



# VASAVI GP ATLANTIS

AT NARSINGI, HYDERABAD

A PRESENTATION BY

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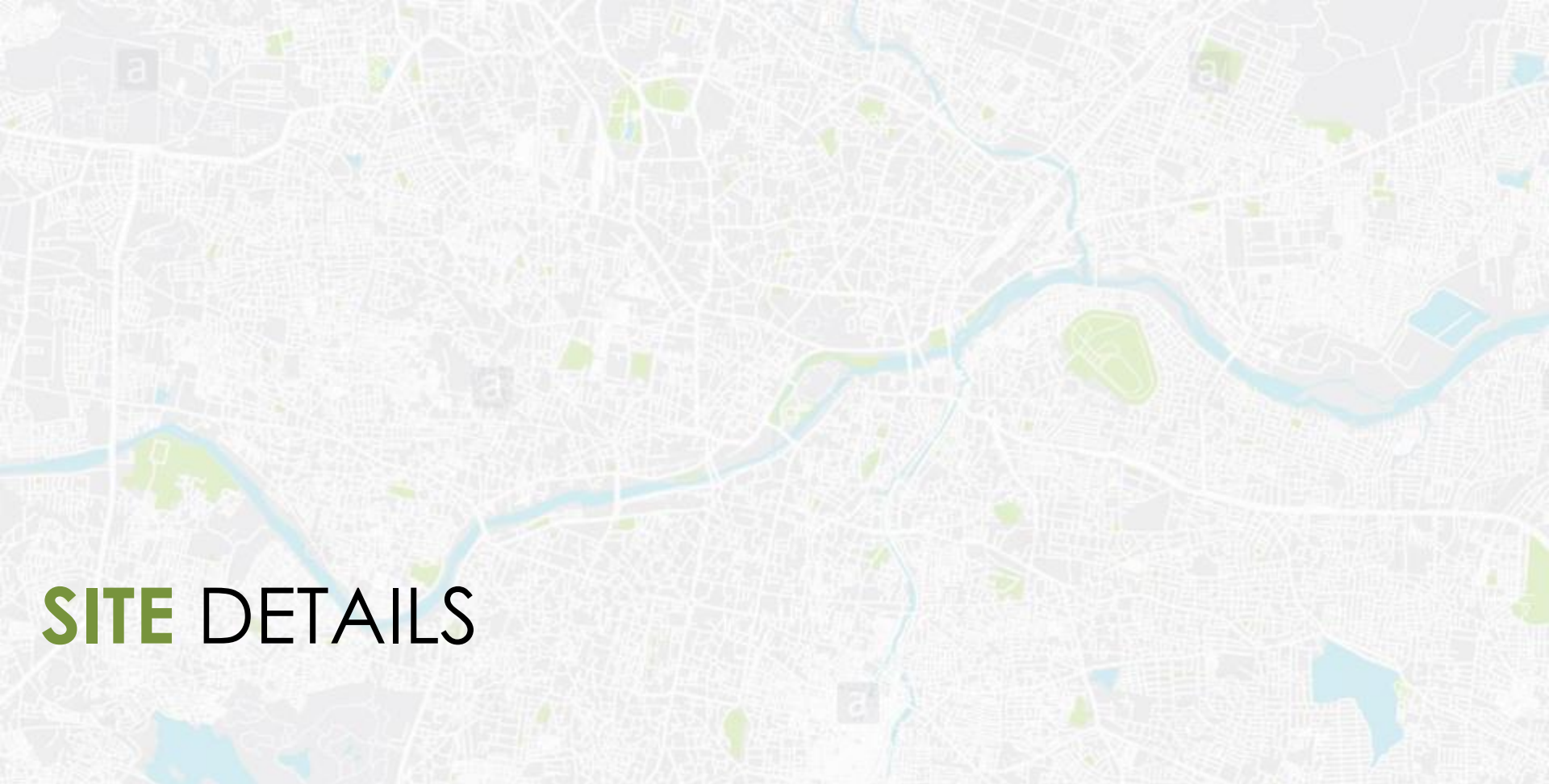
PROPOSED RESIDENTIAL DEVELOPMENT

FOR VASAVI GP ATLANTIS

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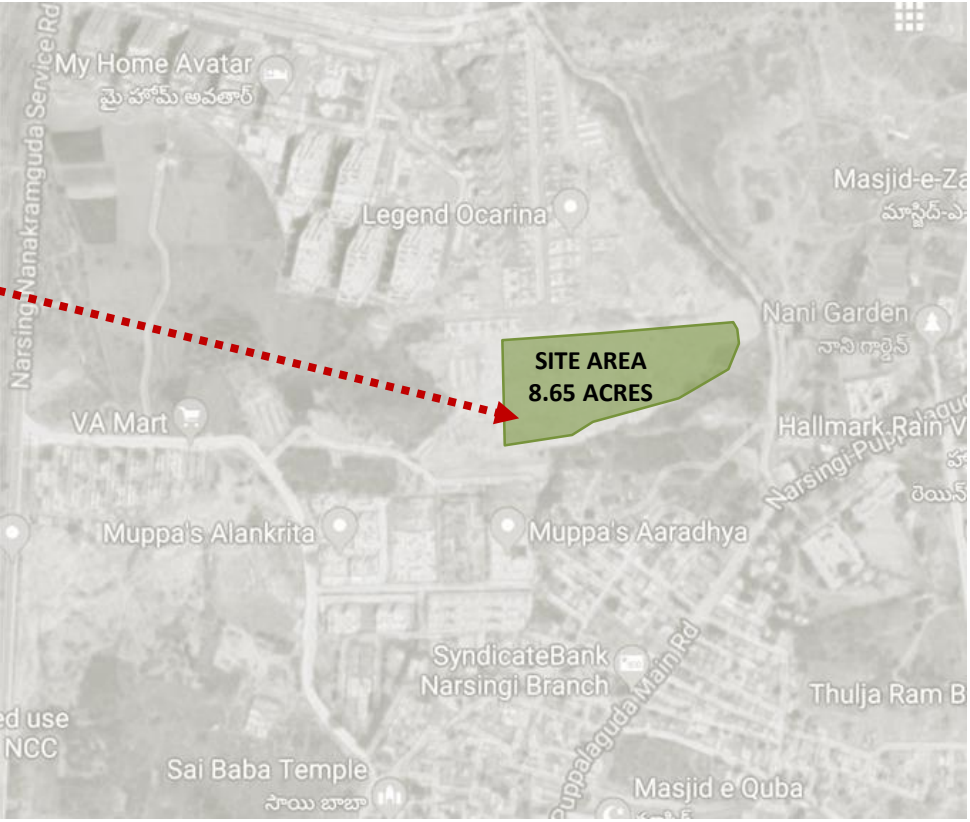
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# SITE DETAILS

# PROJECT INTRODUCTION



**PROPOSED RESIDENTIAL DEVELOPMENT**  
FOR VASAVI GP ATLANTIS

# SITE SURROUNDINGS



**PROPOSED RESIDENTIAL DEVELOPMENT**  
FOR VASAVI GP ATLANTIS

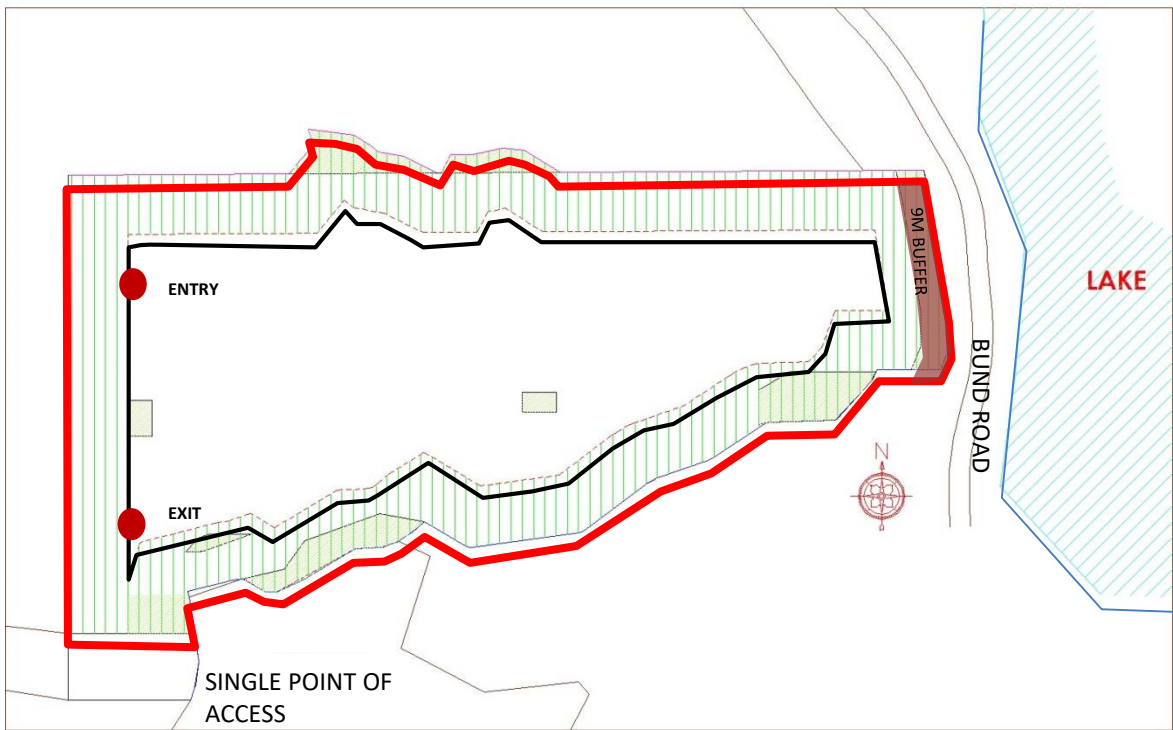
# SITE PICTURES



**PROPOSED RESIDENTIAL DEVELOPMENT**  
FOR VASAVI GP ATLANTIS



# BYE LAWS

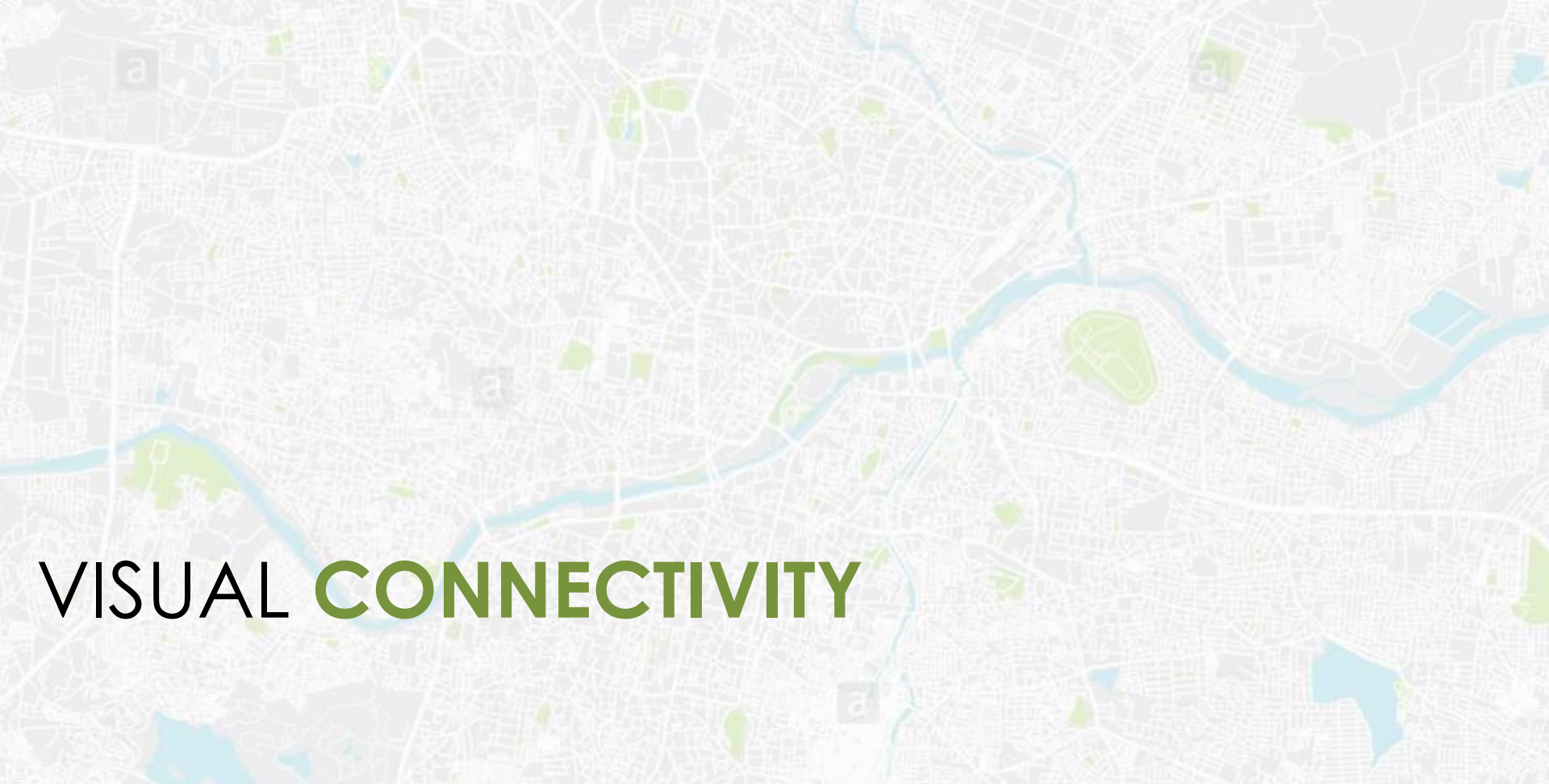


**SITE AREA**  
**8.5 ACRES**

Height of building (in meters)		Minimum abutting road width required (in meters)	Side and rear open space to be left around building (in meters)
Above	Upto		
(1)	(2)	(3)	(4)
-	21	12	7
21	24	12	8
24	27	18	9
27	30	18	10
30	35	24	11
35	40	24	12
40	45	24	13
45	50	30	14
50	55	30	16
55	70	30	17
70	120	30	18
Above 120		30	20

- PROPOSED BUILDING HEIGHT – 155M
- REQUIRED SITE SET BACK- 20 M
- REQUIRED BUILDING TO BUILDING SET BACK- 20M
- PROPOSED SITE SET BACK - 20 M
- PROPOSED BUILDING TO BUILDING SETBACK – 20M

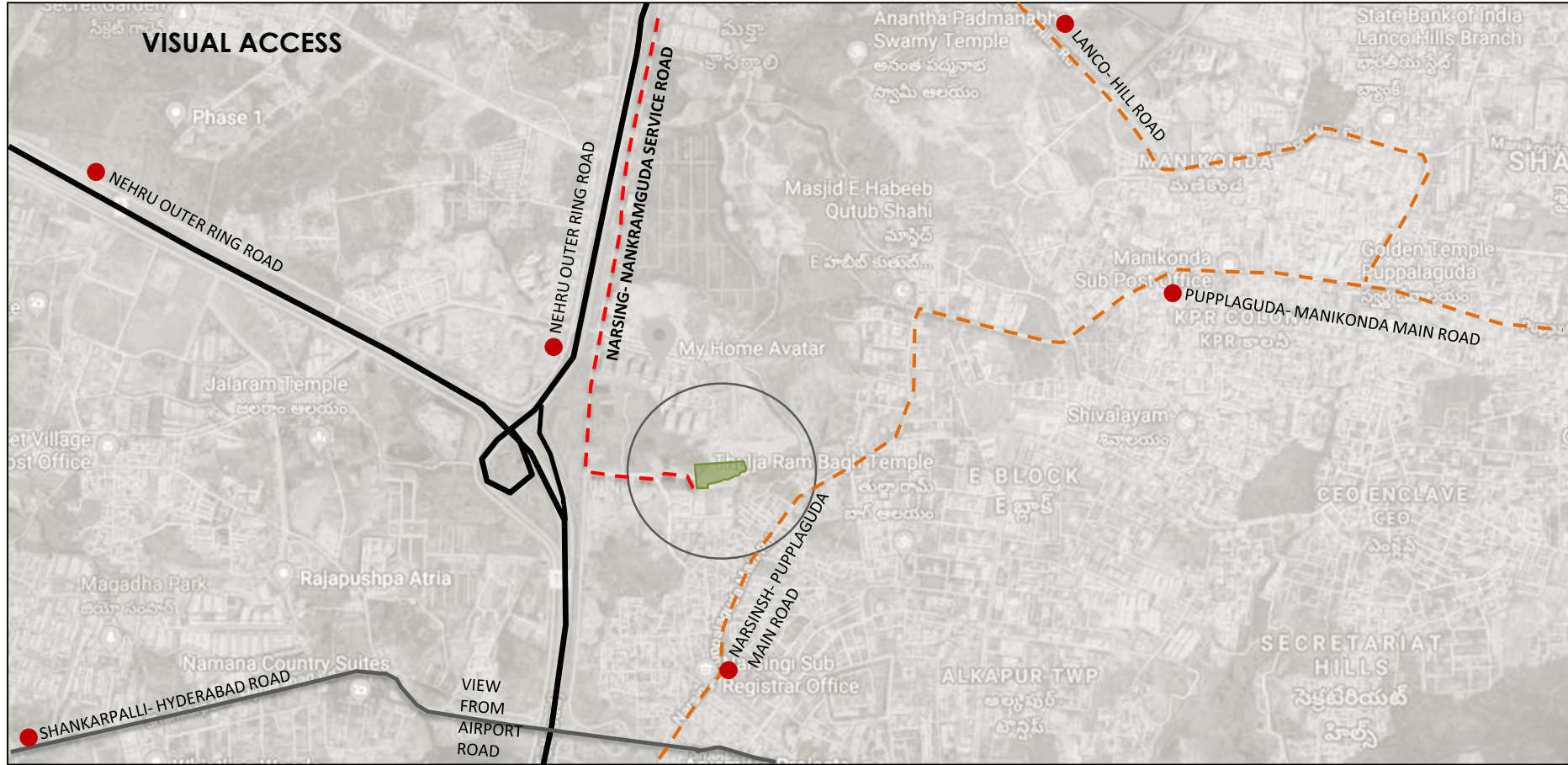
**— SITE BOUNDARY**  
**— BUILDING SETBACK – 20M**



# VISUAL CONNECTIVITY



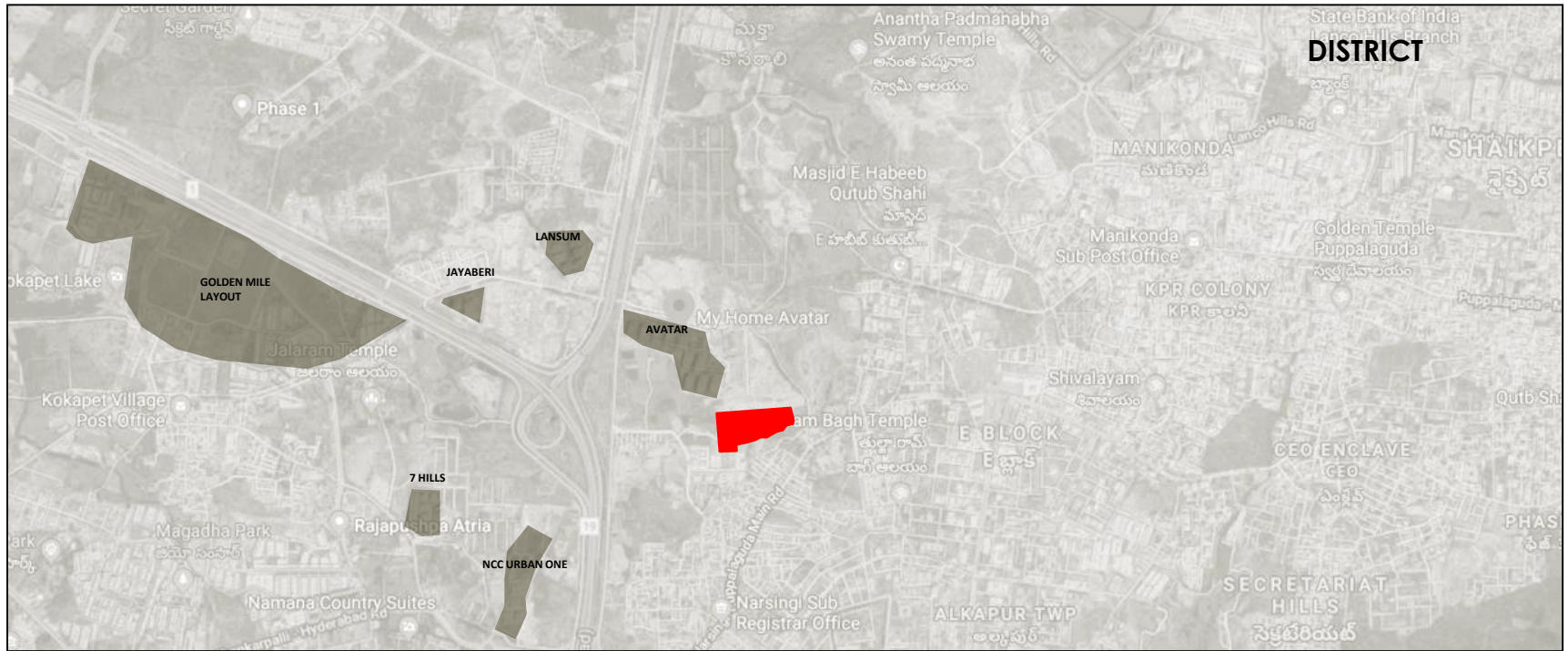
# VISUAL CONNECTIVITY



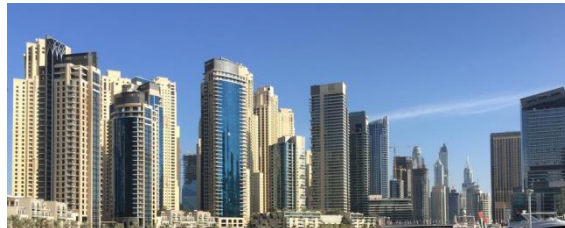
## PROPOSED RESIDENTIAL DEVELOPMENT

FOR VASAVI GP ATLANTIS

# VISUAL CONNECTIVITY



## URBAN HIGH RISE RESIDENTIAL CHARACTER



PROPOSED RESIDENTIAL DEVELOPMENT  
FOR VASAVI GP ATLANTIS



TEAM

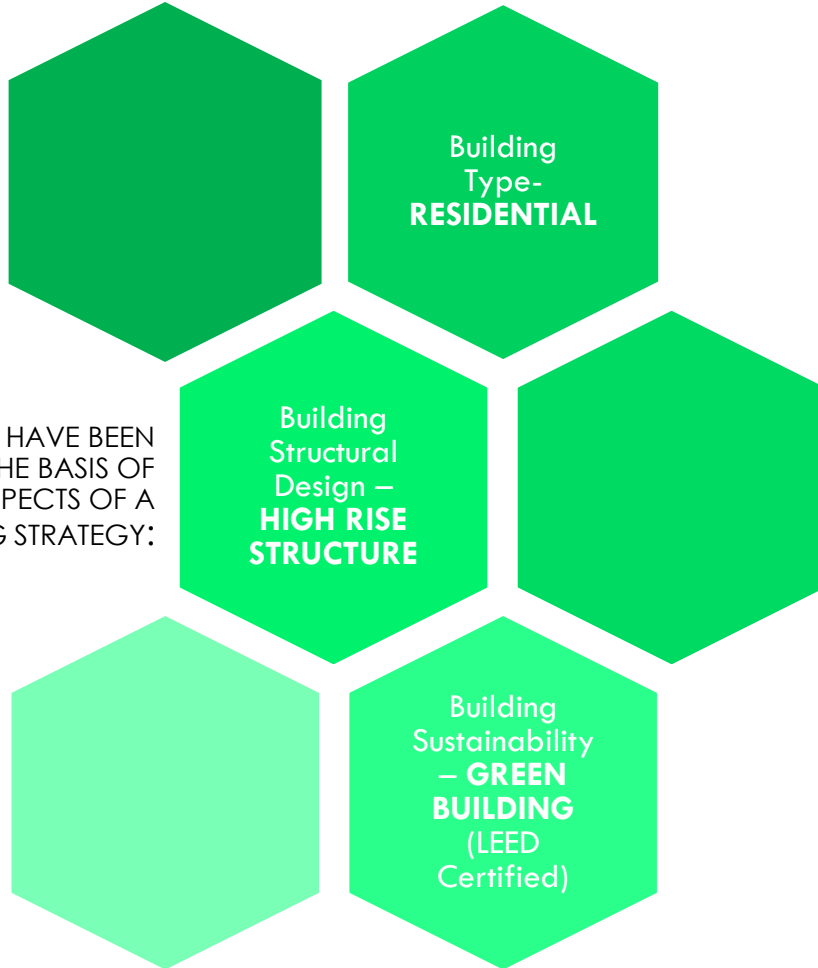


# CASE STUDY

**PROPOSED RESIDENTIAL DEVELOPMENT**  
FOR VASAVI GP ATLANTIS



**CASE STUDIES** HAVE BEEN  
SELECTED ON THE BASIS OF  
THREE ASPECTS OF A  
BUILDING STRATEGY:



# AMBER PARK, SINGAPORE

TYPOLOGY : APARTMENTS

ARCHITECTS : AQUARIUS PROPERTIES LTD

LOCATION : SINGAPORE



•Connecting the 3 residential towers at the top is The Stratosphere. This rooftop recreation deck is the signature feature of Amber Park. Rising 235 feet above sea level, The Stratosphere lets nothing come between the sky, sea and you.

•No detail is too small when it comes to ensuring your home is a sanctuary as it should be. For selection are units ranging from 1-bedroom+study to 5-bedroom+study and penthouses, with well-appointed interiors and thoughtful layouts.



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FOR VASAVI GP ATLANTIS





Artist's Impression

**PROPOSED RESIDENTIAL DEVELOPMENT**  
FOR VASAVI GP ATLANTIS



TEAM

01

# HASU HAUS, BANGKOK

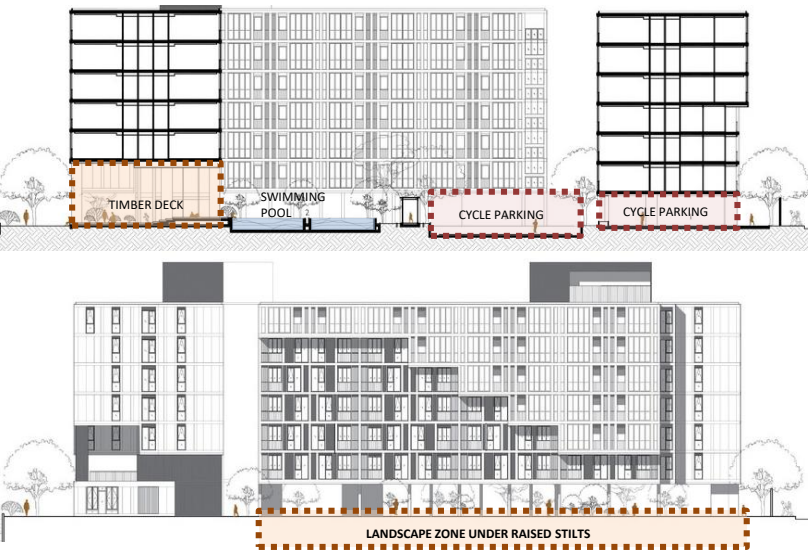
TYPOLOGY : APPARTMENTS

ARCHITECTS : SOMDOON ARCHITECTS

LOCATION : BANGKOK, THAILAND

• The design takes Thai typical house along the canal with the backyard garden as a nostalgic inspiration for courtyard and living space characteristic.

• Elevated housing units create permeable ground floor to catalyze social engagement with the potential of proximity to waterfront. Architect arrange all amenity areas including swimming pool, garden and hardscape on ground floor allowing flexibilities for social activities for dwellers and the neighbors.



PROPOSED RESIDENTIAL DEVELOPMENT  
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# EMBASSY LAKE TERRACES, BANGALORE

TYPOLOGY : RESIDENTIAL DEVELOPMENT

ARCHITECTS : ANDY FISHER WORKSHOP

LOCATION : BANGALORE, KARNATAKA

- The wings are partially raised allowing landscape and common spaces to extend beneath the building ensuring that the extent of the landscape can be **viewed across the site**.
- The clubhouse is integrated within the architecture of the wings and amenities are spread throughout the development including the extensive **sky gardens** situated on the roof of both wings.
- Utilizing available ground and roof spaces for amenities and recreation is intended to encourage residents to fully utilize the building surfaces.

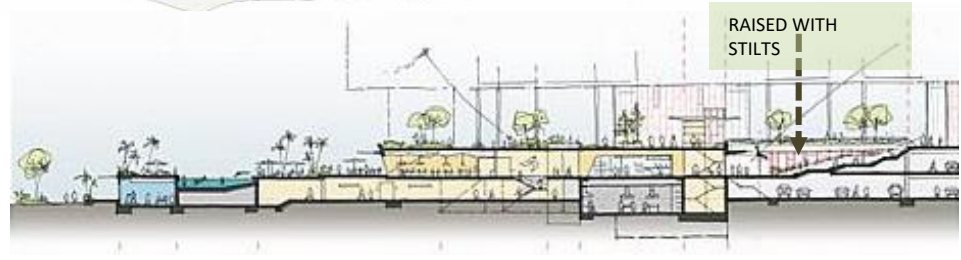


PROPOSED RESIDENTIAL DEVELOPMENT  
FOR VASAVI GP ATLANTIS





- Key**
1. Security
  2. Visitor's Car Park
  3. Drop-off Canopy
  4. Mini Putting Green at Ground Level
  5. Tennis Courts
  6. Retail Space
  7. Skating Rink
  8. Play Area
  9. Rain Tree Grove
  10. Gym & Sports Facilities at Ground Level
  11. Paw Park
  12. Party Lawn
  13. Swimming Pool
  14. Wooden Deck
  15. Club Lounge
  16. Grassed Terrace
  17. Indoor Pool
  18. Badminton Court
  19. Basketball Practice
  20. Yoga Deck at Level 11
  21. Business Centre at Ground level
  22. Cricket Nets
- Sky Deck at Level 11



**SECTION**  
N

**PROPOSED RESIDENTIAL DEVELOPMENT**  
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# KALPA TARU - MAGNUS, MUMBAI

**TYPOLGY** : RESIDENTIAL APPARTMENTS

**ARCHITECTS** : SANJAY PURI

**LOCATION** : MUMBAII, INDIA

- Located in Bandra East, an uptown neighborhood marked with wide tree-lined avenues and a network of by-lanes carved in European style, its close proximity to BKC has enticed urban cosmopolitans. Of late, with the influx of high-end restaurants, recreational zones, parks and more, it has become the preferred choice of corporate



**PROPOSED RESIDENTIAL DEVELOPMENT**

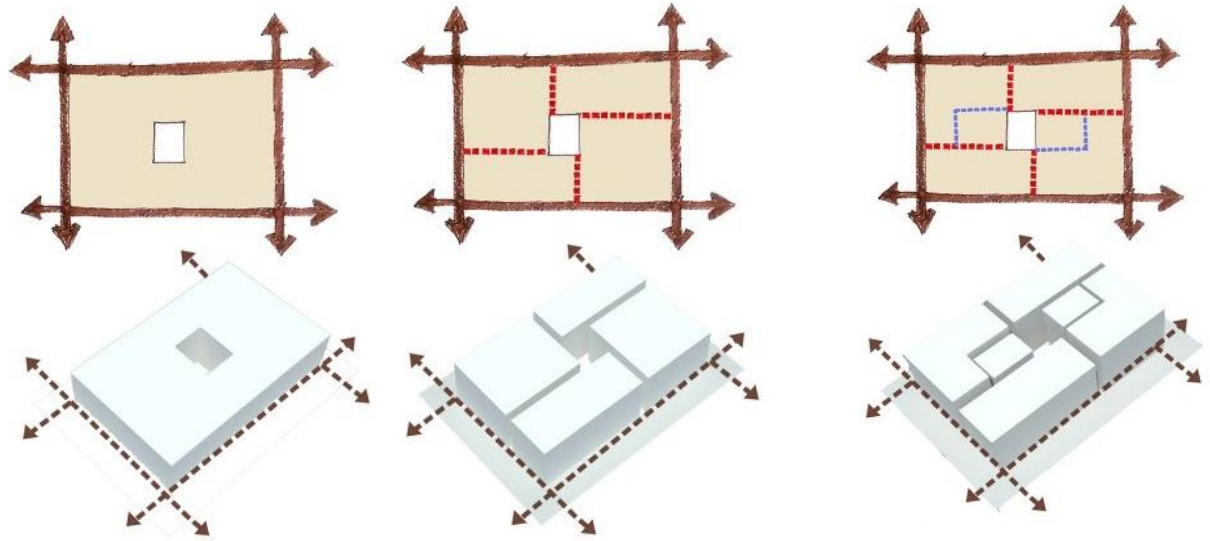
FOR VASAVI GP ATLANTIS



# MASSING CONCEPTS

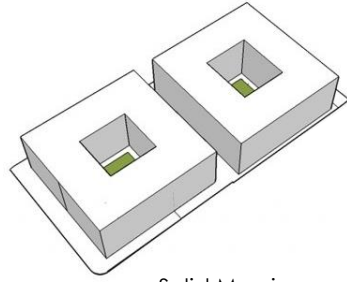
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# MASSING CONCEPTS

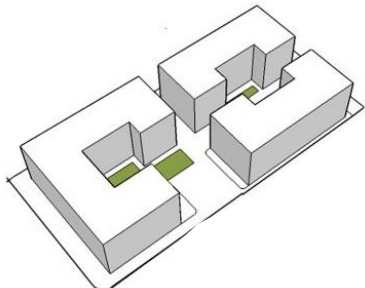


Creating a central community space

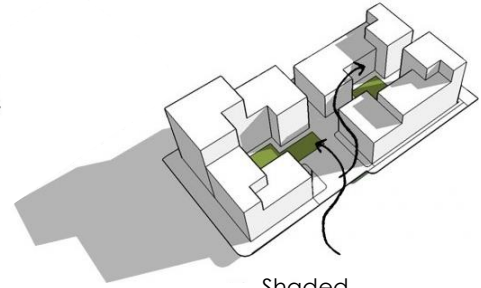
Connection it with peripheral street  
Subdivision of urban blocks to ensure access



Solid Massing



Enclosed Courtyards



Shaded courtyards



# MASTER PLAN

# MASTER PLAN ZONING

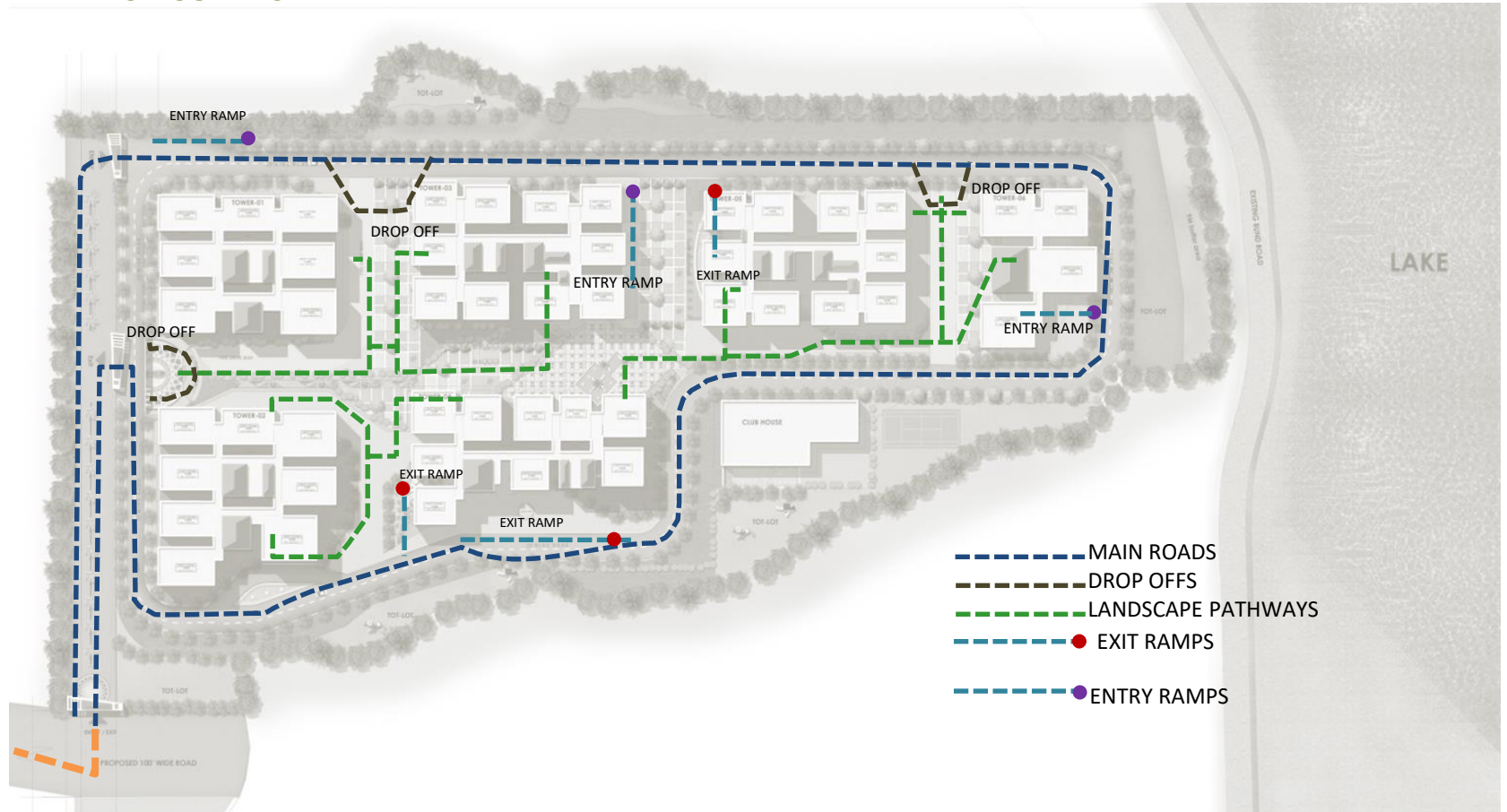


# MASTER PLAN



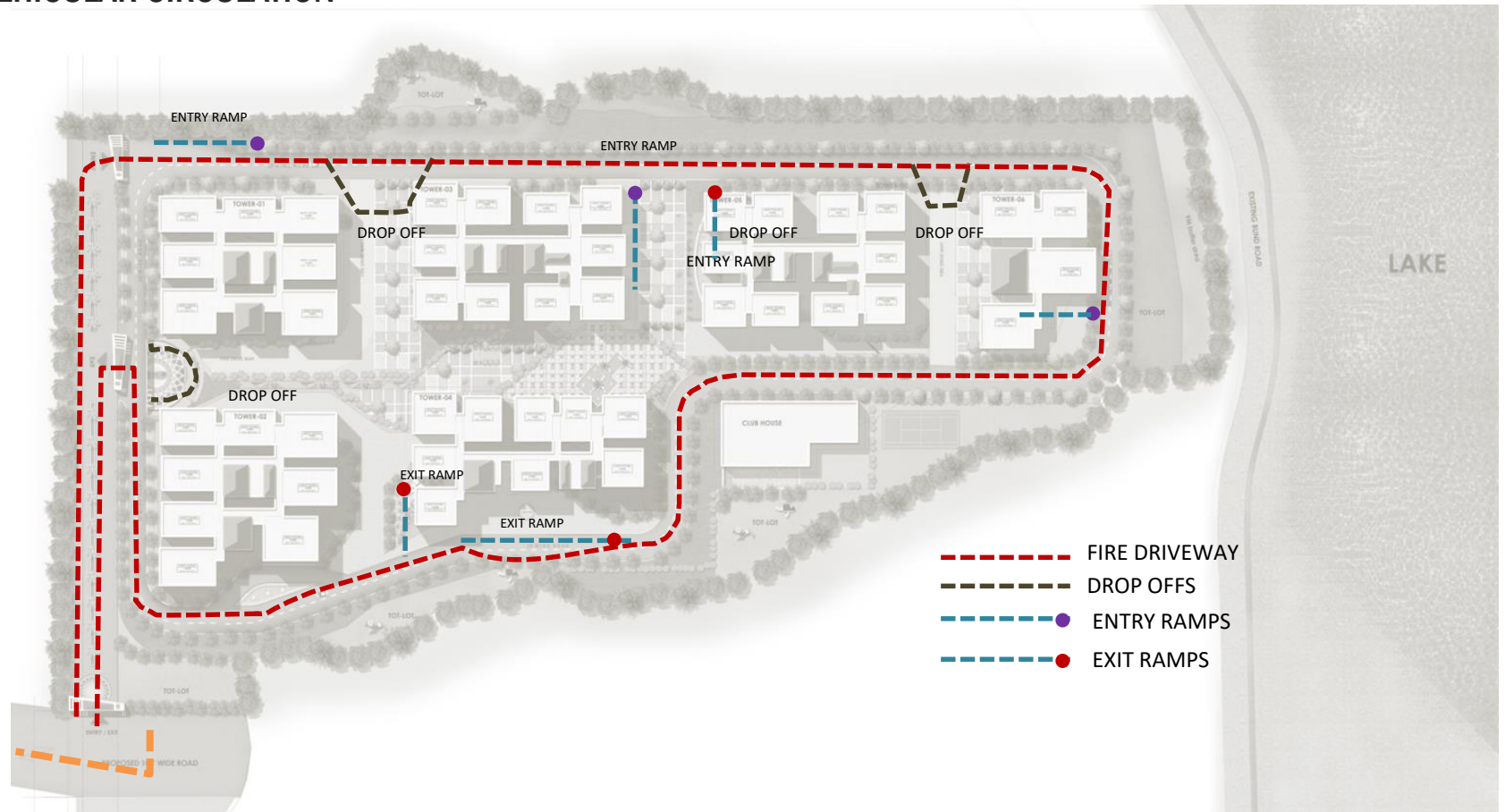
## PROPOSED RESIDENTIAL DEVELOPMENT FOR VASAVI GP ATLANTIS

# MASTER PLAN CIRCULATION

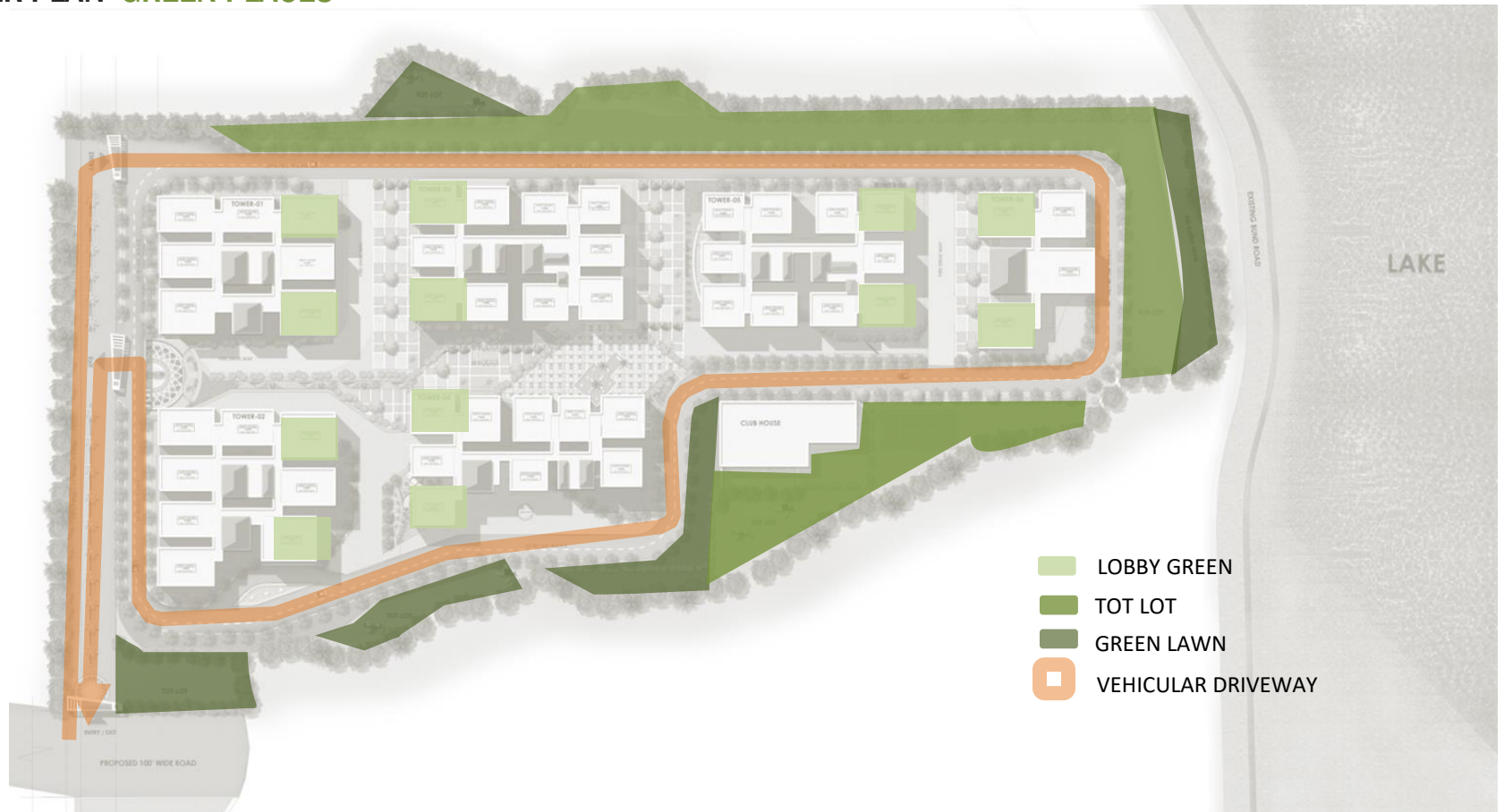




# FIRE VEHICULAR CIRCULATION



# MASTER PLAN GREEN PLACES



# STILT PLAN



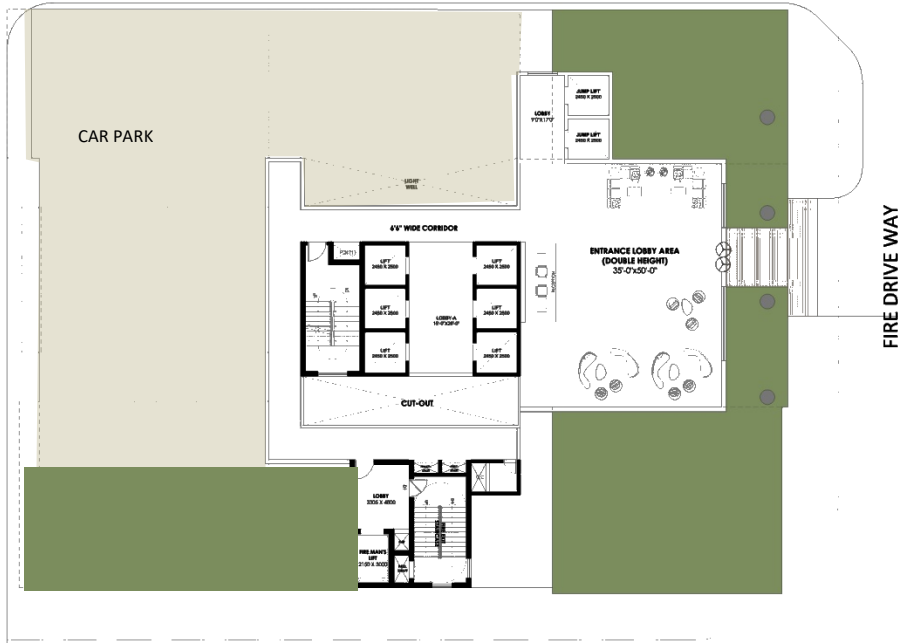
Stilt Landscape area



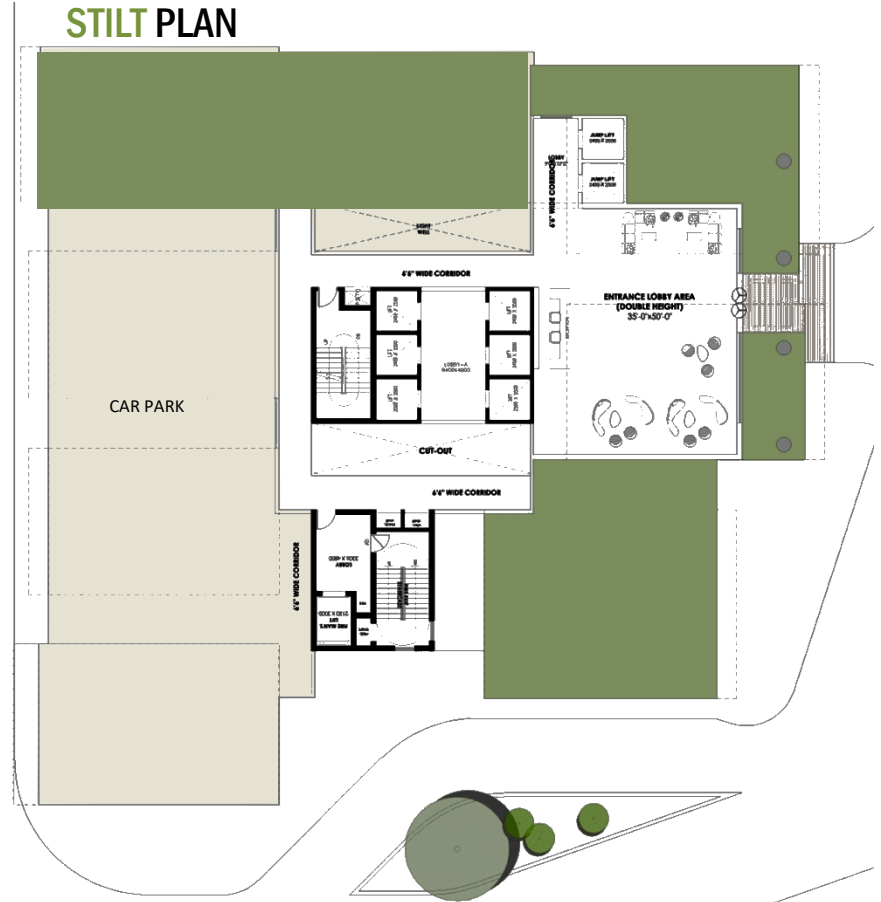
# FLOOR PLANS

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FOR VASAVI GP ATLANTIS

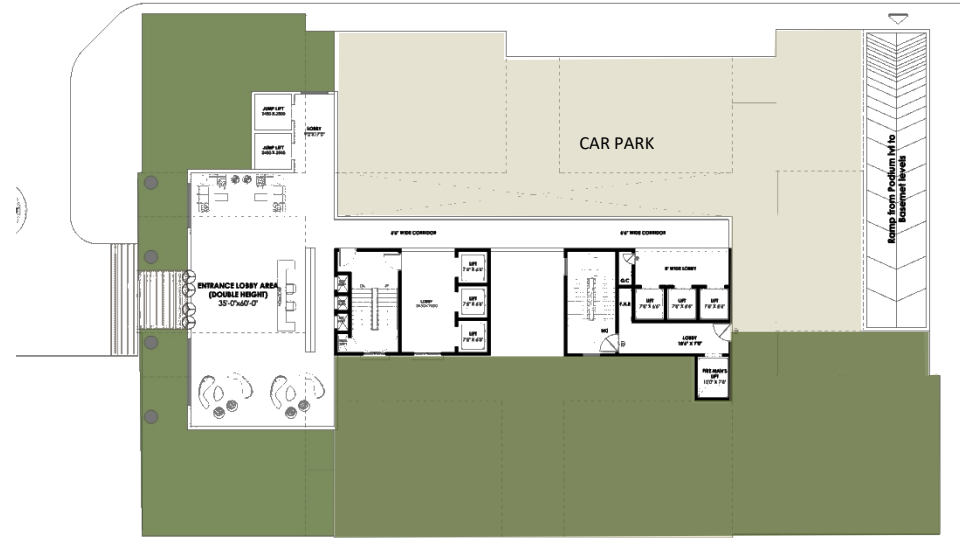
# TOWER 01 STILT PLAN



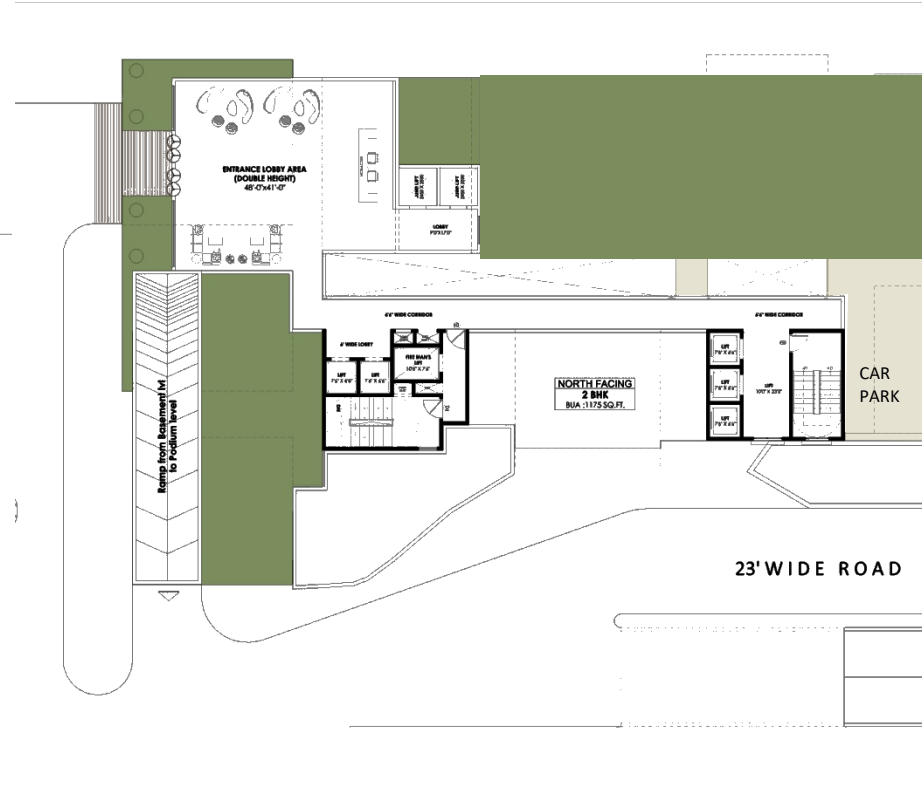
# TOWER 02 STILT PLAN



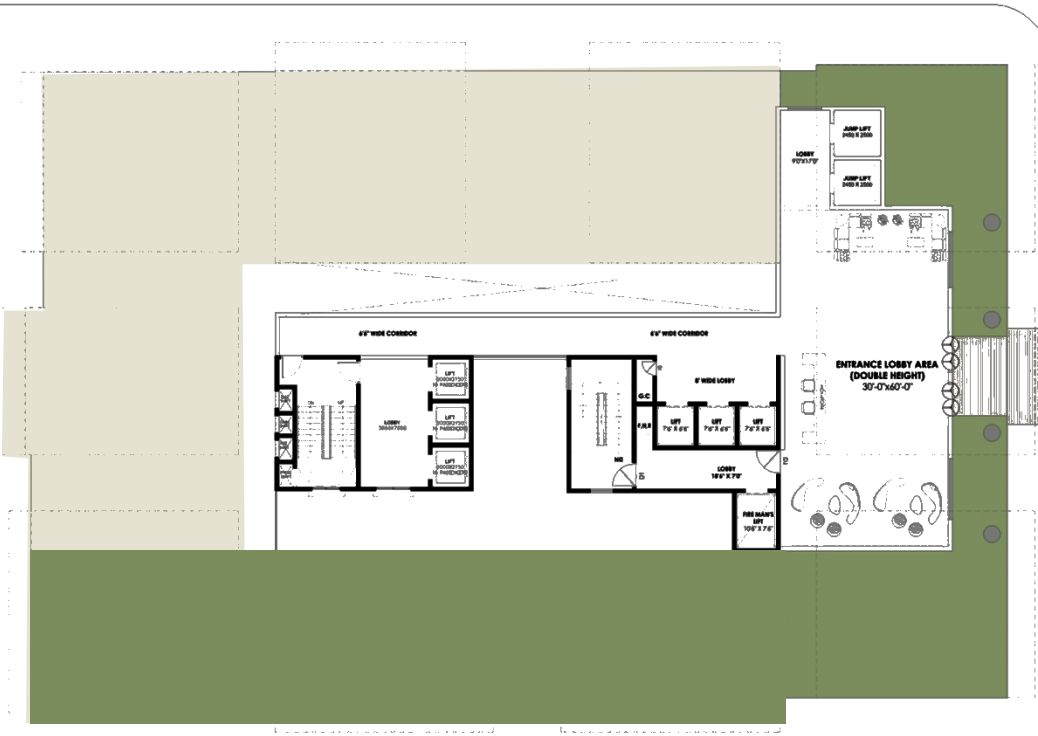
# TOWER 03 STILT PLAN



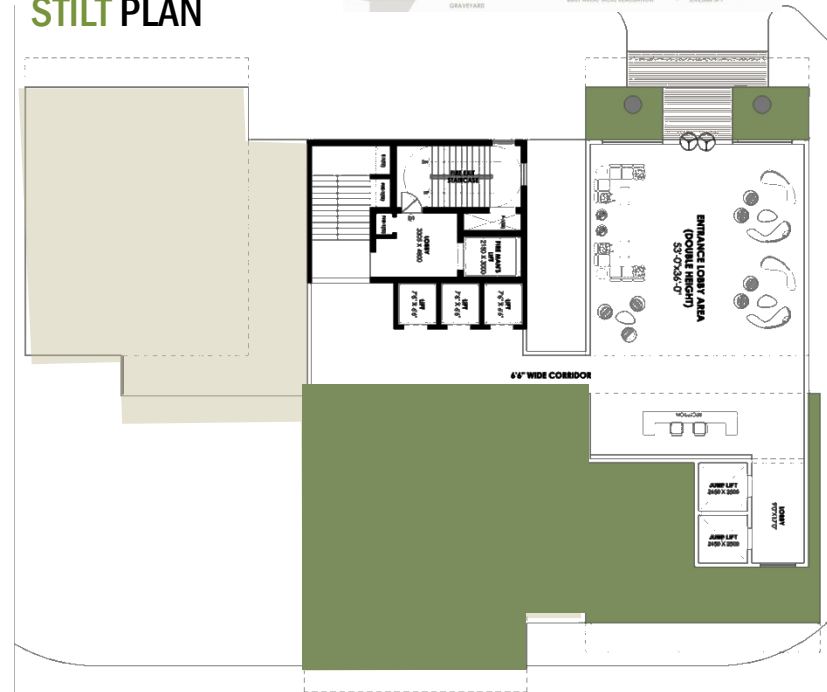
# TOWER 04 STILT PLAN



# TOWER 05 STILT PLAN



# TOWER 06 STILT PLAN



23' WIDE ROAD



# TOWER 01



- BUA :2000 SQ. FT.
- BUA :1850 SQ. FT.
- BUA :2400 SQ. FT.

TOWER -1										
FLAT-01	3 BHK	2400	2	45	1	90	216,000			
FLAT-02	3 BHK	2000	2	45		90	180,000			
FLAT-03	3 BHK	1850	3	45		135	249,750			
			<b>7</b>			<b>315</b>	<b>645,750</b>			



# SKY VILLA



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# TOWER 03



- BUA :1550 SQ.FT.
- BUA :1850 SQ.FT.
- BUA :1650 SQ.FT.
- BUA :1375 SQ.FT.

TOWER -3									
FLAT-01	3 BHK	1850	3	45	1	135	249,750		
FLAT-02	3 BHK	1650	2	45		90	148,500		
FLAT-03	3 BHK	1550	2	45		90	139,500		
FLAT-04	3 BHK	1375	3	45		135	185,625		
			<b>10</b>			<b>450</b>	<b>723,375</b>		

# TOWER 04



- BUA : 1750 SQ.FT.
- BUA : 1850 SQ.FT.
- BUA : 1550 SQ.FT.
- BUA : 1375 SQ.FT.
- BUA : 1175 SQ.FT.



TOWER -4									
FLAT-01	3 BHK	1850	2	45	1	90	166,500		
FLAT-02	3 BHK	1750	2	45		90	157,500		
FLAT-02	3 BHK	1550	2	45		90	139,500		
FLAT-03	3 BHK	1475	1	45		45	66,375		
FLAT-04	3 BHK	1375	1	45		45	61,875		
FLAT-05	2 BHK	1175	1	45		45	52,875		
			<b>9</b>				<b>405</b>	<b>644,625</b>	

# TOWER 05

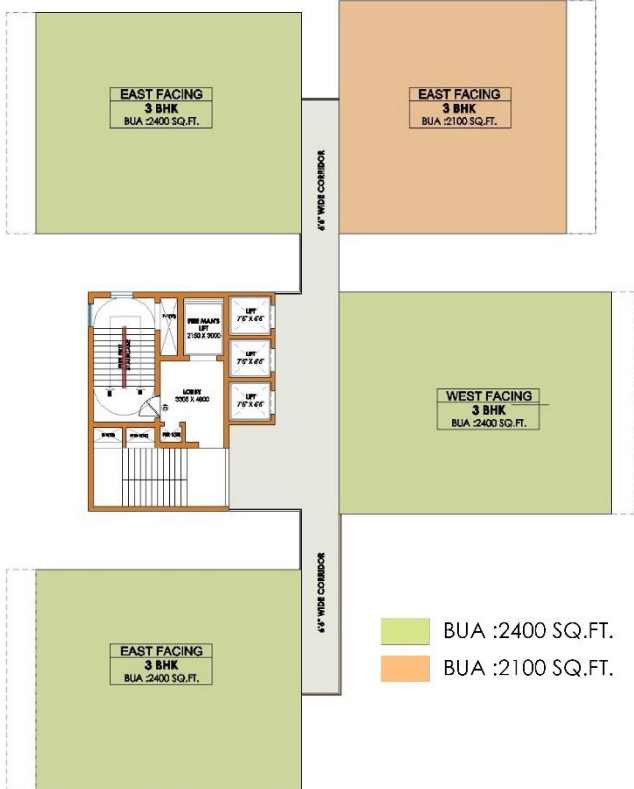


- BUA :1375 SQ.FT.
- BUA :1850 SQ.FT.
- BUA :1550 SQ.FT.
- BUA :1650 SQ.FT.



TOWER -5									
FLAT-01	3 BHK	1850	3	45	1	135	249,750		
FLAT-02	3 BHK	1650	2	45		90	148,500		
FLAT-03	3 BHK	1550	3	45		135	209,250		
FLAT-03	3 BHK	1375	2	45		90	123,750		
			<b>10</b>			<b>450</b>	<b>731,250</b>		

# TOWER 06



TOWER -6							
FLAT-01	4 BHK	2400	3	45	1	135	324,000
FLAT-02	4 BHK	2100	1	45		45	94,500
			4			180	418,500

**PROPOSED RESIDENTIAL DEVELOPMENT**  
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# DESIGN FEATURES

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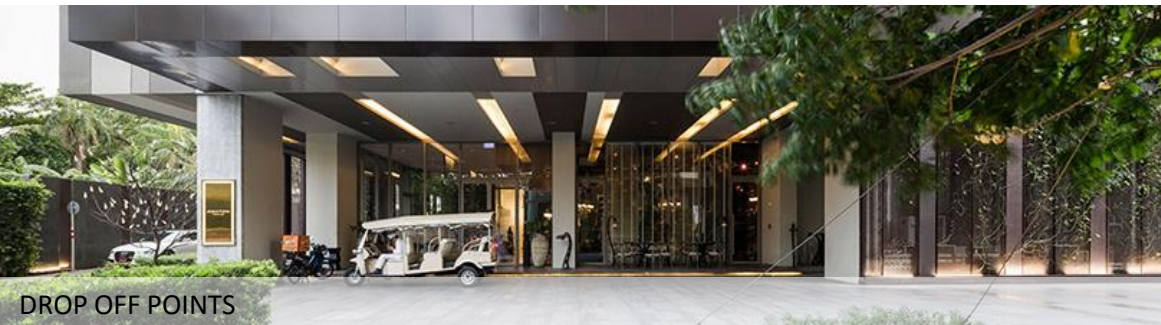
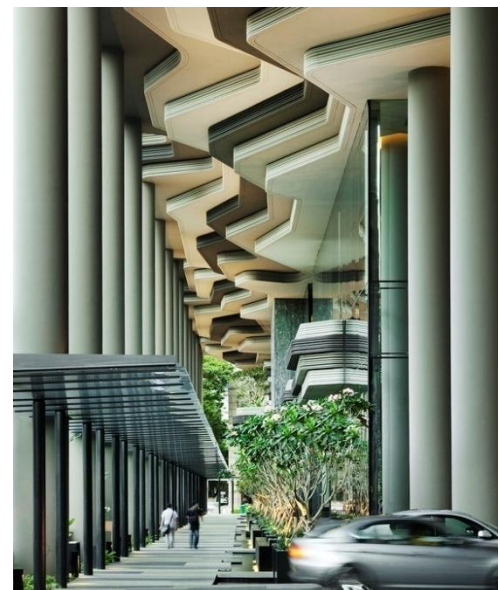
# ENTRANCE PLAZA



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# ENTRANCE



DROP OFF POINTS

ENTRANCE GATE

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Alex Ho

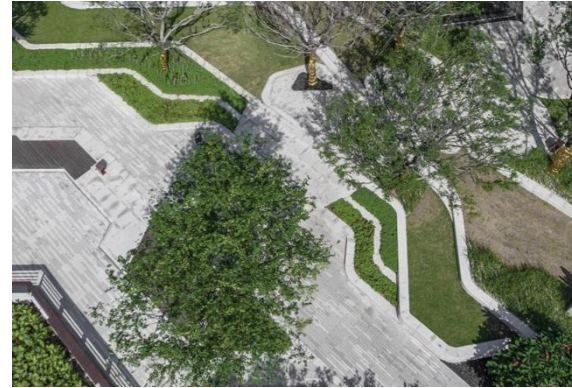
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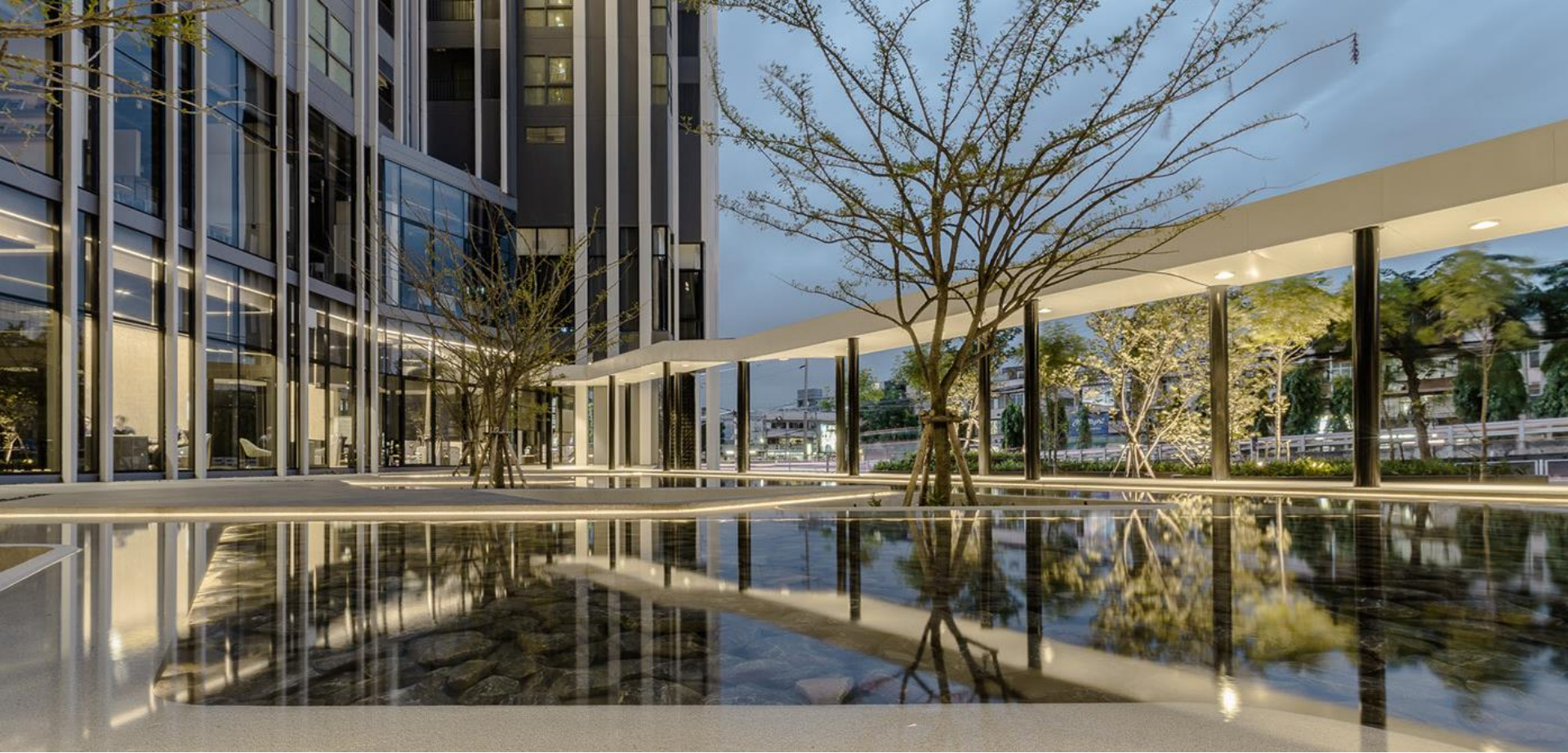
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# PLAY OF LIGHT AND LANDSCAPE



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## DOUBLE HEIGHT STILT BLENDING WITH LANDSCAPE

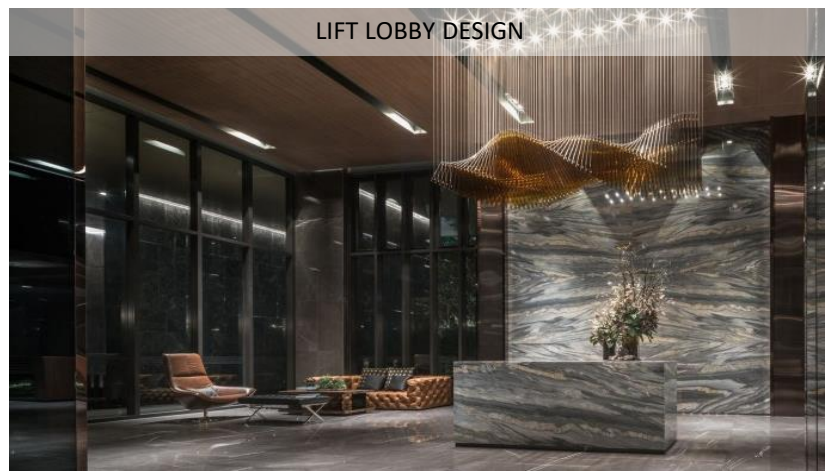
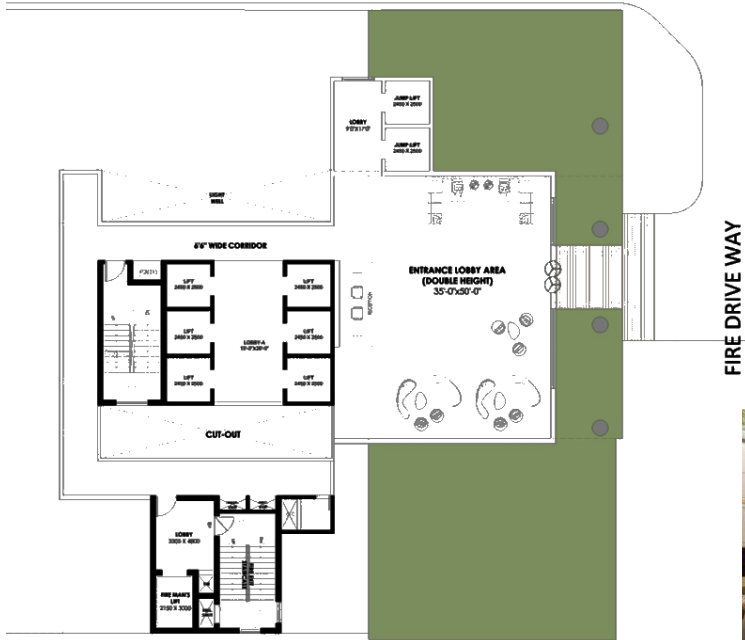
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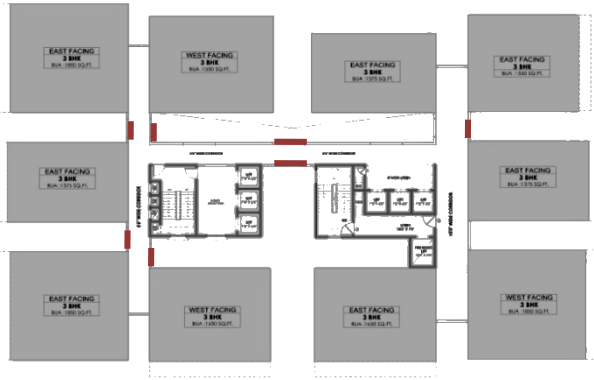




# LIFT LOBBY



# CORRIDOR INTERIOR VISION

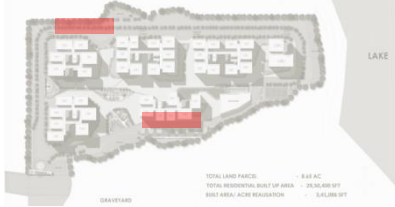


GLASS BLOCK CORRIDOR





# SERVICE TUNNELS



DRIVEWAY KLEADING TO BASEMENTS AND SERVICE TUNNEL

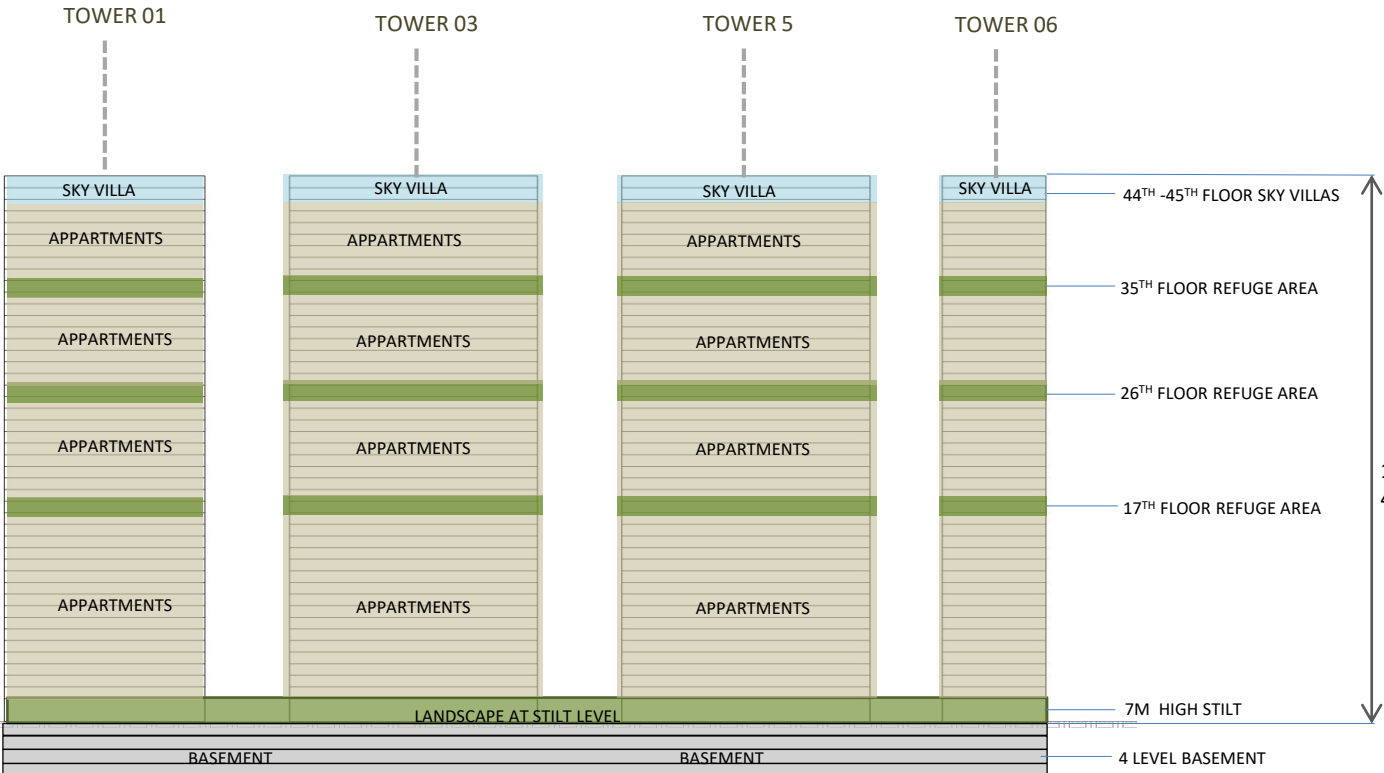


SERVICE TUNNEL

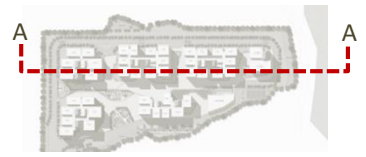


LANDSCAPE TREATMENT ABOVE RAMP

# SCHEMATIC SECTION



155M HIGH/  
45 FLOORS



KEY PLAN

# ELEVATION REFERENCES



# MASSING CONCEPTS



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# MASSING CONCEPTS



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# AREA STATEMENT

## FOR 45 FLOORS

PROPOSED RESIDENTIAL DEVELOPMENT FOR GP VASAVI GROUP									
TOTAL SITE AREA		35,025.50	Sq.mts	377,011			Sqft	8.65 Acre	
Mandatory Requirements									
TOT-LOT (Organised open space)			REQUIRED	in Sq.ft					
			10 % of Total site area	37,701					
AMENTIES			ACHIEVED	in Sq.ft					
			37,800						
Flat Areas (Including 25% of Common Areas)									
Description	Actual Flat area (Sft.)	Flats/ Floor	No. of Floors	No. of towers	Number of Units	Total Area in Sq.ft	Remarks		
<b>TOWER -1</b>									
FLAT-01	3 BHK	2400	2	45	1	90	216,000		
FLAT-02	3 BHK	2000	2	45		90	180,000		
FLAT-03	3 BHK	1850	3	45		135	249,750		
			<b>7</b>			<b>315</b>	<b>645,750</b>		
<b>TOWER -2</b>									
FLAT-01	3 BHK	2400	2	45	1	90	216,000		
FLAT-02	3 BHK	2100	1	45		45	94,500		
FLAT-03	3 BHK	2000	2	45		90	180,000		
FLAT-03	3 BHK	1850	3	45		135	249,750		
			<b>8</b>				<b>360</b>	<b>740,250</b>	
<b>TOWER -3</b>									
FLAT-01	3 BHK	1850	3	45	1	135	249,750		
FLAT-02	3 BHK	1650	2	45		90	148,500		
FLAT-03	3 BHK	1550	2	45		90	139,500		
FLAT-04	3 BHK	1375	3	45		135	185,625		
			<b>10</b>			<b>450</b>	<b>723,375</b>		
<b>TOWER -4</b>									
FLAT-01	3 BHK	1850	2	45	1	90	166,500		
FLAT-02	3 BHK	1750	2	45		90	157,500		
FLAT-02	3 BHK	1550	2	45		90	139,500		
FLAT-03	3 BHK	1475	1	45		45	66,375		
FLAT-04	3 BHK	1375	1	45		45	61,875		
FLAT-05	2 BHK	1175	1	45		45	52,875		
			<b>9</b>			<b>405</b>	<b>644,625</b>		
<b>TOWER -5</b>									
FLAT-01	3 BHK	1850	3	45	1	135	249,750		
FLAT-02	3 BHK	1650	2	45		90	148,500		
FLAT-03	3 BHK	1550	3	45		135	209,250		
FLAT-03	3 BHK	1375	2	45		90	123,750		
			<b>10</b>			<b>450</b>	<b>731,250</b>		
<b>TOWER -6</b>									
FLAT-01	4 BHK	2400	3	45	1	135	324,000		
FLAT-02	4 BHK	2100	1	45		45	94,500		
			<b>4</b>			<b>180</b>	<b>418,500</b>		
<b>TOTAL</b>						<b>2160</b>	<b>3903750</b>		
Club house						50,000		1.28% of BUA	
SALEABLE AREA						<b>3953750</b>		4.57 Lakh sqft/Acre	

Apartment Mix Achieved					
FLAT-01	4 BHK	2400	225	10%	23%
FLAT-02	3.5 BHK	2100	90	4%	
FLAT-03	3.5 BHK	2000	180	8%	
FLAT-04	3 BHK	1850	585	27%	40%
FLAT-05	3 BHK	1750	90	4%	
FLAT-06	3 BHK	1650	180	8%	
FLAT-07	3 BHK	1550	450	21%	38%
FLAT-08	3 BHK	1475	45	2%	
FLAT-09	3 BHK	1375	270	13%	
FLAT-10	2 BHK	1175	45	2%	
<b>TOTAL</b>			<b>2160</b>	<b>100%</b>	

# PROPOSED RESIDENTIAL DEVELOPMENT

FOR VASAVI GP AT ATLANTIS





# THANK YOU