





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PROGRAM:

| SITE PARAMETERS AND AREA CALCULATION    |       |        |  |
|---|-------|--------|--|
| PARAMETER                               | UNITS | VALUE  |  |
| SITE AREA                               | sq.m. | 37000  |  |
| FRONT SETBACK                           | m     | 18     |  |
| SIDE SETBACK 1                          | m     | 18     |  |
| SIDE SETBACK 2                          | m     | 18     |  |
| REAR SETBACK                            | m     | 18     |  |
| MAX. PERMISSIBLE GROUND COVERAGE        | %     | 40     |  |
| PROJECTED MAX. PLOT COVERAGE AREA       | sq.m. | 14800  |  |
| MAX. PERMISSIBLE F.A.R                  |       | 4      |  |
| PROJECTED MAX. BUILT-UP AREA            | sq.m. | 148000 |  |
| PERMISSIBLE MAX. HEIGHT OF THE BUILDING | m     | N.A.   |  |
| MIN. AREA OF GREEN SPACES               | %     | 15     |  |
| PROJECTED MIN. AEA OF GREEN SPACE       | sq.m. | 5550   |  |

| FLOOR PROGRAMS FOR TOWER   |               |                                    |        |
|----------------------------|---------------|------------------------------------|--------|
| FLOOR TYPE                 | BUILT-UP AREA | TYPOLGY                            | HEIGHT |
| BASEMENT                   | NA            | Parking                            | 3      |
| STILT                      |               | Semi-public Amenities              | 3      |
| PODIUM 1,2                 | NA            | Parking                            | 3      |
| PODIUM 3                   | NA            | Parking                            | 3      |
| OFFICE                     |               | Office and co-working spaces       |        |
|                            |               | Recreational and co-working spaces | 3      |
| AMENITIES                  |               |                                    |        |
| Typical floors 8,21,33,46  | 783           | TYPE A AND TYPE B                  | 3      |
| Typical floors 9,22,34,47  | 820           | TYPE A AND TYPE C                  | 3      |
| Typical floors 10,23,35,48 | 910           | TYPE B AND TYPE C                  | 3      |
| Typical floors 11,24,37    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 12,25,38    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 13,26,39    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 14,27,40    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 15,28,41    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 16,29,42    | 900           | TYPE A, TYPE, B AND TYPE C         | 3      |
| Typical floors 17,30,43    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 18,31,44    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| Typical floors 19,32,45    | 900           | TYPE A, TYPE B AND TYPE C          | 3      |
| TOTAL                      | 34360         |                                    |        |
| TOTAL (3 Towers)           | 103080        |                                    |        |

| SITE PARAMETERS                           |       |          |
|---|-------|----------|
| PARAMETER                                 | UNIT  | ACHIEVED |
| FRONT SETBACK                             | m     | 18       |
| SIDE SETBACK 1                            | m     | 20       |
| SIDE SETBACK 2                            | m     | 18       |
| REAR SETBACK                              | m     | 18       |
| GROUND COVERAGE                           | %     | 36.9     |
| PLOT COVERAGE AREA                        | sq.m. | 13683    |
| F.A.R. ACHIEVED                           |       | 3.98     |
| TOTAL BUILT-UP AREA ACHIEVED              | sq.m. | 147230   |
| 70% OF F.A.R. AREA FOR PERMANENT PROGRAMS | sq.m. | 103080   |
| 30% OF F.A.R. AREA FOR FLEXIBLE PROGRAMS  | sq.m. | 44170    |
| HEIGHT OF THE BUILDING                    | m     | 151.2    |

| AMENITIES PROGRAM                       |                          |                             |
|---|--------------------------|-----------------------------|
| PARAMENTER                              | NUMBER                   | TOTAL BUILT-UP AREA (sq.m.) |
|   | 180 cars (basement)      |                             |
|   | 233 cars (podium-1)+     |                             |
|   | 233 cars (podium- 2)+    |                             |
|   | 233 cars (podium- 3)     |                             |
| PARKING                                 | TOTAL = 883 CARS         | NA                          |
| GYM                                     | 9                        | 1200                        |
| Mini theatre                            | 6                        | 800                         |
| INDOOR GAMES/ ENTERTAINMENT AREAS       | 11                       | 1400                        |
| MULTI- PURPOSE HALLS                    | 2 (500+170)              | 940                         |
| POOLS                                   | 1                        | 230                         |
| CO-WORKING SPACES                       | 15                       | 1500                        |
| OFFICE/CO-WORKING (public)              | 6                        | 13600                       |
| COVID FACILITIES                        | 1                        | 400                         |
| MEDICAL FACILITIES                      | 1                        | 273                         |
| RETAIL SPACE                            | 1                        | 2200                        |
| RESTAURANT/ CAFÉ                        | 7                        | 1063                        |
| DAY CARE CENTER                         | 1                        | 200                         |
| HOUSING FOR TEMPORARY WORKERS           | 1                        | 520                         |
| ADMINISTRATION                          | 1                        | 370                         |
| SPA                                     | 4                        | 700                         |
| SAUNA                                   | 4                        | 700                         |
| SEMI-OPEN PLAZAS AND RECREATIONAL AREAS | NA                       | 10100                       |
| TRIPLE HEIGHT RECREATIONAL SPACES       | 78 (Built-up area = 50%) | 8000                        |
| GUEST ROOMS                             | 6                        | 200                         |
|   | TOTAL                    | 44170                       |

| UNIT PROGRAM FOR TOWER |                  |                              |              |            |
|------------------------|------------------|------------------------------|--------------|------------|
| UNIT TYPE              | NO.OF PROTOTYPES | PLINTH AREA PER UNIT (sq.m.) | NO. OF UNITS | TOTAL AREA |
| A- 2 BHK               | 3                | 120                          | 78           | 9360       |
| B- 2.5 BHK             | 3                | 150                          | 78           | 11700      |
| C- 3 BHK               | 3                | 180                          | 78           | 14040      |
|                        |                  | TOTAL                        | 234          |            |



THANK YOU