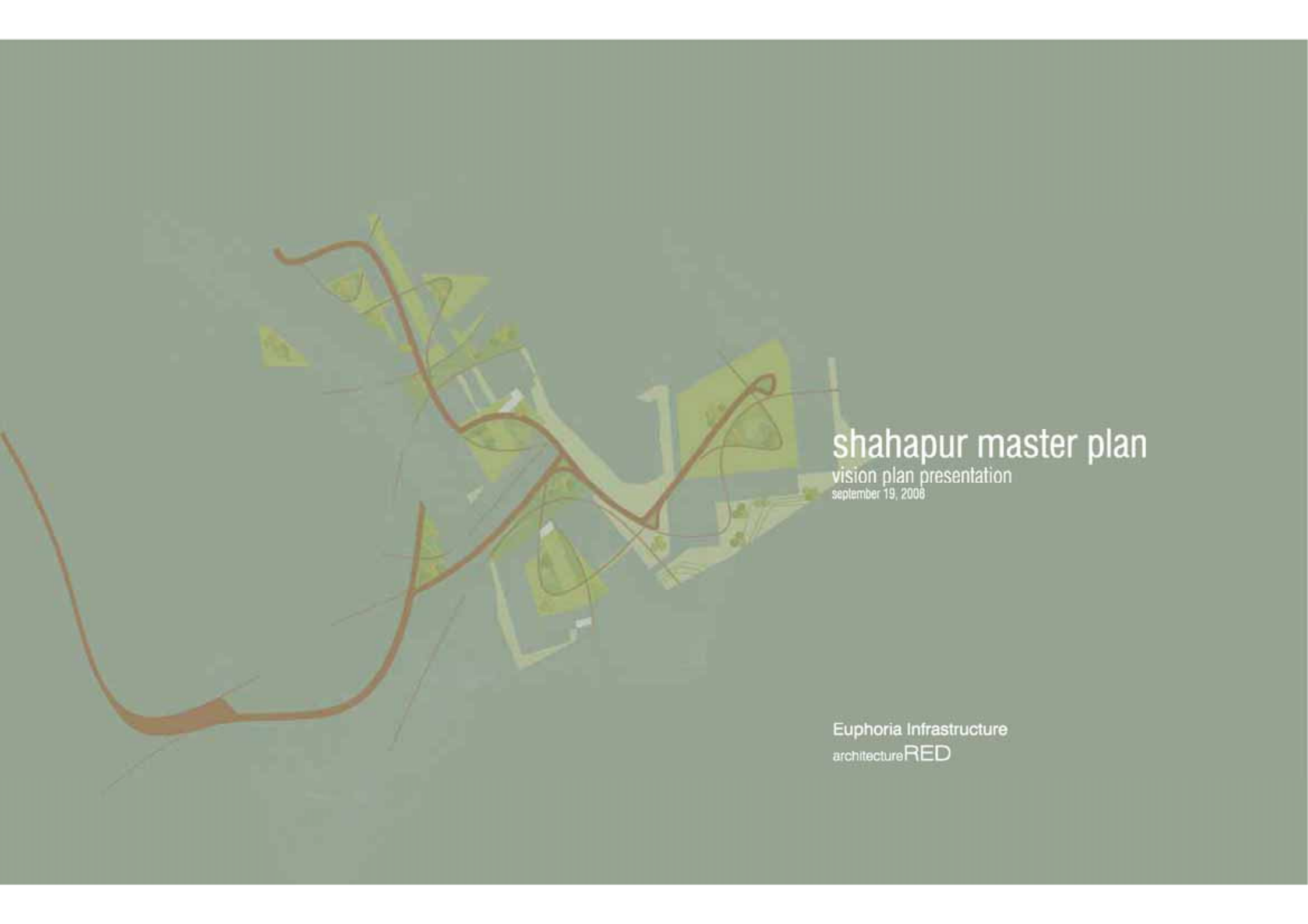




shahapur master plan

vision plan presentation
september 19, 2008

Euphoria Infrastructure
architectureRED

INTRODUCTION

The proposed township development is spread over 85 acres, on the outskirts of Shahapur, Maharashtra. Located amidst pristine natural settings, the site has the mumri river flowing to its south, and natural and man-made canals running through the site.

The intent is to maximise the commercial potential of the site by developing mutually inter-related development programs, including plotted development for individual residential units, resort development and a leisure development, which could include a golf course/ a wellness theme based development and a time share villa development scheme. Sustainability would be a key parameter in the development program.

GOAL

To create a vibrant, serene and natural development which addresses the needs of the urban community for a peaceful and tranquil getaway.

OBJECTIVES

- Identify ideal programs for the site development.
- Create an ideal layout addressing the needs of plotted development, leisure and recreation as primary activities.
- Create humane and vibrant neighbourhoods
- Create green spaces as a central focus of the development
- Maximise the connection of the development to the water features.
- Create linkages to tie the planning effort together.

PROGRAM SUMMARY

Plotted Development

- A mix of plots admeasuring 2000 sft and 1500 sft. Dominant plot size being 2000 sft.
- Integrated vehicular and pedestrian networks to enable convenient access
- Open space planning to create landscaped focal points through the development

Resort Development

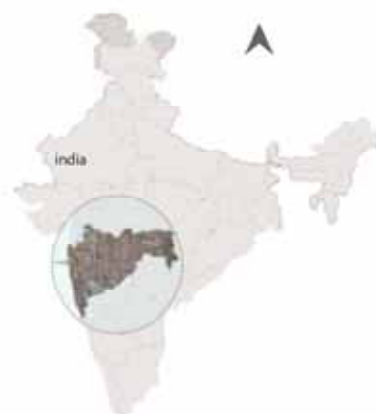
- A theme based resort development, planned along the rivers edge to maximize the site's potential
- Program to be developed to meet Business and Leisure requirements of the users
- Resort themes to be explored include a Golf based resort and a Wellness Spa theme

Time Share Villa Scheme Development/ Golf Course Development

- Part of the site to be developed as potential time share villa development
- Potential of locating a golf course to be explored along the eastern portion of the site
- Time share villas overlooking golf greens – concept to be explored

Legend	Distance from proposed site
proposed site	nearest shahapur junction(NH-3) 14 km from proposed site
pune	216 km from proposed site via NH4,NH3
navi mumbai	84 km from proposed site via NH3
mumbai	91 km from proposed site via NH3
thane	68 km from proposed site via NH3
sholapur	463 km from proposed site via NH13,NH9,NH3
nasik	105 km from proposed site via NH3
shahapur	16 km from proposed site
road	

Note: all distance shown are approximate



key plan

REGIONAL CONTEXT:

Located at 90 kms from Mumbai city, the site is located at Sarangpuri village, on the outskirts of Shahapur, a prominent town on the Mumbai-Nasik National Highway NH-3.

The site is approachable by a 90 minute drive from the city of Mumbai and is located 16 kms off the main highway and Shahapur town. The site is also equi-distant from the city of Nasik, making it a drivable and well accessible destination for the population of both cities.

LOCAL CONTEXT:

The site is accessible from an access road which links to the NH3. The drive from the NH3 to the site is around 15 minutes.

The site is strategically located, with the Mumri river flowing to its south and the picturesque Harishchandra range of mountains to its north-east. The site offers scenic views of both these natural features.

A sustainable use of water resources can offer a perennial water body to the site.



Legend

- proposed site
- sarangpuri village
- road connecting shahapur town and proposed site
- national highway 3
- harishchandra range
- bridge near sappoon
- shahapur town

WATER



ROCKS

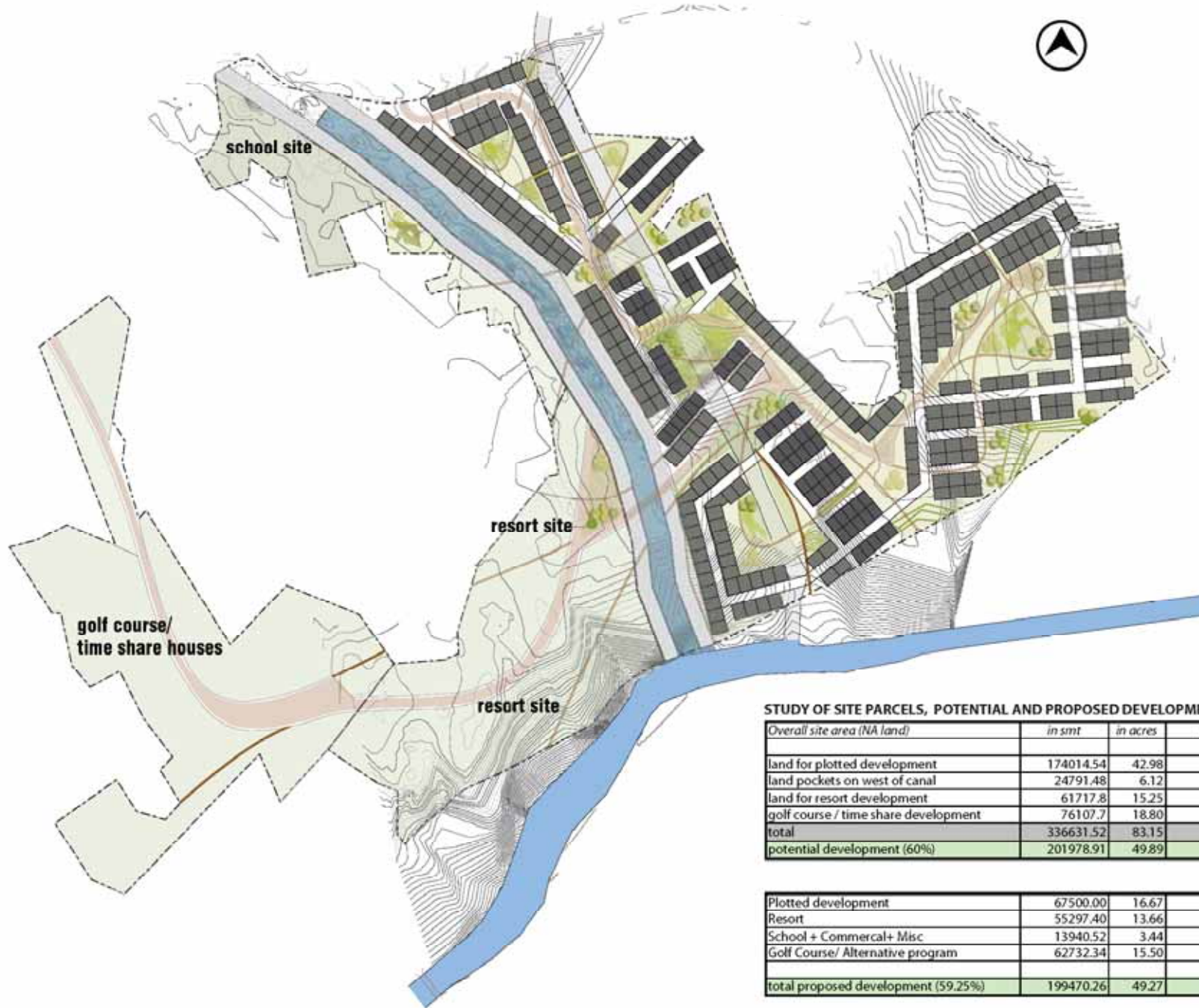


FOLIAGE



TERRAIN





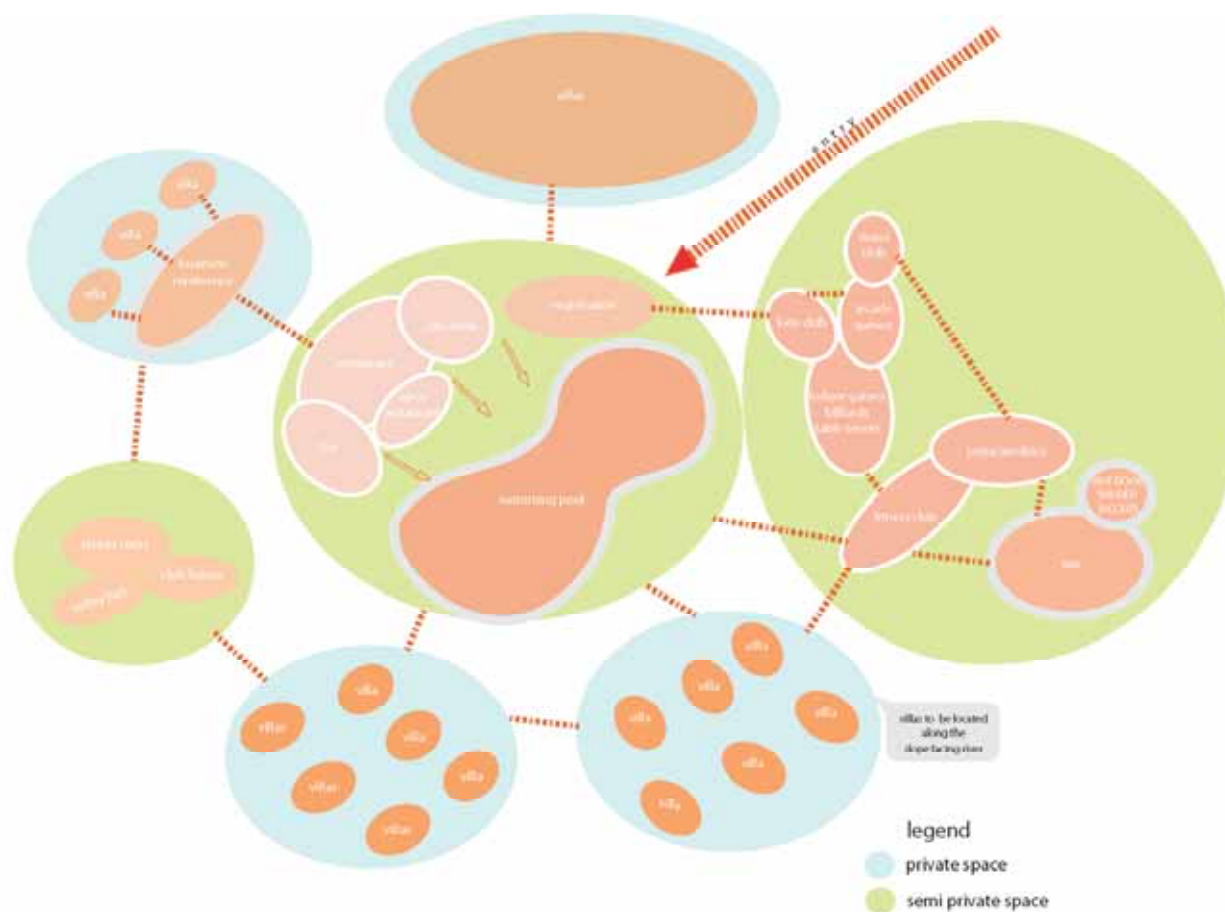
STUDY OF SITE PARCELS, POTENTIAL AND PROPOSED DEVELOPMENT

Overall site area (NA land)	in smt	in acres	in sft
land for plotted development	174014.54	42.98	1872396
land pockets on west of canal	24791.48	6.12	266756
land for resort development	61717.8	15.25	664084
golf course / time share development	76107.7	18.80	818919
total	336631.52	83.15	3622155
potential development (60%)	201978.91	49.89	2173293

Plotted development	67500.00	16.67	726300
Resort	55297.40	13.66	595000
School + Commercial+ Misc	13940.52	3.44	150000
Golf Course/ Alternative program	62732.34	15.50	675000
total proposed development (59.25%)	199470.26	49.27	2146300

	plot area	no. of plots	total area	% of development
	in smt		in smt	
	200	270	54000	80.0%
	150	90	13500	20.0%
total		360	67500	

THE RESORT - FUNCTIONAL ADJACENCIES



THE RESORT - PROGRAM PROPOSED

Registration office (80 sqm)

- Lobby
- Reception desk
- Manager room / rest room
- Admin open office

Accommodations

- 2 BR - 20 Nos - 140 sq m with car park
- 4 BR - 13 Nos - 216 sq m with two car park

Business package

- Hospitality suite (150 sq m G+1 structure) 4 nos
Private bedroom/ bath
Dining room
Living room to entertain guest
- Hospitality conference suite (200 sq m) 4 nos
Living room with dining
Conference hall
Mini bar
Internet access

Dining

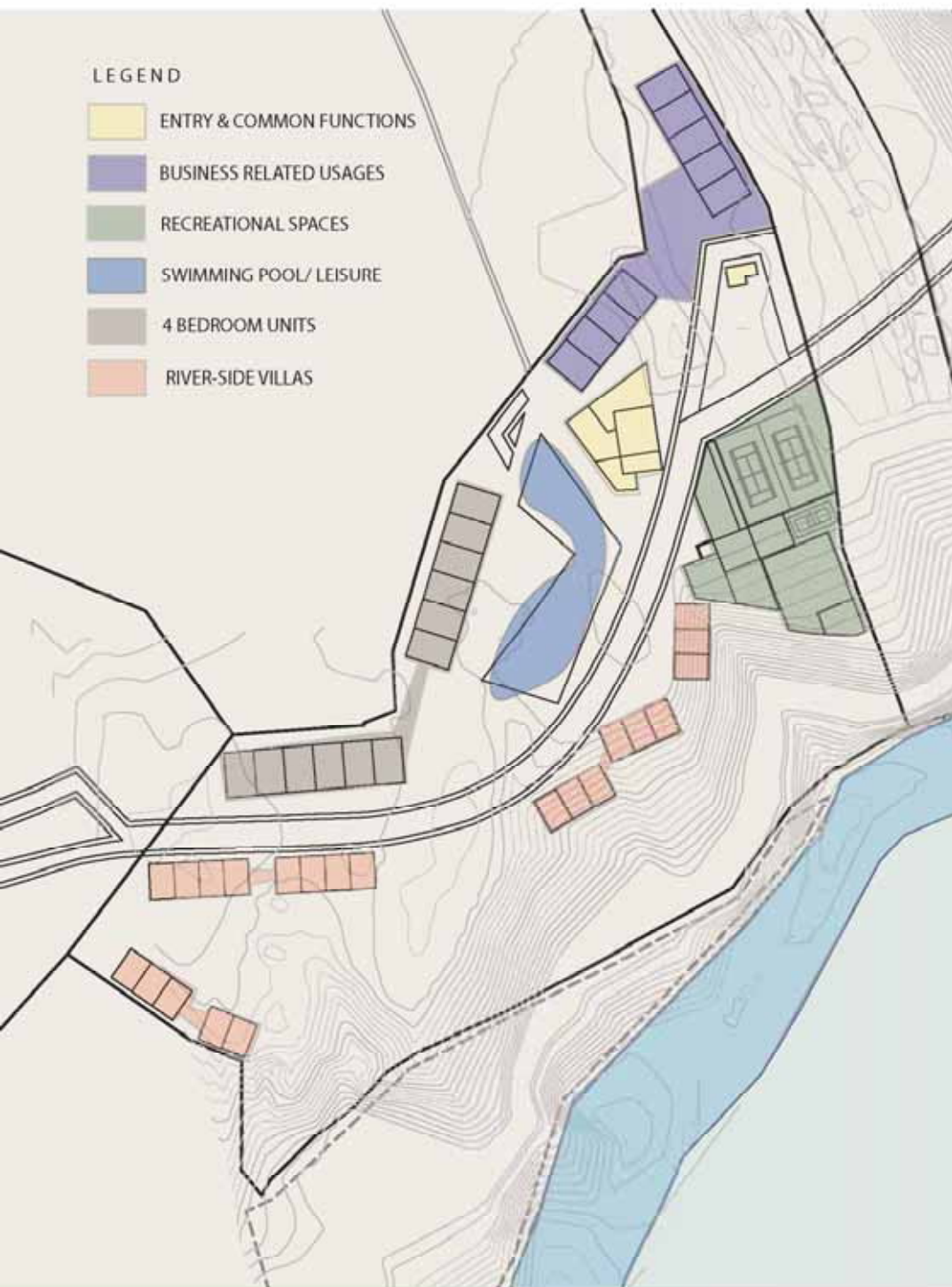
- Restaurant (288 sq m - 124 seater)
- kitchen / store (75 sq m)
- Café shop/pastry / (60 sq m)
- 24X7 bar/service (100 sq m)
- Wash/rest rooms
- Waiting area
- Open dining space connected to main kitchen

Activities and leisure

- Outdoor sports
9 hole golf course - 75 acres (Miniature version to be explored)
Tennis (double court 36.54x 36.57 - 1336.26 sq m)
Volleyball (18m x 9m - 162 sq m)
Swimming (21m x 50m - 1050 sq m)
- Indoor games - billiards / table tennis (200 sqm)
- Spa / fitness center (200sqm for 45 users)/yoga
- Walk along river
- Shopping
- Kids club and arcade games (150 sq m)
- Teens club (100 sqm)
- Shaded out door Jacuzzi

LEGEND

- ENTRY & COMMON FUNCTIONS
- BUSINESS RELATED USAGES
- RECREATIONAL SPACES
- SWIMMING POOL/ LEISURE
- 4 BEDROOM UNITS
- RIVER-SIDE VILLAS



THE RESOT DEVELOPMENT- ZONING

The Resort functions are classified as:

ENTRY/ COMMON FUNCTIONS

Administration/ Registration/ Security/ Cafeteria

BUSINESS RELATED USAGES

Conferences/ Seminars/ Banquetting

RECREATIONAL SPACES

Tennis Courts/ Spa/ Health Club/ Outdoor sports

SWIMMING POOL

Swimming Pool/ Paddle Pool for kids/ Water Features/ Landscaped Central Court

4 BED ROOM UNITS- 12 UNITS

Living Hall + 4 independant Double Rooms (for group bookings/ large families/ office seminars etc)

RIVER-SIDE VILLAS- 22 UNITS

Living Hall + 2 independant Double Rooms (for families etc)



TIME-SHARE VILLA DEVELOPMENT SCHEME - LAKE SIDE DEVELOPMENT

The Eastern portion of the site (76100 sq. mt. / 18.8 acres) presents options for creating an artificial lake, which needs to be explored.

The naturally low lying valley offers a potential to be converted into a catchment area and to be converted into a perennial water body / lake. The depth of the catchment area, is around 10mts and can be developed into a compelling site feature.

The setting would be ideal for development of time-share villas, lake-view cottages and high end independent luxury house setting. This could be seen as a development on the lines of Amby Valley City or the Lavasa Lake City near Pune.

A detailed study of the programs for these projects is recommended and a similar model may be implemented at the site. An engineering proposal may be sought from site and civil engineering firms towards the feasibility of this proposal.

