

SAMVAAD

Connect • Interact • Belong



SITE ANALYSIS

LOCATION - Located in Sector 70A, Gurugram (New Gurgaon / Southern Peripheral Road corridor).

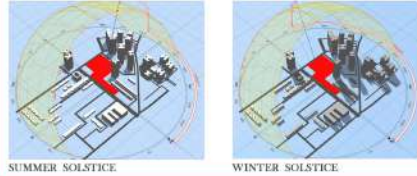
SITE COORDINATES - 28°23'00"N, 77°01'09"E

SITE AREA - 15345 SQM.

SITE CONTEXT



SUN ORIENTATION



SUMMER SOLSTICE

WINTER SOLSTICE

SAMVAAD
Connect • Interact • Belong

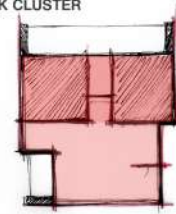


CONCEPT SUMMARY

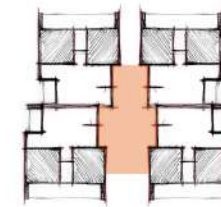
The concept of **SAMVAAD** focuses on fostering interaction and a sense of community among senior residents. Staggered balconies create visual connections between units, encouraging informal communication while maintaining privacy. This layered arrangement activates the facade and promotes a connected, comfortable living environment that supports both social engagement and individual well-being.

DESIGN MATRIX

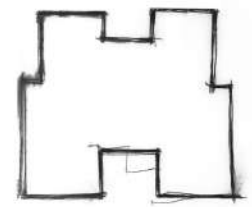
2BHK CLUSTER



The layout is divided into formal (bedrooms) and informal (living, dining, and kitchen) zones.

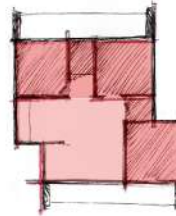


A single unit is replicated four times to form a square cluster, with a central core for vertical circulation.

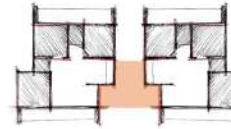


The cluster is completed with a unified roof, defining the final 2BHK configuration.

3BHK CLUSTER



The layout is divided into formal (bedrooms) and informal (living, dining, and kitchen) zones.



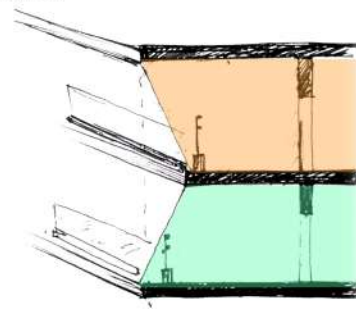
A single unit is replicated four times to form a square cluster, with a central core for vertical circulation.



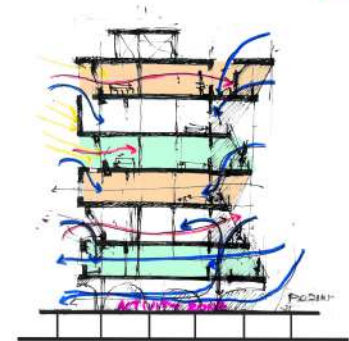
The cluster is completed with a unified roof, defining the final 3BHK configuration.

- - CORE
- - FORMAL ZONE
- - INFORMAL ZONE

SECTIONS



The sketch demonstrates how staggered balconies create visual connectivity and interaction across levels.

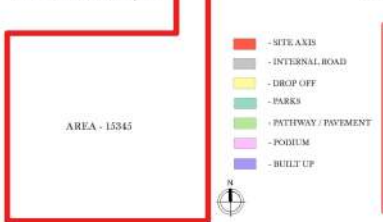


The section illustrates how staggered balconies function across the entire building tower.

- - SHORT BALCONY
- - LONG BALCONY

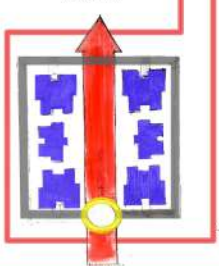
SITE ZONING

SITE - Sector 70A, Gurugram

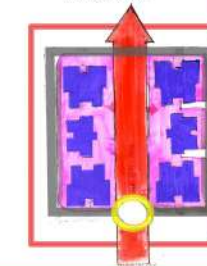


- - SITE AXES
- - INTERNAL ROAD
- - DROP OFF
- - PARKS
- - PATHWAY / PAVEMENT
- - PODIUM
- - BUILD UP

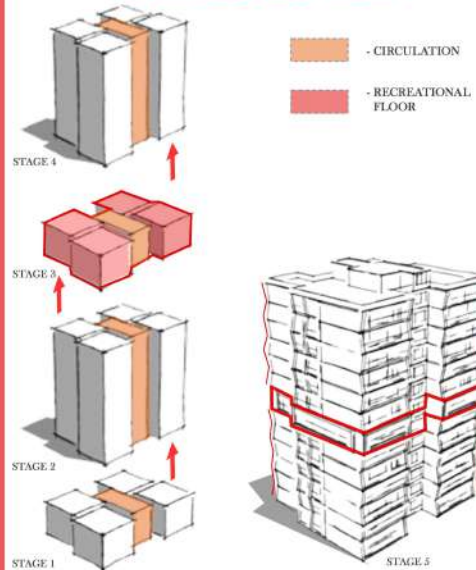
STAGE 2 - A site axis is introduced to progress and enhance the connection and enhance the overall experience.



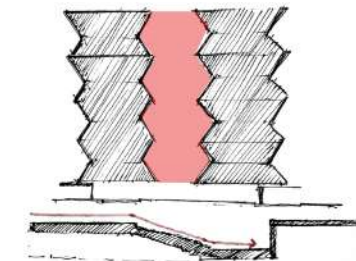
STAGE 3 - A continuous green ribbon is introduced as a nature trail, enhancing the landscape within the compact site.



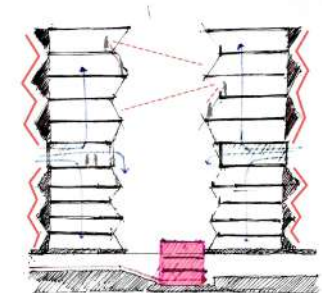
FORM DEVELOPMENT



- - CIRCULATION
- - RECREATIONAL FLOOR



The sketch illustrates the buffer space between tower profiles, merging with the sunken floor and organizing level distribution.



The elevation illustrates the building profile, highlighting how the semi-sunken floor integrates within the overall form.

- - CLUB HOUSE
- - BUFFER

SITE ANALYSIS

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SITE COORDINATES - 28°23'00"N, 77°01'09"E

SITE AREA - 15345 SQM.

SITE CONTEXT



APPROACH ROAD AND HEIRARCHY

SECTOR -70A CONNECTIVITY



- Road Hierarchy Levels:**
 - Primary Major arterial roads - high capacity regional connectivity
 - Secondary Collector roads connecting to primary arterial area connectors
 - Tertiary Local streets around residential developments (ALPL, Harmony, low-rise area)
 - Site Internal Connectors access road viable through site
- Approach Routes to Site:**
 - Multiple approach routes from surrounding roads
 - Access from ALPL The Peacefull Homes area (West)
 - Access from Harmony tower area (Dip)
 - Access from TAD, GCSBORG sub-commercial area (South) - 24M road as per demonstration
 - Access from low-rise residential area (East)

Legend

- PRIMARY arterial road
- SECONDARY collector road
- TERTIARY local streets
- SITE INTERNAL road

SITE CONNECTIVITY



ROAD WIDTHS AND SECTIONS



ACCESSIBILITY AND REQUIREMENT ANALYSIS

Parameter	Existing Site Condition	Requirement (As per Universal Design)	Implication for Planning
Road Hierarchy	24m Arterial Road (East), Internal Residential Road (West), Commercial Edge (South)	Safe and low-conflict entry preferred for senior users	Primary access from low-traffic edge recommended
Pathway Width	Open undeveloped plot	Minimum 1.8m wide barrier-free pathways	Adequate space available for wheelchair movement
Ramp Gradient	Gradual level differences observed	Maximum slope 1:12	Feasible to design elderly-friendly ramps
Drop-off Zones	Multiple potential entry edges	Minimum 3.6m wide drop-off with turning radius	Dedicated senior-friendly drop-off possible
Pedestrian Safety	High traffic along arterial edge	Clear segregation of pedestrian and vehicular paths	Buffer zone required at arterial edge
Turning Radius	No built constraints	1500mm wheelchair turning radius	Site allows compliant maneuvering space
Emergency Access	Peripheral road connectivity on 3 sides	6m minimum fire tender access road	Loop circulation possible
Environmental Buffer	Arterial road noise exposure	Landscape buffer recommended	Green buffer needed for safety and comfort

SOIL TYPE (Alluvial)

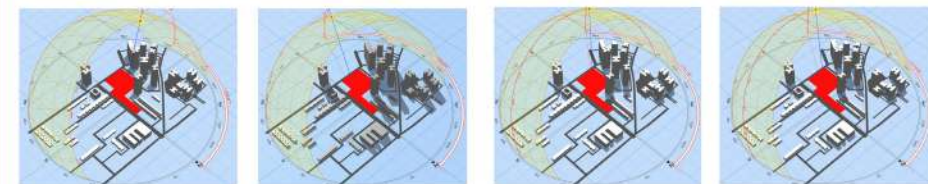


Soil is alluvial soil, deposited by ancient river systems.

Typical Safe Basement Depth:
 1 Basement (3m - 3.5m deep) → Very safe
 2 Basements (6m - 7m deep) → Possible with proper shoring & waterproofing
 3 Basements (9m - 10m deep) → Risky without heavy retaining system
 Beyond 10m depth → Requires special diaphragm wall / secant piles + high cost
 In NCR alluvial soil, 2 basements are generally practical for mid-rise housing.

For typical mid-rise:
 Foundation type → Raft foundation or pile foundation
 Safe excavation depth without special diaphragm wall:
 6-8 meters maximum
That equals:
 - 2 basement levels comfortably
 - 3 basements only if soil investigation confirms dense sand layer

CLIMATE STUDY SUN PATH



Summer solstice 21 June 14:00 HRS
 WINTER SOLSTICE 21 DEC 14:00 HRS
 Autumn Equinox 23 Sept 14:00 HRS
 Spring Equinox 20 March 14:00 HRS



CONDITION MAPPING



EXISTING TREE COVER

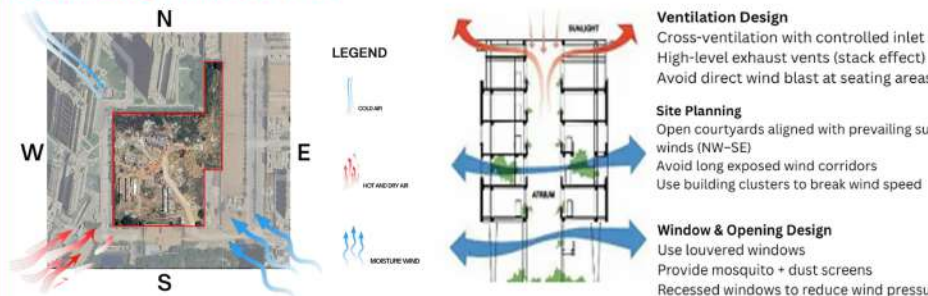


The surrounding area has sparse to moderate vegetation.

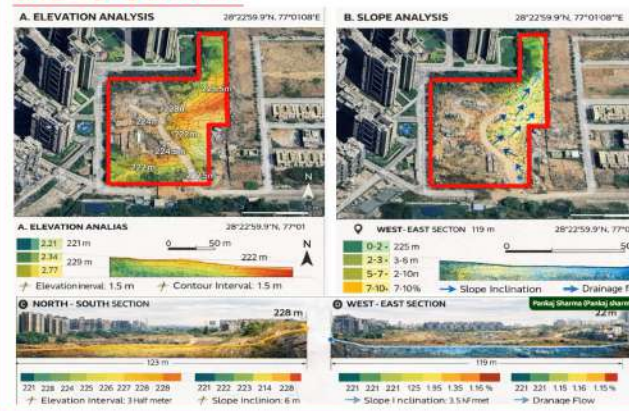
Trees are mainly found along:

- Road edges
- Plot boundaries
- Open unused parcels
- On-site vegetation is limited, indicating urbanized development context.

PREVAILING WIND PATTERN



SITE TOPOGRAPHY











UPPER GROUND FLOOR PLAN



PLAN FOR EVEN FLOORS 2,4,6...

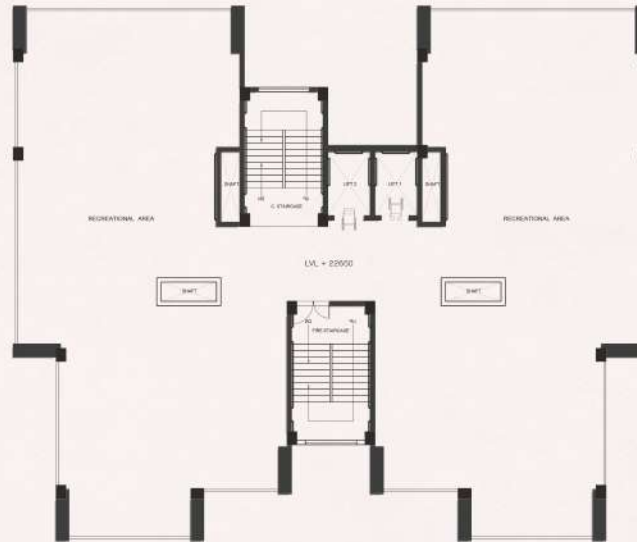


- INFORMAL AREA 46 SQM.
 - LIVING
 - KITCHEN
 - DINING
 - C.WRM
- FORMAL AREA 45 SQM.
 - MASTER BEDROOM
 - BEDROOM -2
 - P.WRM

- AREA STATEMENT
- CARPET AREA - 102 SQM.
 - SUPER CARPET AREA - 133 SQM.
 - CORE AREA - 100 SQM.
 - CLUSTER AREA - 632 SQM.
 - RECREATIONAL AREA - 532 SQM.



PLAN FOR ODD FLOORS 1,3,5...



PLAN FOR RECREATIONAL FLOOR



- CORE AREA - 100 SQM.
 - CORRIDOR
 - FIRE STAIRCASE
 - COM STAIRCASE
 - 2 X LIFT





UPPER GROUND FLOOR PLAN



PLAN FOR EVEN FLOORS 2,4,6,....

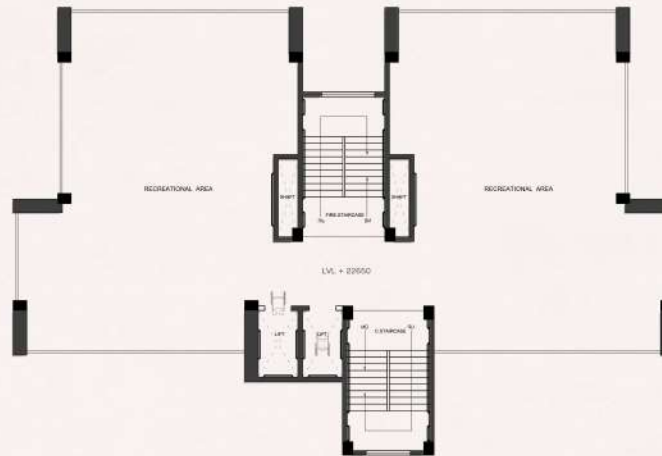


- INFORMAL AREA 64 SQM.
 - LIVING
 - KITCHEN
 - DINING
- FORMAL AREA 62 SQM.
 - MASTER BEDROOM
 - BEDROOM - 2
 - BEDROOM - 3

- AREA STATEMENT**
- CARPET AREA - 130 SQM.
 - SUPER CARPET AREA - 175 SQM.
 - CORE AREA - 95 SQM.
 - CLUSTER AREA - 615 SQM.
 - RECREATIONAL AREA - 520 SQM.



PLAN FOR ODD FLOORS 1,3,5...



PLAN FOR RECREATIONAL FLOOR



- CORE AREA - 95 SQM.
 - CORRIDOR
 - FIRE STAIRCASE
 - COM. STAIRCASE
 - 2 X LIFT

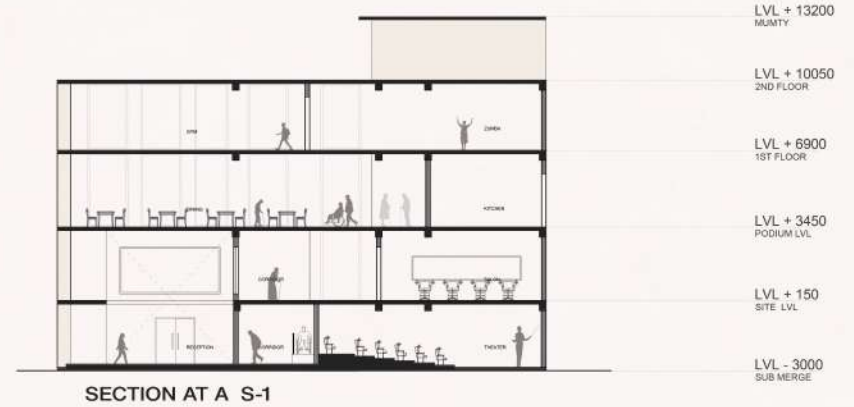


PLAN AT SUB MERGE



PLAN AT SITE LVL

- CORE
- STAIRCASE
- 2 X LIFT
- SERVICE LIFT



SECTION AT A S-1



PLAN AT PODIUM LVL / UPPER GROUND FLOOR



FIRST FLOOR PLAN

- CORE
- STAIRCASE
- 2 X LIFT
- SERVICE LIFT



ELEVATION





SECTIONAL ELEVATION AT ZZ S-3



ELEVATION E1



SECTION AT YY ,S-2



SECTION AT XX ,S-1