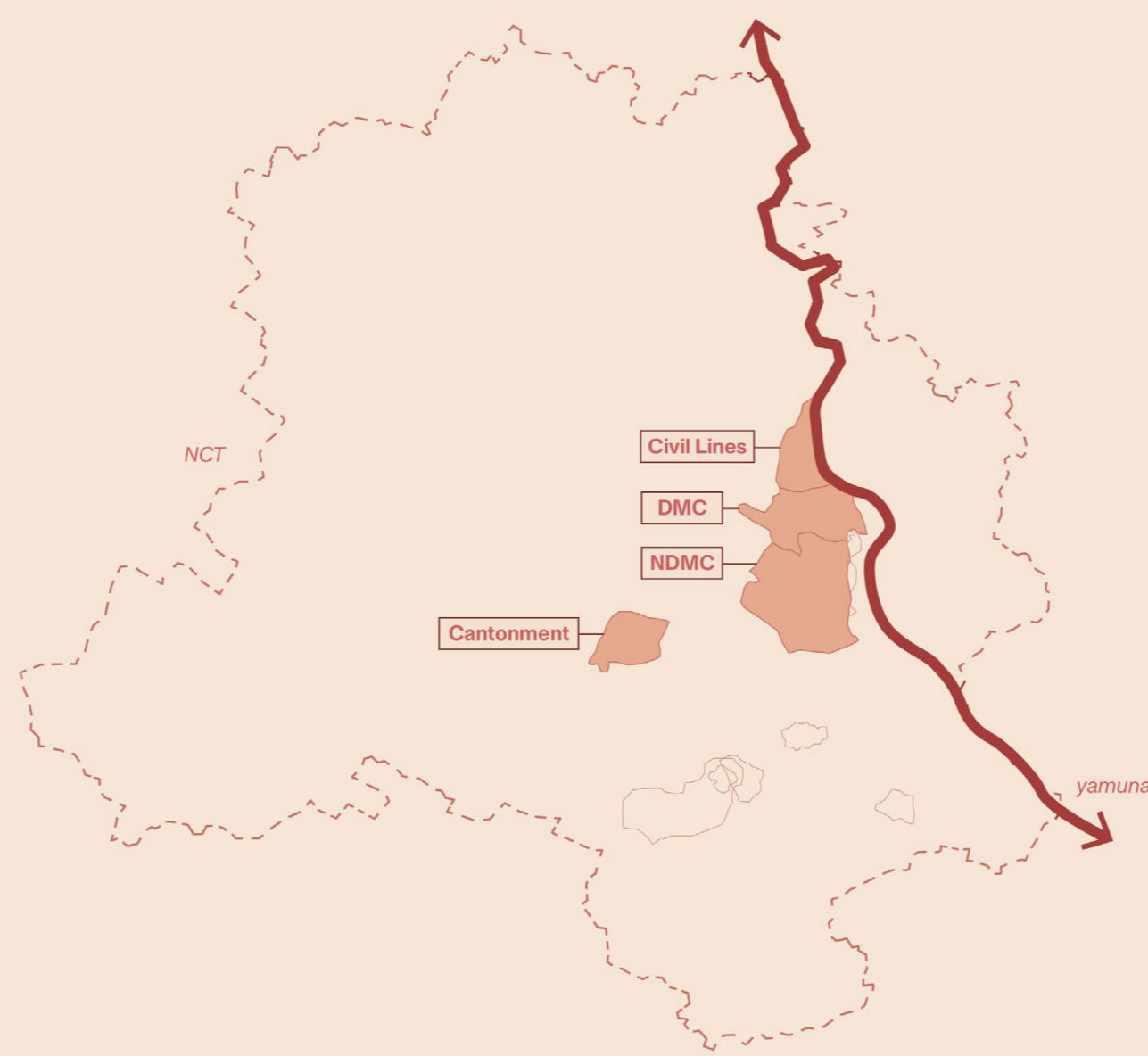
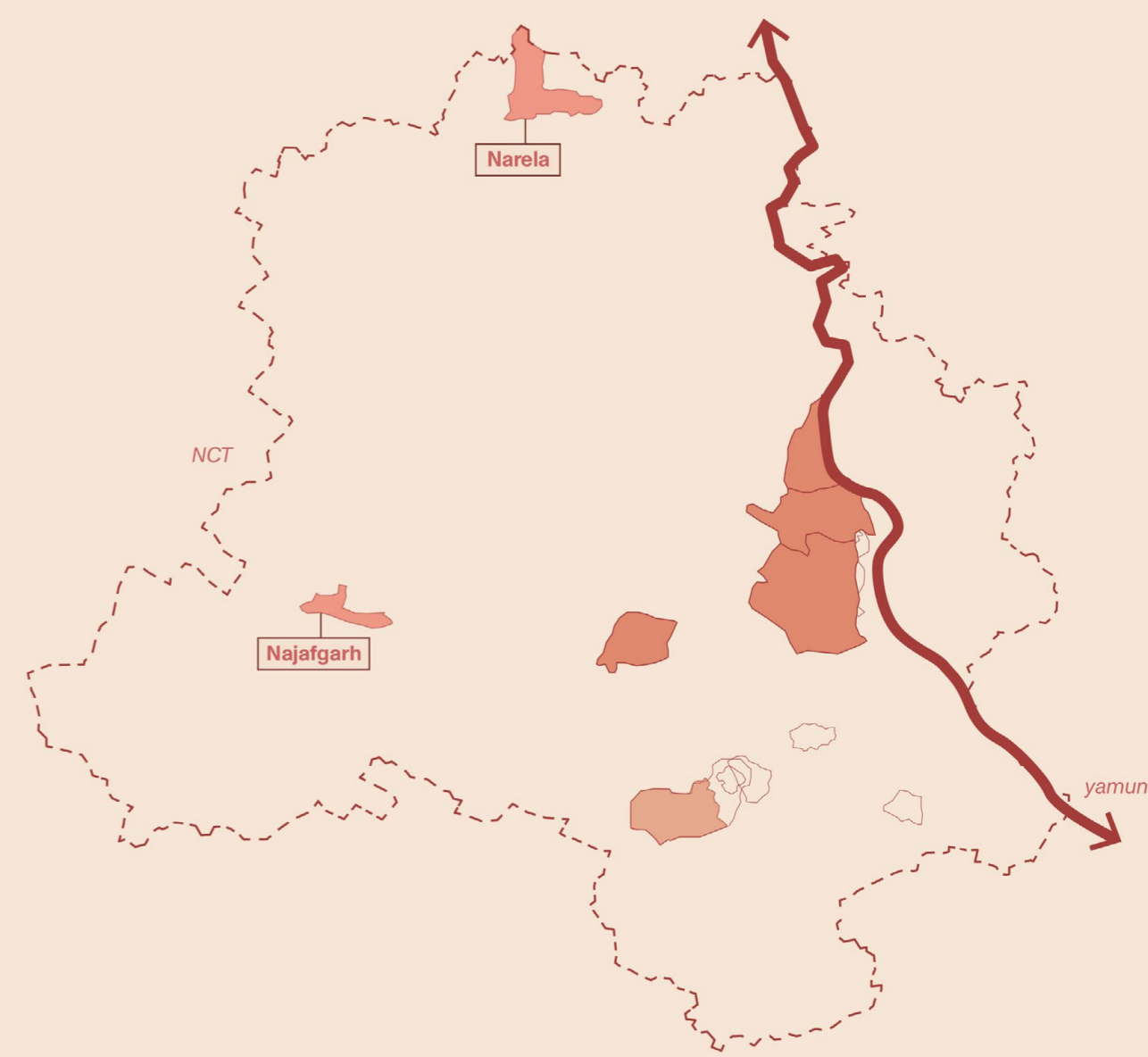




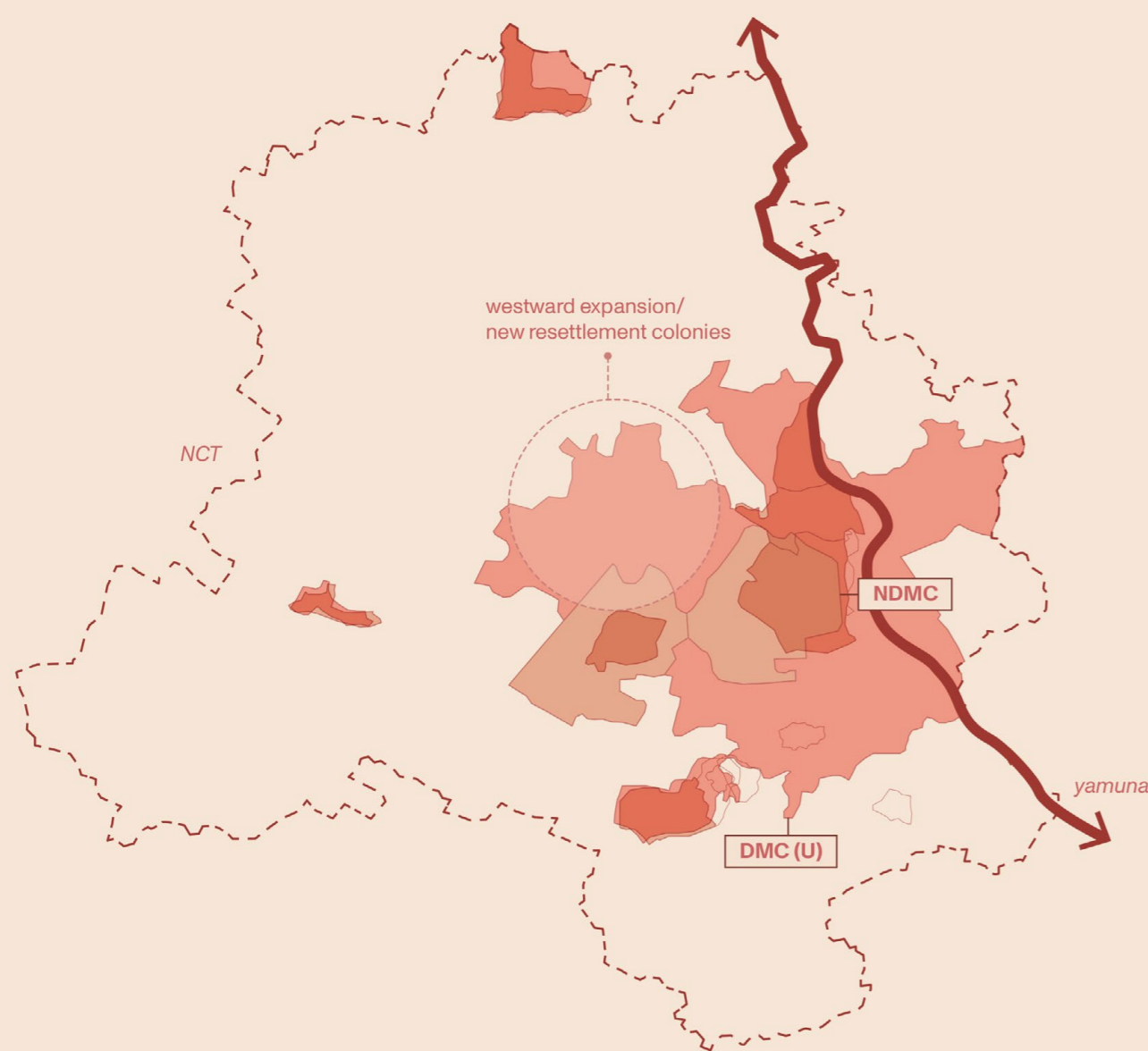
THE SEVEN CITIES
BEFORE BRITISH OCCUPATION



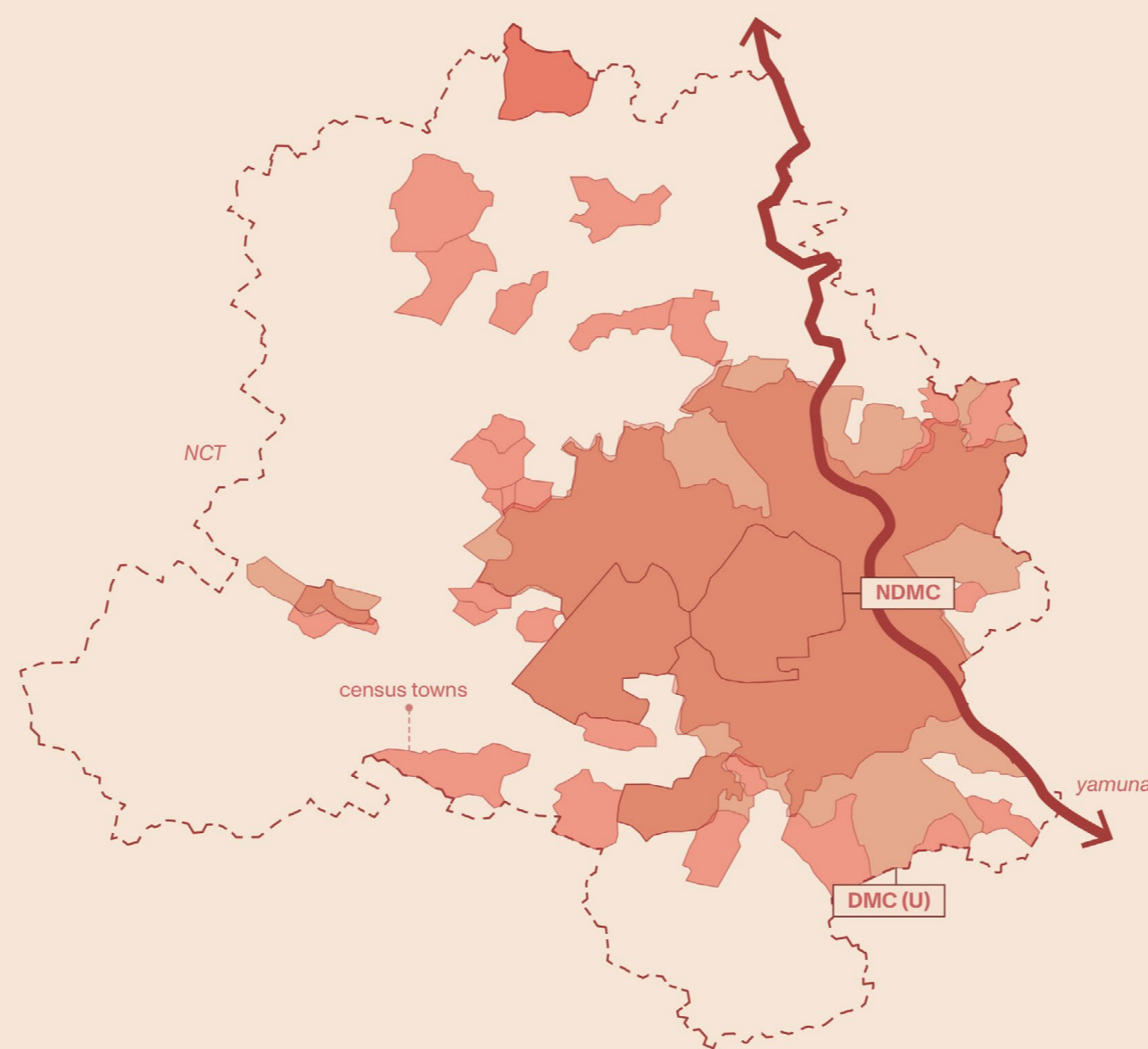
THE BRITISH RAJ
MAJOR TRANSFORMATIONS UNTILL 1921



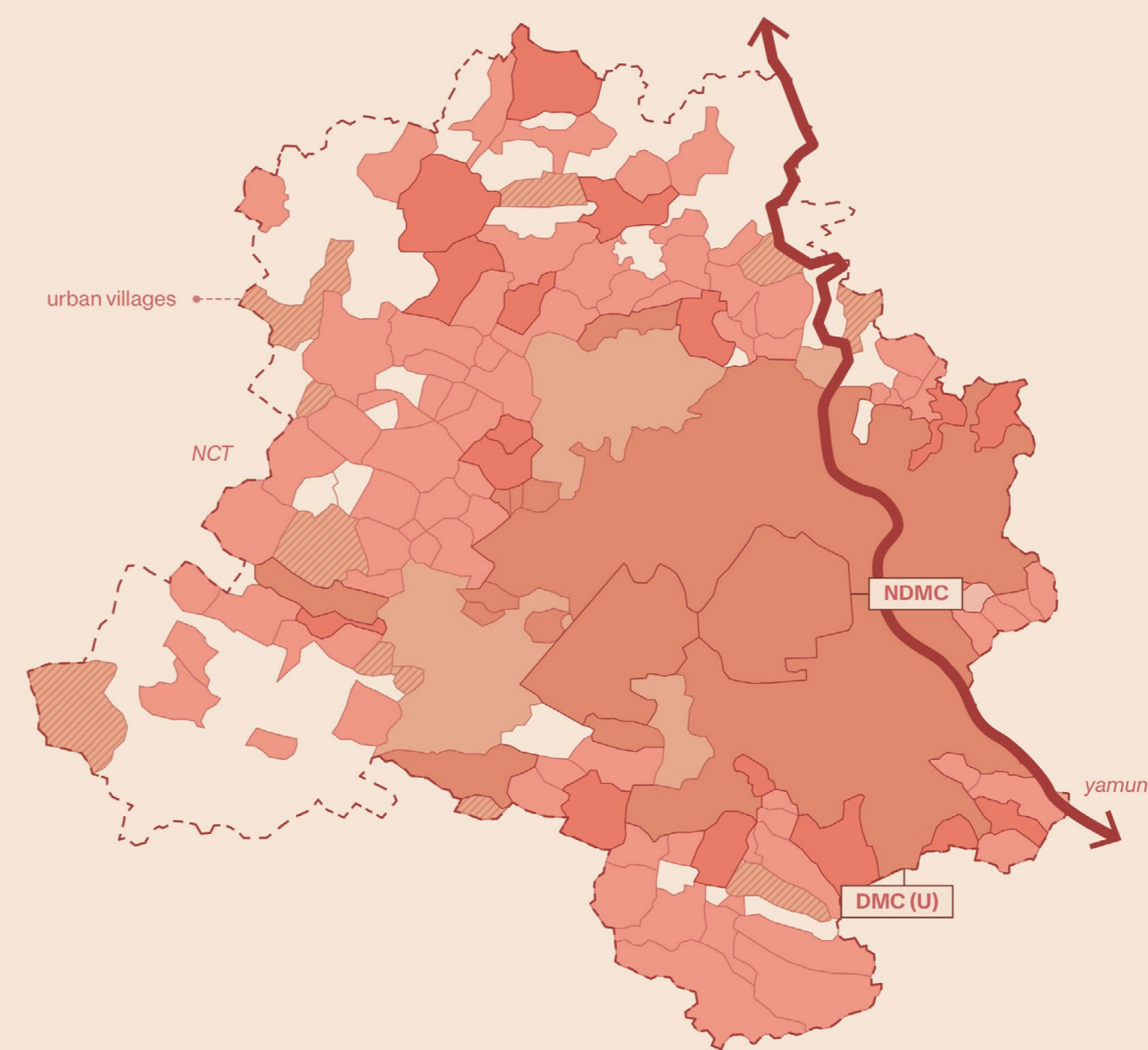
THE SEVEN CITIES
WAR TIME : 1940s



POST INDEPENDENCE
VISIONS OF PLANNED CITY 1947-1961



CREATION OF CENSUS TOWNS
A CITY IN BOOM 1961-1981



NEW DELHI NOW
2011 - ?

EVOLUTION OF DELHI

Delhi is the most historically rich region of India as it has been the epicenter of important events that drafted the history of the country spanning across various empires and dynasties.

The major events took place geographically on the triangular patch of land with River Yamuna on one side. Delhi is also located along the major silk route that runs along the Gangetic plain, and the northern Aravalli ranges on the other sides.

The British East India Company captured New Delhi in the year 1803 after the second Anglo-Maratha War.

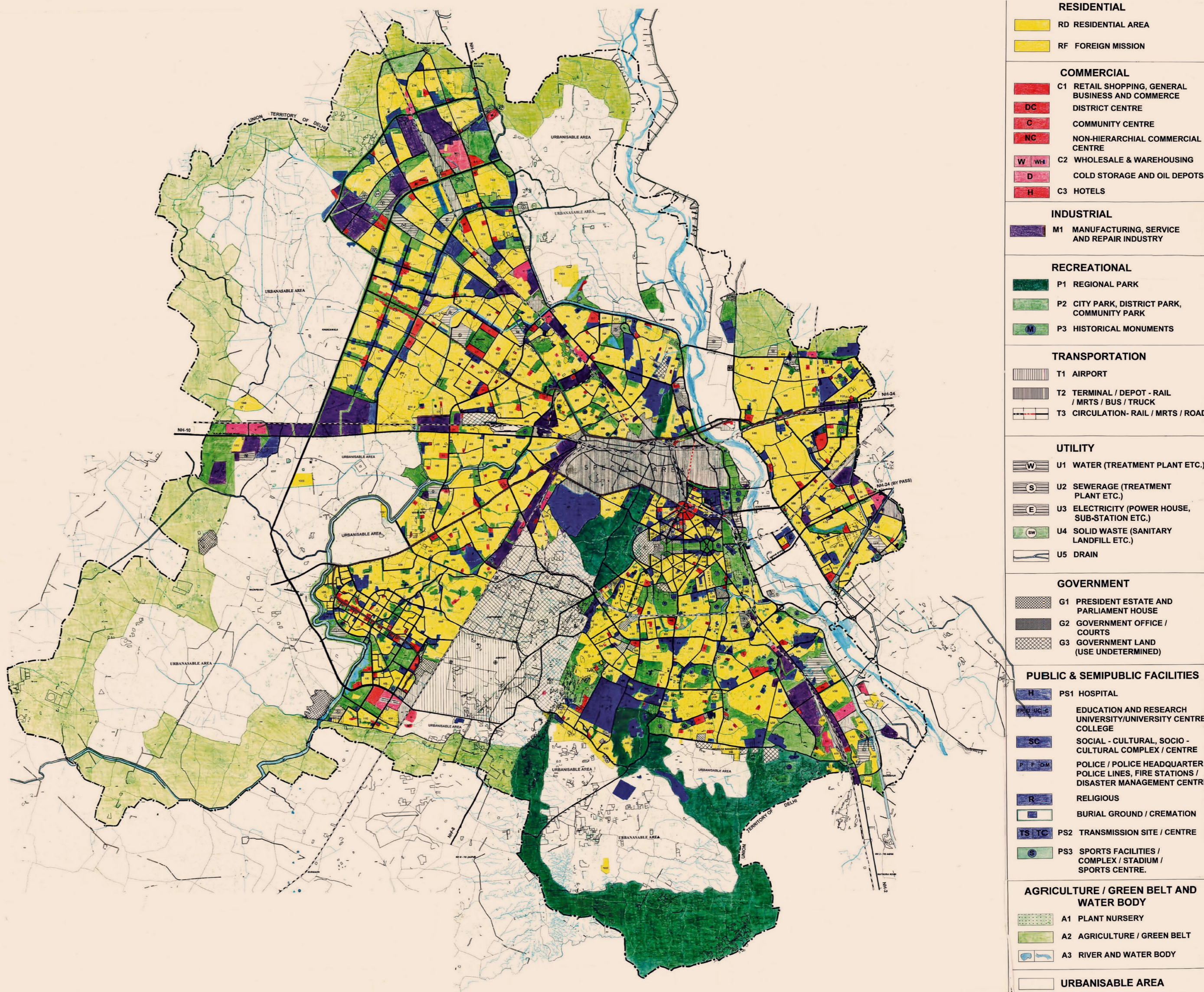
Formation of New Delhi

On today's date, Delhi is divided into Old and New Delhi. The formation of New Delhi occurred after the capital of India was shifted from Calcutta in December 1911 by the British Raj who felt it would be easier to administer from the central location of Delhi. The foundation for the viceroy's residence was laid in the Coronation Park, Kingsway, and the declaration of the shift of capital was made during the Delhi Durbar.

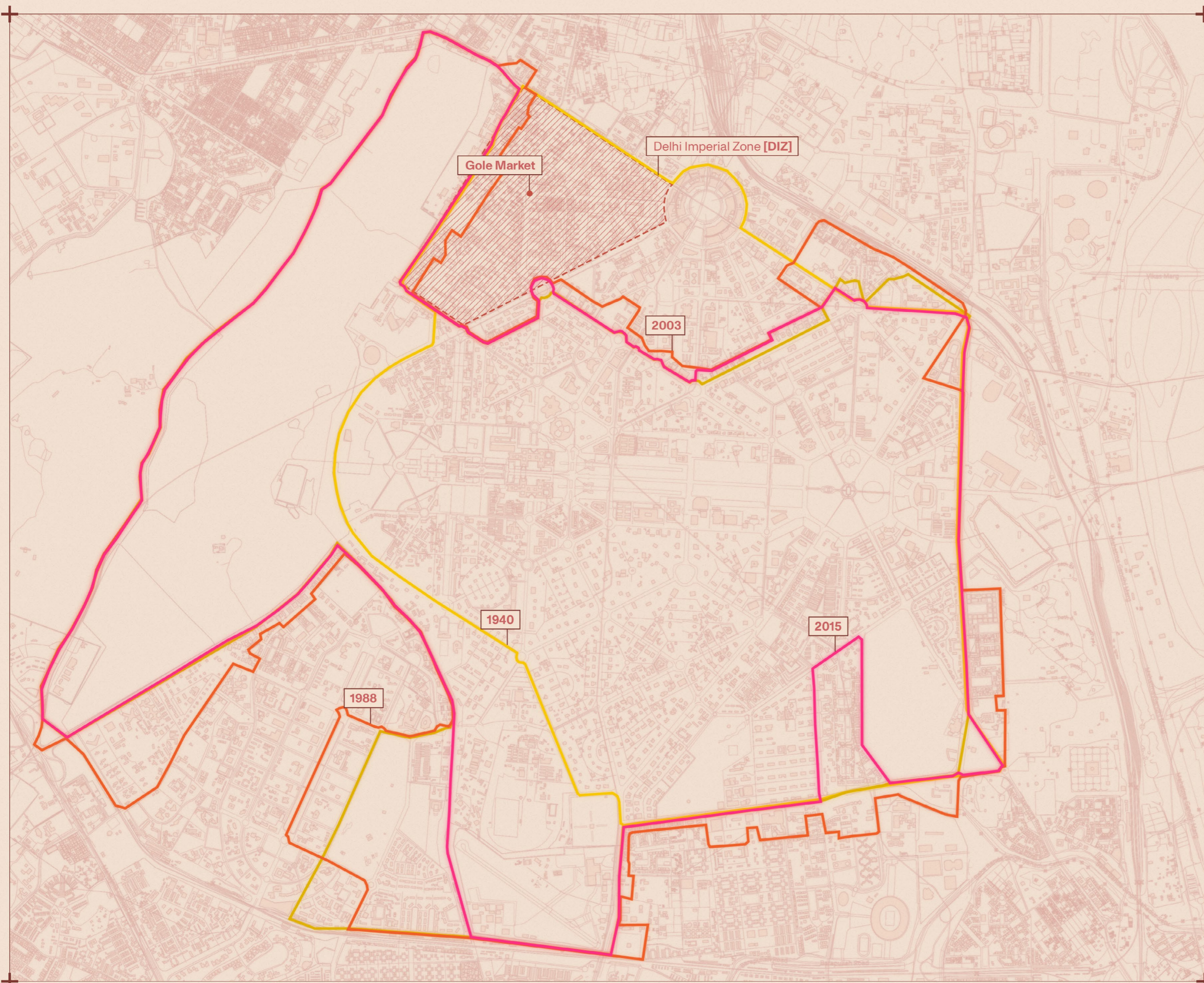
The design for the new Imperial city was given to Edwin Lutyens and Herbert Baker, both leading architects of the 20th century and the contract for the same was given to Sobha Singh. Multiple sites were considered and the initial one being the construction inside the Tughlaqabad Fort, but this plan was not implemented as the Delhi-Calcutta trunk line passed through the Fort.

Multiple site proposals were given by the Delhi Town Planning Committee, but they were all rejected by the viceroy owing to the cost of acquiring the necessary land for construction. Furthermore, the plans for an extensive Imperial Delhi were drastically reduced before the commencement of its construction due to the war in Europe in 1914.

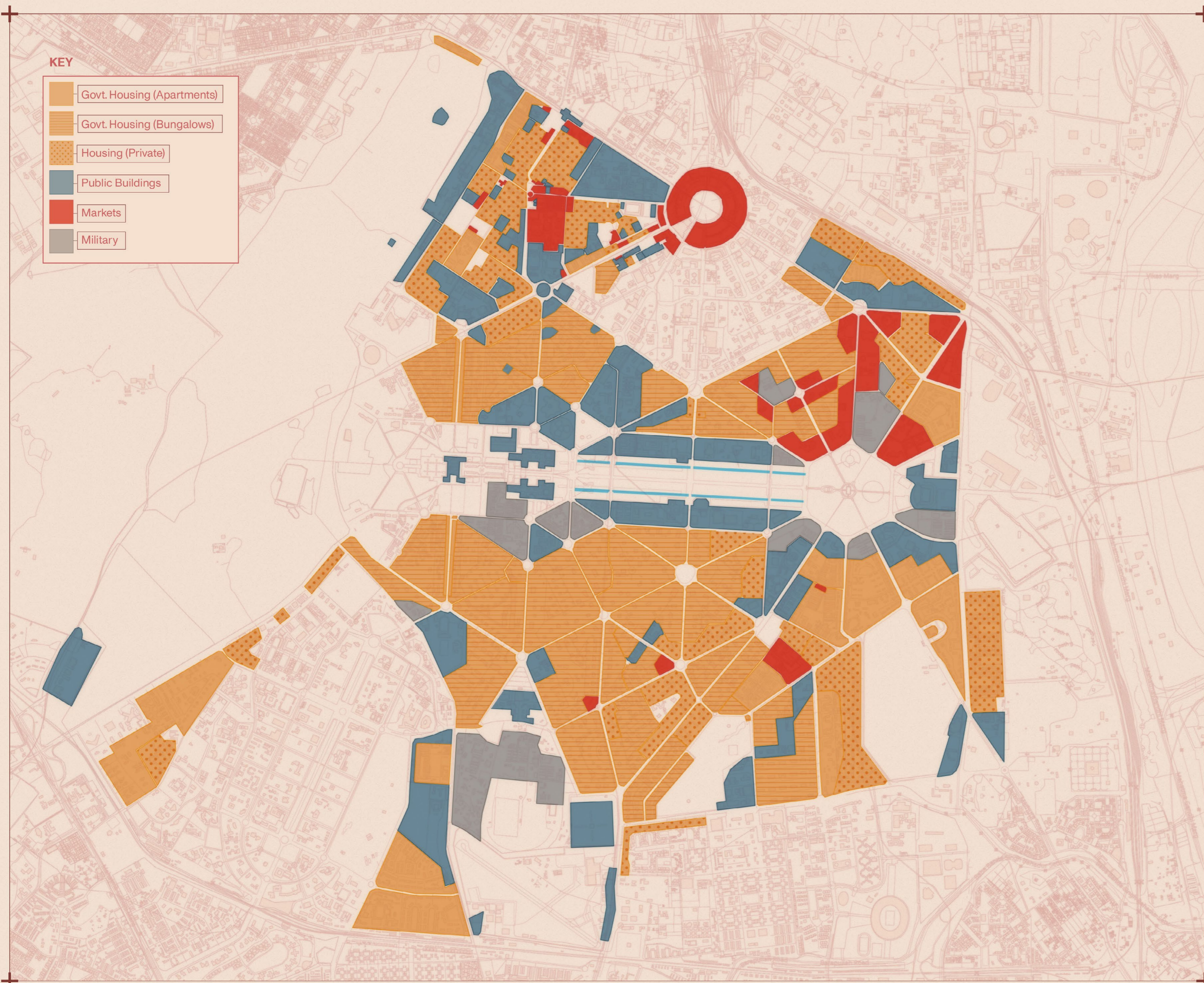
These constraints are evident in the architecture of the new city where the public buildings were allowed all the grandeur, but the compromise was made on the housing complexes that form the bulk of the city. Finally, the current site was selected, and the construction of the new capital began in 1912 and the capital was formally established in the year 1931 by King George V of Britain. The newly designed Imperial City was termed as "Lutyens Delhi" on its inauguration in 1931.



LANDUSE MAP OF DELHI
MPD 2021



CHANGE IN BOUNDARIES



LANDUSE MAP

POST COLONIAL LUTYENS' DELHI

The Imperial City was not enjoyed for long by British empire as India gained independence in the year 1947. The Imperial New Delhi Capital city (henceforth to be mentioned as LBZ) was designed on the concept of a "garden city" with inspirations taken from similar planned garden cities like the French Palace of Versailles and The Infant City for Washington DC.

The design of this area boasts to be a fine blend of classical with modern architecture and is laid out on the garden city principles of Ebenezer Howard.

Change in LBZ Boundaries

The formation of the Delhi Development Authority in 1958 resulted in the preparation of the MDP which immediately led to rapid urbanization of parts of Delhi. The rate at which this occurred was extremely rapid that the need for the conservation of this central area became a priority.

These recommendations caused developments within the LBZ at an alarming rate. Majority of these developments started around the Gole Market Area and then proceeded around the Connaught Place. Due to this, in 1988, the boundary of the LBZ was revised and a new boundary was introduced which excluded many of these zones from the LBZ. But the change in boundaries have been quite vague and resulted in excluding many of the zones designed by Lutyens himself from the LBZ. Furthermore, a second and third boundary change occurred in the years 2003 and 2015, respectively.

The LBZ area originally comprised of an area of 25.88 square kilometers and in today's date comprises of 28.73 square kilometers after the removal of some originally planned areas and addition of other spaces.



Lutyens' Bungalow Zone

The LBZ corresponds to the Zone D of the MPD 2021 comprising of an area of about 28.73 sqm approximately 2% of the overall area of the city. The major differentiation between the LBZ with the rest of the city is the large expanse of green cover that contributes in being the "lung space" for New Delhi. The key characteristic of the Lutyens Bungalow Zone, as indicated in the name itself, are the bungalows of the area. The bungalows are the primary reason for the LBZ to be a high security area as the VVIPs and the government functionaries reside here. Approximately the number of residential bungalow plots are about 600 in number spread across LBZ. The bungalows too follow the concept of a garden city where less than 1 FAR (Floor Area Ratio) is allowed per plot to maximize on the green spaces for the region. All these green spaces are secured by high compound walls and access is restricted to the public.



FORMATION OF DIZ

In 1988, a major chunk of land in the Northern side of LBZ was removed from the boundary. As mentioned earlier, the exact reasoning and justification for the removal of this location remains unclear as many historical locations are present within these areas. The Gole Market, a prominent market hall designed by Lutyens, the New Delhi general post office designed by Robert Tor Russel, the Connaught Place designed by WH Nicholls are some of the historical landmarks present in this locality.

The refugee movement due to the partition in 1945 resulted in an increase of an alien, distraught, and destitute population transforming the city's physical and social structural landscape. Urban development projects were planned and executed at a rapid pace, at extensive costs to the government. Large portions of the forested ridge were developed as governmental enclaves in a southward expansion of colonial New Delhi.

This area that was removed from the LBZ, was termed as the Delhi Imperial Zone. Extensive redevelopment started to occur around the Gole Market area and several multistorey buildings were constructed around the Connaught Place. But due to the startling rise in development and the elaborate transformation, a ban was placed on the development that occurred in the DIZ.

After the conceptualization of the MPD 1988, new set guidelines were given for Delhi Imperial Zone which were different from LBZ and the rest of Delhi. Though these design guidelines did halt the large amount of construction to a certain extent, over the period of years the area changed its character completely from the initial vision of Lutyens (Commission, 2015)

The DIZ falls under Zone D5 of the New Delhi masterplan. It includes the government of India headquarters, private housing, the Central Business district, and prominent institutional areas. The projected population of the area for 2021 is 4.19 lakhs.

In the beginning, the DIZ was dominated by the Bengali community (near mandir Marg) as majority of the staff for the new capital had shifted from Calcutta. The residential quarters of the DIZ were also created in a hierarchical manner in terms of status, seniority, and importance - similar to the likes of LBZ. The quarters were large scale housing structures consisting of small to mid size units to accomodate families.



MORPHOLOGY



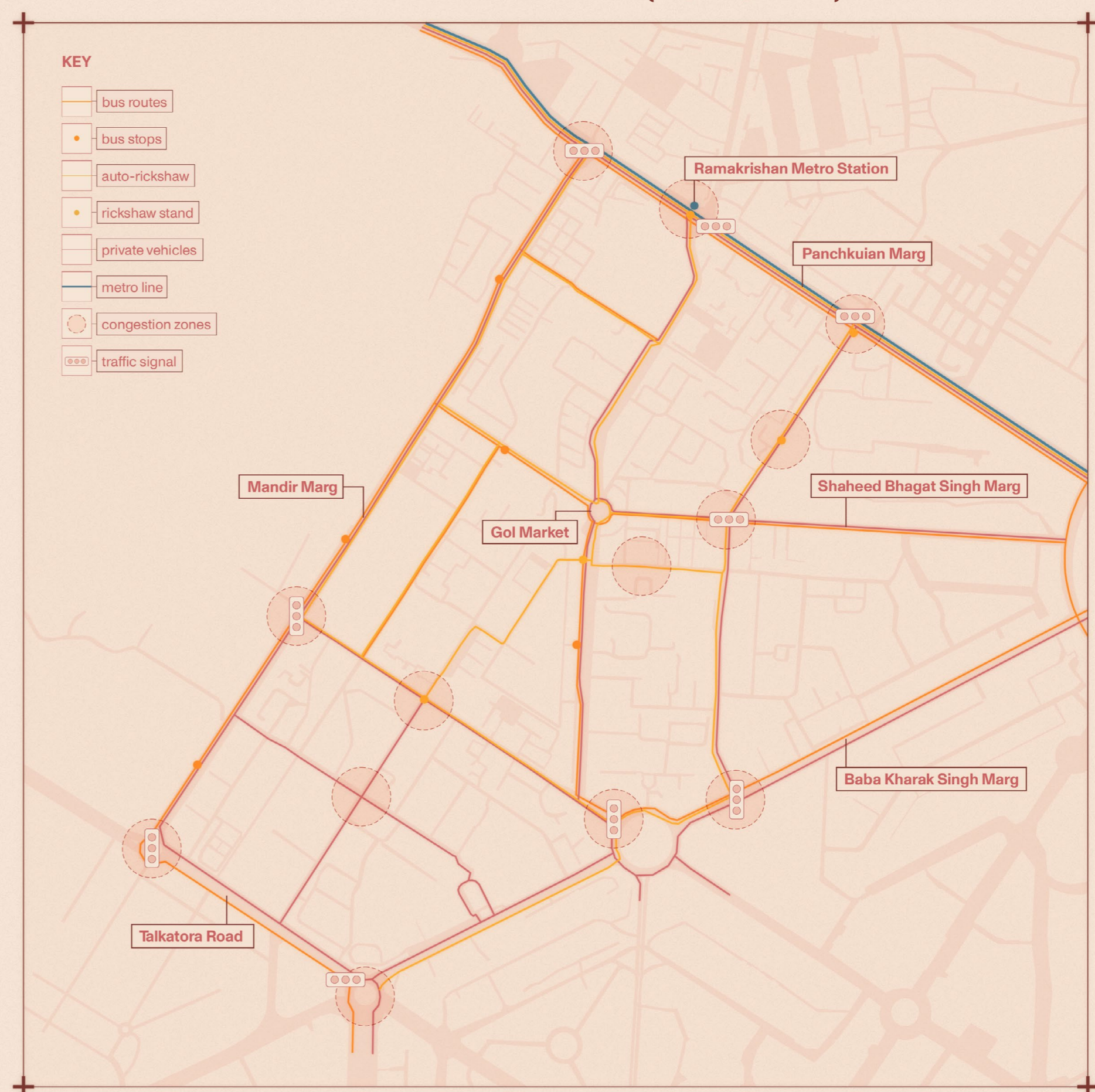
ROAD NETWORK



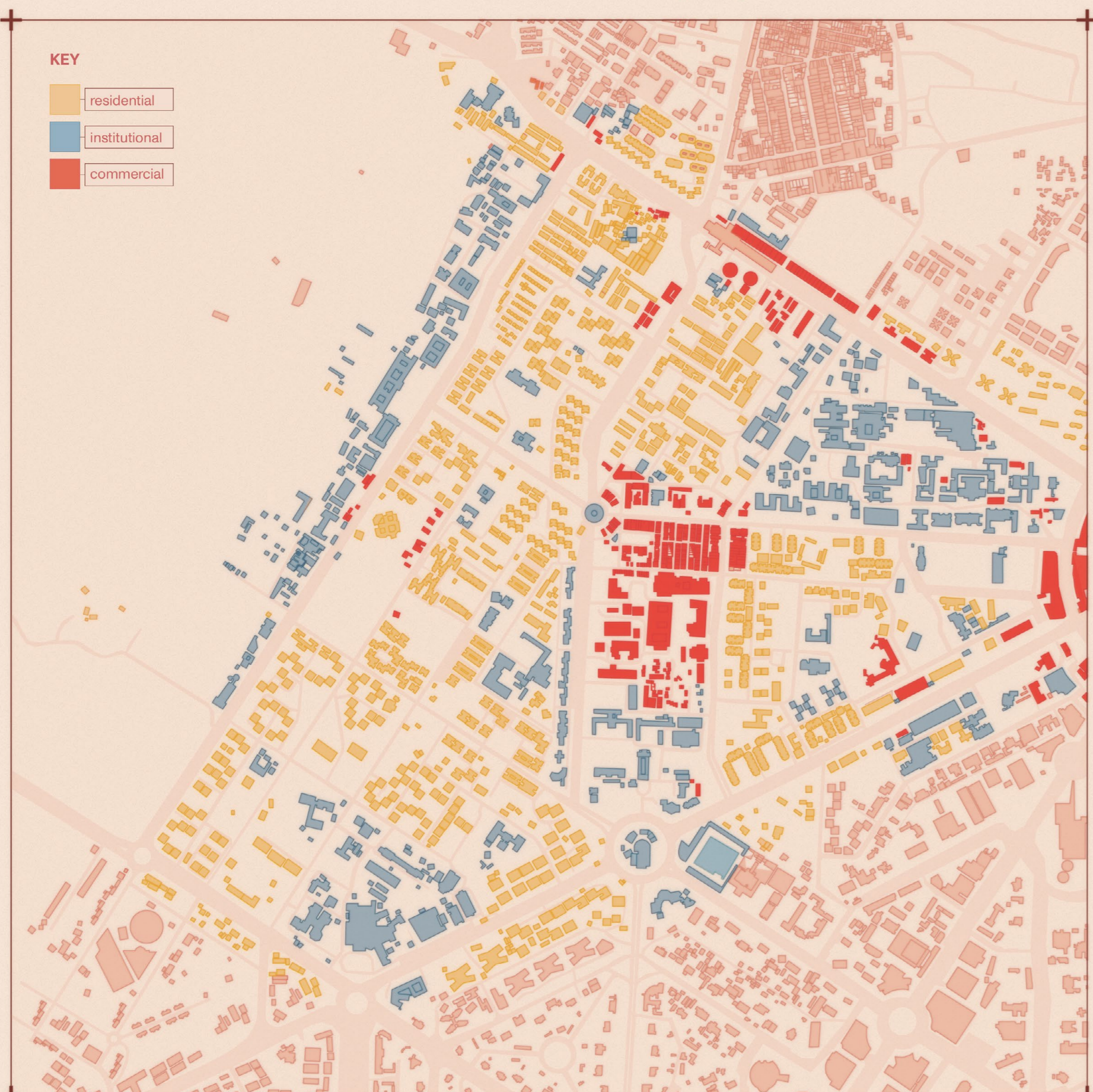
GREEN SPACES (OWNERSHIP)



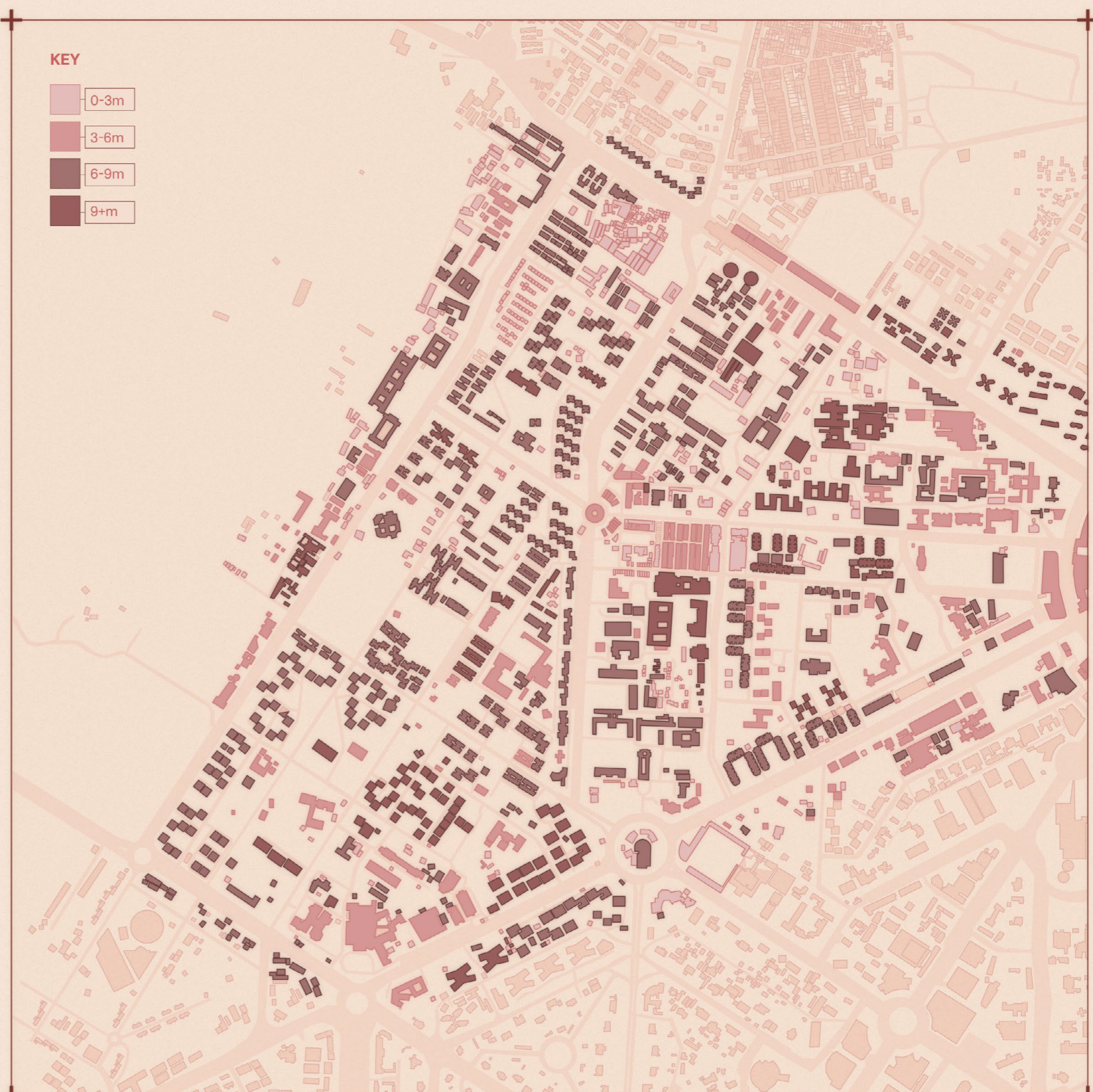
PEDESTRIAN MOVEMENT



TRANSPORTATION



BUILDING USE



BUILDING HEIGHTS

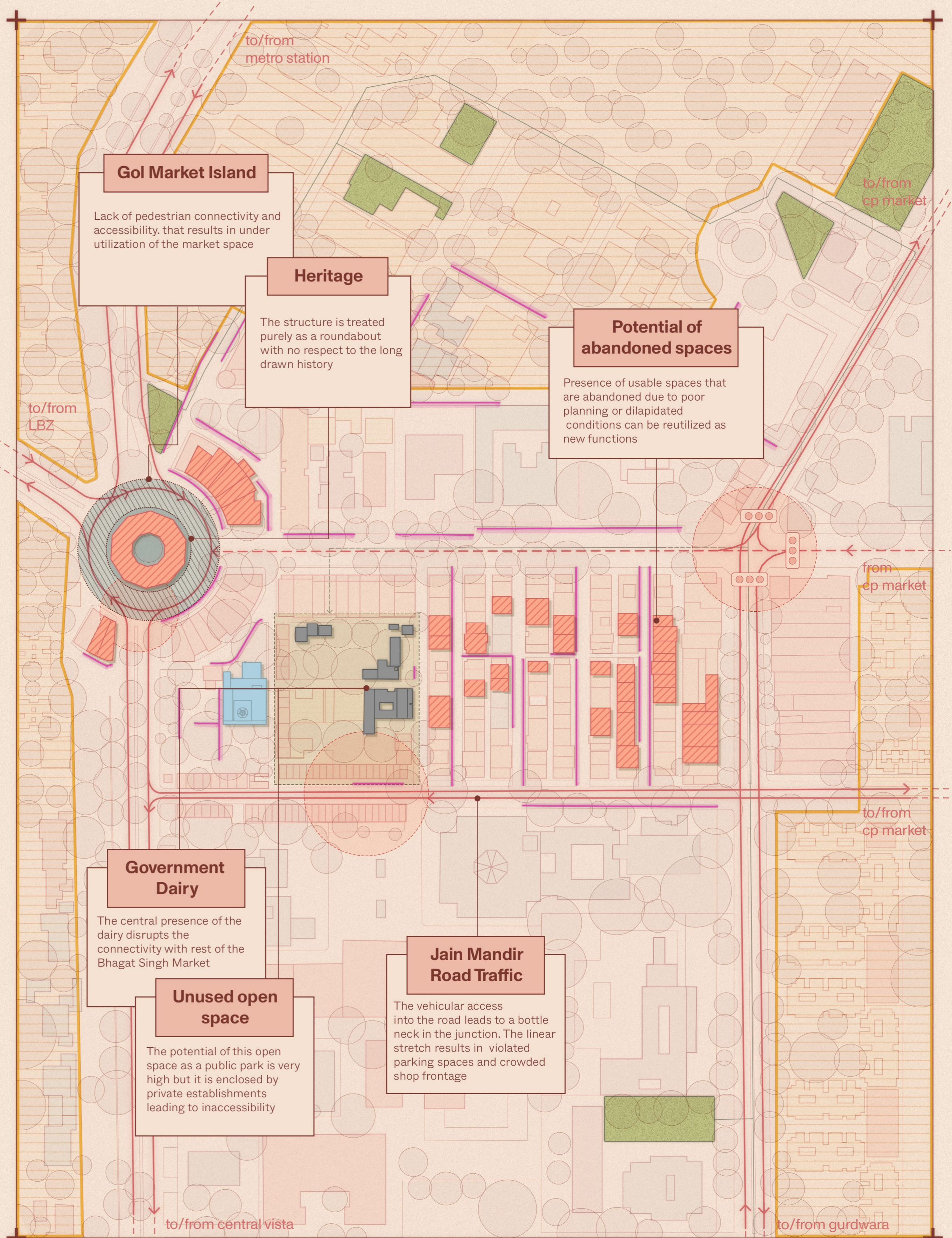
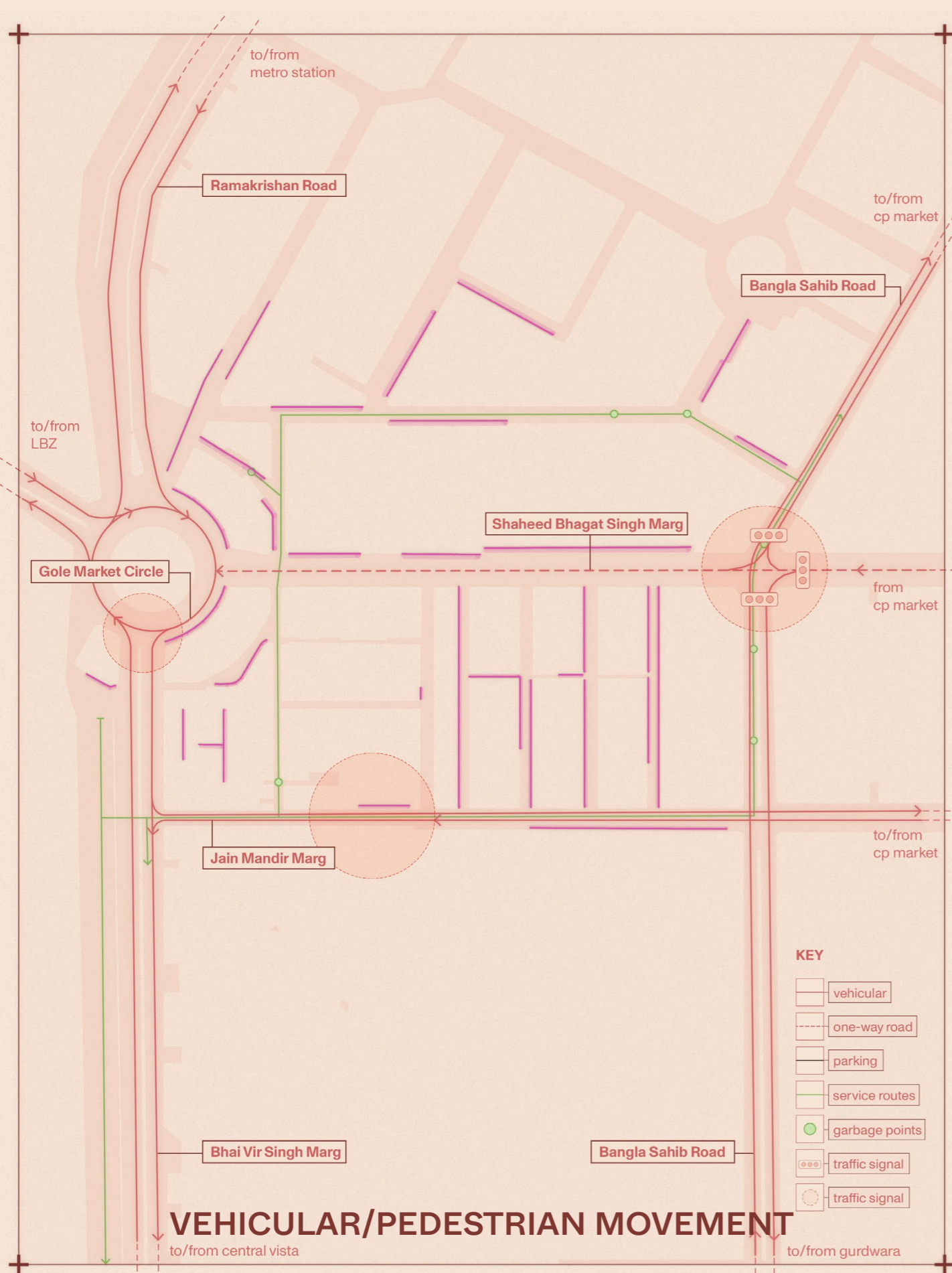
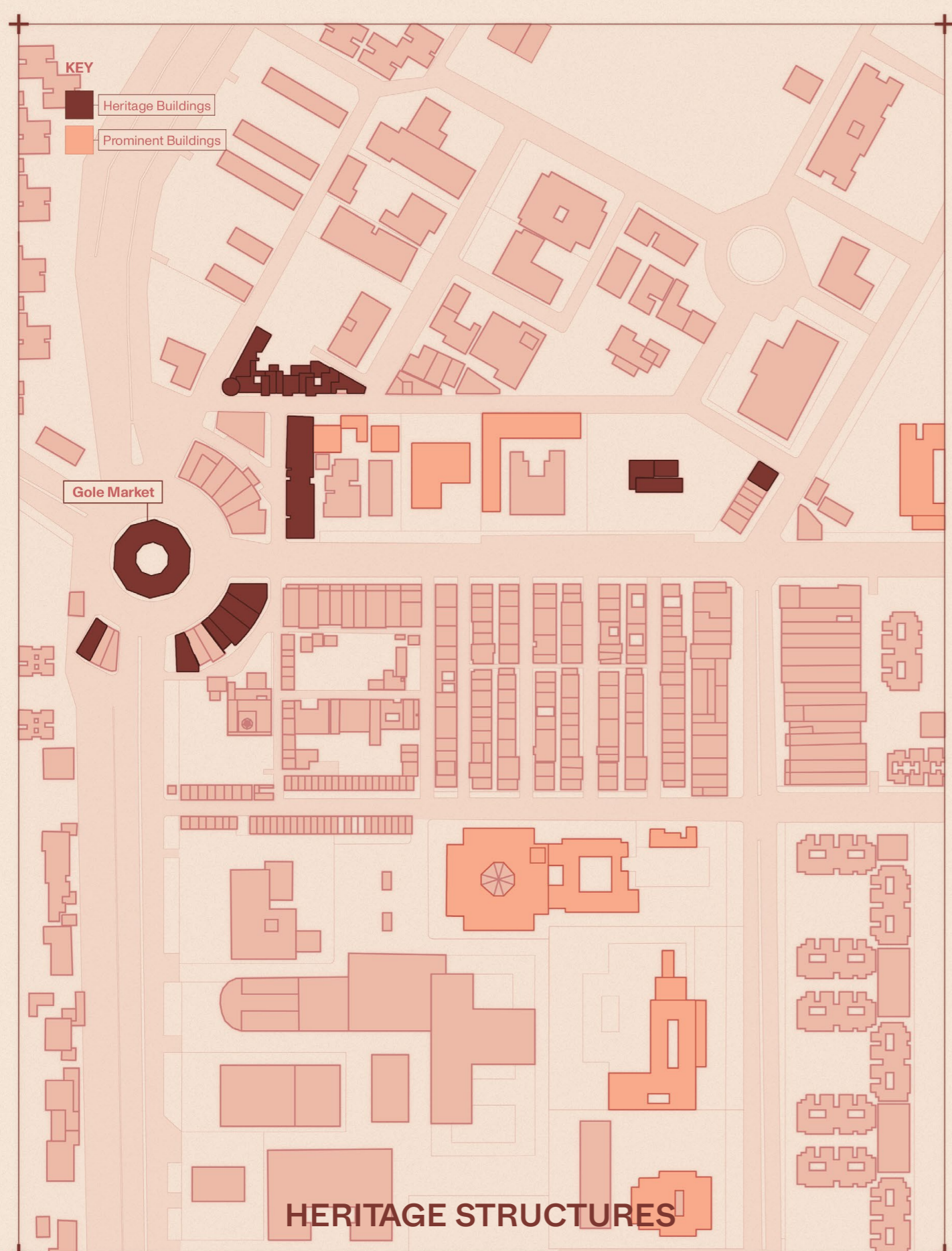
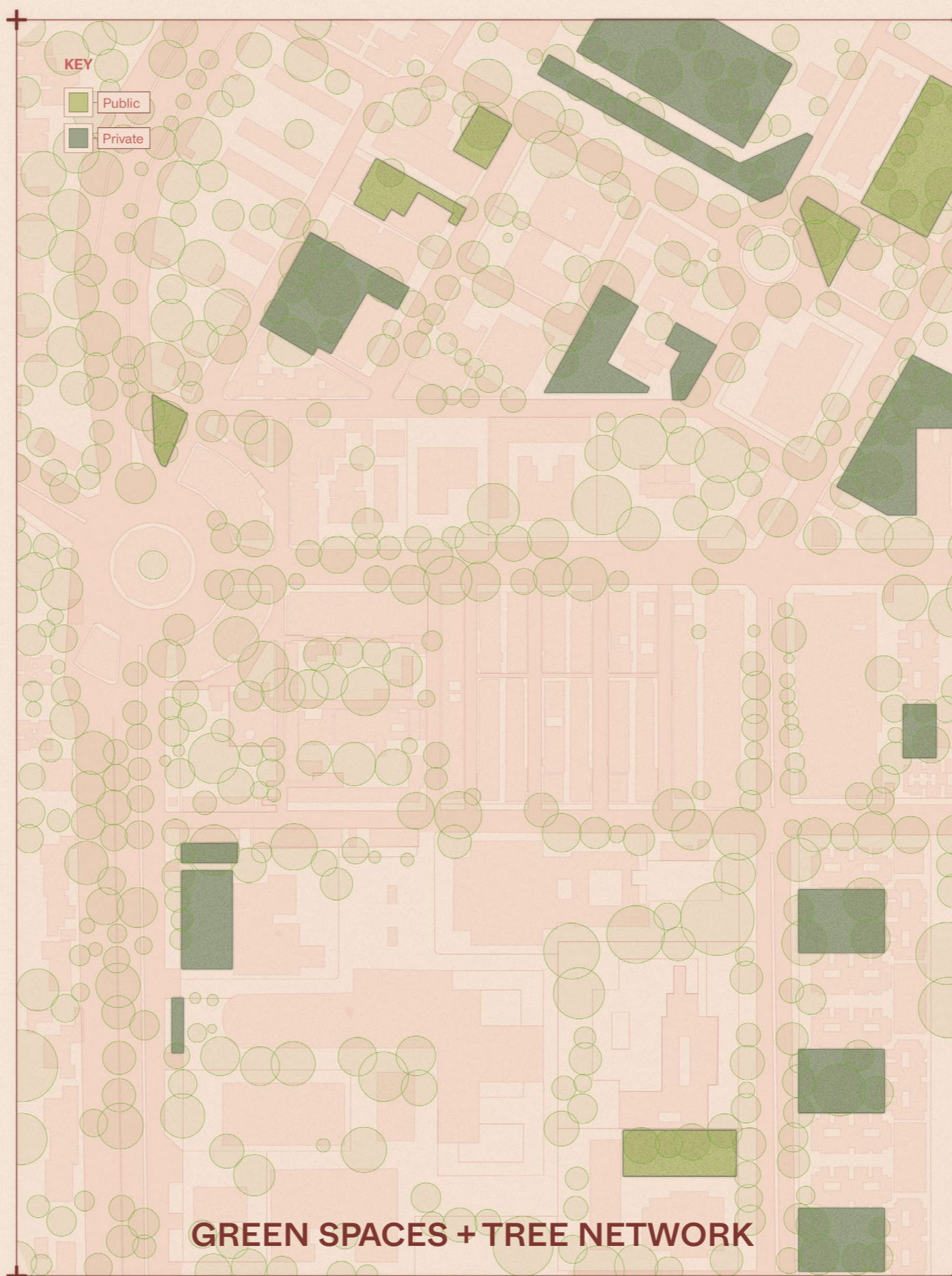
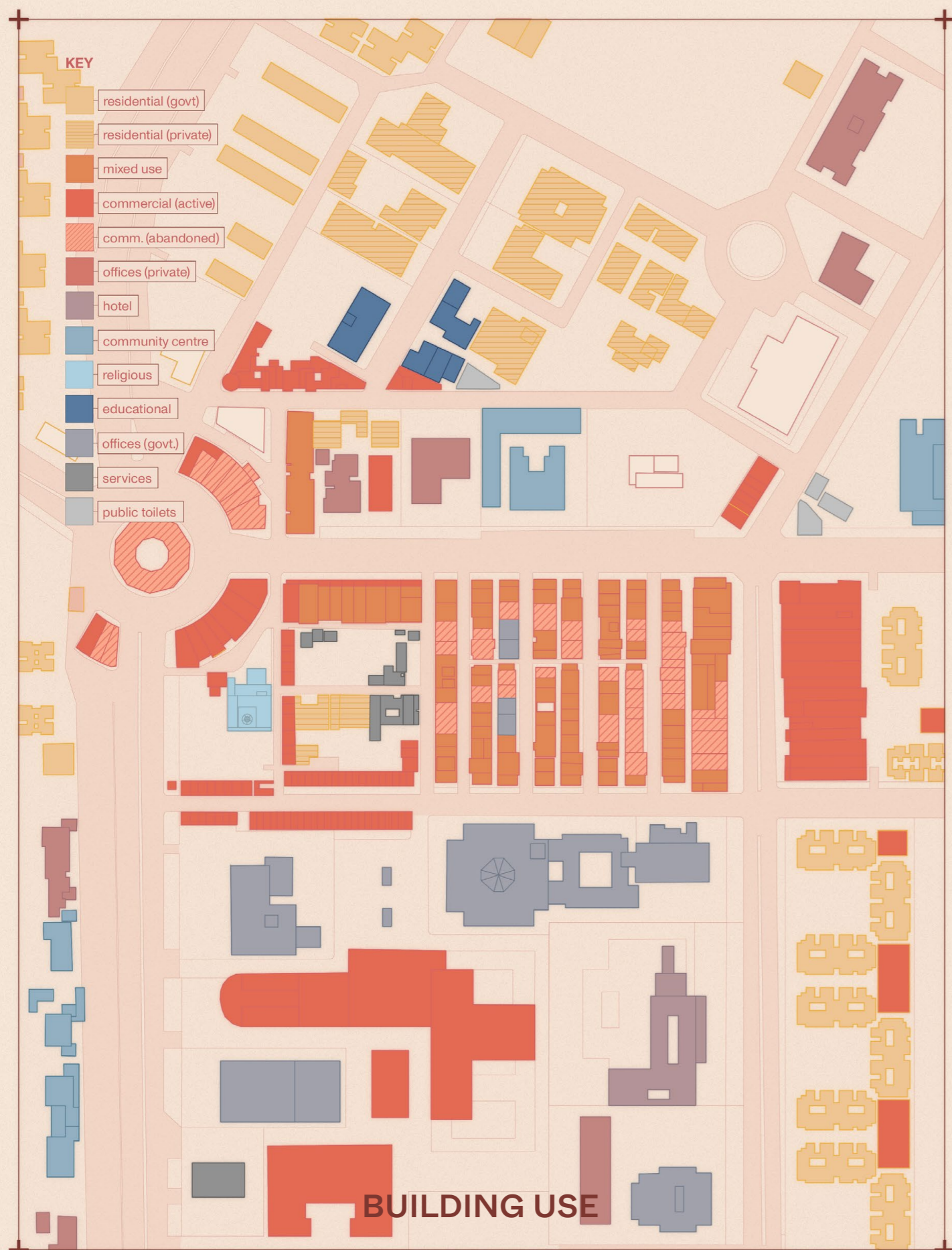


URBAN INFERENCES

URBAN ANALYSIS

The urban study of the neighbourhood entailed finding out what the current function of each building around the Gole Market, especially within the Bhagat Singh Marg. The market stretch was predominantly mixed use in nature with the lower levels consisting of the commercial functions and the upper levels consisted of small to mid-range housing units. The built morphology was linear in nature with the major shop fronts accessible from the inner lanes rather than the main road. The major active fronts are around the Gole Market junction, whereas the inner lanes become underutilized and almost dead in terms of activity. The two prominent government structures within this zone are a Temple, adjacent to the Gole Market and a Government dairy manufacturing unit. The major transportation axis is present on the Shaheed Bhagat Singh Marg, linking the Gole Market to Connaught place, hence the pedestrian zones on this stretch has no demarcation from the vehicular traffic. The major pedestrian activity occurred parallel to this road on the back lane that hosted daily grocery stores.

Currently, the Gole Market circle is one of the busiest traffic roundabouts of New Delhi. Flanked by vehicular ways on all sides, the accessibility to the market is close to none. The market is located on an axis that connects itself to the Central Vista. The location of the Gole Market structure was a part of the larger urban plan by Lutyens creating another axis to Connaught Place – a large shopping area. Together, these two would cater to the daily and commercial needs of the government employees, the bureaucrats, and the largely residential neighborhood of Lutyens Delhi. Putting bluntly, the LBZ was the quiet, homely area whereas the Gole Market was the busy bustling locality of LBZ.



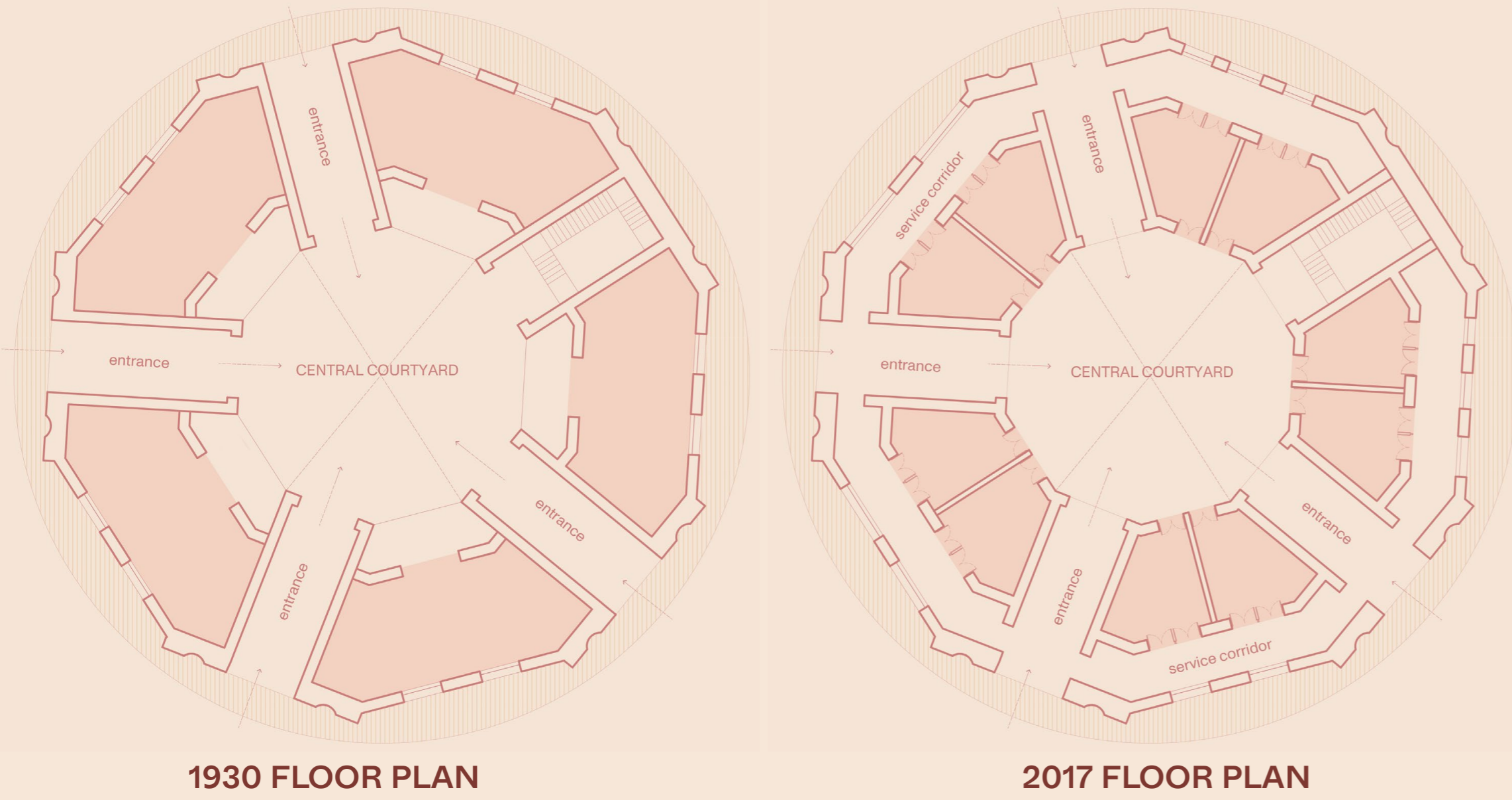
“The Bhagat Singh Market is heavily underutilized and despite having a large built area of commercial facilities, lacks any form of public infrastructure and spaces for other activities. Due to this, the major customer base is attracted more towards Connaught Place and other neighborhood areas thus creating a large void within the DIZ”

URBAN INFERENCES

EVOLUTION OF THE MARKET

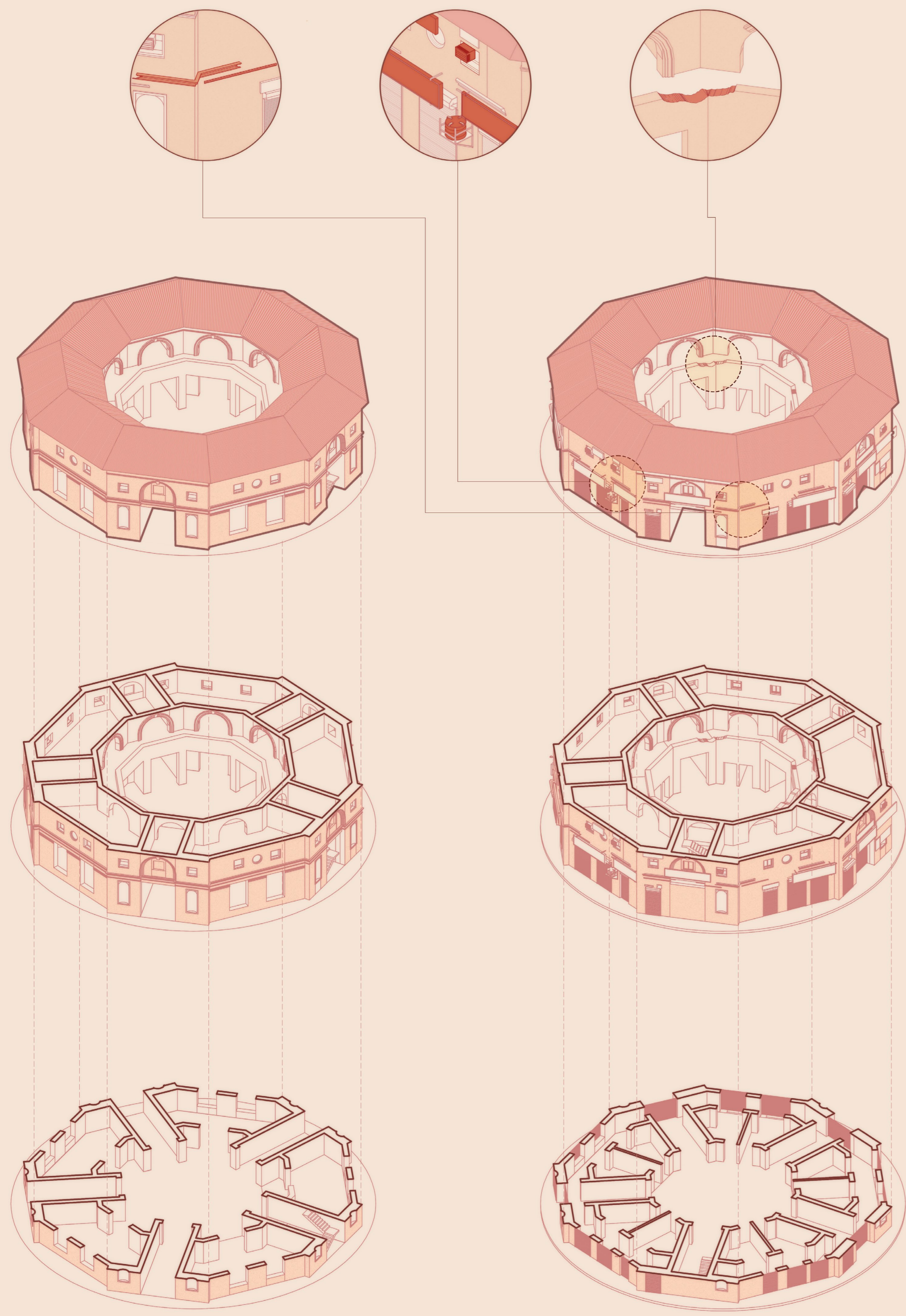
One of the few spaces designed by Lutyens himself, the Gole Market neighbourhood takes its name from the significant architectural structure built on a traffic roundabout. Built in the year 1921, it is one of the oldest surviving colonial markets and its name is derived from the dodecagonal shape. The most interesting part of Gole Market's history is after partition of India in 1947. The market became the center for refugees hosted by painter BC Sanyal and his wife Snehlata who was a ghazal singer. They converted the abandoned market into a refugee studio and taught the people there the crafts and soon enough the Gole Market structure came to be known as "Gallery 26". This movement grew rapidly and gave birth to the Delhi Shilpi Chakra which was founded by Sanyal along with some artist friends.

After this, the building again took its role as a market and multiple stores and fast-food restaurants cropped up within. The NDMC declared the building as unsafe in the year 2007 and a notice was sent out to the shopkeepers to evacuate. After several court cases, the occupiers were evicted in 2013. Many insensitive additions to the building led to the deterioration of the building façade and its aesthetic. The road widening scheme of 1970, demolished a part of the circular ensemble of the market and now there are only two usable entrances into the courtyard. The severe unhygienic conditions resulting from the poultry and meat shops have resulted in the market becoming a dump yard.



1930 FLOOR PLAN

2017 FLOOR PLAN



ORIGINAL DESIGN OF THE MARKET

2017 CONDITION OF THE MARKET

1913 EDWIN LUTYENS' VISION

1935 THE ELITE MARKET

Open to the Public as a Market. Used as a "rendezvous" for the Sahibs and Memshahibs of Delhi. Stores included poultry, bakeries, garments, antiques and food outlets.

1948 A REFUGEE STUDIO

Post Independence and partition of India with Pakistan, the market was abandoned. Painter BC Sanyal and his wife Snehlata moved to Gole Market and turned it into a refugee studio. It then turned into a hub for artists and students and was later known as "Gallery 26". The studio later gave rise to the Delhi Shilpi Chakra, which Sanyal founded with several of her artist friends.

Late 90s RETURN OF THE MARKET

Returned into original state of market as confectionaries, sweets and poultry shops.

2007 NO LONGER SAFE

In 2007, the building was declared as "unsafe". Lengthy court proceedings begin between the government and shop owners.

2013 SHOP OWNERS EVICTED

After court ruling, the shop owners were evicted and the building was cleared. Barricades are constructed around the building.

2017 A HERITAGE MUSEUM ?

NDMC announces plan to convert Building into a Museum. However, plans remain shelved as Gole Market, till today, lies vacant and barricaded.

DILAPIDATED CONDITION OF THE MARKET



NDMC's Gole: Market facelift by 2017

Mayank Manohar / TNN / Updated: Sep 6, 2016, 00:54 IST

FACEBOOK TWITTER LINKEDIN

ARTICLES

- 1 NDMC's Gole Market facelift by 2017
- 2 Supreme Court to examine letter about Gole Market



REMAINS OF LUTYENS' DELHI

THE FACELIFT OF CP, NEW DELHI MUNICIPAL COUNCIL WILL NOW REVAMP THE GOLE MARKET AREA

Gole Market to store history's delights

the main market will also be turned into a 3D museum and will chronicle the important events that took place in Lutyens' Delhi

Suparna Chitanglia / TNN / Apr 28, 2014, 05:02 IST



History of the market

Gole market, designed by Edwin Lutyens, was built in 1921. But as the facade deteriorated over the years, the NDMC declared the building unsafe in 2007 and offered new shops to shopkeepers which they rejected. It also proposed granting full heritage status to the building. By May 2009, eviction notices were served to the shopkeepers but they were against the move.

Gole Market revamp, pre-Independence building to be turned into museum

Chanchal Singh | New Delhi | August 22, 2017 10:33 AM

After CP, NDMC to revamp Khan Mkt and Gole

photographs and layouts prepared by British architects will be put



Delhi: Gole Market's revamp plan lost in time

The 1921-built octagonal market has been turned into a garbage dump. Debris, including cement bags and bricks, from all nearby construction work is unloaded here.

- HIGHLIGHTS**
- Gole Market in Delhi now resembles a dump yard.
 - In 2006 a revamp plan was made ready.
 - But all one sees there is vandalism and vacant shops.

Live Proposals and NDMC Plans

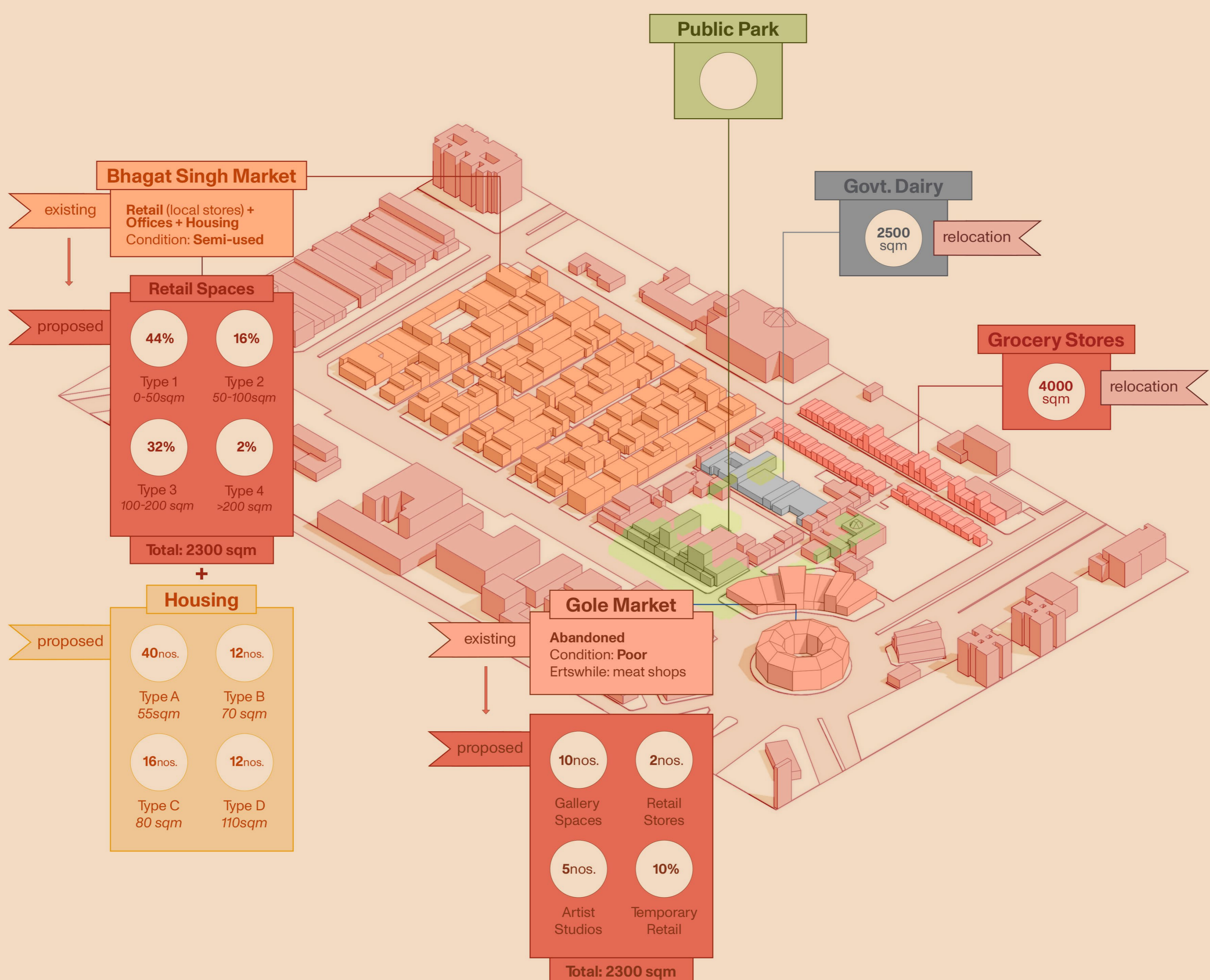
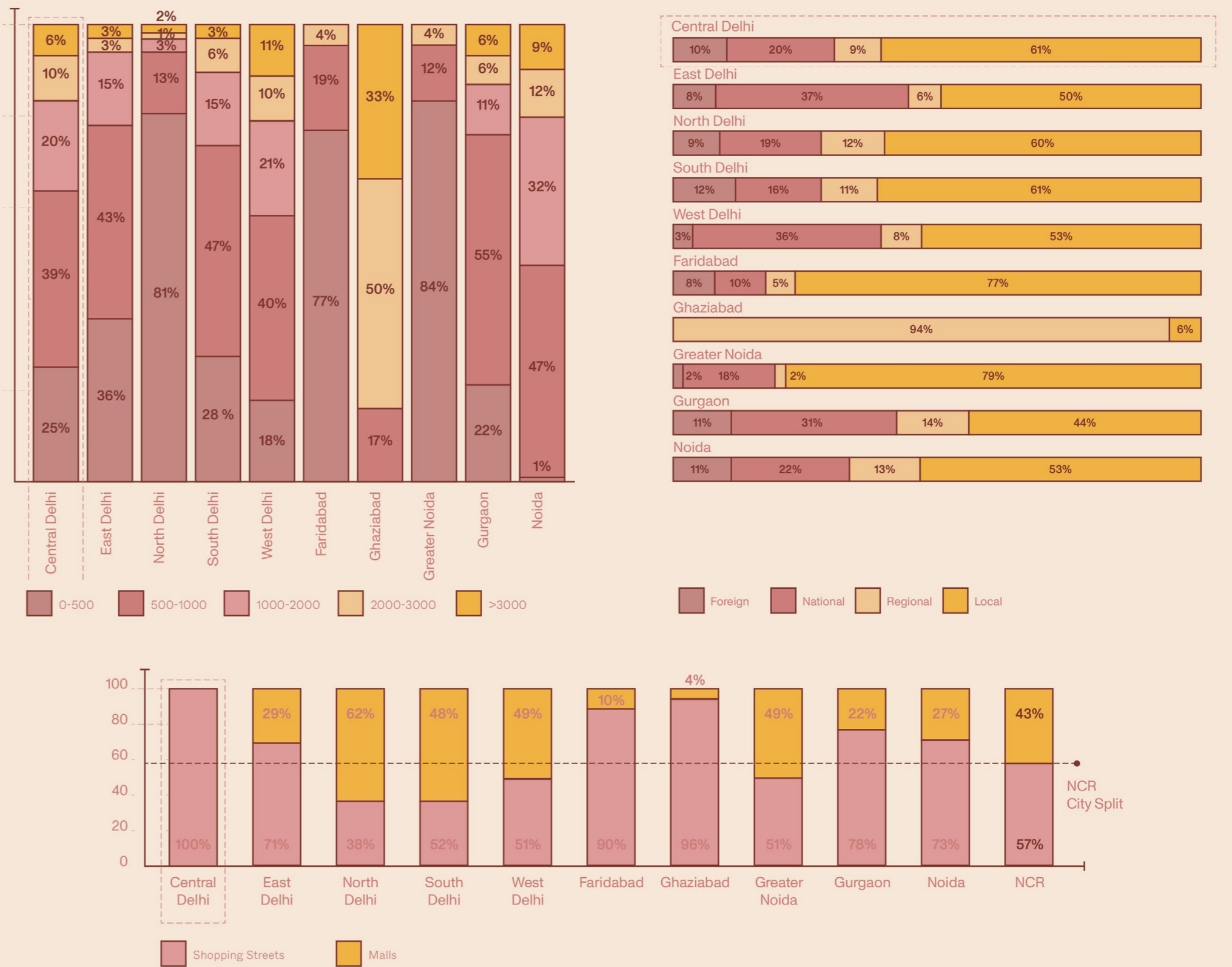
- In 2017, the NDMC revealed plans to convert the Gole Market into a museum and a full heritage status was granted to the market. The museum at Gole Market will present the history of Lutyens' Delhi and will include photographs and artifacts.
- The proposal for the Bhagat Singh Marg includes the demolition of the entire area and the construction of a ten-story night bazaar. This large multi-story structure would include a shopping complex and would take inspiration from Mustafa Centre in Singapore – a 24x7 shopping mall. The idea behind the shopping mall is also to include “bazaars” or vendors to use some of the open spaces to make sales.

Counter Proposal

Though the current proposal by the government will bring the Gole Market back to life and bring a centralized commercial complex, these two proposals are quite alienated to the context and to each other. The current plans by Abha Narain for the Gole Market do not solve the issue of accessibility to the Gole Market and a museum in an island traffic roundabout would not attract the users as much.

“Would these proposals be the right solution for a former Lutyens Site? If Lutyens Delhi was planned with the principles of the Garden City, can the Gole Market be reimagined as a Garden Market?”

Feasibility of Government Proposal : Understanding Commercial Trends in Central Delhi



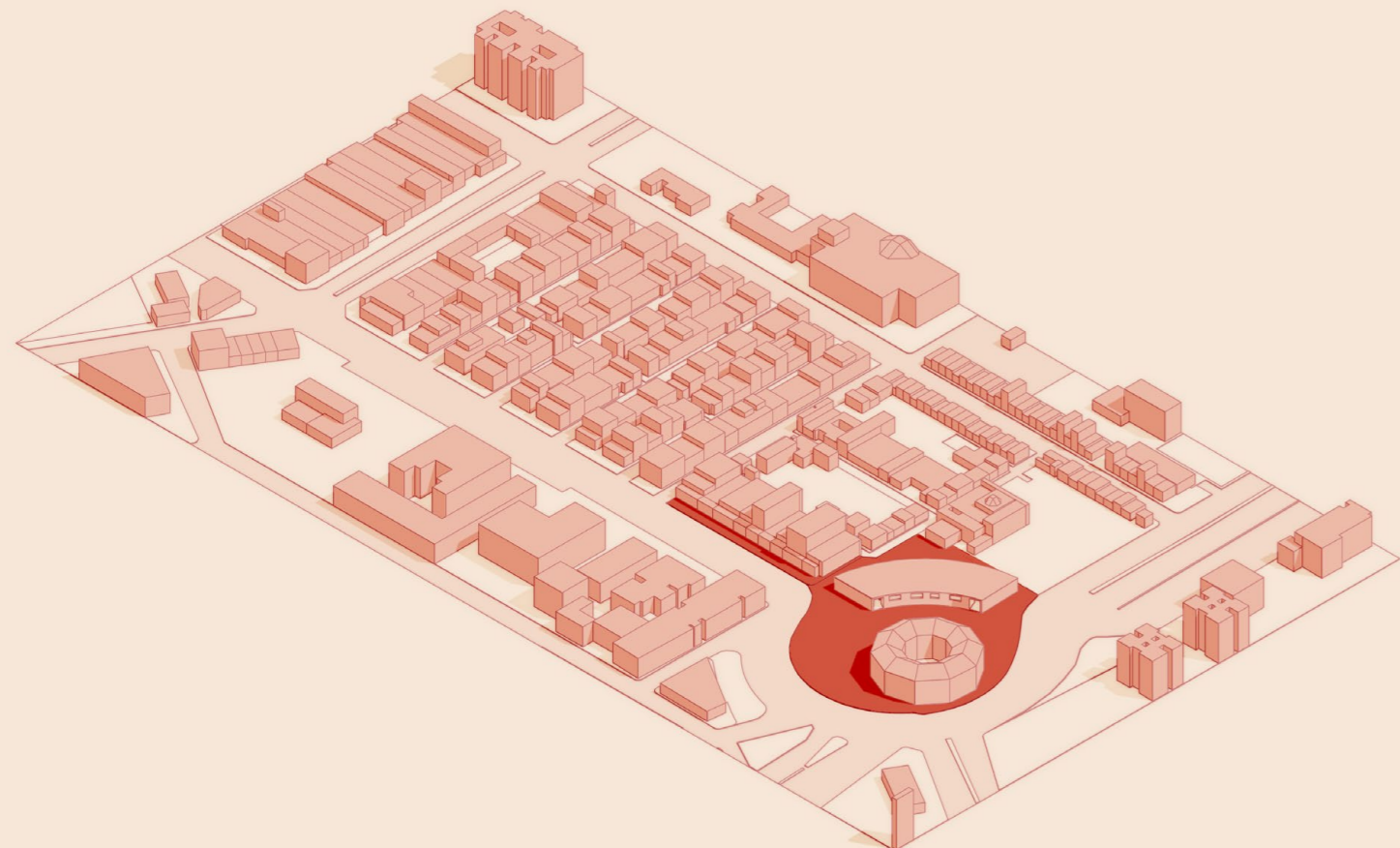
COUNTER PROPOSAL



01. EXISTING BHAGAT SINGH MARKET



02. DEMOLITION OF DILAPIDATED STRUCTURES



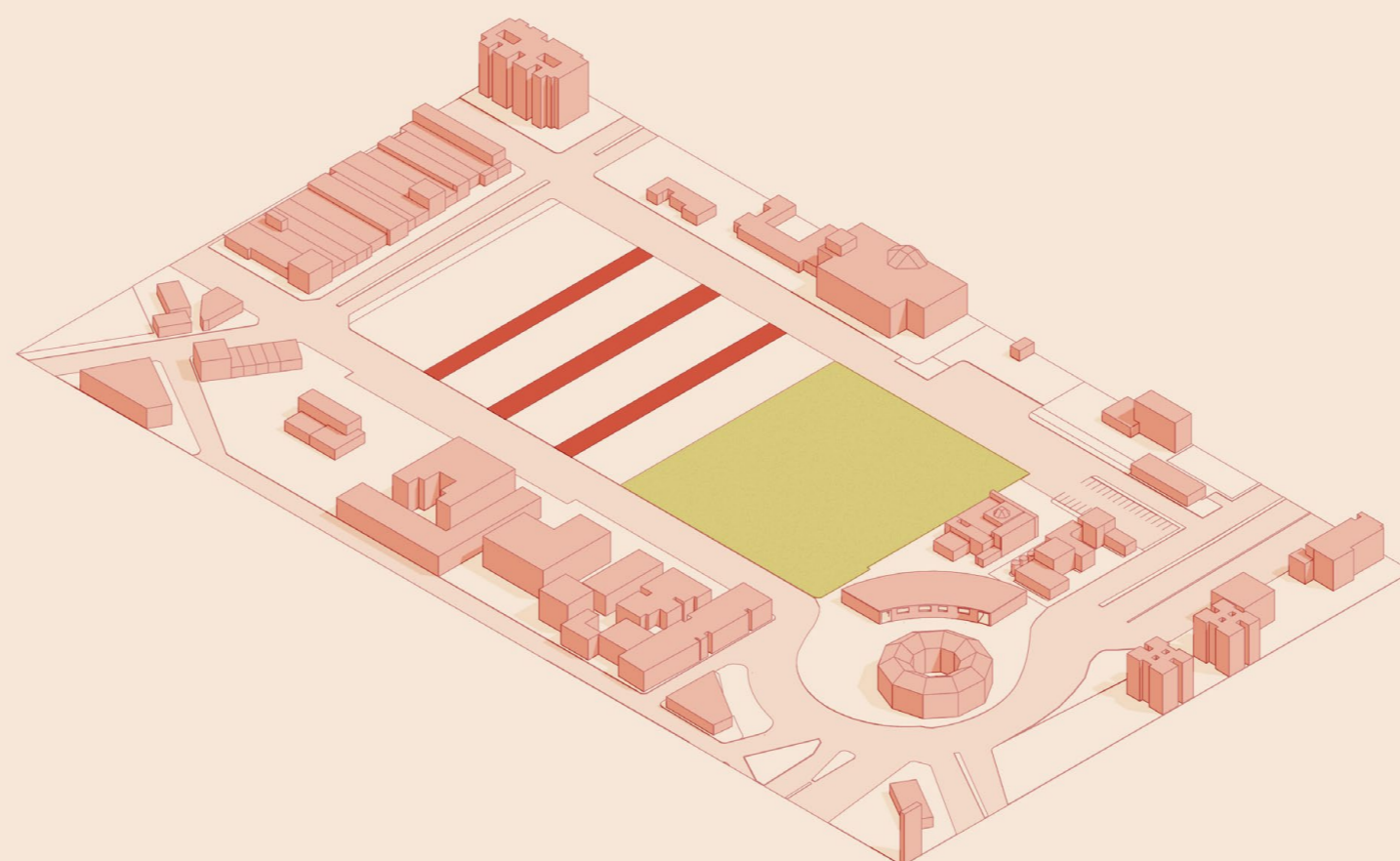
03. ROAD WIDENING AND PUBLIC PLAZA FOR GOLE MARKET



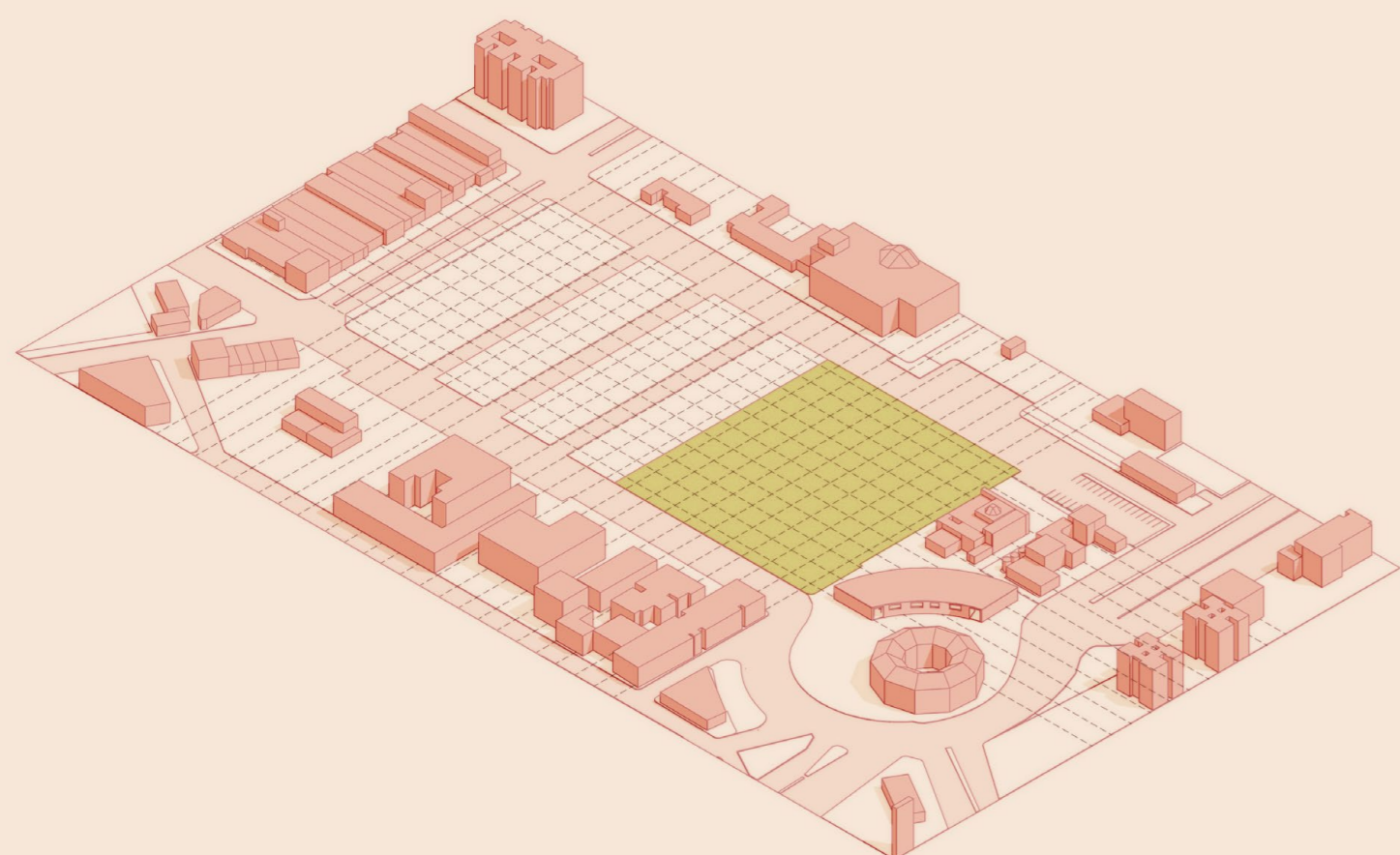
04. RETAINING THE TEMPLE AND RELOCATION GOVT. DAIRY



05. CLEARING FIRST STRETCH TO CREATE A PARK



06. RETAINING STREET AXIS



07. ARCHITECTURAL GRID OF 9X9M



08. PRELIMINARY MASSING



09. CREATING HIERARCHIAL GREEN COURTYARDS



10. MASSES WITH INCREMENTAL VOLUMES

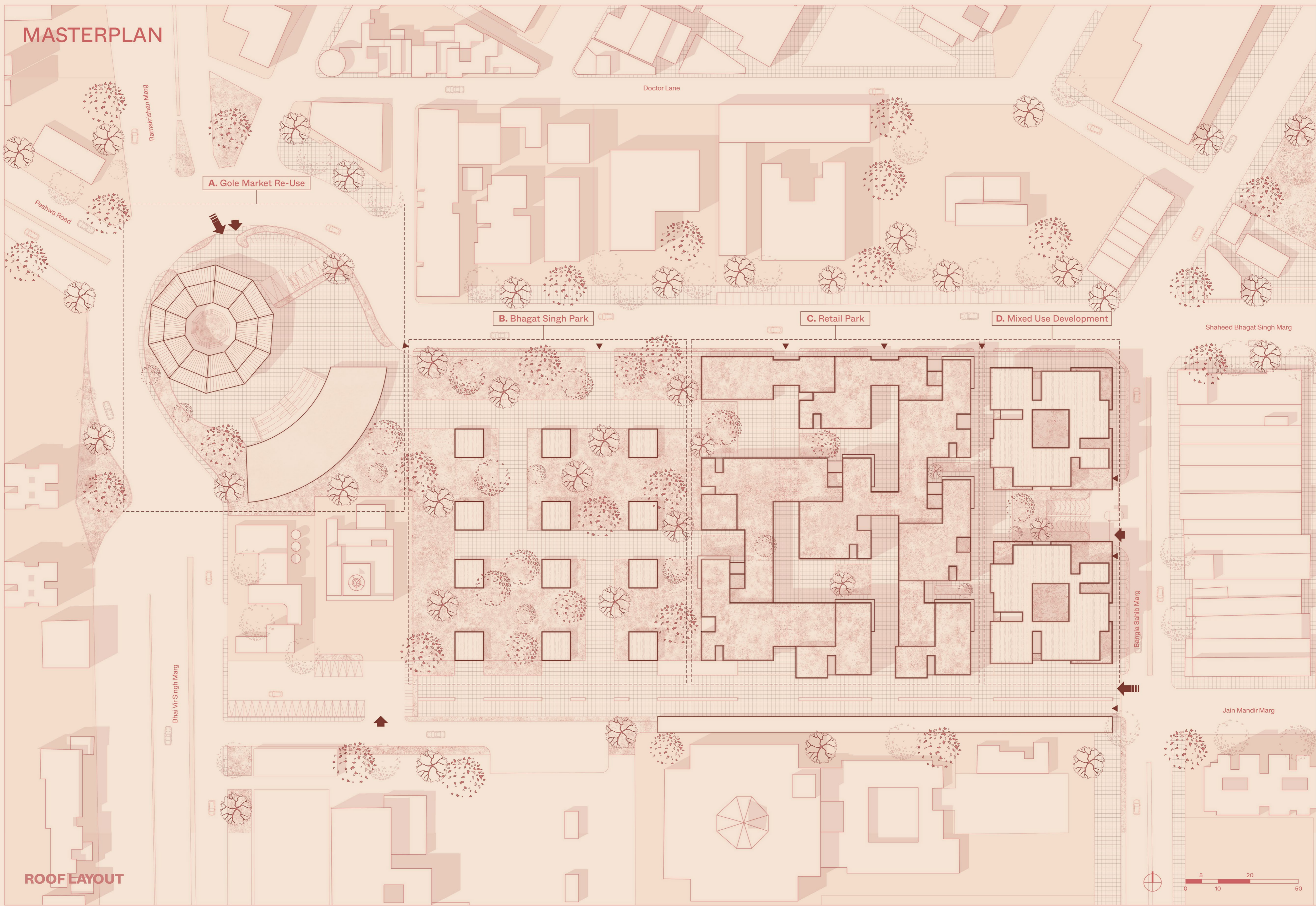


11. STEPPED MASSES WITH ROOF GARDENS AND COURTYARDS



10. INTERCONNECTED MASSES CREATING SHADED COURTYARDS



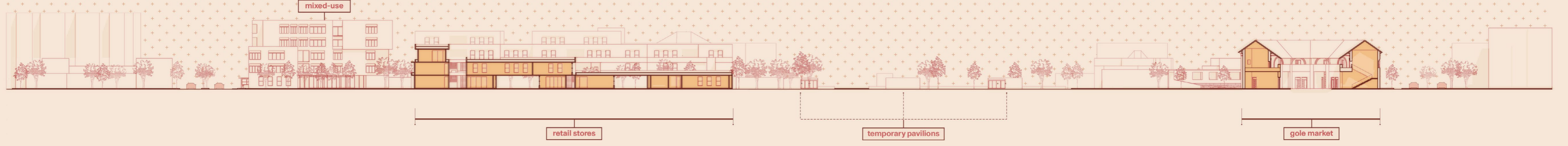


KEY

- A1 Artist Studio ?
- A2 Retail Store? ?
- B1 Temporary Pavilions
- C1 Retail Store: Type x
- C2 Retail Store: Type x
- C3 Retail Store: Type x
- D1 Retail Store: Type x
- D2 Retail Store: Type x



SECTION AA



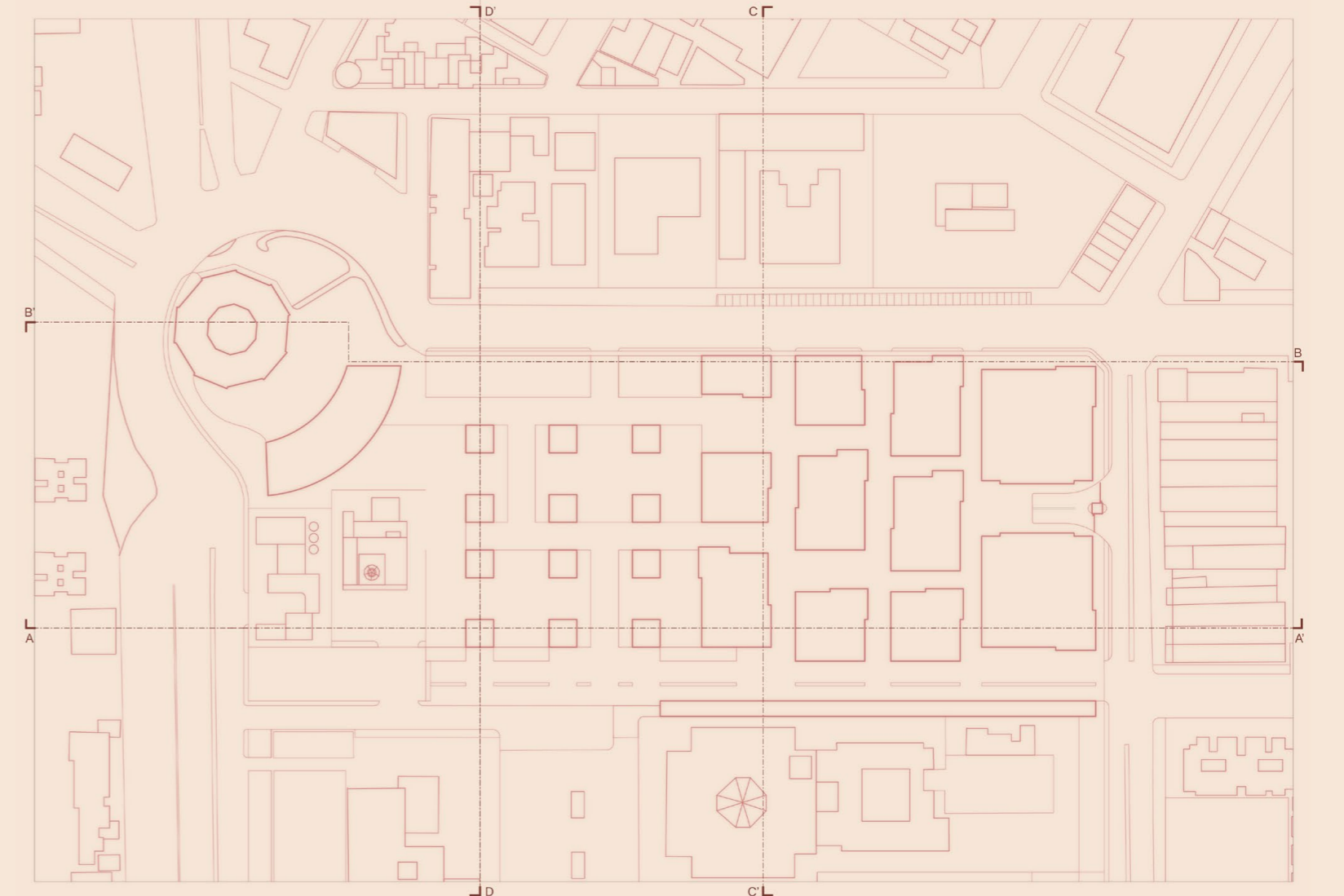
SECTION BB



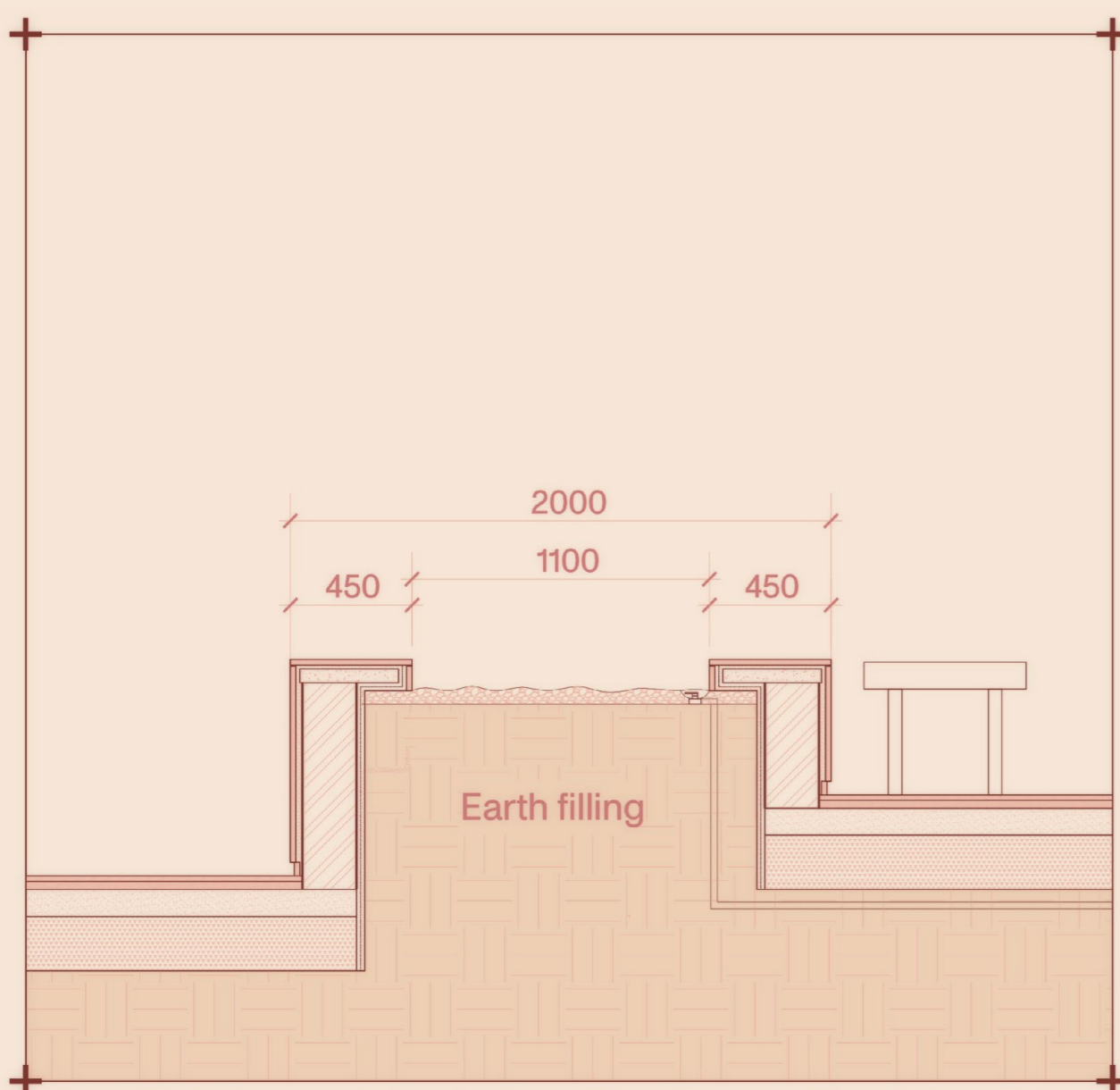
SECTION CC



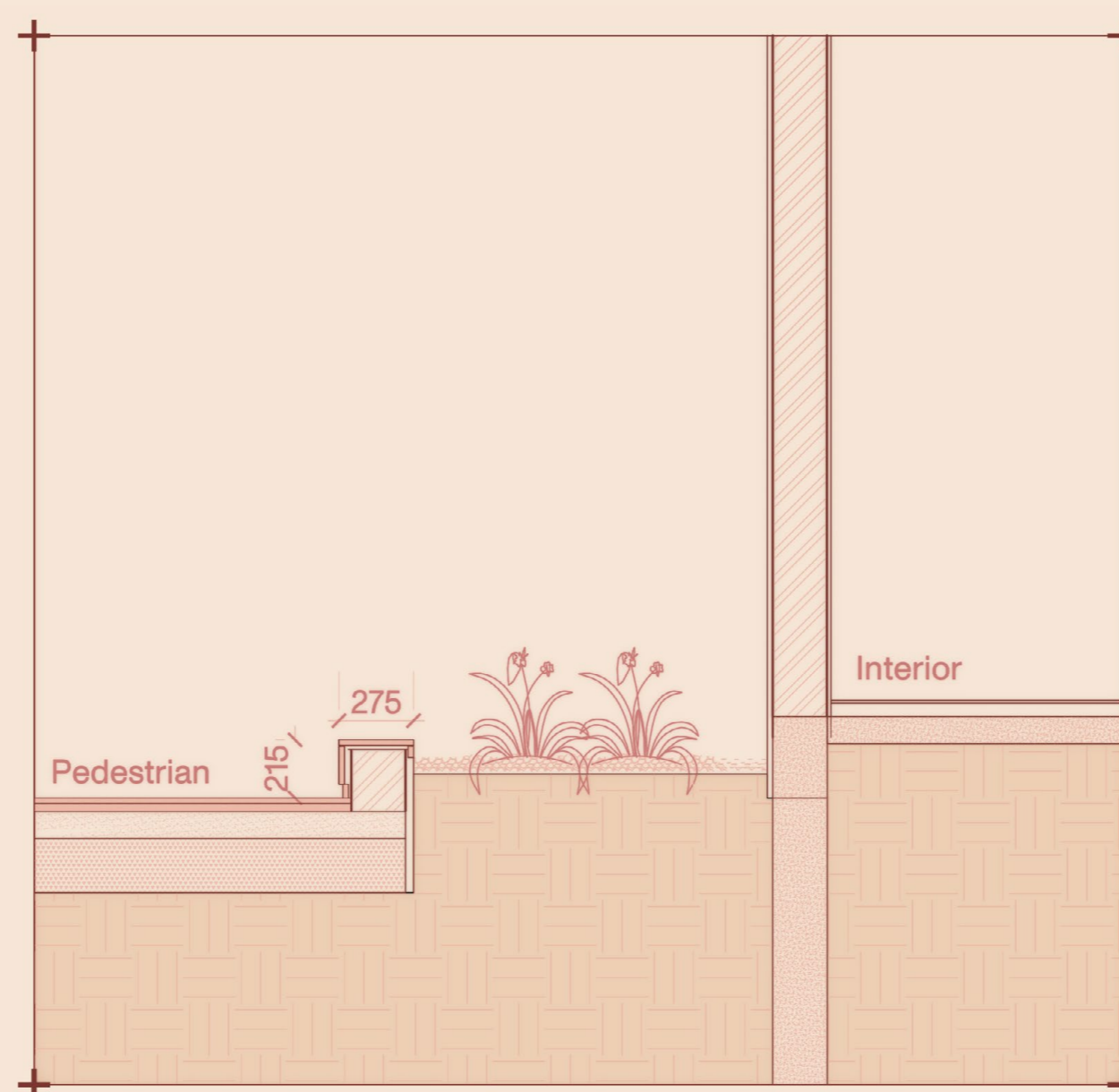
SECTION DD



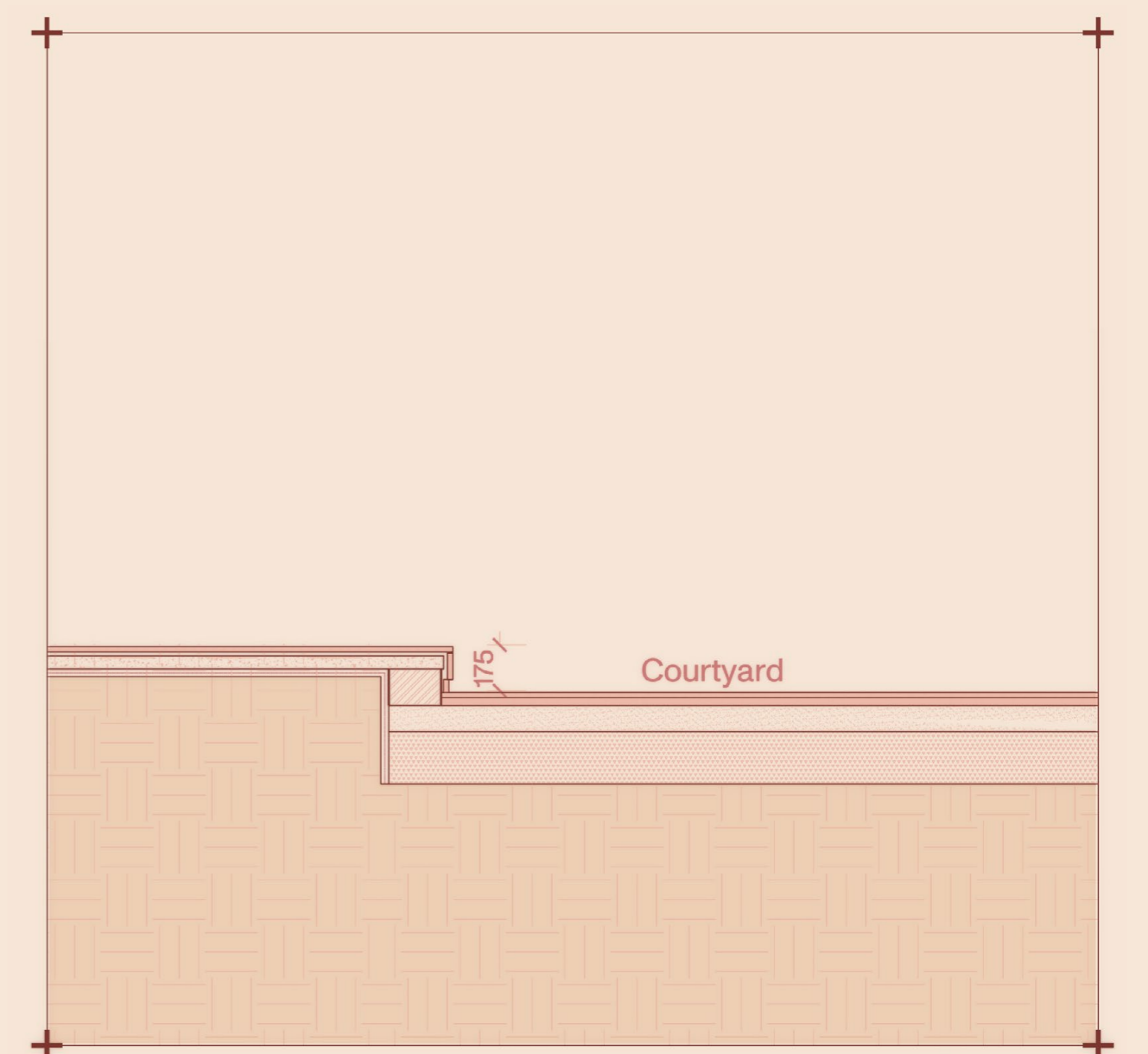
MASTERPLAN SECTIONS



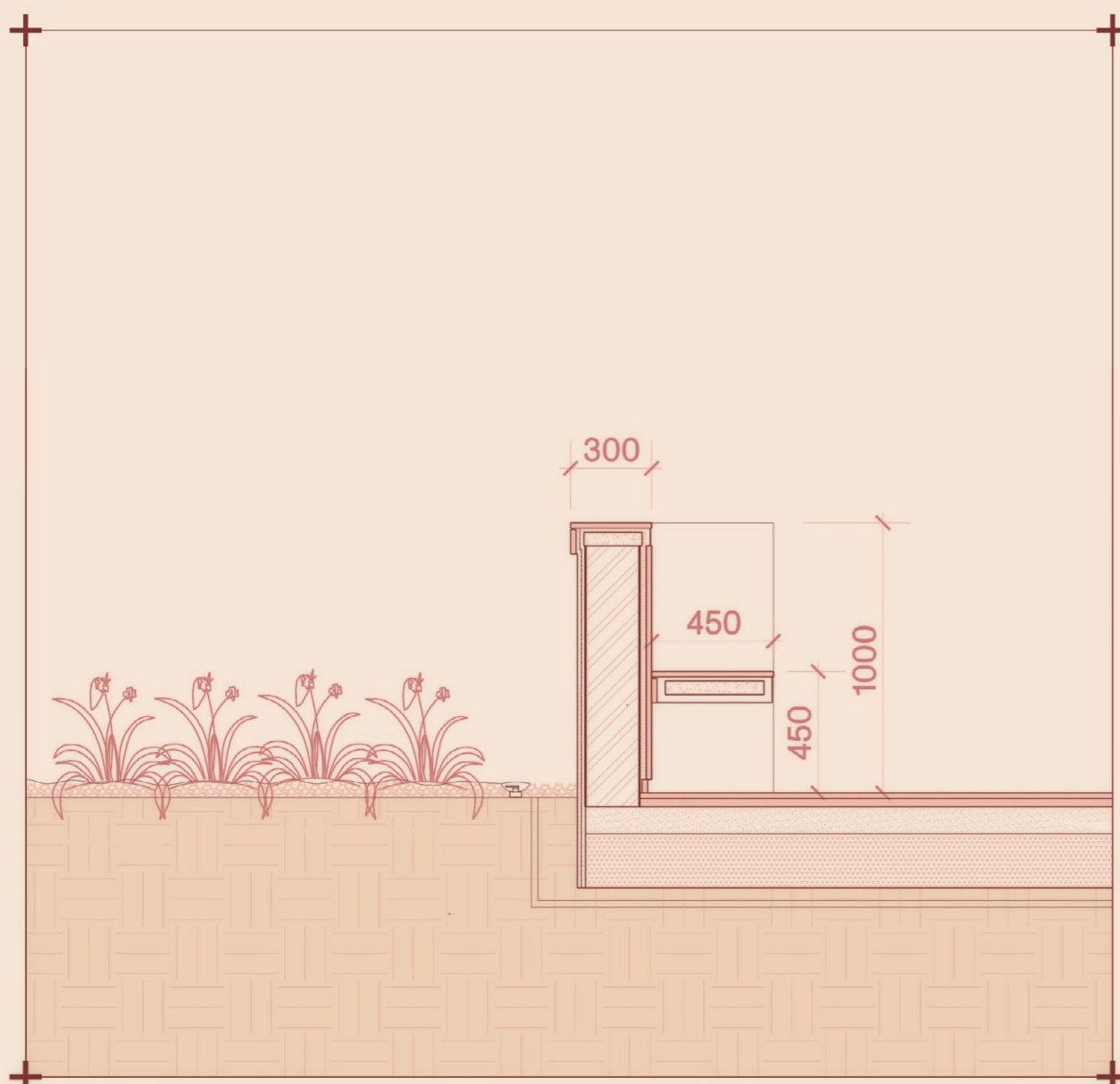
01. VEHICULAR - PEDESTRIAN EDGE



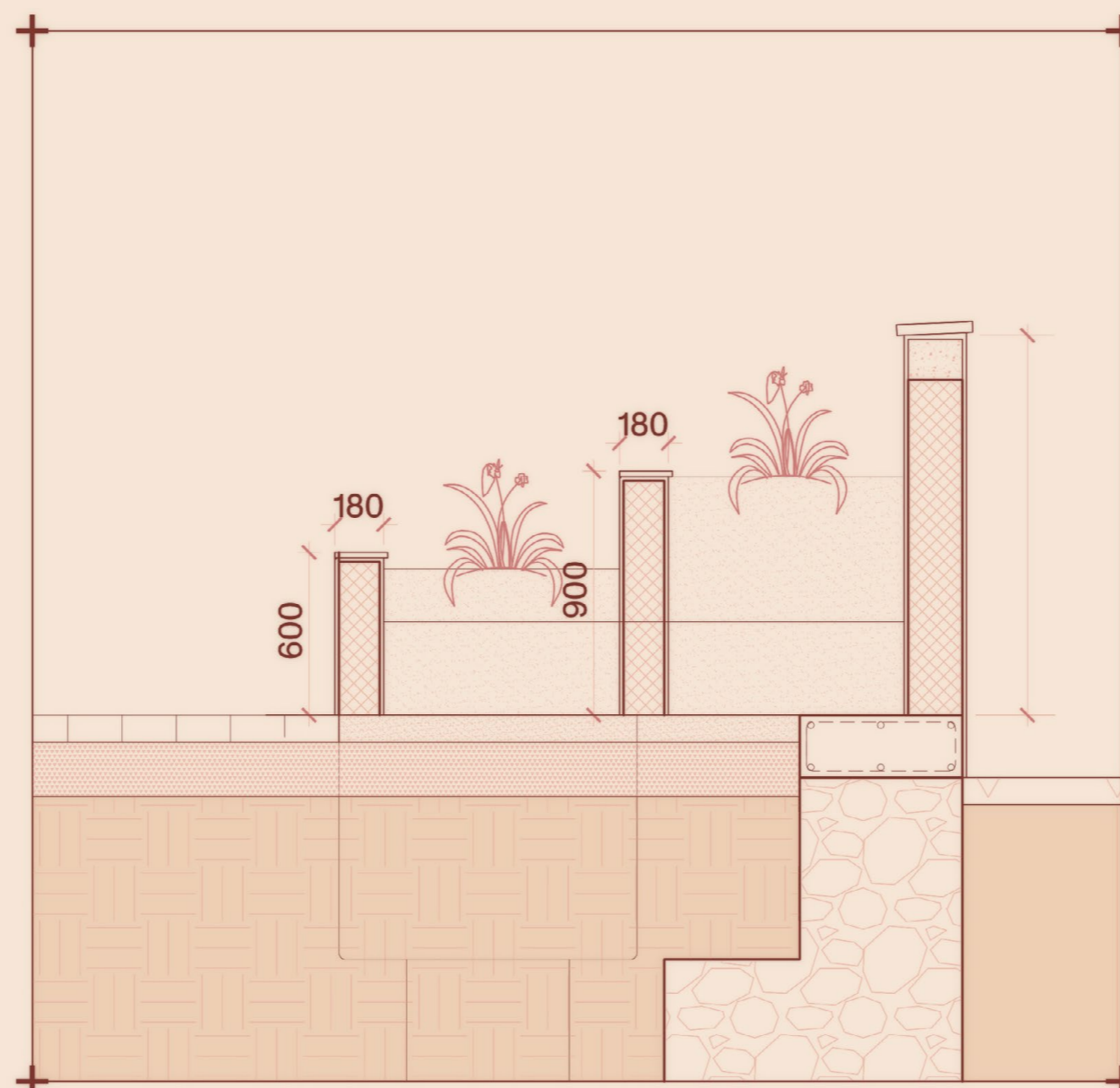
02. PEDESTRIAN - BUILDING WALL



03. COURTYARDS - INTERIOR GALLERIES



04. PEDESTRIAN - PARK



05. COURTYARD - NEIGHBOURING PLOTS

- EDGE CONDITIONS**
- 01**
 - Concrete interlocking paver blocks laid onto levelling mortar on PCC
 - Granite cladding on curb sides and top
 - Natural earth filled raised to create green buffer between roads and pedestrian areas
 - 02.**
 - Concrete interlocking paverblocks laid onto levelling mortar on PCC
 - Natural soil edge with three layers of waterproofing at plinth beam edges.
 - Wall climbing plants on edge of building wall finished with steel mesh
 - 03.**
 - Courtyard with honed finish Kota stone of 60x60cm with staggered joints
 - 175mm plinth step raise with chamfered nosing edge
 - Polished Kota interior spaces
 - 04.**
 - Concrete interlocking paver blocks laid onto levelling mortar on PCC
 - Granite cladding on curb sides and top with cantilevered bench
 - Natural earth filling with necessary waterproofing at edge of beam
 - 05**
 - Concrete interlocking paver blocks laid onto levelling mortar on PCC
 - Two levels of green buffer provided by planter boxes with necessary waterproofing treatment
 - Low level flowering plants to be introduced in the planter boxes

Trees and Plants

With the core idea of the proposal revolving around the concept of large landscaped gardens, it is essential to understand the right kind of trees and plants that need to be used in order to create the right environment and the desired effect. The study focussed on understanding the different requirements as per the spaces created.

Different species of trees and plants are identified to create shade (in the case of large courtyards and terraces that are not covered), flowering plants (edges for pedestrian pathways), fragrant plantations (inner planter boxes and interior landscaping) and wall climbers (to be used where openings are not present to create natural insulation for the walls).

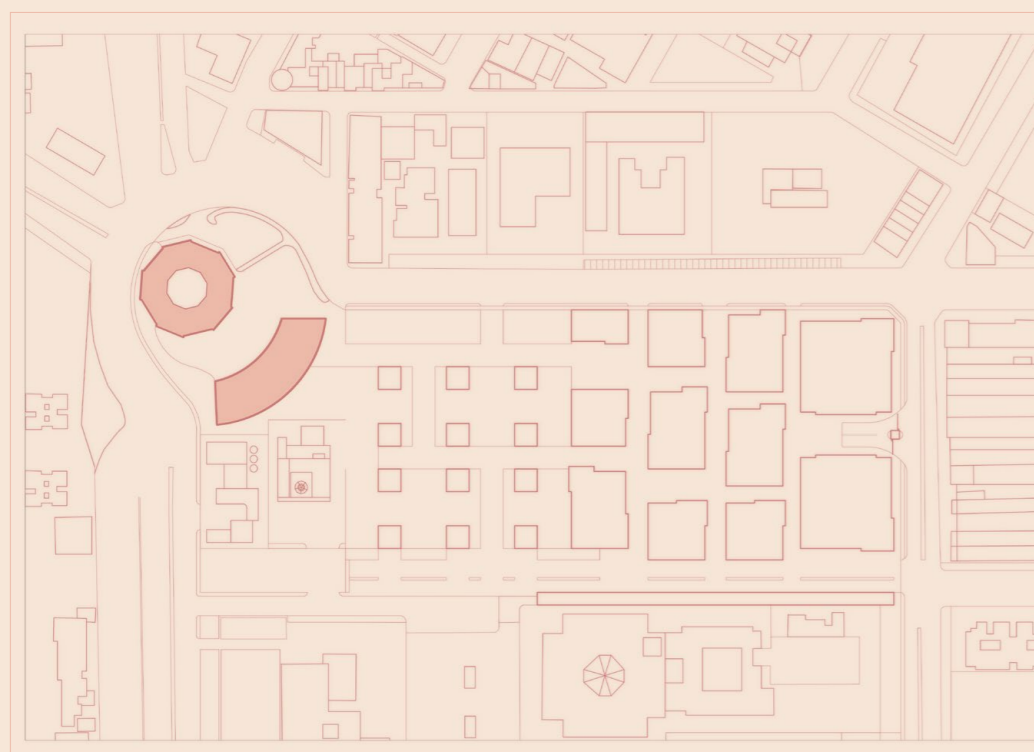
Sr. No.	Scientific Name	Local Name	Time of the Year	Type
1.	Plumeria Alba	Champa	All-year	flowering and shade
2.	Azadiracta indica	Neem Tree	All-year	Shade
3.	Ficus religiosa	Peepal Tree	All-Year	Shade
4.	Bombax Ceiba	Red Silk Cotton Tree	February - June	Flowering
5.	Amaltas (Cassia Fistula)	Golden Shower Tree	February - June	Flowering
6.	Butea monosperma	Palash tree	February - June	Flowering
7.	Delonix regia	Gulmohar Tree	February - June	Flowering
8.	Chrysalidocarpus lutescens	Areca Palm	All-year	Boundary
9.	Zephyranthis Canidida	Fairy lilies	March-October	Flowering, Parapet
10.	Lycoris Radiata	Spider Lilies	March-October	Flowering, Parapet
11.	Tradescantia spathacea	Rhoe discolor	All-year	Decorative
12.	Dianella	Flax Lilies	February-April	Flowering, Decorative
13.	Tecoma capensis	Cape Honeysuckle	All-year	Flowering, Decorative
14.	Tarlmournia Eliptica	Curtain Creeper	Flowering: Feb-Mar	Creeper on Wall elevations
15.	Combretum Indicum	Madhumalti Planter	February - May August-November	Flowering Creeper
16.	Bougainvillea glabra	Bougainvillea	All-year	Flowering Vines
17.	Pennisetum Setaceum	Fountain grass	All-year	Planter box grass





Garden Market
The Garden Market

Revitalizing Commercial Spaces in Post Colonial Delhi Imperial Zone



KEY PLAN

Proposal

The Gole Market is the epicenter of the entire proposal and in many ways – the function of this structure has deeply impacted the urban functioning of the territory. For many years, the Gole Market has been perceived as an island, to which accessibility and approach is difficult. But because of the masterplan proposal, a wide urban plaza is created which can become the foreground for the various functions that can occur within the Gole Market

The Gole Market Plaza consists of another heritage structure which currently lies in an abandoned and depleted condition. This semi-circular structure is retained to further respect the fabric created by Lutyens. The angular walls are retained while the curved walls are demolished to create openings. This structure acts as a temporary gallery to the Gole Market where local and budding artists can display their work of art free of charge and several public exhibitions can be held. An amphitheater wraps itself around this structure to promote large gatherings in the plaza.

Architectural Interventions

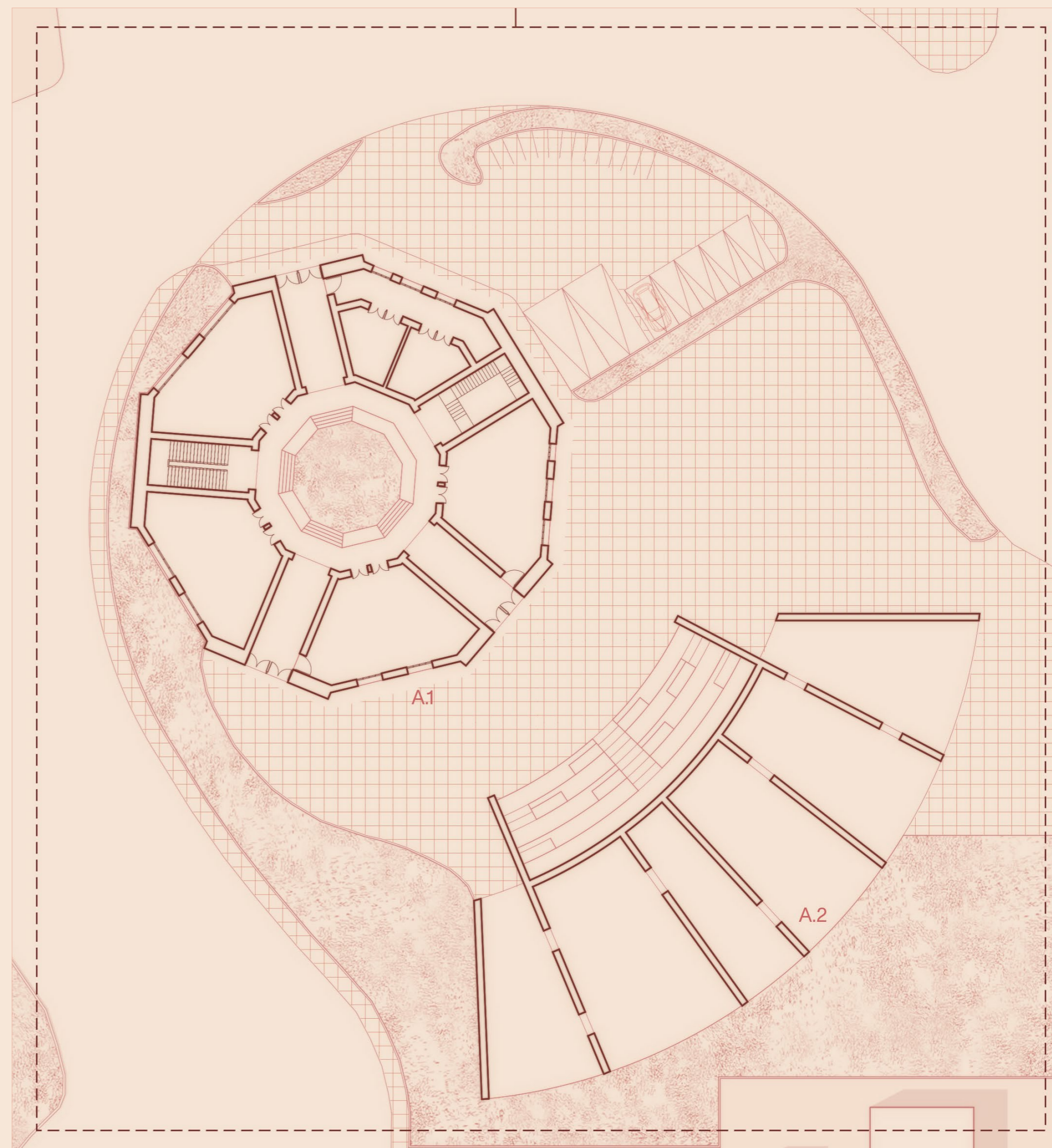
The façade of the structure had been heavily deteriorated over the past years with insensitive additions. Moreover, the façade was completely covered by signboards of the stores and additions such as air conditioner outdoor units, billboards and hooks were added. The proposed façade was retained as currently present but by removing the alien additions and the treatment of the damaged cornices. The result is an uneven and asymmetrical façade design on each side of the Gole Market. The openings are covered with simple timber and glazed shutters. The second important architectural intervention is the remodelling of the roof. The new roof is supported by means of 75mm dia metal columns that are rested on the load bearing walls of the ground floor.

Interior Interventions

The original plan had five entries into the structure of which two entrances are proposed to be opened for the public – accessible from the plaza and a third service entry is proposed that connect from the main vehicular entry and service yard. In addition to the existing staircase, a second stair is proposed to facilitate fire norms.

The upper levels consist of open artist studios accessible by a covered walkway. Two sets of service cores of toilets and storage facilities are provided.

The wooden truss of the proposed roof is left exposed in the first level to create large volumed spaces.

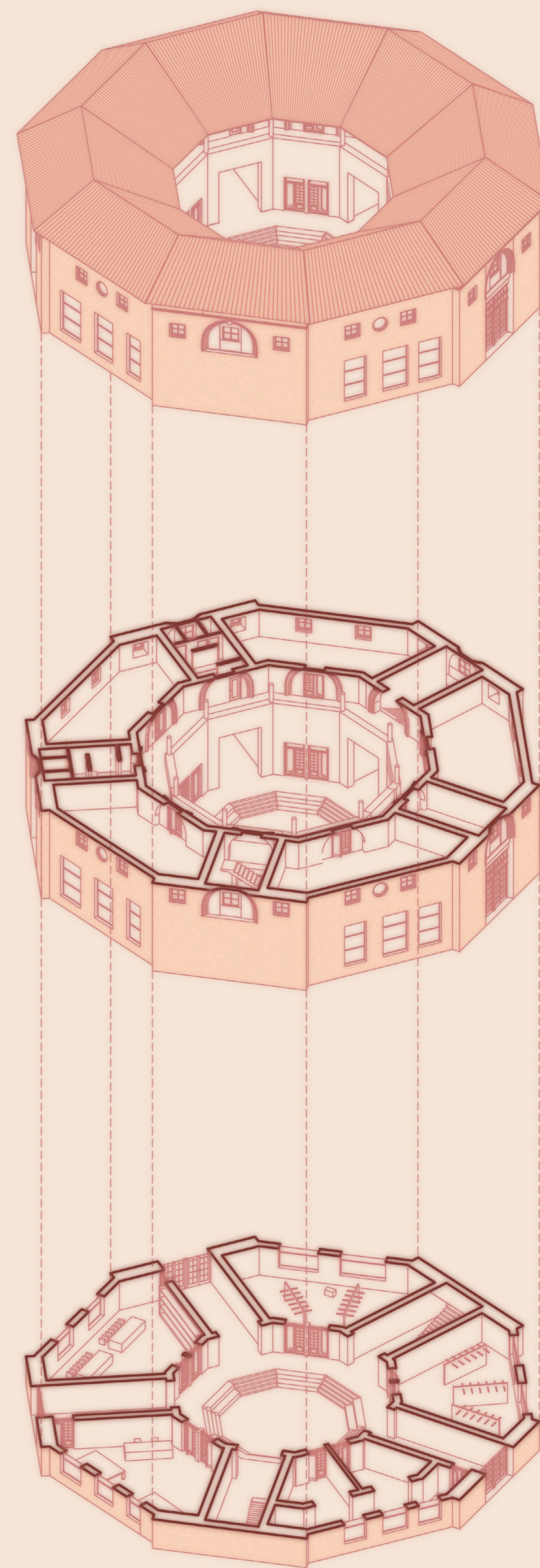
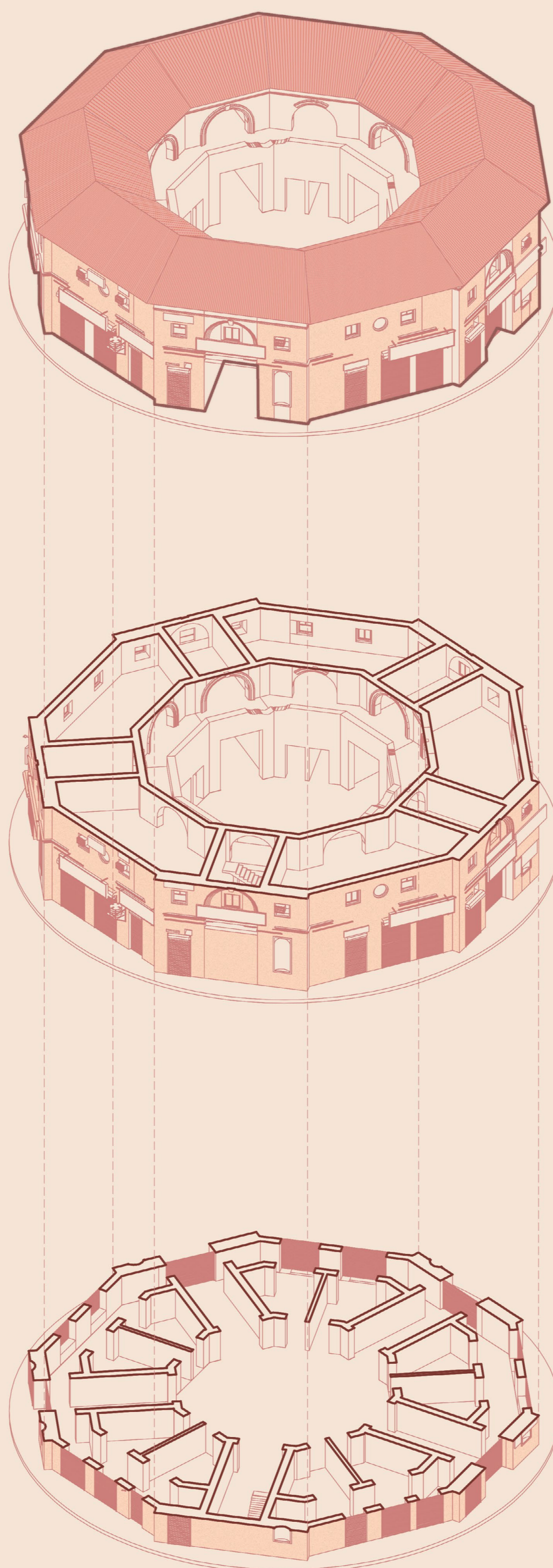
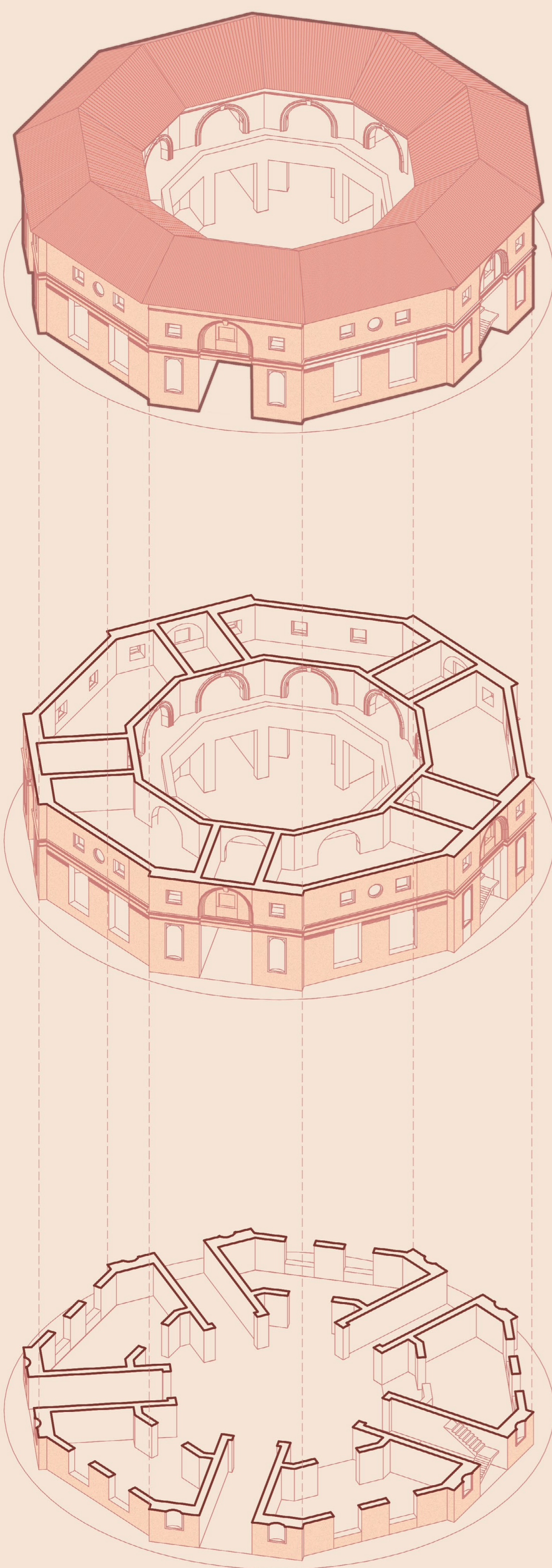


SITE PLAN

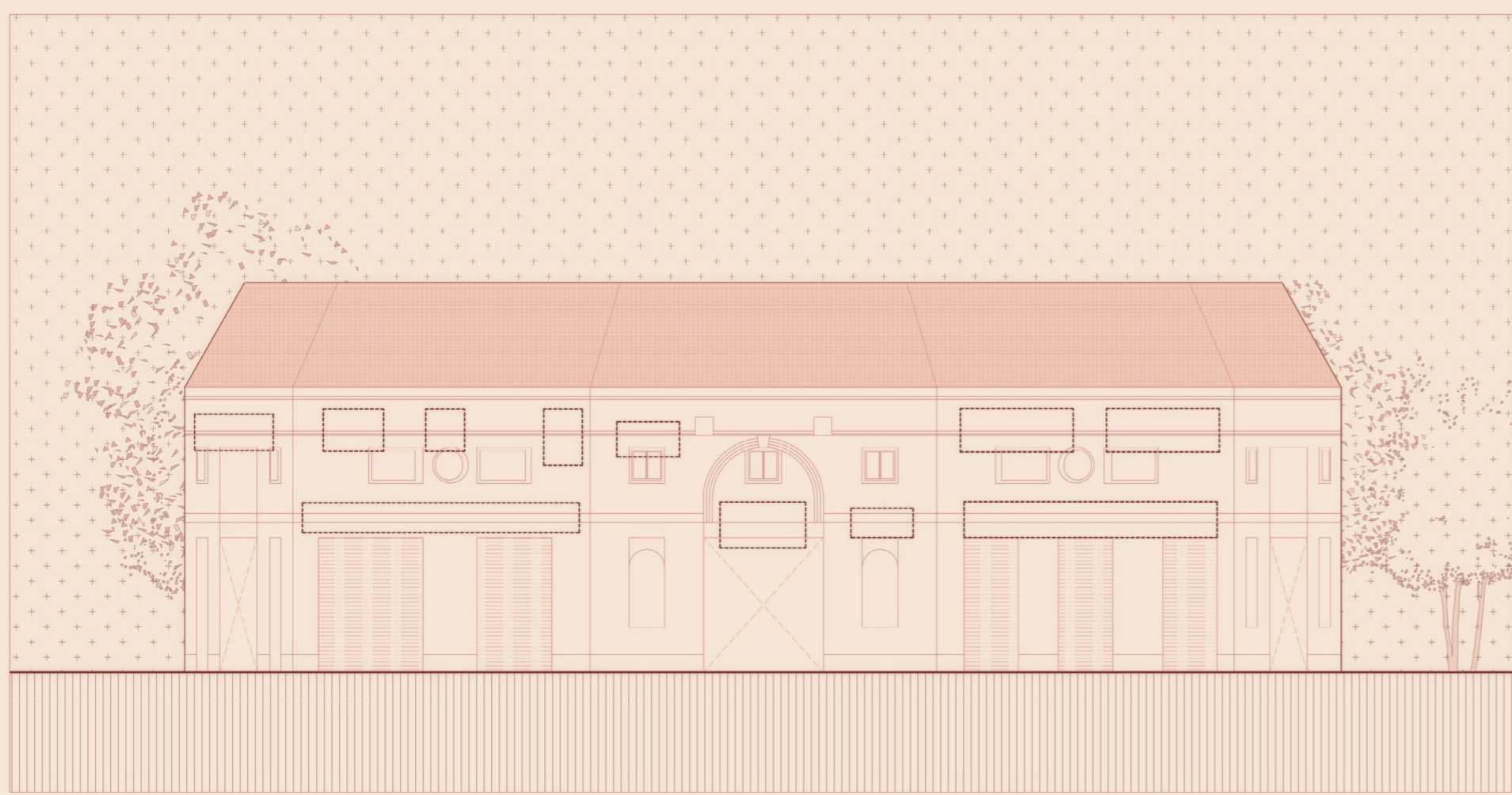
LUTYEN'S PROPOSAL (1930-1990)

EXISTING (1990 - NOW)

PROPOSED (FUTURE)



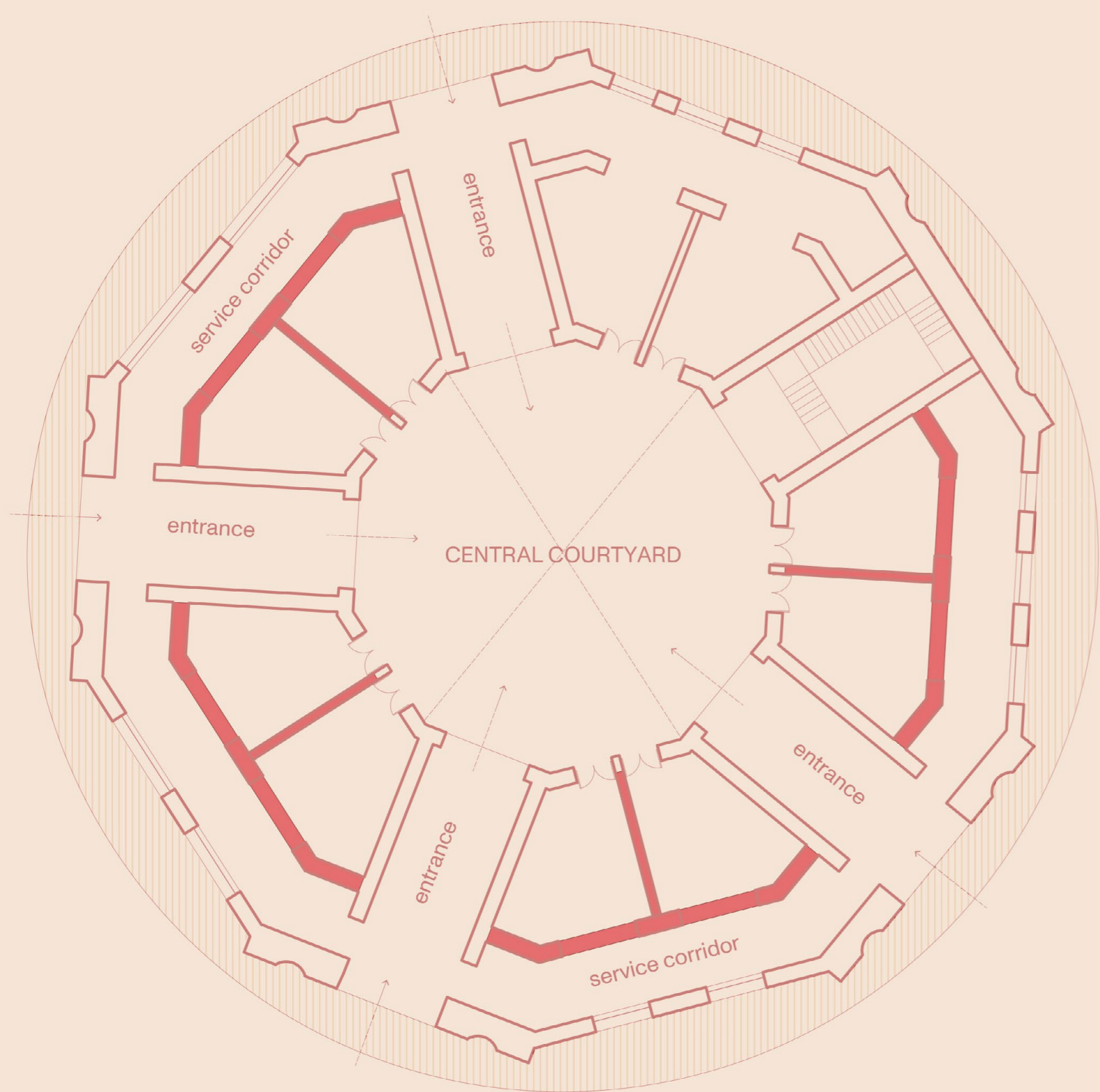
CHANGES THROUGH THE YEARS



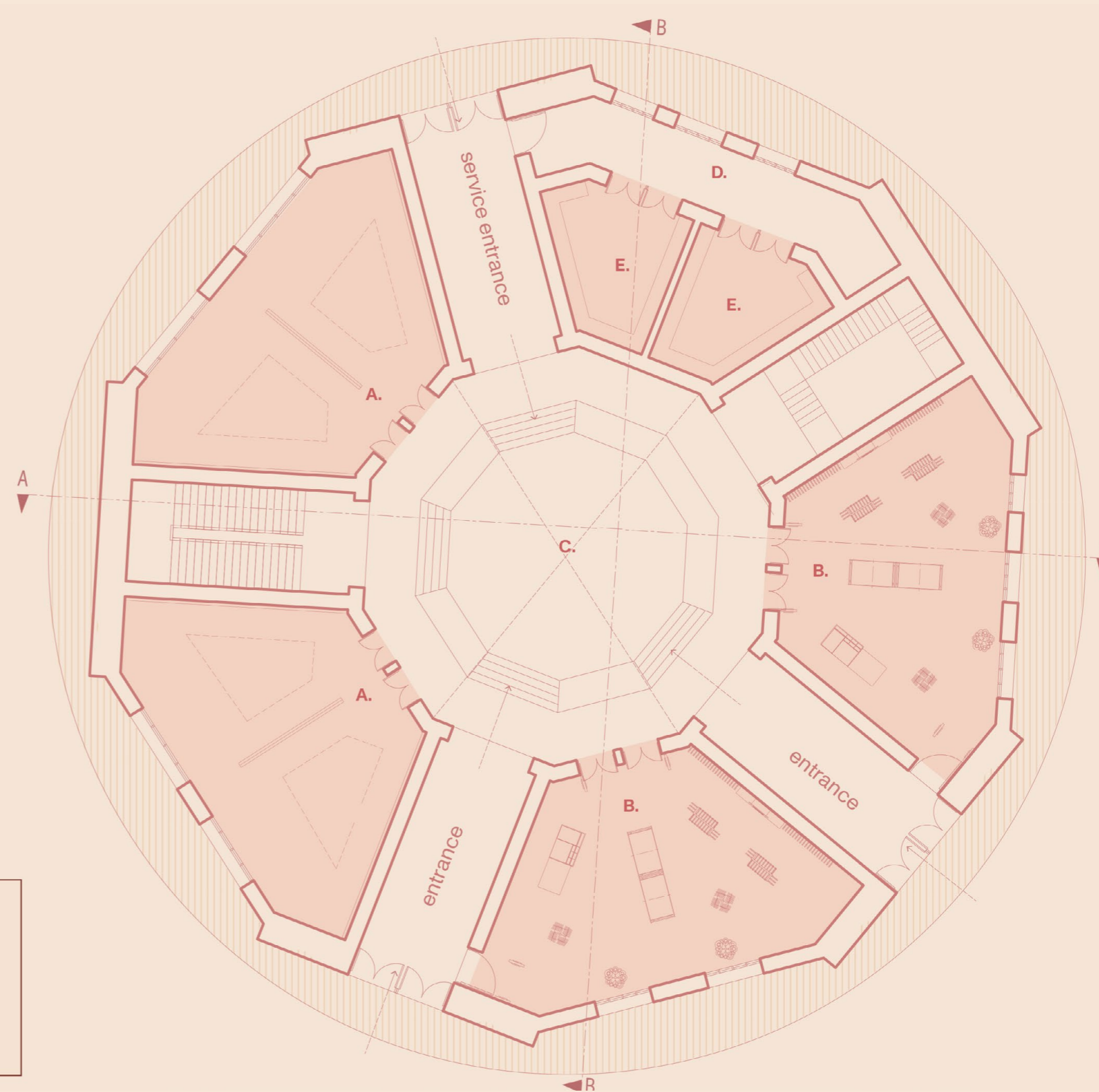
EXISTING ELEVATION



PROPOSED ELEVATION

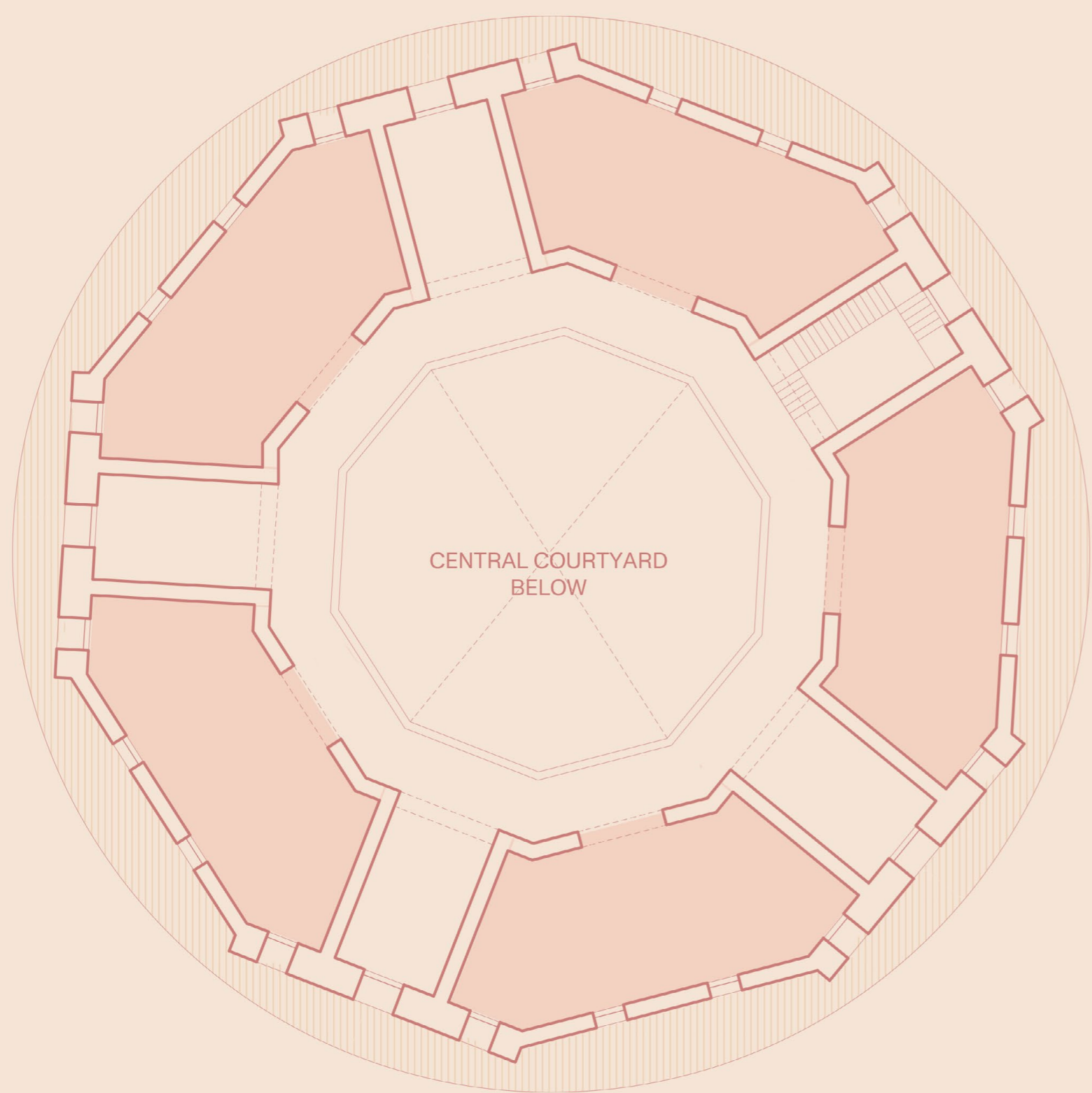


EXISTING GROUND FLOOR PLAN

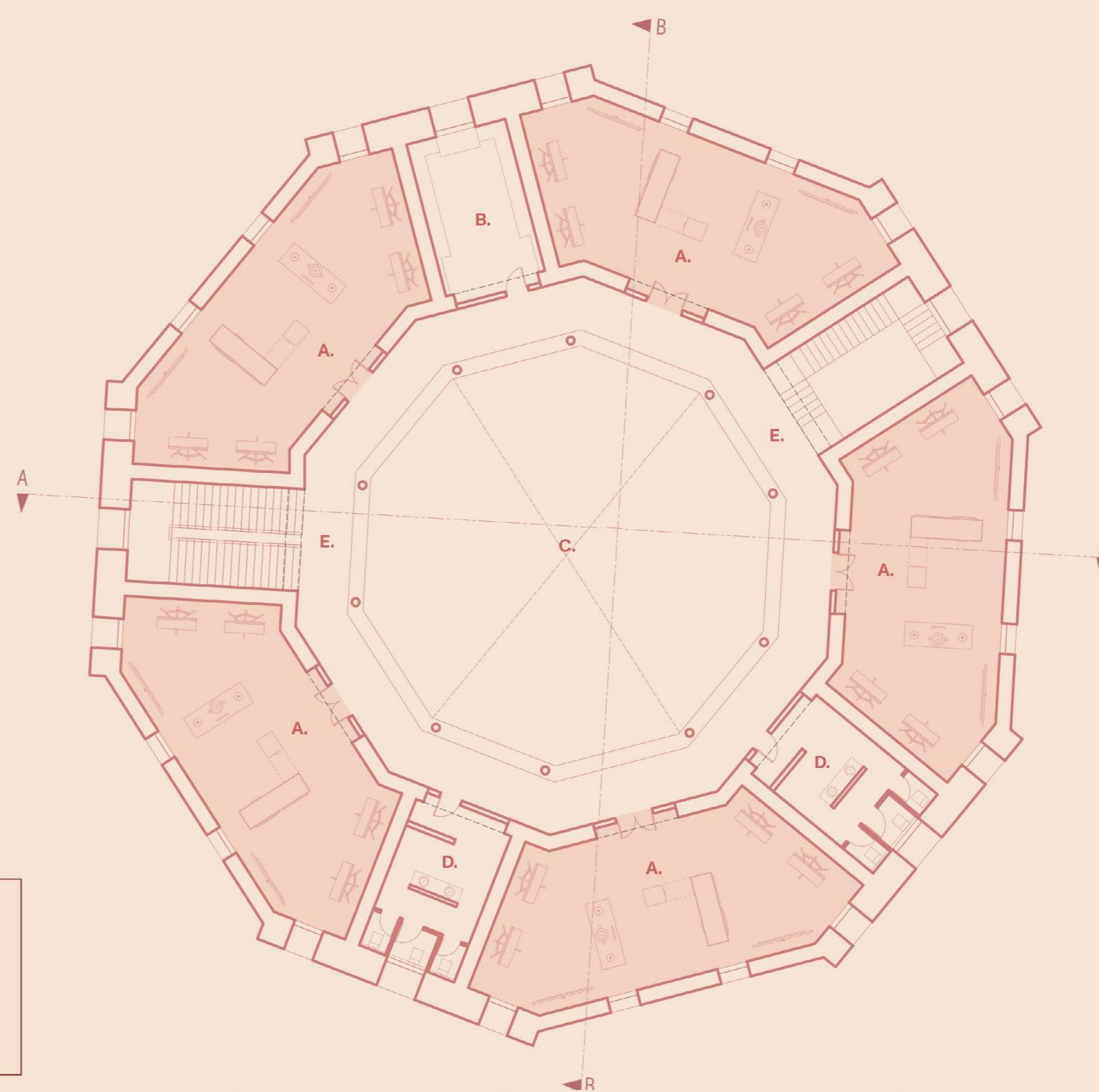


PROPOSED GROUND FLOOR PLAN

KEY	
A.	Gallery
B.	Retail Store
C.	Central Courtyard
D.	Service Corridor
E.	Store Room



EXISTING FIRST FLOOR PLAN

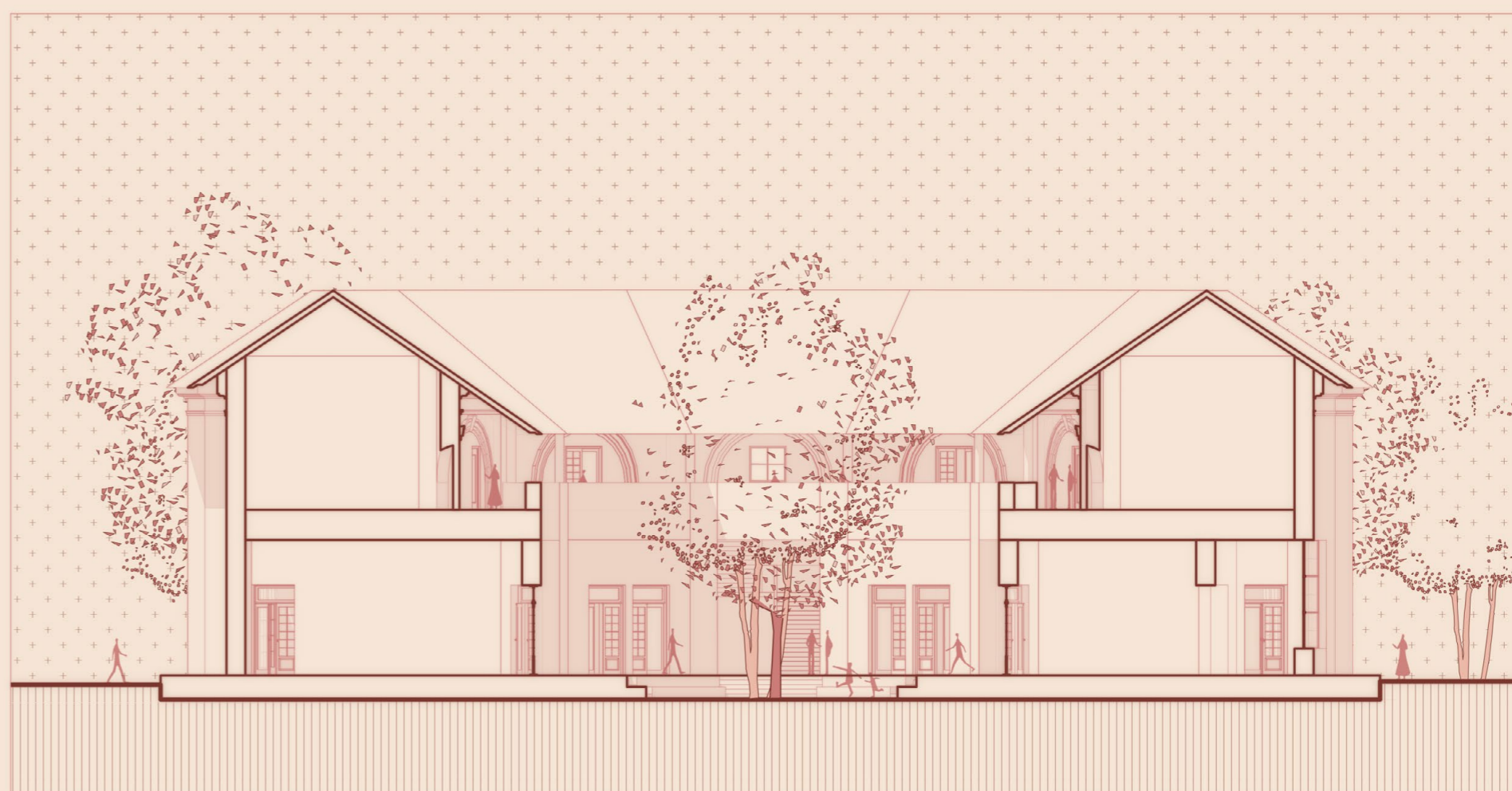


PROPOSED FIRST FLOOR PLAN

KEY	
A.	Gallery
B.	Retail Store
C.	Central Courtyard
D.	Service Corridor
E.	Store Room

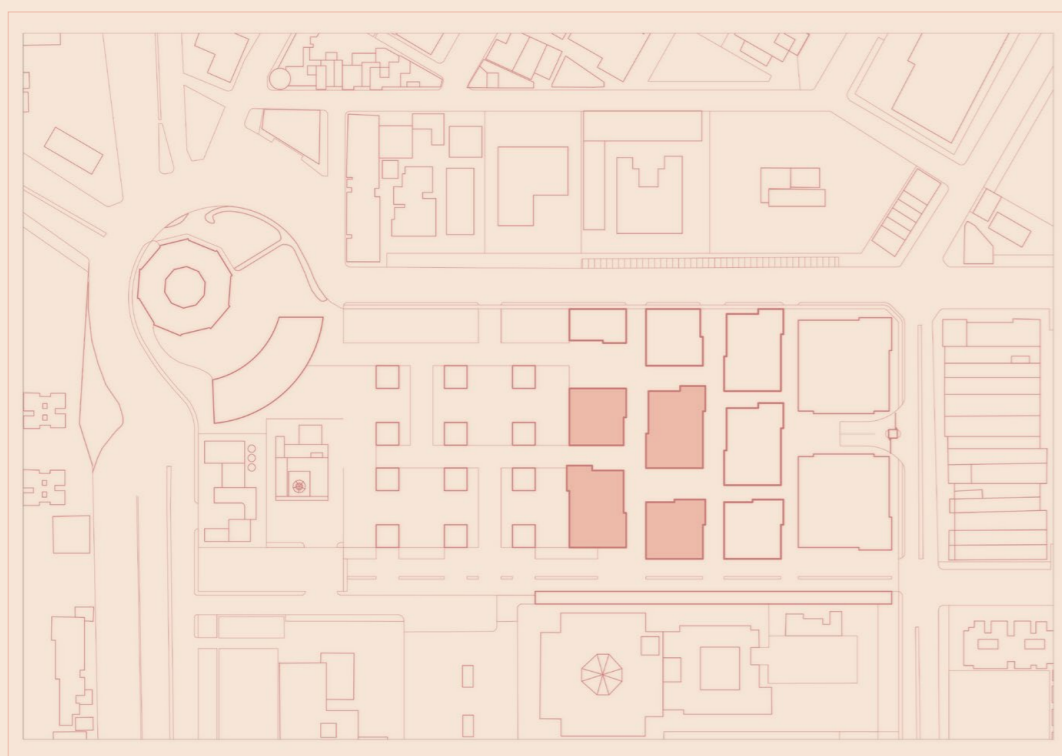


SECTION A



SECTION B





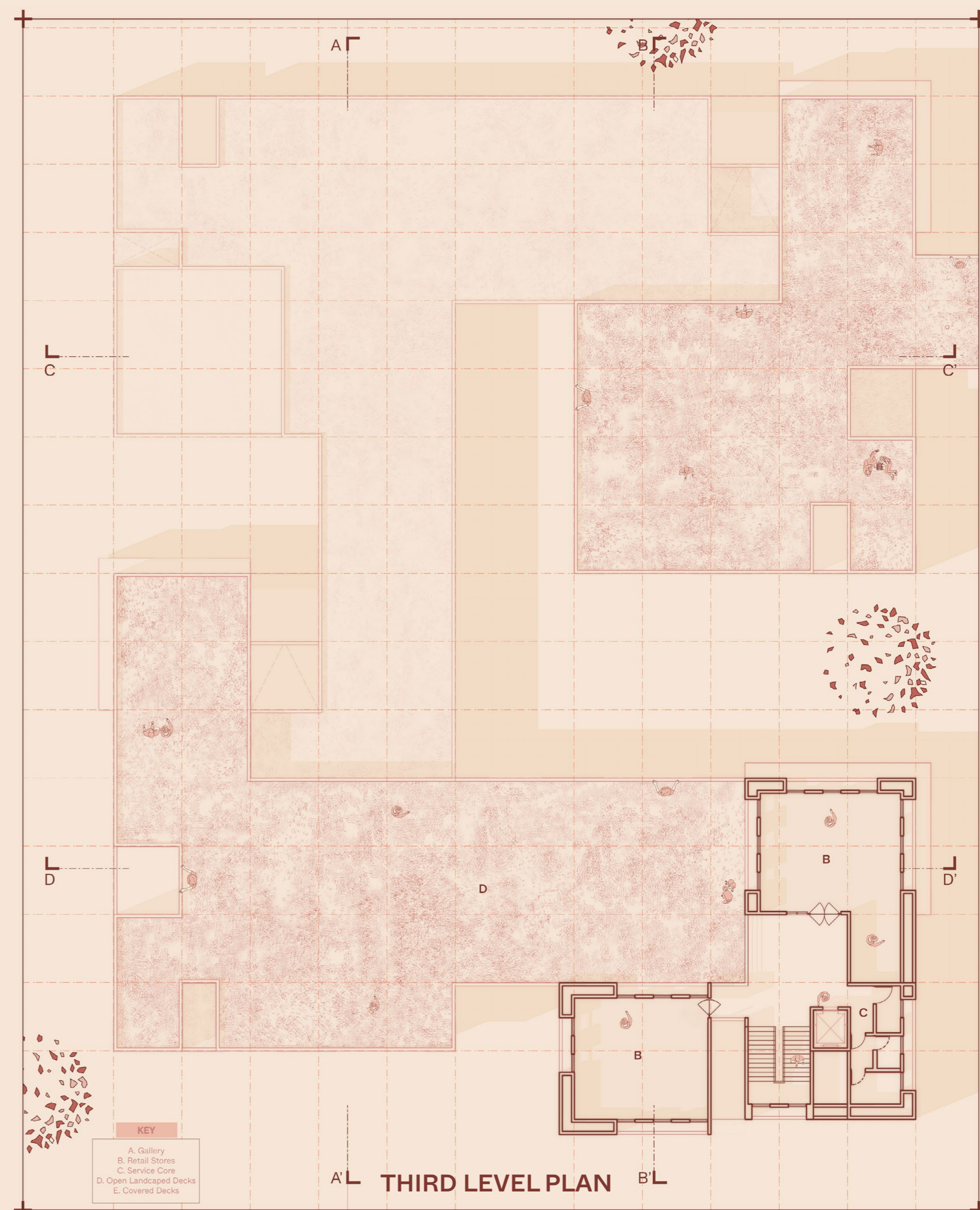
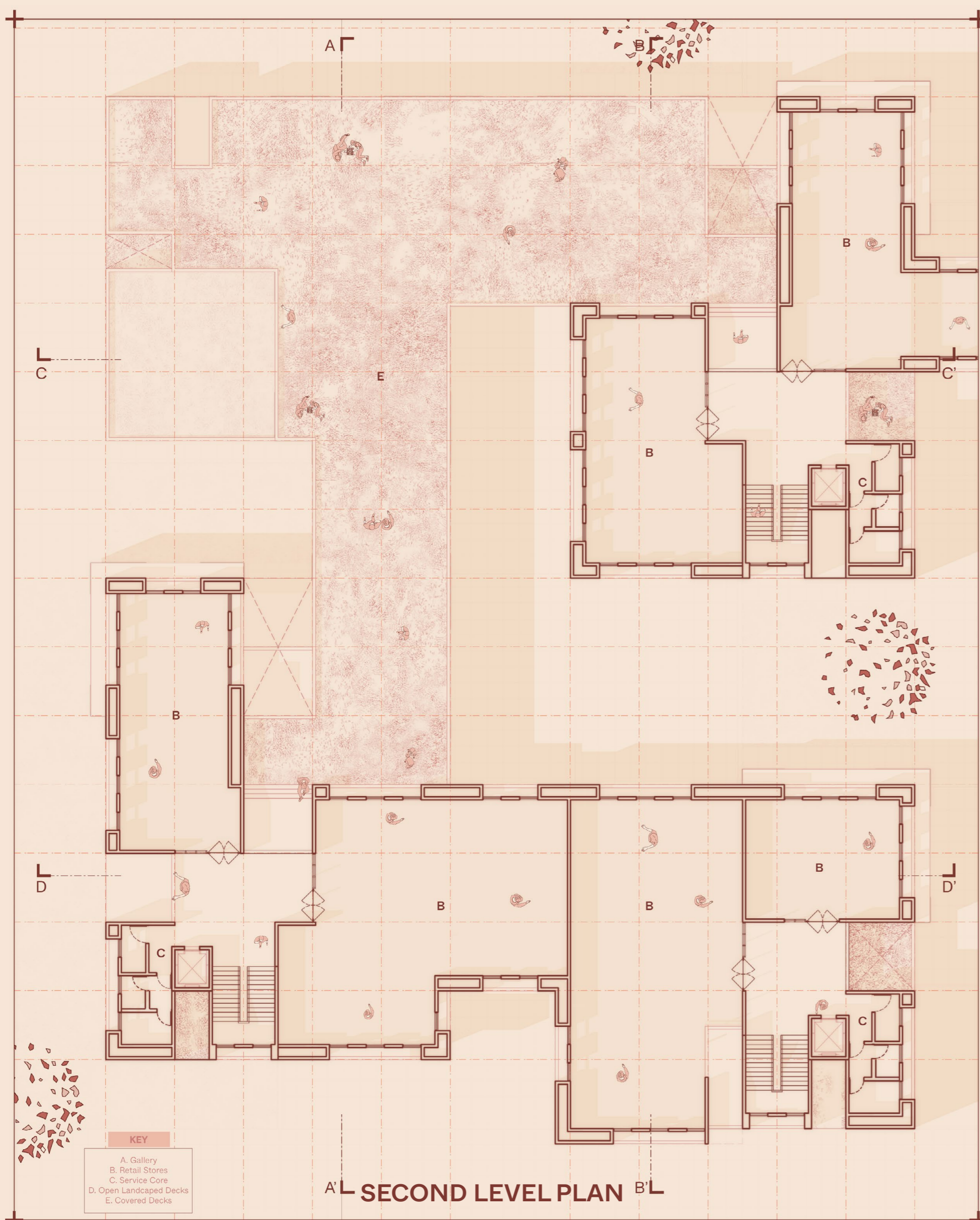
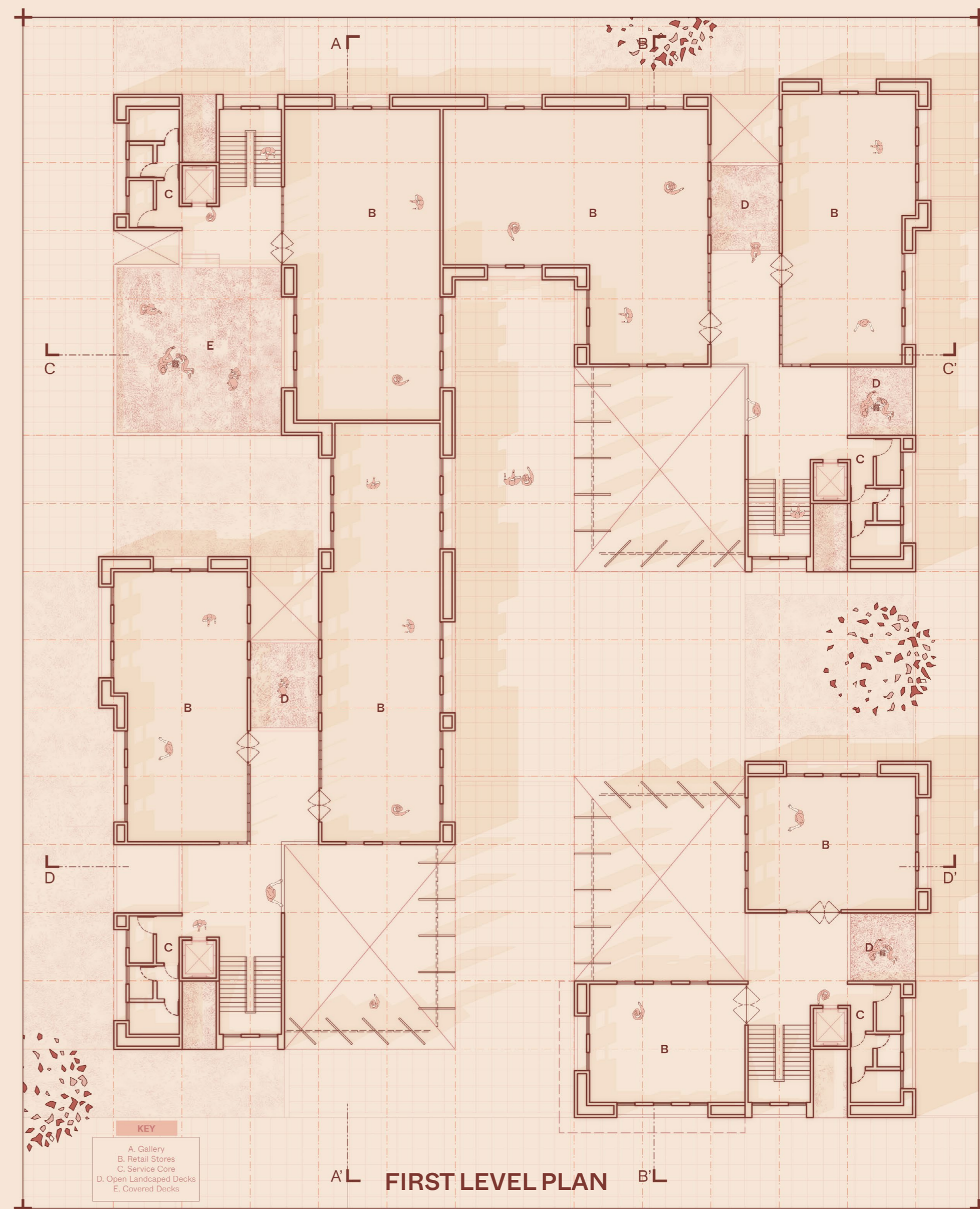
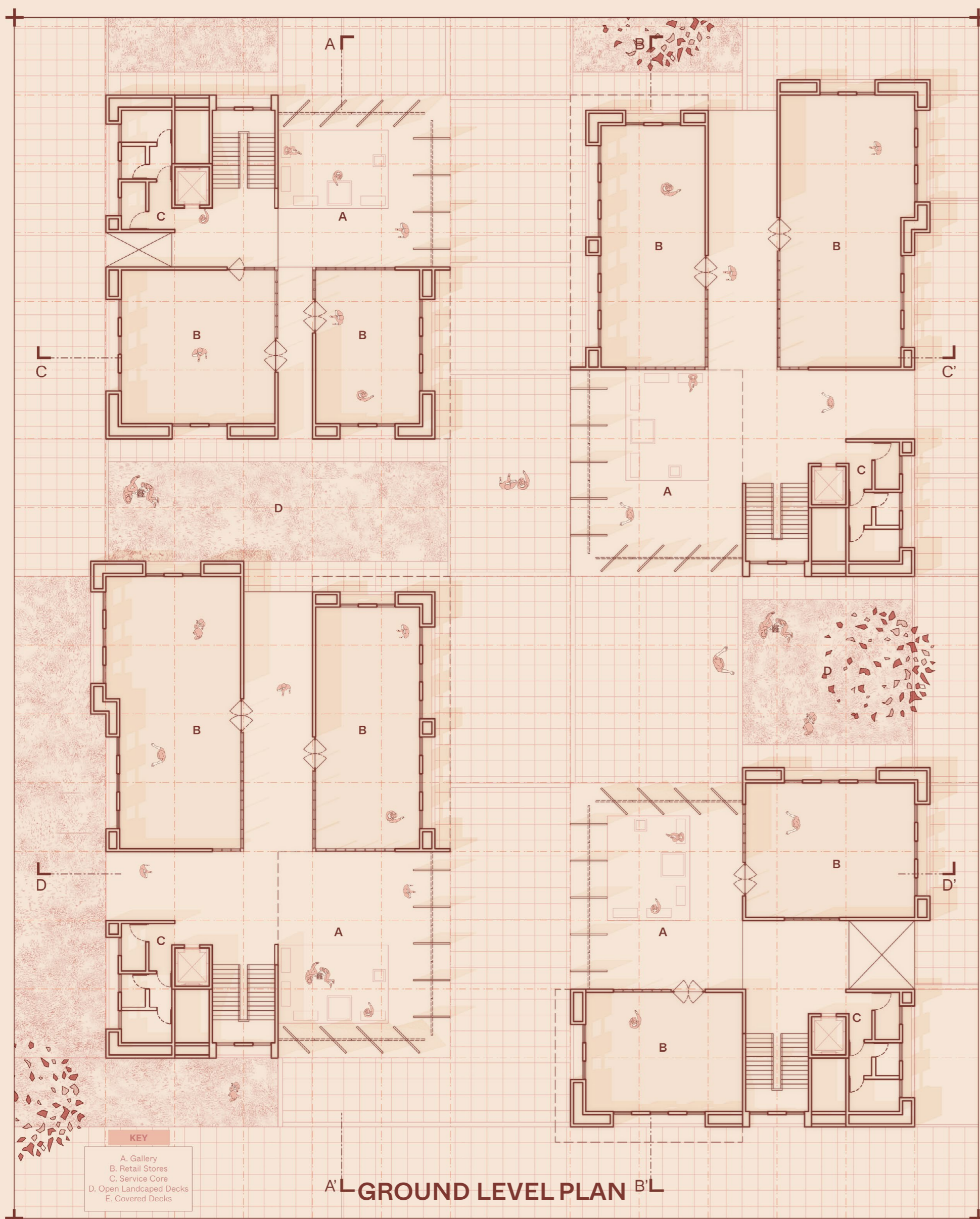
DESIGN APPROACH

The retail park is the largest intervention of the project. The transition from the Gole Market is through a large expanse of an open park with sparse temporary store outlets. Hence, it is necessary to gradually increase the built spaces to not create a stark built-open scenario. The individual retail blocks comprise of stores of varying sizes. At ground level, the user navigates through a series of open garden spaces to reach different blocks.

From the gardens, the user is allowed tiny glimpses into the shops through deep set openings but a direct customer-seller link is not created from here. At ground level, every retail block consists of a large double-volumed gallery.

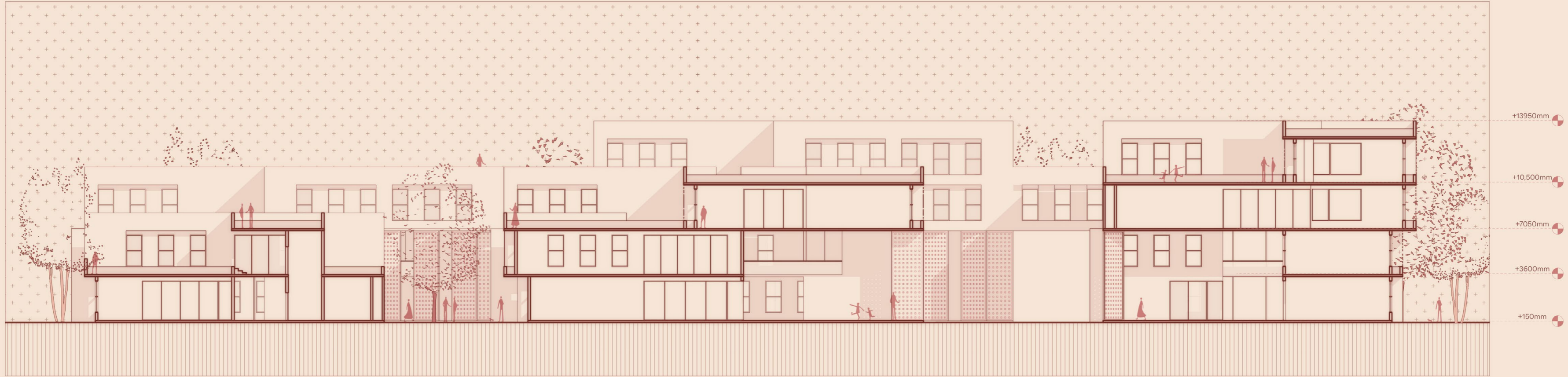
The garden alleys that are created lead users into these galleries – all of which are interconnected with each other visually and through a pedestrian passage. The activities of the markets are therefore removed from the alleys and put into these galleries.

The galleries offer direct views and access to the users into different stores. These spaces are volumetrically large enough to include vending carts, hawkers, seating and interacting spaces. While the galleries form the interactive space in the ground level, every block has an accessible terrace space. Covered by natural lawn, these terraces become additional spaces for temporary hawkers to make sales. Each terrace is linked to the terrace of the adjacent block.

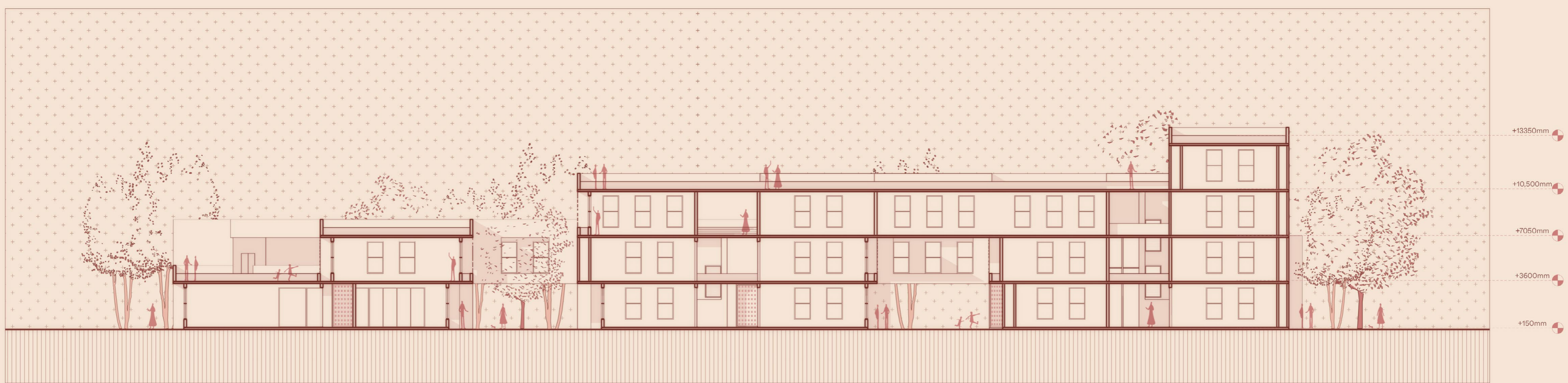




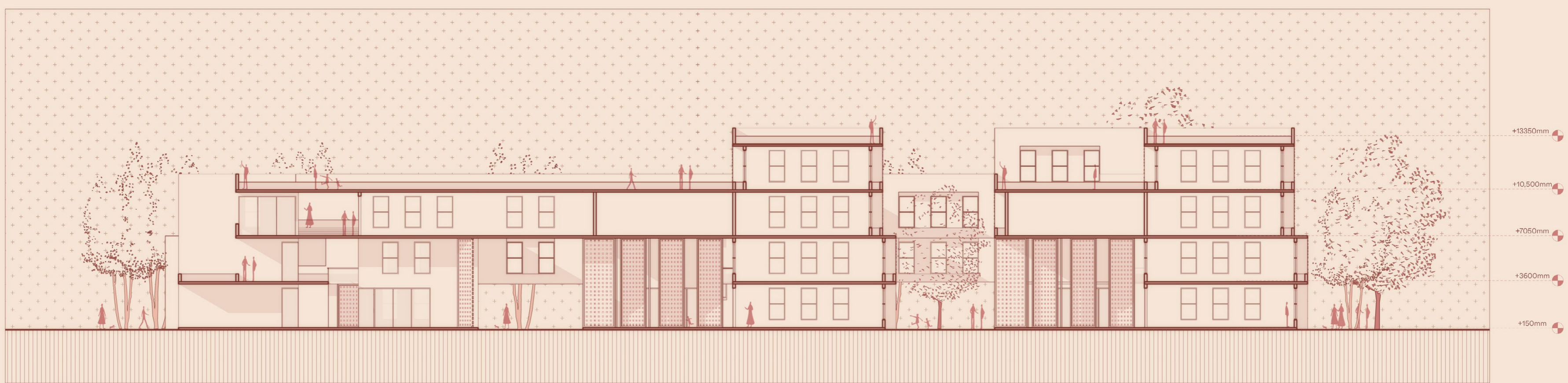
SECTION A



SECTION B



SECTION C



SECTION D

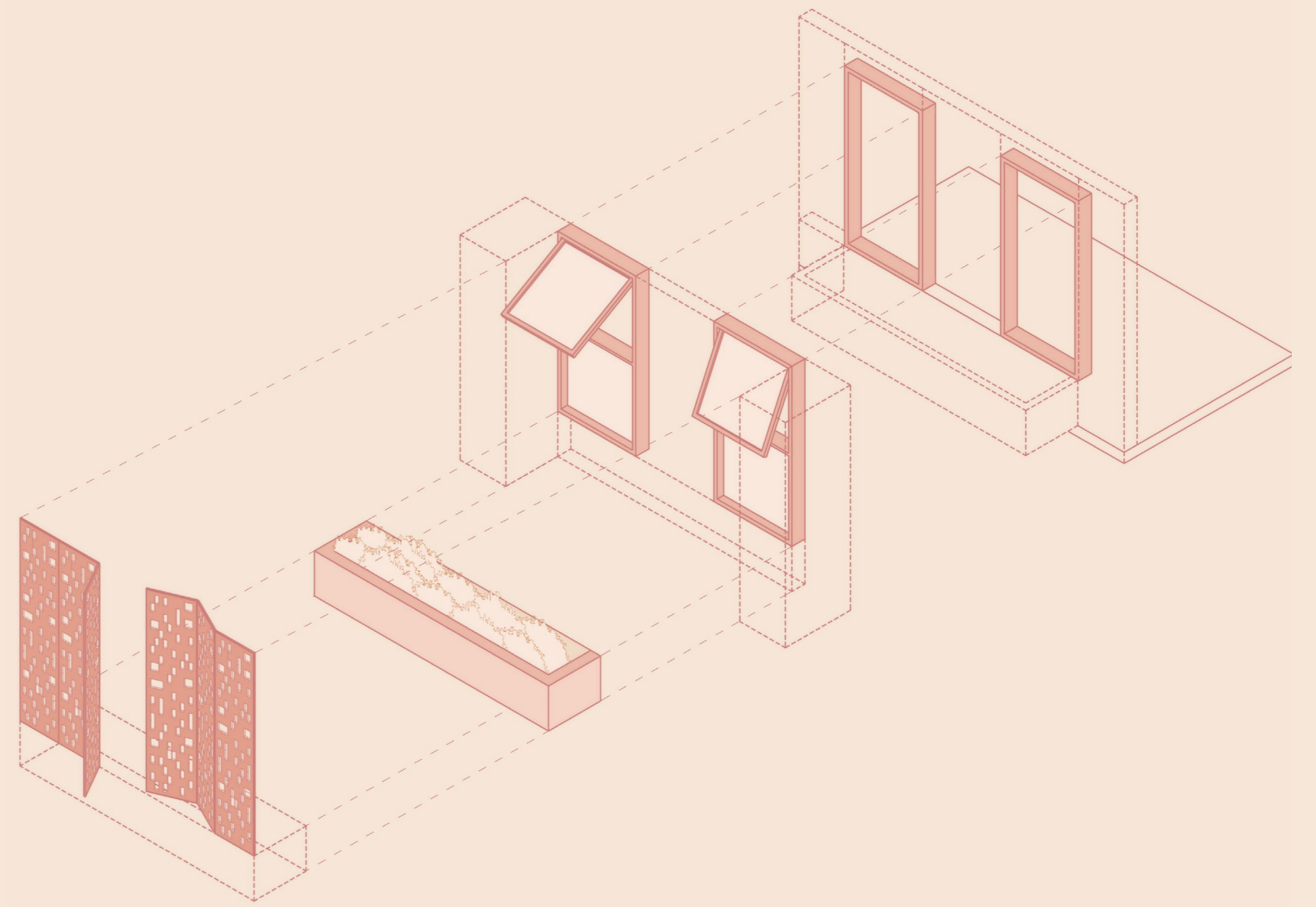
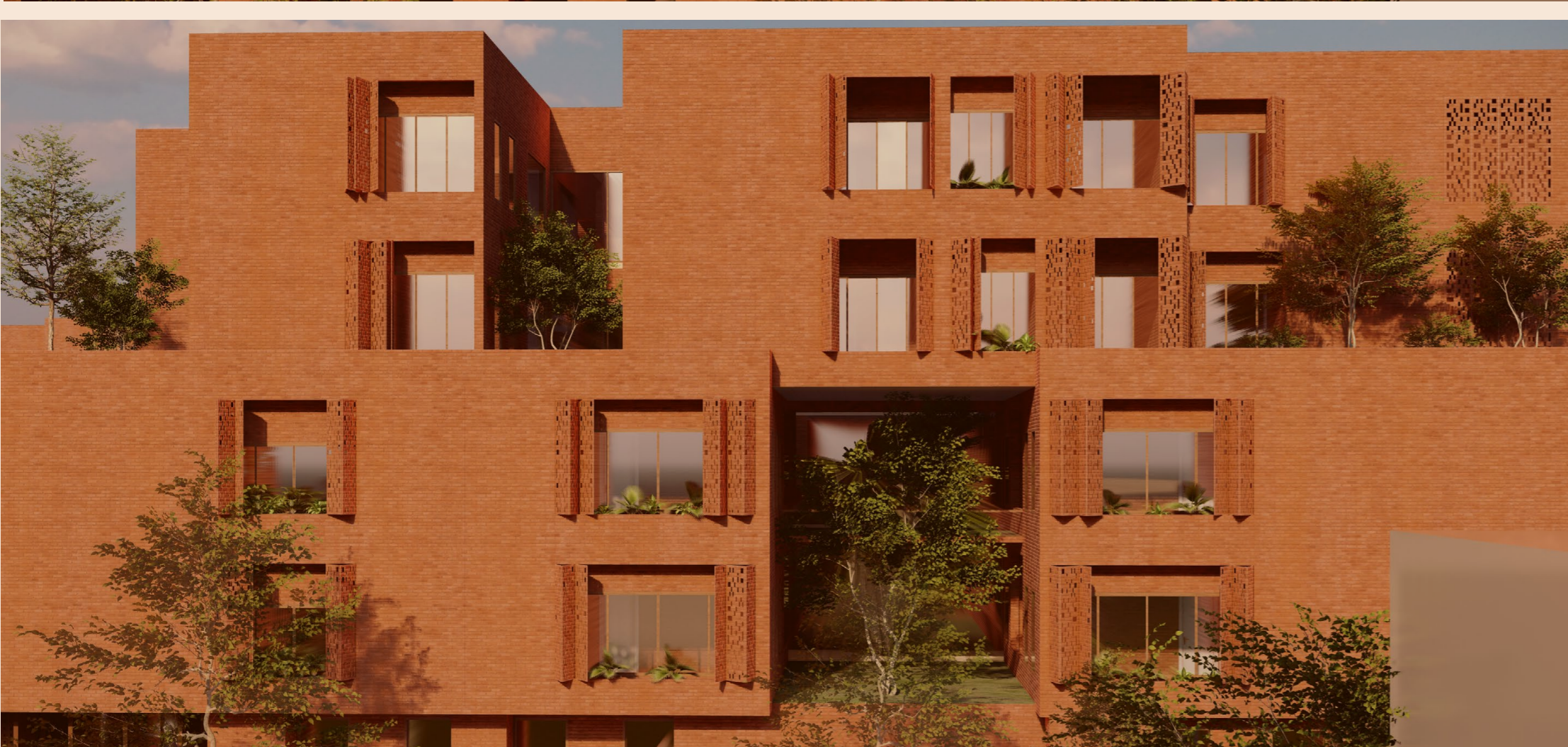
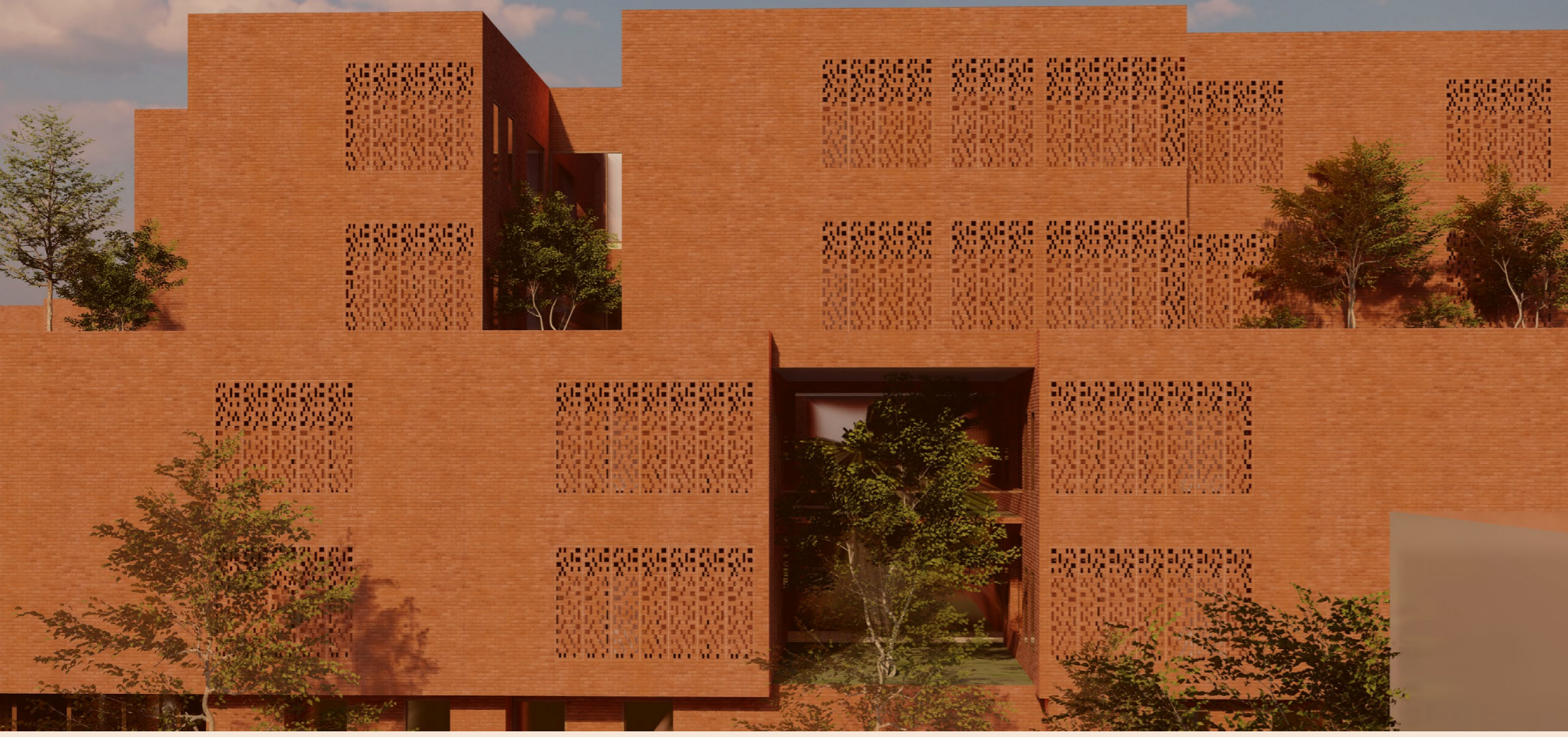






Store Modules The Garden Market

Revitalizing Commercial Spaces in Post Colonial Delhi Imperial Zone



Screens and Openings

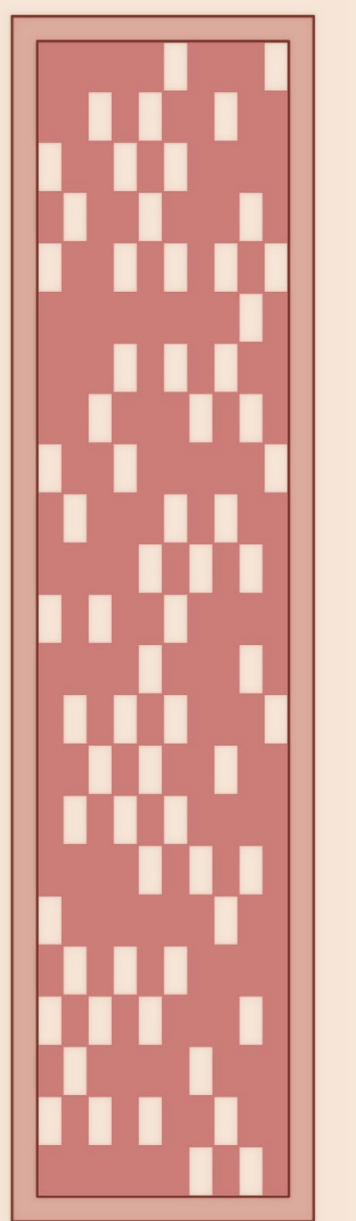
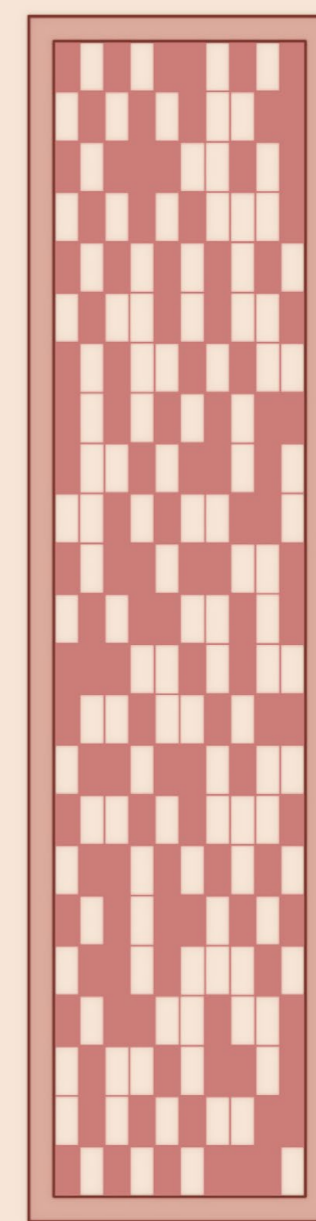
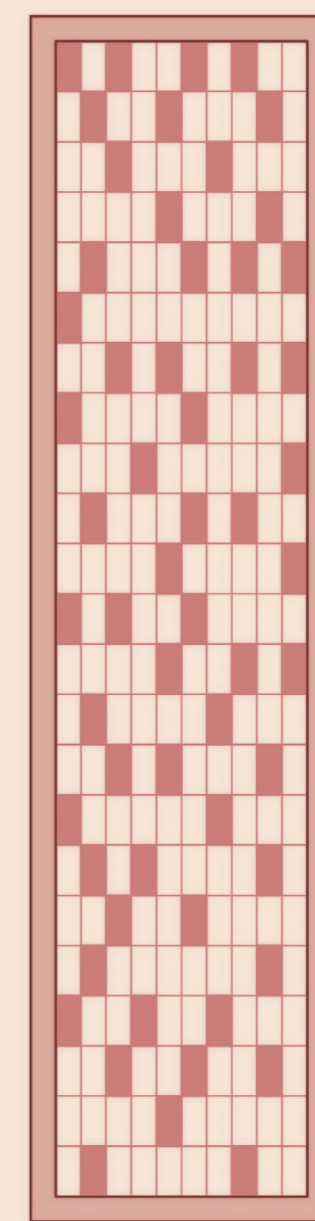
Every store has openings on at least two sides. Linear top hung double glazed windows are provided that can facilitate cross flow of air but at the same time prevent large gusts of warm air to fill the interior spaces.

The windows are covered by a system of foldable perforated screens. The screens are made up of three typologies – 25% open, 50% open and 75% open. A combination of these typologies forms a set of screens and cover up the openings of the block. Based on the requirements of the occupiers, the screens can be opened or closed. A planter box is provided between the screens and the windows to form an intermediate buffer layer. Thus, every opening consists of three layers that together aim to cutting down harsh light from entering the interiors, reducing the heat transfer into the building and filtering the air entering the spaces thus aiming at creating a well balanced comfortable interior space without the need of extreme artificial cooling methods.

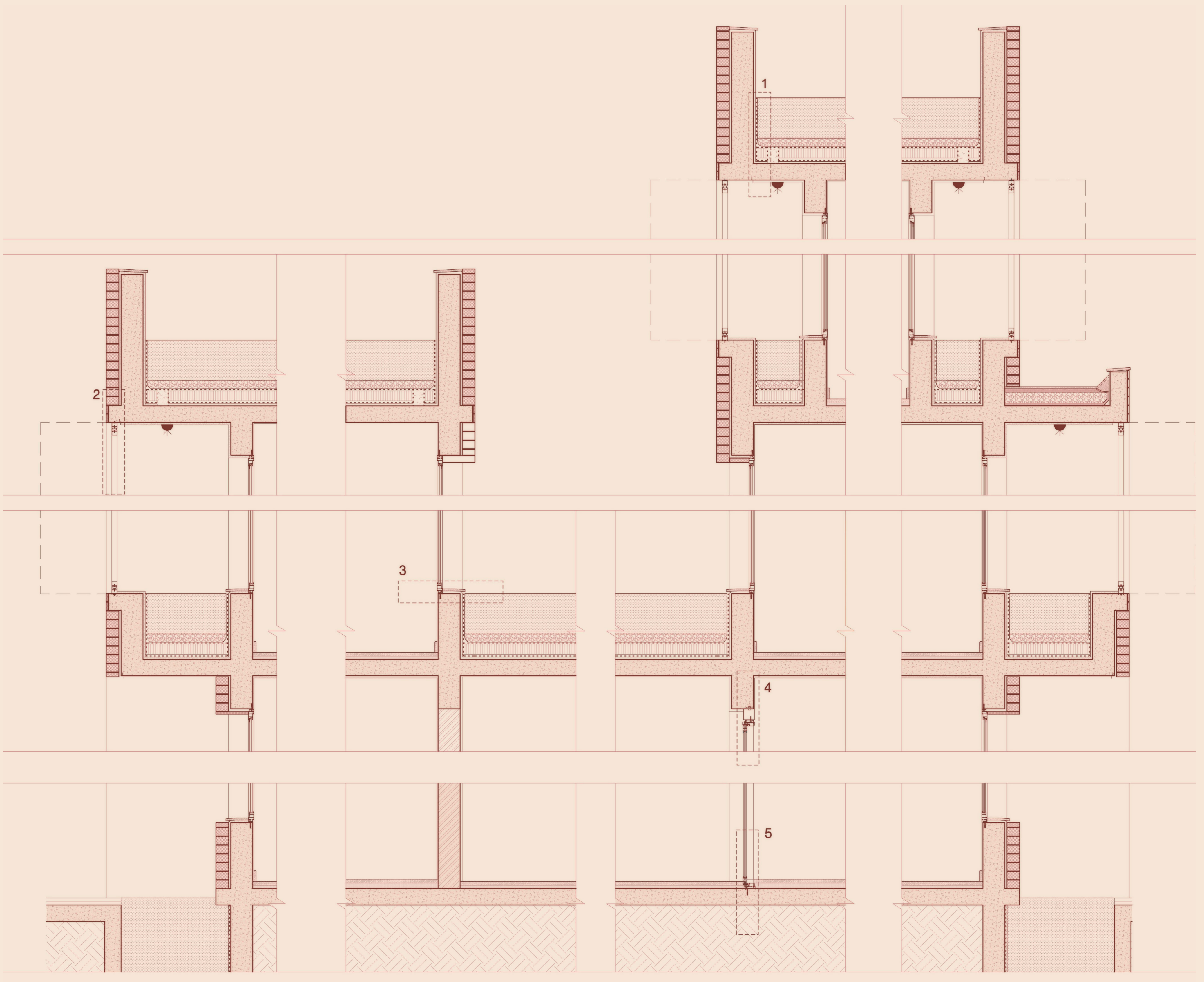
SCREEN 1
25% Open

SCREEN 2
50% Open

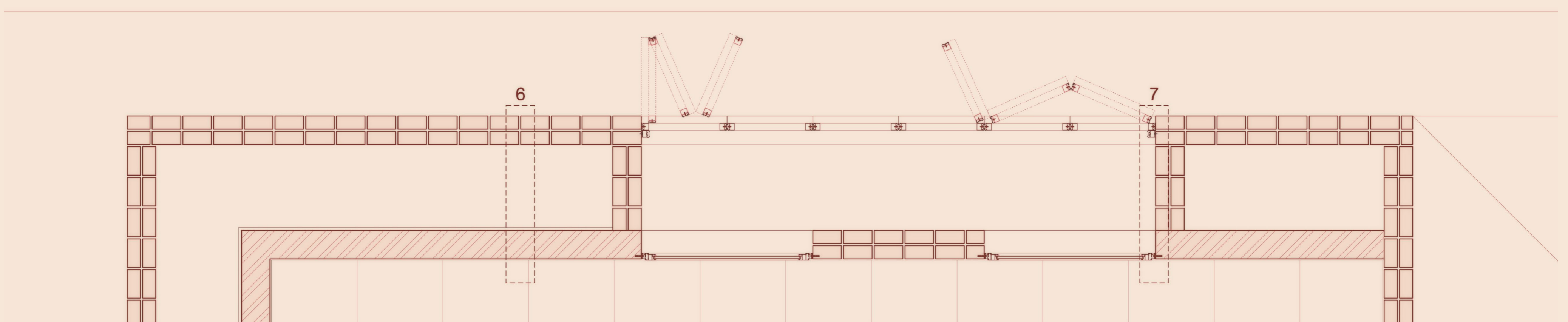
SCREEN 3
75% Open







VERTICAL WALL SECTION



HORIZONTAL WALL SECTION

01.
-Green Roof with Earth filling of 400mm
-Drainage Panel of Coconut Fibre geotextile membrane
-Brickbat cobat laid to slope
-Waterproofing membrane and drainage layer
-Thermal Insulation
-Two layers of 25mm water proofing insulation placed over reinforced concrete slab

02.
-RCC Upstand beam with facing bricks
-Concrete RCC Nib with brick tile facia
- 50×50mm MS Box Section framework
-15×15mm Al. Box Section secondary framework
-Pigmented cement panels with perforations'

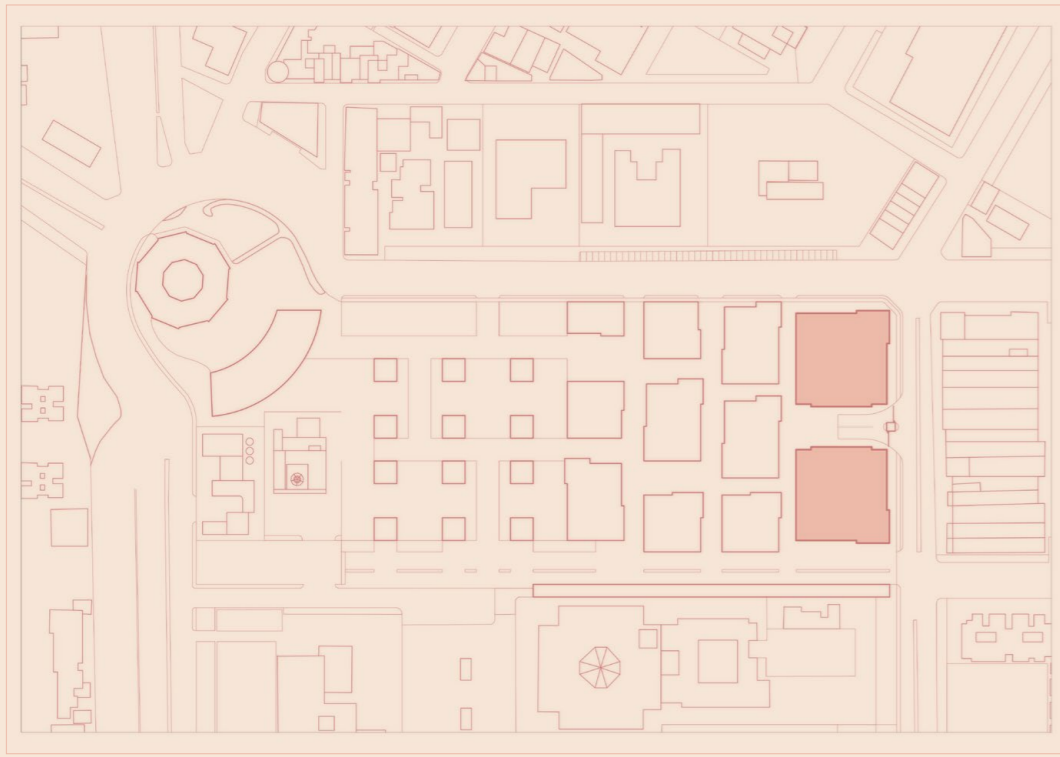
03.
-Al. Hinged Window frame (12+6+12) DGU system
-Al. Mainframe fixed onto concrete beam
-Kota Stone jamb laid to slope
-Waterproofing external layer to protect concrete beam

04.
-Al. Slider track fixed onto concrete beam
-Sliding Door system (12+6+12) DGU system

05.
-Base slider fixed on concrete slab
-30mm mortar laid to slope
-20mm Kota stone flooring with 20mm lvl difference between corridor and interior spaces

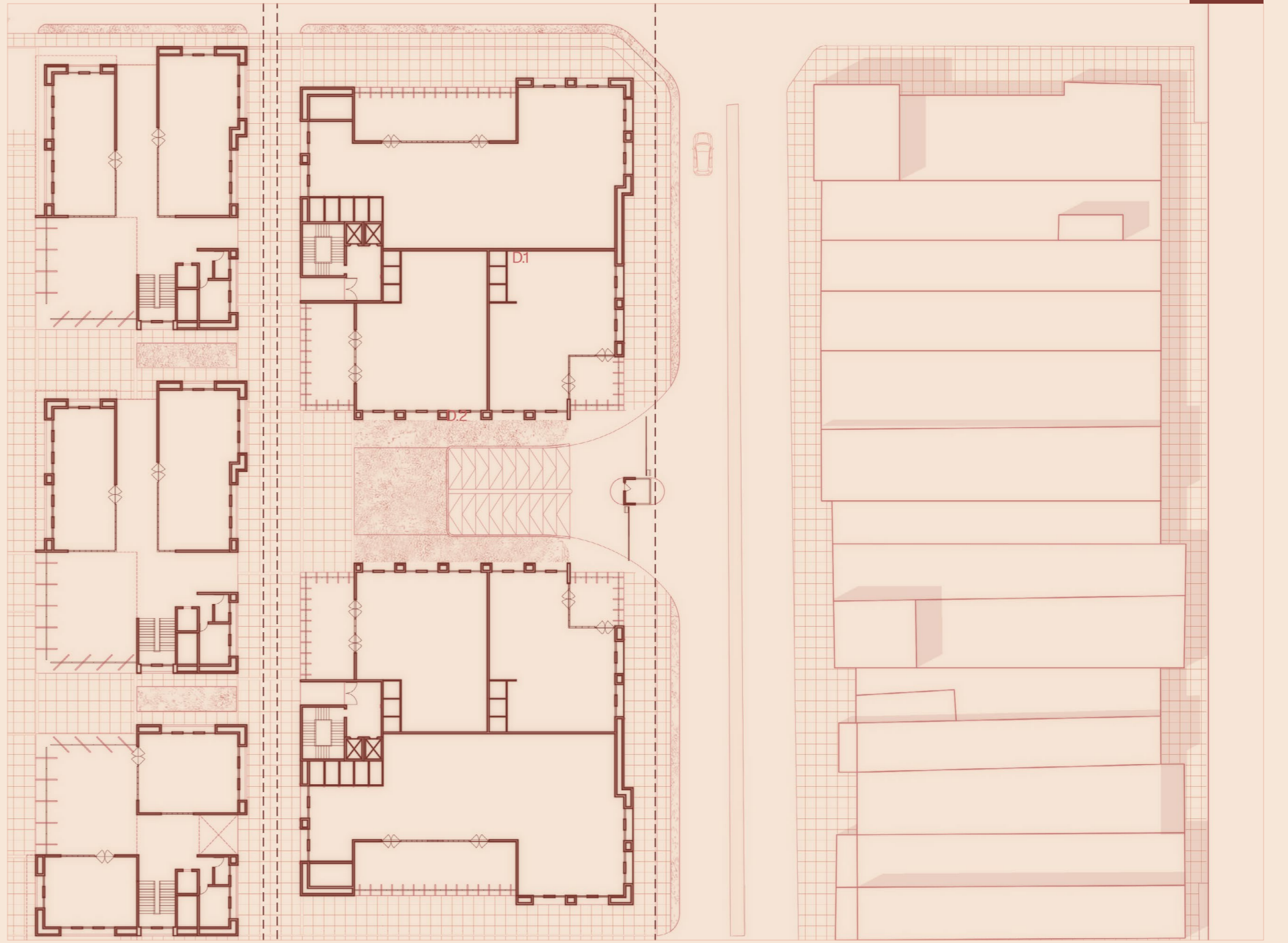
06.
-200×115×75mm Exposed brick work exterior wall
- Cavity for thermal insulation
-Inner cement blockwork with 20mm plaster and paint

07.
-Sliding Folding Pigmented cement screen systems resting on concrete beam
-Exposed brickwork
-Planterbox with inner waterproofing
- Tophung window system



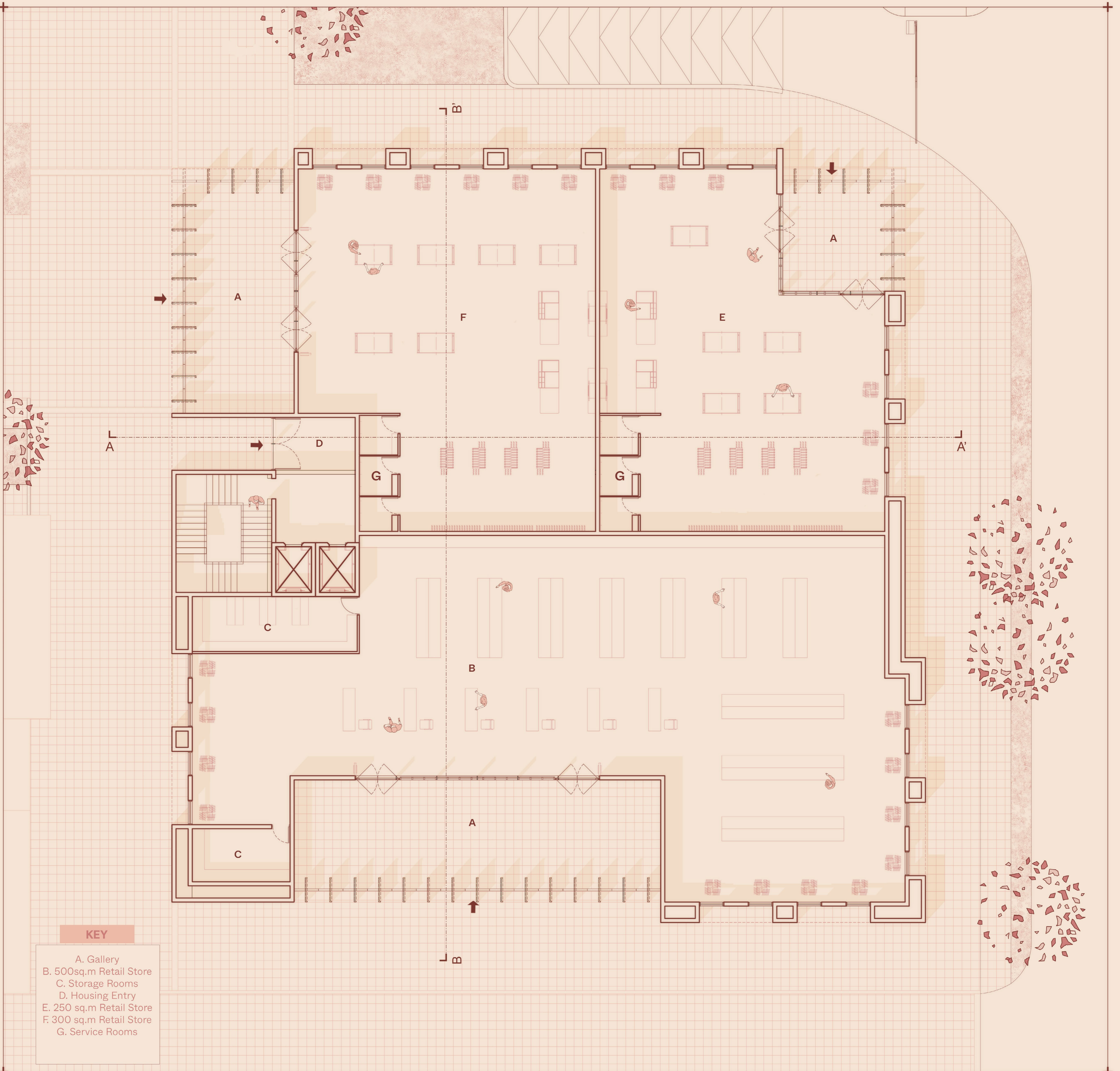
DESIGN APPROACH

The final layer of the park, the mixed-use development replaces the existing housing but blending it seamlessly with the rest of the project so as to not intertwine the two functions. The project is divided into a set of two twin blocks laid out on the site with two distinct entries for the commercial facilities and the residential units. The vehicular access is from the Bangla Sahib Road with a set of ramps that takes the users to the basement level car parking. The pedestrian access is from all the four sides



Keeping in mind the incremental strategy of store sizes, the commercial stores are more than 500sq.m and look at catering to supermarkets and large-scale retail stores owing to their proximity to the major residential portion of the DIZ. The stores are in the ground level of the structure and the same design concepts of the retail park are maintained. Each store gets its own gallery space that is directly connected with the galleries of the adjacent retail blocks. All the other design concepts are coherent with the rest of the site, thus not alienating the nature of the spaces.

The housing units are located on the upper four levels of the retail stores. All the units are planned around a central courtyard that rests itself on the roof of the stores below. The courtyard effect created allows for a cross flow of air through all units as a result of which the high-density structure still enjoys openness and good air flow. In addition to the courtyard, landscaped terraces are introduced at every level – stacked as different volumes that create secondary common spaces for the residents. These spaces interact visually with the green terraces of the adjacent retail blocks and offers the housing units pleasant views from the apartments. The concept of screens as used in the retail blocks is applied here as well giving the residents a control of the indoor atmosphere of the rooms.

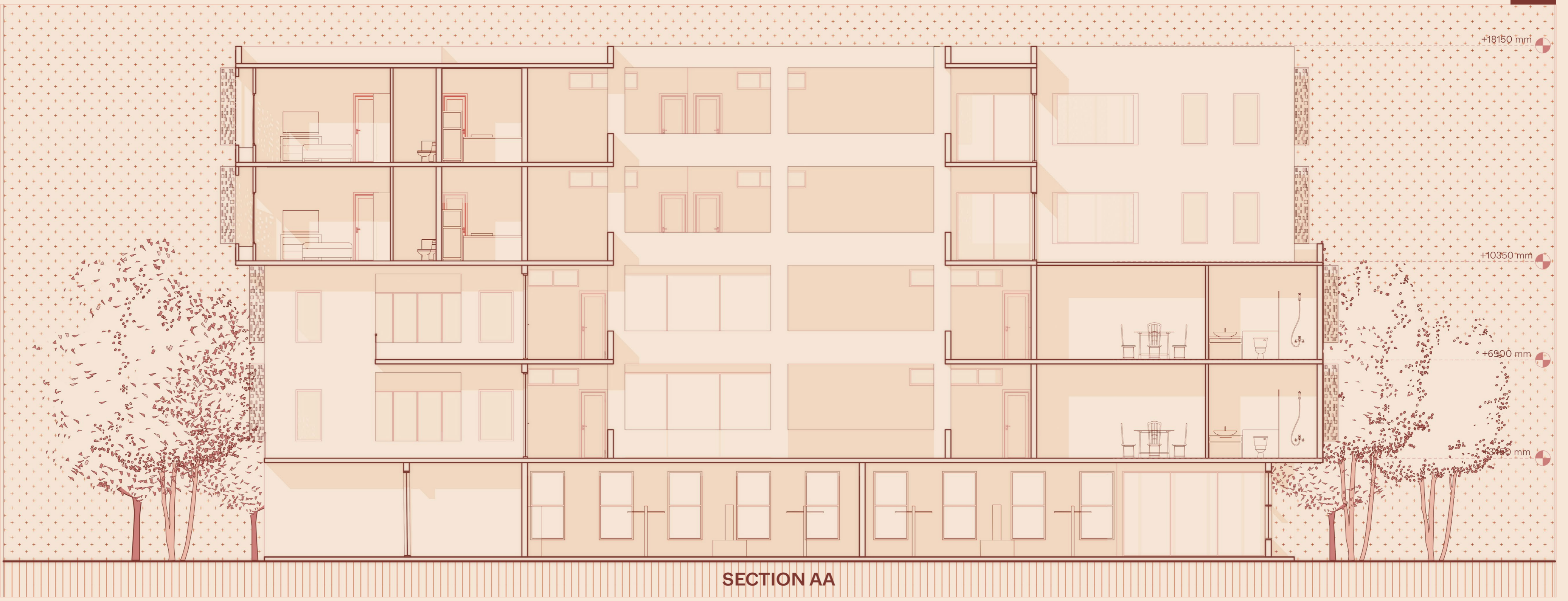


KEY

- A. Gallery
- B. 500sq.m Retail Store
- C. Storage Rooms
- D. Housing Entry
- E. 250 sq.m Retail Store
- F. 300 sq.m Retail Store
- G. Service Rooms

FLOOR PLAN - GROUND LEVEL





SECTION AA

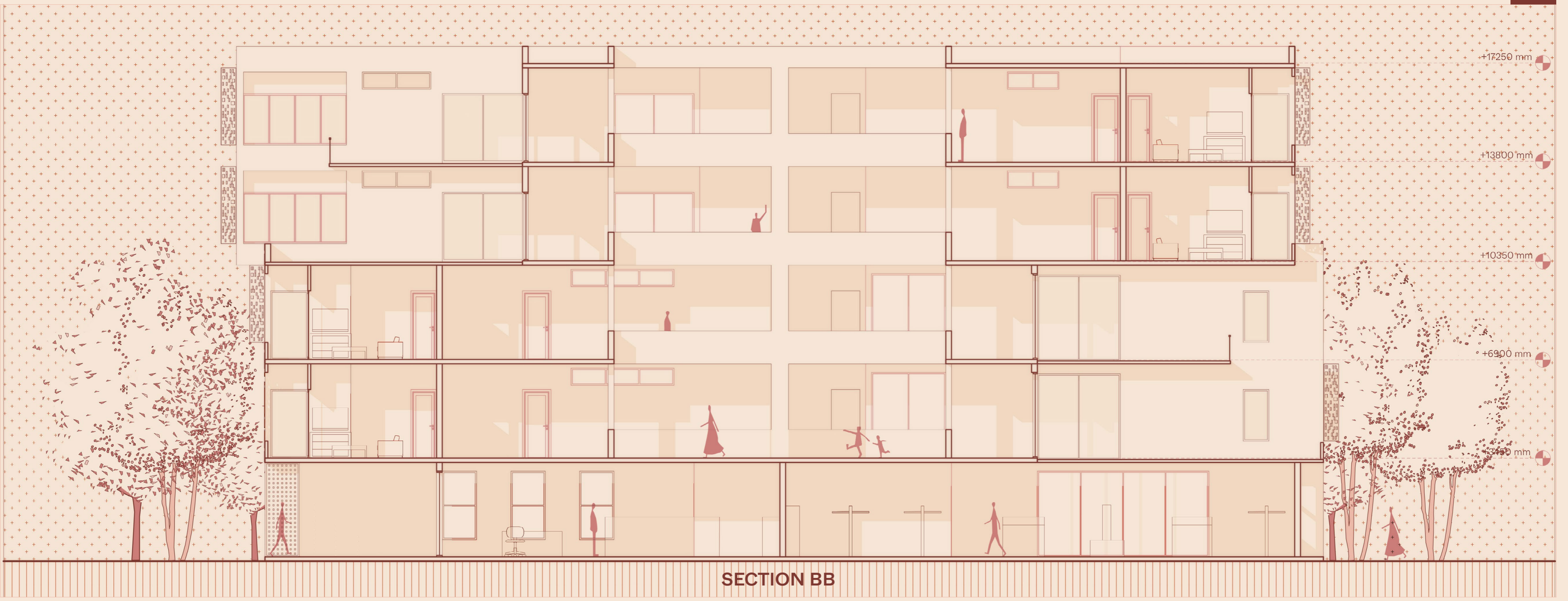


KEY

- A. Courtyard
- B. Landscaped Decks
- C. Service Core
- D. 1BHK (55sqm)
- E. 2BHK (70sqm)
- F. 2BHK (80sqm)
- G. 3BHK (110sqm)

FLOOR PLAN - LEVEL 1&2





SECTION BB

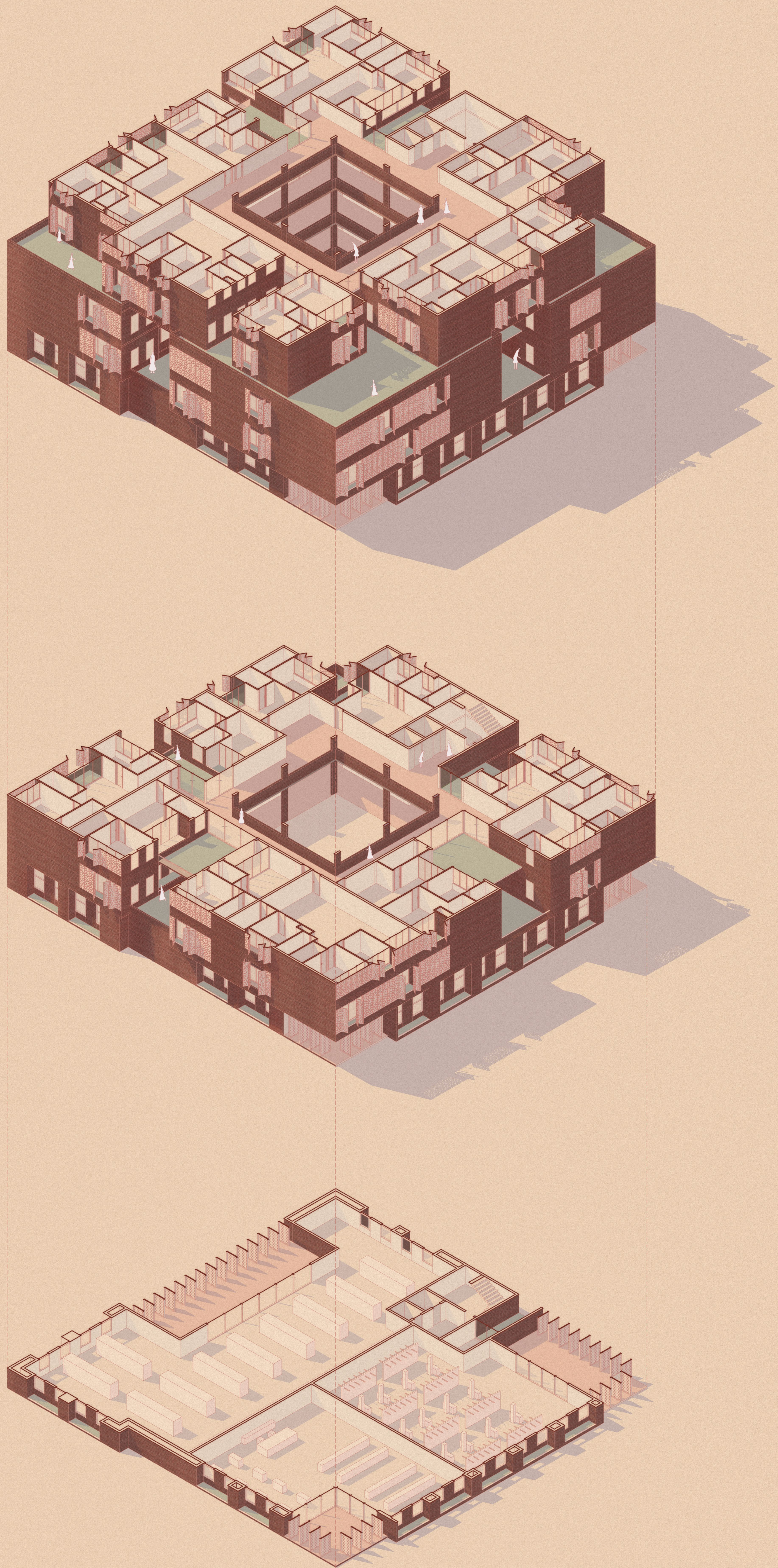


KEY

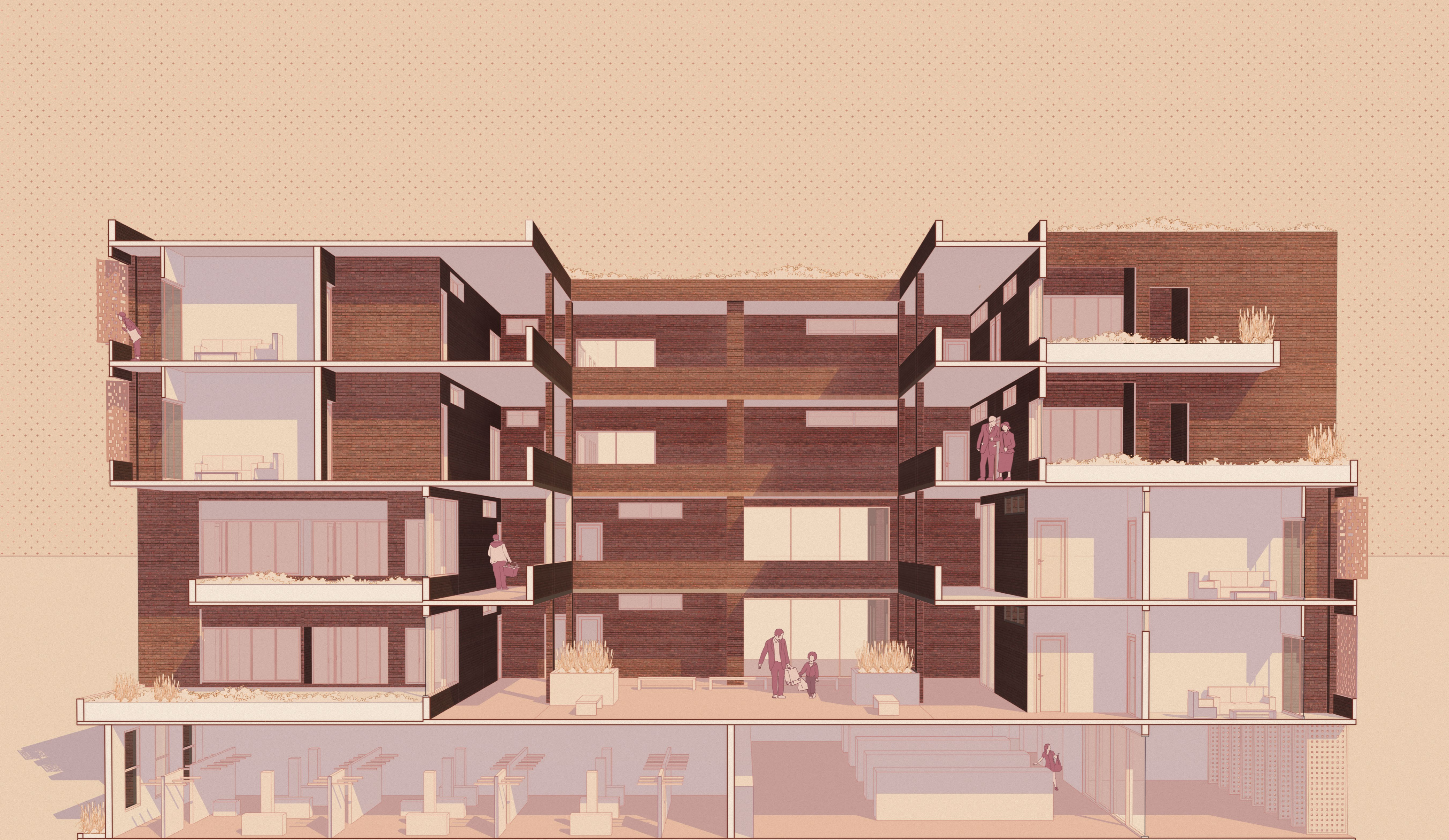
- A. Courtyard
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- G. 3BHK (110sqm)

FLOOR PLAN - LEVEL 3&4





EXPLODED ISOMETRIC



PERSPECTIVE SECTION

