



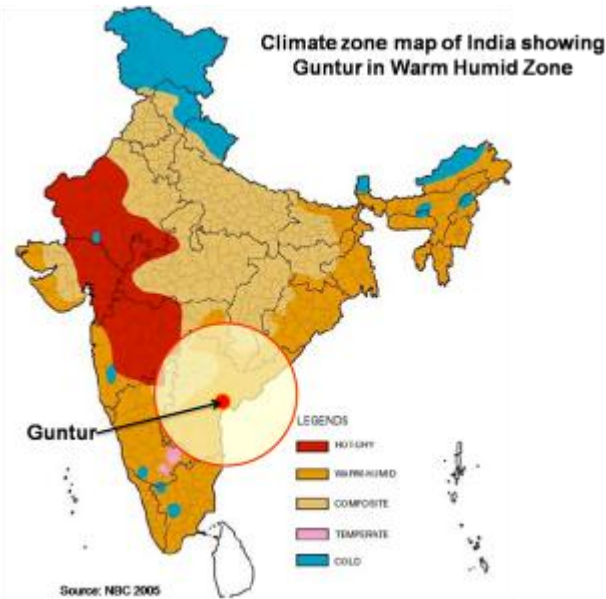
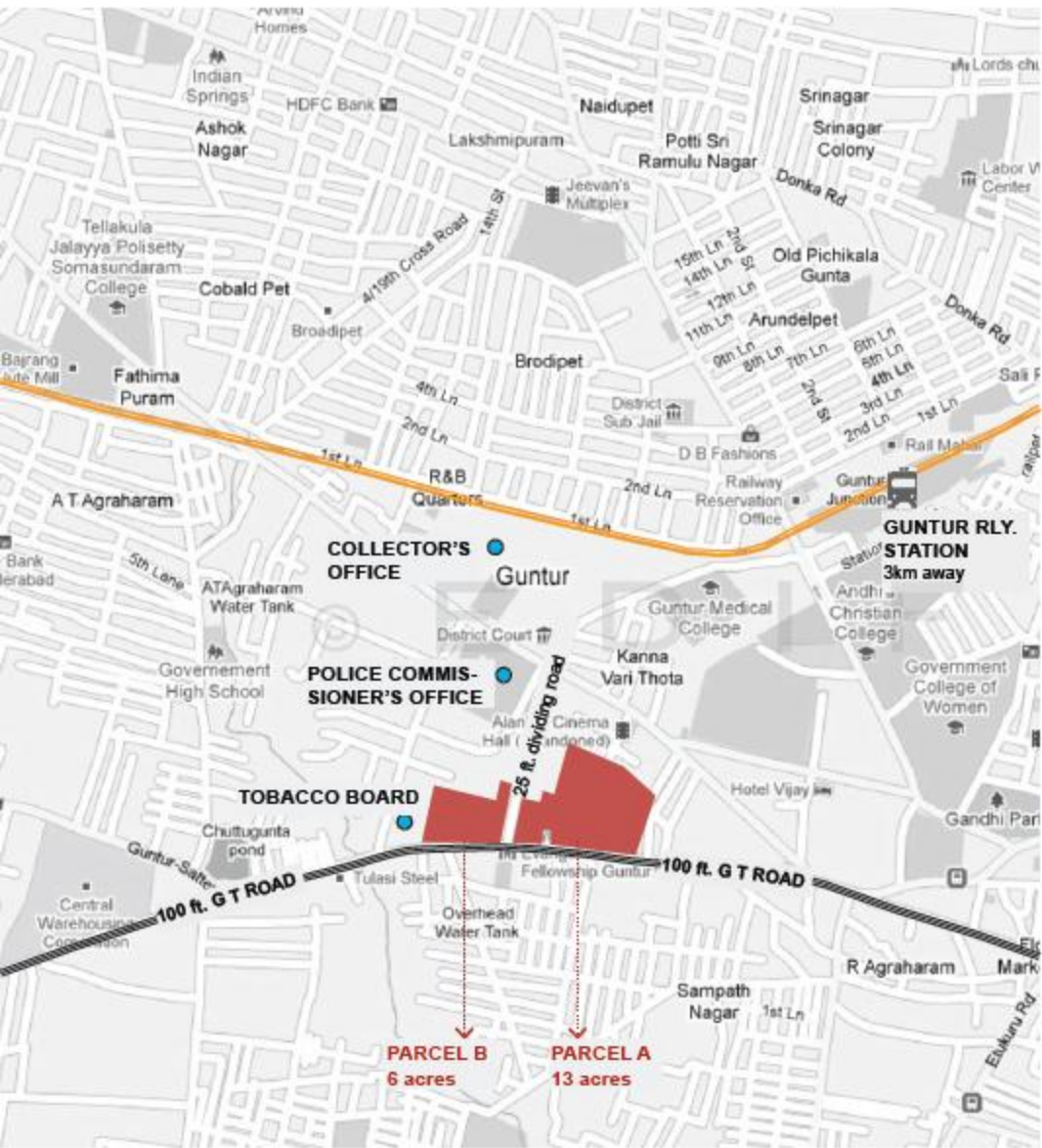
# REDEVELOPMENT OF **ILTD** HEADQUARTERS, GUNTUR

Concept Design by **EDIFICE CONSULTANTS PVT LTD., INTEGRATED DESIGN, HIMANSHU PARIKH ASSOCIATES**  
**TERI**



**ITC Limited**  
Central Projects Organization  
Bangalore, India

REFERENCING GUNTUR

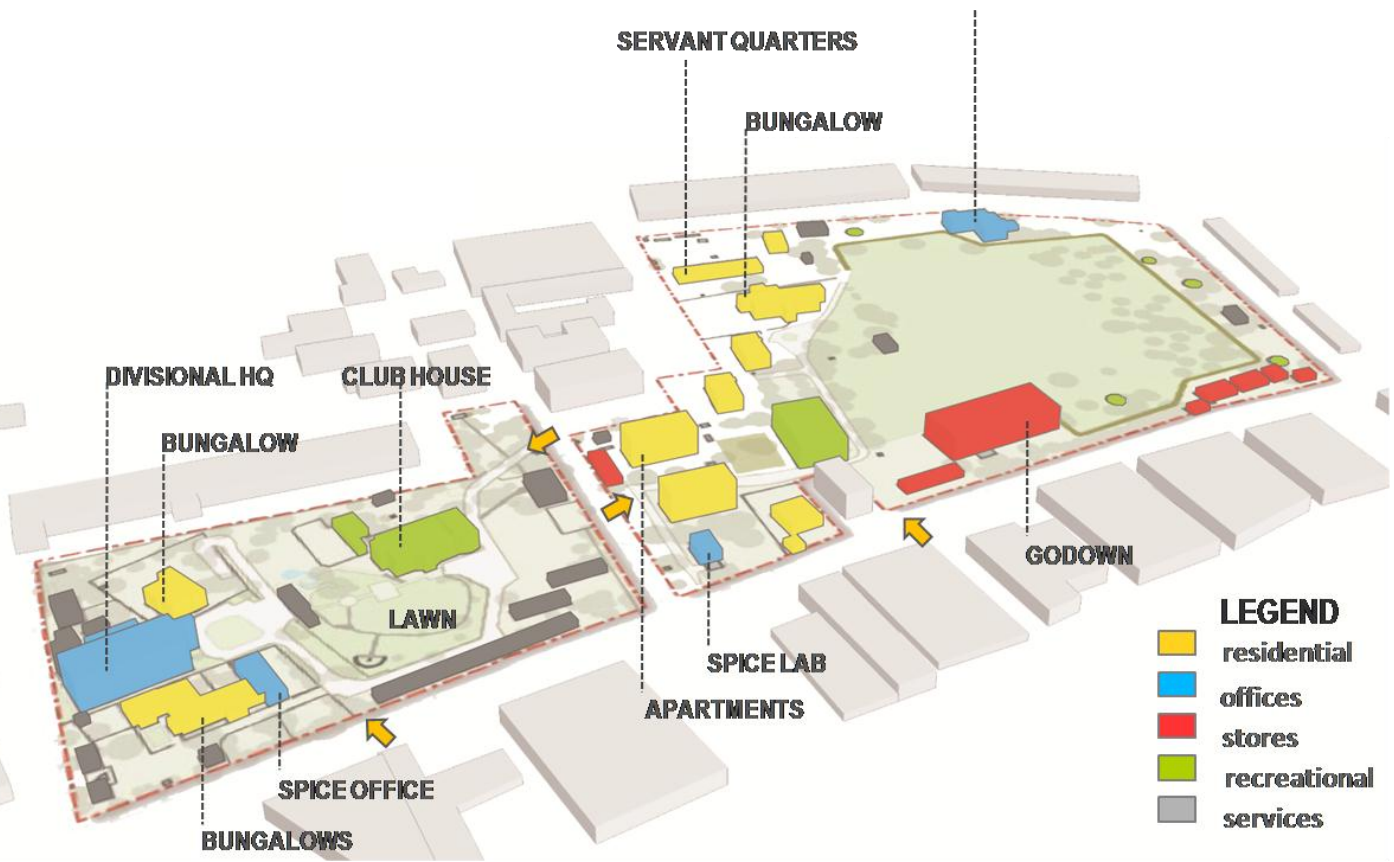




SITE CONTEXT



TRAINING ROOMS



LEGEND

- residential
- offices
- stores
- recreational
- services

SITE CONTEXT





THE PROGRAM

S.No	Module	Nos.	unit area	Area	
A	Residential - Parcel A : 13 acres				
A-1					
1	5BHK Penthouse	2	5000	10,000	sq ft
2	4BHK Apartments	32	3700	1,18,400	sq ft
3	3BHK Apartments	72	2800	2,01,600	sq ft
4	Basement	1		44,000	sq ft
A-2					
1	Studio Apartments	24	600	14,400	sq ft
2	Transit rooms	24	600	14,400	sq ft
3	Suites	8	800	6,400	sq ft
4	Central Dining & Kitchen (Part of Service Apt)	1		11,111	sq ft
A-3					
1	Club House	1		30,677	sq ft
a	Total Residential Area			4,50,988	sq ft

S.No	Module	Nos.	unit area	Area	
B	Offices - Parcel B : 6 acres				
1	Office Building + training rooms + dining space+ Spice Lab	1		57,989	sq ft
2	Basement	1		20,000	sq ft
b	Total Office Area			77,989	sq ft

## DEVELOPMENT GUIDELINES



CONTEXT



COMPREHENSIVE



COHESIVE



CLIMATE



CREATIVE



COMMUNITY

Develop a healthy neighbourhood /community living

Create a sustainable framework for Master plan & Architectural design

Optimise Resource Consumption

Create a Car(bon) free development

Enhance the Biodiversity & Microclimate

**PRODUCTIVE**

**PRESERVED**

**PLACEMAKING**



# CONTEXT & LANDUSE



# MASTER PLAN

## INDEX

- 1 RESIDENTIAL
- 2 CLUB + TRANSIT
- 3 CORPORATE BLOCK
- 4 FUTURE EXPANSION
- 5 CENTRAL OPEN SPACE
- 6 ENTRY TO PARCEL A
- 7 ENTRY TO PARCEL B

Peripheral loop road minimizes vehicular-pedestrian interference. Edge development leading to inward looking community

Central green + play area uniformly accessible

Centrally located club and amenity for uniform accessibility

Buildings oriented east west with self shaded internal courtyard

Future Expansion is planned along the periphery to preserve the central green



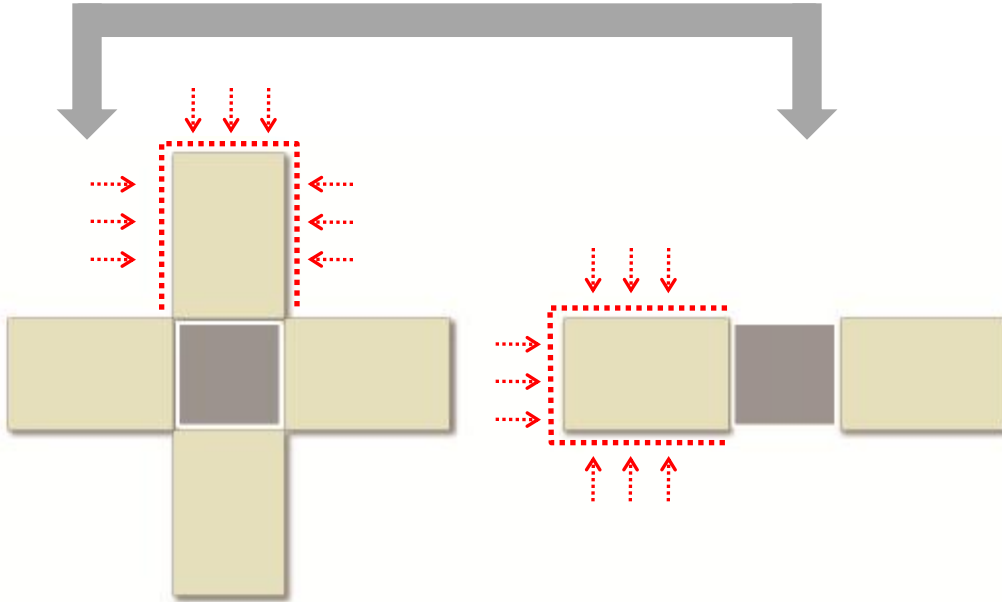


MASTER PLAN

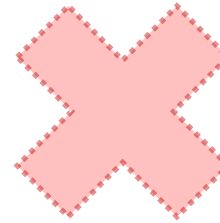


# TYPOLOGY STUDY

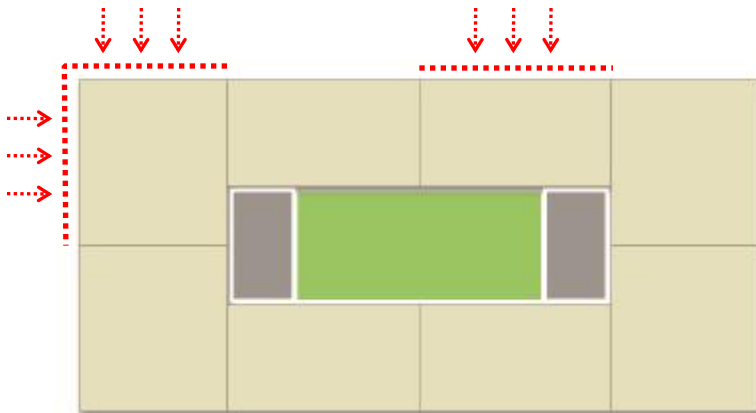
**THERMAL GAIN THROUGH THREE EXPOSED SURFACES**



Increase in external surface increases thermal heat gain



**THERMAL GAIN THROUGH ONE/ TWO EXPOSED SURFACES**

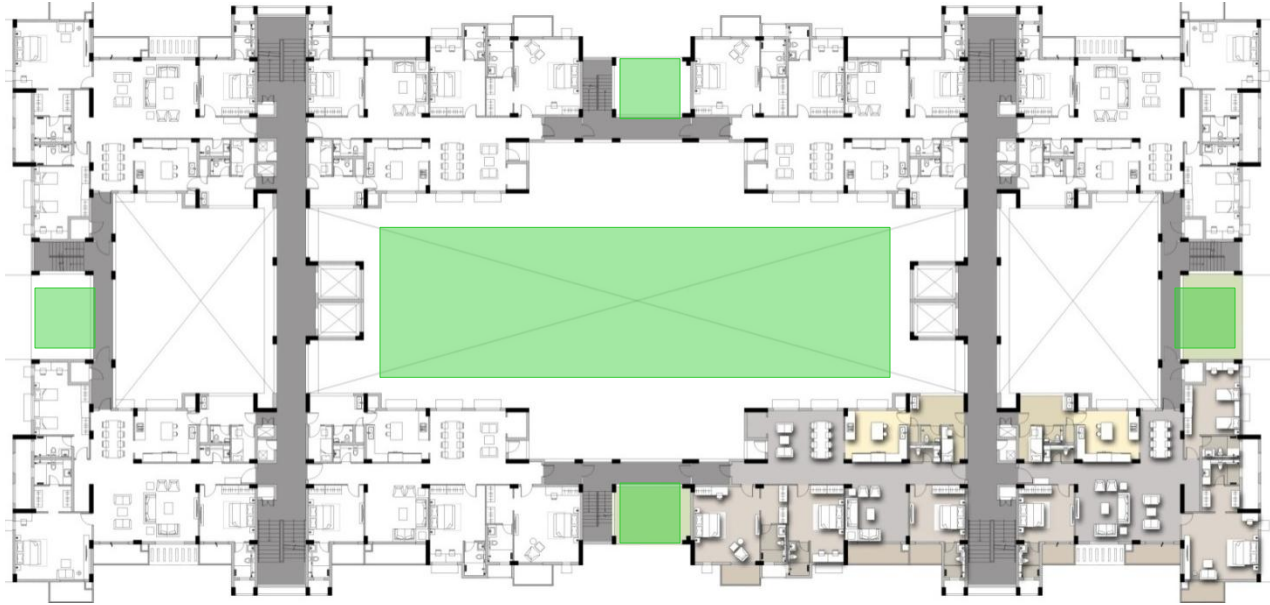


Minimizing thermal heat gain by reducing number of exposed surface of residential blocks

Cross ventilation through self shaded internal courtyard increases comfort level

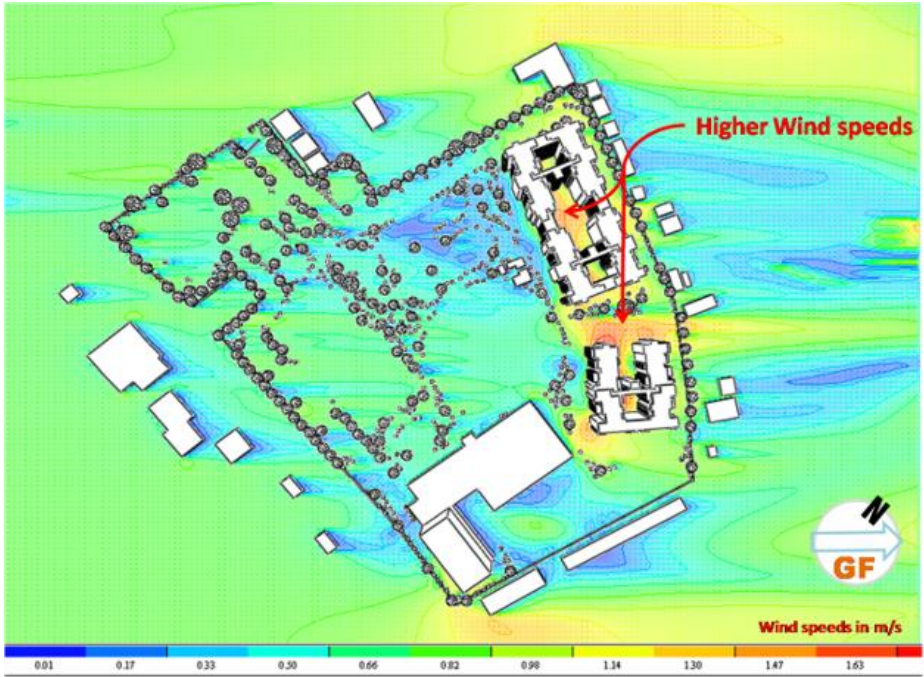
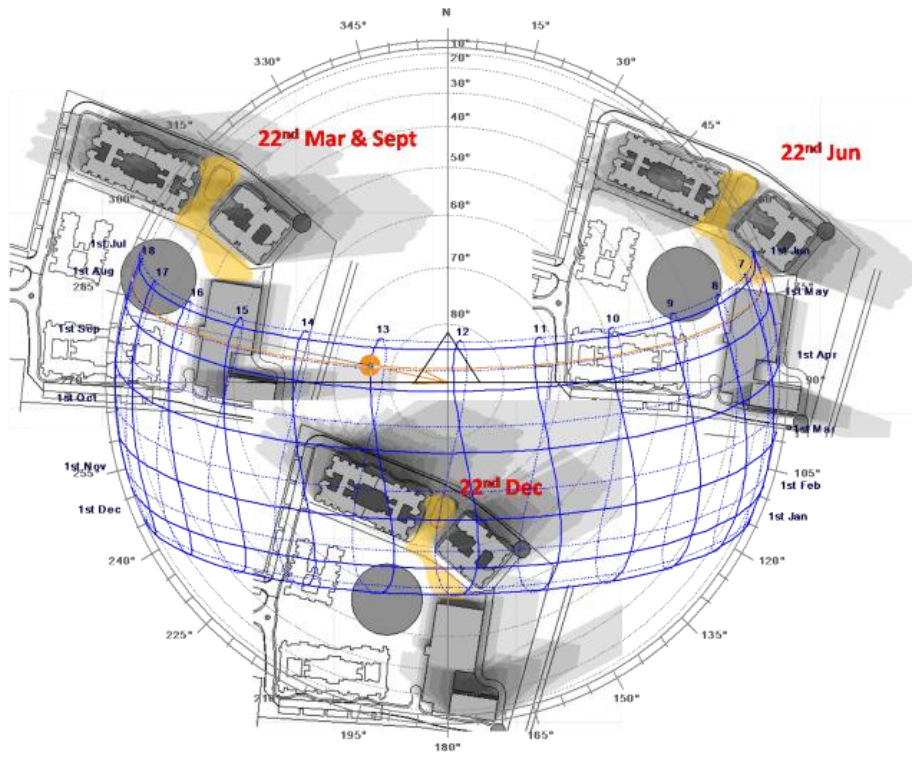


# TYPOLGY STUDY



## RESIDENTIAL BLOCKS

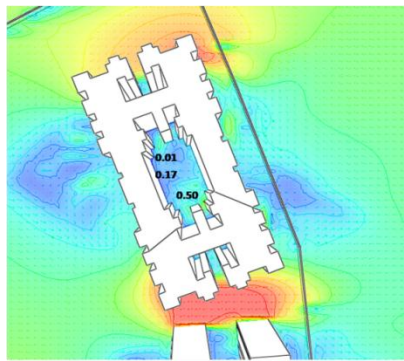
# TYPOLGY STUDY



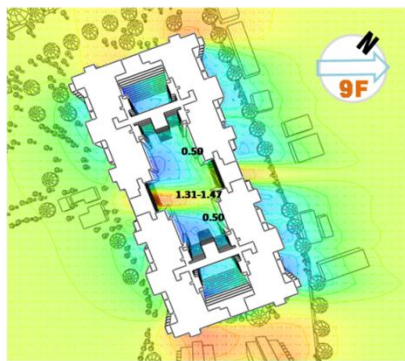
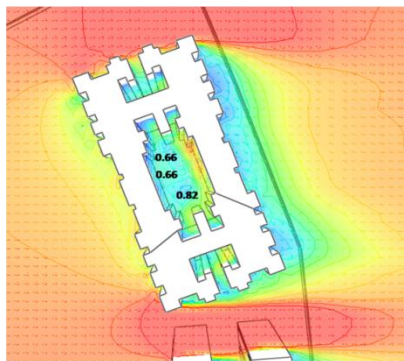
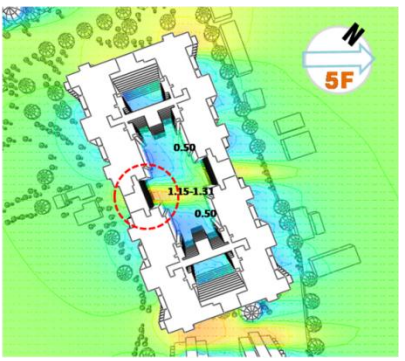
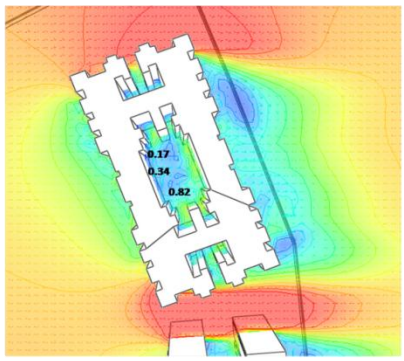


# T TYPOLOGY STUDY

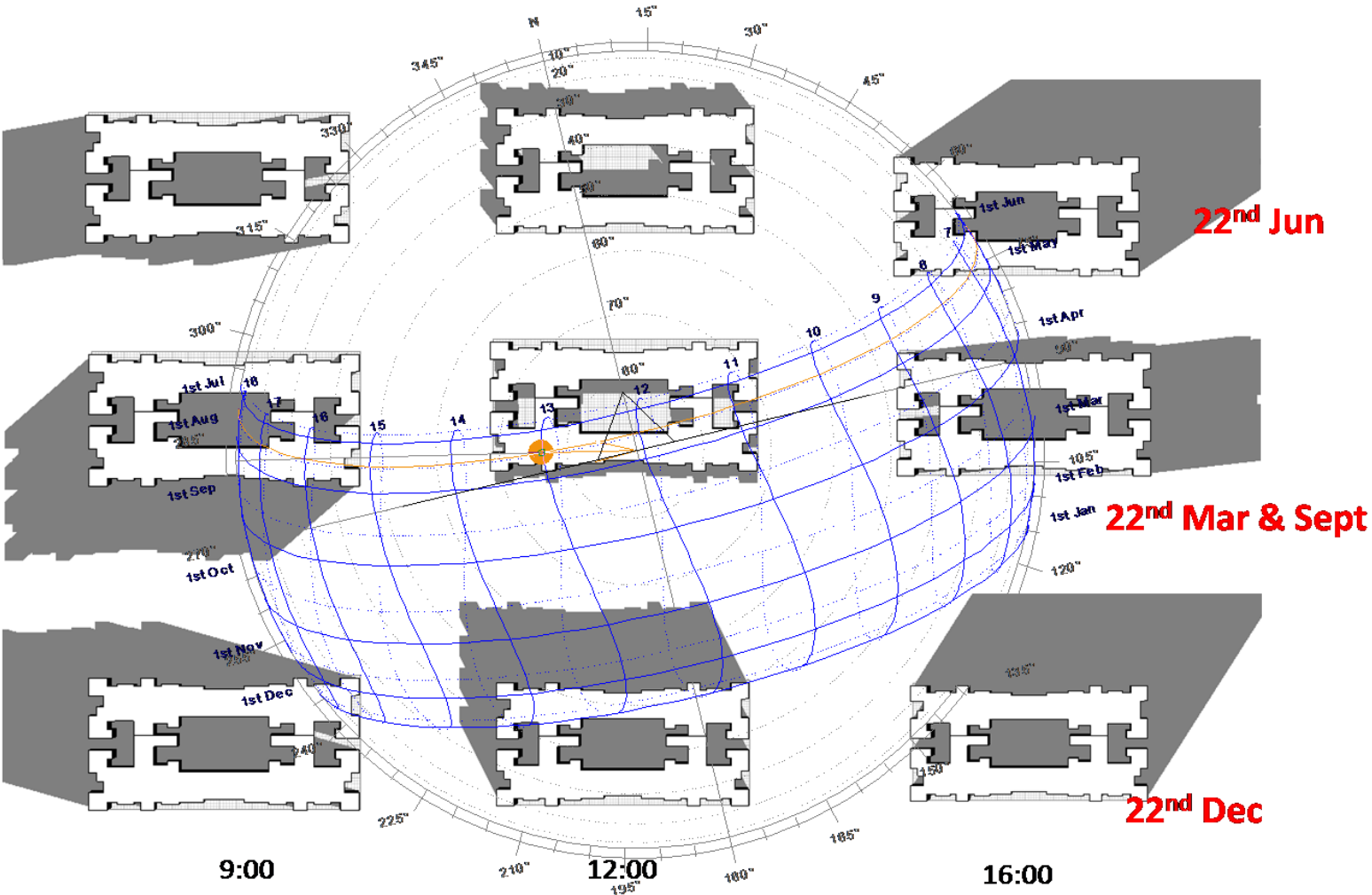
WITHOUT STILT



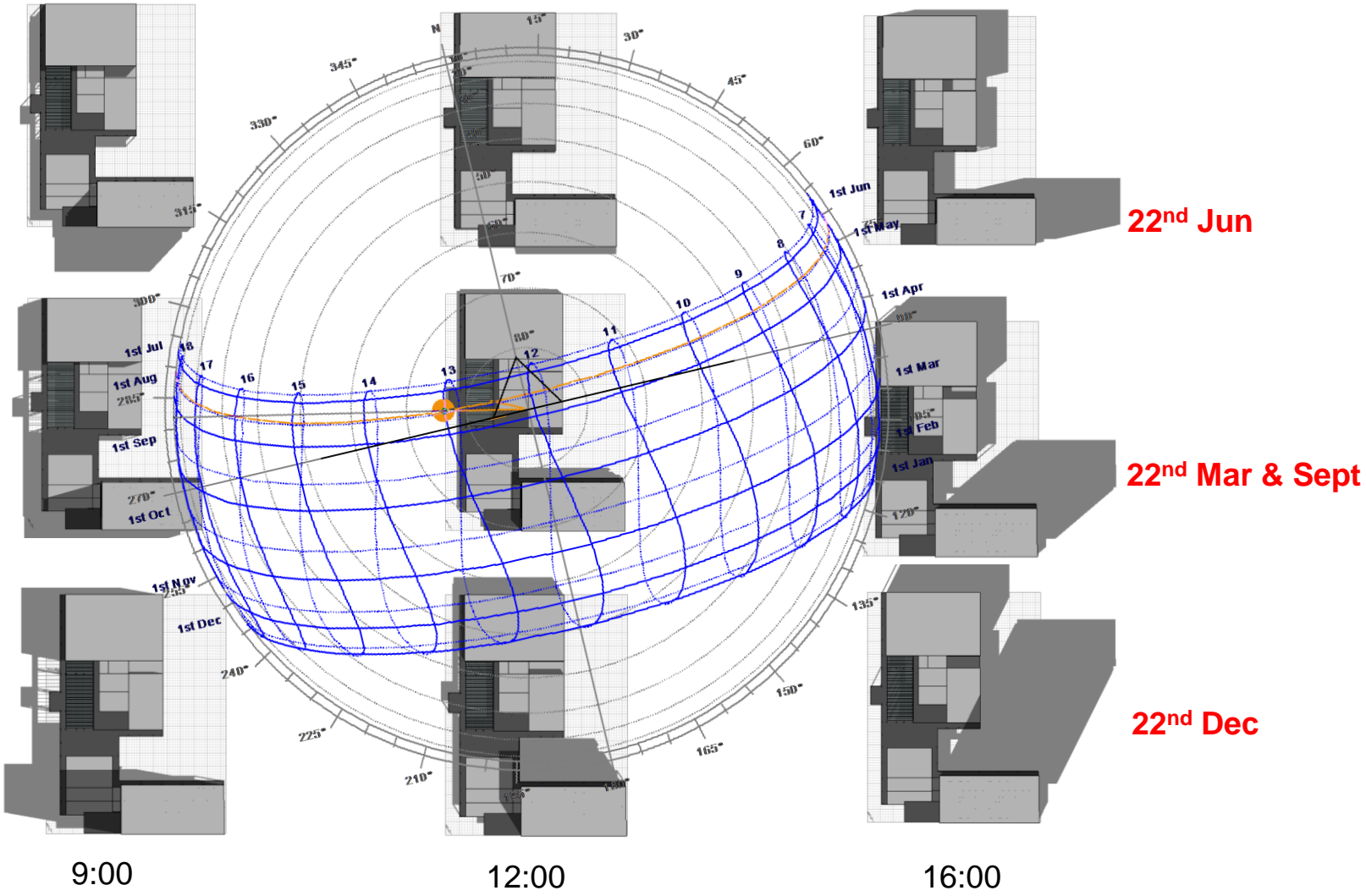
WITH STILT



TYPOLGY STUDY



TYPOLGY STUDY





# TYPOLGY STUDY





# TYPOLGY STUDY





# TYPOLOGY STUDY





# TYOLOGY STUDY



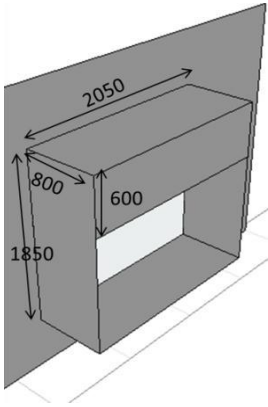


# TYOLOGY STUDY

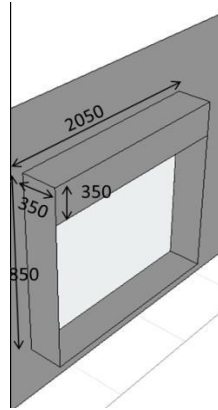


# TYPOLGY STUDY

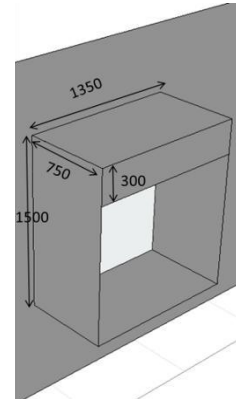
W5 on South



W5 on North



W2 on East & West



W3 on East & West

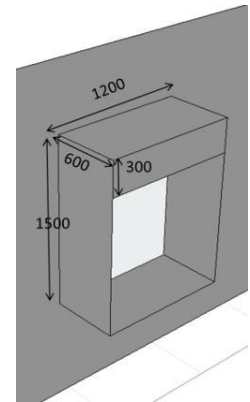


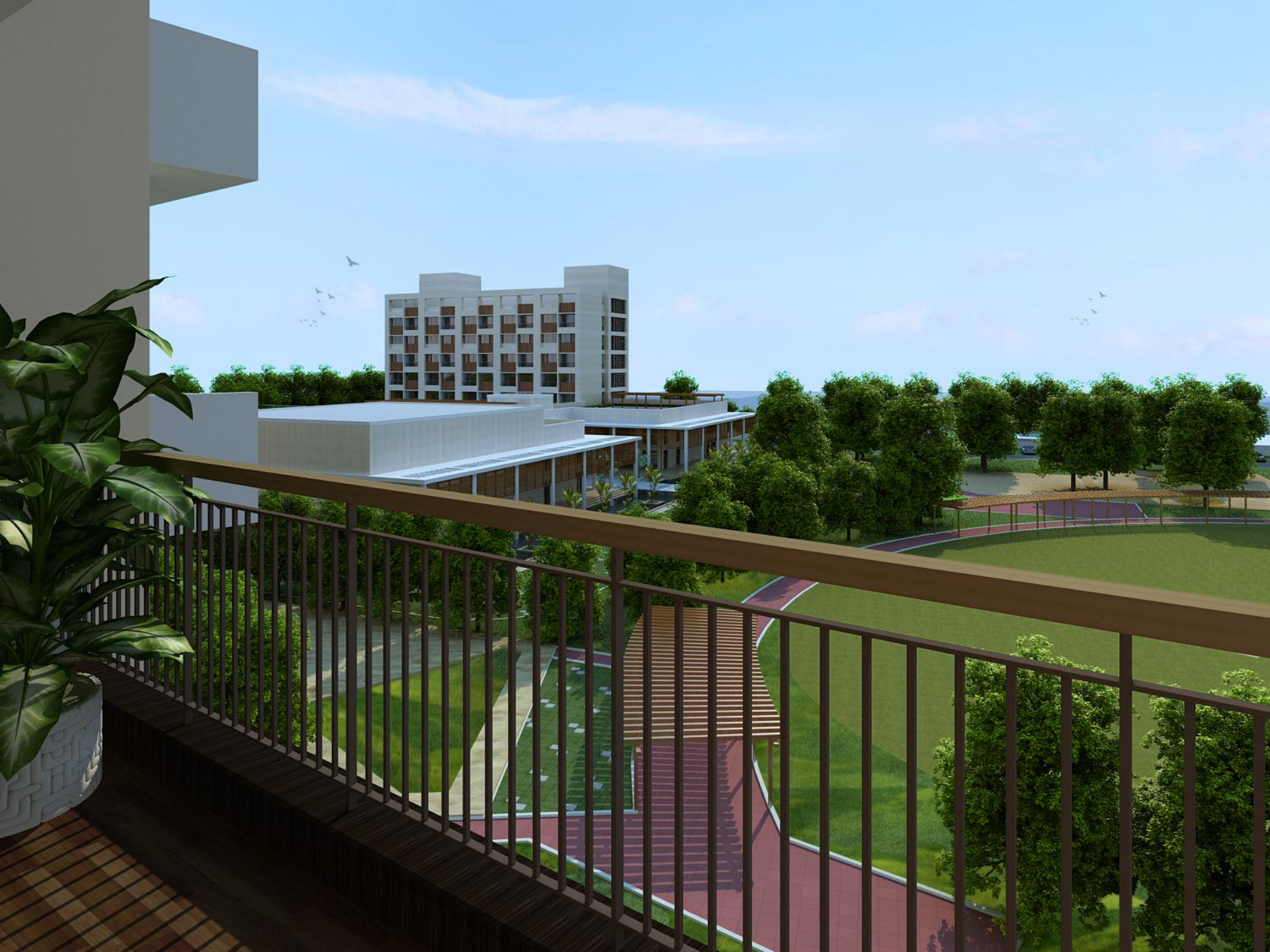
Figure 18: Various window designs of 3BHK Residential Block  
(Source: TERI Report, 2012)

























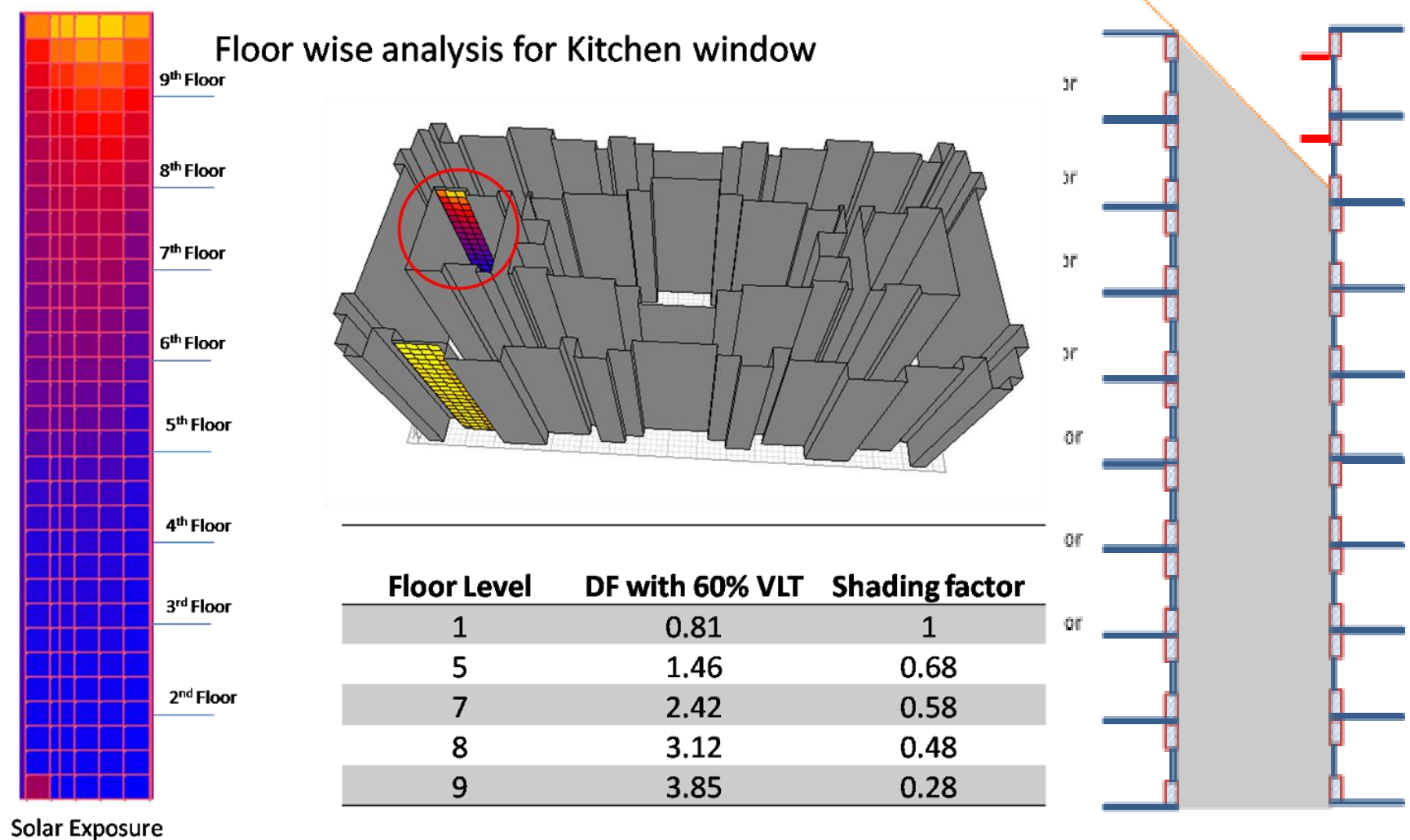
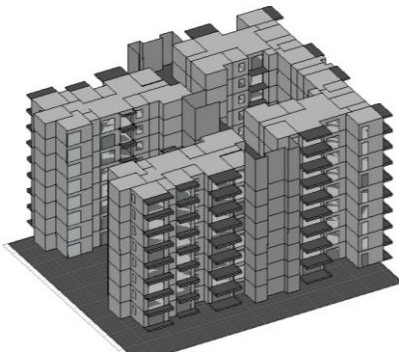
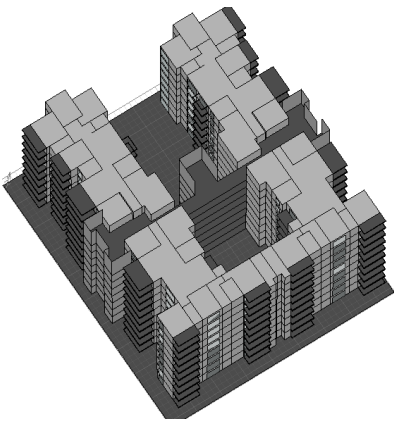
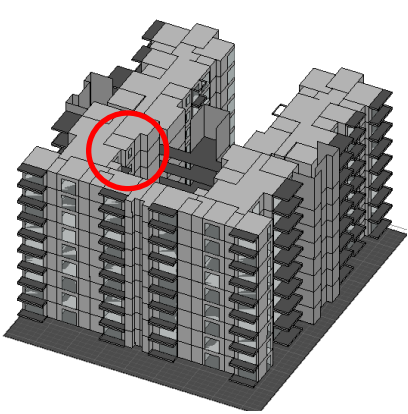
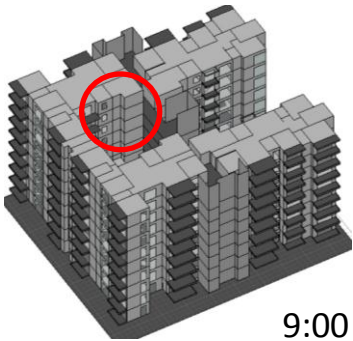


Figure 19: Floor wise analysis for Kitchen window for 3BHK Residential Block  
(Source: TERI Report, 2012)

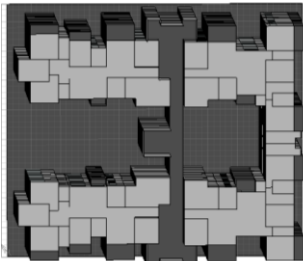
TYPOLOGY STUDY – SOLAR EXPOSURE



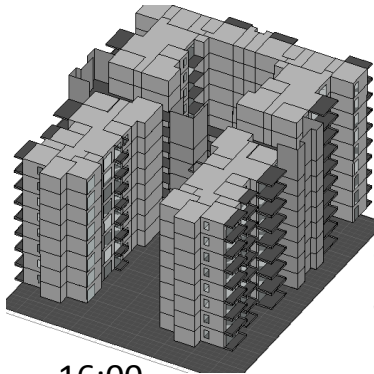
**22<sup>nd</sup> Jun**



**9:00**

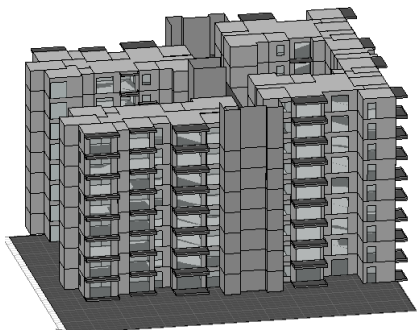
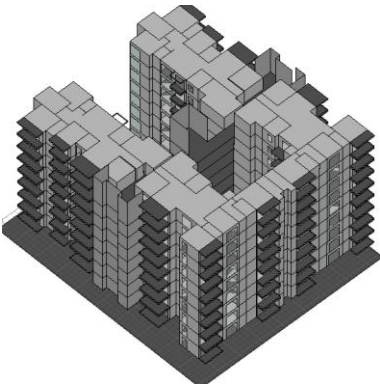
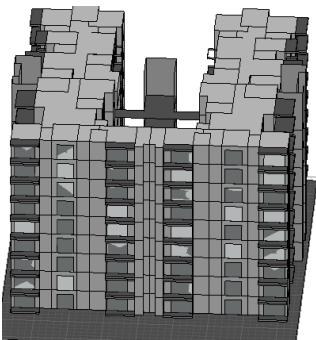


**12:00**



**16:00**

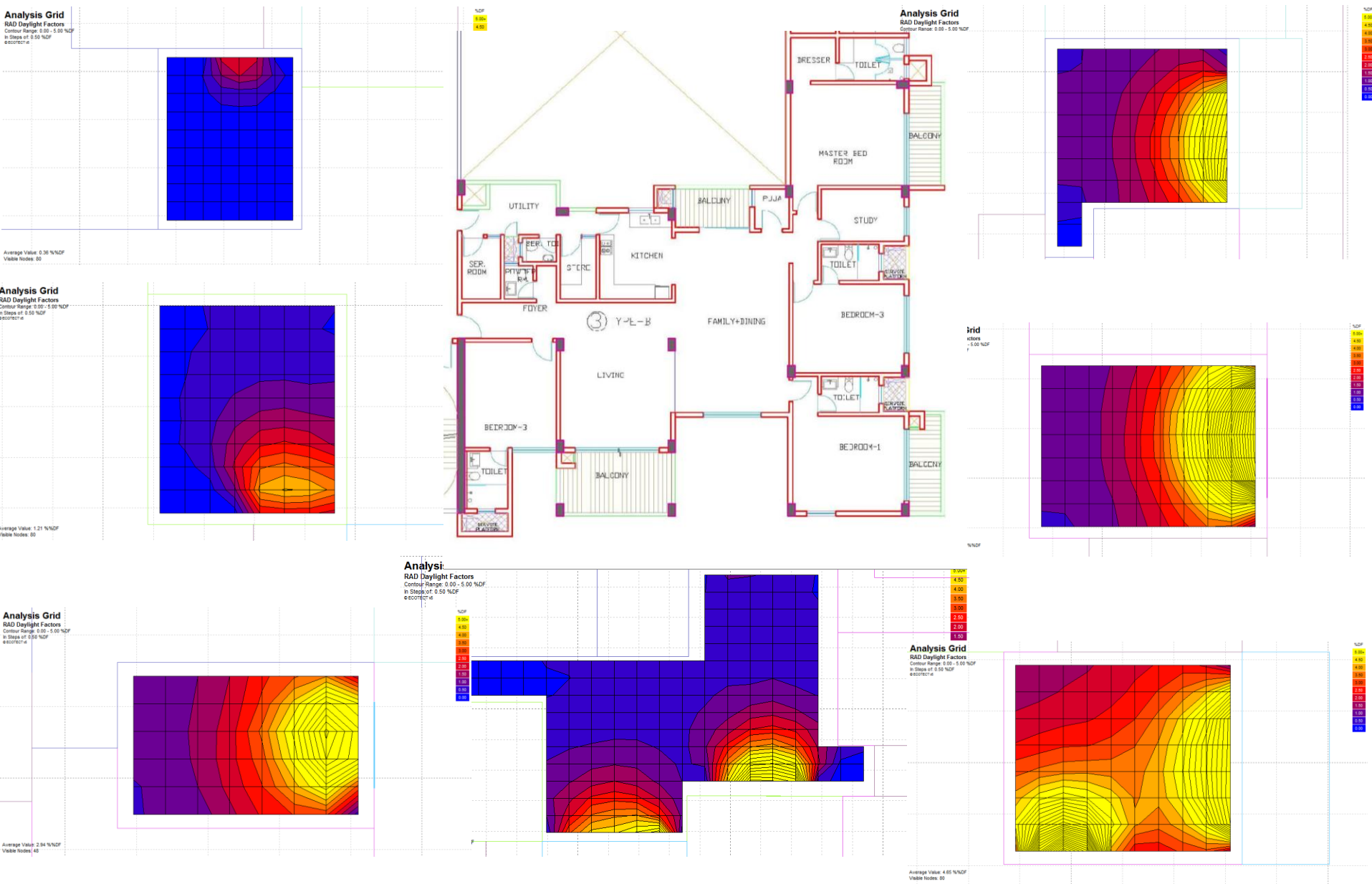
**22<sup>nd</sup> Mar  
& Sept**



**22<sup>nd</sup> Dec**



## Daylight Distribution in the Typical First Floor







# SITE PLANNING STRATEGIES

## LEGEND

- TREES TO BE RETAINED
- TREES TO BE RETAINED / TRANPLANTED
- TREES TO TRANPLANTED
- TREES THAT CAN BE REMOVED

Please Note the above mentioned categorization is based on the survey plan provided and the Tree Classification shown is ONLY for the Residential Parcel.

Refer the Spreadsheet for identification of species within each category mentioned above.

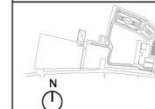
The Classification is based by identifying the species and the relative Girth and Age of the species identified on site.

Almost all species identified as "To Be Removed" are plantation vegetation which do not require any permission for felling.



## NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS INDICATED ARE IN METERS ABOVE THE CHANGEMAN SPOT.
3. CONCRETE, CEMENT, AND STRUCTURAL UNITS ARE TO BE USED.
4. THIS DRAWING, UNLESS OTHERWISE NOTED, TO BE PLACED IN THE DRAWING AREA.
5. ALL DIMENSIONS ARE TO BE FOLLOWED BY THE USER.
6. CONCRETE, CEMENT, AND STRUCTURAL UNITS ARE TO BE USED.
7. ALL DIMENSIONS ARE TO BE FOLLOWED BY THE USER.
8. ALL DIMENSIONS ARE TO BE FOLLOWED BY THE USER.



## KEY PLAN

## LEGEND

- TREES TO BE RETAINED
- TREES TO BE RETAINED / TRANPLANTED
- TREES TO TRANPLANTED
- TREES THAT CAN BE REMOVED

Please Note the above mentioned categorization is based on the survey plan provided and the Tree Classification shown is ONLY for the Residential Parcel.

Refer the Spreadsheet for identification of species within each category mentioned above.

The Classification is based by identifying the species and the relative Girth and Age of the species identified on site.

Almost all species identified as "To Be Removed" are plantation vegetation which do not require any permission for felling.

- PROPOSED BUILT FOOTPRINT
- RETAINED BUILT FOOTPRINT

**LANDSCAPE CONSULTANTS**  
**Integrated Design**  
888, 1st Floor, 10/11 min, 33rd Cross,  
4th Block, Jayanagar,  
Bangalore 560011 India.  
Tel: 08-91-654-4333 / 08-91-288 21 369  
Fax: 08-91-285 45 989  
www.ice-design.org

**MEP STRUCTURE CONSULTANTS**  
**Neilssoft Neilssoft Limited**  
Chandrasekhar Road,  
8th Floor, 10/11 A, Prime Plaster Gallery,  
Sethi Vasant Chowk,  
Pune 411001 India.  
Tel: 08-91-20-2605 3003  
www.neilssoft.com

**PROJECT:**  
B-ITC-GTR

**PROJECT CODE & NAME:**  
L1 - 10/11 A, Prime Plaster Gallery, Sethi Vasant Chowk, Pune 411001 India.

**CLIENT:**  
**ITC Limited**  
Central Project Organisation,  
Bangalore, India.  
Tel: 08-91-285 2286 2201  
www.itcltd.com

**PROJECT ARCHITECTS:**  
**EDIFICE**  
100, 1st Floor, 10/11 A, Prime Plaster Gallery,  
Sethi Vasant Chowk,  
Pune 411001 India.  
Tel: 08-91-20-2605 3003  
www.edifice.com

**PROJECT OF RELEASE:**  
**MASTER PLAN PORTFOLIO**

**STAGE:**  
**100% SCHEMATIC DESIGN**

**DRAWING NO.:**  
**ITC-GTR-SDLS-01**

**Start Date:** 07-Sep-12  
**Issue Date:** 07-Sep-12  
**Project Code:** B-ITC-GTR-L

**Classification of trees**  
1. TREES TO BE RETAINED  
2. TREES TO BE RETAINED / TRANPLANTED  
3. TREES TO TRANPLANTED  
4. TREES THAT CAN BE REMOVED



[illegible]



# SITE PLANNING STRATEGIES

Surface type	Considered as	Selected Impervious	Area (m2)	Effective surface area in Sq.m.
SOFT SURFACES				
Open Green Space	Natural ground or landscaped area or Vegetation	0.2	17560.789	11054.94
Total area (in sq.m)			17560.789	11054.94
SEMI PAVED SURFACES				
Pedestrian Pathway	Gravel payment	0.7	706.76	494.73
Parking	Partially paved parking /open grid grass pavement	0.5	2328.94	1164.47
Green Road	Partially paved parking /open grid grass pavement	0.5	7575.90	3787.95
Public Plaza		0.5	1277.81	638.90
Entrance Plaza	Gravel finish	0.7	2790.74	1953.51
Total area (in sq.m)			49801.72	8039.57
HARD SURFACES				
Water Body		1.0	631.13	631.13
Skating Rink		0.9	277.10	249.39
Play Court	Compacted earth for tennis court	0.8	1844.77	1475.81
Concrete Road	Concrete finish	0.9	5106.95	4596.25
Swimming Pools	Water surface over concrete/Tile finish	1.0	263.36	263.36
Total area (in sq.m)			8123.31	7215.94

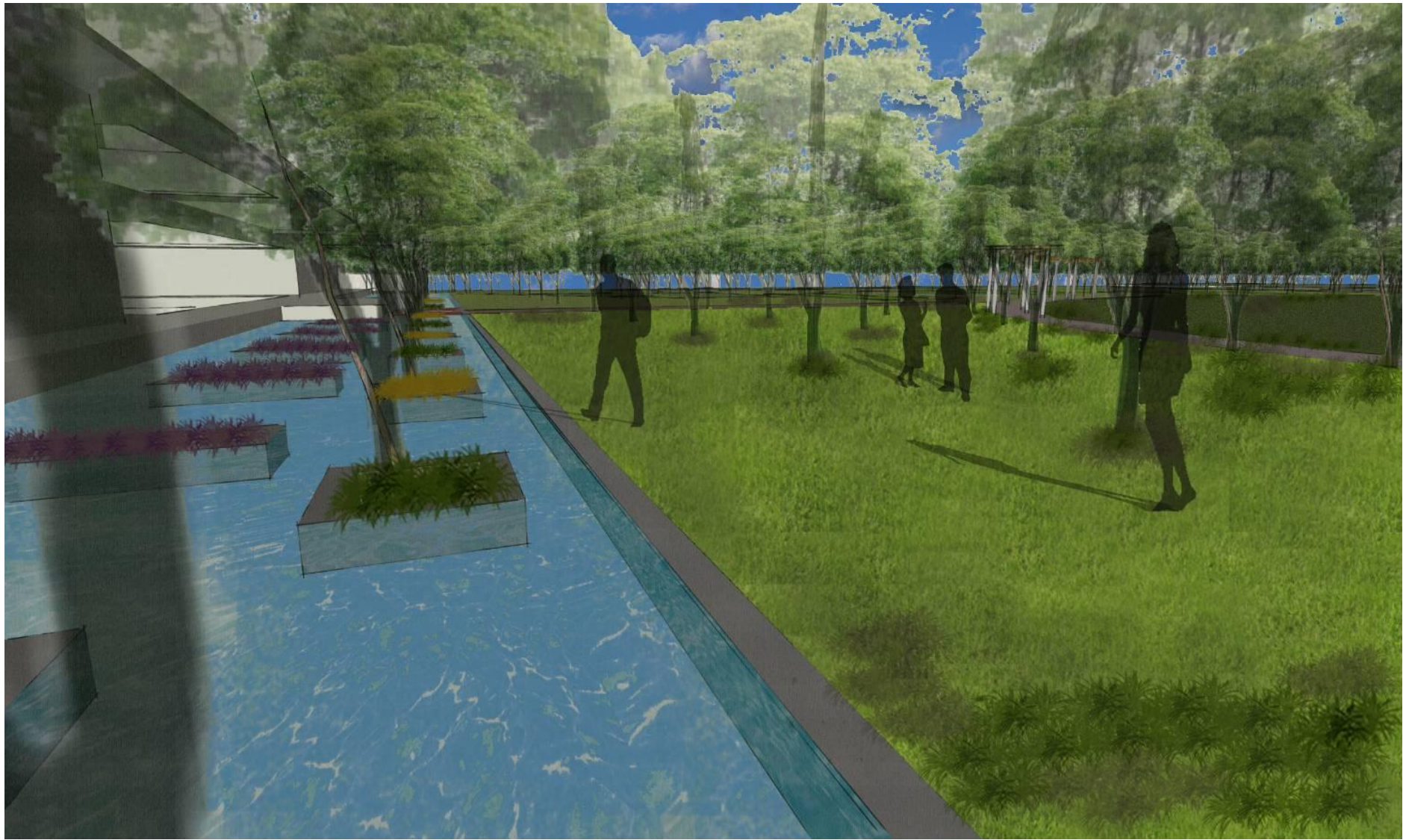
Month	Storm water runoff in the month(m <sub>3</sub> )- 100 year average	Rain water harvested in the month from rooftops(m <sub>3</sub> )- 10 year average
Jan	49	26
Feb	199	89
Mar	206	177
Apr	282	115
May	946	336
Jun	1,721	760
Jul	2,789	1,348
Aug	3,194	1,196
Sep	2,738	865
Oct	2,410	1,023
Nov	1,696	345
Dec	386	61
TOTAL	16,616	6,342



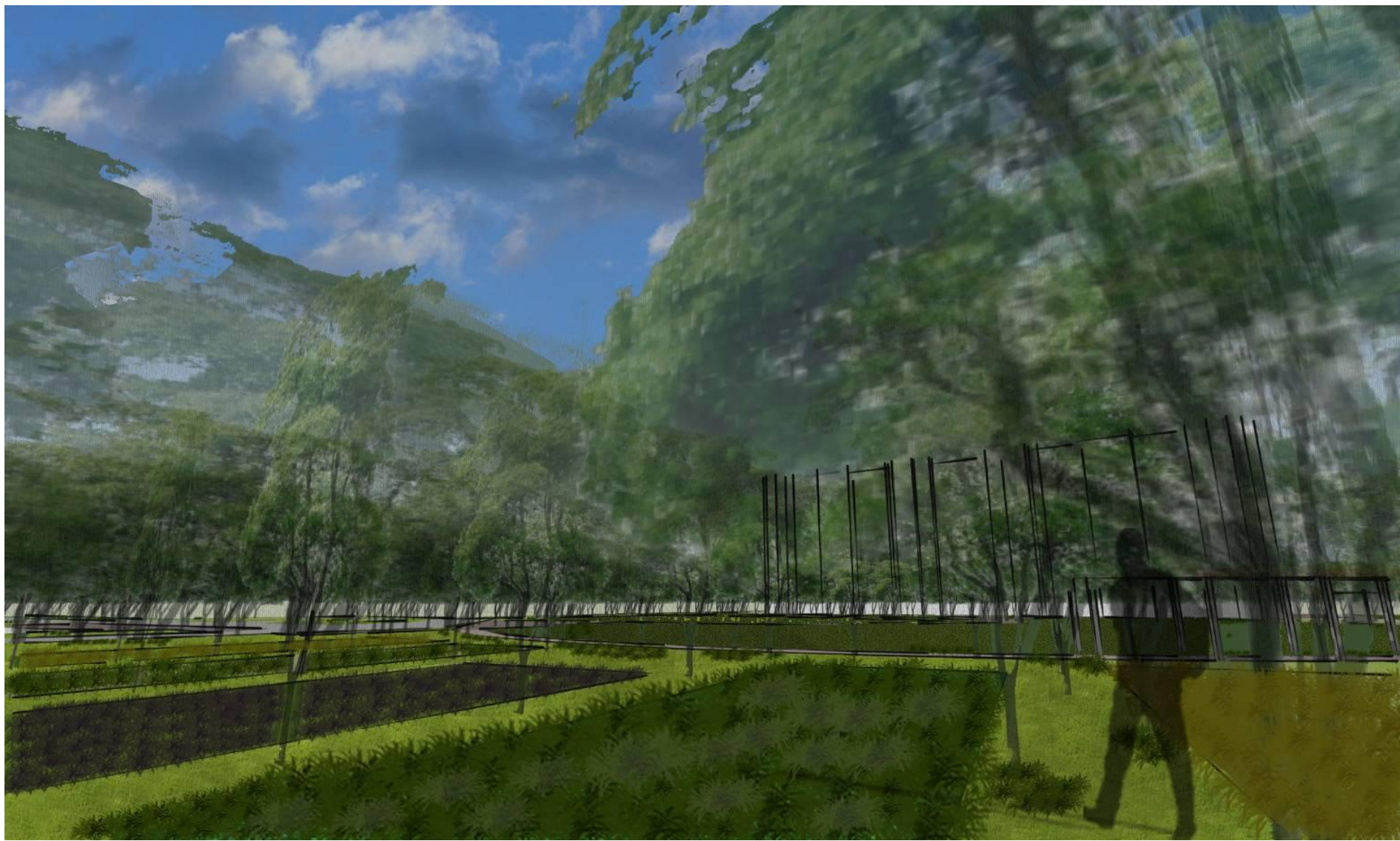
















THANK YOU