



TOWNSQUARE-2
VATIKA INDIA NEXT, GURGAON

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Design Drivers

This section enlists the key attributes of the design which shall constitute the fundamental principles and be considered non-negotiable

ITEM	DESIGN ATTRIBUTES
DESIGN OBJECTIVES	<ul style="list-style-type: none">• The aim should be to create maximum flexibility to enable each client use the shop comfortably without retrofitting the services. The shops should be able to accommodate as many retail profiles as possible.• There should be a possibility of having eateries in form of Indian Dining/pizzeria /confectionary/cafes.• The probable clientele in short can be listed down as under: Retailers and vendors catering to daily needs. Restaurants, sweet and confectionery shops etc. Upper floors are expected to be occupied by saloons, clinics, etc. Other possible occupants could be health club, coaching centers, banks & ATMs, Car showrooms• All the retail and office space shall be airconditioned• Wet points to be provided in all the retail units to enable flexibility of F&B operations.• There should be adequate surface parking and proper drop offs planned for the project.• Separate drop off for the office block with a dedicated Entrance Lobby for the Offices.• Outdoor seating areas and kiosks etc.should be provided at the piazza level to create a lively piazza.• The circulation should be wheelchair & shopping cart friendly.

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	<ul style="list-style-type: none"> • Loading unloading areas and vertical movement of goods should be carefully planned. The finishes of the elevators must be carefully reviewed on the basis of this point. • Spaces for promotional activity along with electrical points in common spaces should be planned for.
RETAIL	<ul style="list-style-type: none"> • Retail shops shall be finished with smooth plaster on walls and adequate finishing margin shall be left on the floor for client fit out works. • Spillover spaces for retail shops should be well thought of for eg, temporary display on festivals & celebrations that spill out of the shop should be evaluated. • Small shops should be carved out from the nooks and corners for facilitating the small retailers like florists, small confectionaries and snack shop etc. <p>For F&B outlets, kitchen exhausts & individual grease traps should be planned for.</p> <p>Various floors and spaces can be combined to create larger / smaller units.</p> <ul style="list-style-type: none"> • Spaces should be earmarked for banks & ATM's to facilitate the designing of live loads of the structure accordingly. <p>The importance of ample opportunity to advertise ones presence is prime in this nature of retail business and the same should be well protected. These opportunities should be carefully thought and offered to the end user so as to balance the freedom of expression and visual harmony.</p> <p>A location for Gas banks should be identified and gas supply routing should be planned for.</p> <ul style="list-style-type: none"> • Spaces for ATM kiosks need to be provided as per the latest RBI guidelines.
OFFICES	<ul style="list-style-type: none"> • Location of the services shafts should be done in such a way to provide flexibility to combine office spaces without much impact on services stack. • The lobby should be finished in architecturally pleasing and warm finishes.

	<ul style="list-style-type: none"> • A common pantry should be provided on each floor. • Proper space should be allocated in the ground as well as typical lift lobbies for client directory.
SIGNAGES	<ul style="list-style-type: none"> • Signage is of prime importance for any retail business. There project name display signage should be planned. • There are four major types of signage in retail <p>Basic Outdoor Signage</p> <p>Directional</p> <p>Informational and Statutory</p> <p>Business related signage</p> <p>Brand names (including the store)</p> <p>Shop fronts and merchandise display</p> <p>While the directional signage shall be important for the purpose of navigation and place marking (Parking, pedestrian crossing etc) the signage for the business should be thought through carefully. Equal opportunity to advertise in order to tap on the foot falls and impulsive buying must be presented to each while protecting the premise of the architectural design.</p> <p>It must be ensured that while the benefit of having a shop on the ground floor is evident in terms of location and opportunity to advertise, the shops on the upper floors must also be allocated appropriate signage locations along the main corridor. The shops on the upper floor shall have the visibility and distant visibility benefits but they must be easy to locate while walking under the shaded corridor and tap on impulsive buyers who may have missed the signage from outside.</p> <p>The other signage may be incorporated within the shop window or as a change-able panel within the main signage</p>

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	<p>panels.</p> <ul style="list-style-type: none"> • Rooftop Signage should be planned for the whole complex for maximum visibility. • Well planned dedicated space should be provided to each retail for its signage. • Client Directory Signage in Main Entrance Lobby on Ground Floor as well as lift lobby of each floor. • Well placed directional signages should be provided around the complex for Way showing which are designed by experts in legible and stylish graphics. • Retail directory should be planned at the basement level as well as ground floor. • Opportunities to advertise must be built into design at as many available spaces as possible without disrupting the visual harmony.
SHOP FRONTS	<ul style="list-style-type: none"> • The shop fronts are the planes where the external environment, architectural vocabulary of the complex and the internal characteristics of the individual unit would interface. This plane shall be the showcase point for the retailer and edge control point for the external architecture. Carefully thought easy to plug in details would help maintain the dignity of the architecture and opportunity of expression, vital for the survival of business while maintaining the class offered. • Shop Fronts should be provided along with a combination of Architecturally designed external façade finishes in modern and contemporary materials. • Since the shop front is the place for the retailer for display and branding, appropriately located and well sized panels should be provided for the same. The same is important for providing a good footfall to the complex as well as facilitate impulsive shopping. • The shops on the upper floor should have appropriately allocated signage locations so that they are easy to locate while walking under the shaded corridor and tap on impulsive buyers who may have missed the signage from outside.

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	<ul style="list-style-type: none"> • Proper architectural control should be ensured for protecting the premise of the architectural design. • Many retailers foresee the possibility of combining two shops. In some cases they may wish to combine more than two shops as well. The shop front/signage strategy for the same should also be carefully evaluated.
BASEMENTS	<ul style="list-style-type: none"> • Redundant corners should be utilized and storage or other miscellaneous spaces should be carved out. • Proper loading/unloading bays should be planned for in the basements around the service core and supermarket for ease of movement of goods. • Proper access control and security should be provided at the entry to the basements. • While laying down of ramps and working out of parking layouts, care should be taken to avoid traffic conflicting zones.
AMENITIES	<ul style="list-style-type: none"> • The core should be well placed and well connected to the basement parking. • Adequately sized service lifts should be provided. • The corridors should be adequately sized and finished in appropriate materials and should be differently abled friendly. • Care should be taken to provide water evacuation points in the places where rain/sun protection is not provided eg. Staircases, top terrace etc.
SUPERMARKET	<ul style="list-style-type: none"> • Wet points and ventilation for kitchen needs to be provisioned for in the supermarket. • Trolley parks need to be identified both on the ground as well as basement parking level. • Ramp access to the supermarket should be provided for ease of visitor and trolley movement. • Slope of ramp from the supermarket to the basement level parking should be carefully worked out keeping in mind that people/ women with kids/older age people will be moving on the ramp with heavy trolleys.

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	<ul style="list-style-type: none"> • The lifts serving the supermarket should be suitably sized to comfortably accommodate visitors as well as trolleys. • A service lift should also be provided for the supermarket. • Loading/Unloading bays need to be provided for the supermarket. • A separate entry/exit for staff and visitors should be provided.
TOILETS	<ul style="list-style-type: none"> • There should be adequate natural light in the toilets and they should have a proper exhaust. • The toilets should be detailed out carefully with proper space planned for the users to place their bags/personal belongings. • The materials used for the finishing should lend a warm character to the toilet. • The fixtures used should be water saving fixtures. Appropriate plumbing system and choice of materials to be done accordingly.
EXTERNAL DEVELOPMENT	<ul style="list-style-type: none"> • The external environment of any project is the face of the address. If well designed it can be an important contributor to its success. • The external environment can be divided into three zones for this project <ol style="list-style-type: none"> 1.The corridor/common spaces in the shopping area 2.The parking spaces 3.The piazza spaces and the green strip • The treatment of the above three spaces must be done very carefully. The common corridor is the space which shall see the maximum traffic. The zone must be designed for heavy traffic movement both pedestrian and goods (loading/ unloading and must also be pram/ shopping cart friendly. • Lighting of the common spaces should be proposed after taking into account the lights spilling out from an

	<p>occupied shop.</p> <ul style="list-style-type: none"> • The materials used for finishing external surfaces should be aesthetically pleasing and easy to maintain. • All external areas are designed in a mix of hard and soft finishes and provided with shading elements to function as places of public interaction. • The materials chosen for the piazza finishes should be pedestrian friendly. • The street furniture should be planned and discreetly built into the architecture of the complex and may be planned as simple elements. • The parapet & railing should be designed so as to carry promotional signs. • The parking spaces must be well organized and demarcated using permanent finishes. It must be a low maintenance and safe zone. It must be well lit to ensure safety of the shoppers. At the same time some trees for shading during the day time must be planned. • The height of the plantation in front main access front must be monitored in a way to offer maximum visibility and not cut off the view in any way.
ELEVATIONS	<ul style="list-style-type: none"> • Facades in such shopping centers will tend to be organic in their growth pattern, will gather clutter and become a collage of very disparate signage. The challenge in the design is that the façade offers enough opportunities for the expression of this signage and gets the whole development together. • The project has to demonstrate Vatika's values of subtlety and timelessness. • The size of the openings should also be a function of economy, achieved by choice of operability (sliding/open able). • Care should be taken to provide for water evacuation points in the places where rain/sun protection is not provided e.g. Top terraces, staircases, mummy etc

	<ul style="list-style-type: none"> •Extensive plastered areas should be planned for grooves to provide a break in the façade. •The material, design and height of the railings should be carefully reviewed for safety, security, ease of construction (detailing & sequencing) and handling. •An economical detail of screening of the equipments and water tanks must be provided.
Technical Advisory	<p>Construction & Engineering Guidelines</p> <ul style="list-style-type: none"> •Internal Finishes: The shops will be finished as bare shell i.e. the internal wall will be erected and finished with only cement plaster without paint. The floor and the ceiling will be left unfinished. •There will be provision for construction of toilets by the shop owner (in specific locations). •Electrical Installations: Power shall be supplied to the electrical distribution board. Internal wiring will not be provided. •Power Backup: Back-up Power shall be supplied to the shops from the DGs installed for the apartments. A Dual meter shall be installed for each shop. •The walls shall be in masonry. •It must be ensured that the design and detailing should facilitate in smooth construction sequencing such that there is a minimum interdependency between tasks. Also the choice of details, finishes and materials must take this into account. •There must be an appropriate level drop between the common areas and units. Rain water ingress before the fit outs and finishing must be checked and appropriate details issued for the same. •Levels and access ramps should be provided to make the movement through the project as easy to maneuver for a wheel chair, prams and shopping carts friendly.

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	<ul style="list-style-type: none"> • Screening of water tanks on the roof must be done using simple and economical details. • The following must be avoided <ol style="list-style-type: none"> 1. Unwarranted maintenance, patch ups etc 2. Excessive lights 3. Extravagances in design have a far reaching and adverse impact on the success of the project for all stake holders. • Elements and spaces should be built to fulfill specific pinpointed functions and value additions to the quality of habitation. • Expensive engineering solutions or additional area constructed to resolve a problem inherently arising out of the design is an unwelcome burden. Such problems should be nipped at initial stages.
STRENGTHS	<ul style="list-style-type: none"> ○ Location ○ Visibility ○ Raw shell and bare interiors ○ Adequate heights ○ Unobtrusive structure ○ Floor & Unit Sizes
HVAC	<ul style="list-style-type: none"> • All the retail as well as office spaces will be provided with air conditioning. • Water cooled split air conditioning system shall be used. Water for the same shall be sourced from the township STP. • The facade cladding material should be as per ECBC & EIA norms. • Fresh air for retail units shall be provided through openings in the façade. • The office tower will have ducted supply of fresh air.

	<ul style="list-style-type: none"> • Spare shafts should be provided for facilitation of kitchen exhaust in various eateries. • An ambient temp of 23°C ± 1°C shall be maintained. • No double glazed units will be used on the façade. • The architects should explore use of tinted glass in the façade. • ATM identification and provision for 24hr AXC(non operational hours) along with placement of ODU incase of splits to be provided for the same must be carefully worked out.
ELECTRICAL	<ul style="list-style-type: none"> • Systems to be designed so as to keep the operating cost minimum. • 100% power backup to be provided directly from the township infrastructure. • Dual energy meters installed for each tenant to measure consumption of normal power and backup power supply separately • Provision of LV shall be through FTTH. • Adequate number of spare shafts to be provided for provisioning of Telephone, Voice and Data connectivity.
PLUMBING	<ul style="list-style-type: none"> • Single pipe waste and soil stack system shall be used. • Water and waste points will be provided in all the retail units. • The provision of shafts in offices should be such that it is possible to provide wet point in each unit. The calculation of water requirement should however be planned for 20% of the office space. • F&B to have their own RO system. • Gravity system shall be used for feeding the retail blocks for water supply. The water tanks shall be placed on the terrace of office block.

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	<ul style="list-style-type: none"> • The provision of temporary services should be planned as per habitation and construction phasing. The same should be evaluated. • A total fill of 450mm including finish should be considered for conversion of retail shops at first & Second floor to F&B units in order to avoid puncturing the slab for floor drains/ traps. Similar provision of 275mm fill shall be kept in the ground floor retail units, assuming that traps can be suspended in the basement ceiling.
FIRE AND LIFE SAFETY	<ul style="list-style-type: none"> • Fire and life safety to be in line with the stipulated fire norms
STRUCTURE	<ul style="list-style-type: none"> • Flat Slab system without capitals shall be adopted both for basements as well as superstructure. • The overall structure shall be designed for provision of one extra floor. • Space provision for escalators in the supermarket should be made. • The podium slabs shall be designed for 45T fire trunk.

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VATIKA LIMITED PROJECT NAME PROJECT CODE PLOT AREA IN ACRES TOTAL NET COVERED AREA IN SQFT MASTER LIST - COST PLAN BASED ON PER SQFT RATES DERIVED FOR TOWN SQUARE - II (RET 007)					Town Square - II RET 007 263,339 TOTAL
S. No.	Packages	Package Codes	Description	Per Sqft Cost (INR)	TOTAL AMOUNT (INR)
			Configuration	2 B	
	Net Covered Area (SqFt)			263,339	Sq.Ft.
1	Structure Works	ST-01 & ST-02	Excavation , Backfilling, Dressing , Antitermite , Refilling Sand /Earth, RCC, PCC, Shuttering, & Reinforcement etc	730	192,237,470
2	Civil Works	CW-01 & CW-02	Masonry, Water proofing	170	44,767,630
3	Finishing Works (Building)	FW-01, F-02, F-03	Flooring Works (Flooring+ Skirting+Counter+Counter Facia etc)	195	51,351,105
4	Aluminium & Glazing Works	ALG-01	External Doors & Windows	168	44,240,952
5	Plumbing & Fire Fighting Works	PFF-01 to PPF-09	External and Internal Plumbing & Firefighting work	145	38,184,155
6	Electrical Works	EL-01 to EL-011	ESS - Panel, Transformers, HT works & Termination, Internal Electrical etc.	165	43,450,935
7	HVAC Works	HV-01 to HV-05	Parking Ventilation (Basement), VRV Low side, High side	140	36,867,460
8	Vertical Transportation	VT-01	Passenger Lifts	42	11,060,238
10	External development Works	ED-01 to ED-06	Roads, Boundary wall, Hardscape, Softscape etc.	55	14,483,645
11	Miscellaneous	MSC-01	External Signages, Swimming Pool, Soil investigation etc.	8	2,106,712
A	TOTAL (FROM 1 TO 11)			1,818	478,750,302
B	Escallation / Contingencies @ 10 %				
C	Land Cost				20,911,072
D	EDC,IDC,Taxes,Dues etc				213,313,249
E	Projected Highlevel Estimate			1,818	712,974,623


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