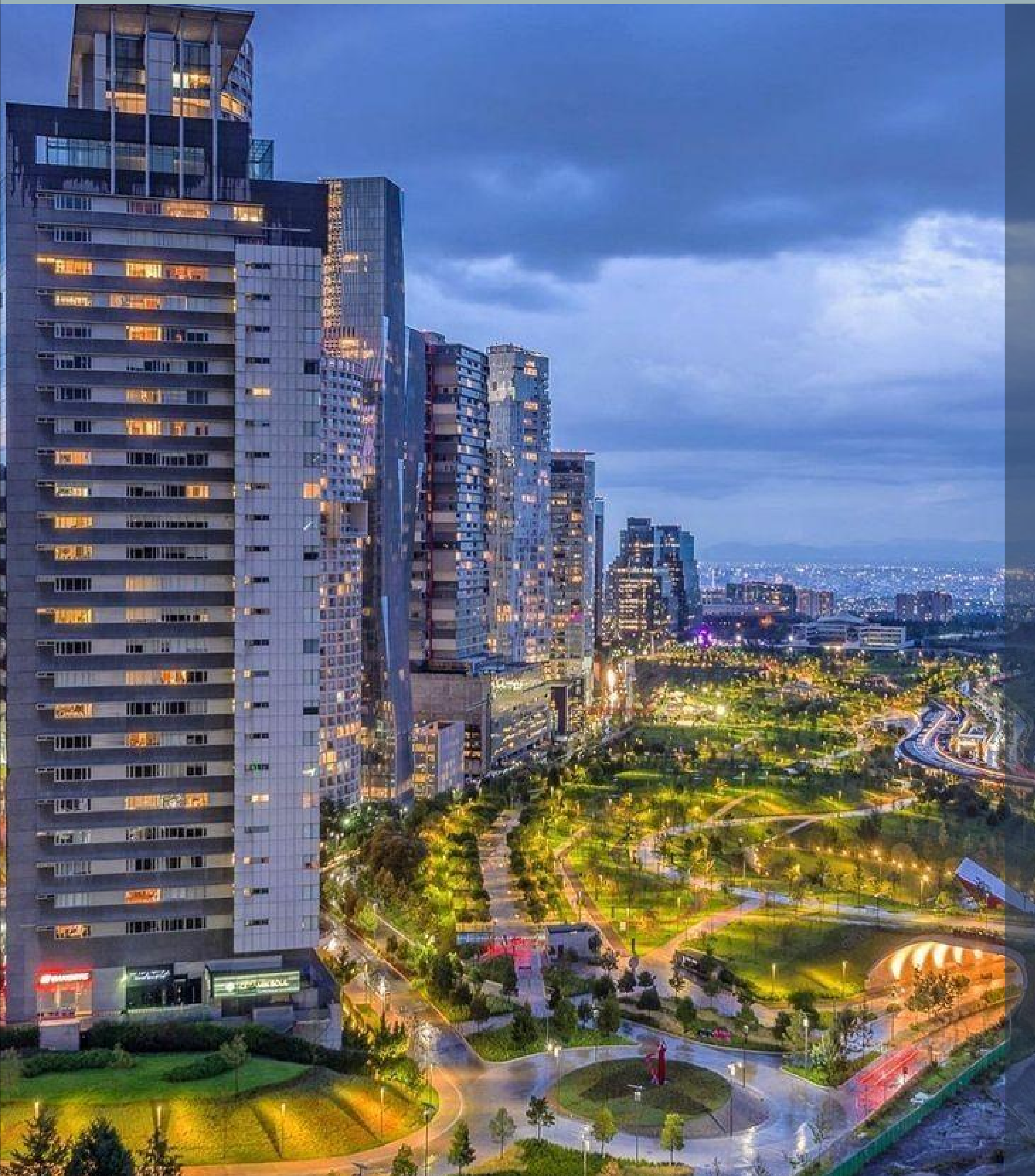




RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA.

PRESENTED BY,

ARCHITECT
HAFEEZ
CONTRACTOR

CONTENTS

- SITE ANALYSIS
- DESIGN PROPOSAL
- FLOOR PLANS
- AREA STATEMENT
- LOOKALIKE
- 3D VIEWS

SITE ANALYSIS



LEGEND



JAYPRAKASH NARAYAN INTERNATIONAL AIRPORT
AT **7.1 KMS** FROM SITE.



DANAPUR RAILWAY STATION AT **2.8 KMS** FROM
SITE.



EXISTING ROAD



SITE UNDER CONSIDERATION

SITE AREA: 3,47,186 sq. Ft.
7.9 ACRES

SITE LOCATION

RESIDENTIAL DEVELOPMENT AT KOTHTWA, PATNA



ARCHITECT
HAFEEZ
CONTRACTOR



- GANGA CITY IS **1.6 KM** FROM SITE.
- AQUA WATER PARK IS **2 KM** FROM SITE.
- DTDC COURIER SERVICE IS **1.8 KM** FROM SITE.
- KASHYAP GREEN CITY IS **500 M** FROM SITE.
- BIRLA OPEN MINDS SCHOOL IS **1.1 KM** FROM SITE.
- PRACHIN SHIV MANDIR IS **2 KM** FROM SITE.

DIGHA AIIMS ROAD IS 750 M FROM SITE.
RUKUMPURA - KHAGUL ROAD

**SITE
SURROUNDING**

RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA



ARCHITECT
HAFEEZ
CONTRACTOR

DESIGN PROPOSAL



MASTER PLAN (ROOF LVL)





GROUND FLOOR PLAN

RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA



ARCHITECT
HAFEEZ
CONTRACTOR

- WING A : 42.6M
- WING B : 42.6M
- WING C : 42.6M
- WING D : 42.6M
- WING E : 42.6M
- WING F : 42.6M
- WING G : 42.6 M

- BASEMENT - 3.6 M
- STILT FLOOR - 3.6 M
- CLUBHOUSE - 4 M
- RESIDENTIAL - 3 M



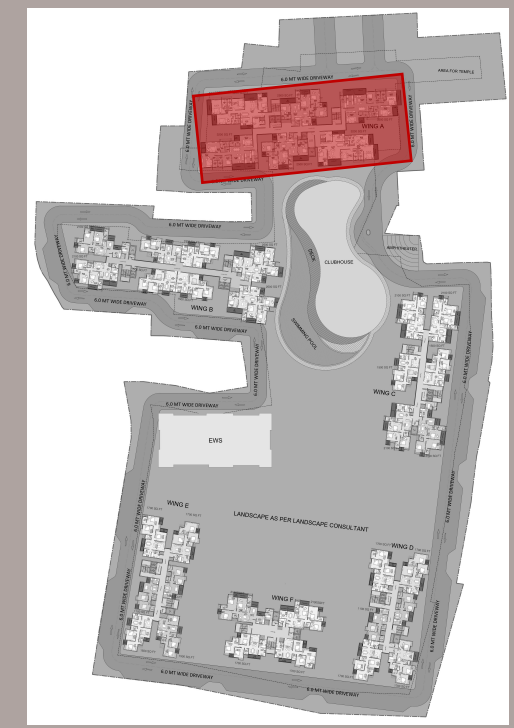
42.6M

RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA



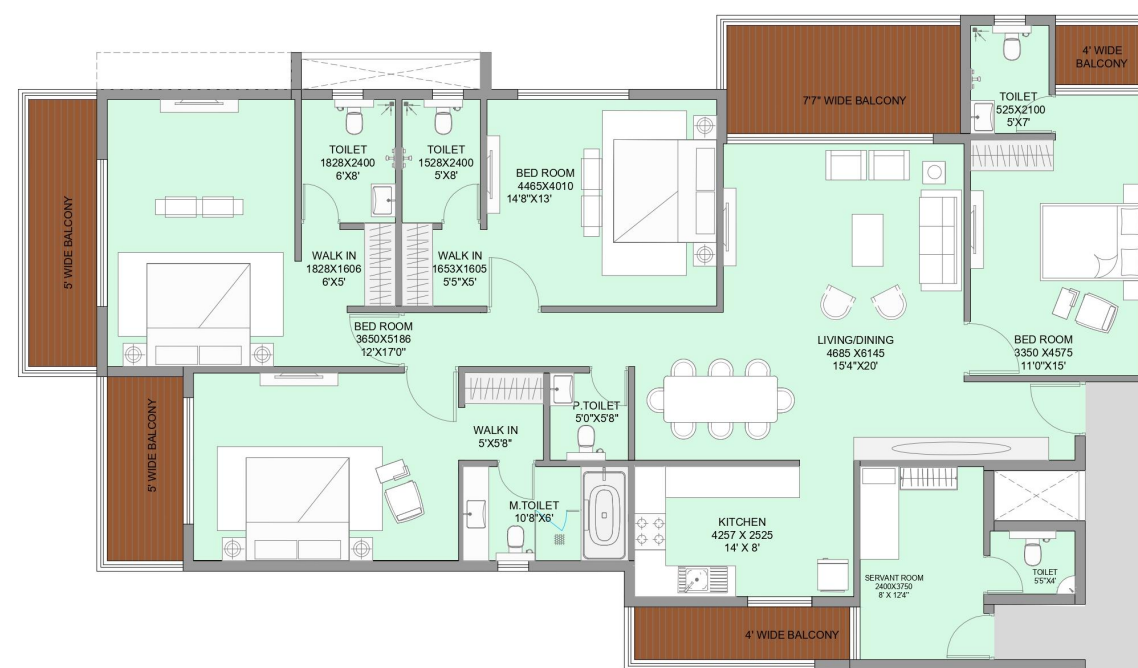
**ARCHITECT
HAFEEZ
CONTRACTOR**

FLOOR PLANS

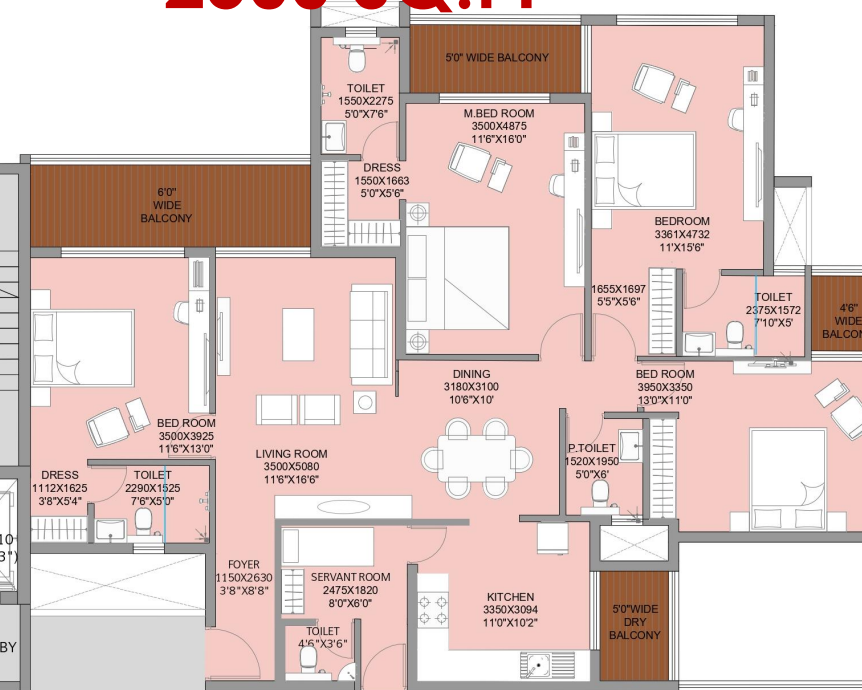


KEY PLAN

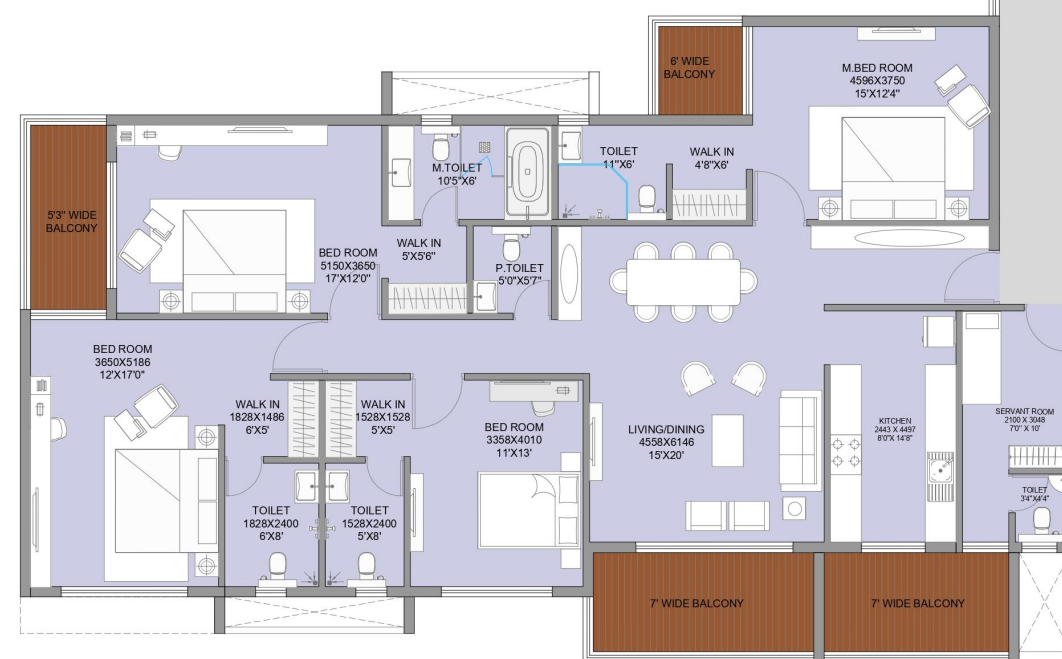
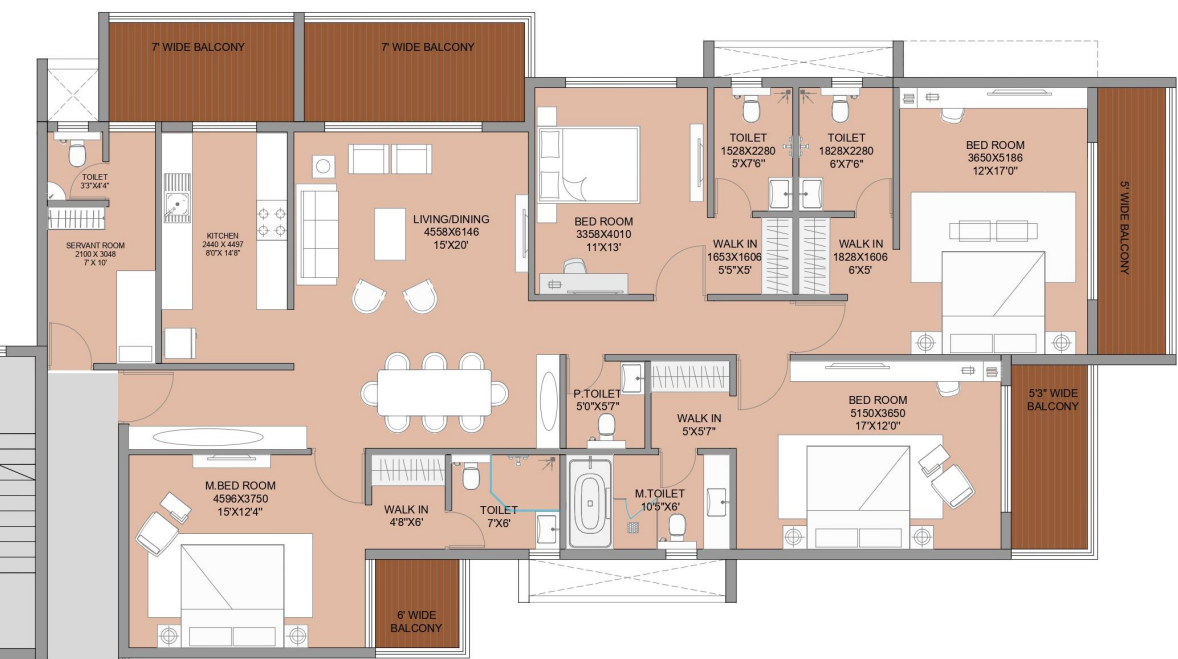
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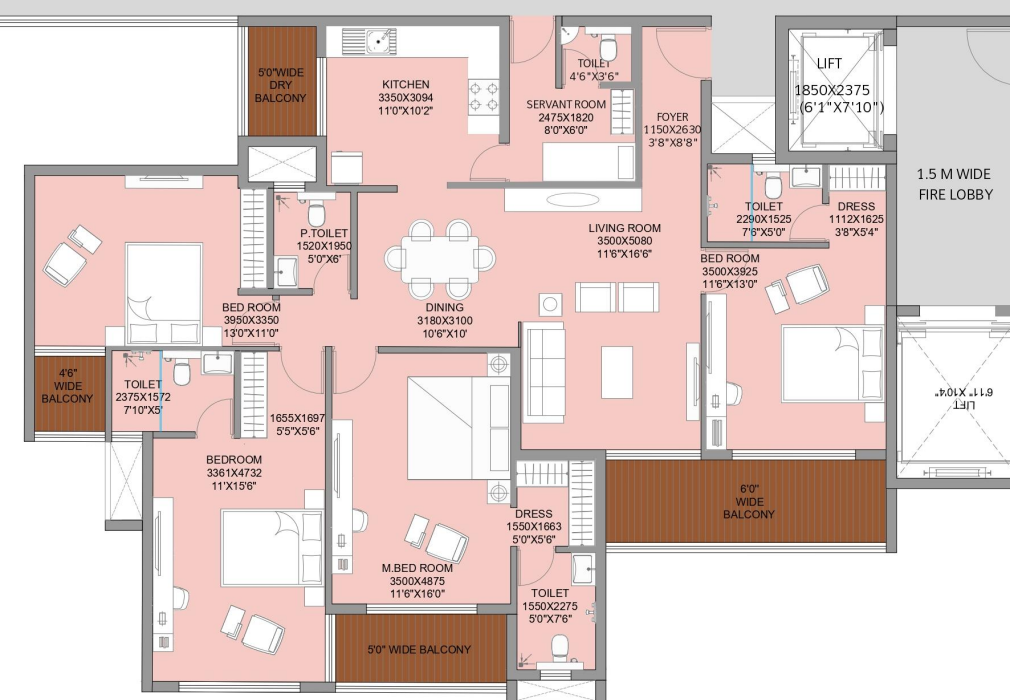
2500 SQ.FT



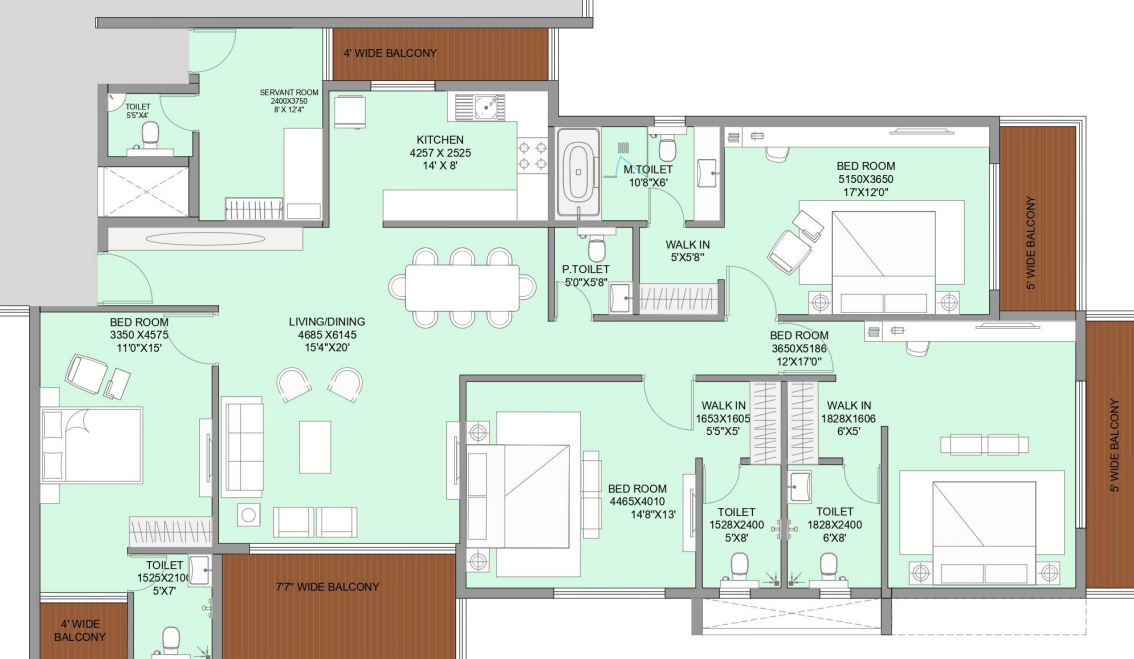
3200 SQ.FT



3200 SQ.FT



2500 SQ.FT



3200 SQ.FT

WING-A

RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA



ARCHITECT
HAFEEZ
CONTRACTOR



KEY PLAN

2100 SQ.FT

1500 SQ.FT

2500 SQ.FT



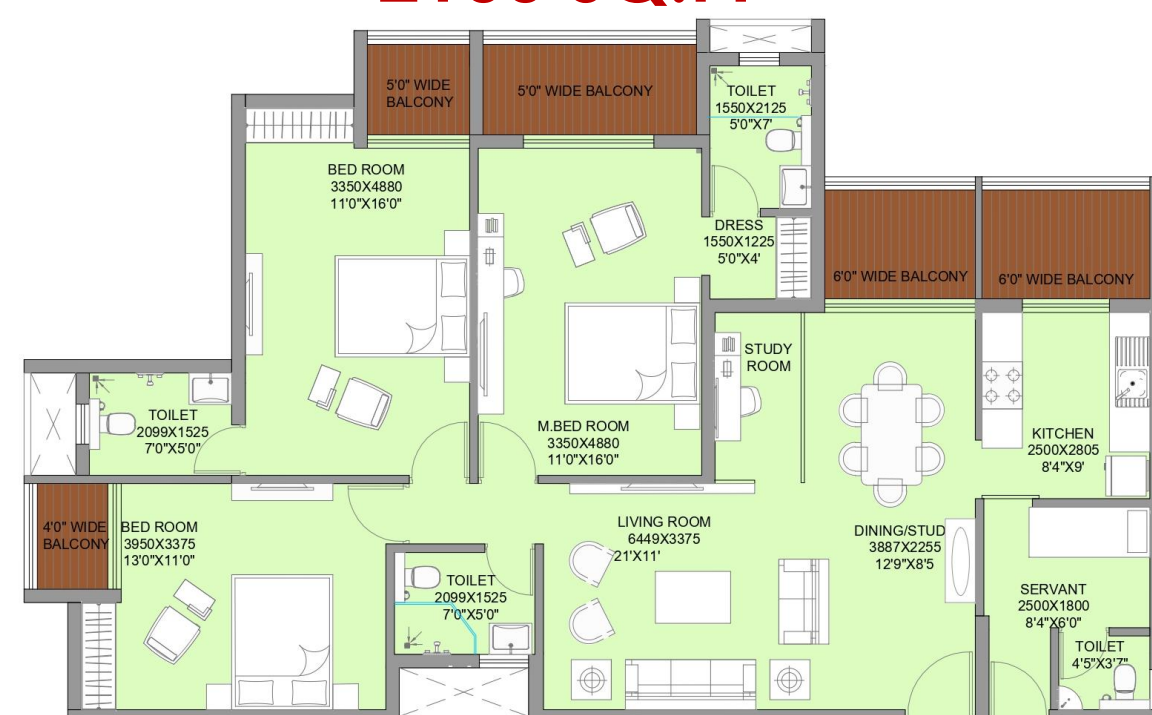
WING-B



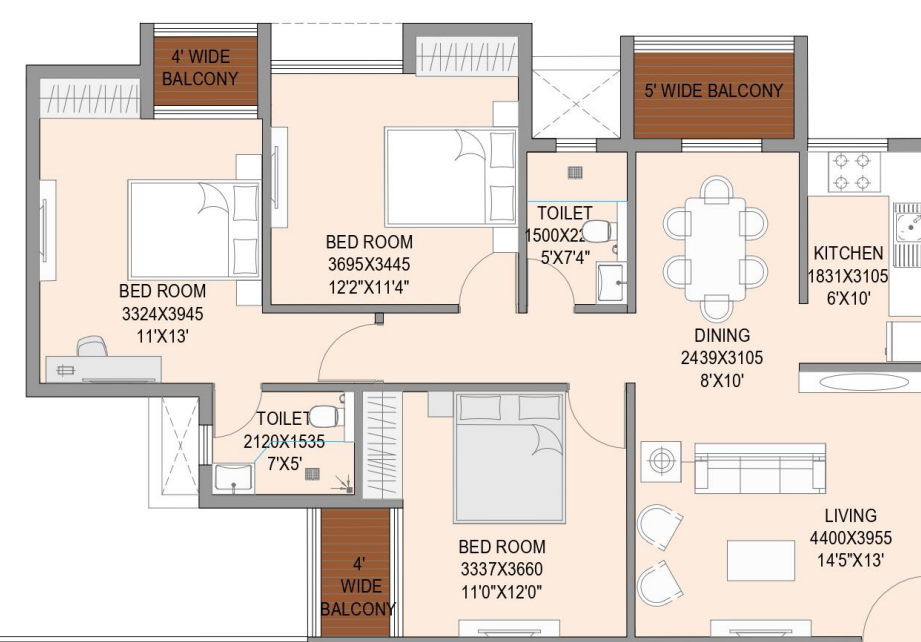


KEY PLAN

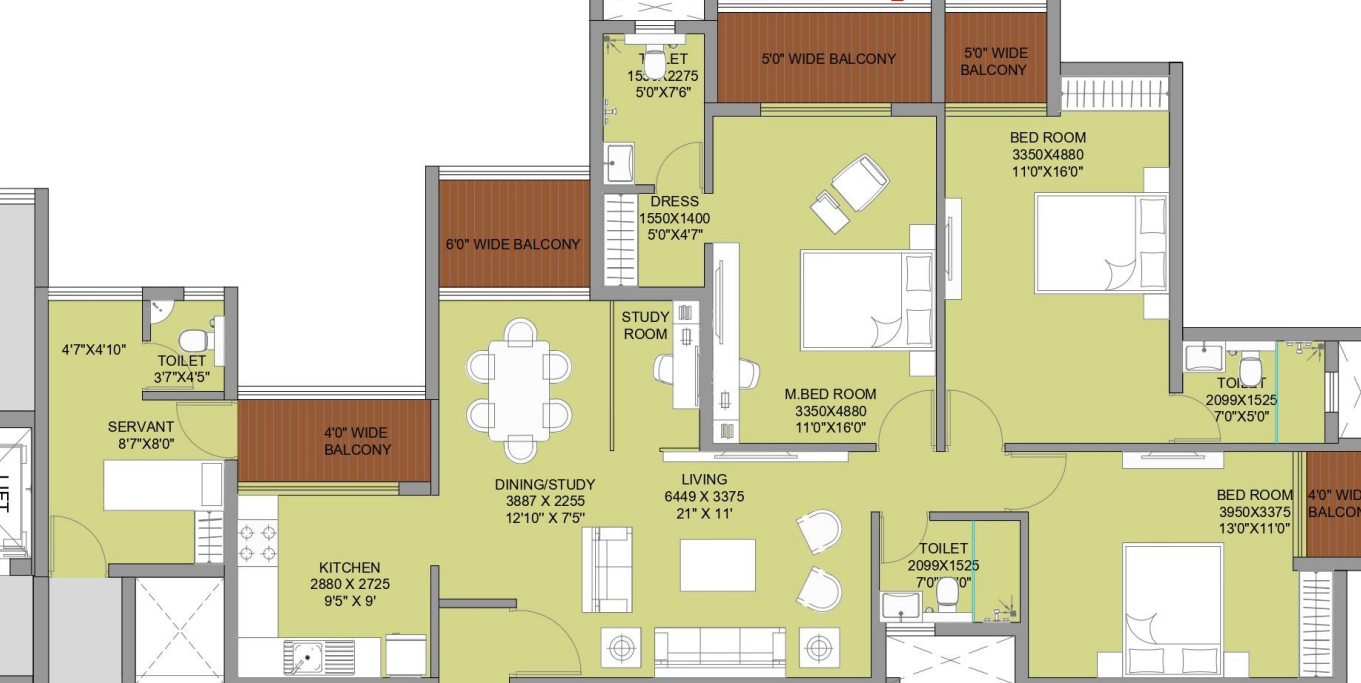
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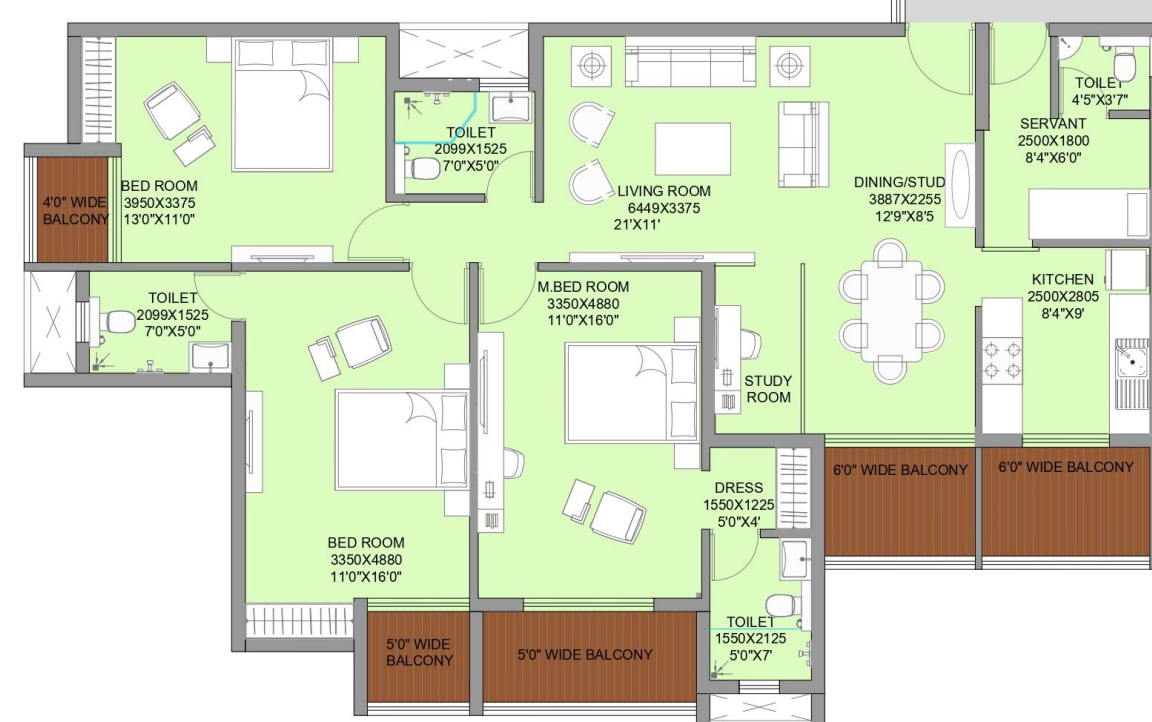
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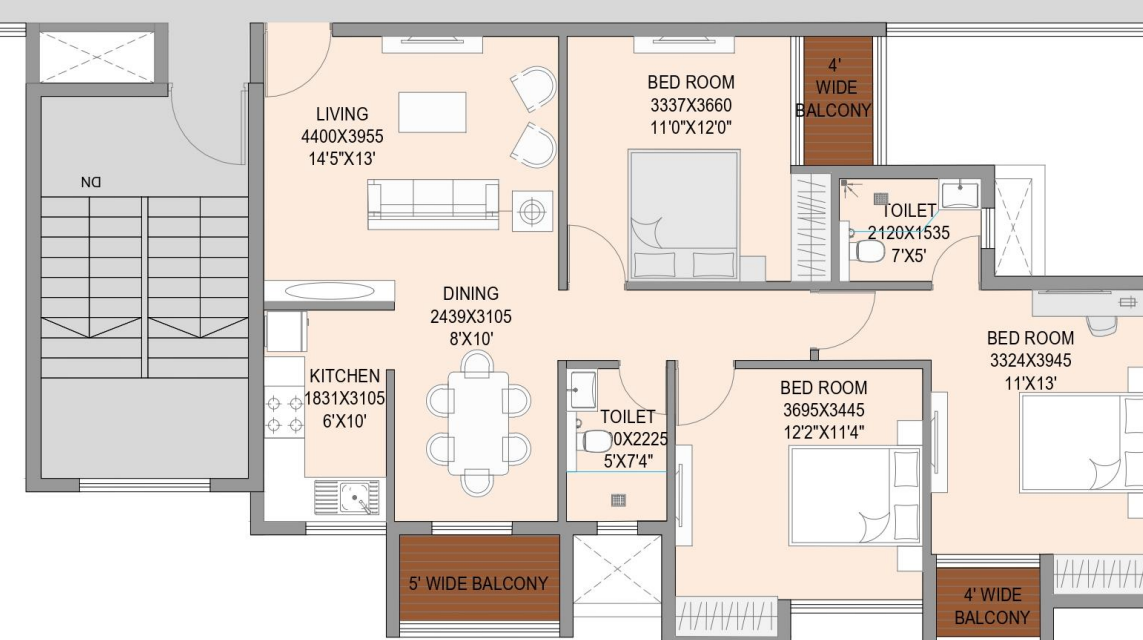
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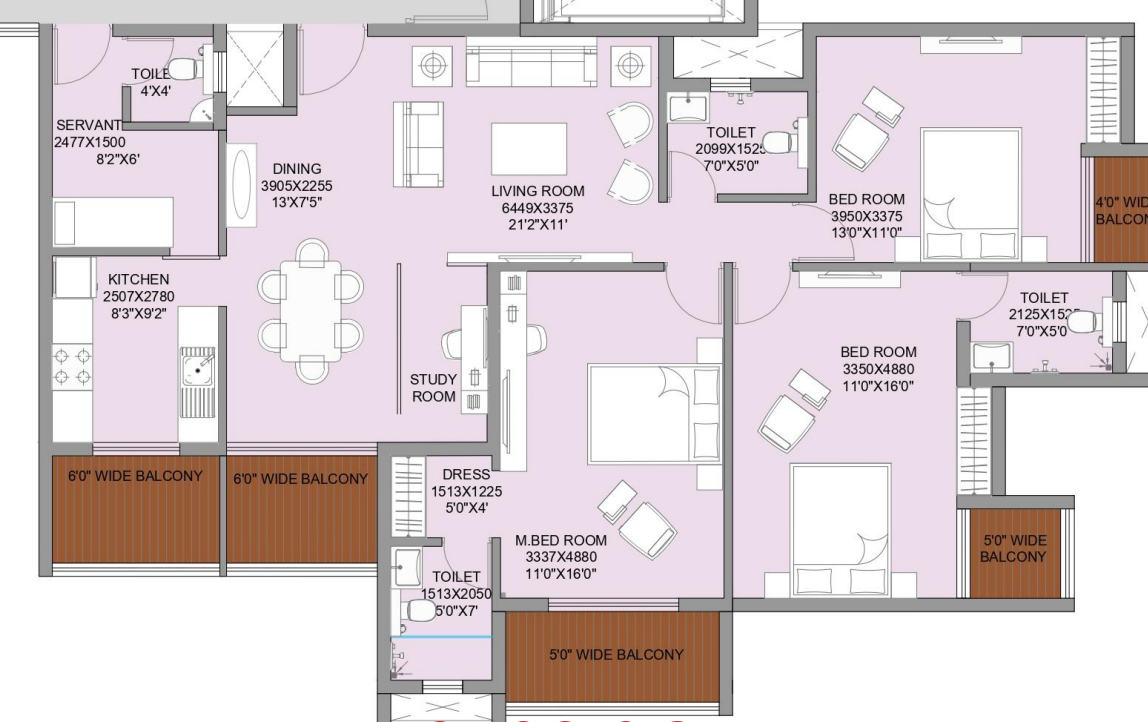
2100 SQ.FT



1500 SQ.FT



2100 SQ.FT

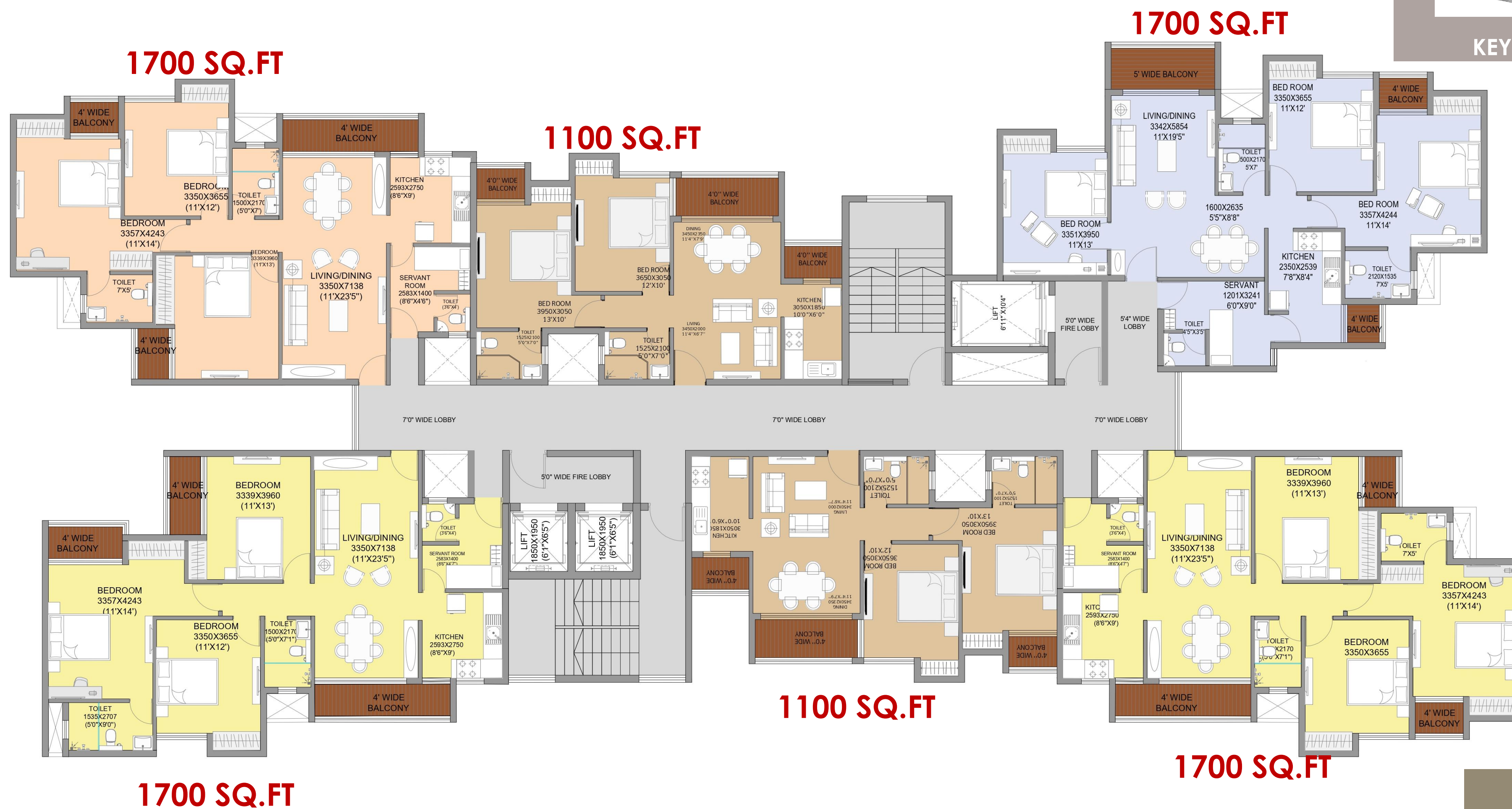


WING-C





KEY PLAN



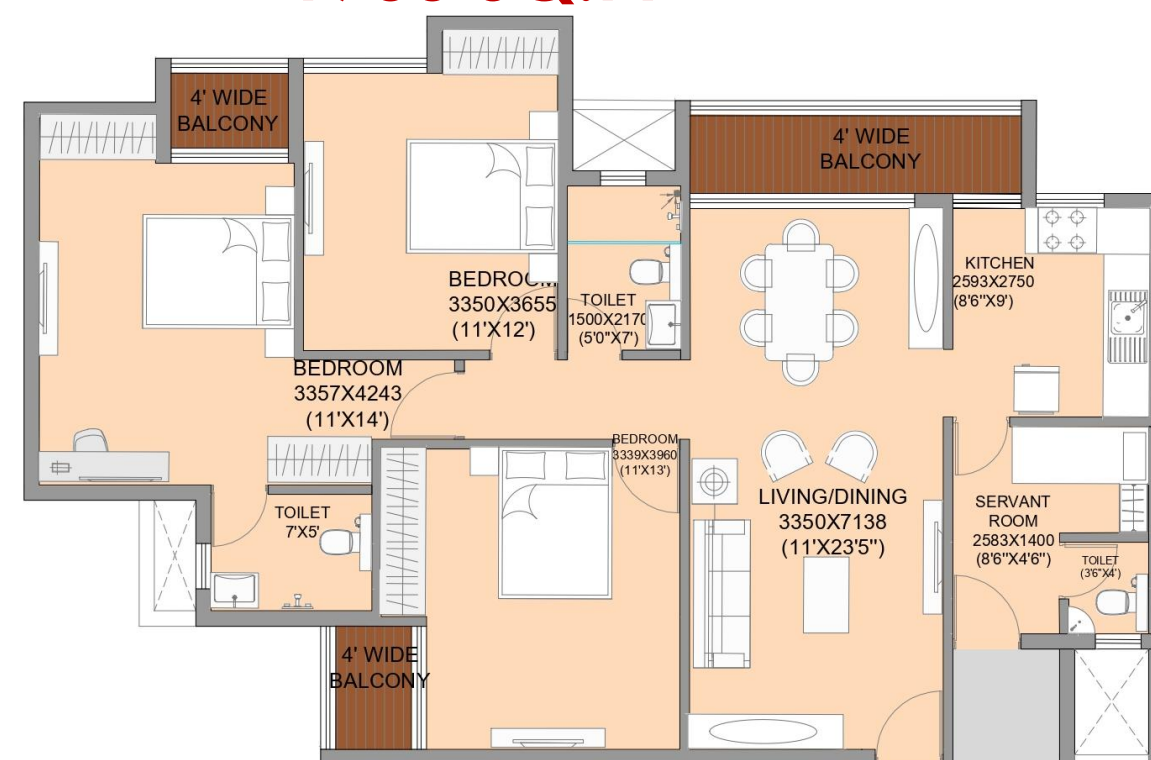
WING-D



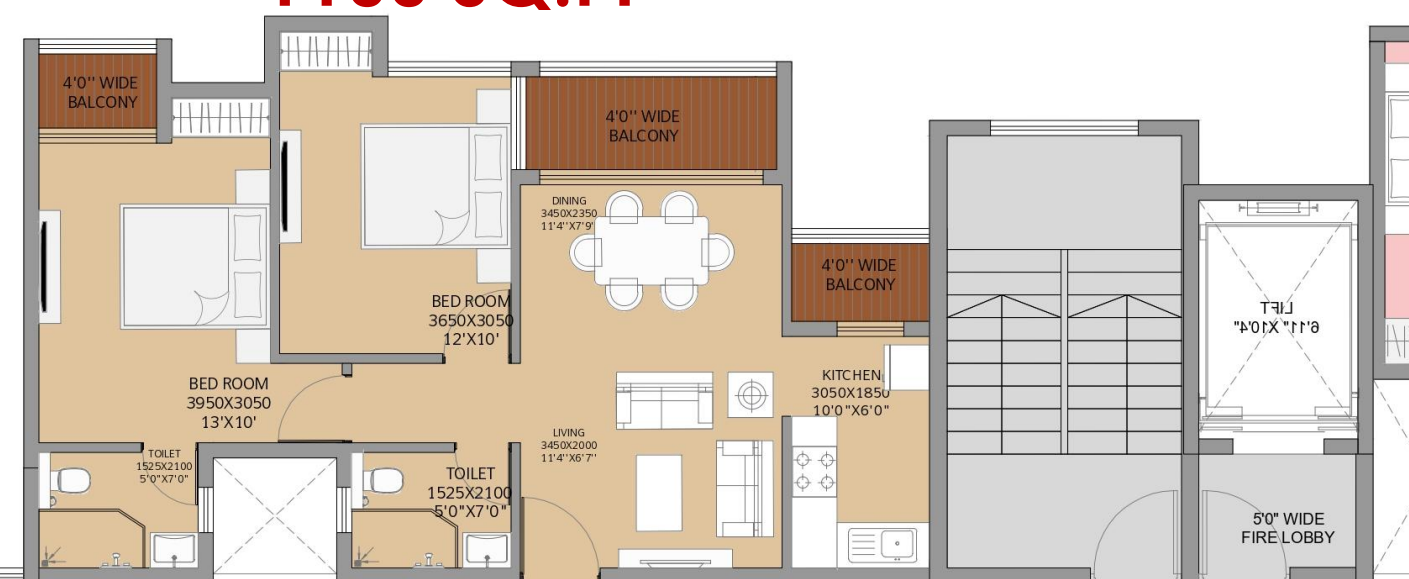


KEY PLAN

1700 SQ.FT



1100 SQ.FT



1500 SQ.FT

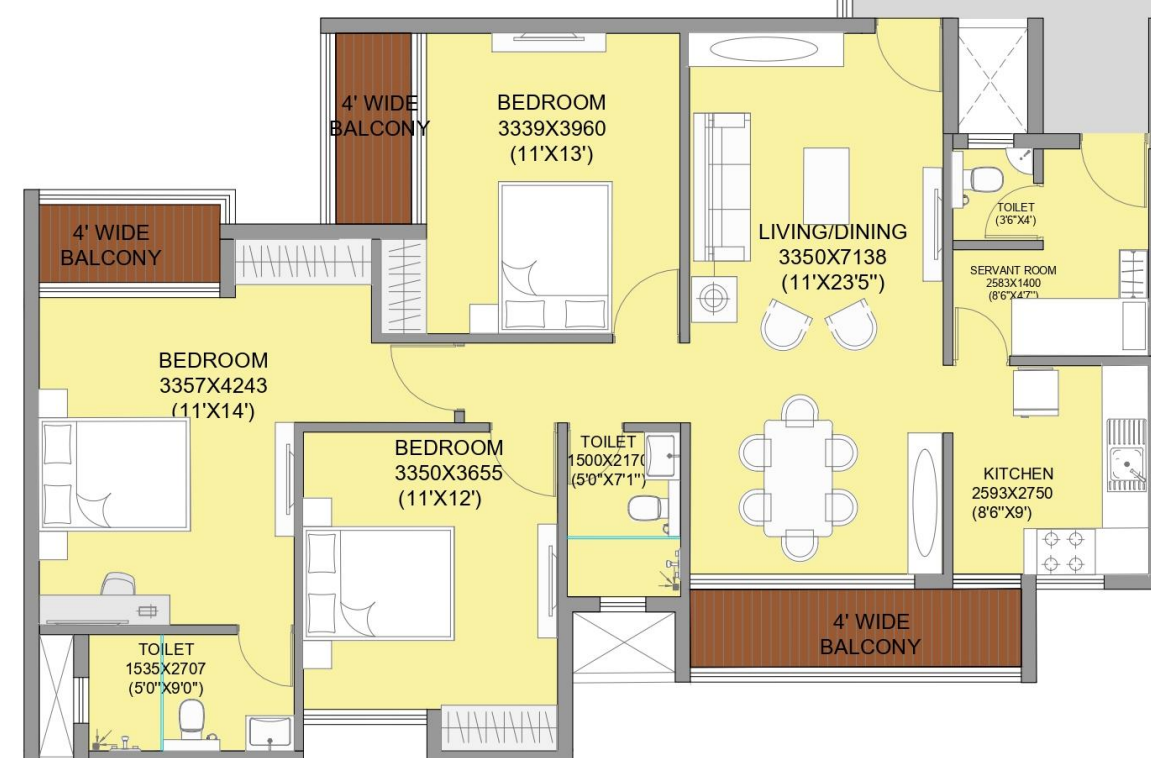


7'0" WIDE LOBBY

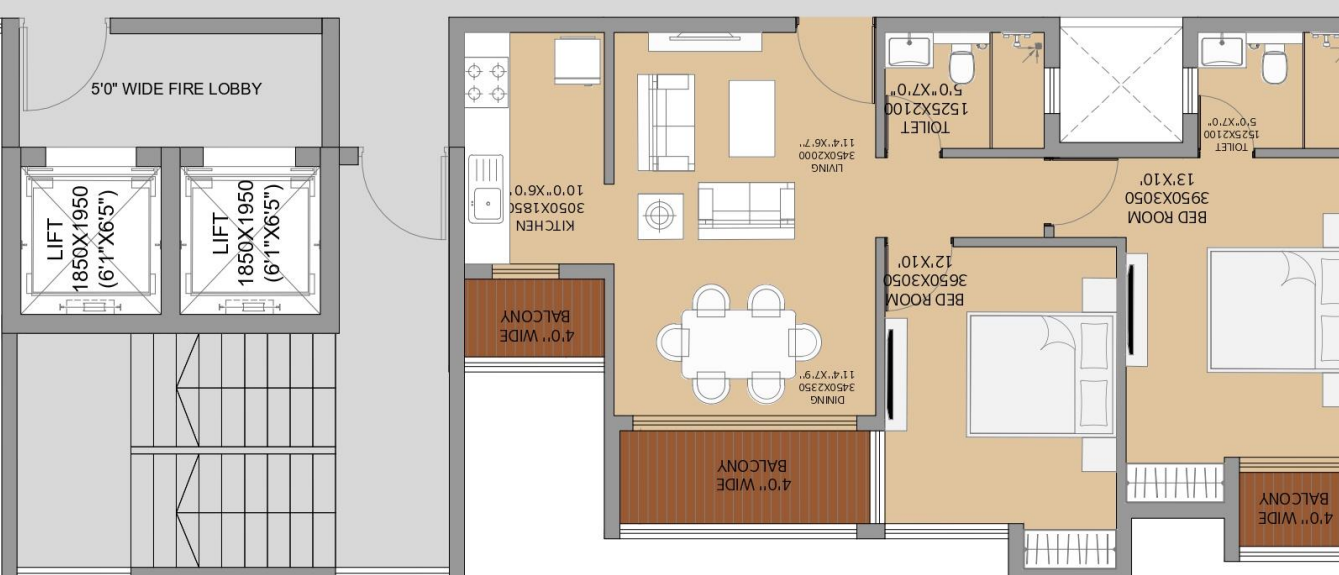
7'0" WIDE LOBBY

7'0" WIDE LOBBY

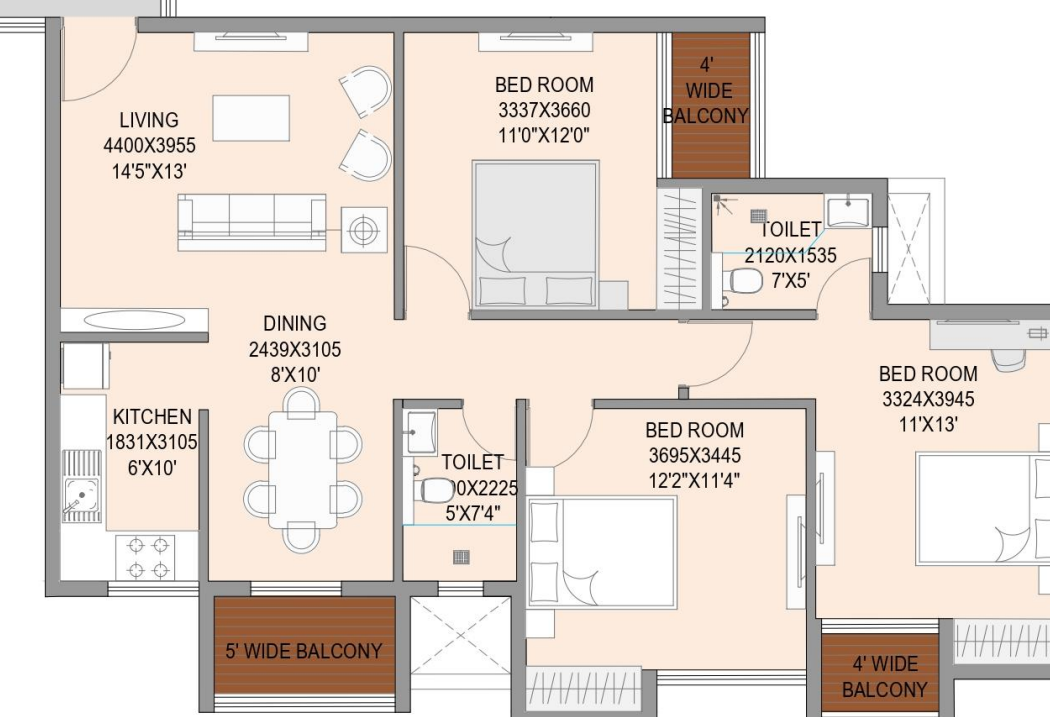
1700 SQ.FT



1100 SQ.FT



1500 SQ.FT

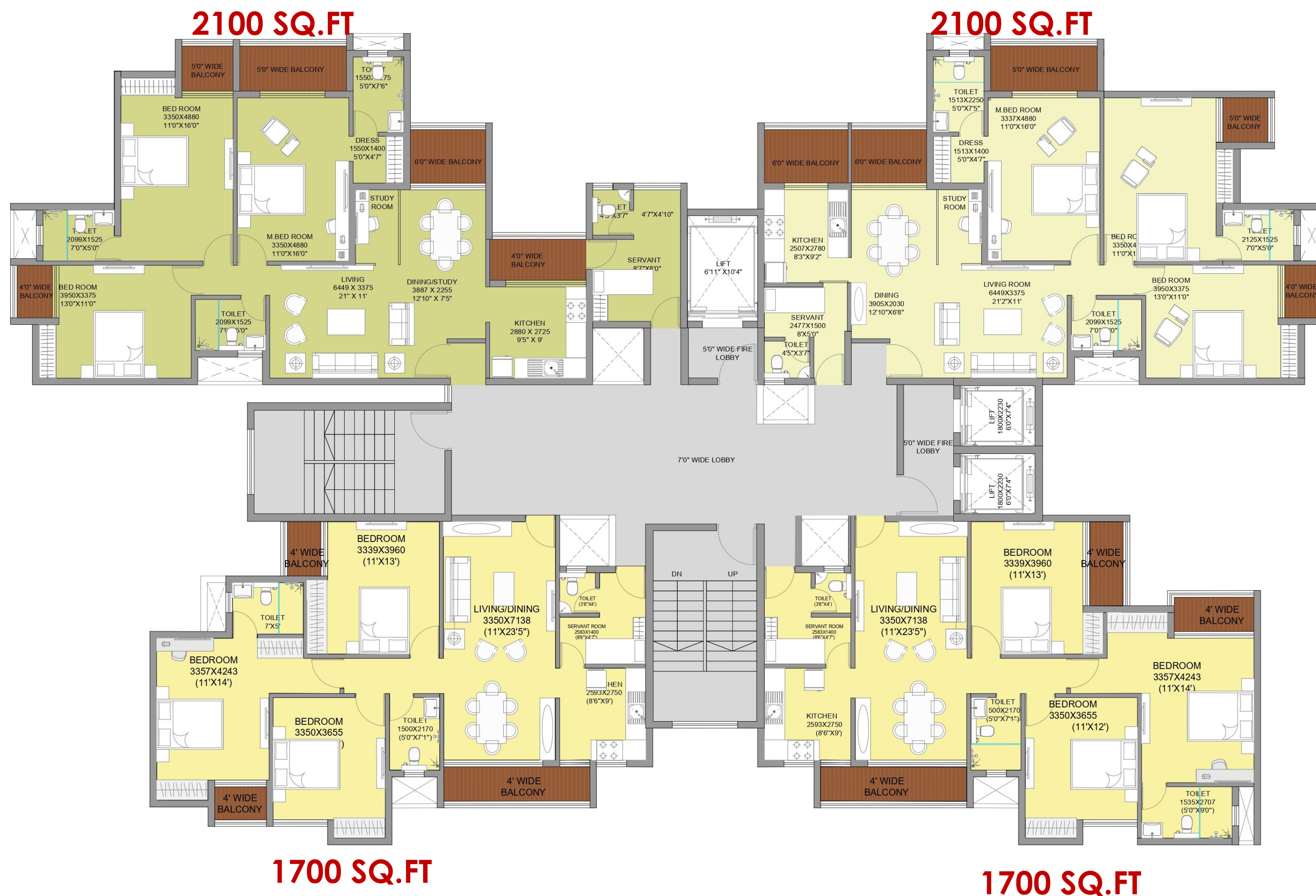


WING-E



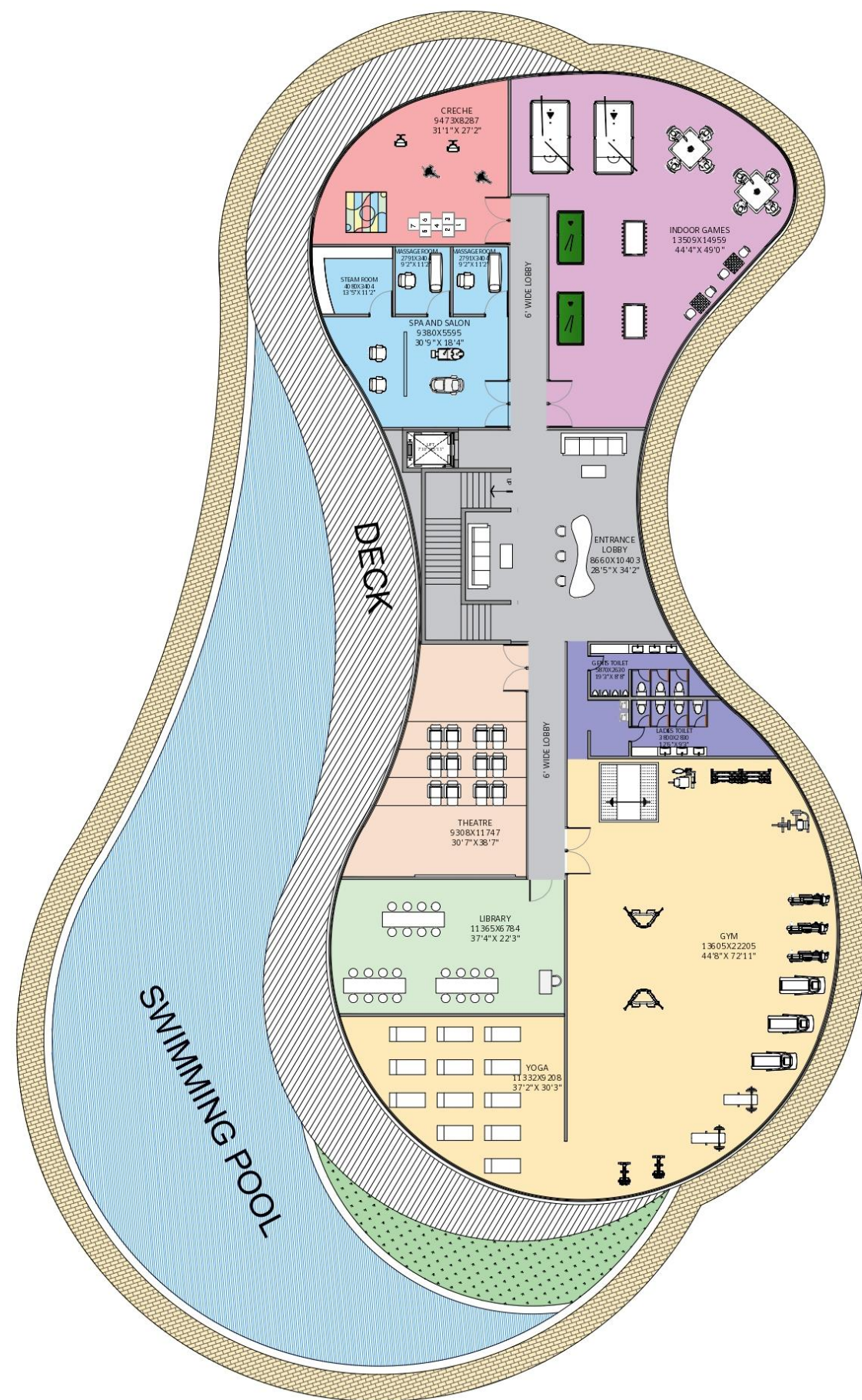


KEY PLAN

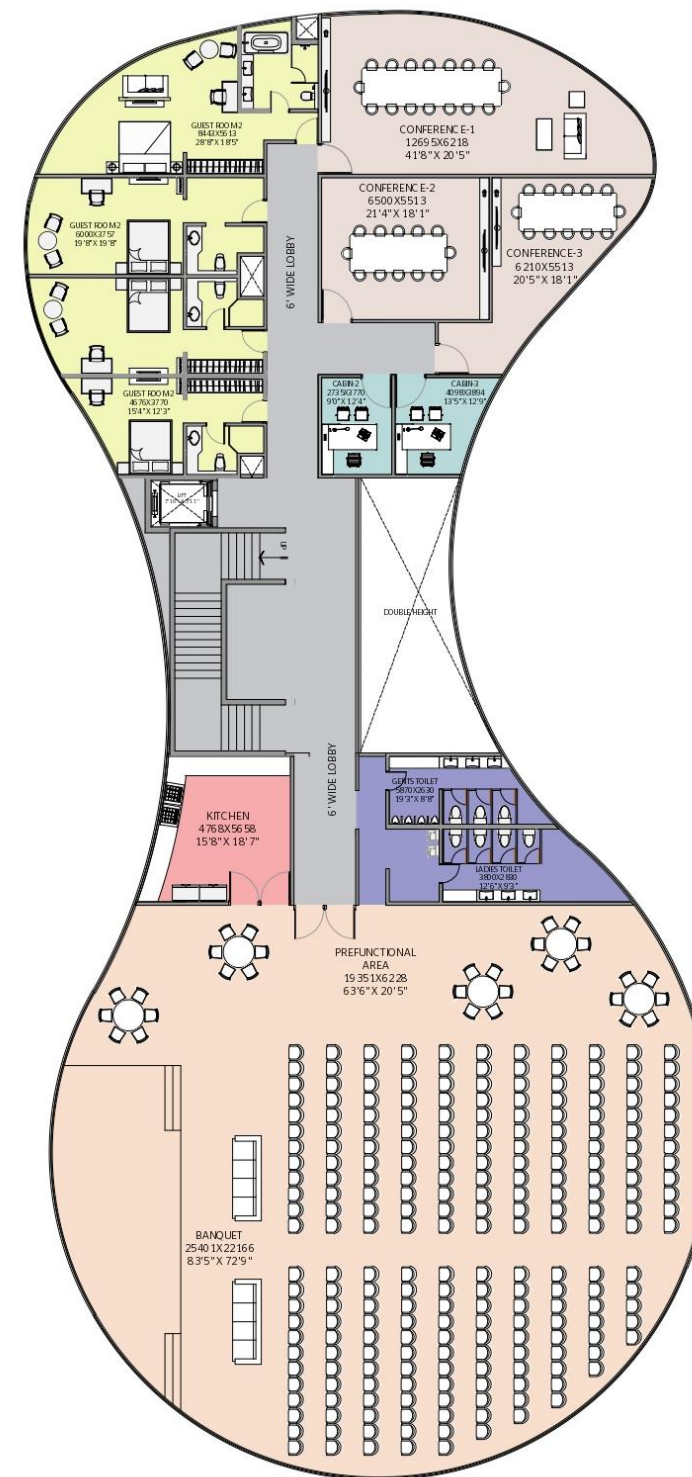


WING-F

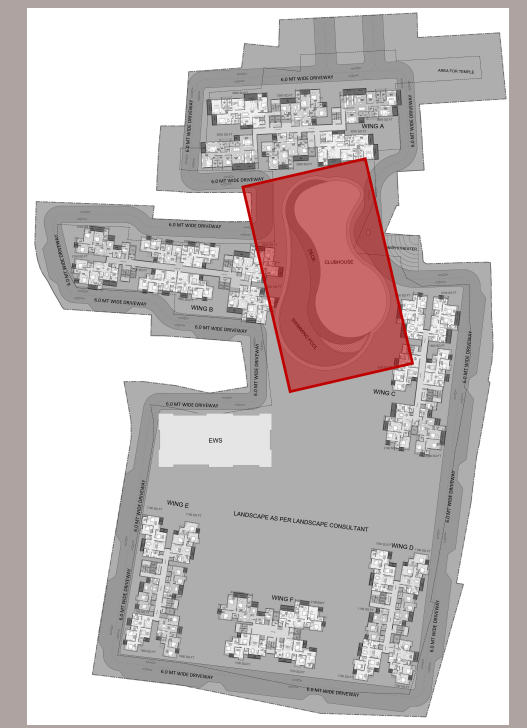




GROUND FLOOR



FIRST FLOOR

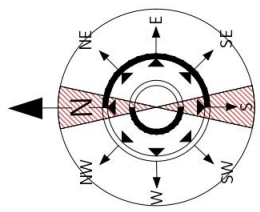
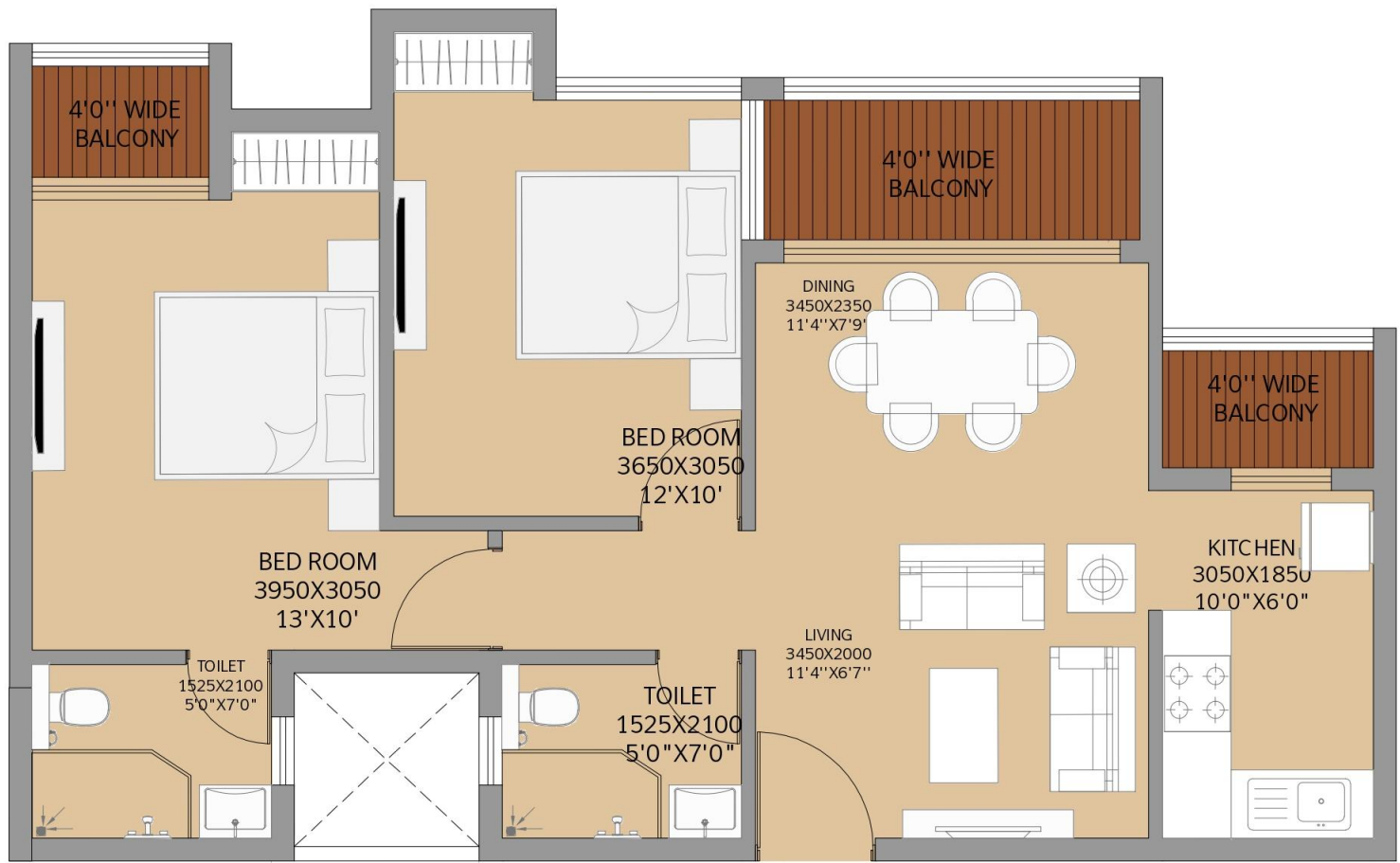


KEY PLAN

CLUBHOUSE



KEY PLAN

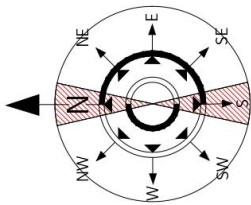
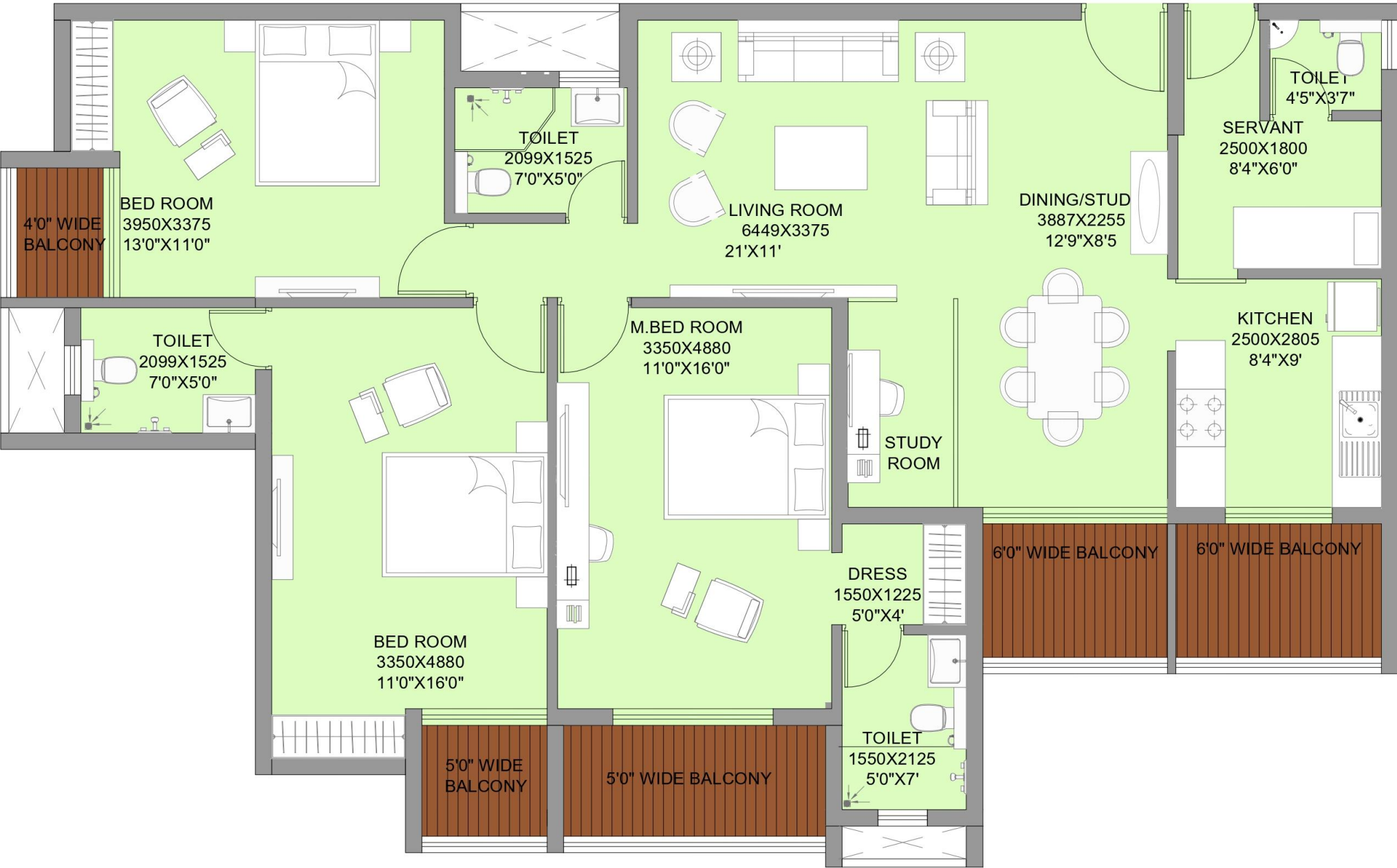


2 BHK

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
80 SQ. FT.	639 SQ. FT.	719 SQ. FT.	837 SQ. FT.	1155 SQ.FT.

NOTE : ORIGINAL 2100 SQ FT FLAT

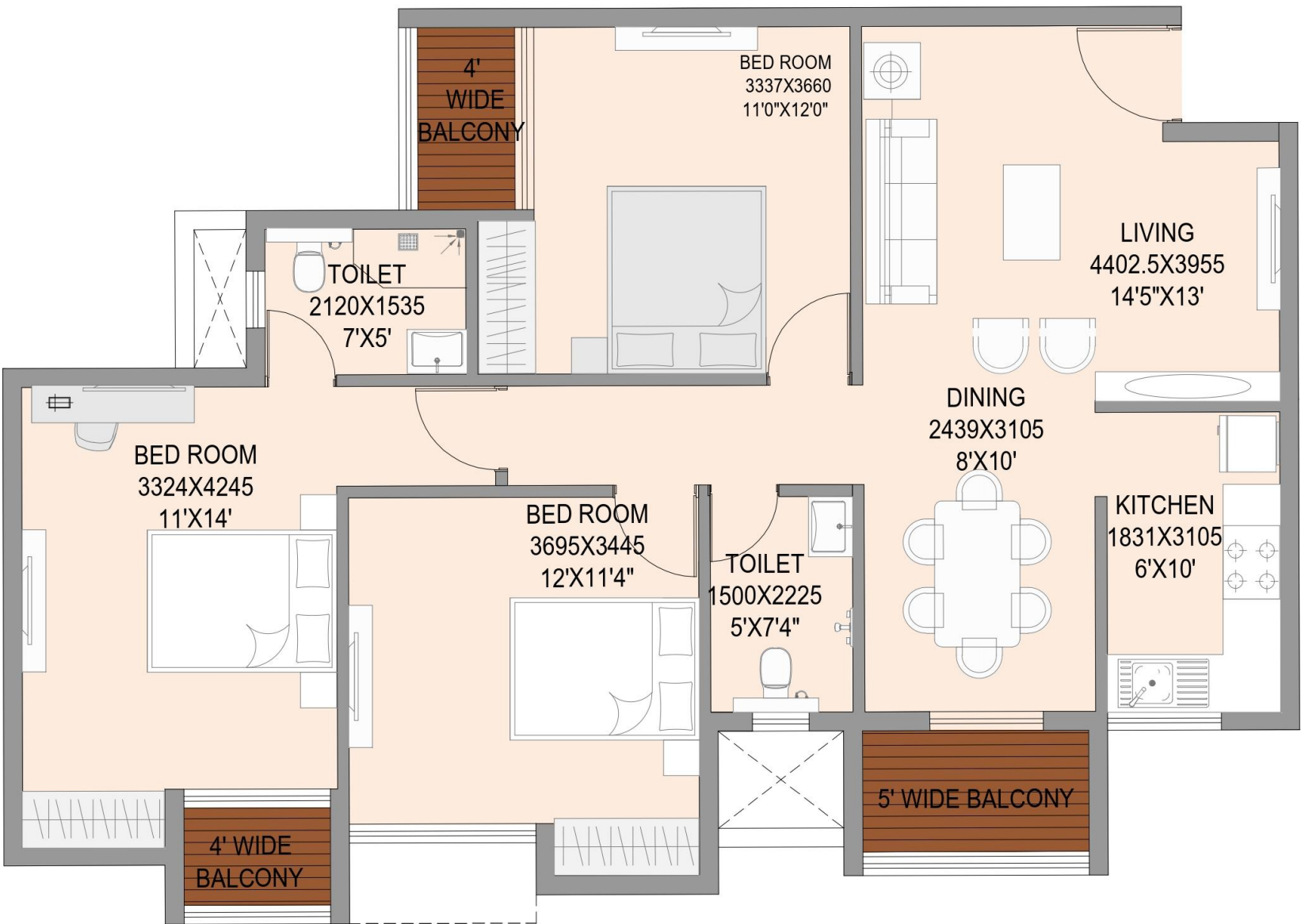
KEY PLAN



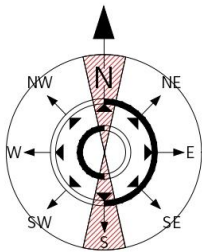
3BHK WITH SERVANT UNIT PLAN TYPE 3

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
185 SQ. FT.	1172 SQ. FT.	1357 SQ. FT.	1540 SQ. FT.	2125 SQ.FT.

NOTE : ORIGINAL 1500 SQ FT FLAT



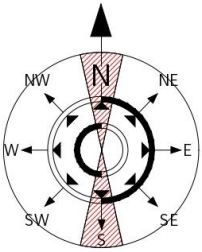
KEY PLAN



3BHK UNIT PLAN TYPE 1				
(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
71 SQ. FT.	920 SQ. FT.	991 SQ. FT.	1135 SQ. FT.	1566 SQ.FT.

NOTE : WE HAVE CHANGED THE KITCHEN POSITION AS PER
VAASTU HENCE THIS FLAT

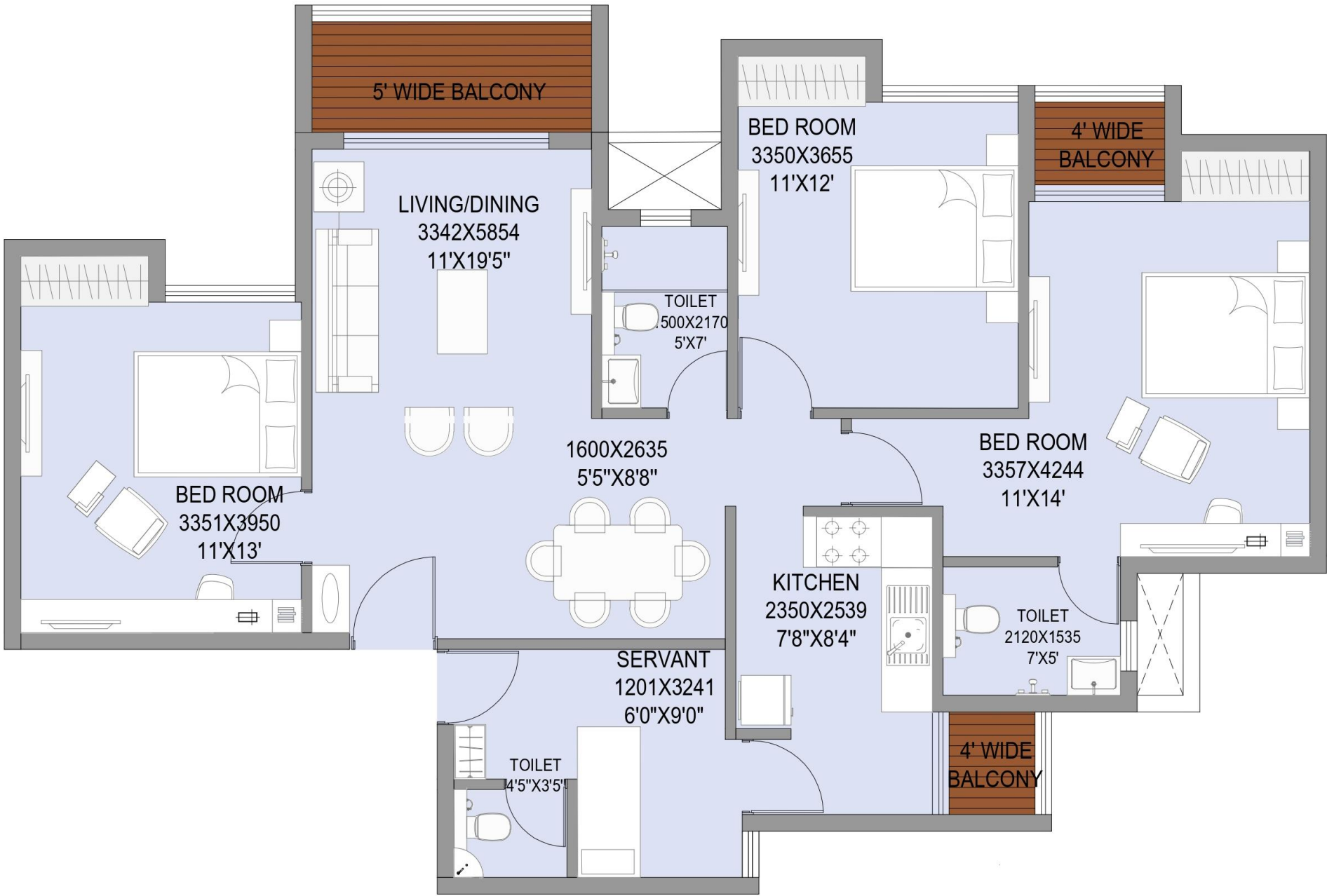
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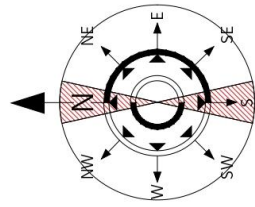
3BHK UNIT PLAN TYPE 2

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
69 SQ. FT.	914 SQ. FT.	983 SQ. FT.	1143 SQ. FT.	1577 SQ.FT.

NOTE : WE HAVE CHANGED THE KITCHEN POSITION AS PER
VAASTU HENCE THIS FLAT



KEY PLAN

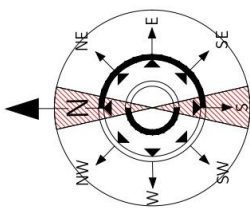
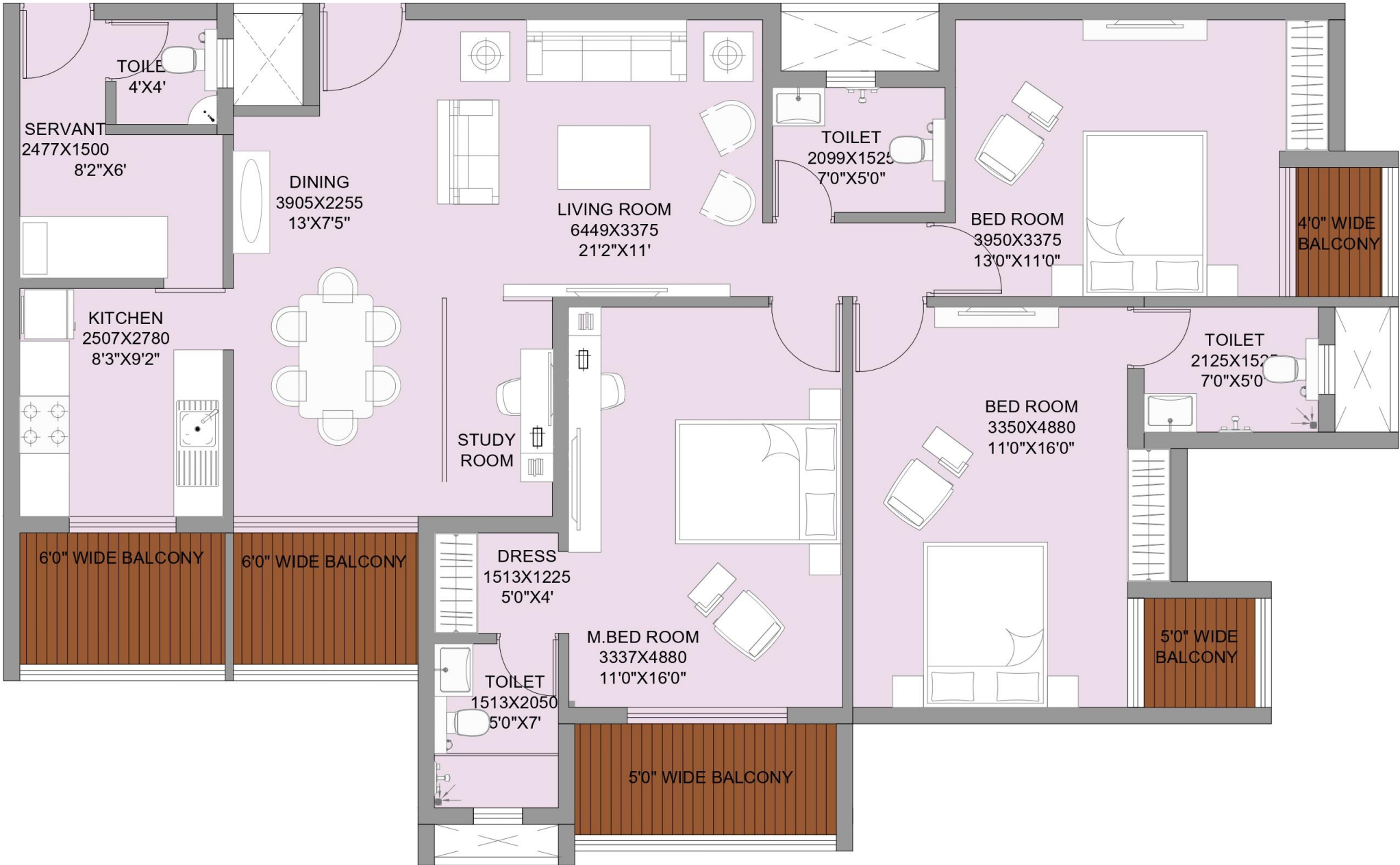
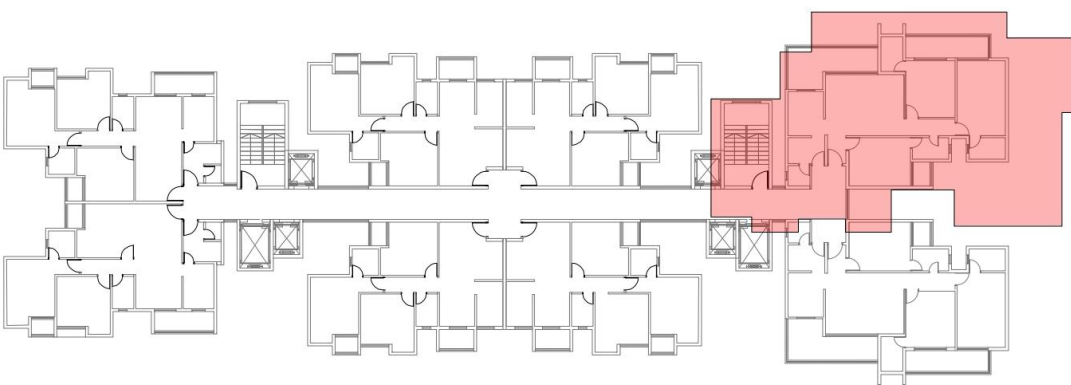


3BHK WITH SERVANT UNIT PLAN TYPE 2

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
67 SQ. FT.	1016 SQ. FT.	1083 SQ. FT.	1245 SQ. FT.	1718 SQ.FT.

NOTE : WE HAVE OPENED BALCONY ON SOUTH SIDE

KEY PLAN

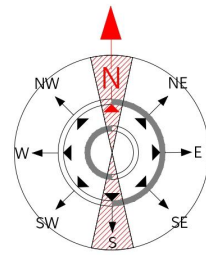
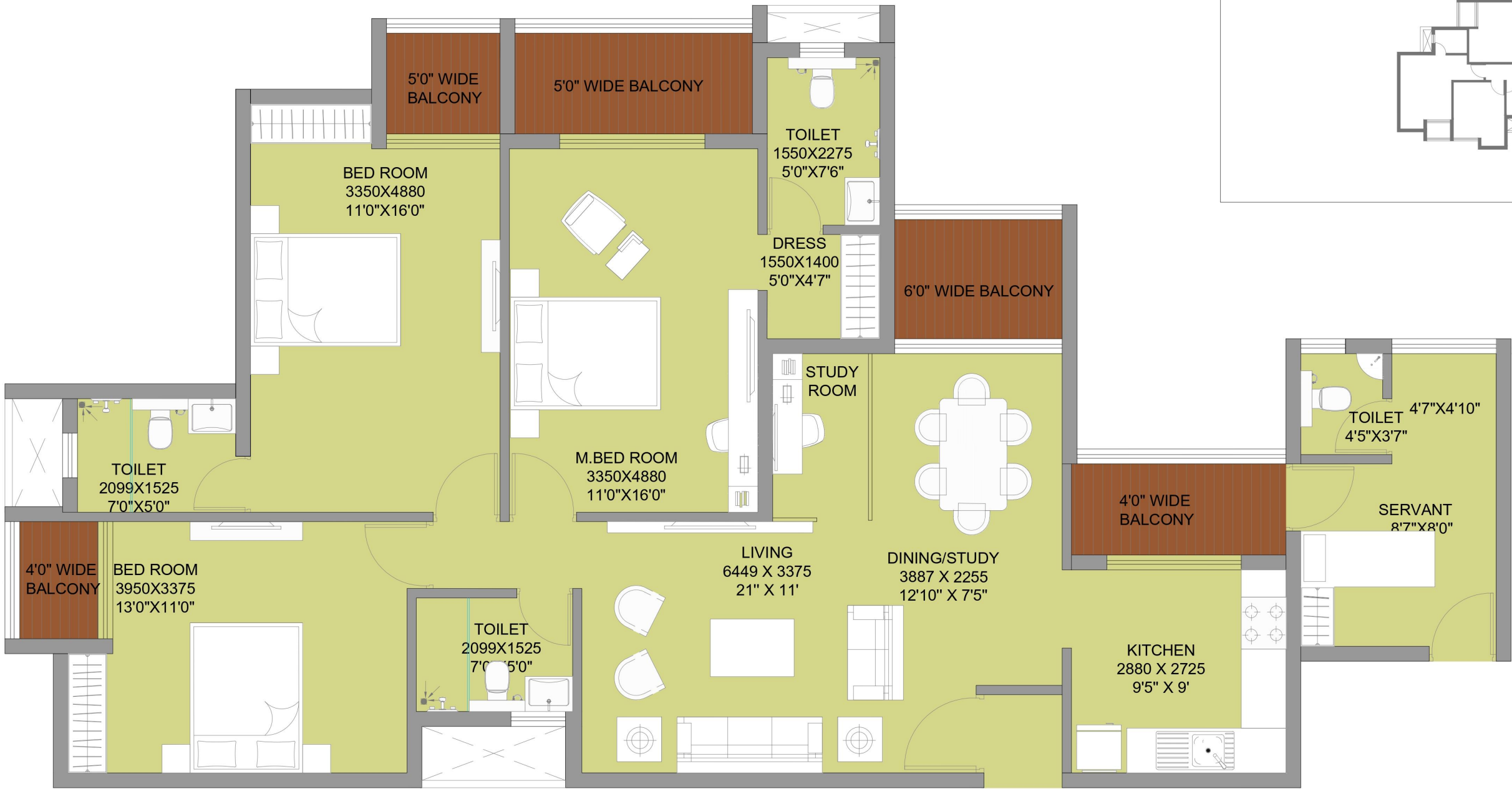


3BHK WITH SERVANT UNIT PLAN TYPE 4

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
165 SQ. FT.	1155 SQ. FT.	1320 SQ. FT.	1519 SQ. FT.	2096 SQ. FT.

NOTE : WE HAVE CHANGED THE KITCHEN POSITION AS PER VASTU HENCE THIS FLAT

KEY PLAN

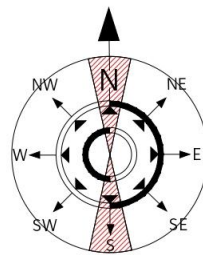
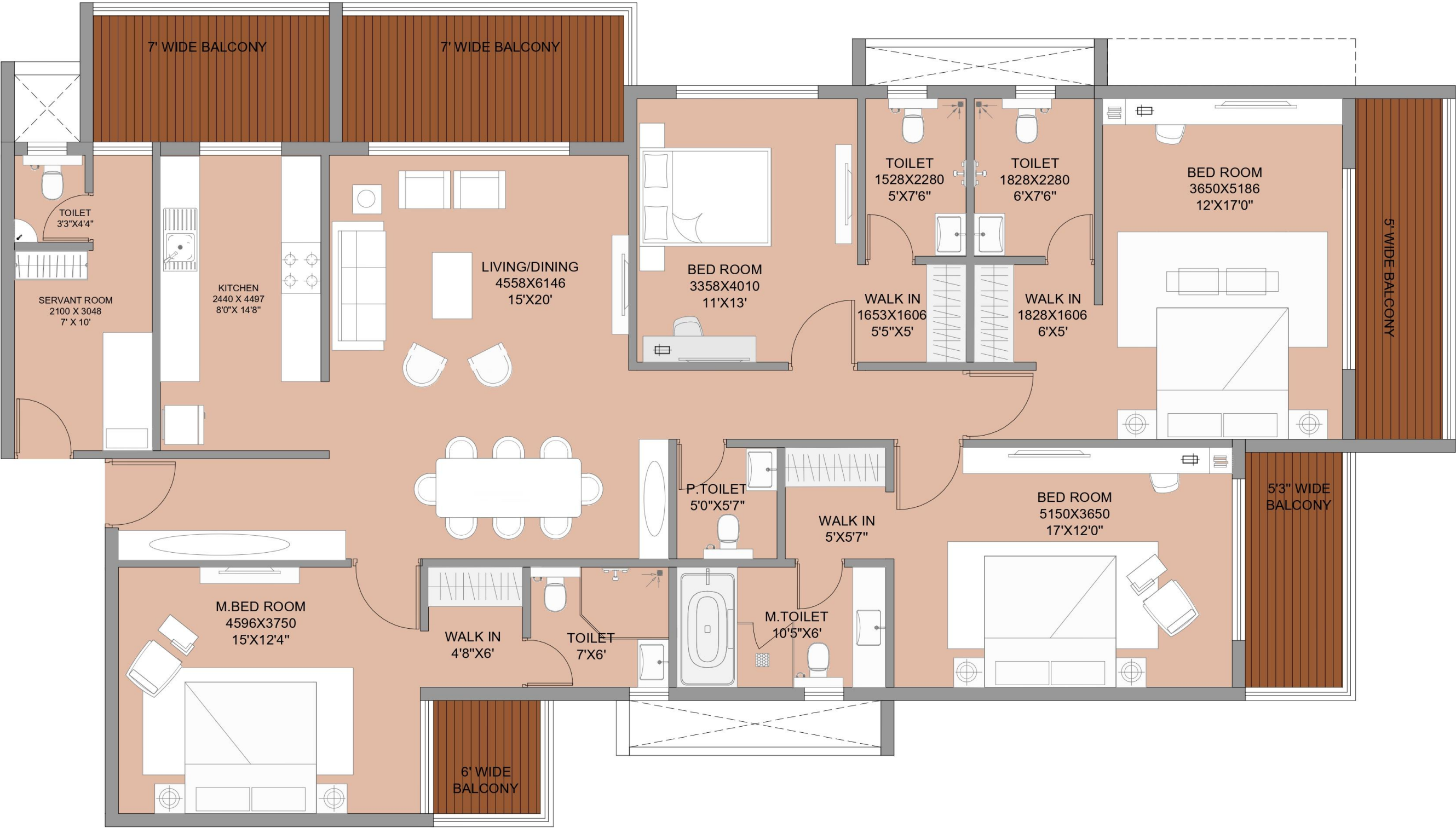


3BHK WITH SERVANT UNIT PLAN TYPE 5

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
161 SQ. FT.	1181 SQ. FT.	1342 SQ. FT.	1548 SQ. FT.	2136 SQ.FT.

NOTE : WE HAVE OPENEND A BALCONY ON EAST SIDE
HENCE THIS FLAT

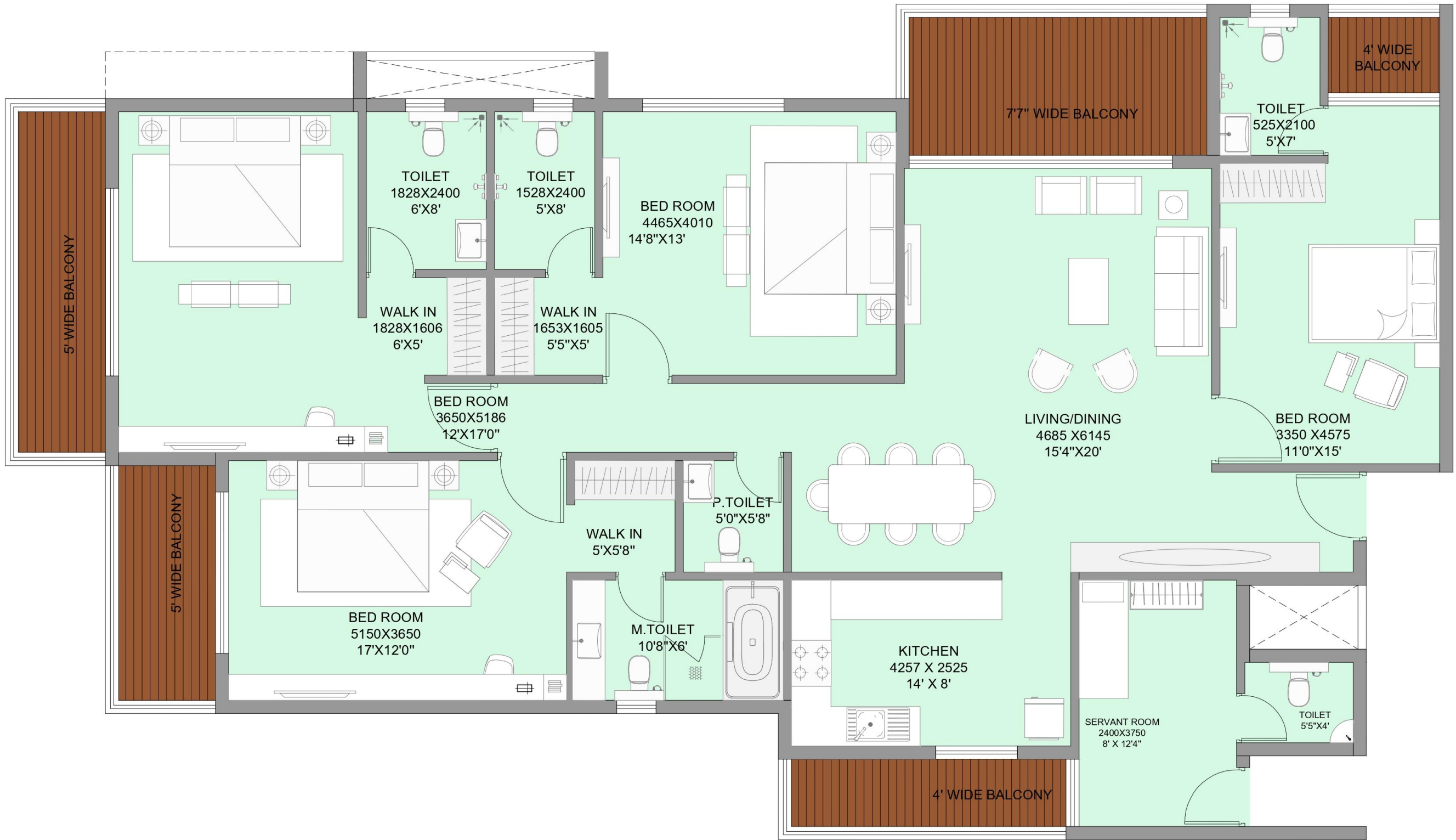
KEY PLAN



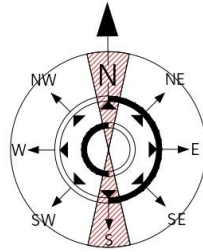
4.5BHK WITH SERVANT UNIT PLAN TYPE 1

DRY BALCONY	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
324 SQ. FT.	1751 SQ. FT.	2075 SQ. FT.	2351 SQ. FT.	3245 SQ. FT.

NOTE : WE HAVE CHANGED THE KITCHEN POSITION AS PER VASTU HENCE THIS FLAT



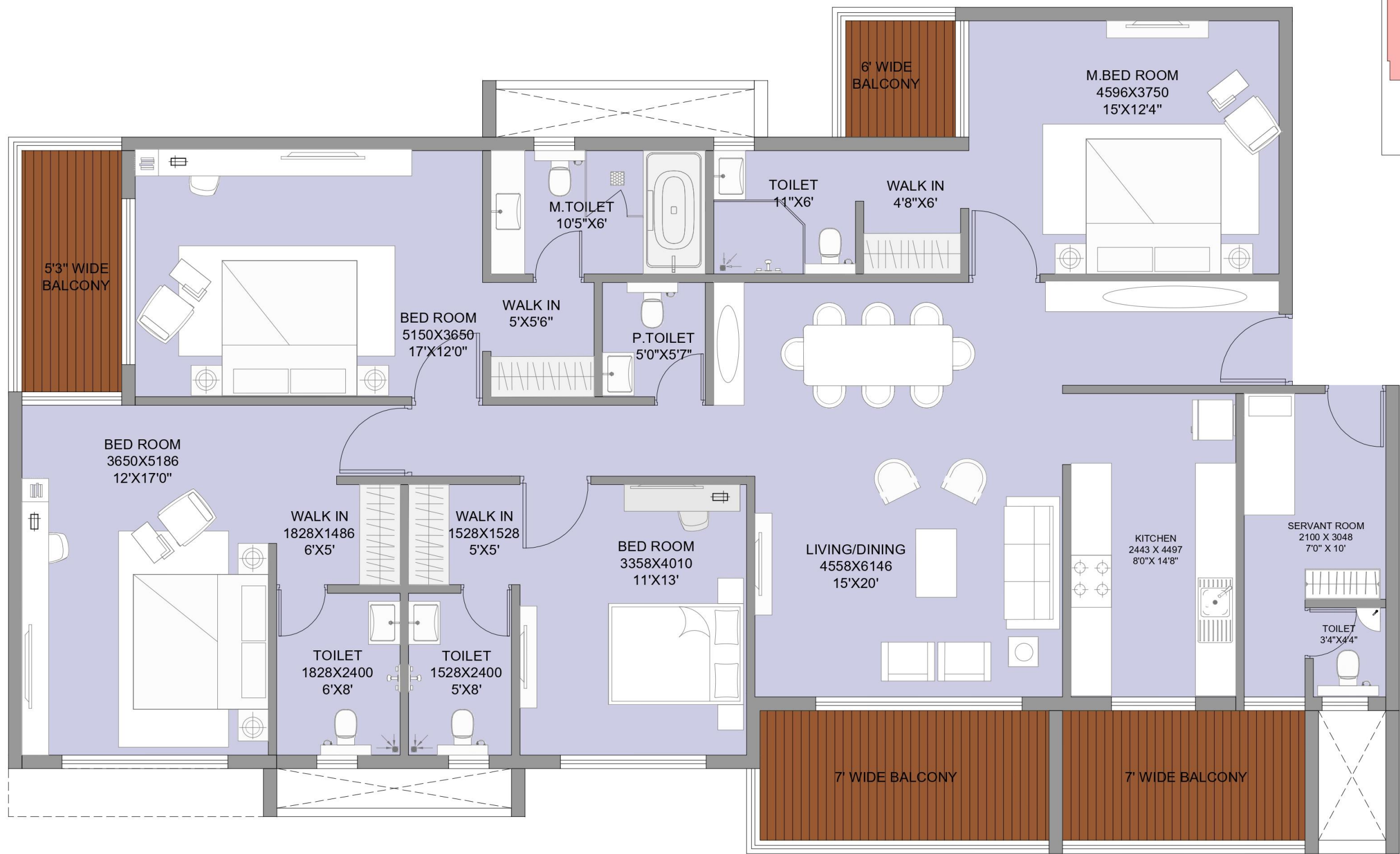
KEY PLAN



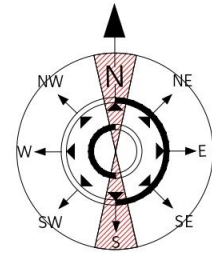
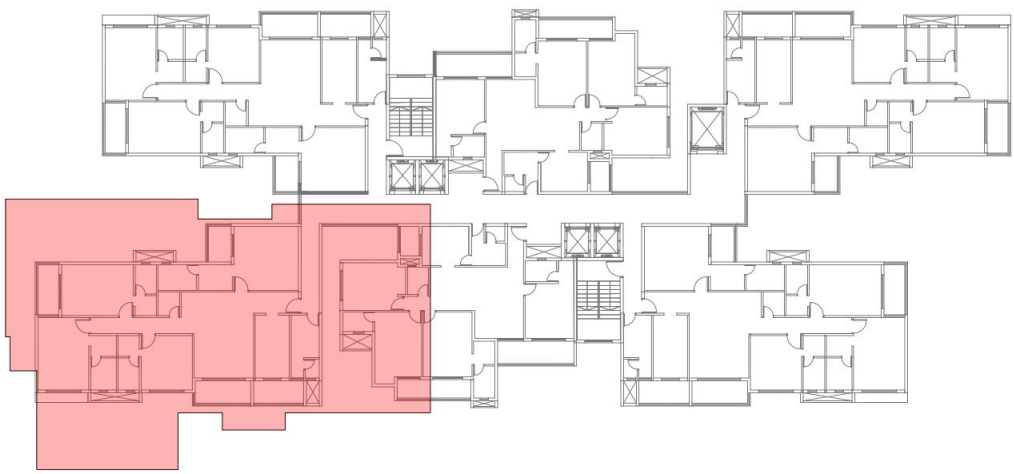
4.5BHK WITH SERVANT UNIT PLAN TYPE 2

DRY BALCONY	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.40) (C)
300 SQ. FT.	1805 SQ. FT.	2105 SQ. FT.	2382 SQ. FT.	3287 SQ. FT.

NOTE : ORIGINAL 3200 SQ FT FLAT



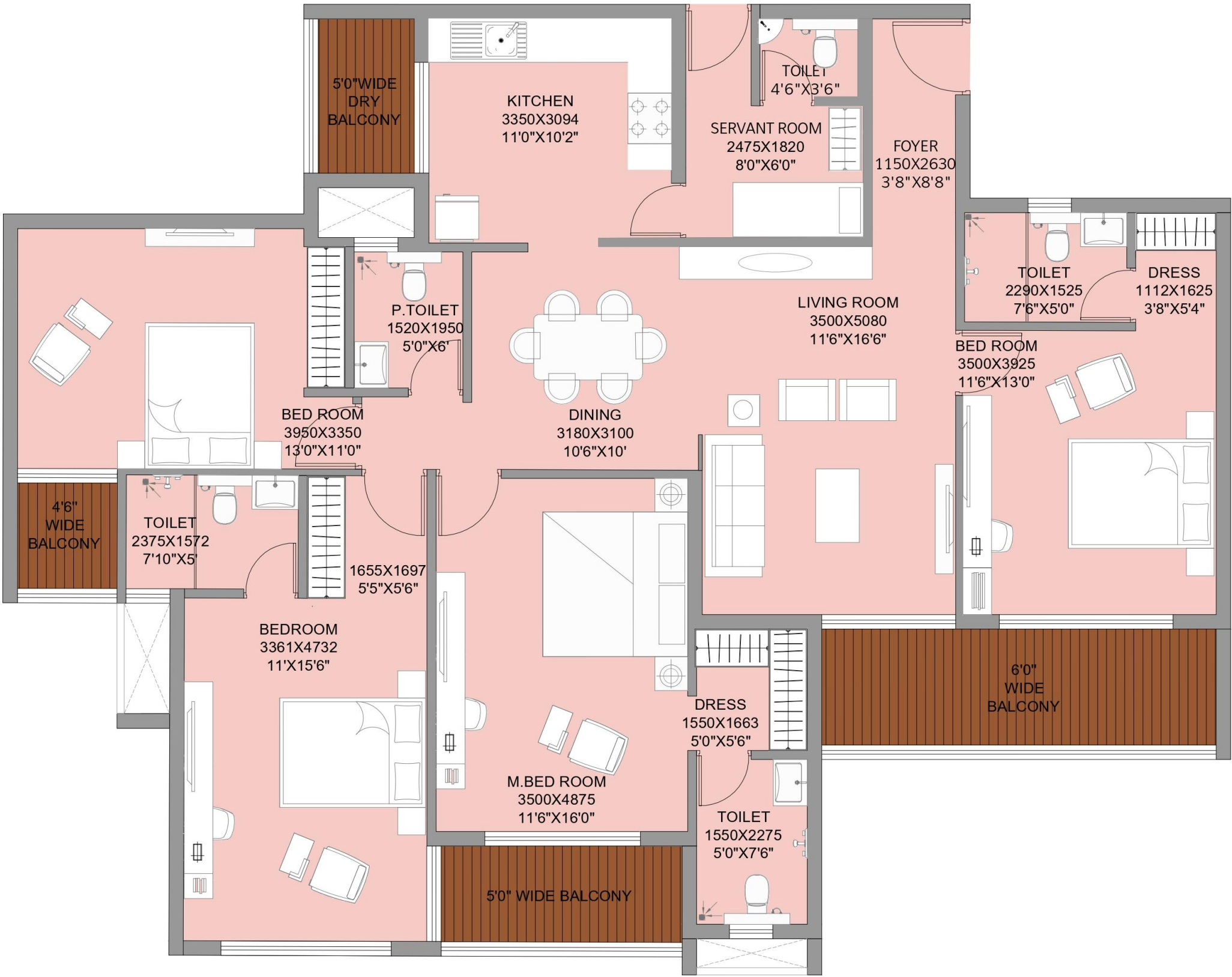
KEY PLAN



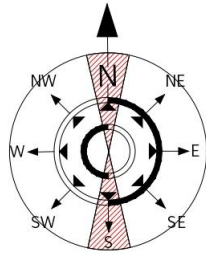
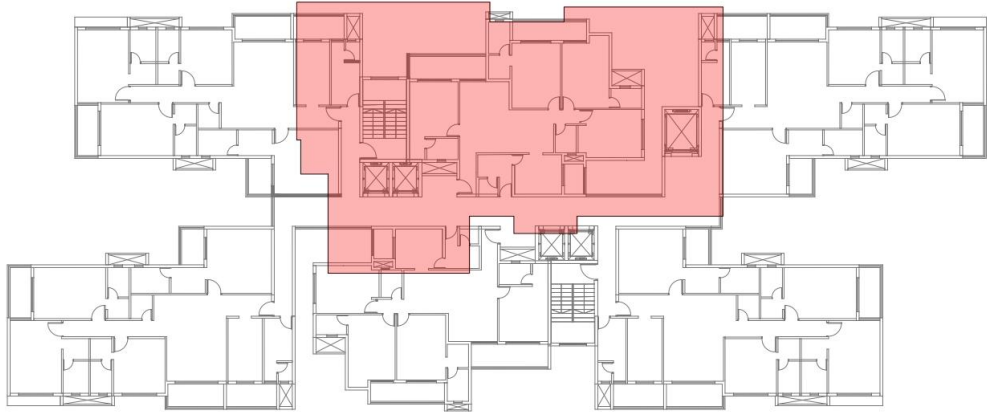
4.5BHK WITH SERVANT UNIT PLAN TYPE 3

DRY BALCONY	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
250 SQ. FT.	1751 SQ. FT.	2001 SQ. FT.	2260 SQ. FT.	3118 SQ. FT.

NOTE : ORIGINAL 2500 SQ FT FLAT



KEY PLAN

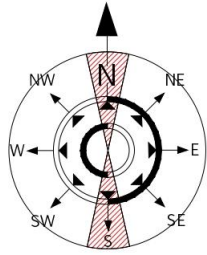
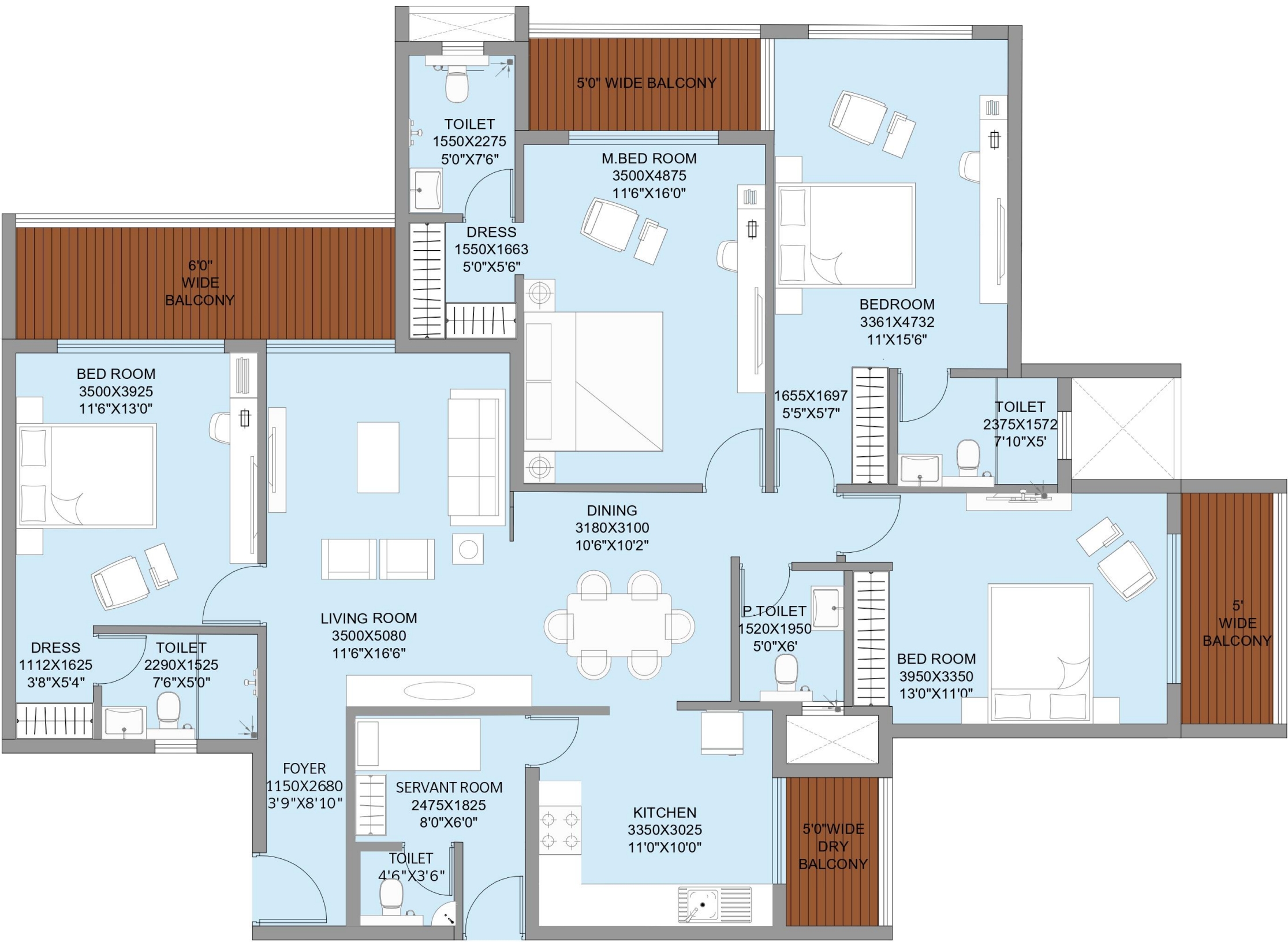
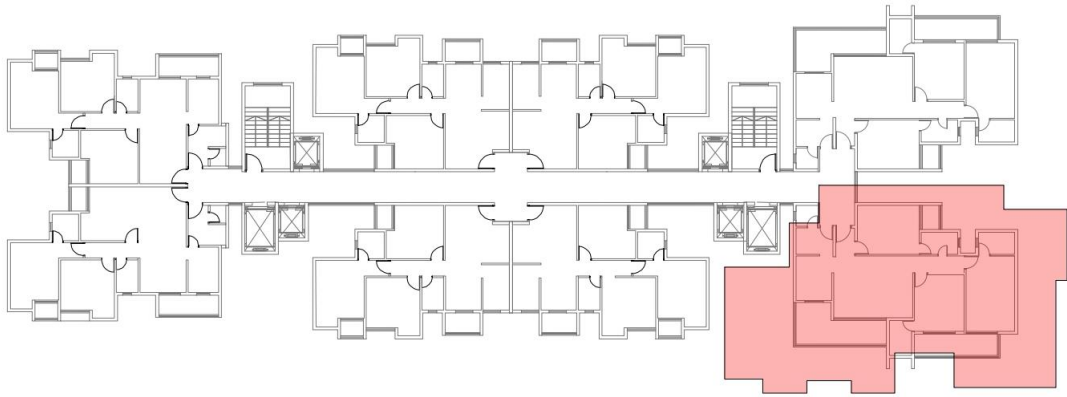


4 BHK WITH SERVANT TYPE 01

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
193 SQ. FT.	1439 SQ. FT.	1632SQ. FT.	1865 SQ. FT.	3573 SQ. FT.

NOTE : WE HAVE OPENEND A BALCONY ON EAST SIDE
HENCE THIS FLAT

KEY PLAN

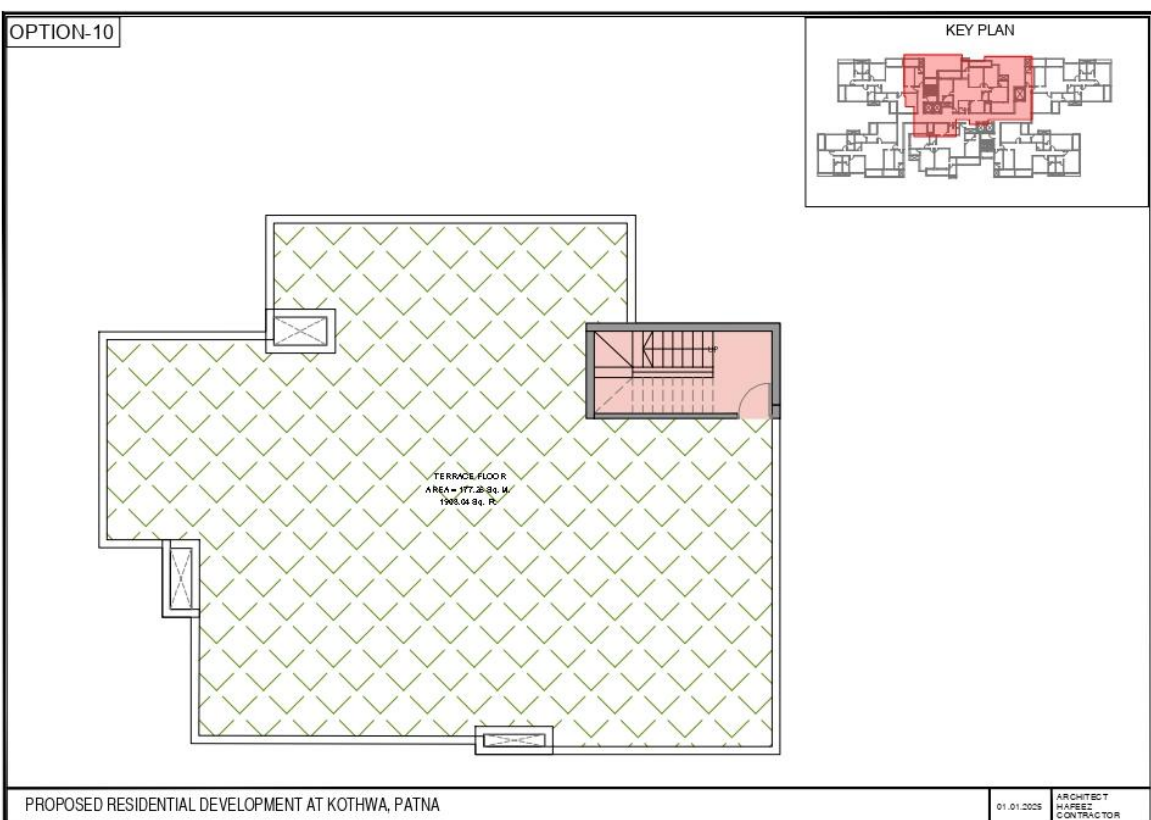
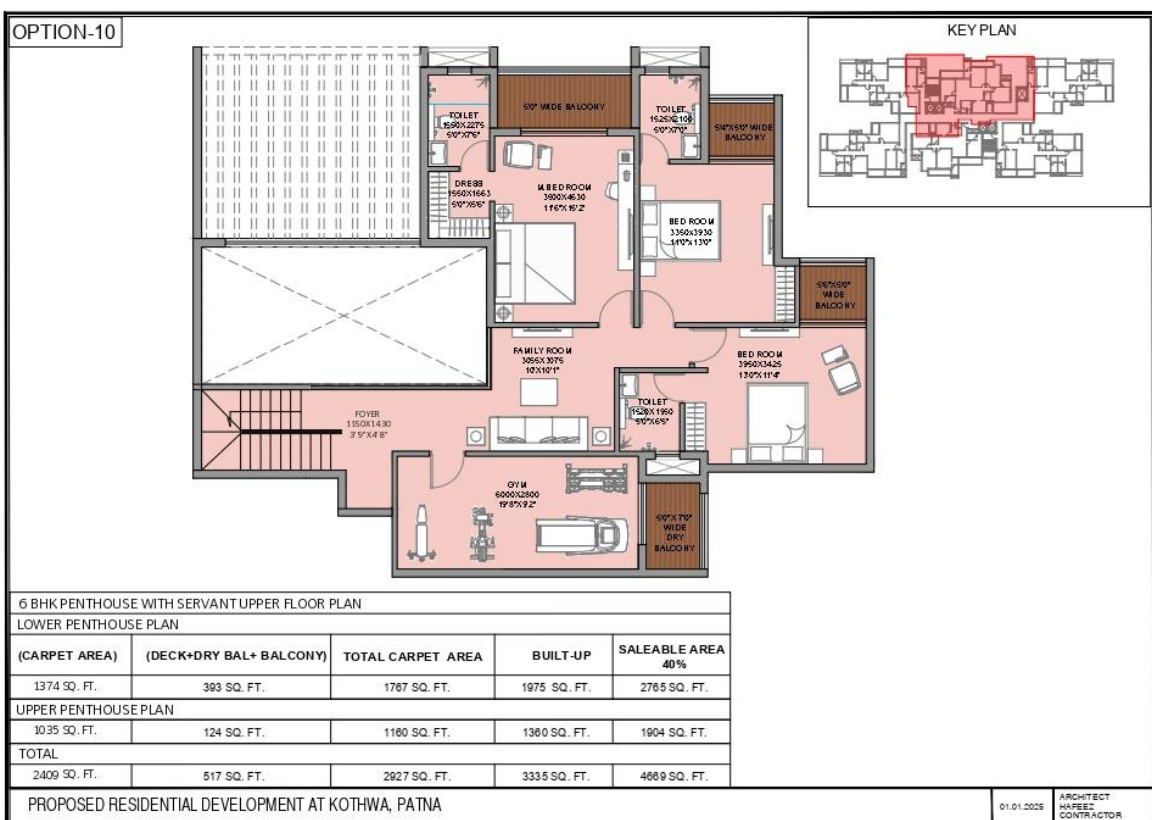
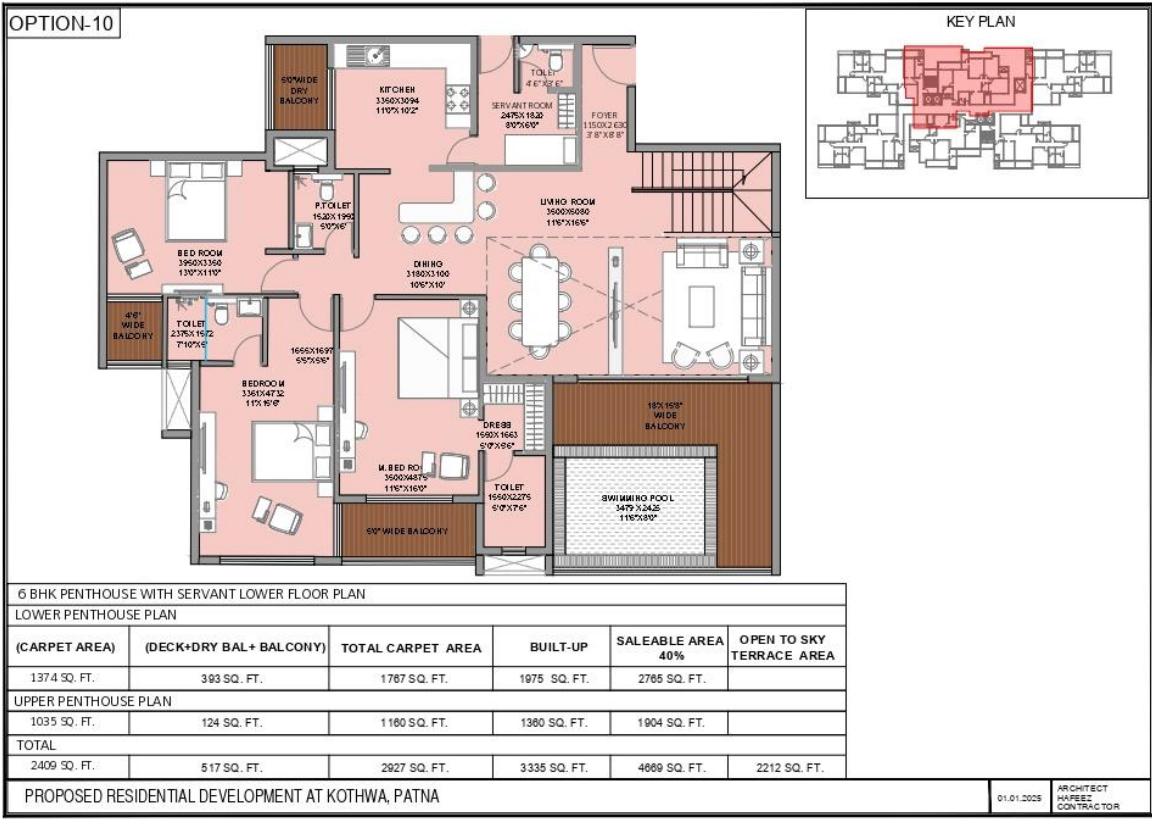


4 BHK WITH SERVANT TYPE 02

(DECK + DRY)	(CARPET AREA)	(CARPET + DECK+DRY BAL+ TERRACE) (A)	BUILT-UP AREA (B)	SALEABLE AREA (BX 1.38) (C)
219 SQ. FT.	1459 SQ. FT.	1678 SQ. FT.	1898 SQ. FT.	2619 SQ.FT.

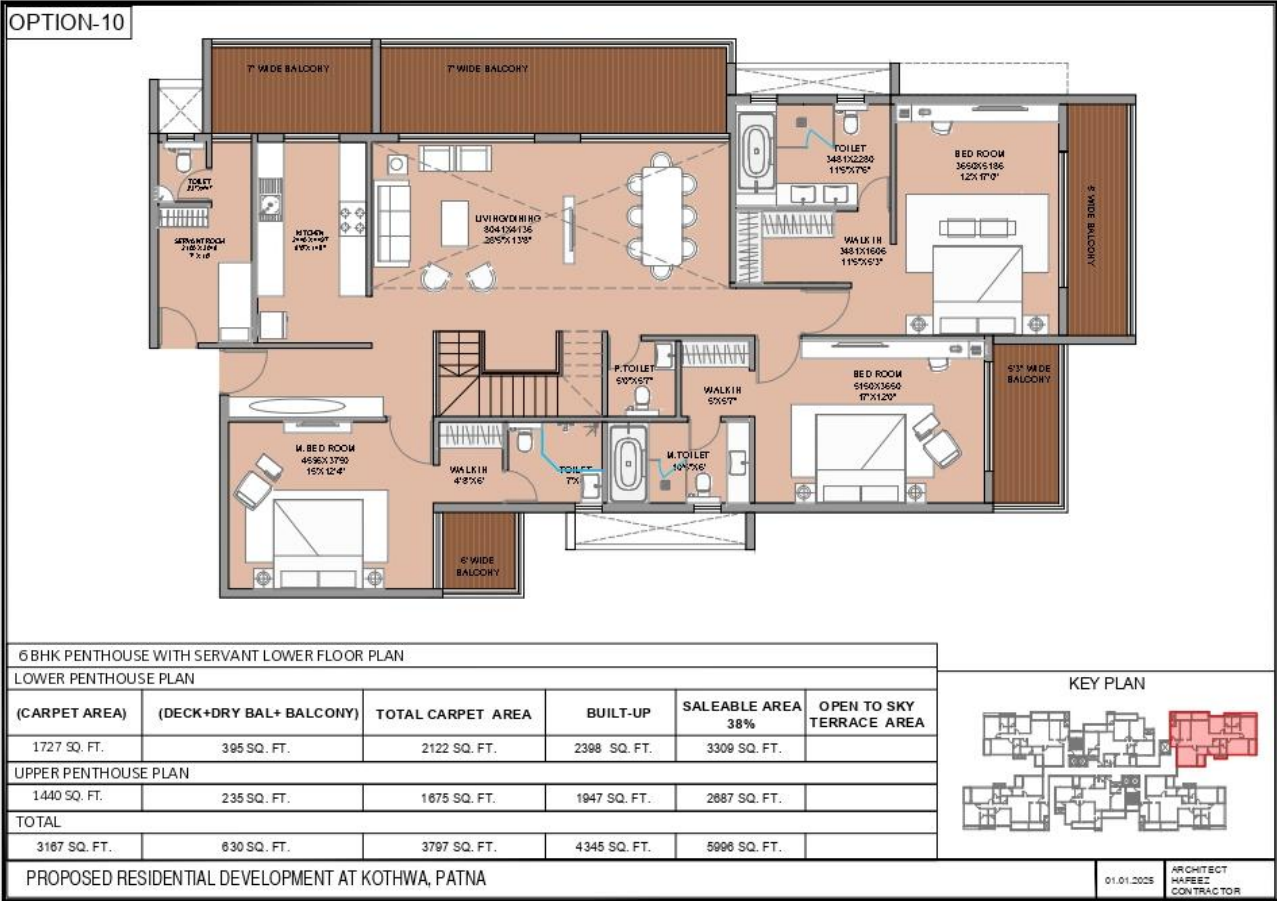
PENTHOUSE

PENTHOUSE FOR WING A
2500SQ FT

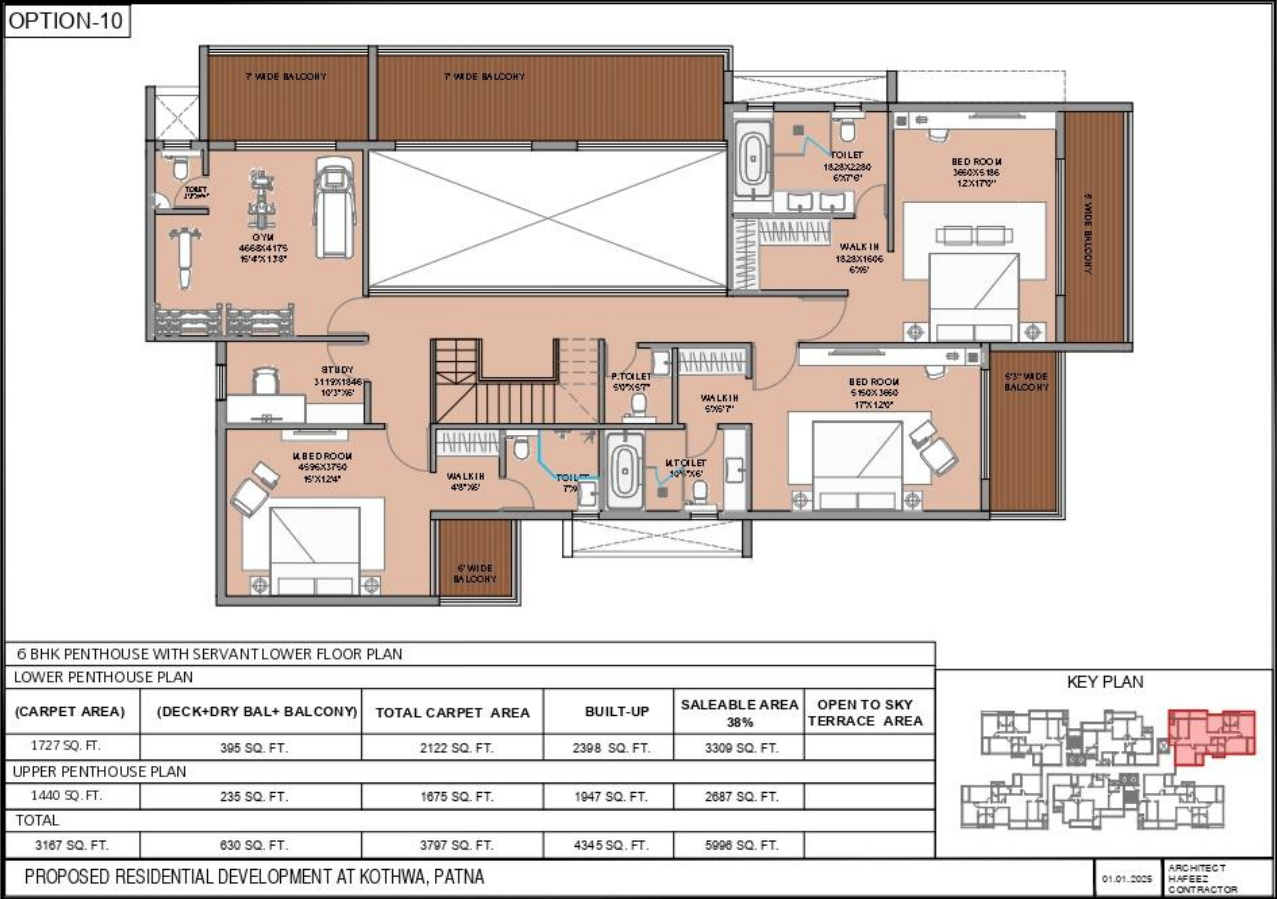


PENTHOUSE FOR WING A
3200SQ FT

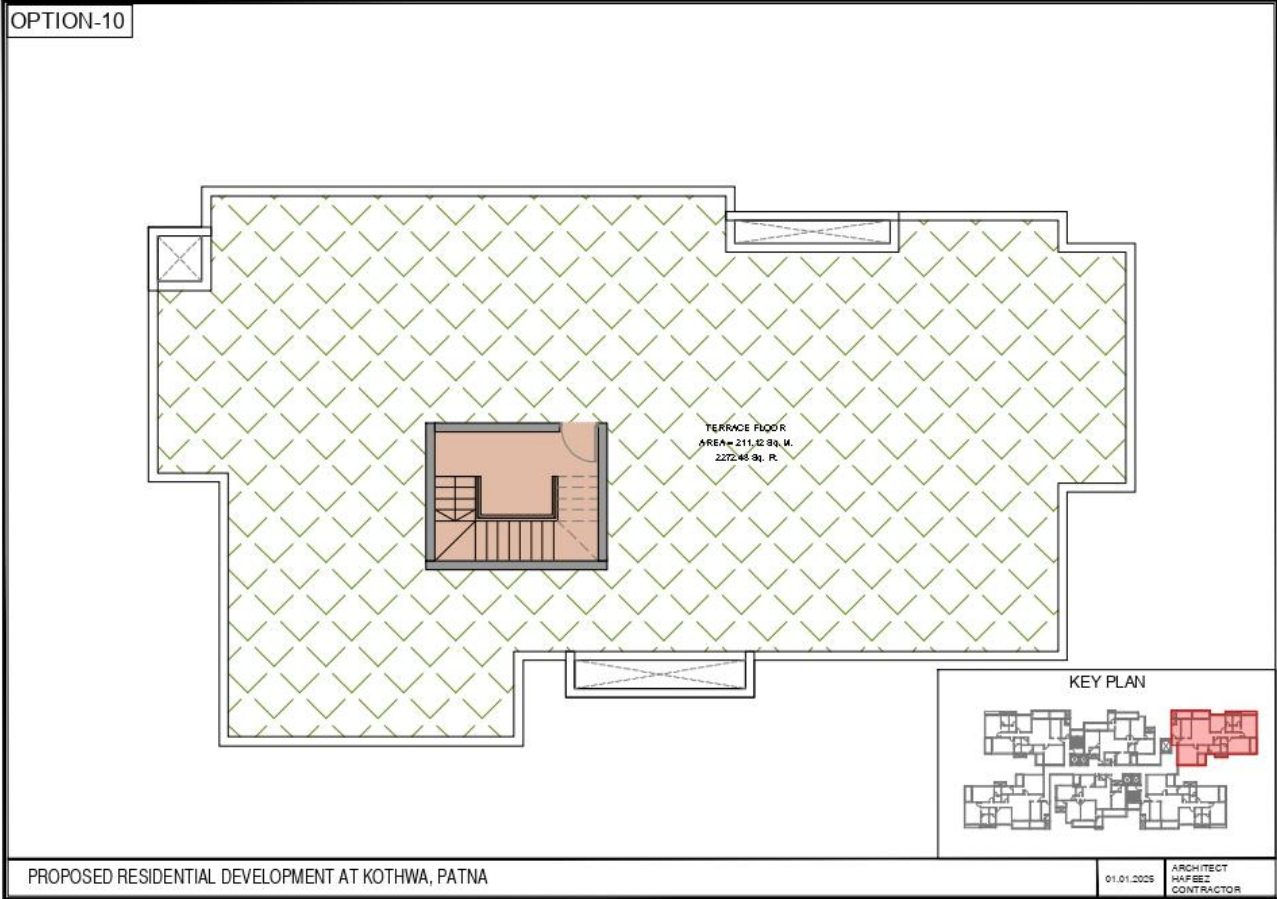
OPTION-10



OPTION-10

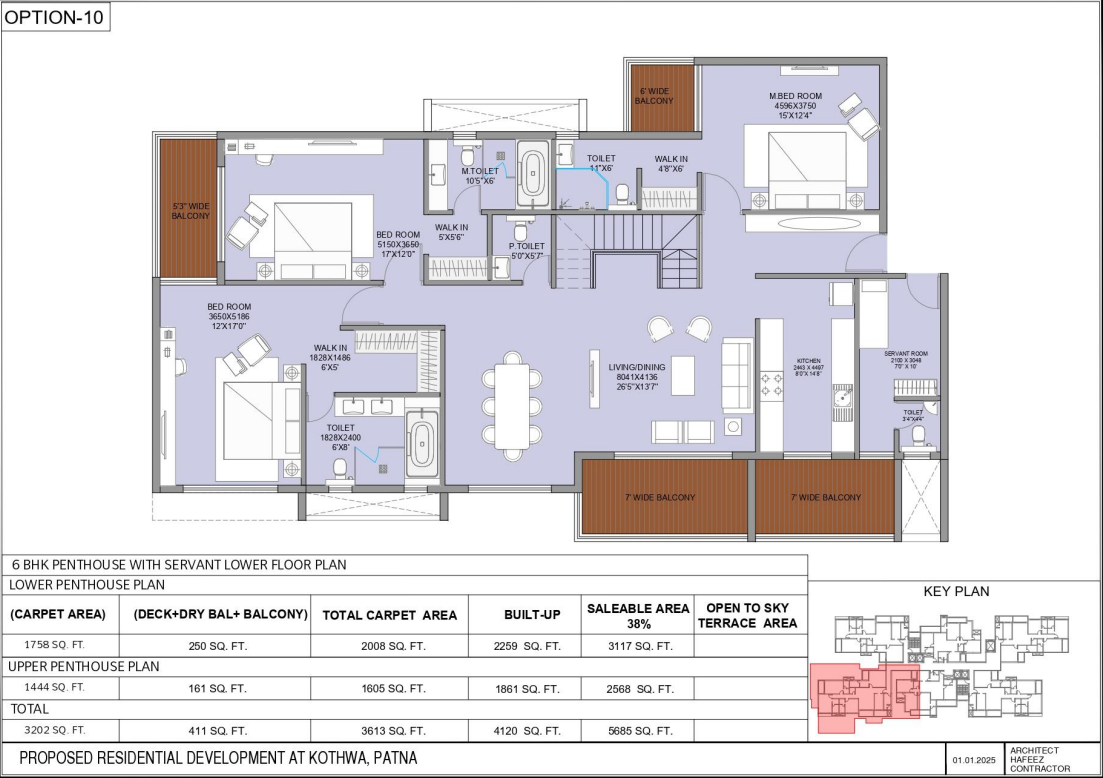


OPTION-10

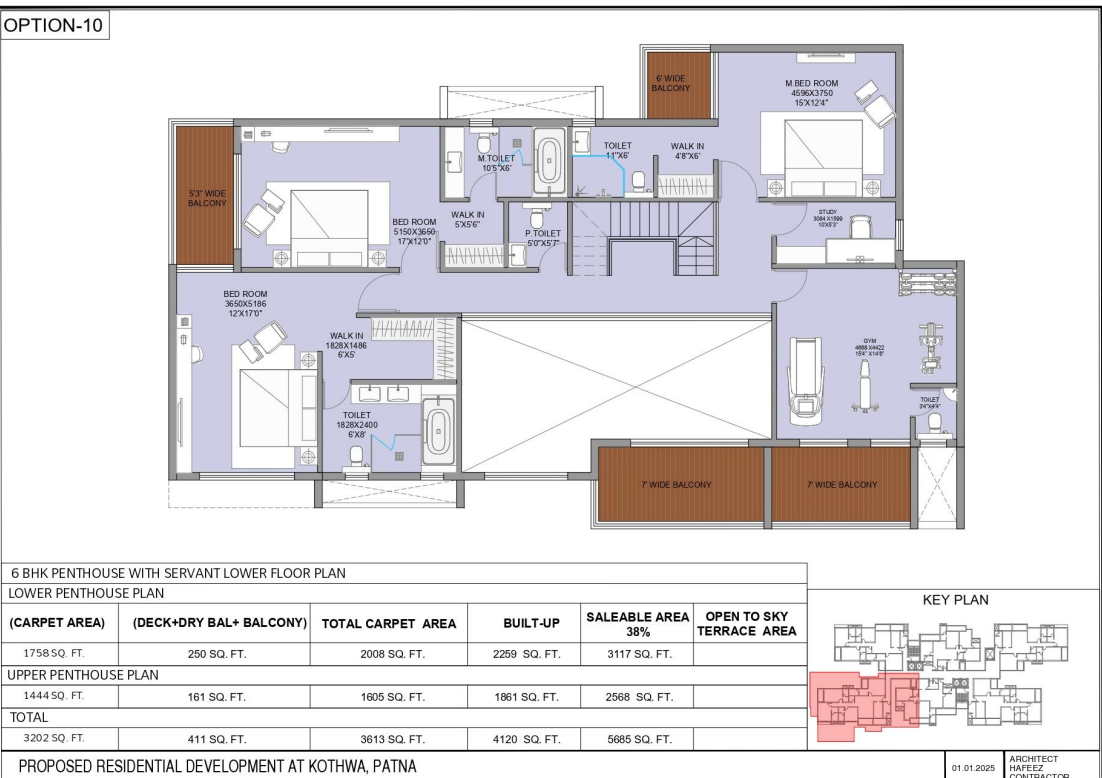


PENTHOUSE FOR WING A
3200SQ FT

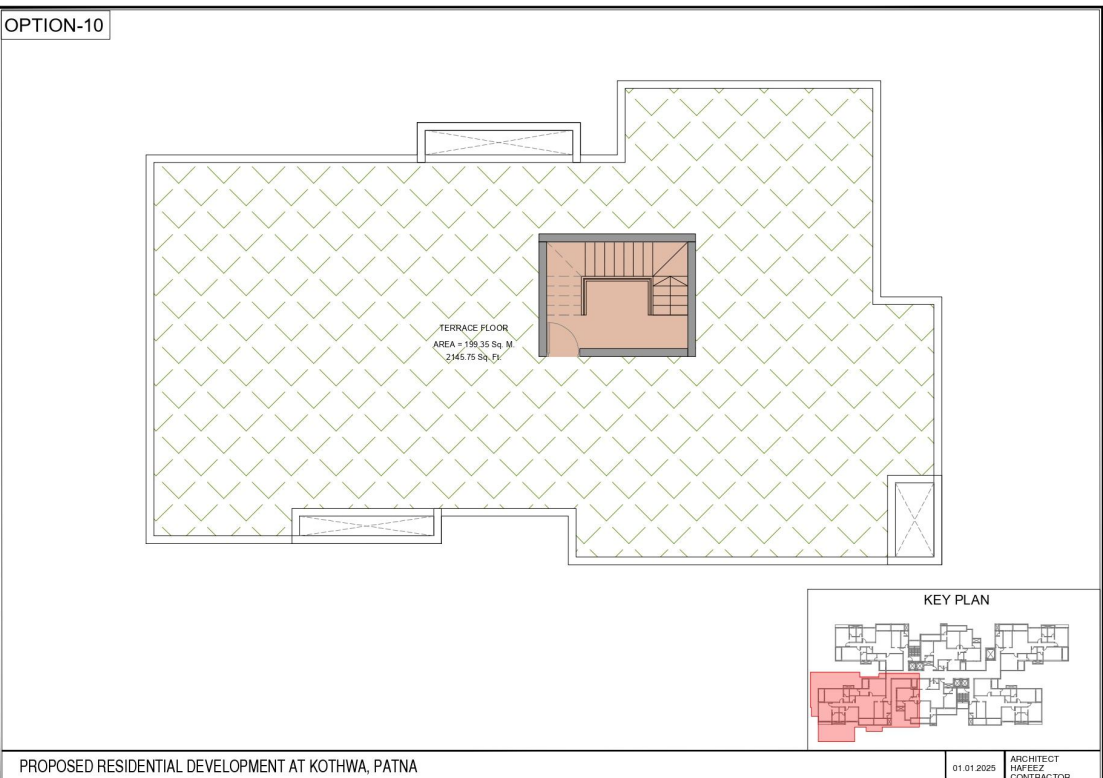
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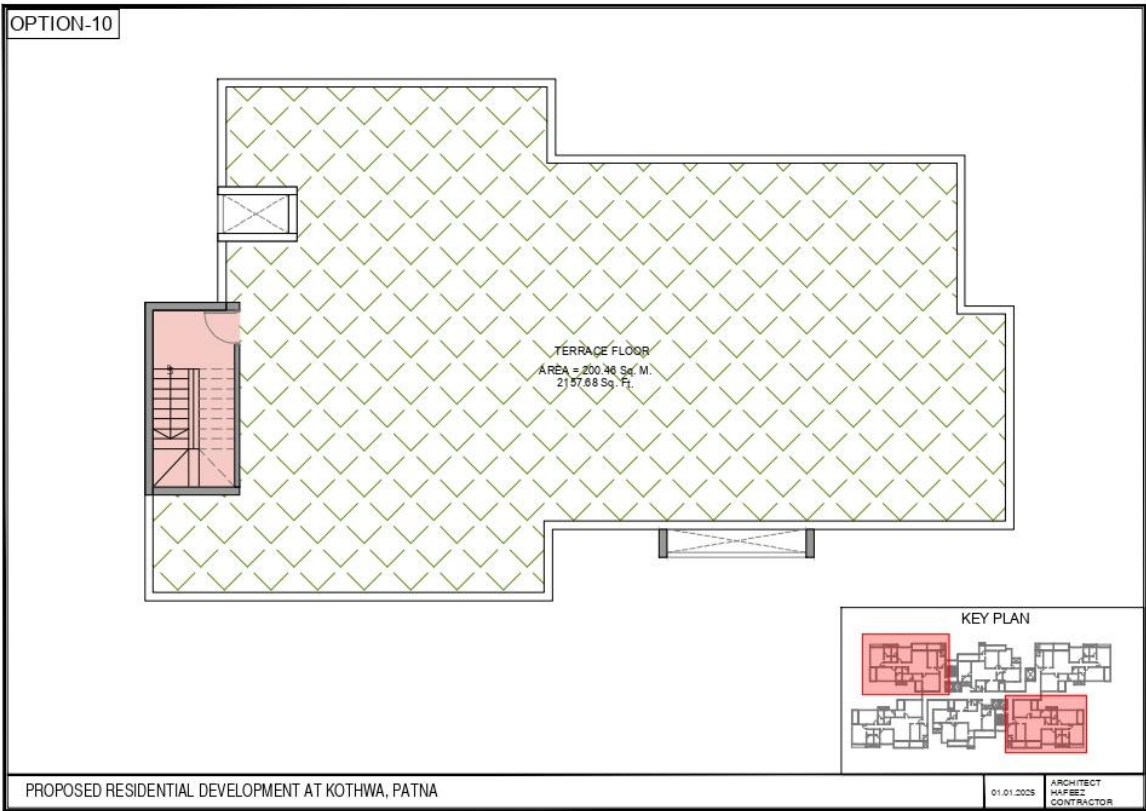
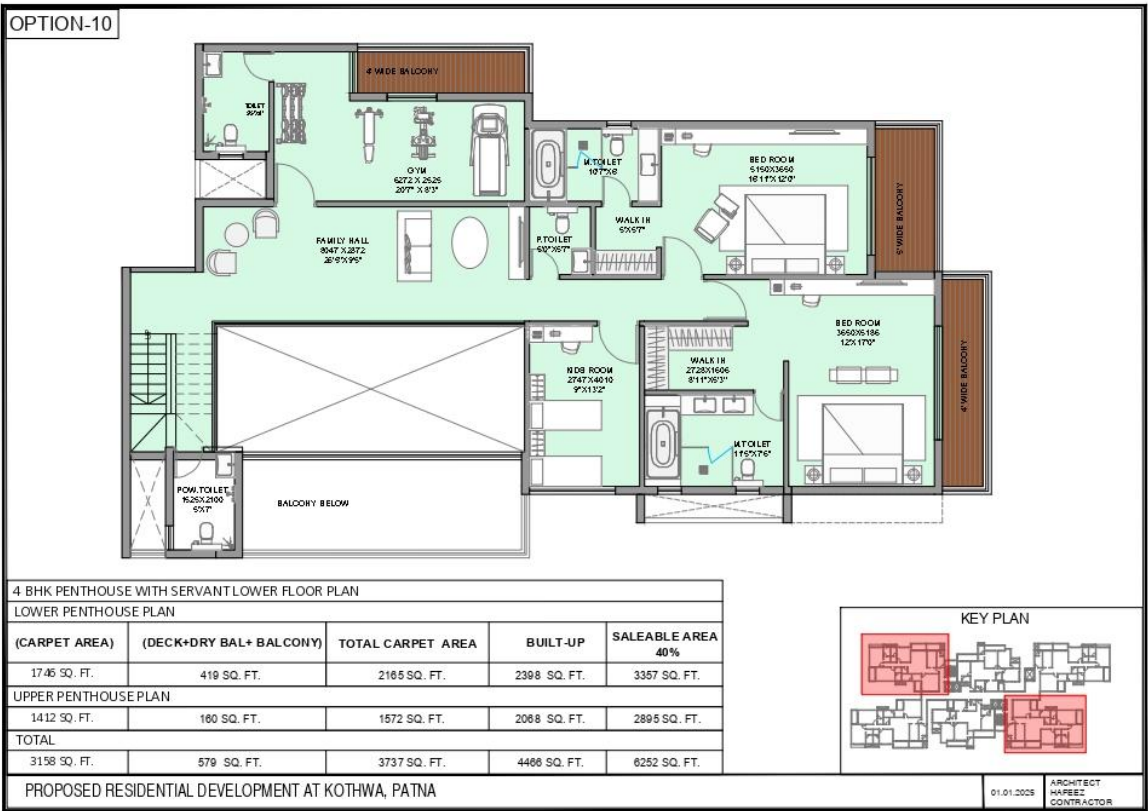
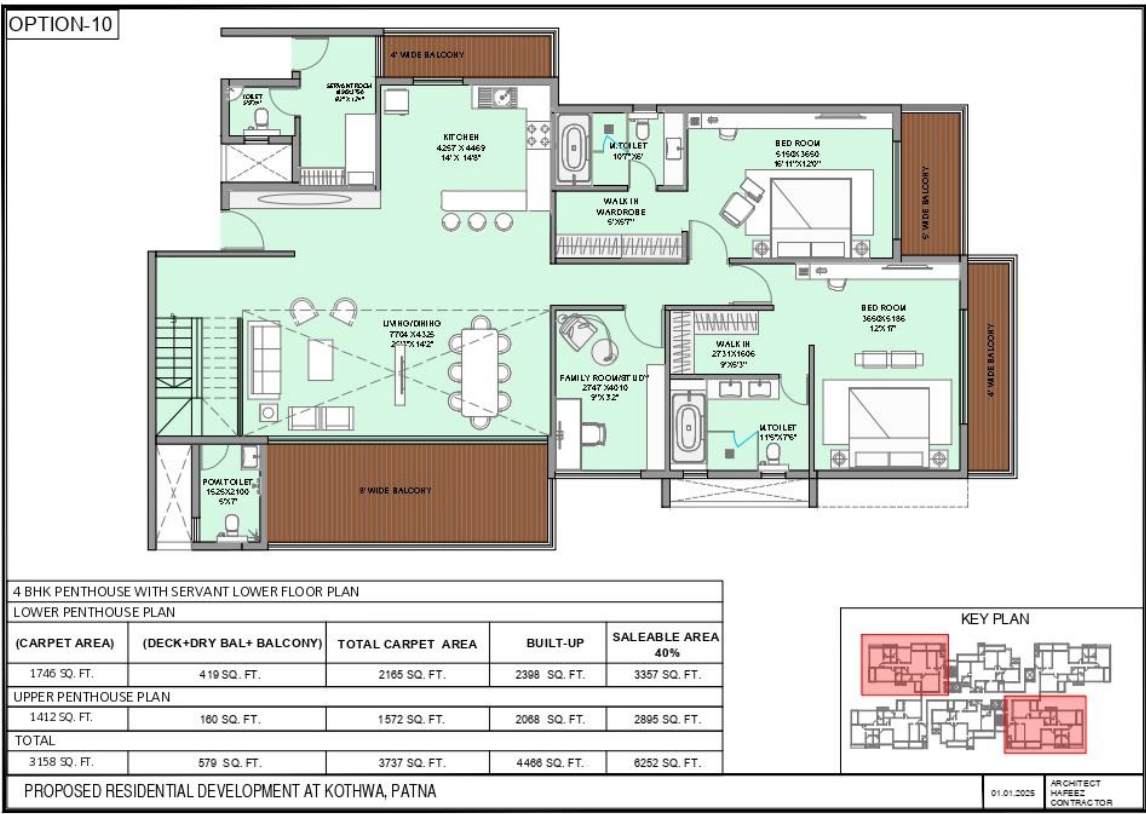
OPTION-10



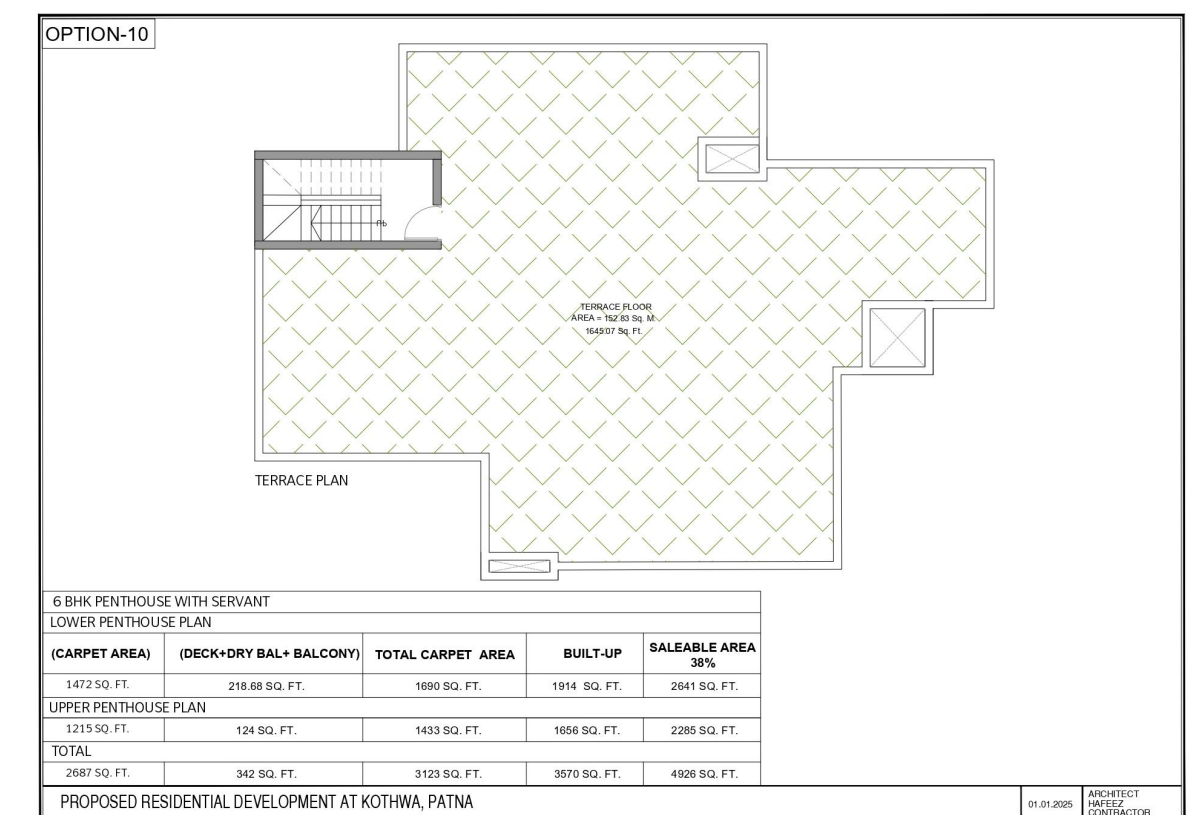
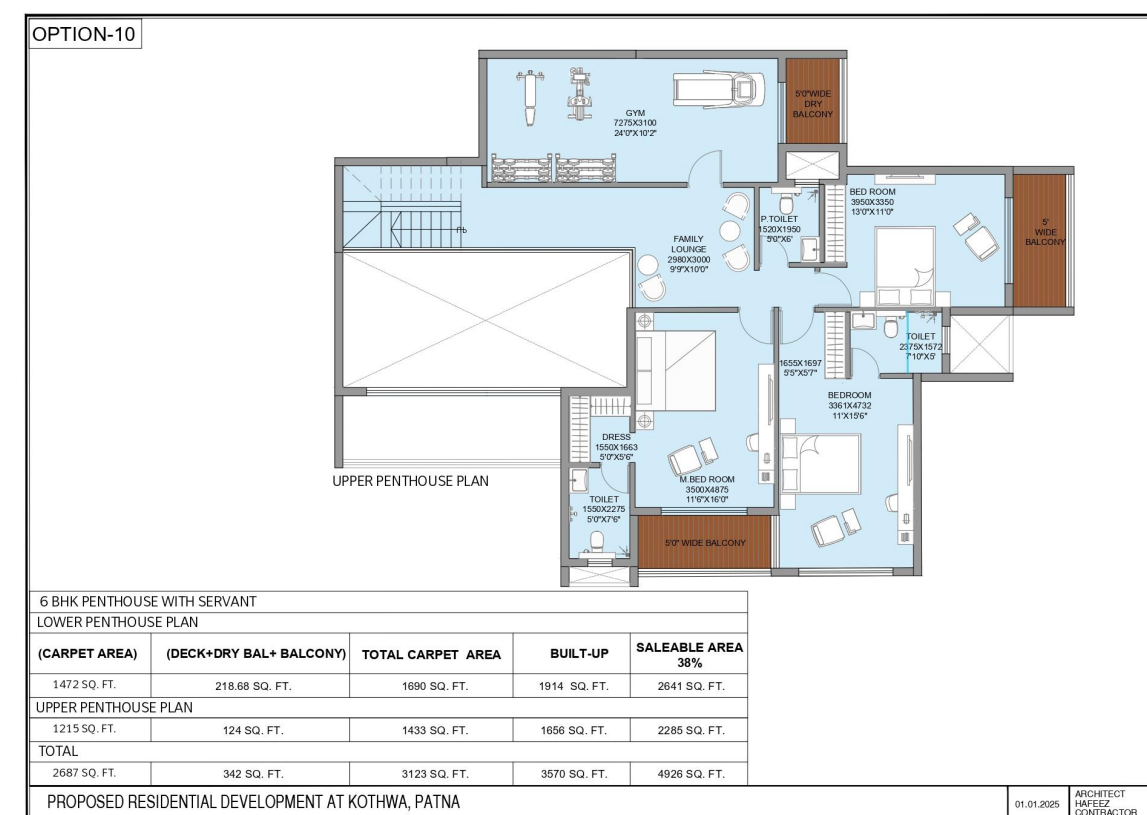
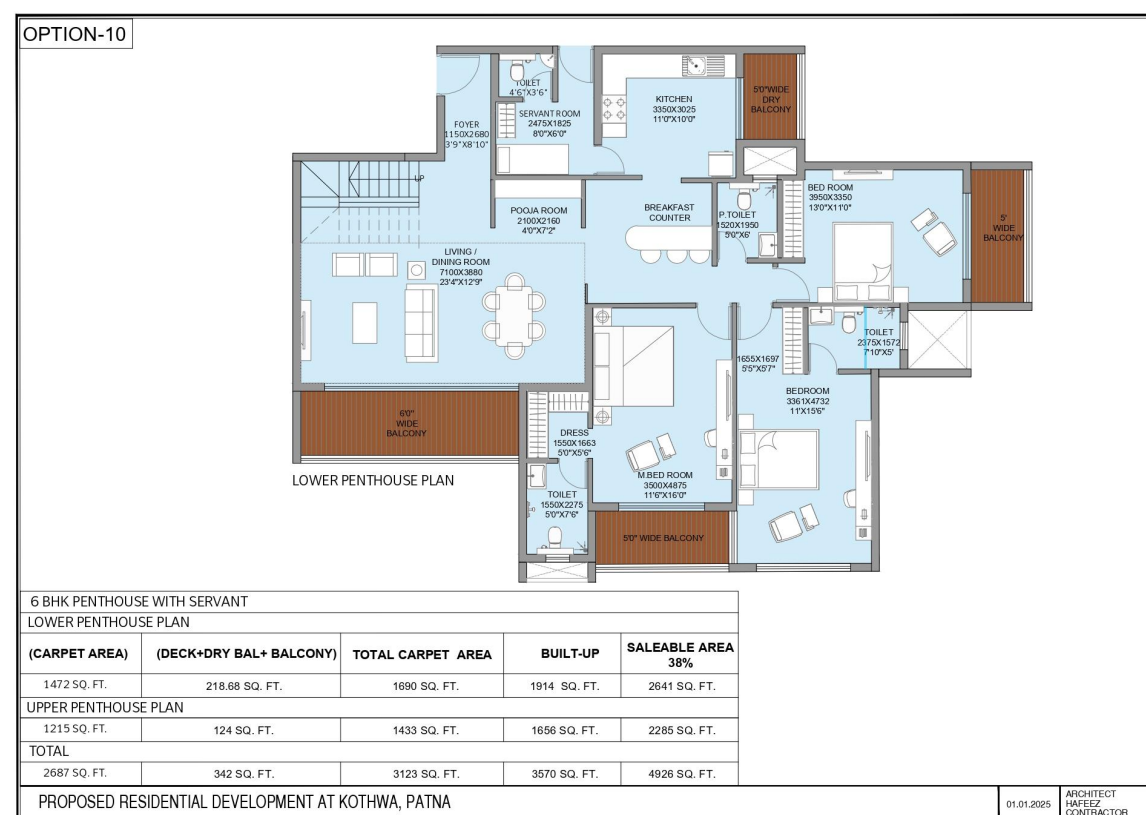
OPTION-10



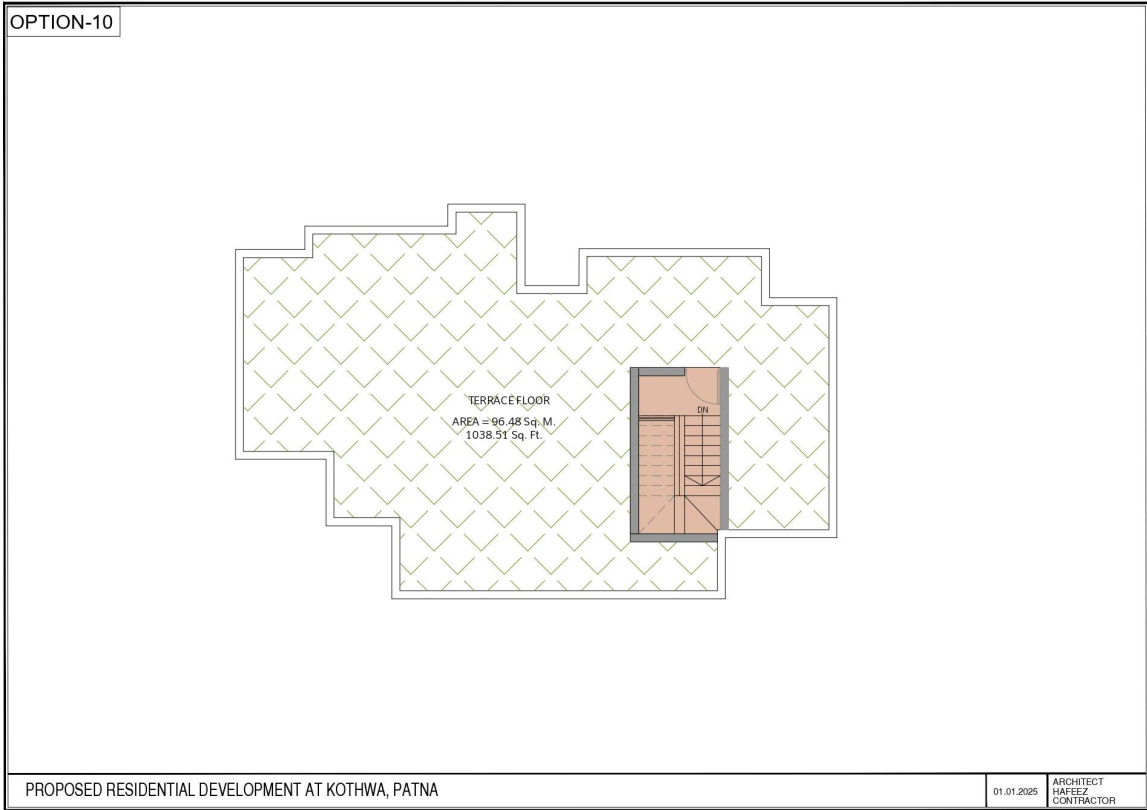
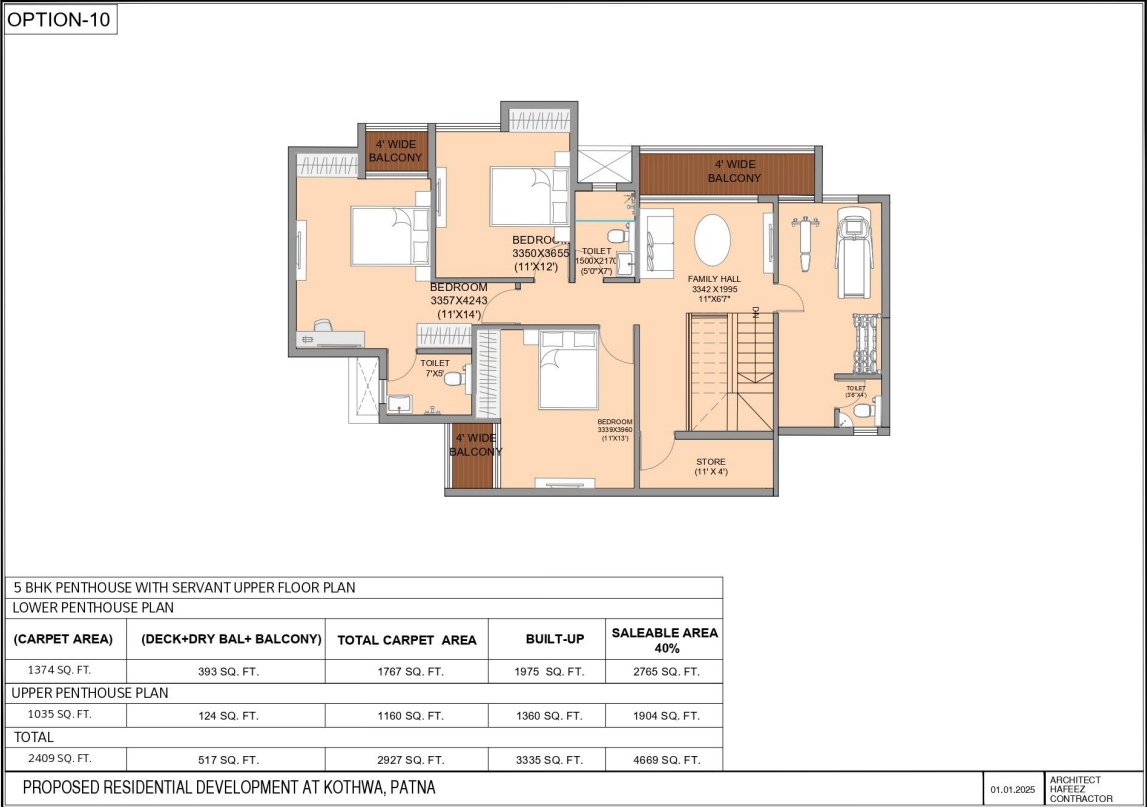
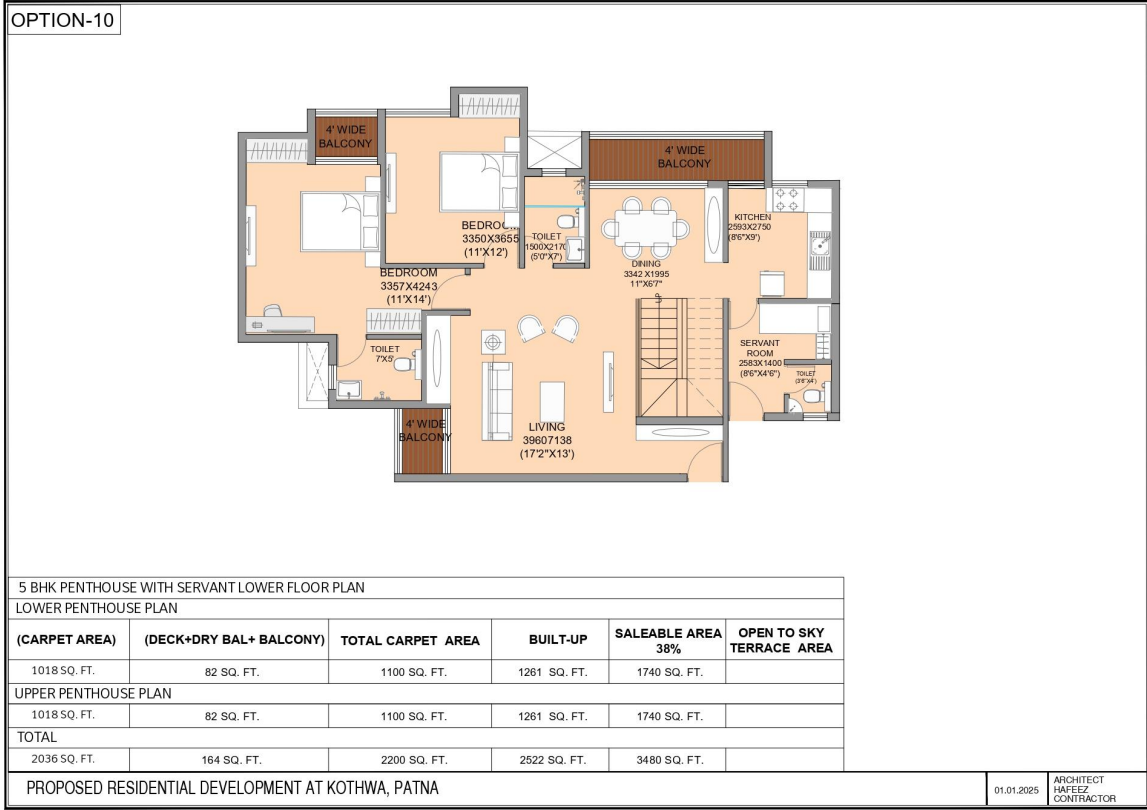
PENTHOUSE FOR WING A
3200SQ FT



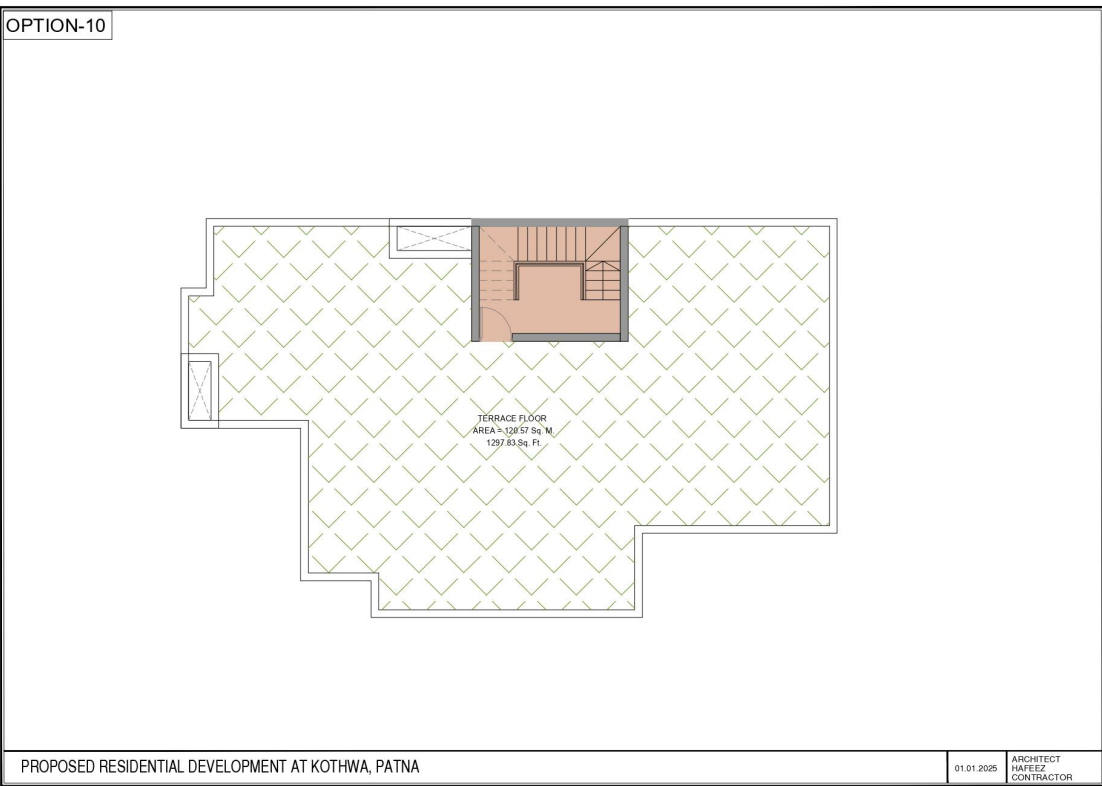
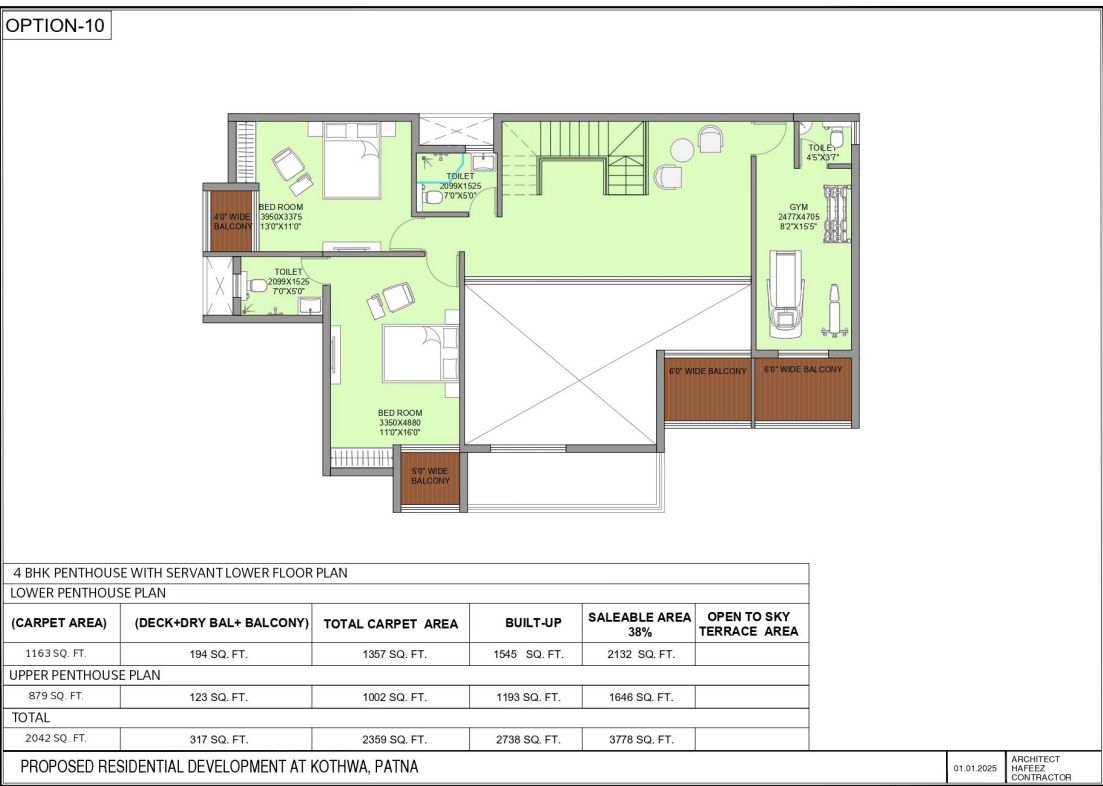
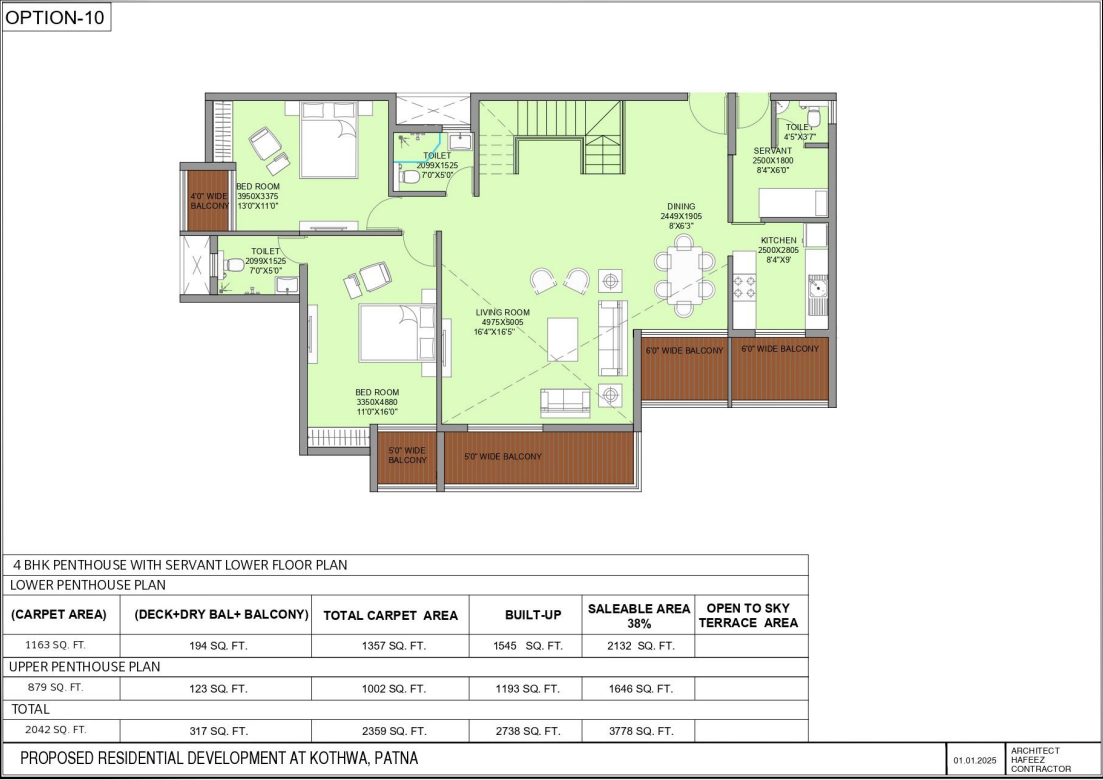
PENTHOUSE FOR 2500SQ FT UNIT WING B



PENTHOUSE FOR 1700SQ FT UNIT

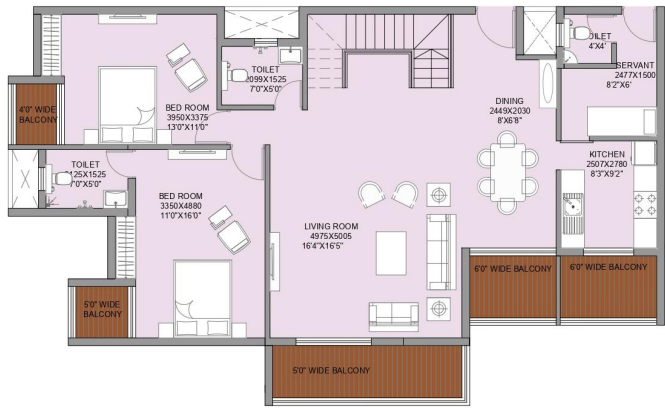


PENTHOUSE FOR 2100SQ FT UNIT
WING C



PENTHOUSE FOR 2100SQ FT UNIT
WING B

OPTION-10



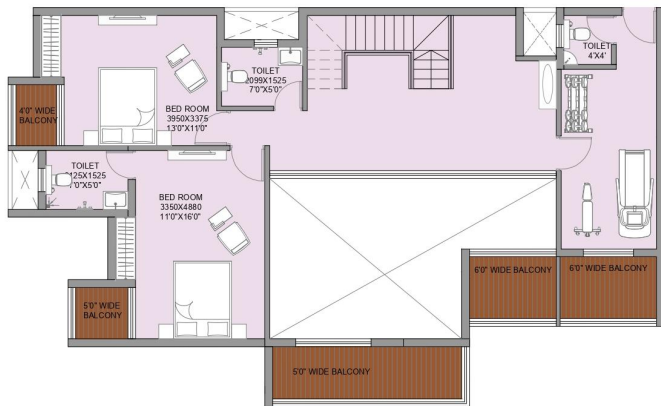
5 BHK PENTHOUSE WITH SERVANT LOWER FLOOR PLAN					
LOWER PENTHOUSE PLAN					
(CARPET AREA)	(DECK+DRY BAL+ BALCONY)	TOTAL CARPET AREA	BUILT-UP	SALEABLE AREA 38%	OPEN TO SKY TERRACE AREA
1155 SQ. FT.	190 SQ. FT.	1345 SQ. FT.	1537 SQ. FT.	2121 SQ. FT.	
UPPER PENTHOUSE PLAN					
867 SQ. FT.	119 SQ. FT.	986 SQ. FT.	1178 SQ. FT.	1628 SQ. FT.	
TOTAL					
2022 SQ. FT.	309 SQ. FT.	2331 SQ. FT.	2715 SQ. FT.	3747 SQ. FT.	

PROPOSED RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA

01.01.2025

ARCHITECT
HAFAEZ
CONTRACTOR

OPTION-10



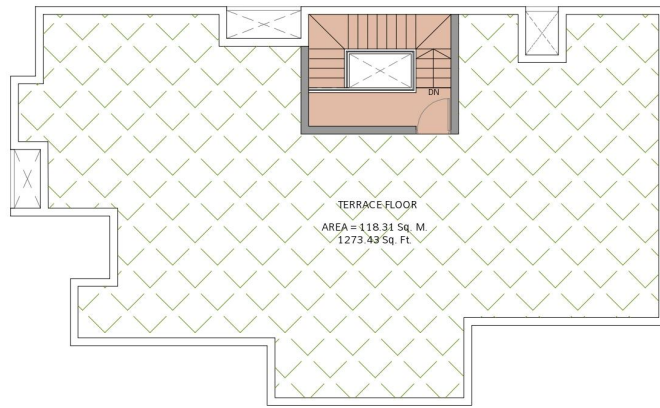
5 BHK PENTHOUSE WITH SERVANT LOWER FLOOR PLAN					
LOWER PENTHOUSE PLAN					
(CARPET AREA)	(DECK+DRY BAL+ BALCONY)	TOTAL CARPET AREA	BUILT-UP	SALEABLE AREA 38%	OPEN TO SKY TERRACE AREA
1155 SQ. FT.	190 SQ. FT.	1345 SQ. FT.	1537 SQ. FT.	2121 SQ. FT.	
UPPER PENTHOUSE PLAN					
867 SQ. FT.	119 SQ. FT.	986 SQ. FT.	1178 SQ. FT.	1628 SQ. FT.	
TOTAL					
2022 SQ. FT.	309 SQ. FT.	2331 SQ. FT.	2715 SQ. FT.	3747 SQ. FT.	

PROPOSED RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA

01.01.2025

ARCHITECT
HAFAEZ
CONTRACTOR

OPTION-10

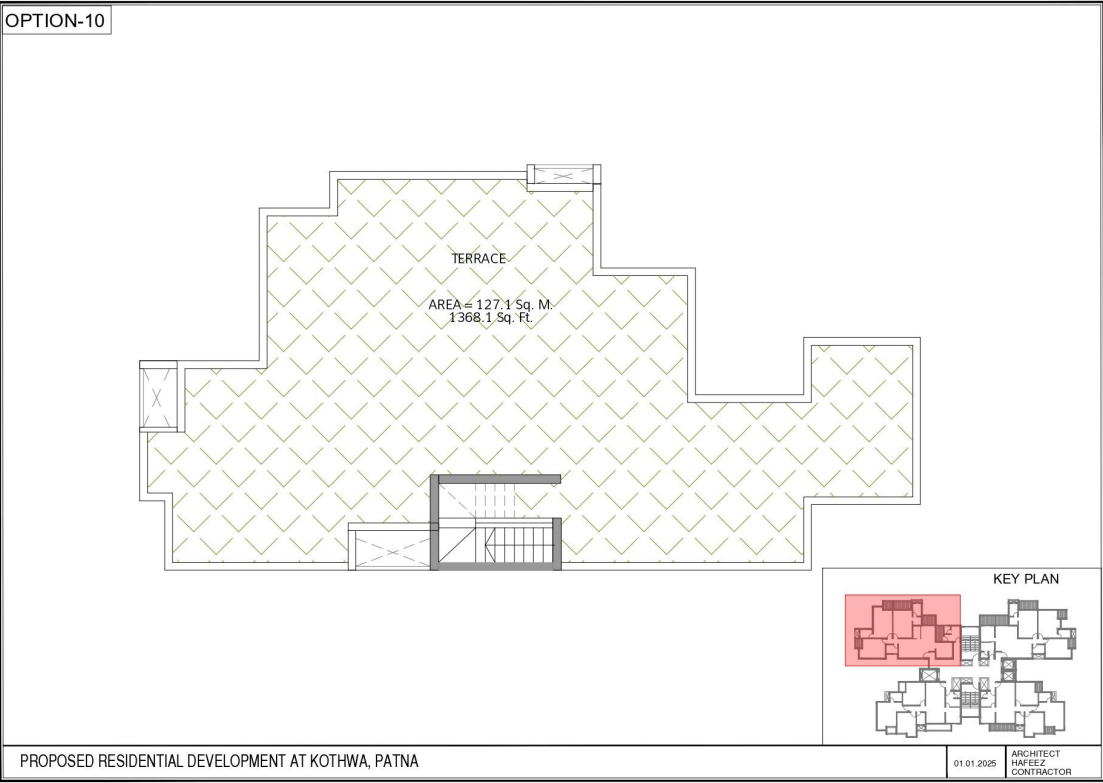
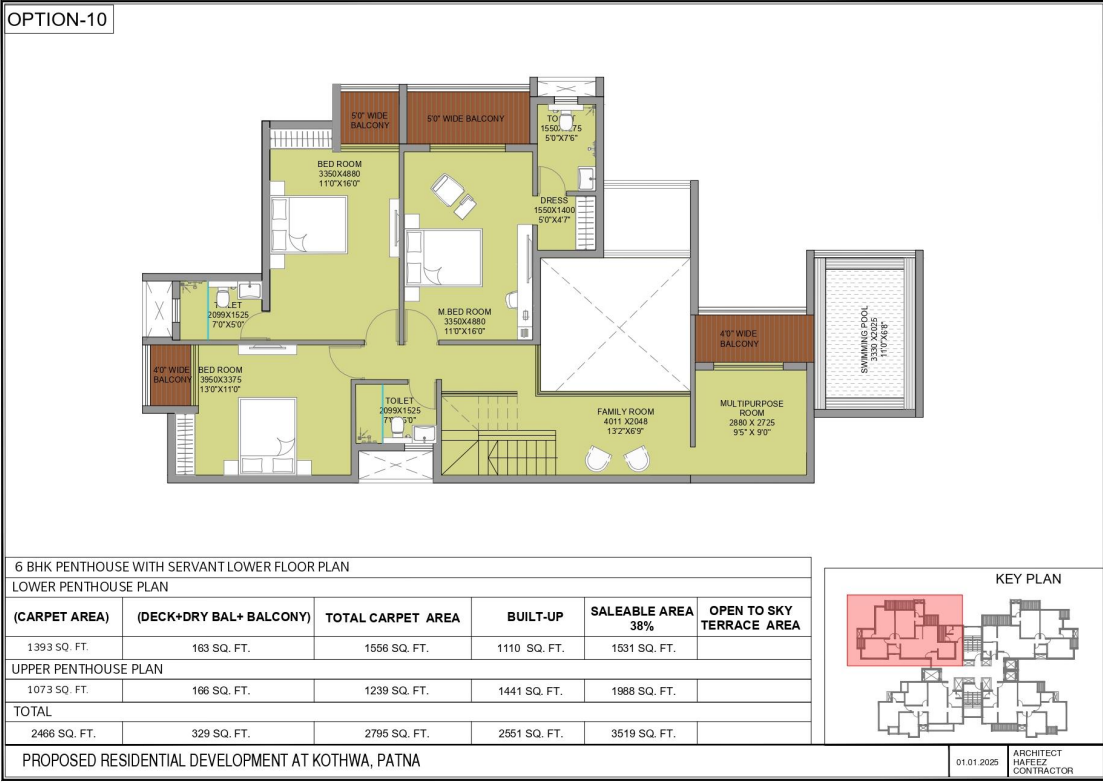
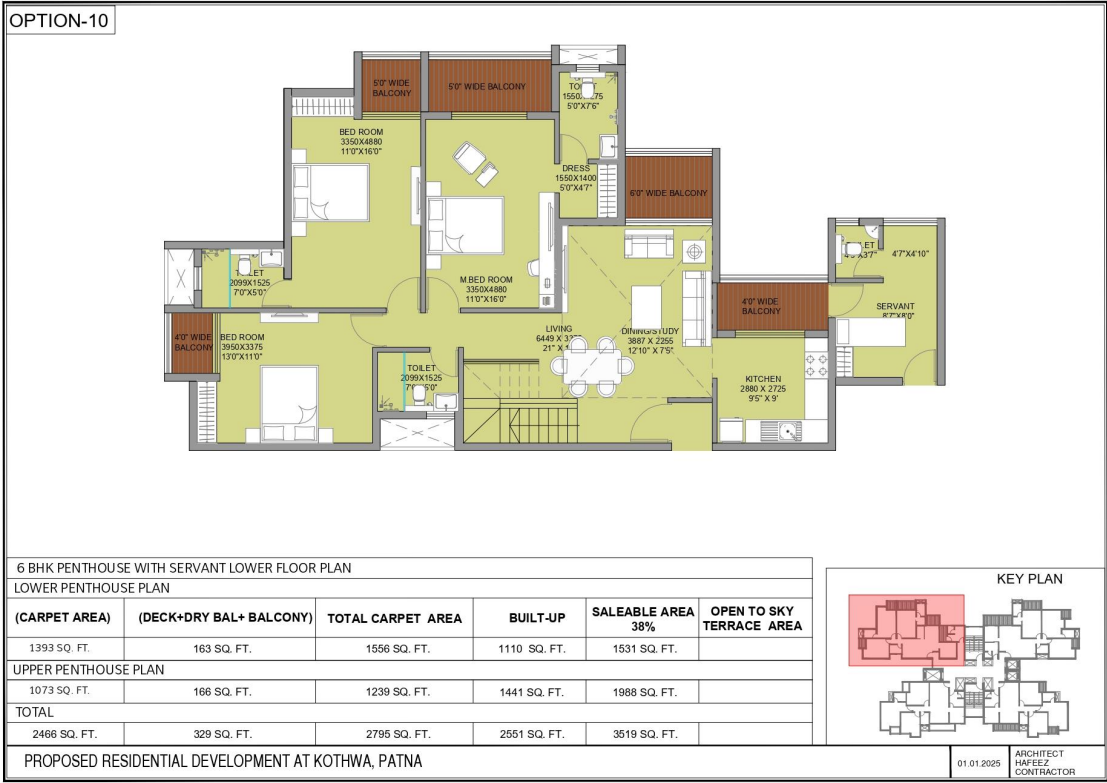


PROPOSED RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA

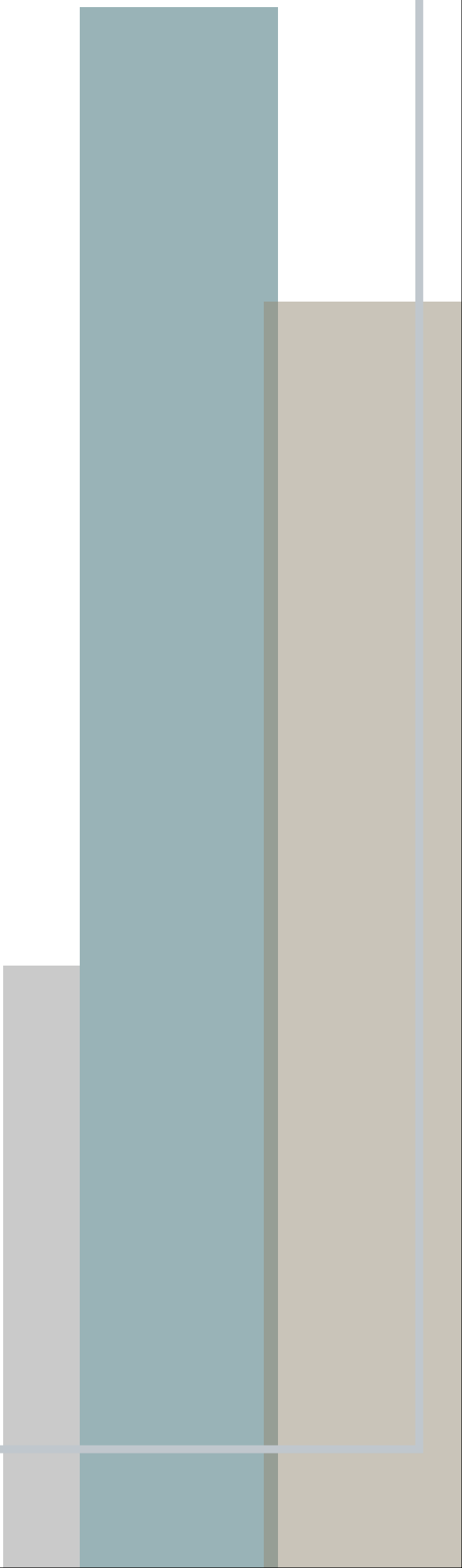
01.01.2025

ARCHITECT
HAFAEZ
CONTRACTOR

PENTHOUSE FOR 2100SQ FT UNIT
WING B



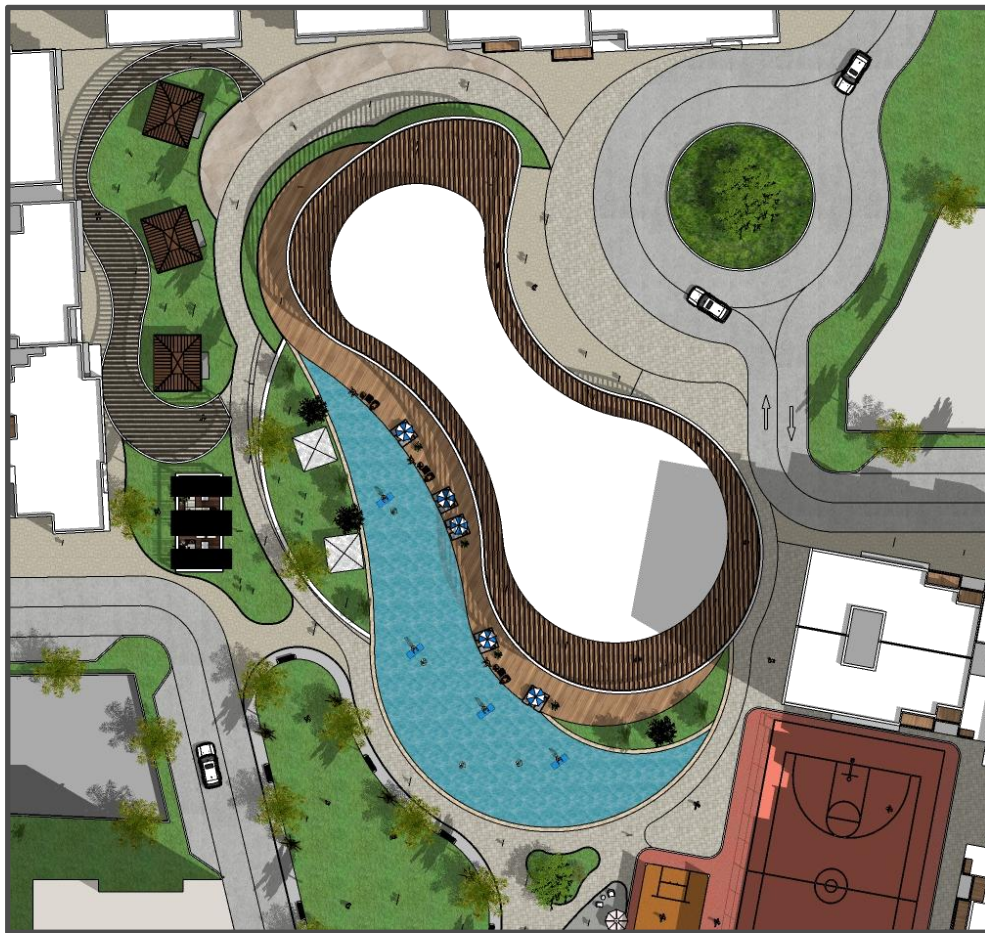
AREA STATEMENT



Mixed use Development at Kothwa, Patna OPTION-12					
Tentative FSI area calculation					
Sr. no.	Description		Area		
1	Plot area		3,10,616		
2	Permissible FSI		2.5		
3	Permissible FSI area		7,76,540		
4	Permisible height		42		
5	15% FOR EWS		1,16,481		
A	FSI Building Area (PHASE 1)				
Sr. no.	Description	Floor	Area per floor	Total area per bldg	No of floors
1	WING A	Typical floor	14,643	1,90,359	13
		Ground floor	9,402	9,402	1
	TOTAL(A)		24,045	1,99,761	
Sr. no.	Description	Floor	Area per floor	Total area per bldg	No of floors
1	WING B	Typical floor	10,386	1,35,018	13
2	WING C	Typical floor	6,751	87,763	13
	TOTAL(B)		17,137	2,22,781	
C	CLUBHOUSE				
1	CLUBHOUSE	Typical floor	25,000	25,000	1
	TOTAL(B)		25,000	25,000	
	TOTAL(A+B+C)			4,47,542	
D	FSI Building Area (PHASE 2)				
Sr. no.	Description	Floor	Area per floor	Total area per bldg	No of floors
1	WING D	Typical floor	6,859	89,167	13
2	WING E	Typical floor	9,979	1,29,727	13
3	WING F	Typical floor	9,896	1,28,648	13
	TOTAL PHASE 2			3,47,542	
	GRAND TOTAL			7,95,084	

LOOKALIKE





KEY PLAN



PERGOLA



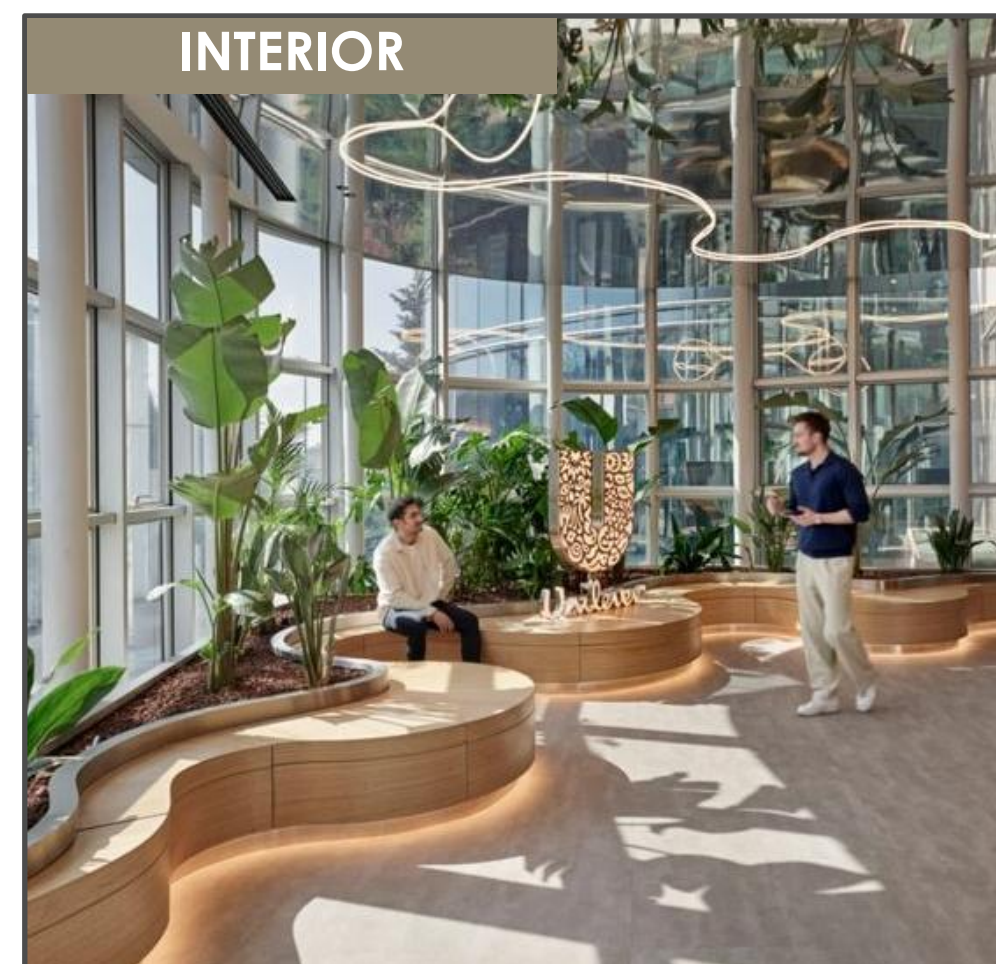
EXTERIOR



DECK & POOL



INTERIOR



INTERIOR



EXTERIOR

CLUBHOUSE

DECK & POOL



BASKETBALL COURT



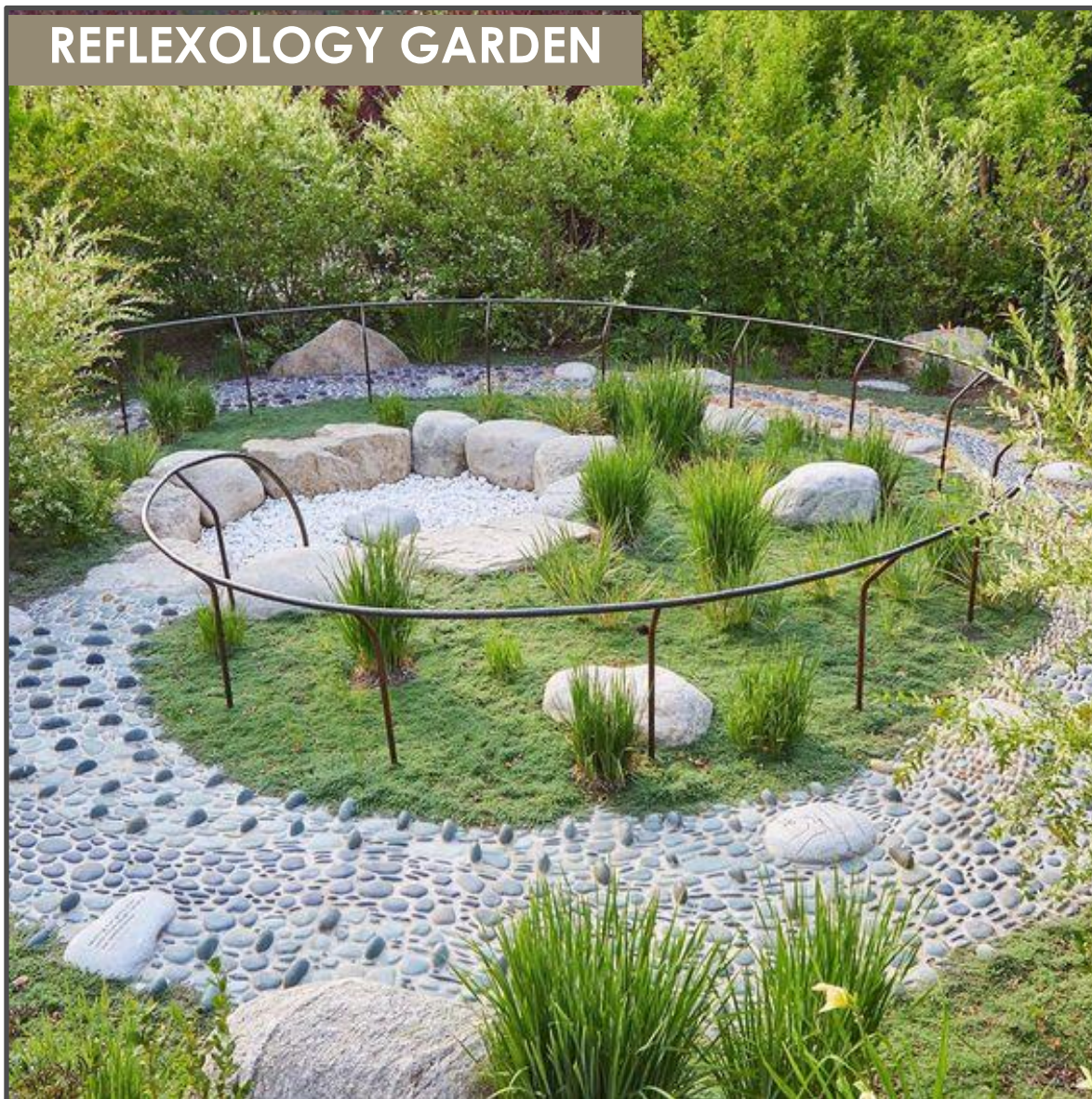
KIDS PLAY AREA



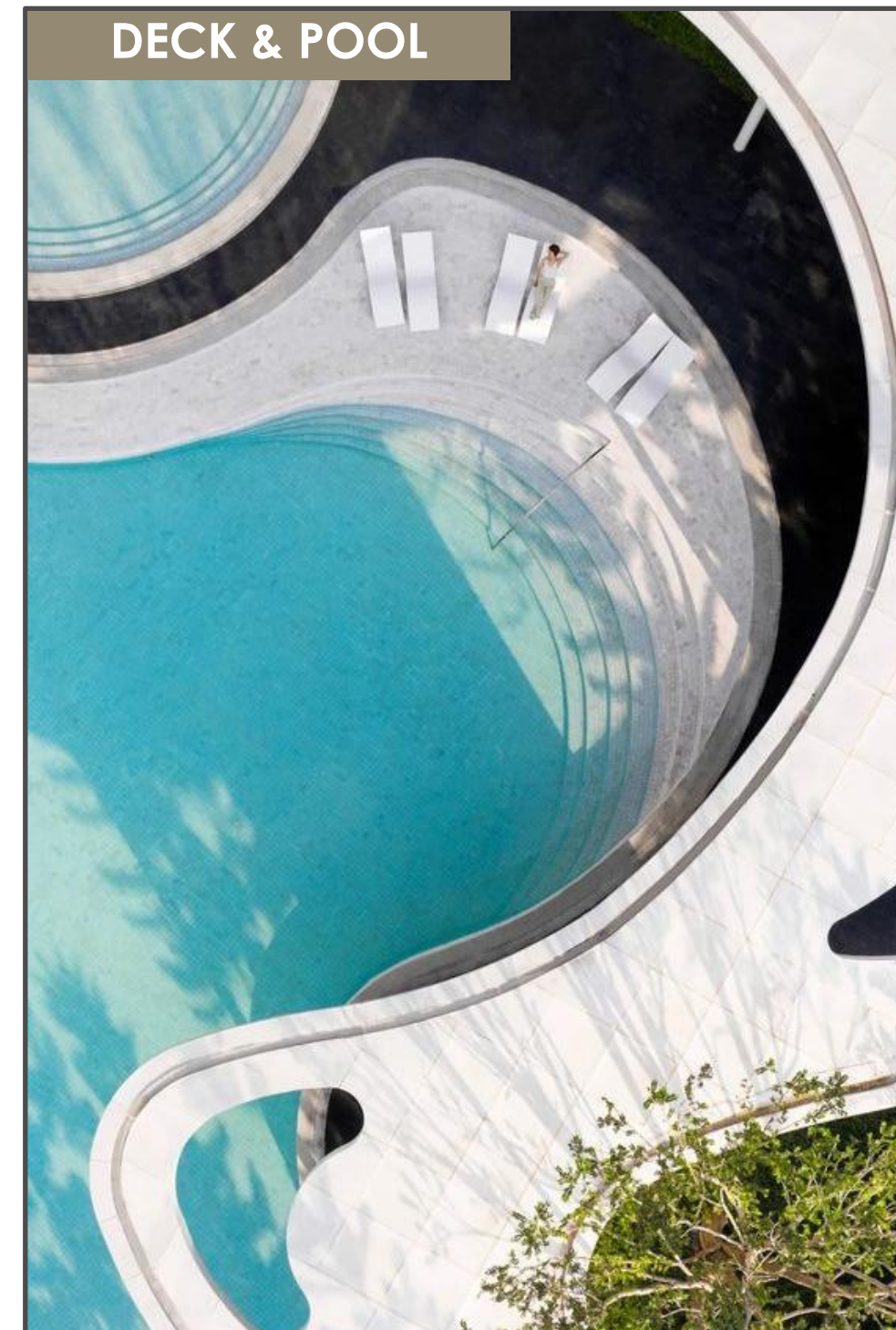
SKATING PIT



REFLEXOLOGY GARDEN



DECK & POOL



LANDSCAPE



PLANTATION



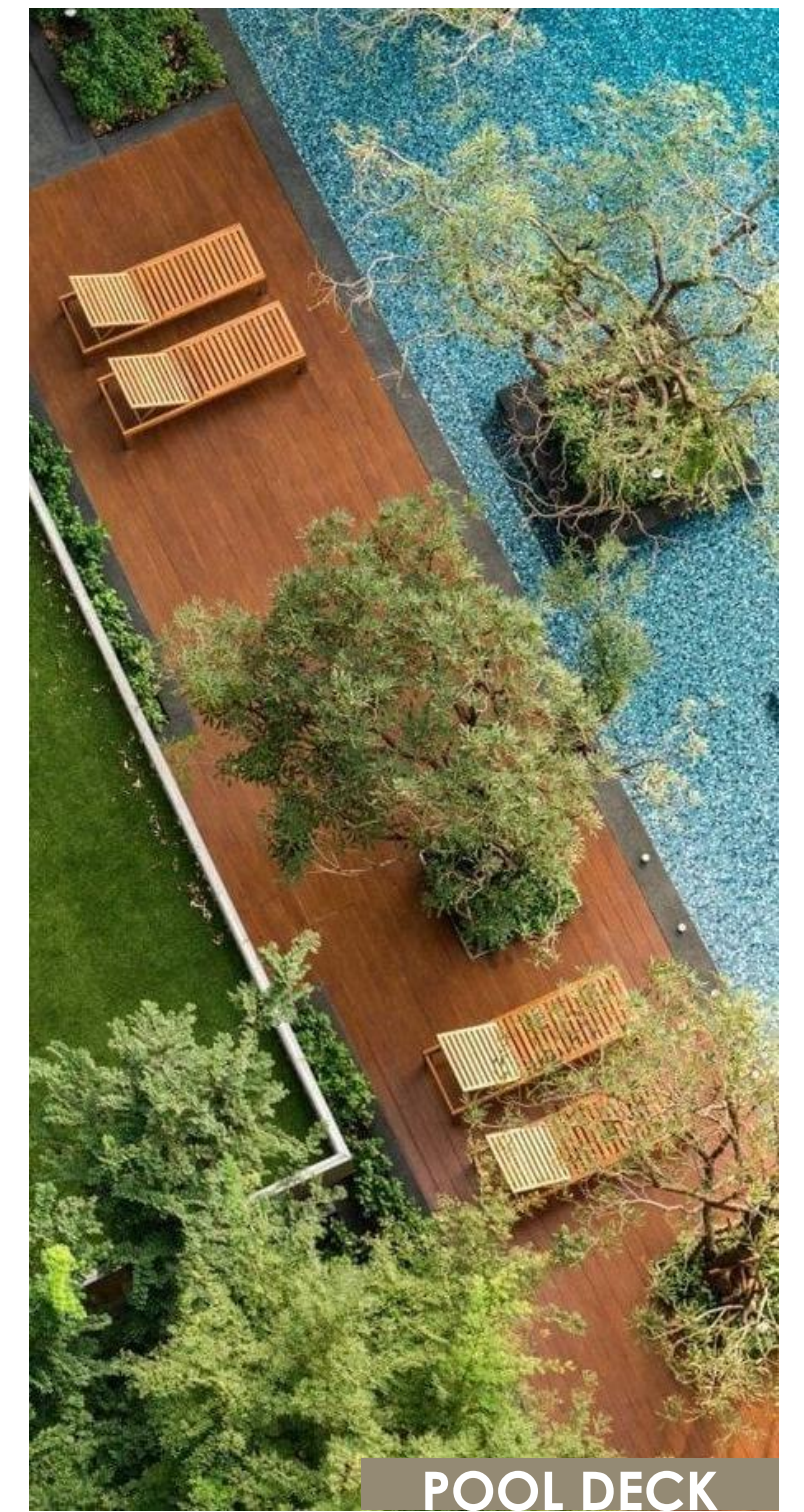
40M LAP MAIN POOL



SHALLOW POOL W/ WET LOUNGERS



INFINITY EDGE



POOL DECK



Parte de la propuesta de Ezequiel Farca + Cristina Grappin fue crear una volumetría de tres bloques terminados en mármol travertino, los cuales mantienen una estrecha relación con los exteriores.

SUNKEN SEATING / FIRE PIT



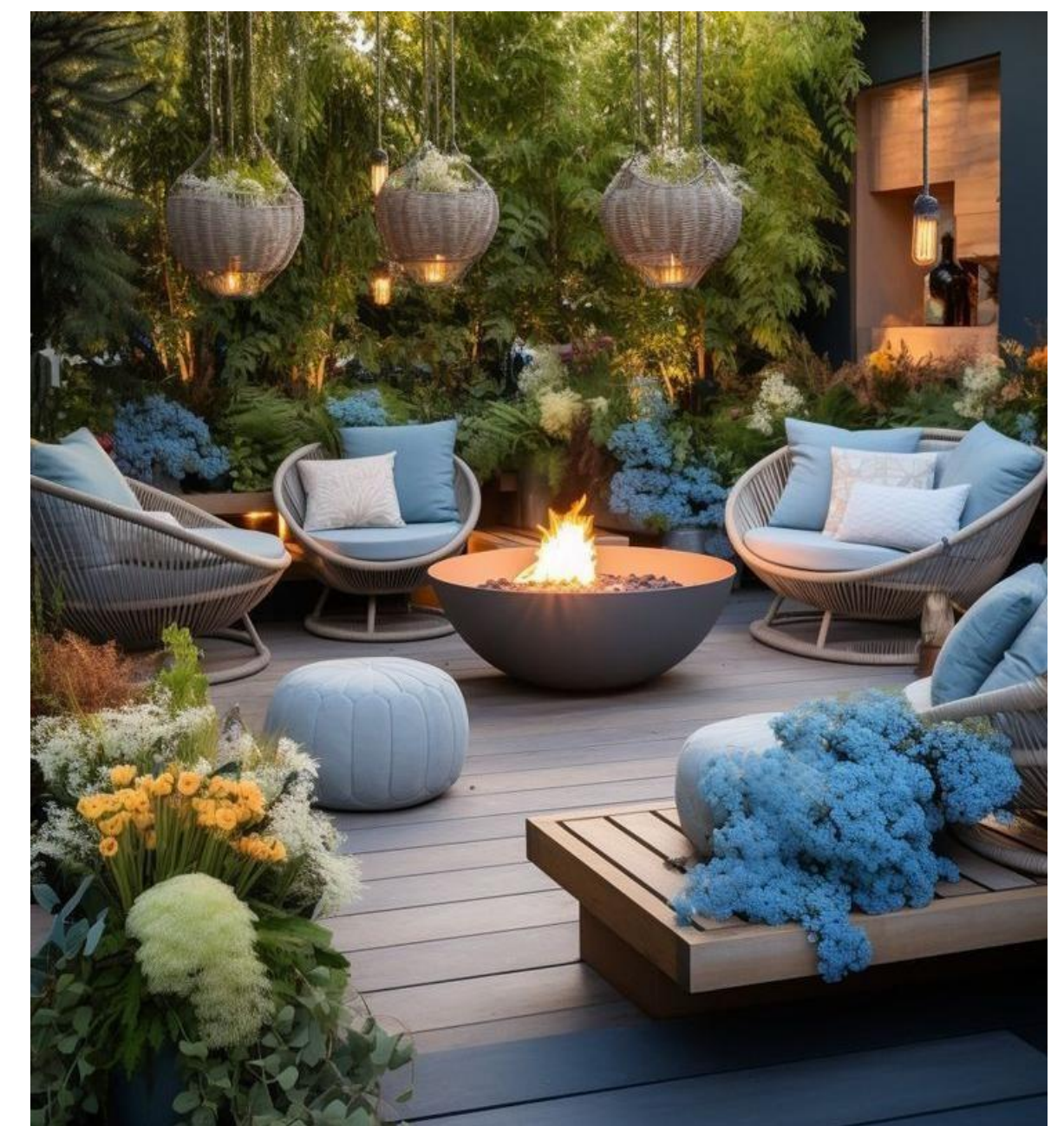
PLAZA



ALFRESCO DECK



READING



OPEN GYM



OUTDOOR EXERCISE AREA FOR SENIOR CITIZEN

RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA

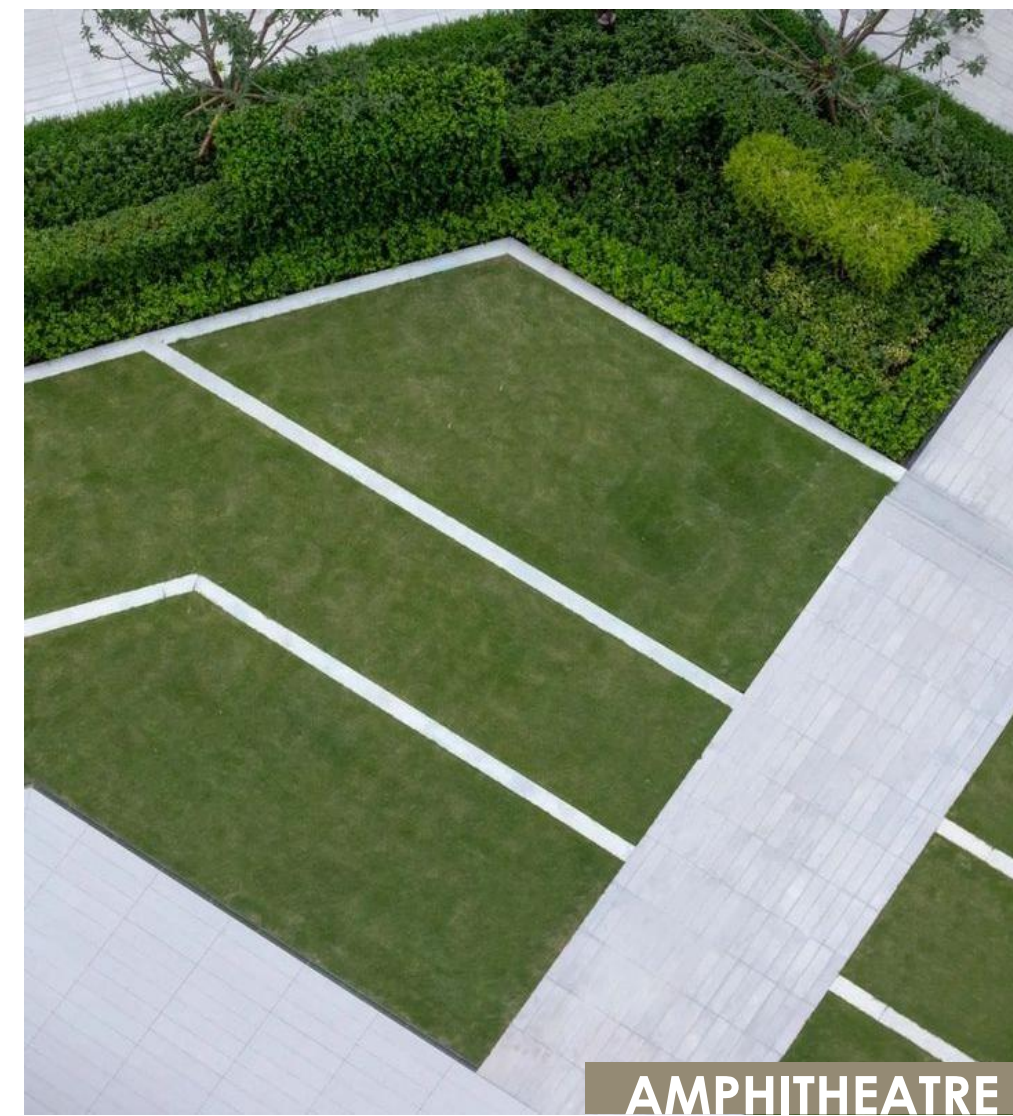
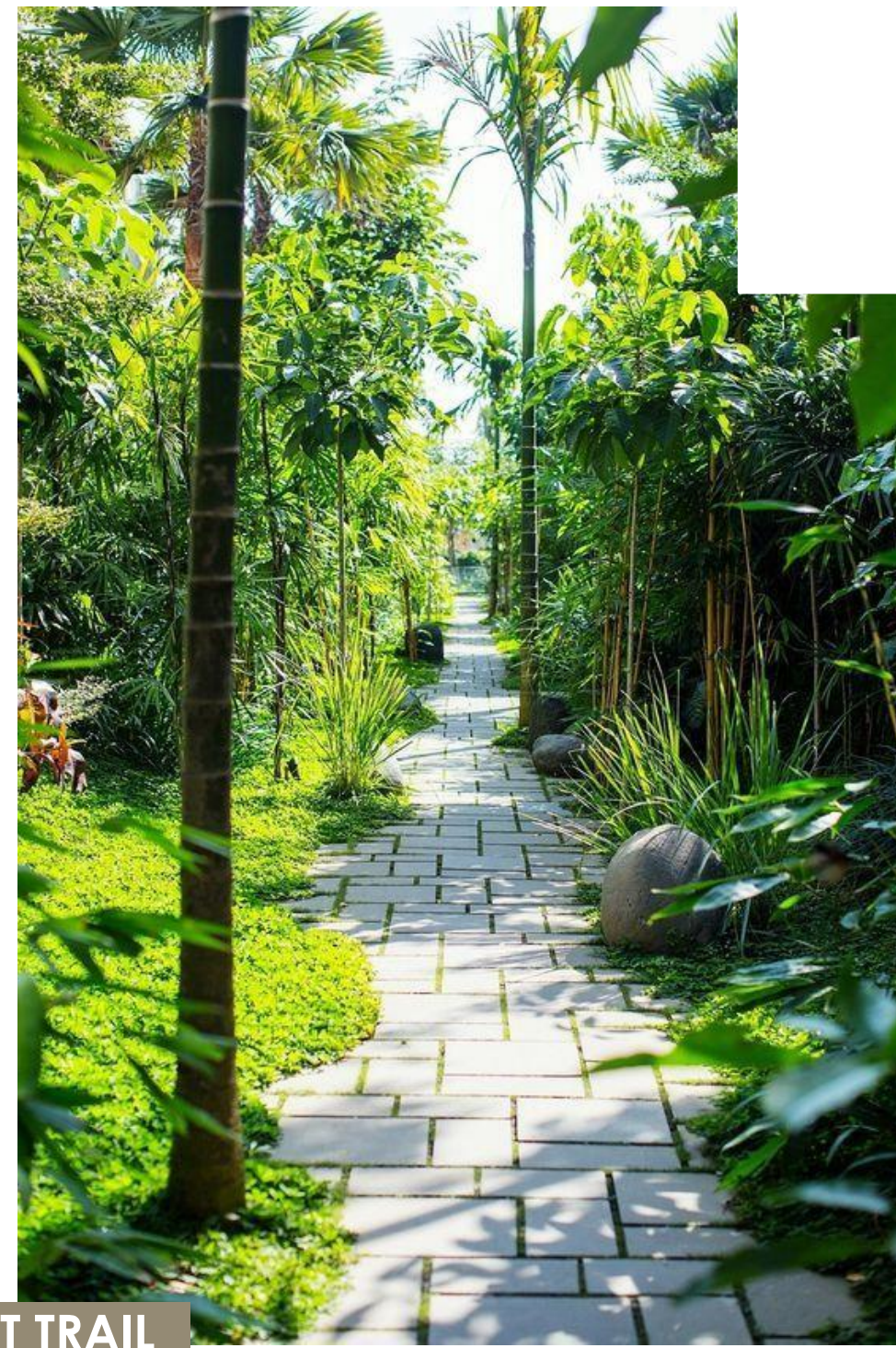
ARCHITECT
HAFEEZ
CONTRACTOR



MULTI PURPOSE LAWN & AMPHITHEATRE



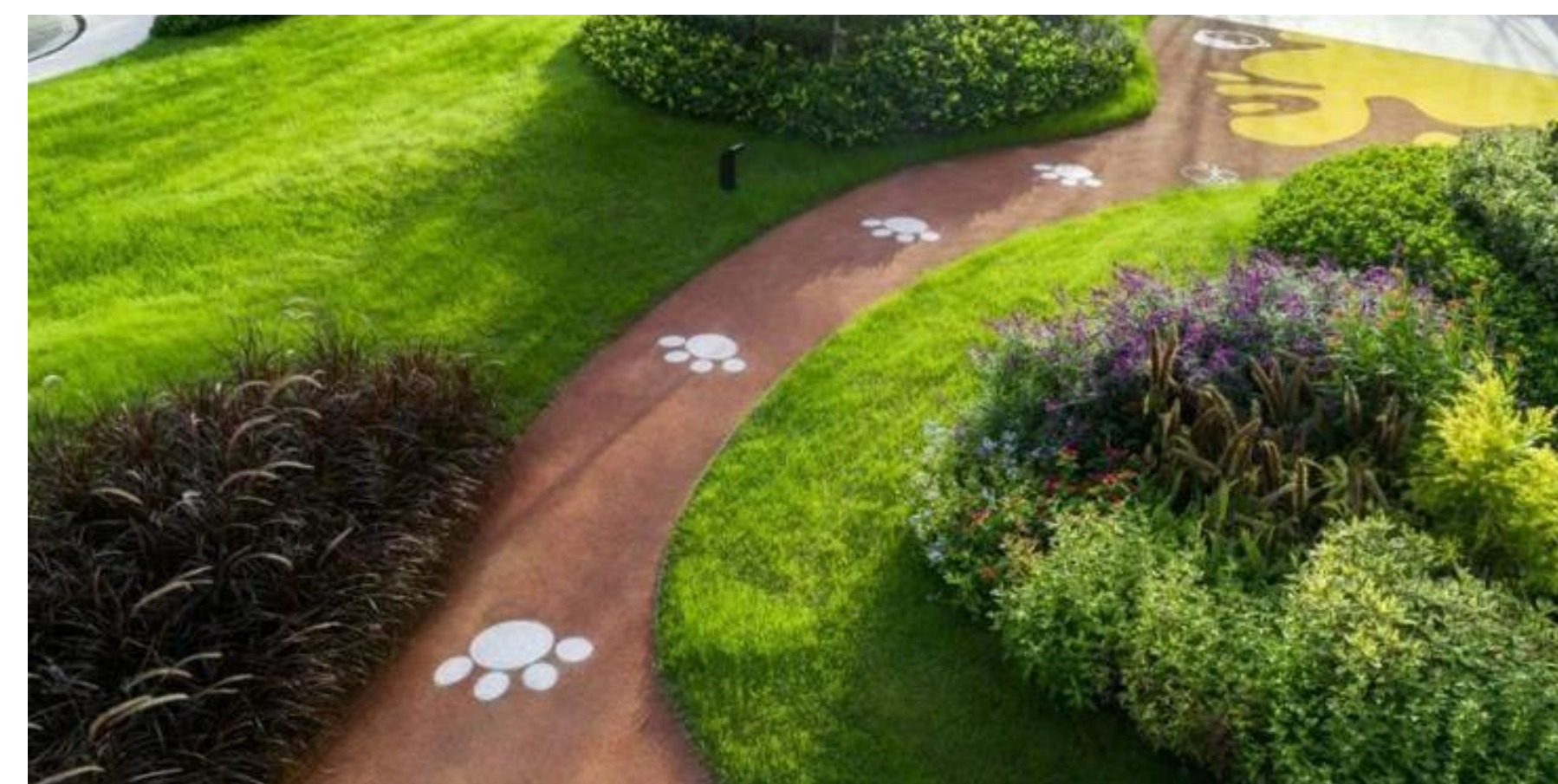
FOREST TRAIL

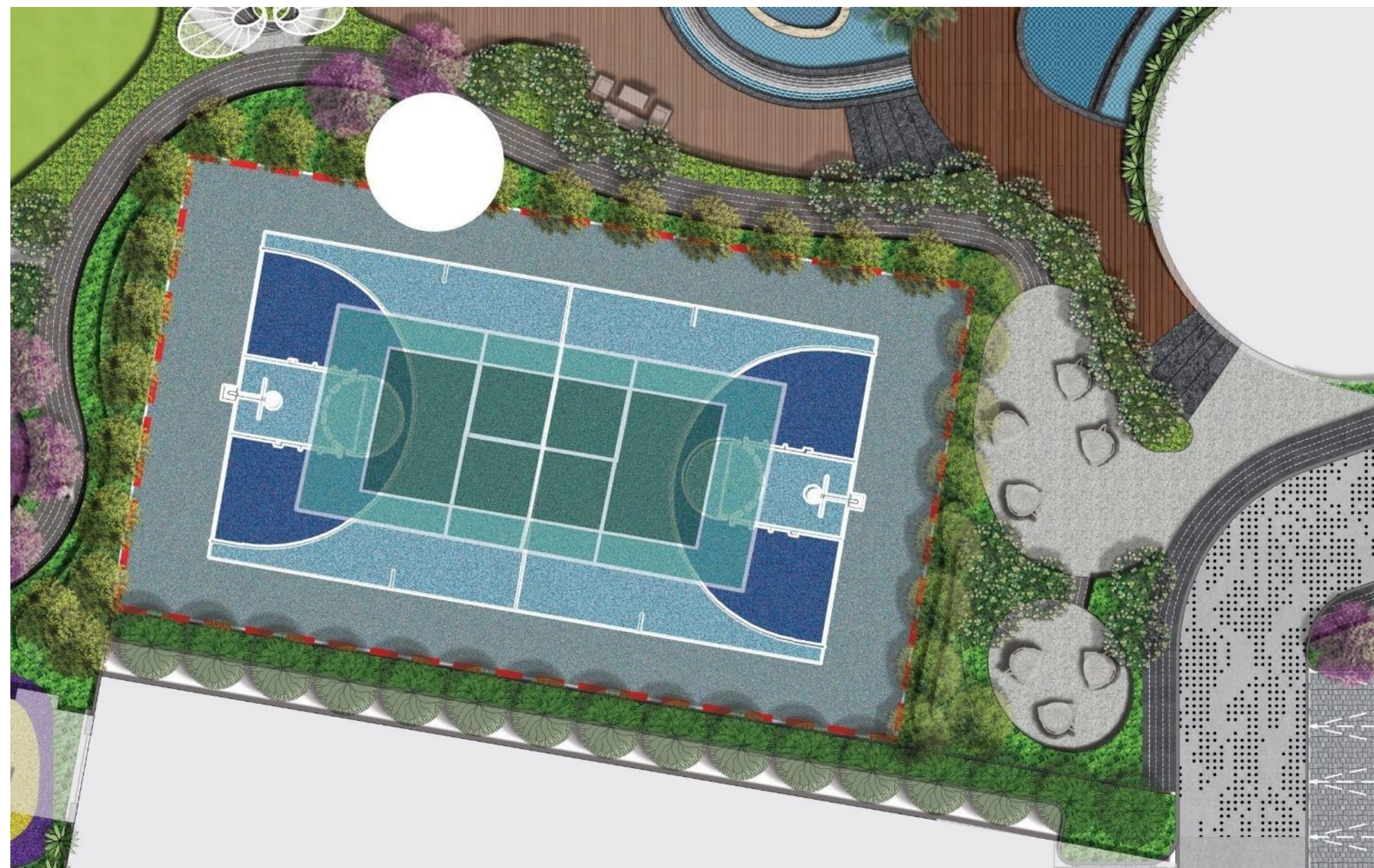


AMPHITHEATRE

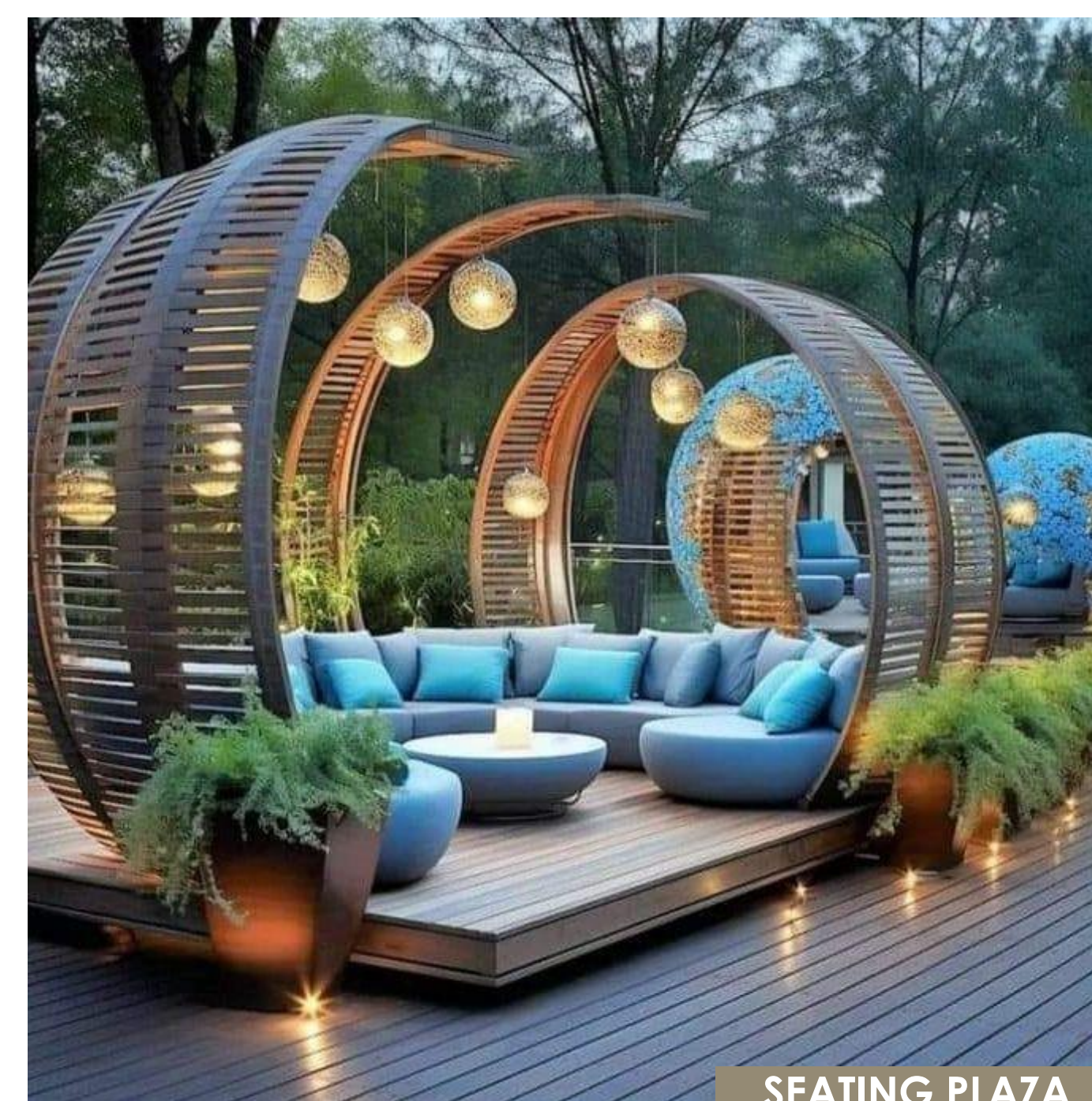


MULTI PURPOSE LAWN & PATHWAY





MULTOPURPOSE COURT



SEATING PLAZA



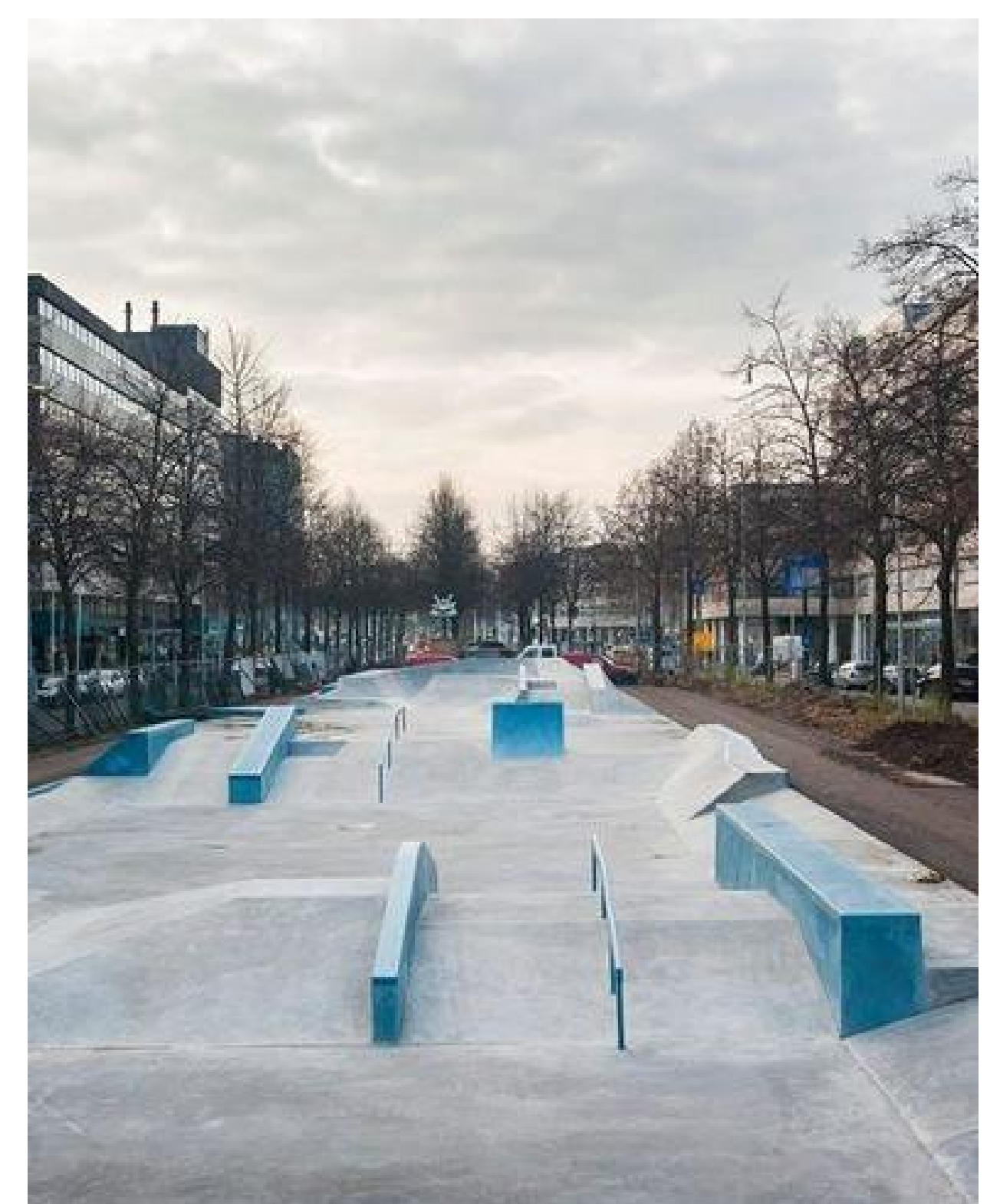
CRICKET



PICKLE BALL COURT



SKATING AREA

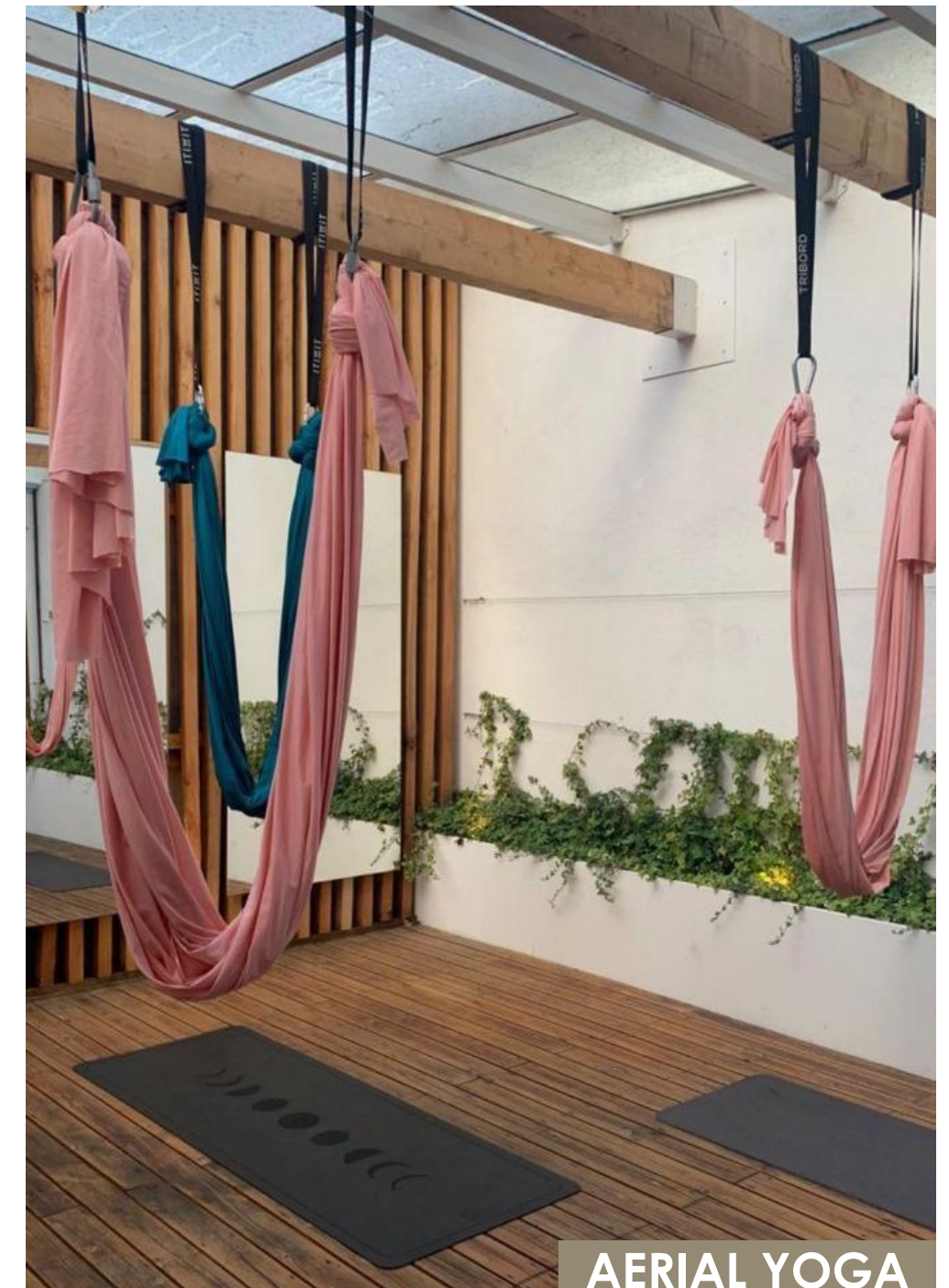




FOREST WALK



FOREST WALK



AERIAL YOGA



SWING PLAZA



COZY CORNER



AERIAL YOGA



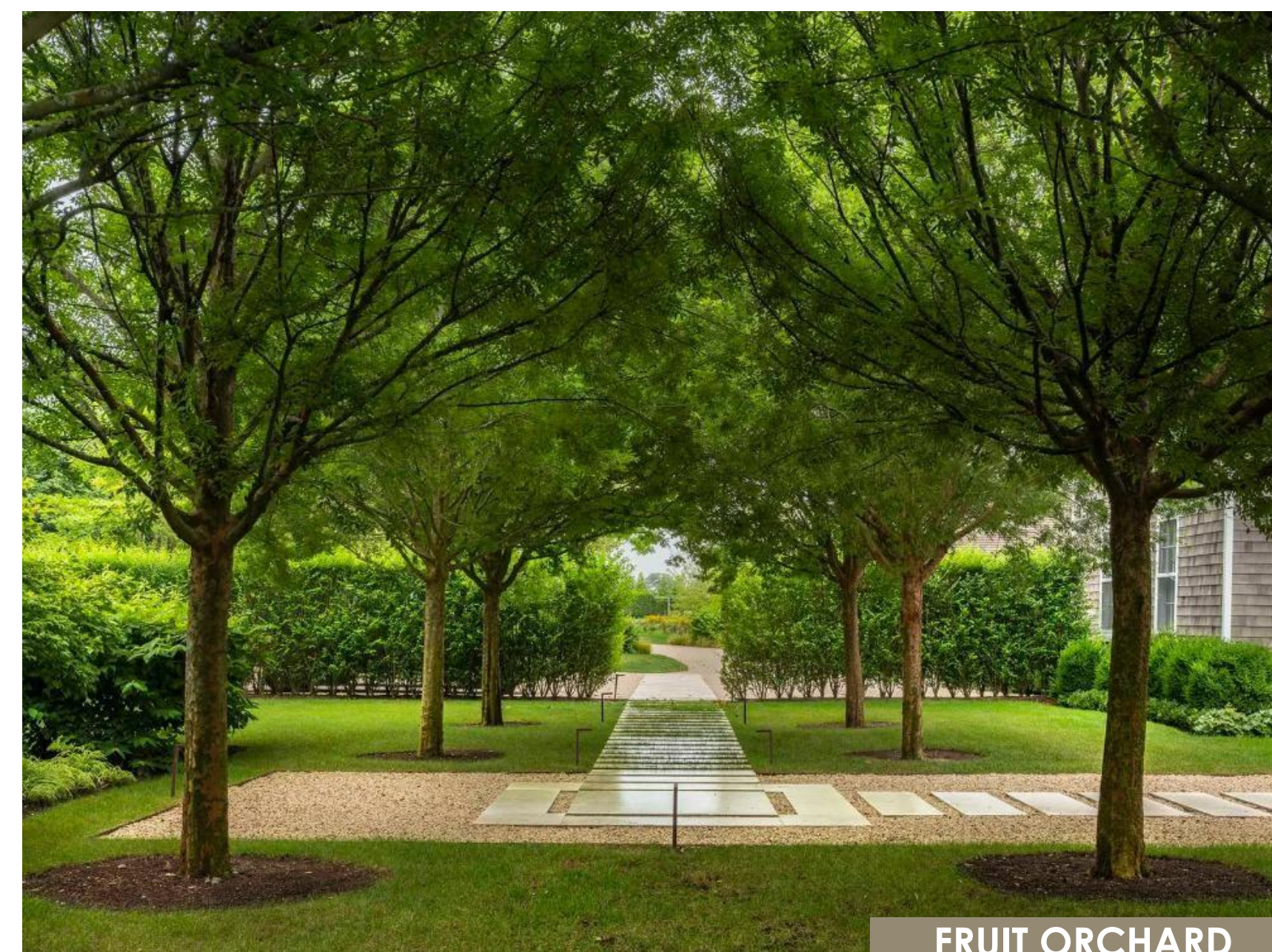
LIVE SCALE GAME ZONE

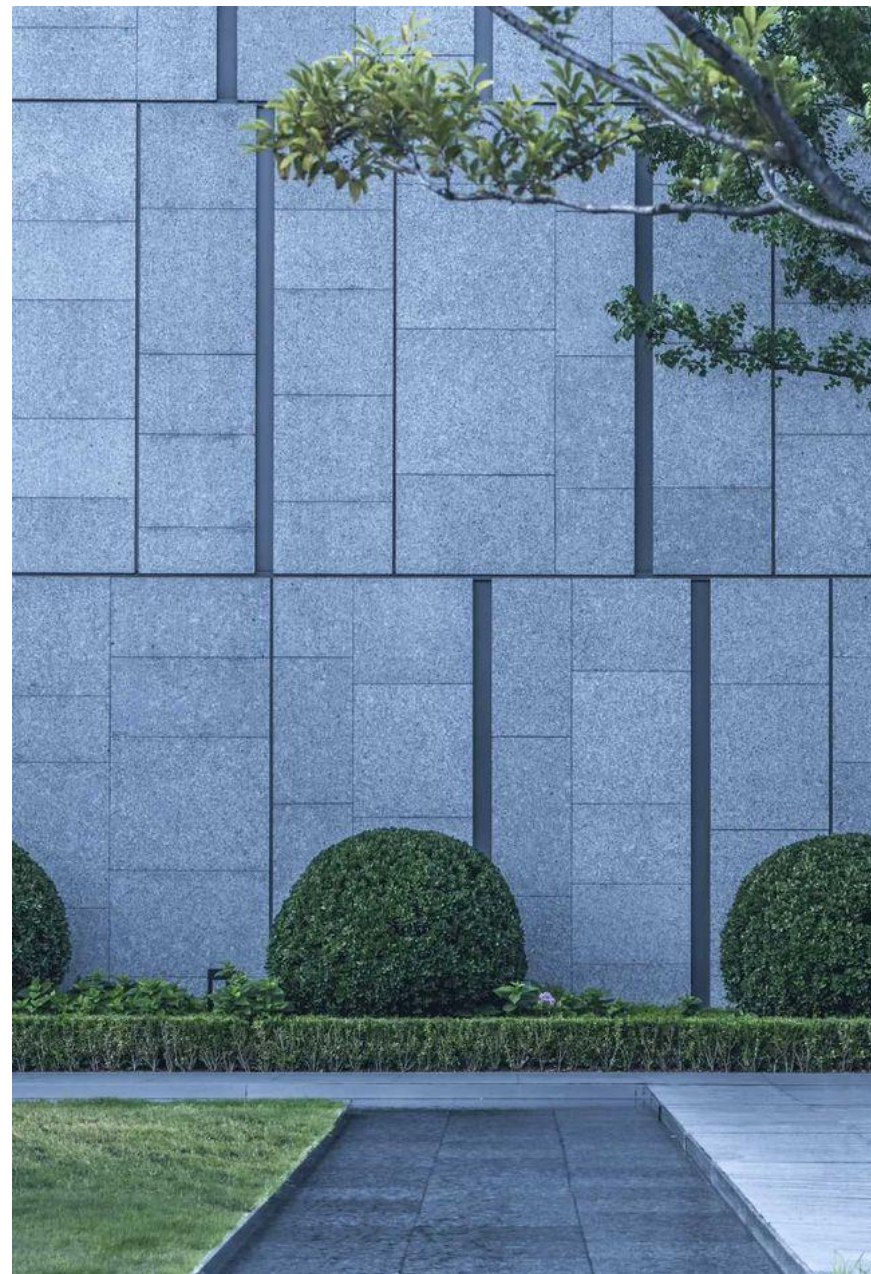


YOUTH HANGOUT AREA

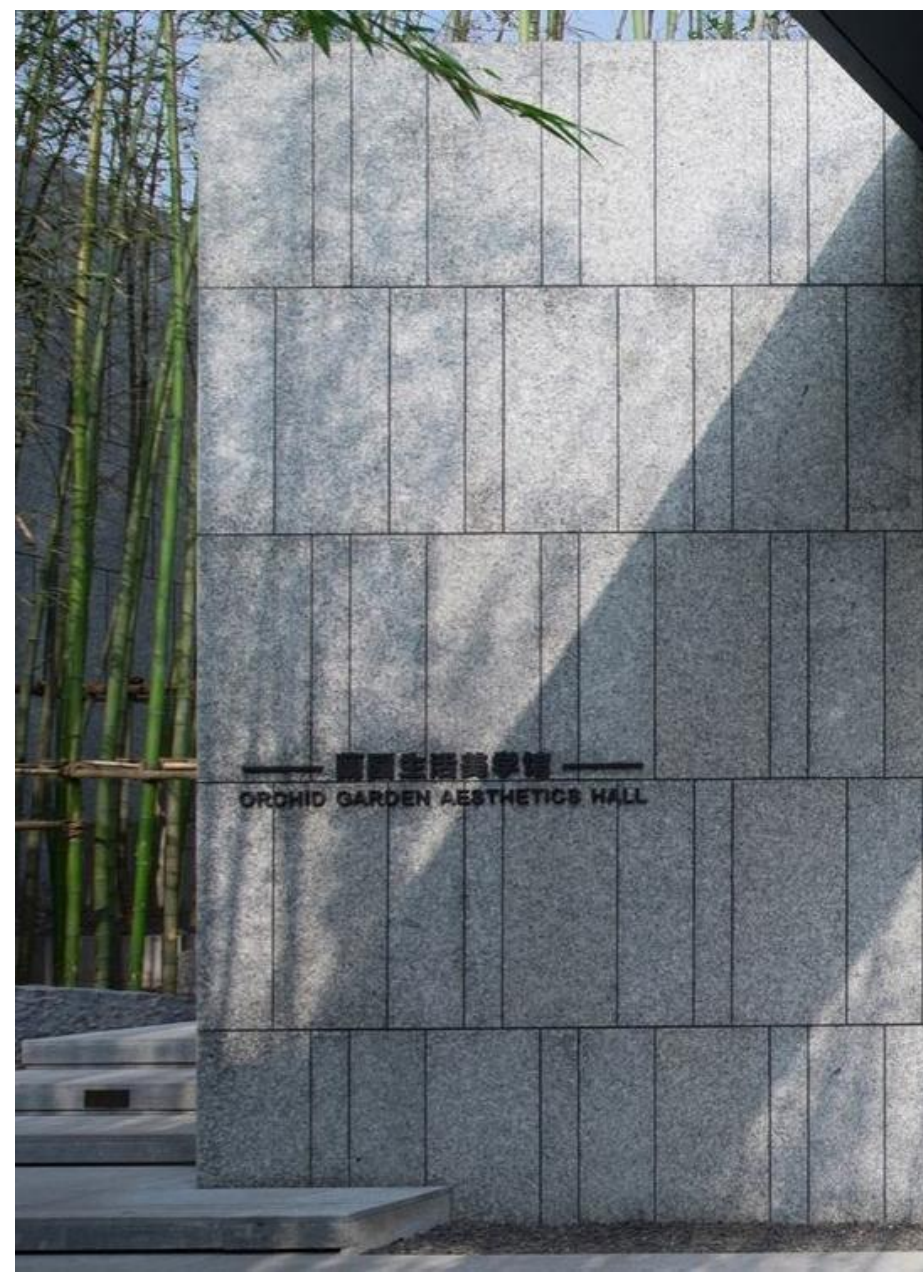


Flat Rock Studio2023 (c)

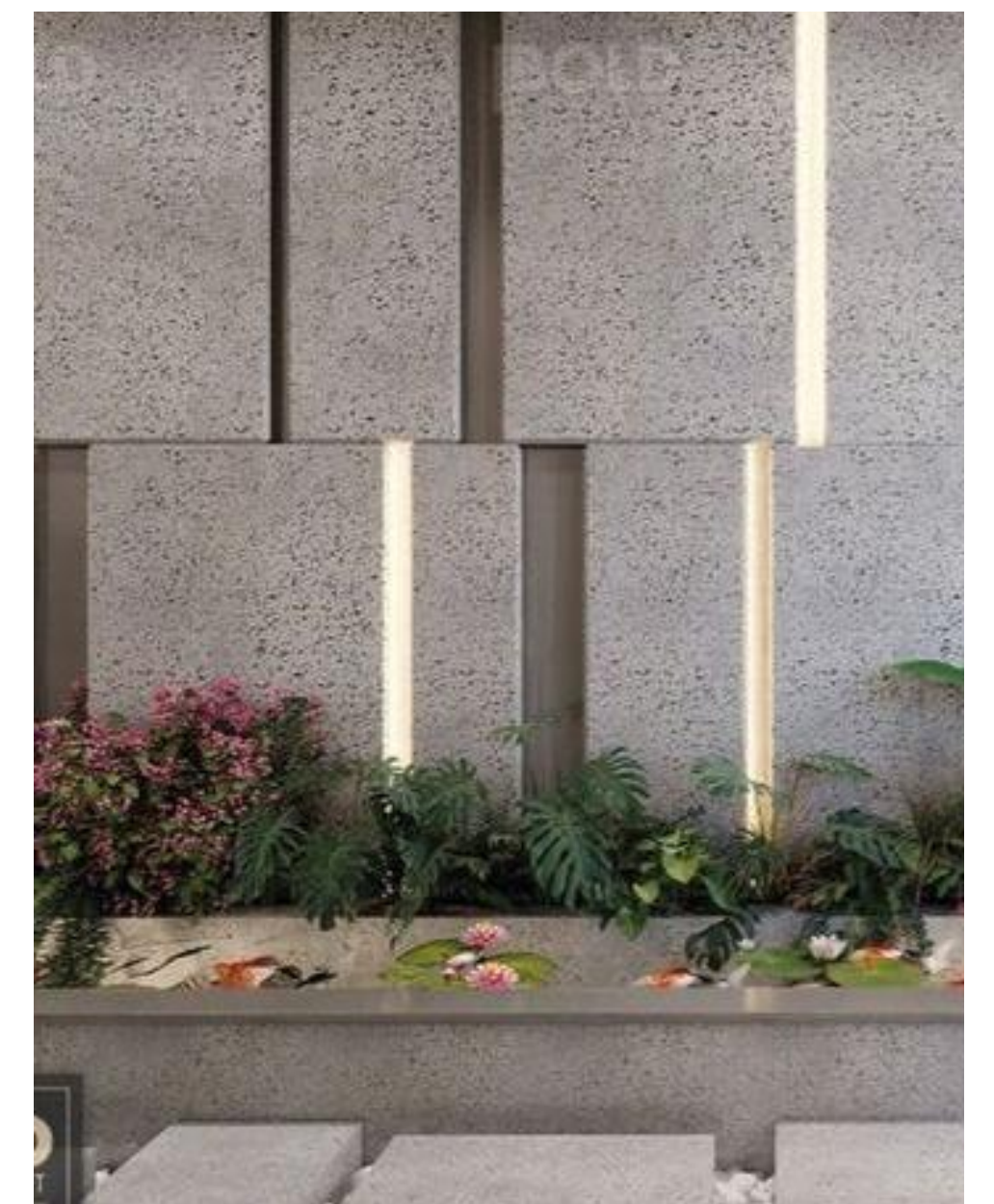
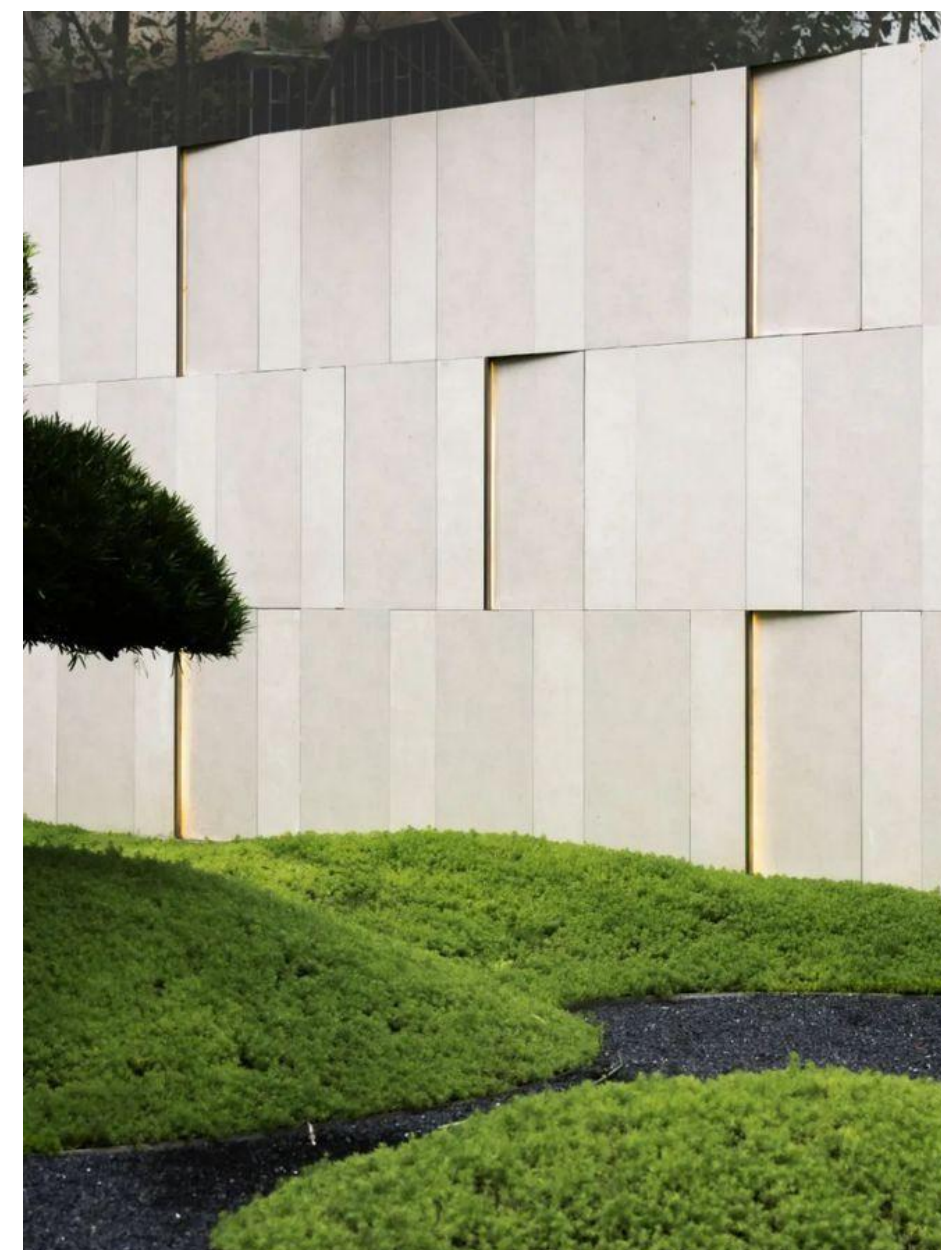




OPTION 01



OPTION 02





OPTION 03



OPTION 04



OPTION 05

RESIDENTIAL DEVELOPMENT AT KOTHWA, PATNA

ARCHITECT
HAFEEZ
CONTRACTOR