



URVISHA
THE CONDOVILLE
NEW TOWN

FLOOR PLANS
Prathama



LEGEND

- 1 THERAPEUTIC GARDEN
- 2 SENSORY GARDEN
- 3 GRASSED PATHWAY
- 4 EXPERIENTIAL SEATING
- 5a SKATING TRACK
- 5b JOGGING TRACK
- 6 MULTI LEVEL CAR PARKING
- 7 PETS' PARK
- 8 FEATURE WALL
- 9 CELEBRATION PLAZA
- 10 CENTRAL GREEN
- 11 KIDS' PLAY AREA
- 12 HOP-SCOTCH
- 13 SANDPIT- TOT LOT PLAY
- 14 GARDEN PAVILIONS
- 15 CLUB PARTY LAWN
- 16 DRIVEWAY
- 17 ADDA ZONE
- 18 FLOATING PLANTERS
- 19 GARDEN SITTING AREA
- 20 SCULPTURE COURT
- 21 ELECTRICAL SUBSTATION
- 22 GAS BANK



- Residential
- Future Commercial Development

LEGEND

- 1 ACUPRESSURE WALK
- 2 ROOFTOP SKYWALK
- 3 ADDA ZONE
- 4 MEDITATION GARDEN
- 5 YOGA DECKS
- 6 TRELLIS SHADED SITTING AREA
- 7 GRAFFITI WALL
- 8 GARDEN PAVILION
- 9 SCULPTURE COURT
- 10 MULTIPURPOSE LAWN
- 11 BARBEQUE AREA
- 12 EXPERIENTIAL SEATING IN CABANA
- 13 THEME GARDEN
- 14 FRAGRANCE GARDEN
- 15 KIDS' HOBBY ZONE
- 16 MAIN SWIMMING POOL & KIDS' POOL
- 17 WATER FEATURE AT INFINITY EDGE
- 18 CHANGING ROOM
- 19 DECK LOUNGERS
- 20 YOGA & MEDITATION DECK
- 21 TRELLIS

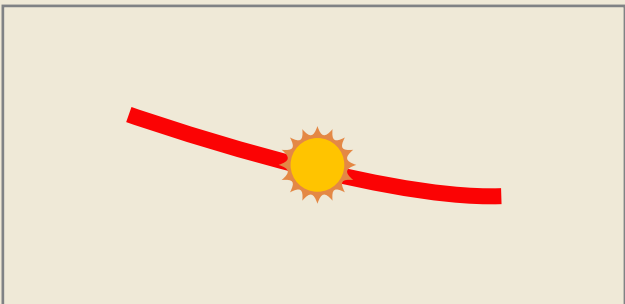
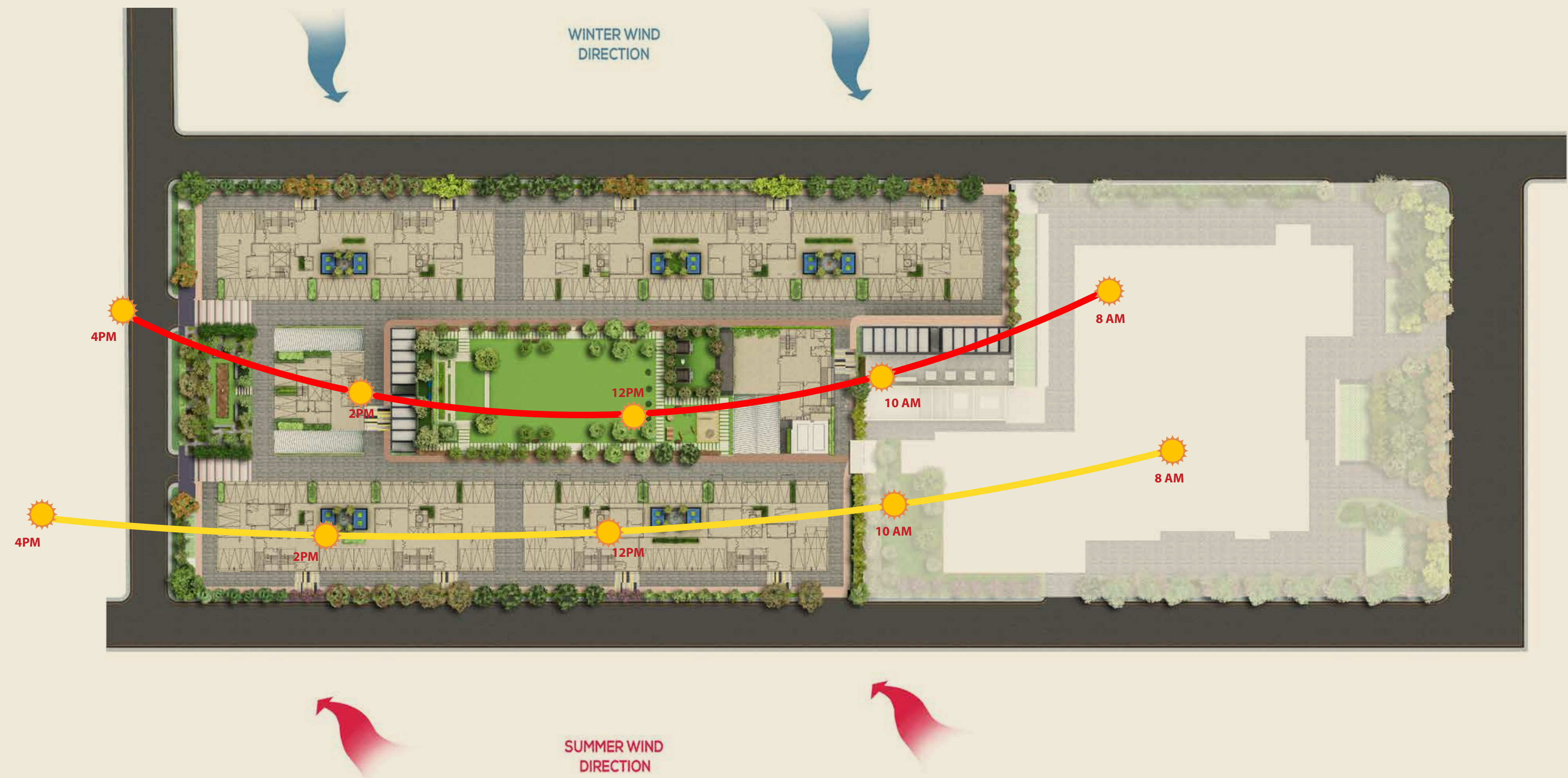


●.....● ROOFTOP SKYWALK

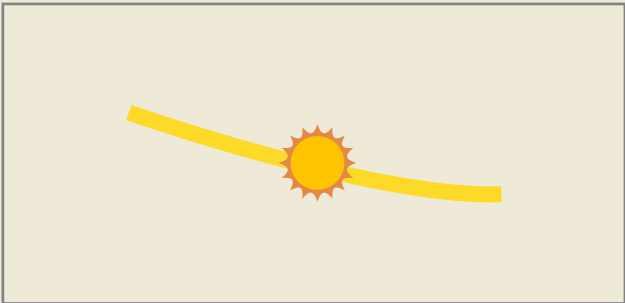


..... TRAFFIC MOVEMENT PLAN





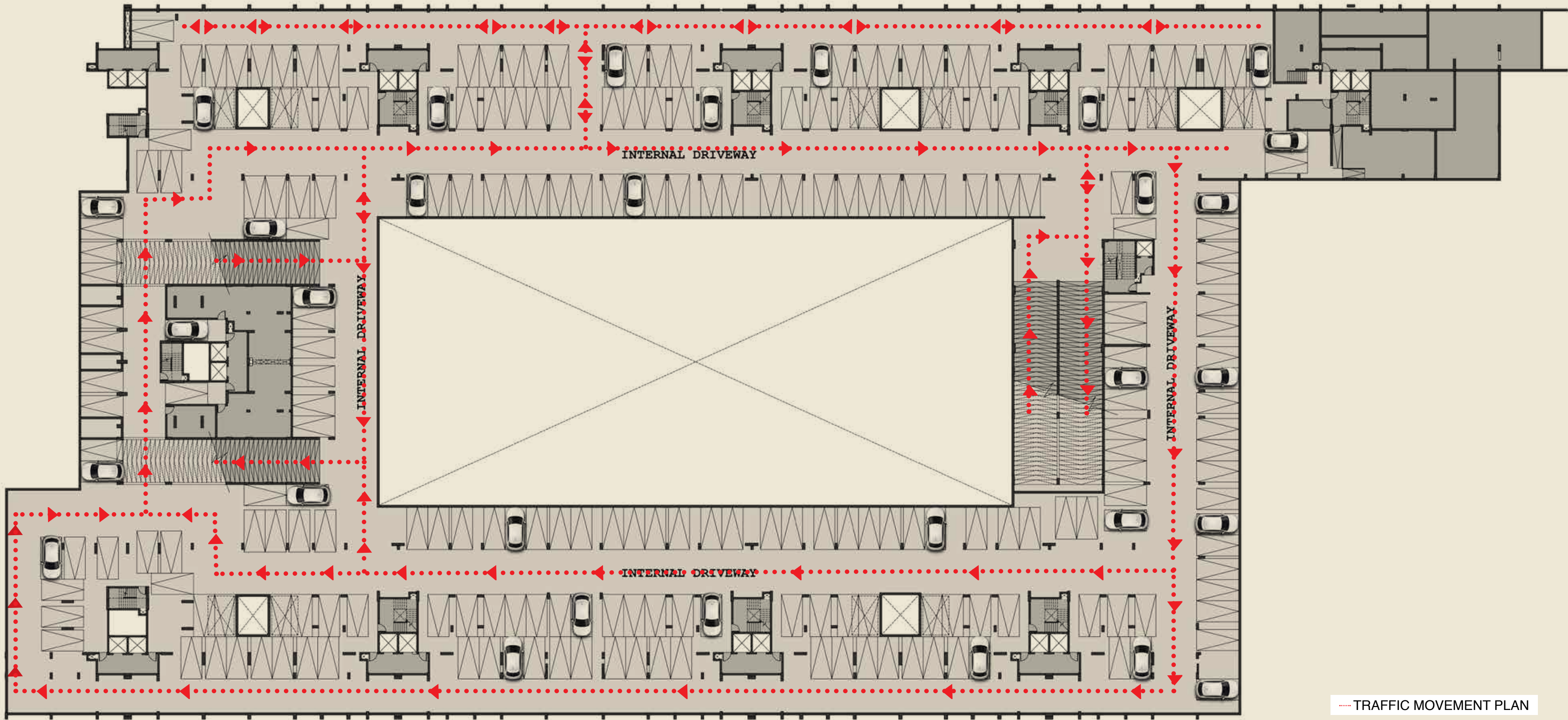
Sun Path Diagram
During Summer Season



Sun Path Diagram
During Winter Season



Prevailing Wind
Direction in Urvisha



..... TRAFFIC MOVEMENT PLAN

PRATHAMA

At Urvisha, we offer 12 Types of Simplex apartments of 3 BHK in Prathama. This ready reckoner will help you choose an apartment based on the number of bedrooms required.

GROUND FLOOR PLAN

PRATHAMA

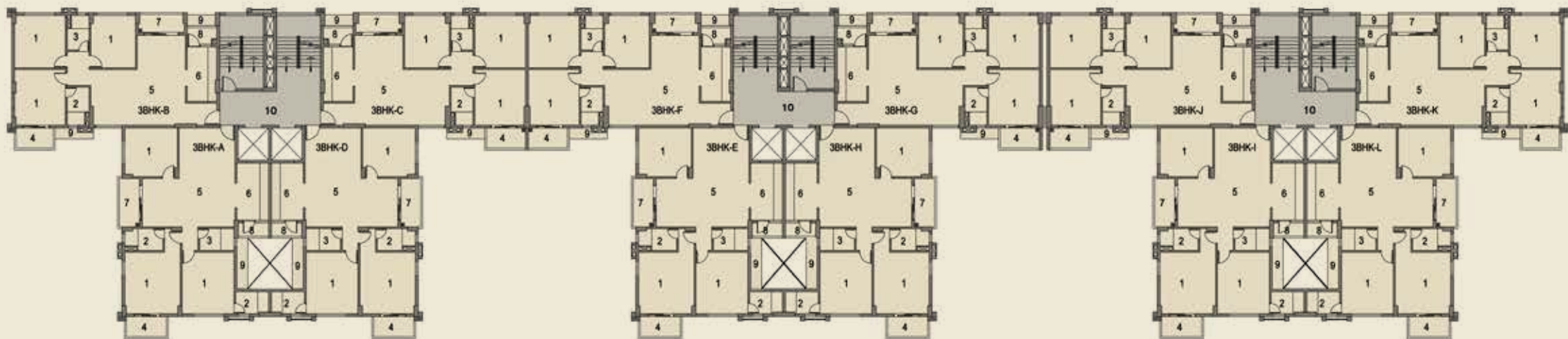


NO.	SPACE TYPE
1	LOBBY
2	PARKING
3	ADDA ZONE/FLOATING PLANTERS
4	ELECTRICAL ROOM
5	ELV ROOM (CCTV/TELECOM)
6	FIRE CONTROL PANEL & SECURITY RM
7	TOILET



TYPICAL FLOOR PLAN (1st, 2nd, 3rd, 6th, 7th, 10th & 11th)

PRATHAMA



LEGEND	
NO.	SPACE TYPE
1	BEDROOM
2	ATTACHED TOILET
3	TOILET
4	ATTACHED BALCONY
5	LIVING/DINING
6	KITCHEN
7	BALCONY
8	WASH AREA
9	AC LEDGE
10	COMMON LOBBY

4TH LEVEL FLOOR PLAN WITH SKY GARDEN

PRATHAMA



LEGEND	
NO.	SPACE TYPE
1	BEDROOM
2	ATTACHED TOILET
3	TOILET
4	ATTACHED BALCONY
5	LIVING /DINING
6	KITCHEN
7	BALCONY
8	WASH AREA
9	AC LEDGE
10	COMMON LOBBY

11	KIDS' PLAY AREA
12	GRAFFITI WALL
13	SCULPTURE GARDEN
14	PAVILION SEATING
15	HEALING WALK
16	MULTIPURPOSE LAWN
17	FAMILY DECK
18	VIEWING DECK
19	SENIOR CITIZENS' ADDA
20	ACUPRESSURE WALK
21	COLOUR GARDEN



5TH LEVEL FLOOR PLAN

PRATHAMA



LEGEND	
NO.	SPACE TYPE
1	BEDROOM
2	ATTACHED TOILET
3	TOILET
4	ATTACHED BALCONY
5	LIVING/DINING
6	KITCHEN
7	BALCONY
8	WASH AREA
9	AC LEDGE
10	COMMON LOBBY



8TH LEVEL FLOOR PLAN

PRATHAMA



LEGEND	
NO.	SPACE TYPE
1	BEDROOM
2	ATTACHED TOILET
3	TOILET
4	ATTACHED BALCONY
5	LIVING /DINING
6	KITCHEN
7	BALCONY
8	WASH AREA
9	AC LEDGE
10	COMMON LOBBY

11	KIDS' PLAY AREA
12	GRAFFITI WALL
13	SCULPTURE GARDEN
14	PAVILION SEATING
15	HEALING WALK
16	MULTIPURPOSE LAWN
17	FAMILY DECK
18	VIEWING DECK
19	SENIOR CITIZENS' ADDA
20	ACUPRESSURE WALK
21	COLOUR GARDEN



9TH LEVEL FLOOR PLAN

PRATHAMA



LEGEND	
NO.	SPACE TYPE
1	BEDROOM
2	ATTACHED TOILET
3	TOILET
4	ATTACHED BALCONY
5	LIVING/DINING
6	KITCHEN
7	BALCONY
8	WASH AREA
9	AC LEDGE
10	COMMON LOBBY



YOUR CHOICE OF HOME

At Urvisha ~ The Condoville, we offer 12 types of Apartments in **Prathama**. This is a ready reckoner that will help you choose your own Apartment. Listed below is a detailed guide that will help you make up your mind. Choose an apartment based on the number of bedroom/s required. To check the apartment layout and size, please refer to the following pages

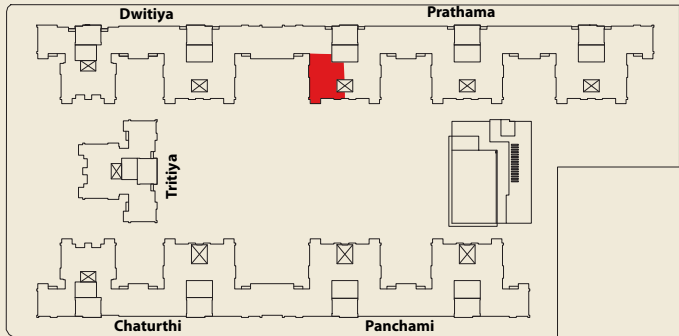
TOWER	APARTMENT TYPE	UNIT TYPE	NO OF UNIT	APARTMENT CARPET (SQM)	EXCLUSIVE BALCONY (SQM)	UTILITY/WASH AREA (SQM)	BUA IN (SQFT)	SBU AREA IN (SQFT)	AVAILABLE ON FLOORS
Prathama	A	3BHK	11	103.67	9.49	2.22	1340	1717	1st to 11th Floor
	B	3BHK	11	94.57	8.24	2.53	1217	1559	1st to 11th Floor
	C	3BHK	9	94.57	8.24	2.53	1217	1559	1st to 11th Floor (Excluding 4th & 5th)
	D	3BHK	11	103.67	9.49	2.22	1340	1717	1st to 11th Floor
	E	3BHK	11	103.67	9.49	2.22	1340	1717	1st to 11th Floor
	F	3BHK	9	94.57	8.24	2.53	1217	1559	1st to 11th Floor (Excluding 4th & 5th)
	G	3BHK	9	94.57	8.24	2.53	1217	1559	1st to 11th Floor (Excluding 8th & 9th)
	H	3BHK	11	103.67	9.49	2.22	1340	1717	1st to 11th Floor
	I	3BHK	11	103.67	9.49	2.22	1340	1717	1st to 11th Floor
	J	3BHK	9	94.57	8.24	2.53	1217	1559	1st to 11th Floor (Excluding 8th & 9th)
	K	3BHK	11	94.57	8.24	2.53	1217	1559	1st to 11th Floor
	L	3BHK	11	103.67	9.49	2.22	1340	1717	1st to 11th Floor

TYPE A

PRATHAMA



Apartment Carpet Area	103.67 (sqm)
Exclusive Balcony Area	9.49 (sqm)
Exclusive Service Area	2.22 (sqm)
Built-up Area (BUA)	1340 (sqft)
Standard Built-up Area (SBU)	1717 (sqft)



KEY PLAN

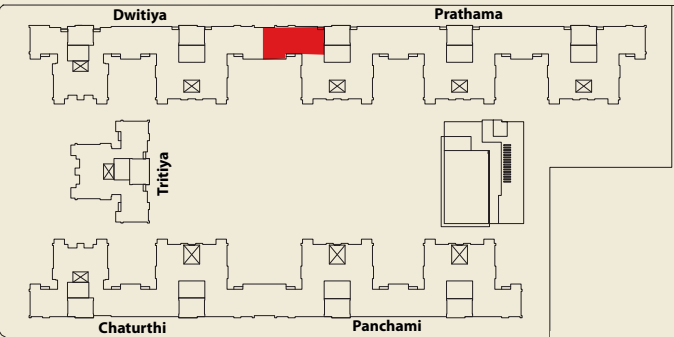


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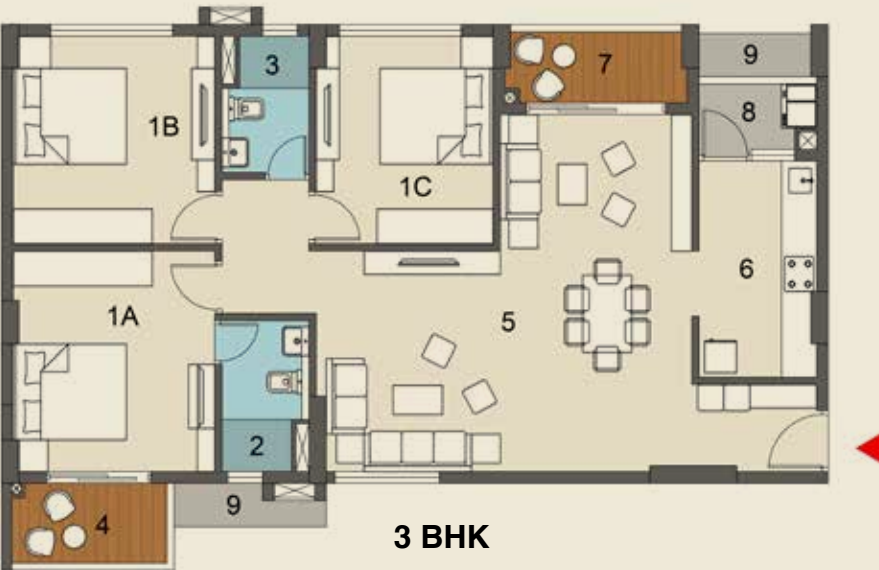
PRATHAMA



Apartment Carpet Area	94.57 (sqm)
Exclusive Balcony Area	8.24 (sqm)
Exclusive Service Area	2.53 (sqm)
Built-up Area (BUA)	1217 (sqft)
Standard Built-up Area (SBU)	1559 (sqft)



KEY PLAN



3 BHK



3 BHK

No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3800 X 4200
1B	Bedroom	3550 X 4200
1C	Bedroom	3600 X 3325
2A	Attached Toilet	2600 X 1500
2B	Attached Toilet	2250 X 1500
3	Toilet	2350 X 1500
4	Attached Balcony	3000 X 1500
5	Living/Dining	3825 X 6750
		2525 X 3300
6	Kitchen	2175 X 3900
7	Balcony	1500 X 3300
8	Wash Area	2175 X 1025
9	AC Ledge	750 X 3475

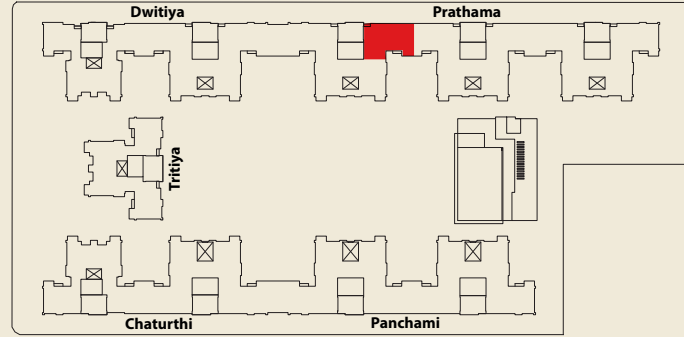
No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3475 X 3800
1B	Bedroom	3475 X 3575
1C	Bedroom	3050 X 3575
2	Attached Toilet	1500 X 2600
3	Toilet	1500 X 2350
4	Attached Balcony	2800 X 1500
5	Living/Dining	6475 X 3800
	Entrance Foyer	3300 X 2350
6	Kitchen	2025 X 3725
7	Balcony	3150 X 1350
8	Wash Area	2025 X 1250
9	AC Ledge	2625 X 750
		1925 X 750

TYPE C

PRATHAMA



Apartment Carpet Area	94.57 (sqm)
Exclusive Balcony Area	8.24 (sqm)
Exclusive Service Area	2.53 (sqm)
Built-up Area (BUA)	1217 (sqft)
Standard Built-up Area (SBU)	1559 (sqft)



KEY PLAN

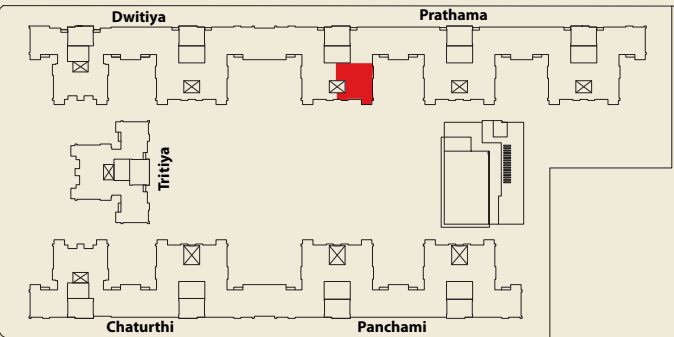


TYPE D

PRATHAMA



Apartment Carpet Area	103.67 (sqm)
Exclusive Balcony Area	9.49 (sqm)
Exclusive Service Area	2.22 (sqm)
Built-up Area (BUA)	1340 (sqft)
Standard Built-up Area (SBU)	1717 (sqft)



KEY PLAN



No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3475 X 3800
1B	Bedroom	3475 X 3575
1C	Bedroom	3050 X 3575
2	Attached Toilet	1500 X 2600
3	Toilet	1500 X 2350
4	Attached Balcony	2800 X 1500
5	Living/Dining	6475 X 3800
	Entrance Foyer	3300 X 2350
6	Kitchen	2025 X 3725
7	Balcony	3150 X 1350
8	Wash Area	2025 X 1250
9	AC Ledge	2625 X 750
		1925 X 750

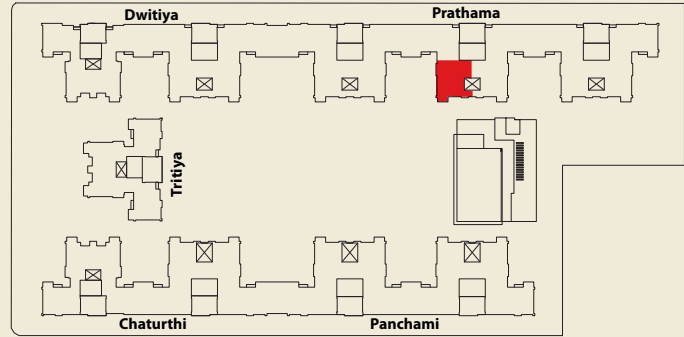
No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3800 X 4200
1B	Bedroom	3550 X 4200
1C	Bedroom	3600 X 3325
2A	Attached Toilet	2600 X 1500
2B	Attached Toilet	2250 X 1500
3	Toilet	2350 X 1500
4	Attached Balcony	3000 X 1500
5	Living/Dining	3825 X 6750
		2525 X 3300
6	Kitchen	2175 X 3900
7	Balcony	1500 X 3300
8	Wash Area	2175 X 1025
9	AC Ledge	750 X 3475

TYPE E

PRATHAMA



Apartment Carpet Area	103.67 (sqm)
Exclusive Balcony Area	9.49 (sqm)
Exclusive Service Area	2.22 (sqm)
Built-up Area (BUA)	1340 (sqft)
Standard Built-up Area (SBU)	1717 (sqft)



KEY PLAN



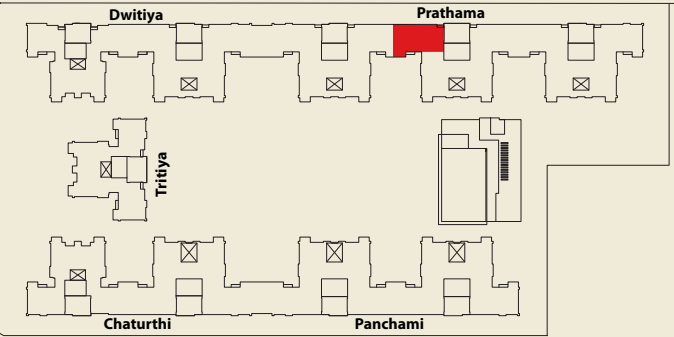
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TYPE F

PRATHAMA



Apartment Carpet Area	94.57 (sqm)
Exclusive Balcony Area	8.24 (sqm)
Exclusive Service Area	2.53 (sqm)
Built-up Area (BUA)	1217 (sqft)
Standard Built-up Area (SBU)	1559 (sqft)



KEY PLAN



N



3 BHK

No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3800 X 4200
1B	Bedroom	3550 X 4200
1C	Bedroom	3600 X 3325
2A	Attached Toilet	2600 X 1500
2B	Attached Toilet	2250 X 1500
3	Toilet	2350 X 1500
4	Attached Balcony	3000 X 1500
5	Living/Dining	3825 X 6750 2525 X 3300
6	Kitchen	2175 X 3900
7	Balcony	1500 X 3300
8	Wash Area	2175 X 1025
9	AC Ledge	750 X 3475



3 BHK

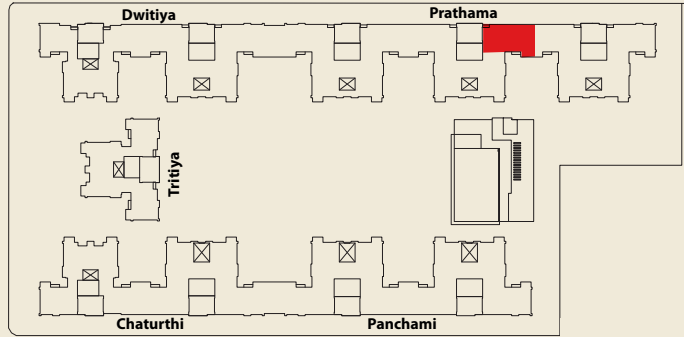
No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3475 X 3800
1B	Bedroom	3475 X 3575
1C	Bedroom	3050 X 3575
2	Attached Toilet	1500 X 2600
3	Toilet	1500 X 2350
4	Attached Balcony	2800 X 1500
5	Living/Dining	6475 X 3800 3300 X 2350
	Entrance Foyer	2150 X 1500
6	Kitchen	2025 X 3725
7	Balcony	3150 X 1350
8	Wash Area	2025 X 1250
9	AC Ledge	2625 X 750 1925 X 750

TYPE G

PRATHAMA



Apartment Carpet Area	94.57 (sqm)
Exclusive Balcony Area	8.24 (sqm)
Exclusive Service Area	2.53 (sqm)
Built-up Area (BUA)	1217 (sqft)
Standard Built-up Area (SBU)	1559 (sqft)



KEY PLAN

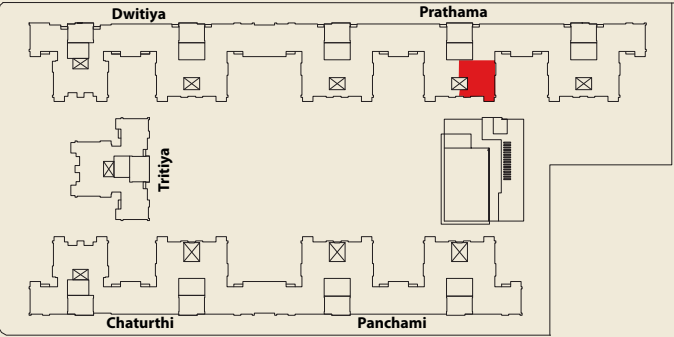


TYPE H

PRATHAMA



Apartment Carpet Area	103.67 (sqm)
Exclusive Balcony Area	9.49 (sqm)
Exclusive Service Area	2.22 (sqm)
Built-up Area (BUA)	1340 (sqft)
Standard Built-up Area (SBU)	1717 (sqft)



KEY PLAN



No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3475 X 3800
1B	Bedroom	3475 X 3575
1C	Bedroom	3050 X 3575
2	Attached Toilet	1500 X 2600
3	Toilet	1500 X 2350
4	Attached Balcony	2800 X 1500
5	Living/Dining	6475 X 3800
	Entrance Foyer	3300 X 2350
6	Kitchen	2025 X 3725
7	Balcony	3150 X 1350
8	Wash Area	2025 X 1250
9	AC Ledge	2625 X 750
		1925 X 750

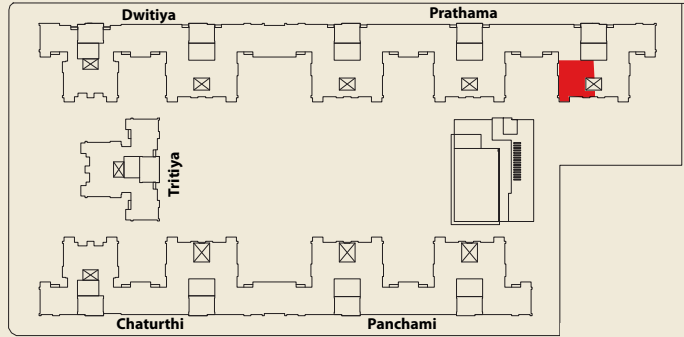
No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3800 X 4200
1B	Bedroom	3550 X 4200
1C	Bedroom	3600 X 3325
2A	Attached Toilet	2600 X 1500
2B	Attached Toilet	2250 X 1500
3	Toilet	2350 X 1500
4	Attached Balcony	3000 X 1500
5	Living/Dining	3825 X 6750
		2525 X 3300
6	Kitchen	2175 X 3900
7	Balcony	1500 X 3300
8	Wash Area	2175 X 1025
9	AC Ledge	750 X 3475

TYPE I

PRATHAMA



Apartment Carpet Area	103.67 (sqm)
Exclusive Balcony Area	9.49 (sqm)
Exclusive Service Area	2.22 (sqm)
Built-up Area (BUA)	1340 (sqft)
Standard Built-up Area (SBU)	1717 (sqft)



KEY PLAN

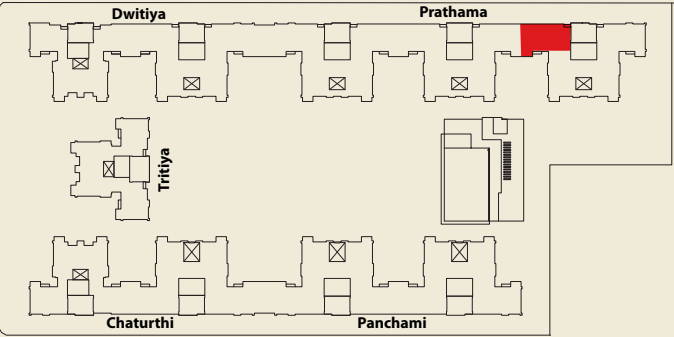


TYPE J

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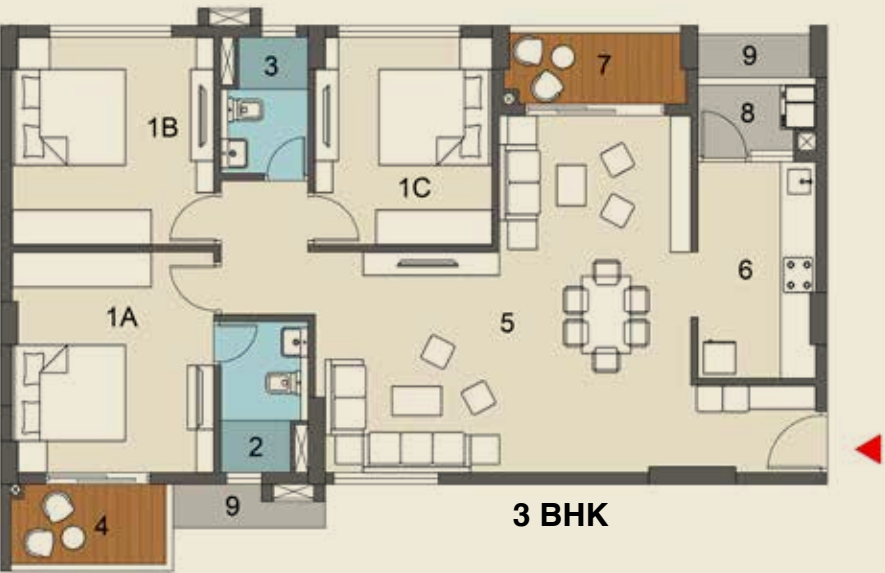
Apartment Carpet Area	94.57 (sqm)
Exclusive Balcony Area	8.24 (sqm)
Exclusive Service Area	2.53 (sqm)
Built-up Area (BUA)	1217 (sqft)
Standard Built-up Area (SBU)	1559 (sqft)



KEY PLAN



No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3800 X 4200
1B	Bedroom	3550 X 4200
1C	Bedroom	3600 X 3325
2A	Attached Toilet	2600 X 1500
2B	Attached Toilet	2250 X 1500
3	Toilet	2350 X 1500
4	Attached Balcony	3000 X 1500
5	Living/Dining	3825 X 6750
		2525 X 3300
6	Kitchen	2175 X 3900
7	Balcony	1500 X 3300
8	Wash Area	2175 X 1025
9	AC Ledge	750 X 3475

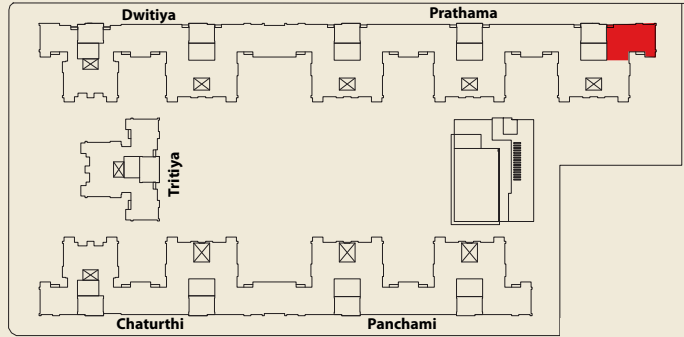


No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3475 X 3800
1B	Bedroom	3475 X 3575
1C	Bedroom	3050 X 3575
2	Attached Toilet	1500 X 2600
3	Toilet	1500 X 2350
4	Attached Balcony	2800 X 1500
5	Living/Dining	6475 X 3800
		3300 X 2350
5	Entrance Foyer	2150 X 1500
6	Kitchen	2025 X 3725
7	Balcony	3150 X 1350
8	Wash Area	2025 X 1250
9	AC Ledge	2625 X 750
		1925 X 750

TYPE K
PRATHAMA



Apartment Carpet Area	94.57 (sqm)
Exclusive Balcony Area	8.24 (sqm)
Exclusive Service Area	2.53 (sqm)
Built-up Area (BUA)	1217 (sqft)
Standard Built-up Area (SBU)	1559 (sqft)



KEY PLAN

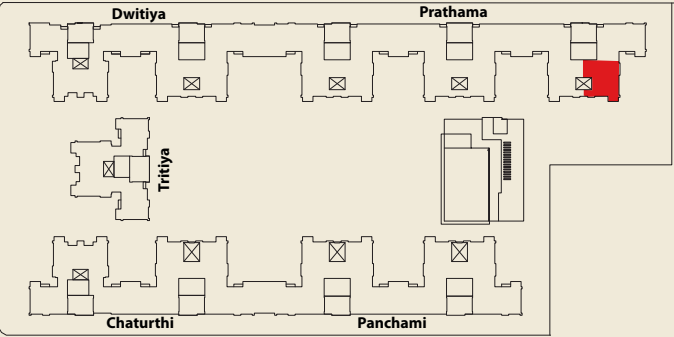


No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3475 X 3800
1B	Bedroom	3475 X 3575
1C	Bedroom	3050 X 3575
2	Attached Toilet	1500 X 2600
3	Toilet	1500 X 2350
4	Attached Balcony	2800 X 1500
5	Living/Dining	6475 X 3800
	Entrance Foyer	3300 X 2350
6	Kitchen	2025 X 3725
7	Balcony	3150 X 1350
8	Wash Area	2025 X 1250
9	AC Ledge	2625 X 750
		1925 X 750

TYPE L
PRATHAMA



Apartment Carpet Area	103.67 (sqm)
Exclusive Balcony Area	9.49 (sqm)
Exclusive Service Area	2.22 (sqm)
Built-up Area (BUA)	1340 (sqft)
Standard Built-up Area (SBU)	1717 (sqft)



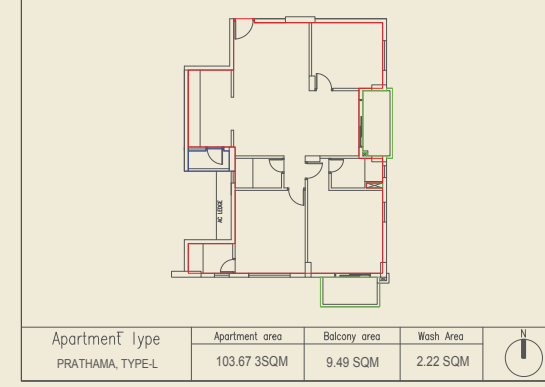
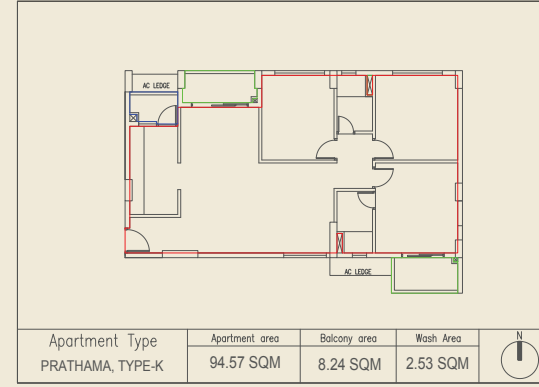
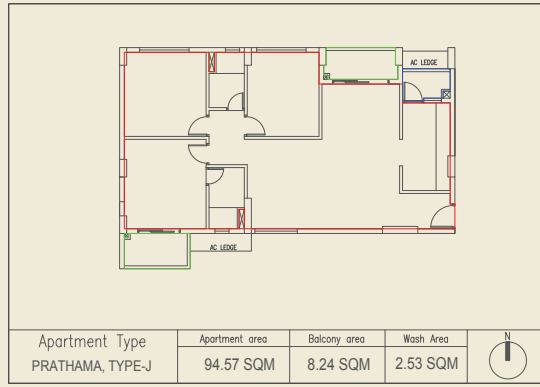
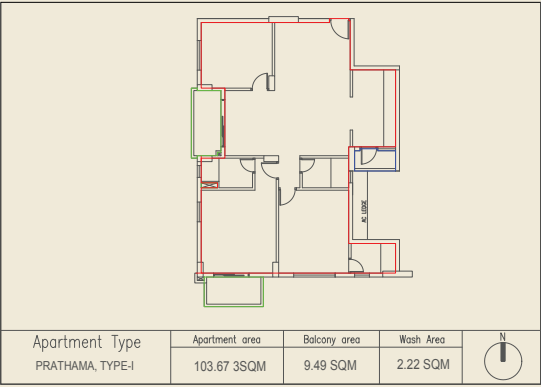
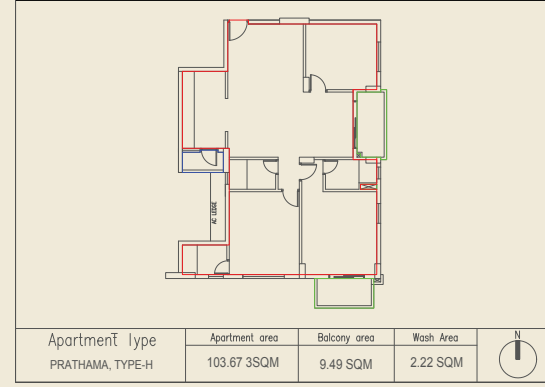
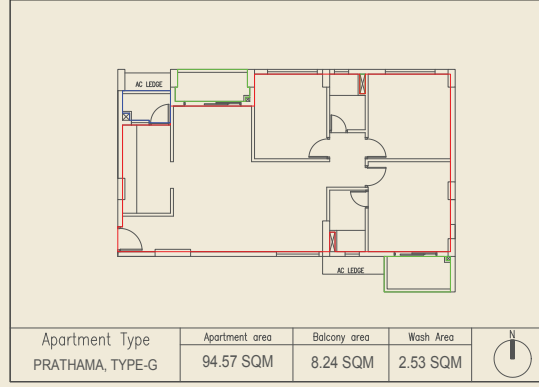
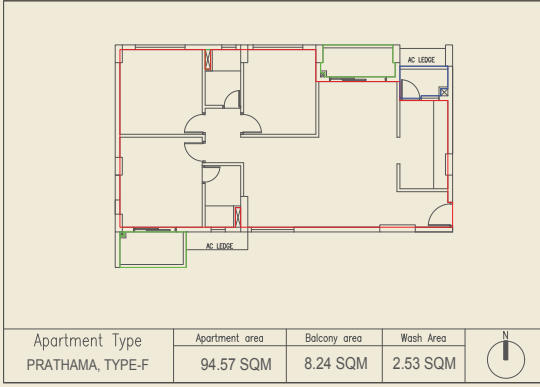
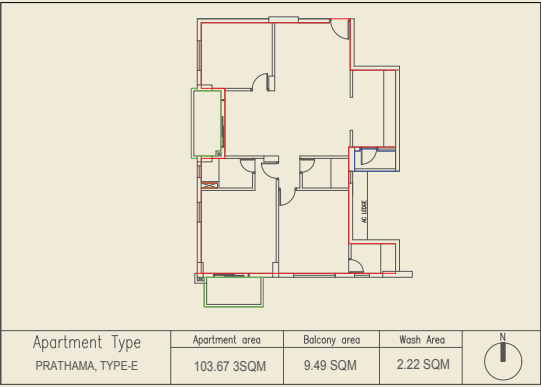
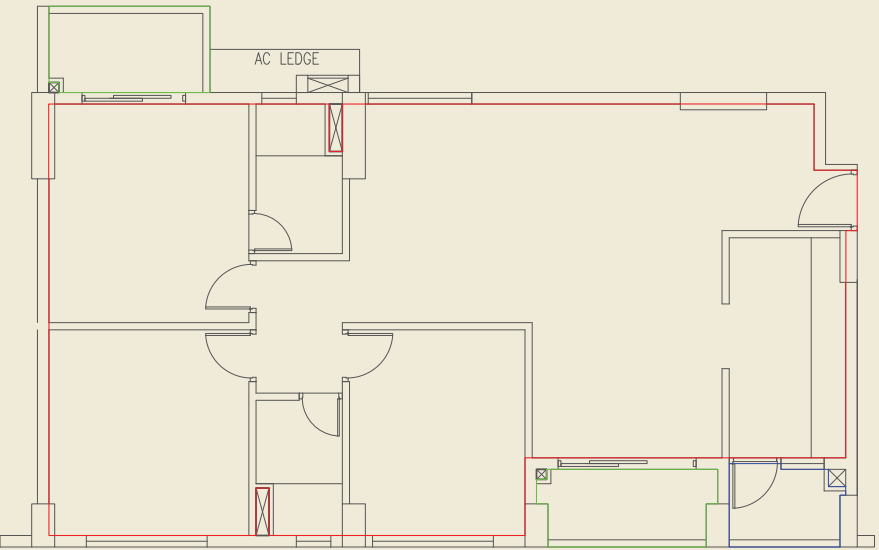
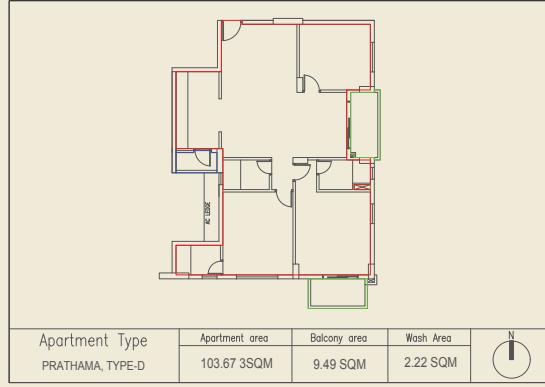
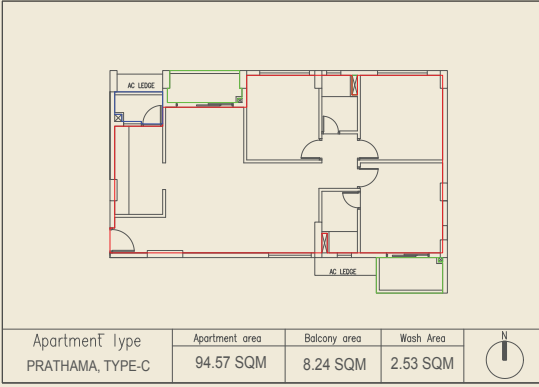
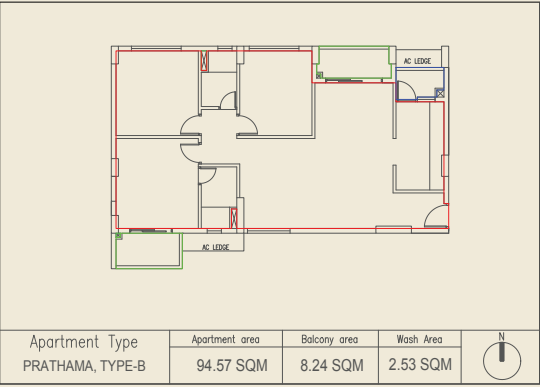
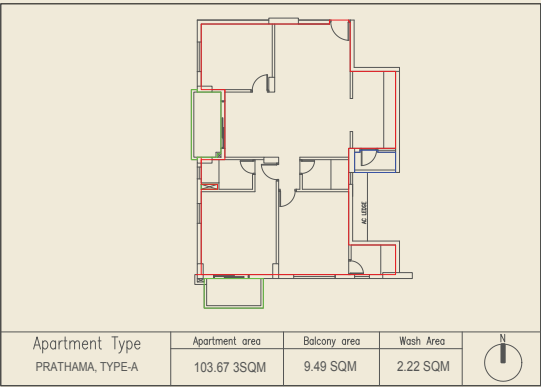
KEY PLAN



No.	Space Type	Space Size (Mm)
1A	Master Bedroom	3800 X 4200
1B	Bedroom	3550 X 4200
1C	Bedroom	3600 X 3325
2A	Attached Toilet	2600 X 1500
2B	Attached Toilet	2250 X 1500
3	Toilet	2350 X 1500
4	Attached Balcony	3000 X 1500
5	Living/Dining	3825 X 6750
		2525 X 3300
6	Kitchen	2175 X 3900
7	Balcony	1500 X 3300
8	Wash Area	2175 X 1025
9	AC Ledge	750 X 3475

CARPET AREA

PRATHAMA



Introduction

Many technical terms are used to describe the area of your apartment. In this booklet, we have attempted to clarify the significance of each of these commonly used terms. The idea is to provide clarity to the prospective buyers about the size of the areas and facilities proposed for the project.

Definitions of Area

Area of an apartment is measured in square metres, indicated as sq m or square metres. 1 sq m means 1 m length by 1 m width. Earlier area was measured in sq ft or square feet. 1 sq ft means 1' length by 1' width. Area of 1 sq m = 10.764 sq ft.

Carpet Area

Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Built-up Area

Built-up Area = Carpet Area of Apartment + Carpet Area of Balcony + Area of Walls as applicable. Built-up Area of your apartment is the total of Carpet Area and the application area of walls added together along with any balcony area. Total Built-up Area includes Total Carpet Area (area of all rooms and ancillary spaces), Carpet Area of Balcony, 100% area of the external walls which are not shared, 50% area of the walls shared by your apartment and the next apartment, 50% area of walls shared by your apartment and the common facilities like lifts, lobbies, stairs, corridors and so on.

Standard Built-up Area

Standard Built-up Area = Built-up Area + Proportionate share of Built-up Area of common facilities. Standard Built-up Area is the Built-up Area of your apartment plus the proportionate share of the common areas. When there are several apartments on a floor, common facilities like lifts, stairs, lobby and so on are required for circulation, access and enjoyment. The Built-up Area of these common facilities is calculated separately and is added to the Built-up Area of each apartment in proportion to its size. Common facilities will also include areas for electrical rooms, pump rooms, gate houses, guard rooms, lobbies, common toilets, common amenities, covered fire refuge area, common access spaces, common store, maintenance office and related spaces etc which are provided for the common benefit of all users.

CLUB DE VILLE

Enjoy extensive leisure and recreational activities for an enhanced living experience at Club De Ville - The Residents' Club. It offers a variety of facilities such as Infinity Pool, Kids' Pool, Multipurpose Hall, Gymnasium, Indoor Games Room, Kids' Play Area, AV Room, Yoga & Meditation Deck and Pool Deck.



GROUND FLOOR



GROUND FLOOR

- 1 RECEPTION AND LOBBY
- 2 MULTIPURPOSE HALL
- 3 WASH ROOM
- 4 TOILET (F)
- 5 TOILET (PC)
- 6 TOILET (M)
- 7 KITCHEN
- 8 OFFICE
- 9 SPACE FOR DG



FIRST FLOOR



FIRST FLOOR

- 1 LOBBY
- 2 INDOOR GAME ROOM
- 3 GYM
- 4 BOARD/ MEETING ROOM
- 5 UTILITY
- 6 CHANGE ROOM (M)
- 7 CHANGE ROOM (F)
- 8 PANTRY
- 9 KIDS' ROOM
- 10 PRIVATE THEATRE





- ROOF TOP**
- 1 INFINITY POOL
 - 2 KIDS' POOL
 - 3 YOGA & MEDITATION DECK
 - 4 POOL DECK
 - 5 CHANGING ROOM



SPECIFICATIONS

Structure

- RCC FRAMED STRUCTURE

Wall

- AAC BLOCK WALL/ INFILL WALL

Living and Dining Room

- FLOOR: TILED FLOORING

Bedroom

- FLOOR: TILED FLOORING

Balcony

- FLOOR: ANTI SKID TILED FLOORING

Kitchen

- FLOOR: TILED FLOORING
- KITCHEN COUNTER – GRANITE COUNTERTOP
- KITCHEN DADO – TILES ON DADO

Toilet & Powder Room

- FLOOR & DADO: ANTI SKID TILED FLOORING WITH TILES ON DADO;

SANITARY AND CP FITTINGS OF REPUTED MAKE

Door Frame

- SOLID/ENGINEERED WOOD FRAME

Door Shutter

- FLUSH DOOR WITH SS HINGE

Window

- ALUMINIUM GLAZED WINDOW

Internal Finishes

- WHITE CEMENT PUTTY FINISH,

External Finishes

- WEATHER COAT PAINT

Electrical

- CONCEALED WIRING WITH MODULAR SWITCHES

Provision for Air Conditioning

- ELECTRICAL AND DRAINAGE PROVISION AT SPECIFIC LOCATION

CONSULTANTS

Consultants

Architect
Structural
HVAC
Electrical
PHE
Fire Fighting
ELV
Landscape Architects
EIA Consultant

SBA Spectra
MN Consultant Pvt Ltd
Saent India Engineering Consultants Pvt Ltd
Saent India Engineering Consultants Pvt Ltd
Unique Engineering Consultancy Pvt. Ltd
Southern Engineering & Consultancy Services
ANG Engineers
Singal Associates
Centre For Sustainable Development



ARCHITECT'S NOTE

The Urvisha complex is designed around the natural green zone, which acts as a unifying feature for the entire residential community. It functions as the lungs for the apartment blocks, as a common space for social gatherings and as a space for interacting intimately with nature.

Each apartment within the complex has a direct visual connection to this central garden. Along the periphery of this green space, the building blocks are set back at intervals, not only allowing for interesting visual dynamics but also creating more intimate secondary cores of natural greenery, as extensions of the central green within the apartment zone.

The low-height club building at the edge of the greens, with the infinity-edge pool overlooking the garden and community spaces on the lower floors, acts as a focal point for the complex.

Semi-private, double-height community spaces are distributed throughout the complex at multiple levels, with easy access from all apartments, having their own internal greenery and spaces for social interaction, with natural light and ventilation, yet sheltered from direct rainfall.

The sky gardens overlook the central garden on one side and peripheral roads on the other, while providing visual relief for the facade of the apartment blocks, whether viewed from the roadside or the central greens. The roof of the apartment blocks on both sides of the complex are connected, creating yet another space for social gatherings in an open yet intimate terrace accessed only by the residents.

The master plan has clearly defined circulation pathways providing access to the apartments and the club.

The building cores are combined to form large apartment blocks to reduce inter-building spaces and maximize the common open space. This avoids the formation of any negative spaces within the complex.

The apartments face the Central Greens on one side and overlook the peripheral access roads on the other side.

The north-south orientation of blocks with minimum exposure of the walls to east and west has been planned to reduce heat gain.

The central open green acts as a heat regulator for the complex reducing heat stress and enhancing natural ventilation.

All apartments have openings on at least two sides. The units are accessed through multiple cores, each with a well-appointed entry lobby on the ground level and 4 apartments per floor.

The common lift and stair lobby on every floor are designed to maximize efficiency without compromising on comfort, with access to natural light and ventilation. Within each apartment, there is minimal corridor space, balconies for all living-dining areas and master bedrooms as well as utility balconies for all kitchens.

There is a provision for cross ventilation in one or more rooms of each apartment. Balconies project

onto the central garden area giving a sense of collective ownership of this core space to each apartment owner.

The overall essence of the design is to give each resident a sense of belonging to a vibrant and eco-friendly community and of pride in their share of ownership of the entire complex, and not just having a feeling of being the owner of an isolated apartment.

SBA Spectra