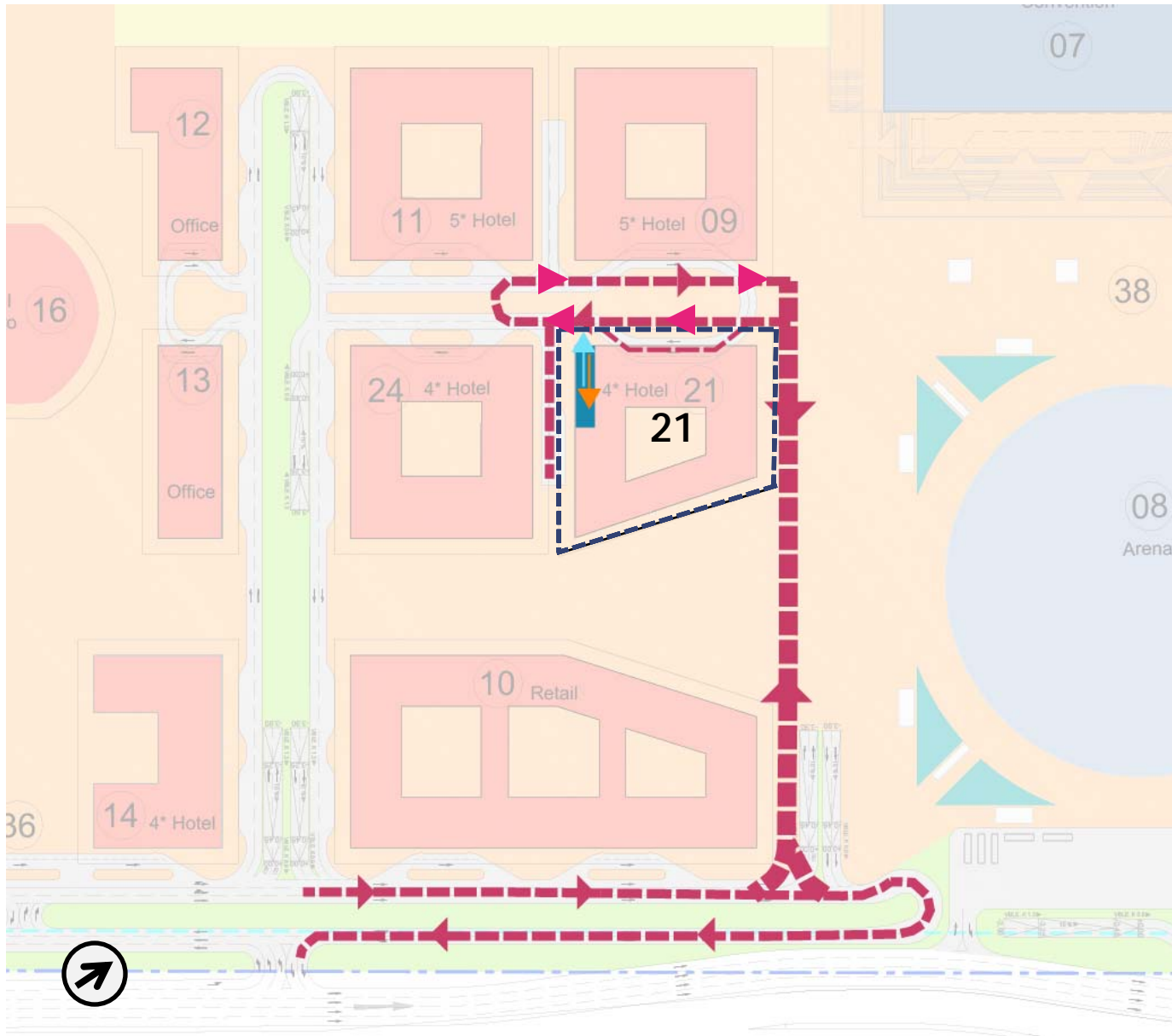







# BLOCK 21 CIRCULATION STRATEGY

## GROUND CIRCULATION- Basement Entry & Exit

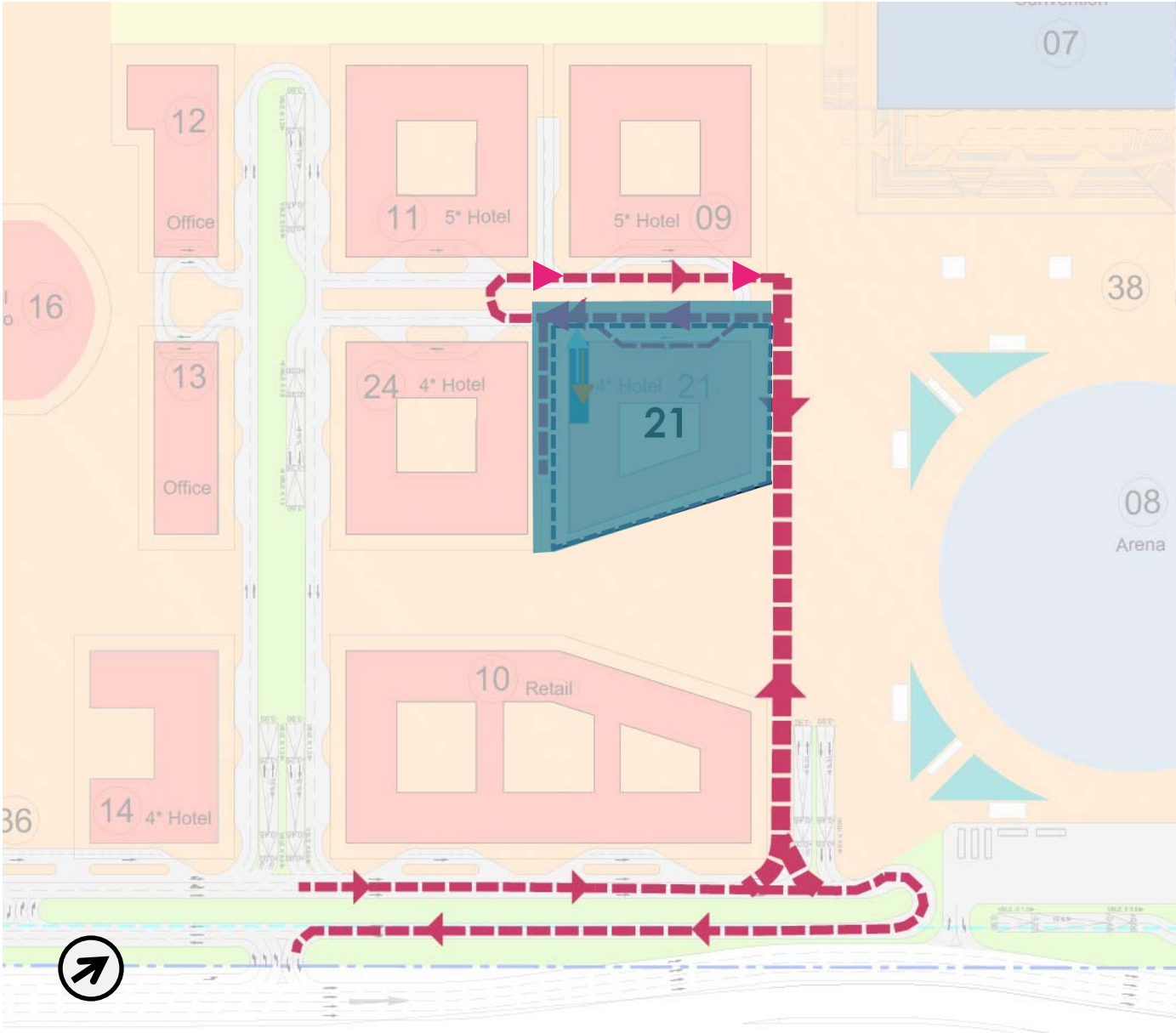



### LEGEND


-  SITE BOUNDARY
-  CIRCULATION
-  RAMP-UP (Indicative)
-  RAMP-DOWN (Indicative)
-  RAMPS

# BLOCK 21 CIRCULATION STRATEGY

## AREA TO BE DEVELOPED BY DEVELOPER ON GROUND FLOOR

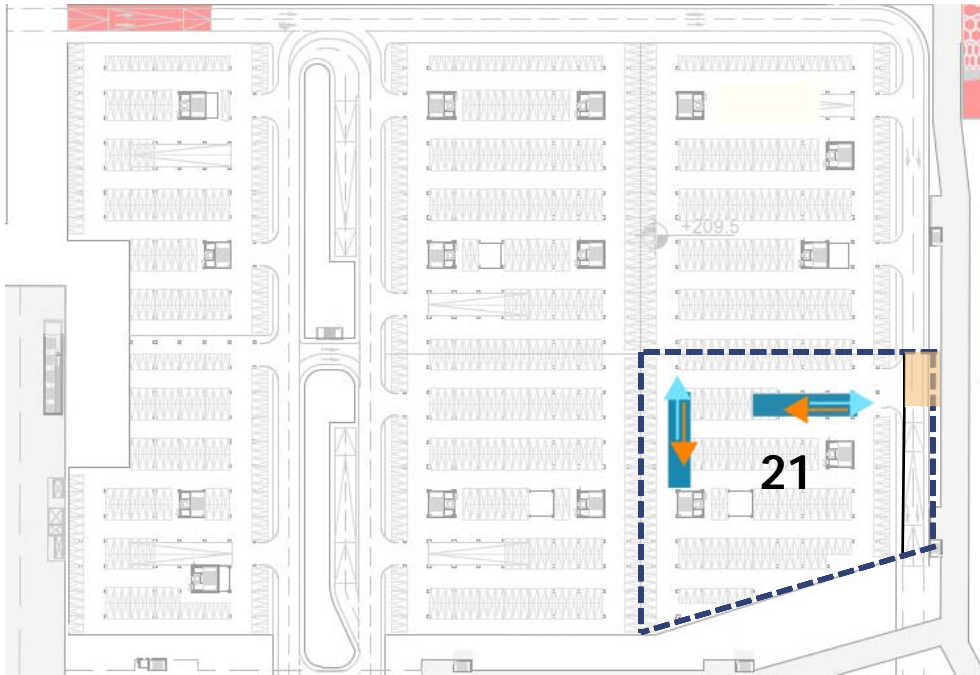


 Proposed area to be developed by developer







 Proposed area to be owned (leased) by developer

# BLOCK 21 CIRCULATION STRATEGY

## Basement-01 Entry & Exit -EXISTING MASTER PLAN



### LEGEND

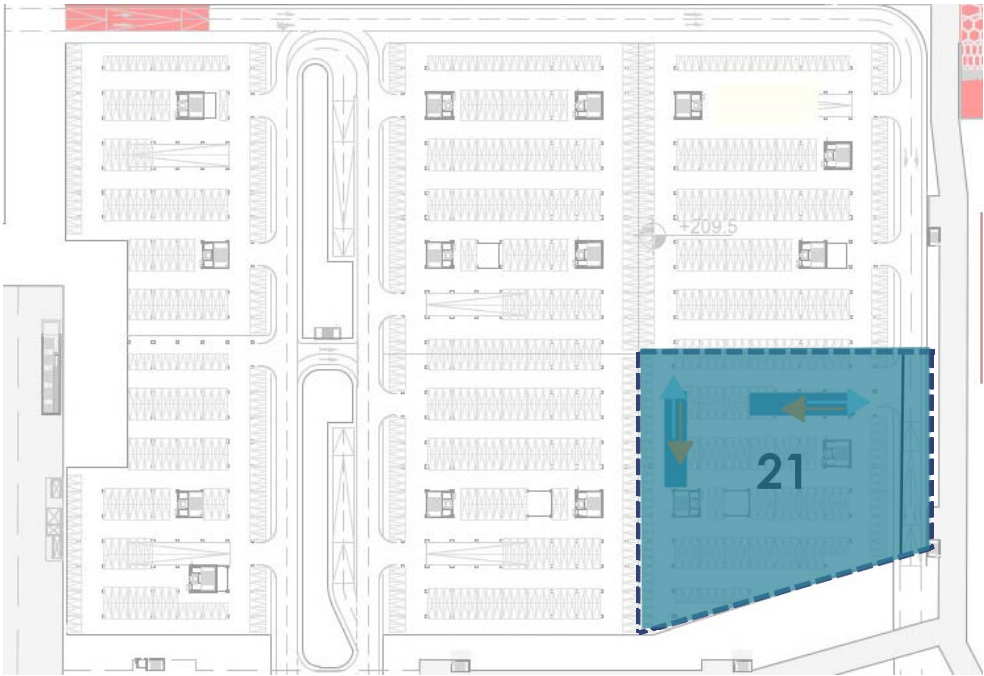
-  COMMON AREA TO BE DEVELOPED BY THE DEVELOPER & HANDED OVER TO IICC.
-  SITE BOUNDARY
-  CIRCULATION
-  RAMP-UP(Indicative)
-  RAMP-DOWN(Indicative)
-  RAMPS




NOTE : Parking layout shown is indicative.


# BLOCK 21 CIRCULATION STRATEGY

## AREA TO BE DEVELOPED BY DEVELOPER ON FIRST BASEMENT



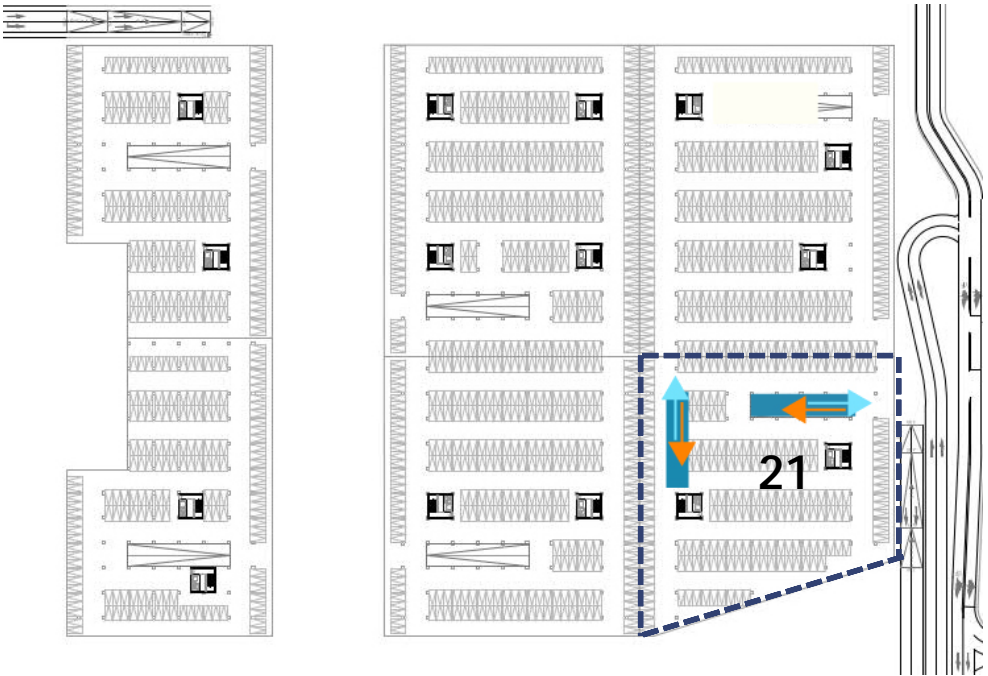
NOTE : Parking layout shown is indicative.

 Proposed area to be developed by developer

 Proposed area to be owned (leased) by developer

# BLOCK 21 CIRCULATION STRATEGY

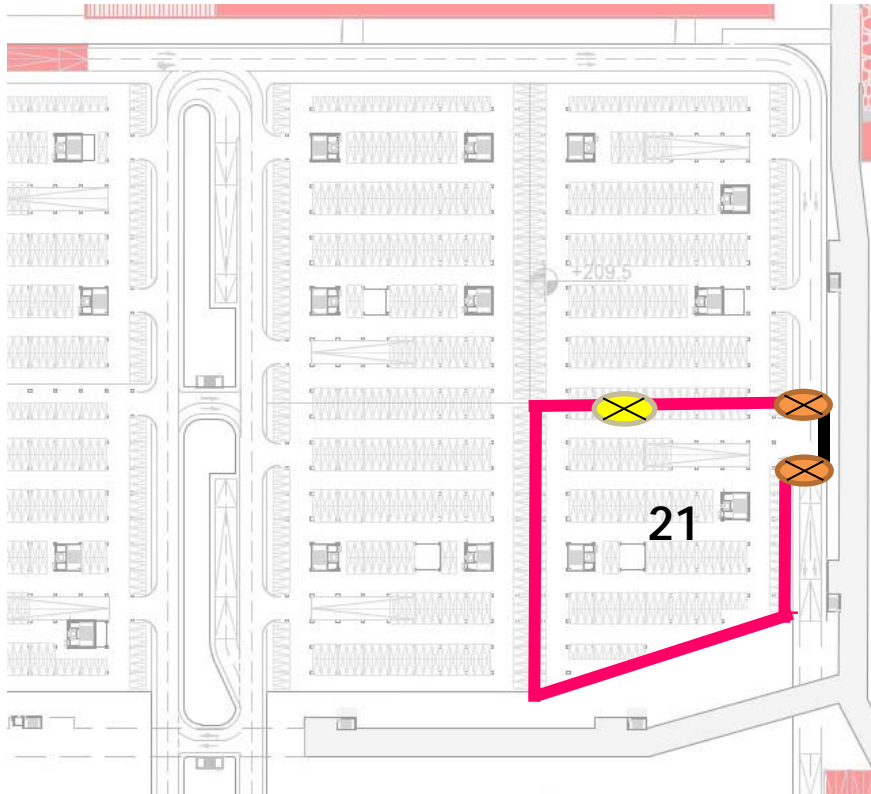
## Basement-2,3,4 EXISTING MASTER PLAN








NOTE : Parking layout shown is indicative.

# BLOCK 21 INFRASTRUCTURE STRATEGY

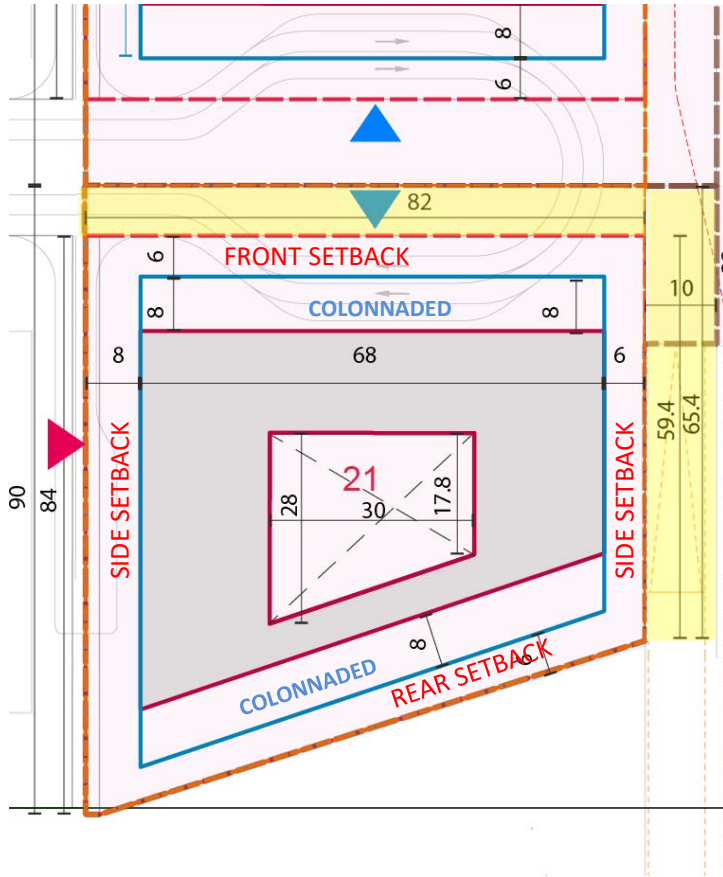
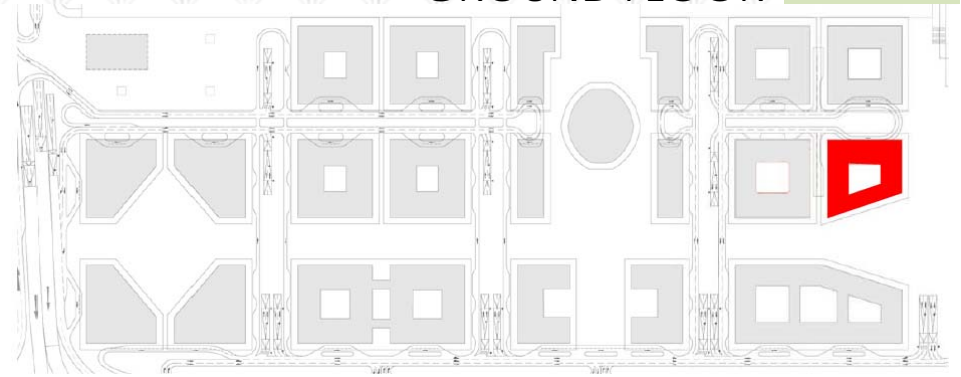
Retaining wall as per the circulation plan for Basement 01



NOTE : Parking layout shown is indicative.

-  Knock out panel for services
-  Knock out panel for Driveway
-  Retaining wall till basement 4 LVL
-  Retaining wall till basement 01 LVL
-  Brick/ blockwork

# BLOCK 21 GROUND FLOOR



Mandatory Development Requirements		
S.No	Particular	Details
1	Plot No	21
2	Land Use	Hotel
3	Permissible FAR	As per Approved Plan
4	Permissible Ground Coverage	As per Approved Plan
5	Number of Floors.	As per Approved Plan
5a	Podium	G+1
5b	Retail	Permissible B1,GF & FF
6	Floor Heights (Floor to Floor)	
6a	Plinth	0.50 m
6b	Ground Floor	4.50 m
6c	Typical	3.8 m
7	Minimum Parking to be Provided	961 Nos
8	Basements Allowed	4 Level

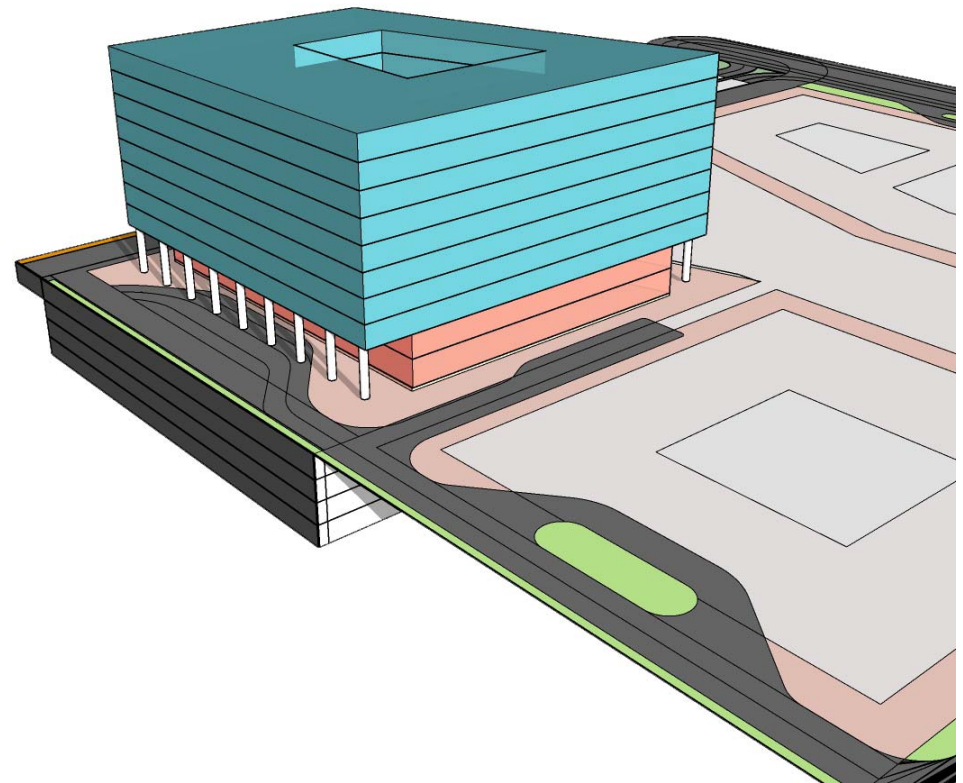
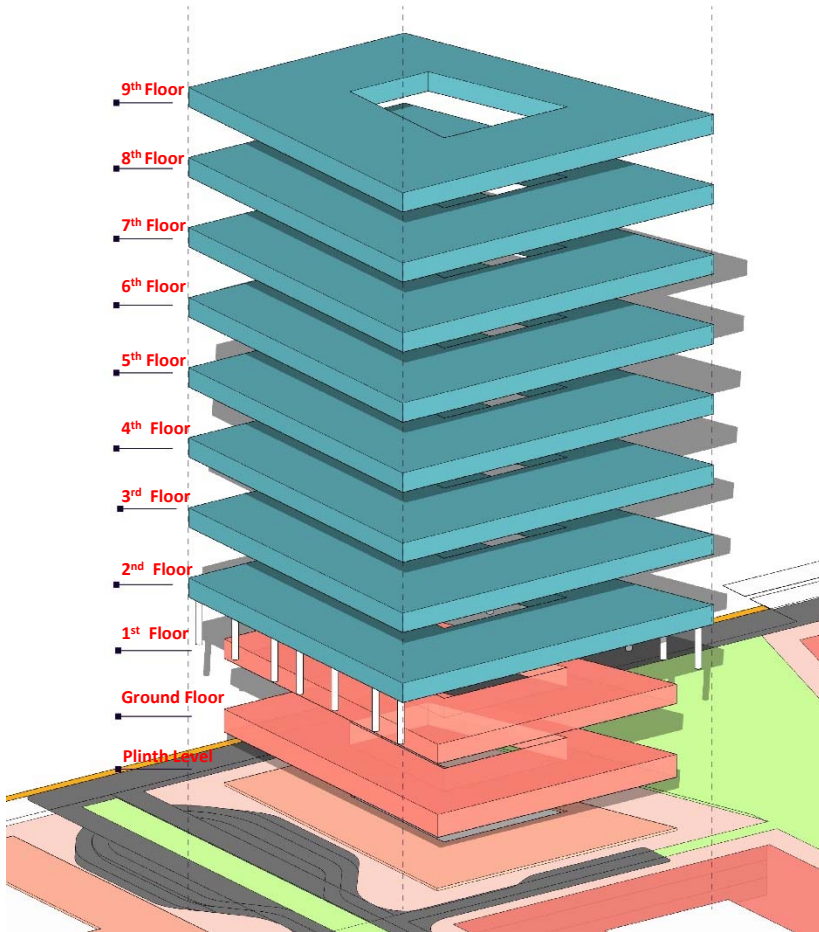


## Legend

- - - Plot ownership Line
- - - Floor Line from 2<sup>nd</sup> floor to 5<sup>th</sup> floor/GC
- Ground Floor line
- - - Basement line -1 level
- - - Floor line from 6<sup>th</sup> Floor to terrace
- - - Basement line form level -2 to level -4
- ▲ Main Entrance
- ▲ Service Entry
- Common area

# BLOCK 21

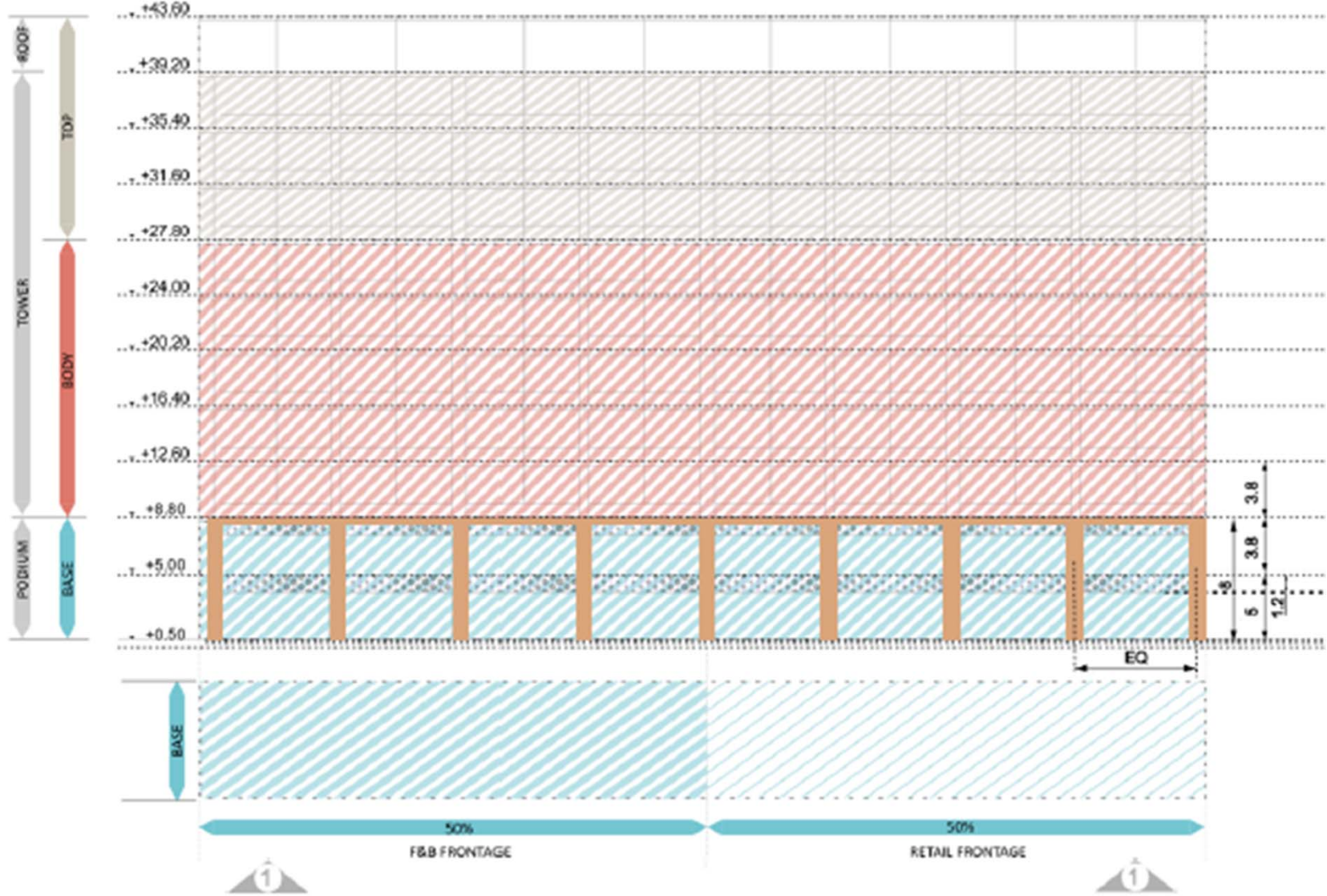
Block view





# STANDARD GUIDELINES

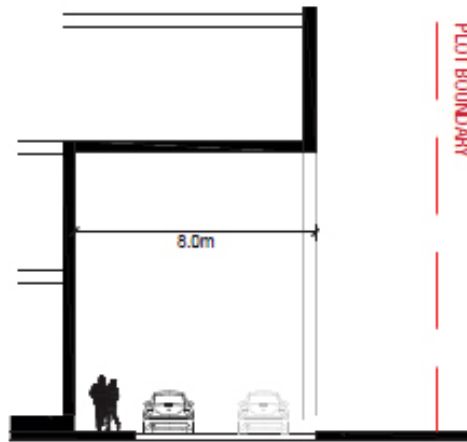
## Elevation Control



# STANDARD GUIDELINES

## Canopy details

### COLONNADES

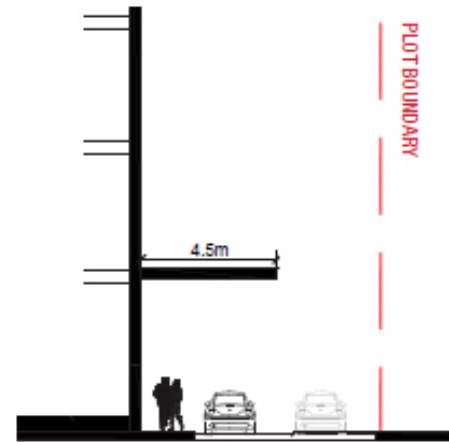


TO BE USED FOR VEHICLE DRO P-OFF AND/OR PEDESTRIAN MOVEMENTS

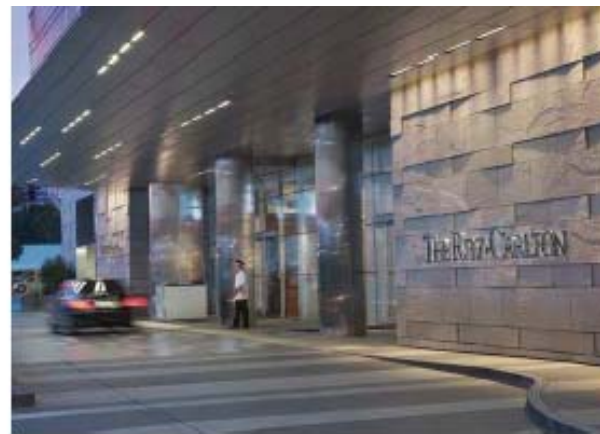


REFERENCE : COLONNADE

### VEHICLE DROP-OFF CANOPY

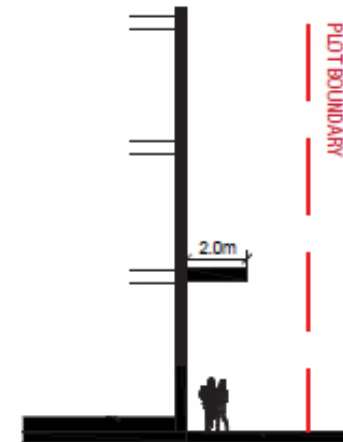


TO PROVIDE SHELTER TO VEHICLE DROP-OFF BAYS



REFERENCE : VEHICLE DROP-OFF AREAS CANOPY

### PEDESTRIAN CANOPY



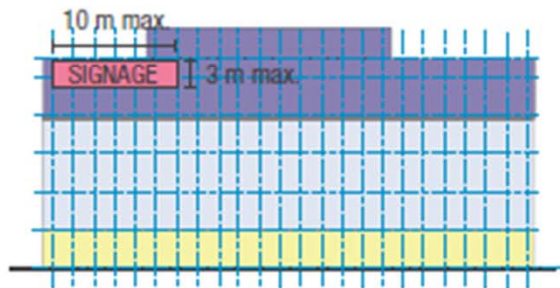
TO PROVIDE PROTECTION OVER SECONDARY PEDESTRIAN ENTRANCES



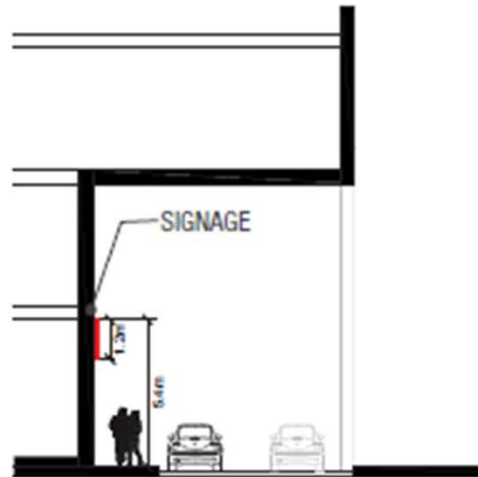
REFERENCE :PEDESTRIAN ENTRANCES CANOPY

# STANDARD GUIDELINES

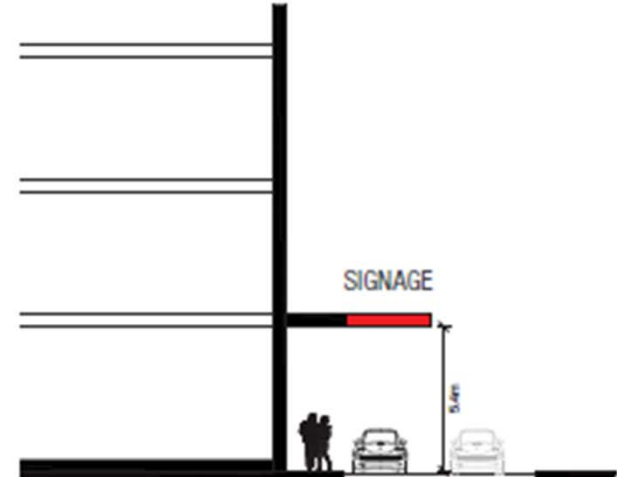
## Signages



**BUILDING SIGNAGE**



**CONTINUOUS SHOP FRONT SIGNAGE**



**CANOPY SIGNAGE**



**REFERENCE**



**REFERENCE**



**REFERENCE**

# STANDARD GUIDELINES

## Materials



REFERENCE : PERFORATED CONCRETE PANELS



REFERENCE : RED SANDSTONE/TERRACOTTA



REFERENCE : NATURAL STONE



REFERENCE : FACADE PATTERNS



REFERENCE : DOUBLE SKIN FACADE

## Facade

### MATERIAL PALETTE



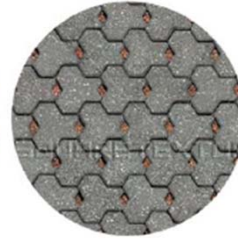
WHITE GRANITE PAVING



MEDIUM GREY GRANITE



GRASS CRETE



INTERLOCKING PAVERS

Ground Floor External Surface Area	Front Setback	Grey Granite/White Granite
	Rear Setback	Interlocking Pavers
	Side Setbacks	Grass Crete Pavers

Basement Parking Finishes	Flooring	VDF
	Wall Finishes	Plaster with OBD.
	Ceiling	Plaster with OBD.