

# DESIGN DETAILS

Central urban public space activities  
Block 1 - Residential urban block  
Block 2 - Mixed used block  
Phase development



**Sports**

Various outdoor sports activities are strategically placed near an institutional building.

**Event ground**

The large open space is dedicated to large public events. Institutional building and science city can host city-level events

**Informal activities**

Vending activities along the promenade create a vivid character to the edge.

**Dense plantation**

The dense plantation along the edge of township helps in creating a buffer from existing Gamtal and is also used as an ecological park

**Waterfront**

Amplifying the existing water body to create a recreation space attracting people from other parts of the city. It will be also used as a catchment for stormwater drainage, stored and used for landscaping purposes.

A mix of park types and gathering spaces such as urban plazas, sports fields, natural areas, linear corridors, pocket parks, play areas, etc invites a wide range of users and helps in keeping the place active for year-round. The central urban park provides opportunities for social interaction, active and passive physical activity; and places for children and young people to have fun, play and learn.





A view of the highrise mixed use developments overlooking the urban green space. The central green to be a hub of various social and cultural activities.





## BLOCK 1

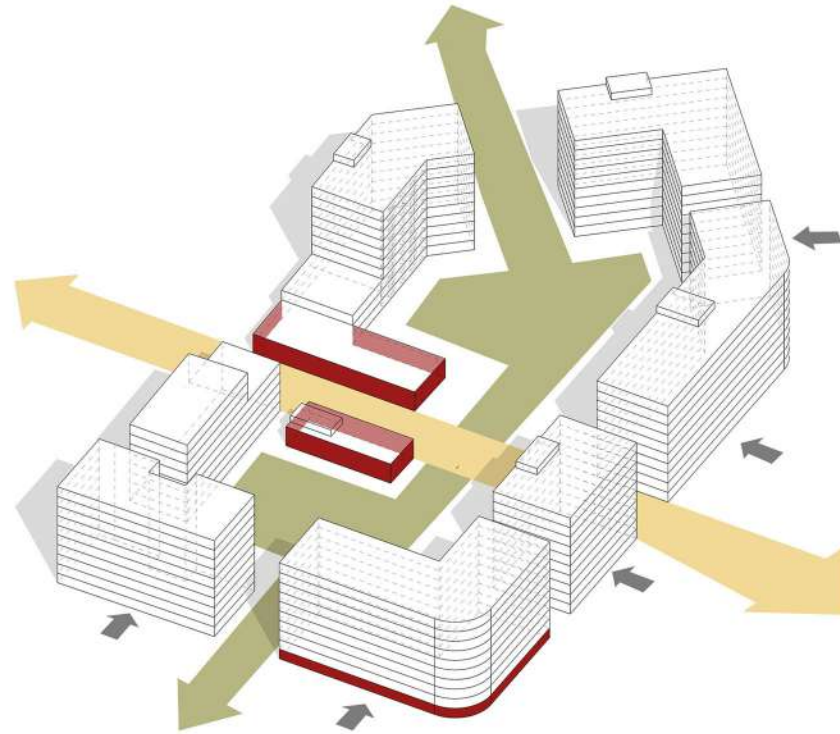


Key plan showing blocks with similar character

## RESIDENTIAL URBAN BLOCK

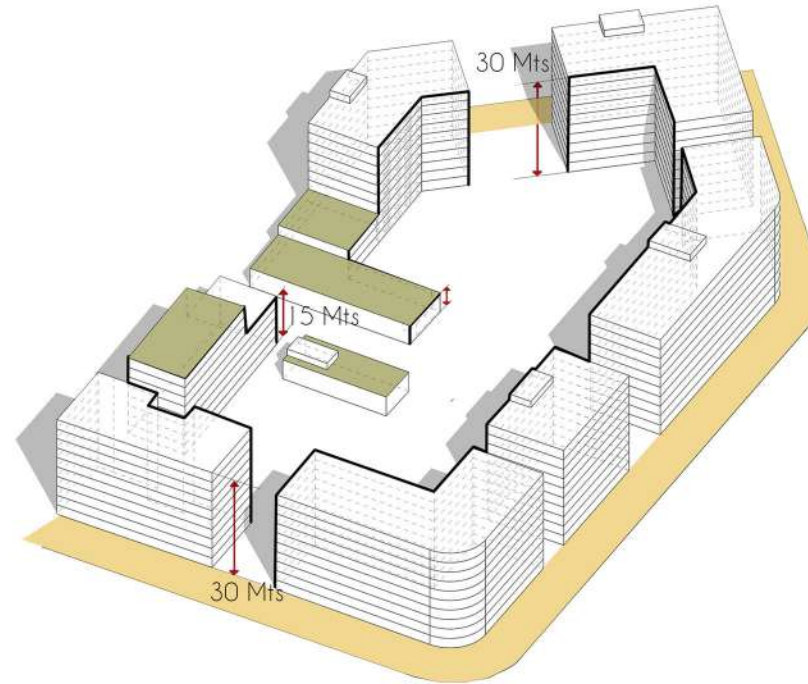
Residential units grouped together with central green to provide permeable and functional urban structures. The shared streets and green links are directly connected to the activity centre and public transport services. The building heights and setbacks are used to frame the streets space as a public space along the green links. The balconies overlooking the central green and pedestrian streets helps in providing informal surveillance.





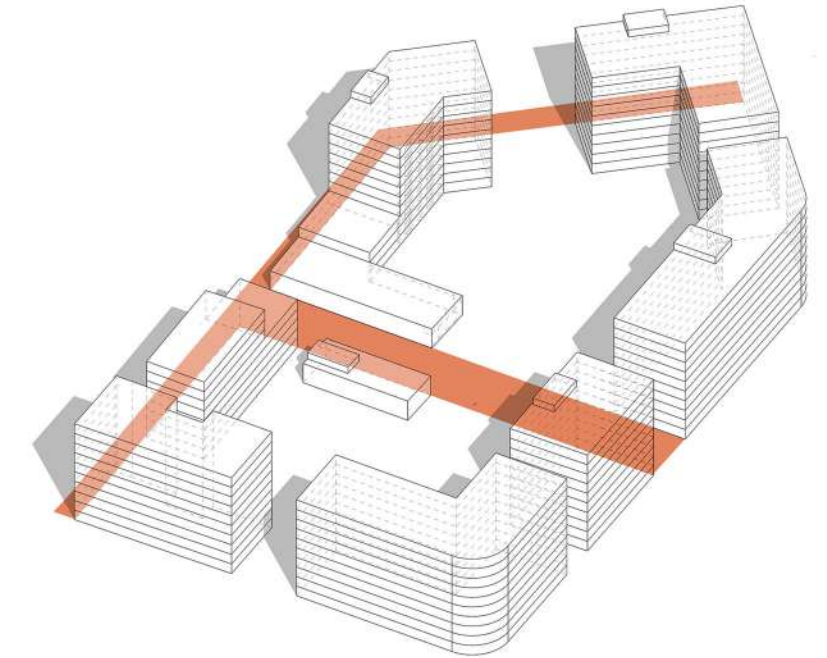
### BUILDING EDGE

Ground floor use | **Commercial and Residential**  
 Entrance | **Vehicular entry**  
 Edge type | **Partially porous**



### URBAN FORM

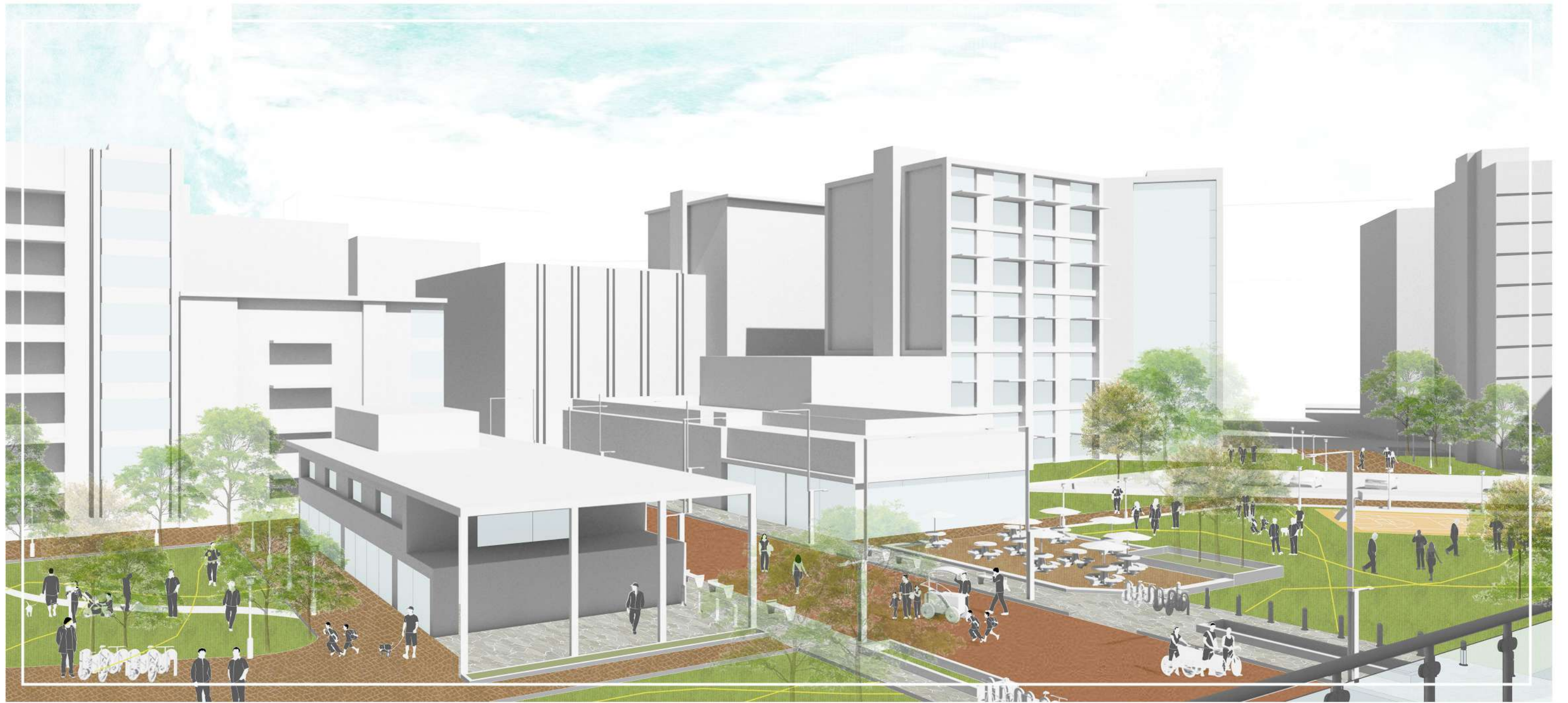
Building Height | **15-30 mts**  
 Setback | **10 mts**  
 Distance between two buildings | **20 mts**



### EASEMENT

Ownership | **Private**  
 Use | **Public domain**  
 Restrictions | **No visual barrier**





A view of the residential block with a club house creating an enclosed high activity centre & a place of interaction, building a sense of community belonging.





## BLOCK 2

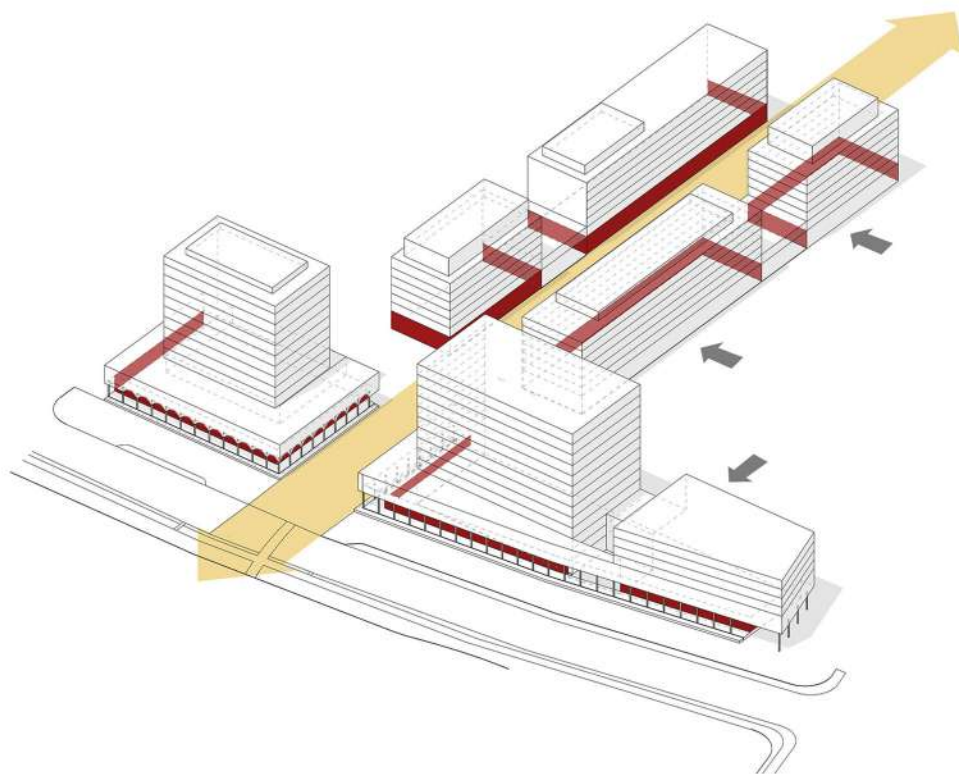


Key plan showing blocks with similar character

### MIXED-USED BLOCK

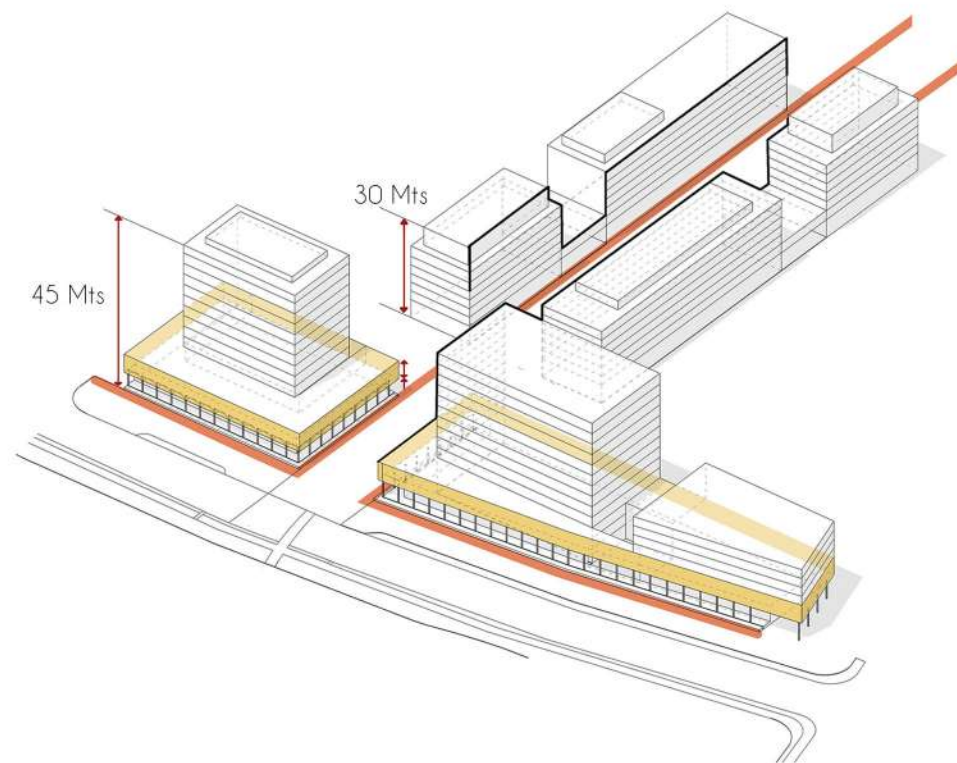
The mixed-use development incorporates active design principles into the street and public realm. The building exteriors are designed to facilitate a pedestrian-friendly urban environment and that include variety and transparency, multiple entries, and canopies. The traffic-calming features, landscaping, lighting, benches, and water fountains in streets and public spaces uplifts the character of the site.





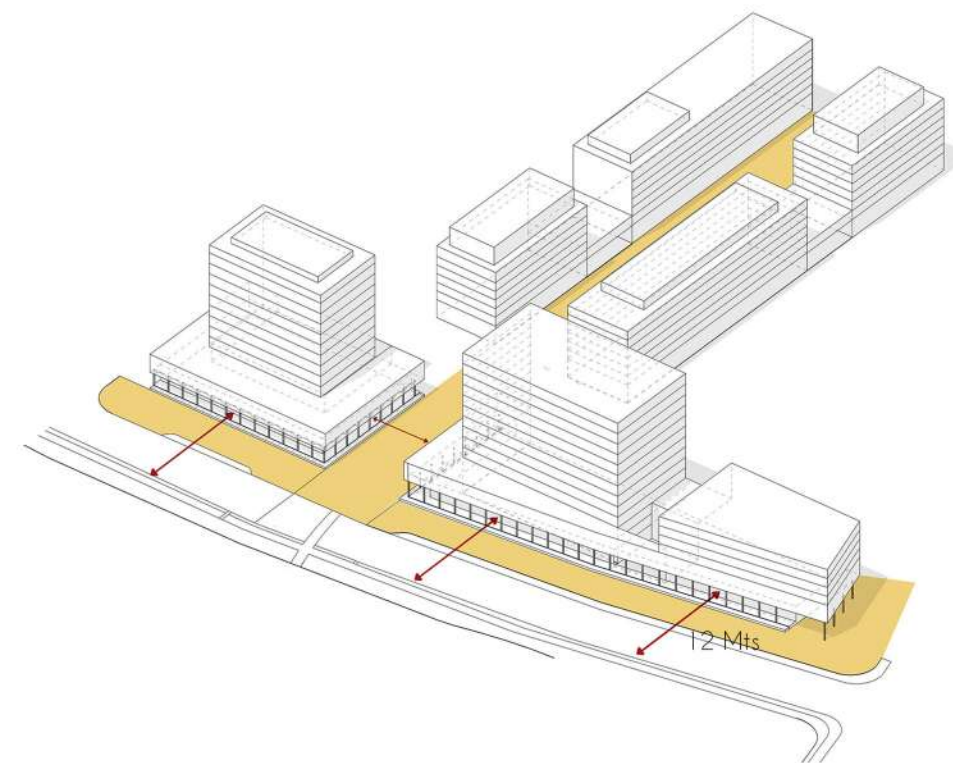
### BUILDING EDGE

Ground floor use | **Retail use**  
 Entrance | **Pedestrian entry**  
 Edge type | **Porous**  
 Façade | **Arcade**



### URBAN FORM

Front Building Height | **45 Mts**  
 Rear building Height | **18-30 Mts**  
 Podium height | **8 mts**  
 Setback | **Built to line**



### EASEMENT

Ownership | **Private**  
 Use | **Public domain**  
 Restrictions | **No visual barrier**





Mixed use developments with active frontages & pedestrian linkages leading to the green open space





### PHASE I

Construction of boulevard and a part of the central urban park to allow public access across the site. The development of mixed-use typology along the green space will further help in activating the green space. development of the two commercial blocks along the SP ring road will help in defining the entrance. A neighborhood block will give a glimpse of its character with green links connecting to central park.



### PHASE II

The completion of the central urban park and water body forms a major part of phase two. The construction of a multi-way boulevard and feeder bus service will help in connecting the site to the city and bringing in more people. Residential typology like semi-detached bungalow, EWS housing and apartment will be completed. Institutional buildings will activate the area further with young crowd.



### PHASE III

The township shall be completely developed in phase three. The completion of the central urban park will amplify the land prices along the SP ring road. Also, the development of commercial block shall increase the economic value of the site. The development of canal front and high ended apartments overlooking the canals to have higher residential value.



A flexible space with green links blossoming into a hub of activities with retail ground floor use.

