



# - Ruhil Palladium-

Commercial Development  
in Kherka Mussalam, Haryana

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Public spaces redefined for your business

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17.07.2024

# C O N T E N T S

## **01. Introduction: HARYANA**

- Context & Heritage
- Vision
- Material Palette & Elements

## **02. Site Context & Analysis**

- Site Location : Haryana(Macro)
- Connectivity
- Site Location: Haryana (Micro)
- DP Plans : Haryana & Bahadurgarh
- Site Context
- Site Circulation
- Site Geography + Site Photographs

## **03. Design Concept and Approach**

- The Budget
- Material Selection
- The Maintenance
- Design Progression

## **04. Design**

- The Budget
- Material Selection
- Land Parcel Selection
- Design Progression
- Site Section
- The Site & Footprint

# 01

## Introduction

# 00. INTRODUCTION

## 0.1 CONTEXT AND HERITAGE

**Haryana** is one of the unique states in the country having developed culture and developing economy. It's culture is deeply rooted in a pluralistic ethos of age -old histroy providing creative expression, value- sustenance and belief patterns to thousands of communities which constitute the contemporary Indian Society.

## ECONOMY

Traditionally, agriculture has been the prime economic activity in the region. Roughly three-fourths of Haryana' s population remained rural in the early 21st century; however, cities have continued to grow rapidly as commercial, industrial, and agricultural marketing centres.Haryana contributes a large amount of wheat and rice to the Central Pool (a national repository system of surplus food grain). In addition, the state produces significant quantities of cotton, rape and mustard seed, pearl millet, chickpeas, sugarcane, sorghum, corn (maize), and potatoes.

## BENEFITS TO STAKEHOLDERS

- *DEVELOPERS* -reduction in ovehead costs
- *BUYERS* - limited resources consumed
- *VISITORS* - easy circulation & access



Agroha Dham, Haryana



Morni Fort, Haryana



Unitech Cyber Park, Haryana



Loharu Fort, Loharu, Haryana



Chor Gumbad, Haryana



Bahadurgarh Fort, Haryana



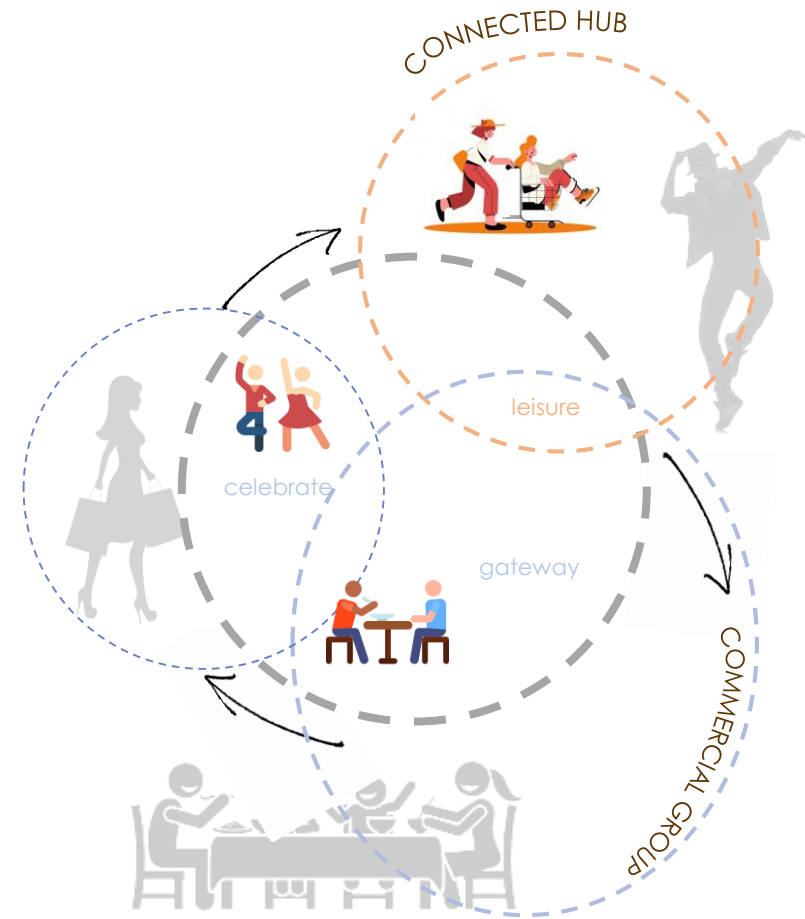
# 00. INTRODUCTION

## 0.2 VISION

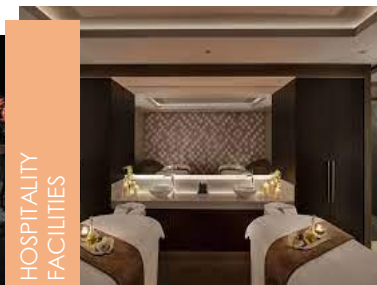
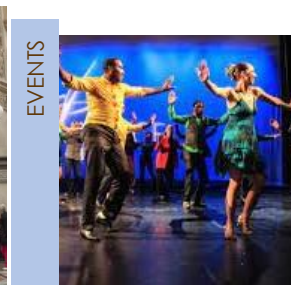
To create a destination retail complex that would support multiple activities like shopping, food, entertainment and other various events for the visitors.

### OBJECTIVES

- As New Haryana is less dense with the commercial sector, this upcoming complex would provide a proper end commercial space needed as a catchment area.
- This would provide to move in commercial spaces and enjoy the benefit of being located around one of the most affluent neighbourhoods.
- Preserving natural, unique, historical and open space resources to achieve a more wholesome, vibrant and sustainable lifestyle.
- Introducing critical strategic economic growth initiatives including technology-knowledge business park corridors.
- Promoting a comprehensive planned township that will enhance quality living, ensuring accessibility and managing overall growth.



a well-CONNECTED & DESTINATION hub.....



# 00. INTRODUCTION

## 0.3 MATERIAL PALETTE

The construction material provides strength and make up of the habitats and the structures.

GRC jaalis, standardized facades and stone finishes are among common architectural elements that are not only aesthetically admirable but also tell a story of how cost effective commercial complexes are designed using a choice of construction material .

Plastered Facades provides the city a unique identity.Addition to this , to enhance the beauty of the city and reduce air pollution there is a lot use of vertical green walls.

We have identified some of Zthe construction materials which are widely used in Haryana and would compliment with classical theme of the project :

## DESIGN ELEMENTS

Classical is a design that lives on. The idea behind the creation of the structure is the combination of geometry and technology with the beauty of classical design principles.

Classical design strikes the perfect balance between simple and elaborate. It provides a visual break from both too-fancy and too-basic architecture.

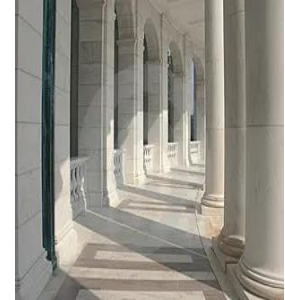
We have also identified some of the design elements :



Stone for Exterior Wall Cladding



Ornamentation



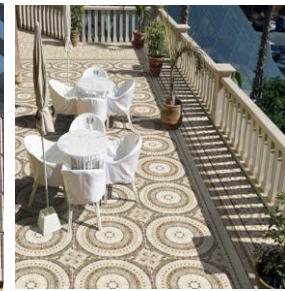
GRC Plaster



Smooth textured Plaster Finishes



Clear tefan glass



Mosaic Tiles for Terrace



Exposed Brick cladding



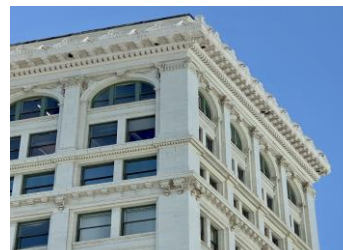
Exposed Concrete



Vertical Green Walls



Cornices



Rectangular windows



Plaza landscaping

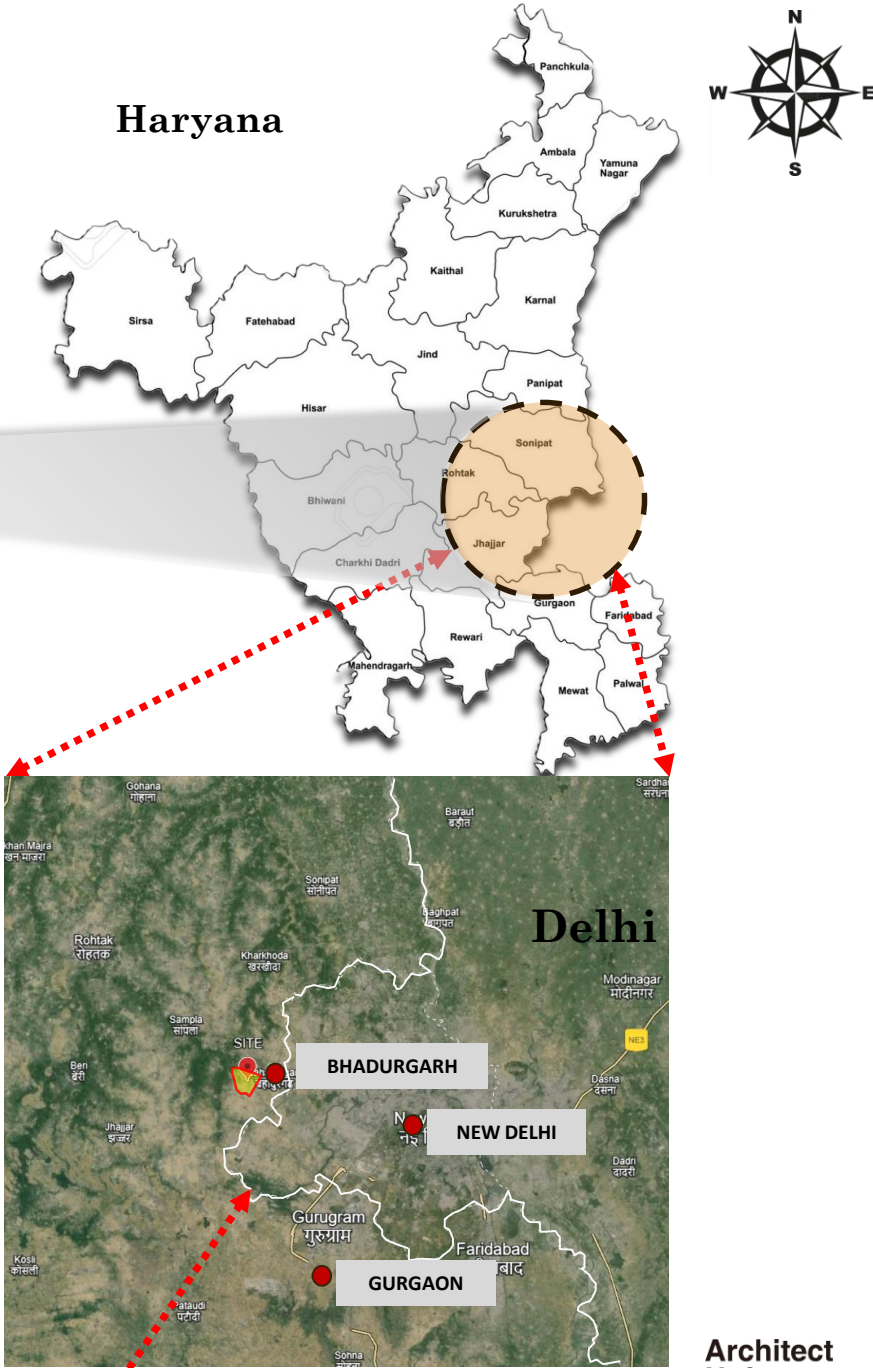
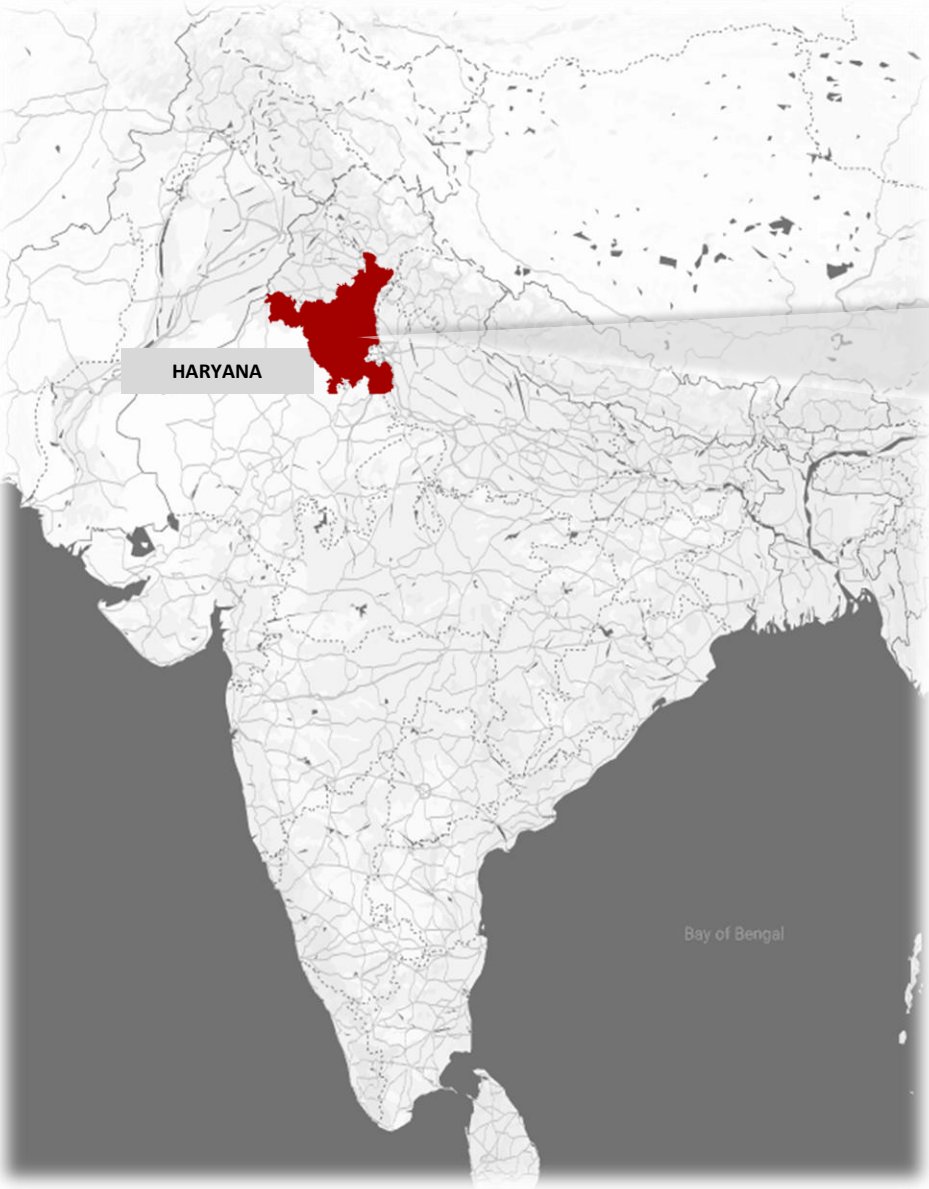
Architect  
Hafeez  
Contractor

# 02

## Site Context & Analysis



# 1.1. MACRO LOCATION:

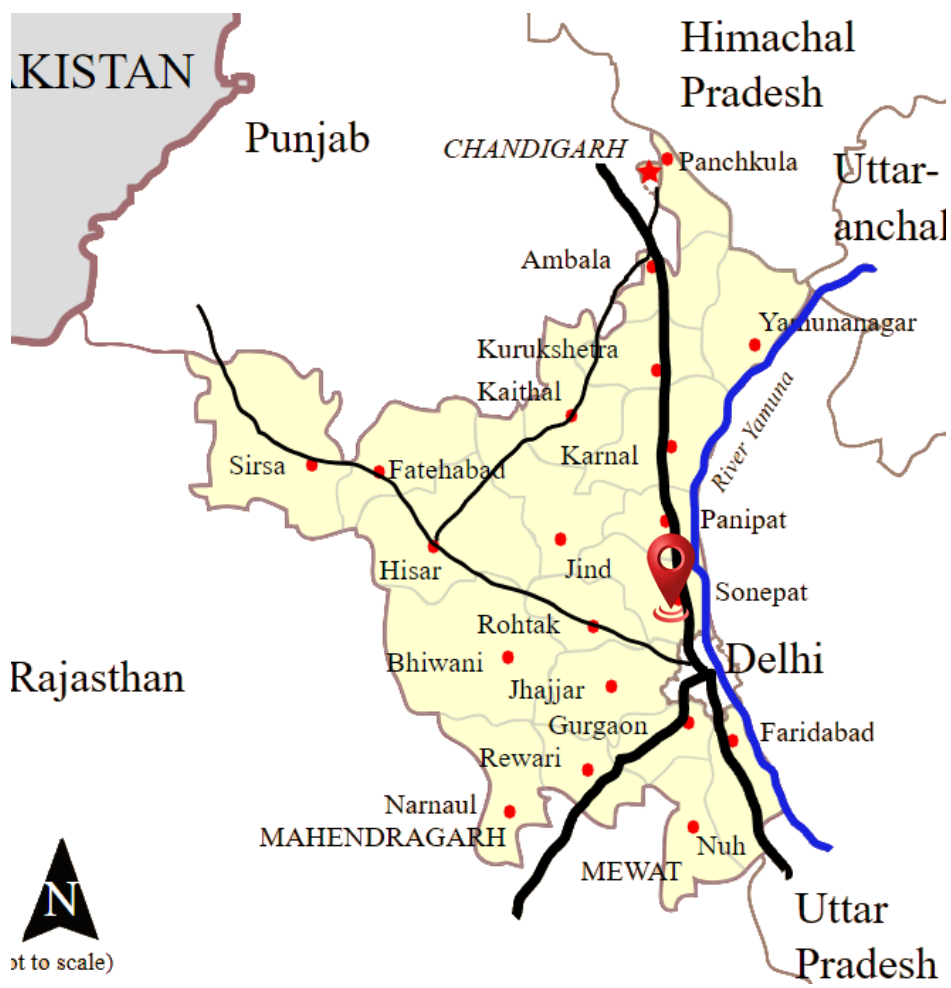


HARYANA-DELHI  
BORDER

Architect  
Hafeez  
Contractor



# 1.2. CONNECTIVITY:



# 1.3. MICRO LOCATION



Haryana



Close proximity to Bahadurgarh



Site U/R



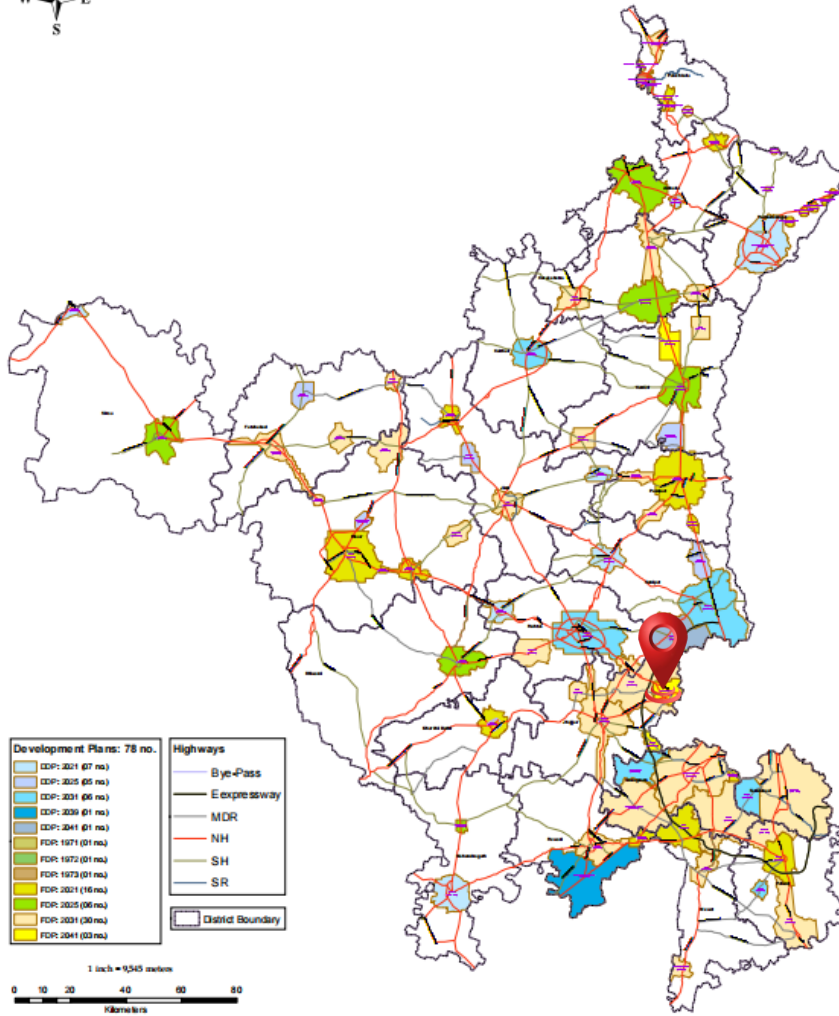
Kherka Musalman



## 1.4. DP Plans

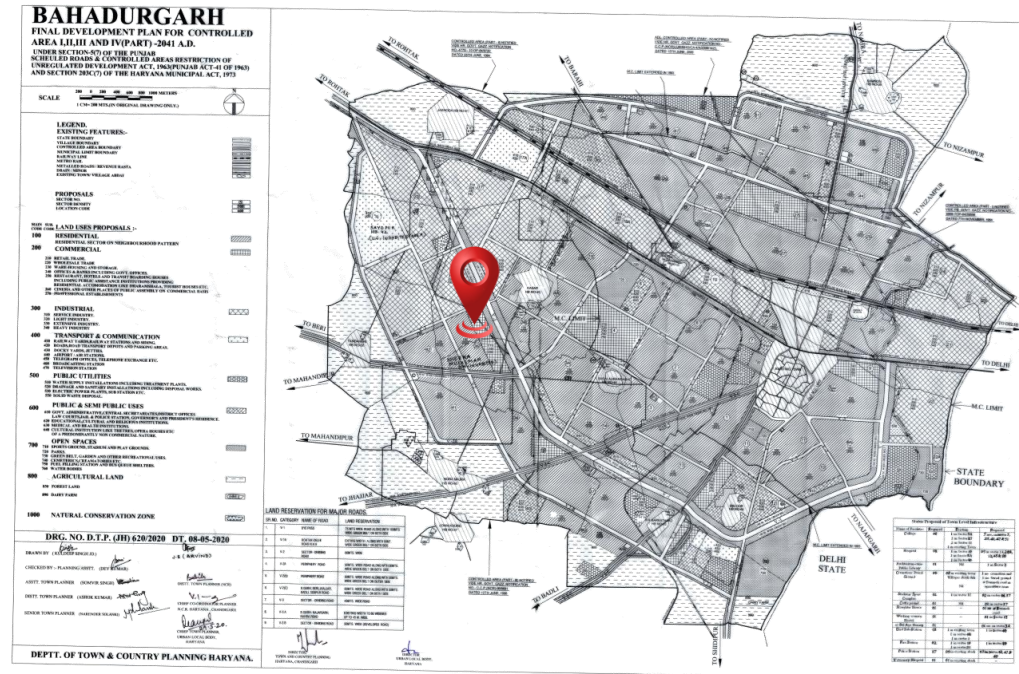
## DEVELOPMENT PLANS-HARYANA

Updated on: 08-March-2021



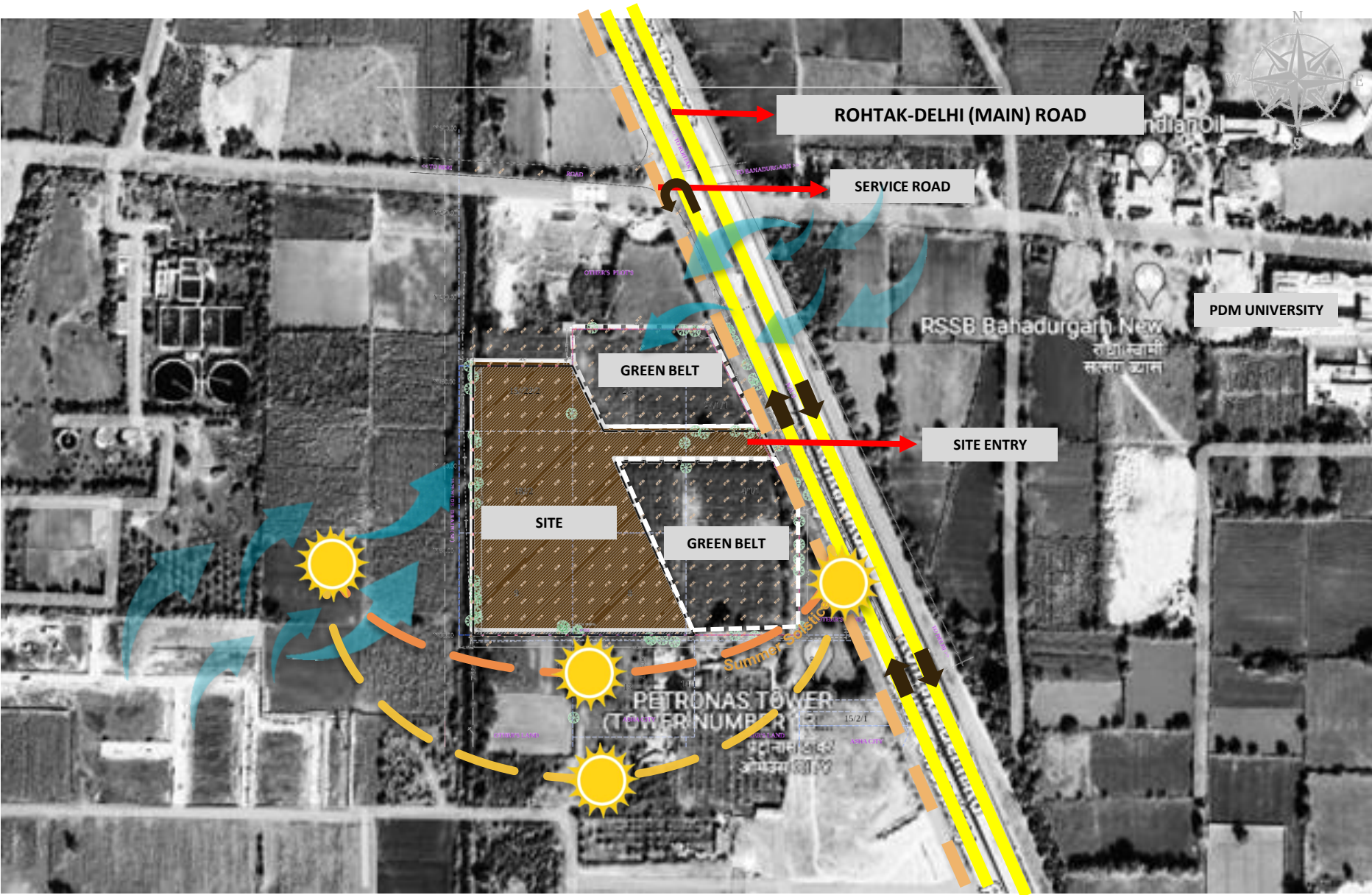
IT Cell, Department of Town & Country Planning, Govt. of Haryana

**Bahadurgarh**, a well-known city in Haryana, is conveniently situated just 21 kilometres from the nation's capital, New Delhi. The city of Gurgaon is the main entry point to the National Capital Region, and it is surrounded by other major urban centres like Faridabad (NCR).



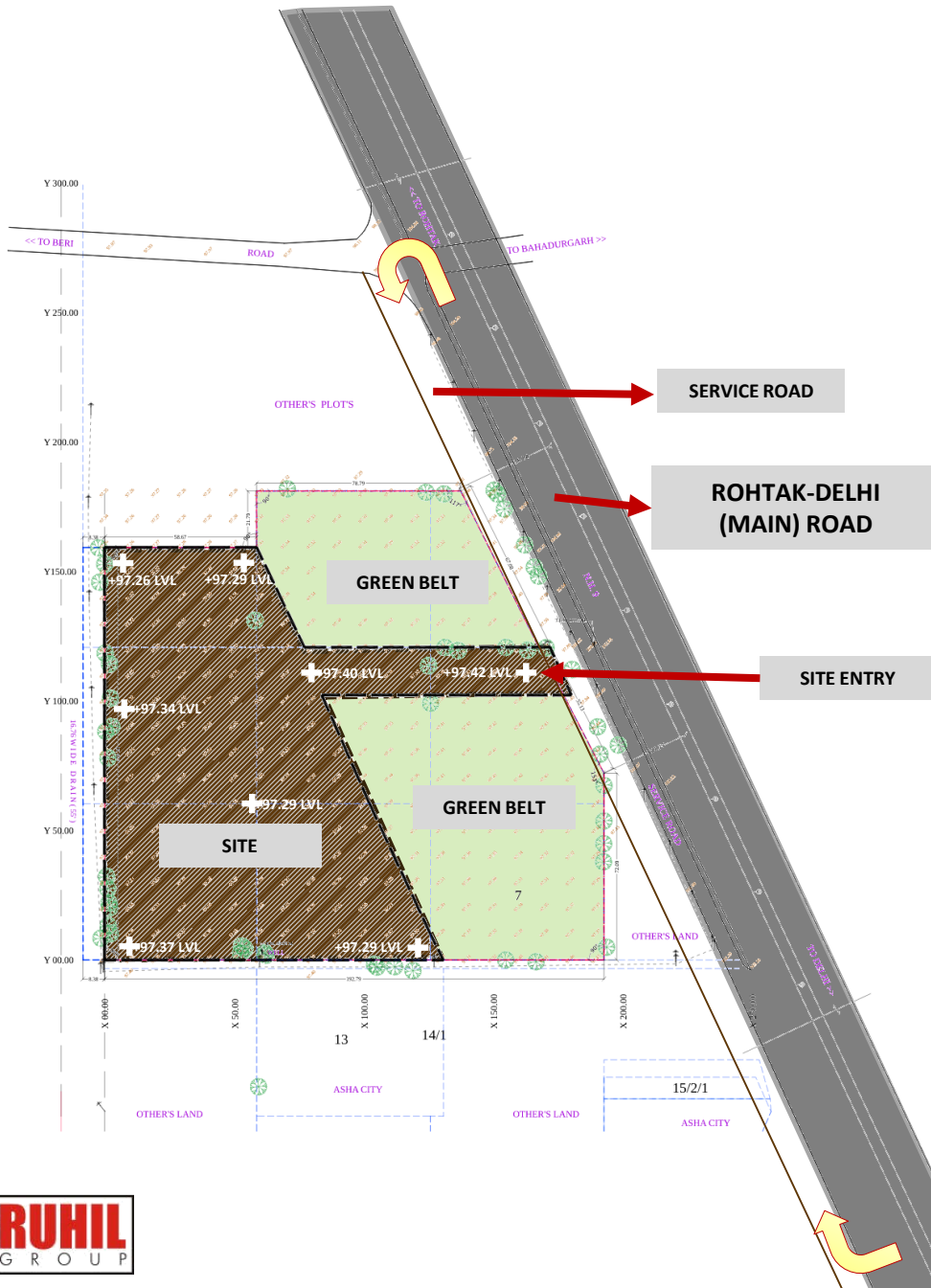
## KEY PLAN

# 1.5 SITE CONTEXT:





## 1.6. SITE CIRCULATION:



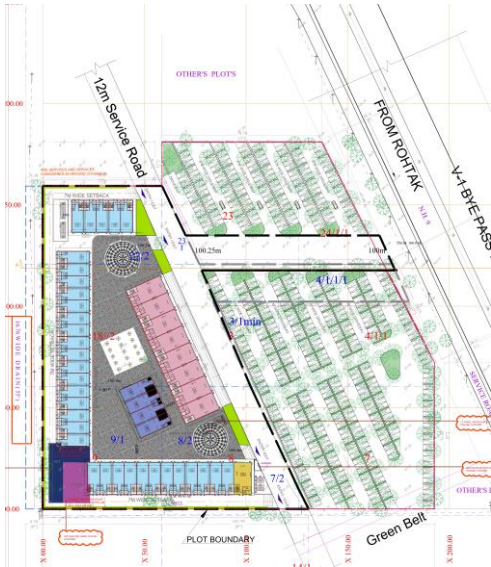
# PROPOSED COMMERCIAL PROJECT AT HARYANA-RUHIL GROUP

		SQM	SQFT
PLOT AREA		30594.19	329315.86
NET PLANNED PLOT AREA		14474.1661	155798.48
PERMISSIBLE GROUND COVERAGE	35% OF PLOT AREA	5065.95	54529.38
AS REQUESTED WE HAVE CONSIDERED 5 FLOORS i.e LOWER GROUND, GROUND,FIRST,SECOND AND THIRD FLOORS. CONSIDERING 5 AS FAR		25329.75	272646.90
LANDSCAPE	65% OF PLOT AREA	24878.192	267786.64
ADDITIONAL AREA (UGT,OHT,MU MMTY TOP)	10% OF TOTAL BUILTUP AREA	2532.975	27264.69
	TOTAL	27862.725	299911.59

# 1.7 SITE PHOTOS :



SITE INTERNAL



SURROUNDINGS & ROADS

# 03

## Concepts & Designs

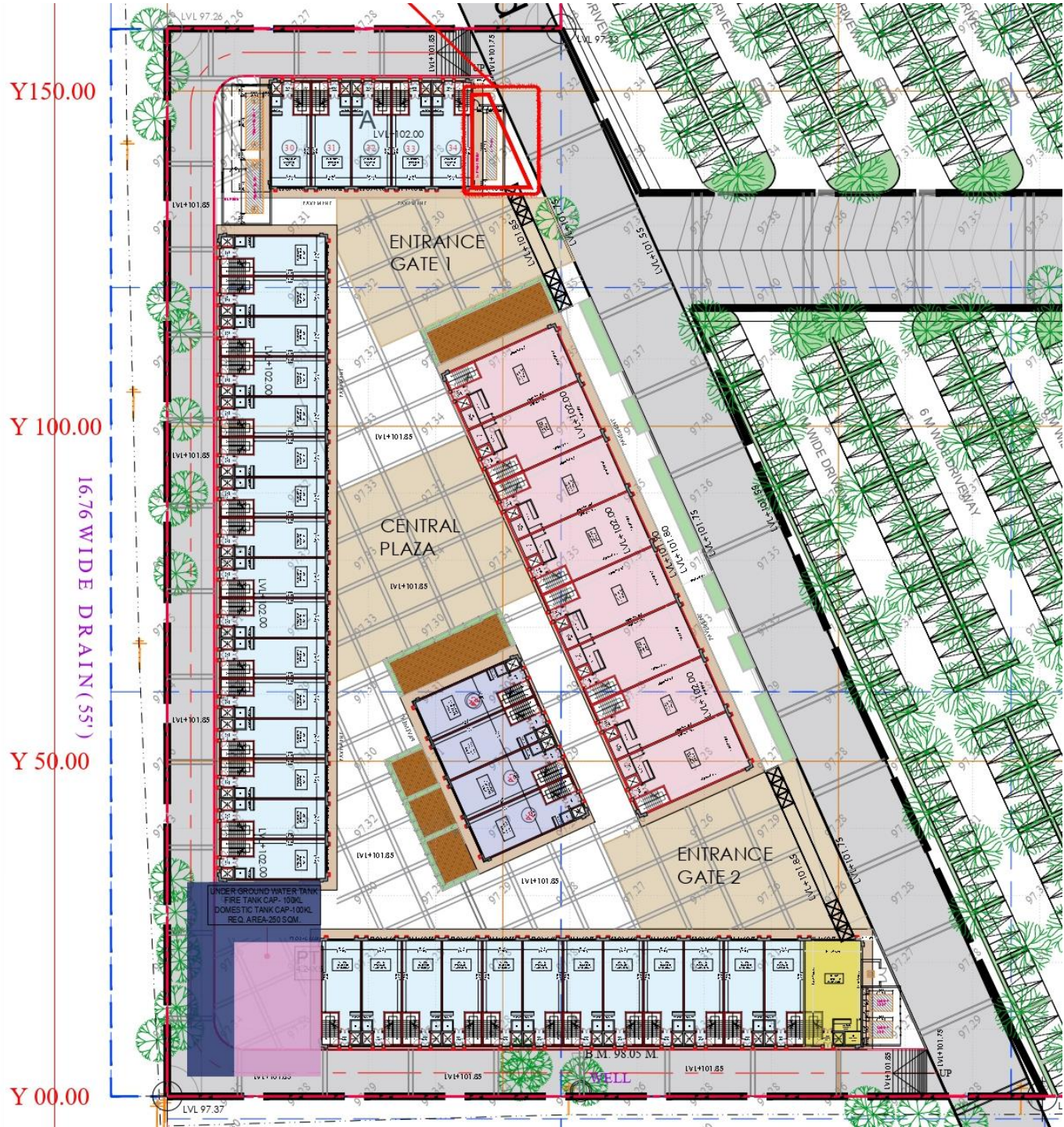


## OTHER'S PLOTS'S





# 3.1 MASTER PLAN



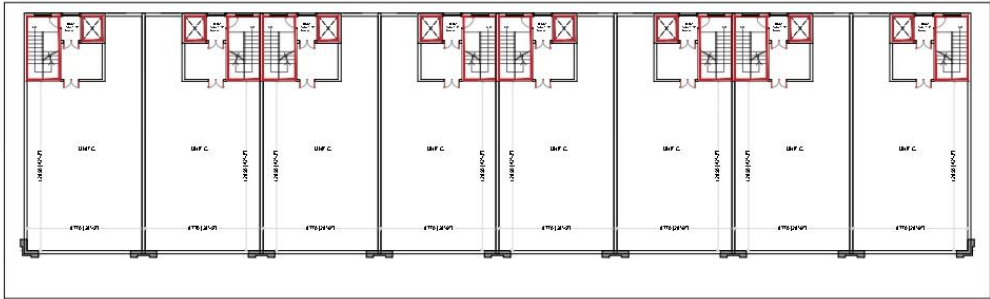
Architect  
Hafeez  
Contractor



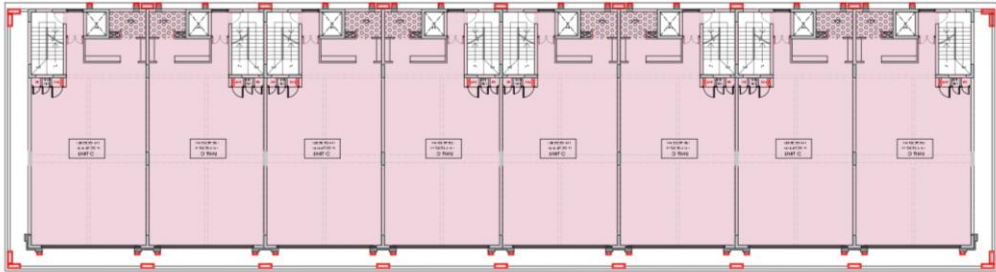


3.3 UNIT PLANS

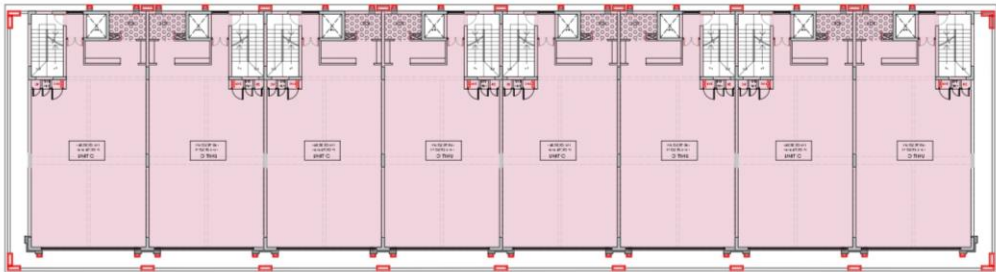
BOULEVARD 1 : 1772.82 SQ FT



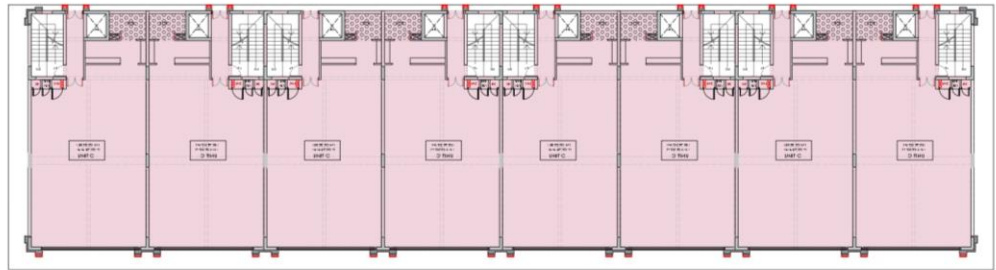
TERRACE FLOOR



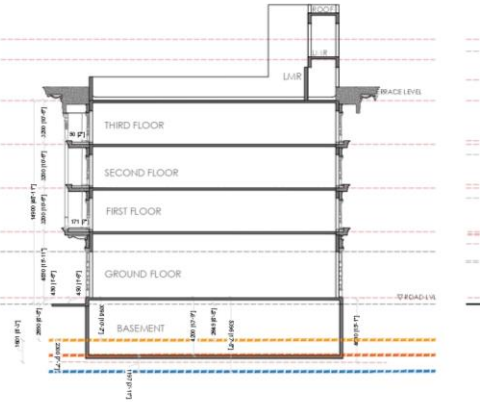
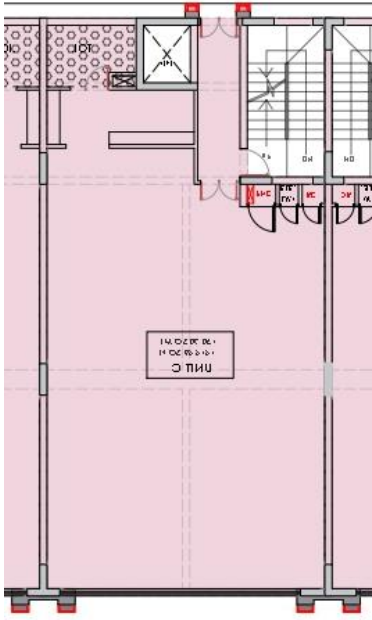
SECOND & THIRD FLOOR



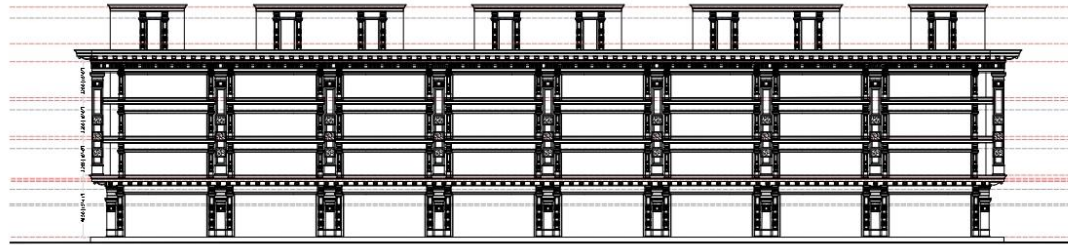
FIRST FLOOR



GROUND FLOOR

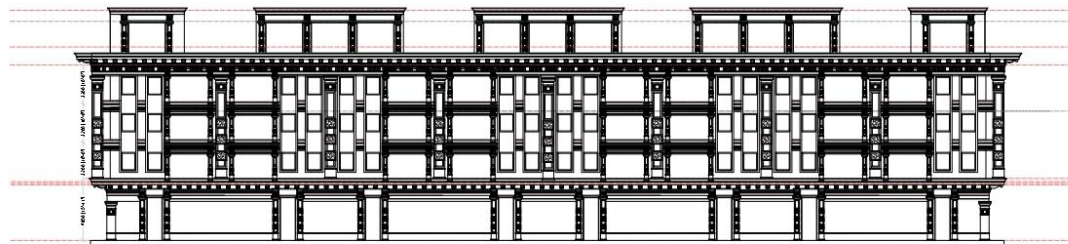


SECTION

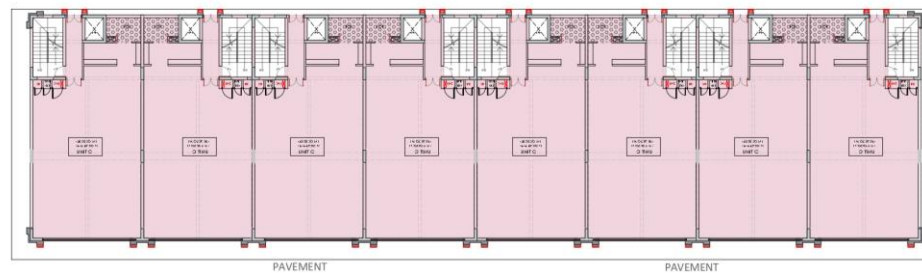


FRONT ELEVATION

**BOULEVARD 1**



BACK ELEVATION



PAVEMENT

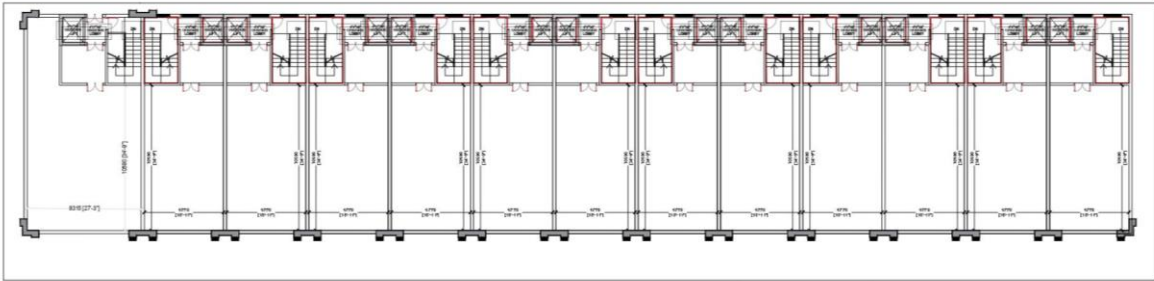
PAVEMENT

GROUND FLOOR

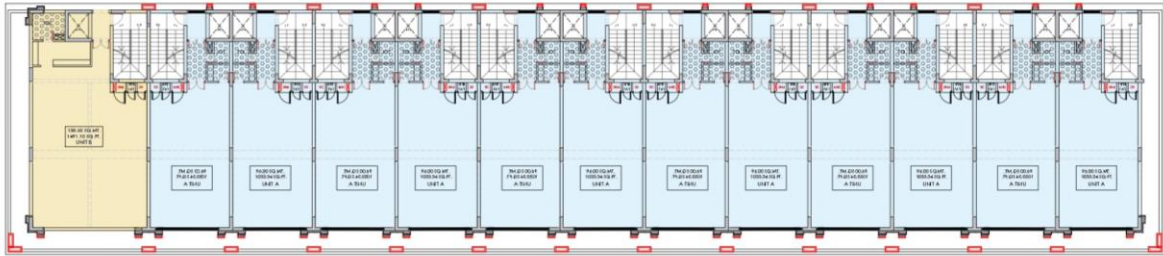


3.3 UNIT PLANS

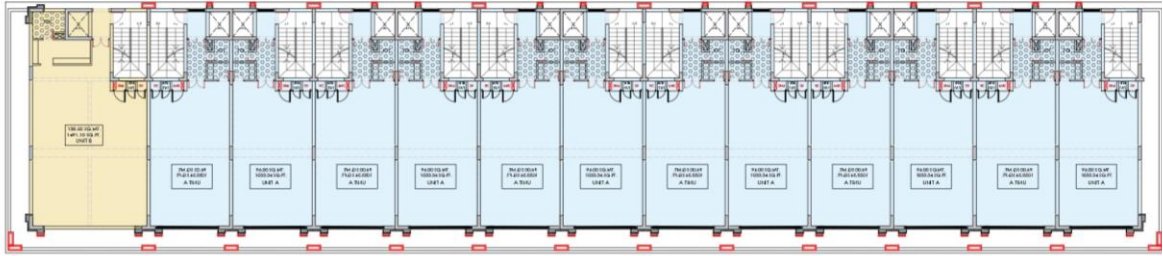
BOULEVARD 2 : 1491.10 SQFT PER UNIT



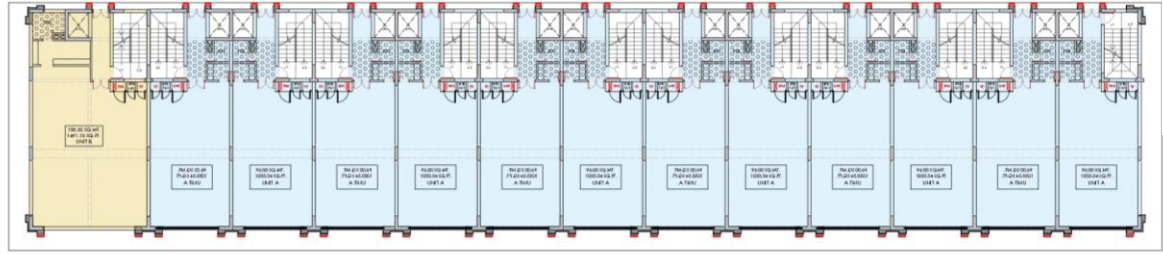
TERRACE FLOOR



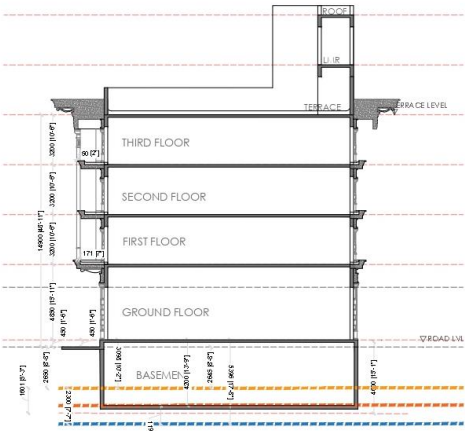
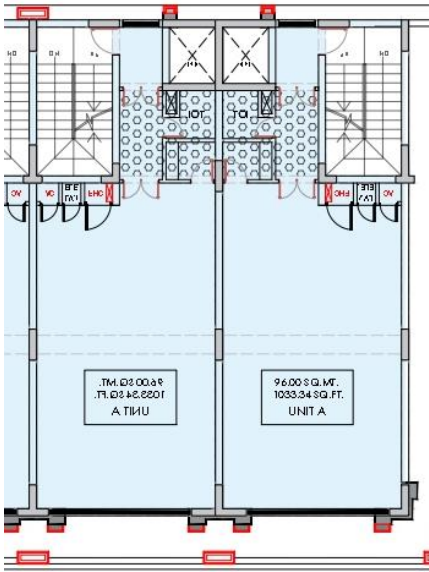
SECOND & THIRD FLOOR



FIRST FLOOR



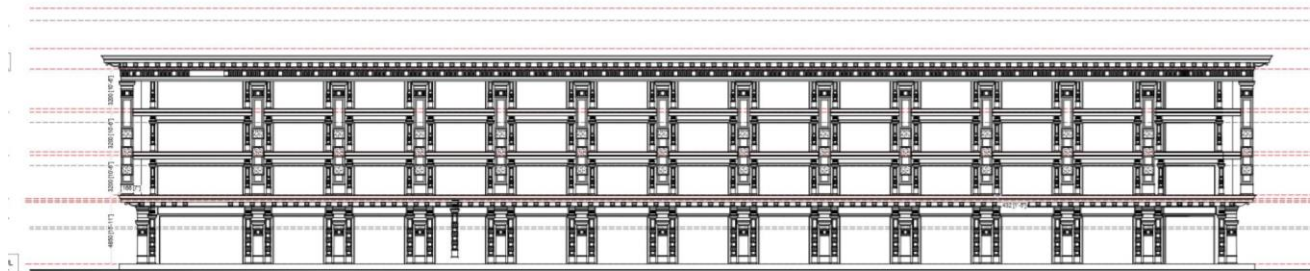
GROUND FLOOR



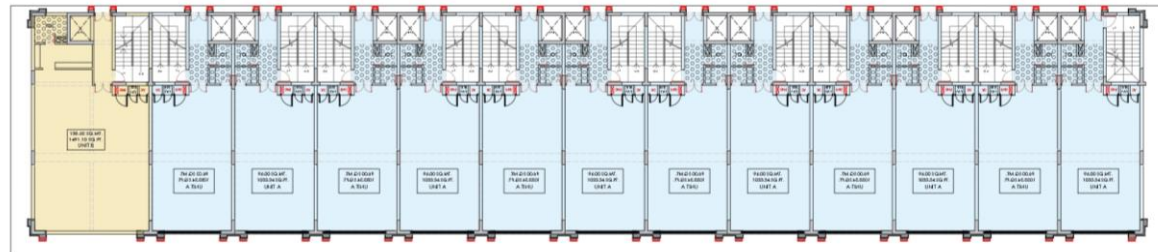
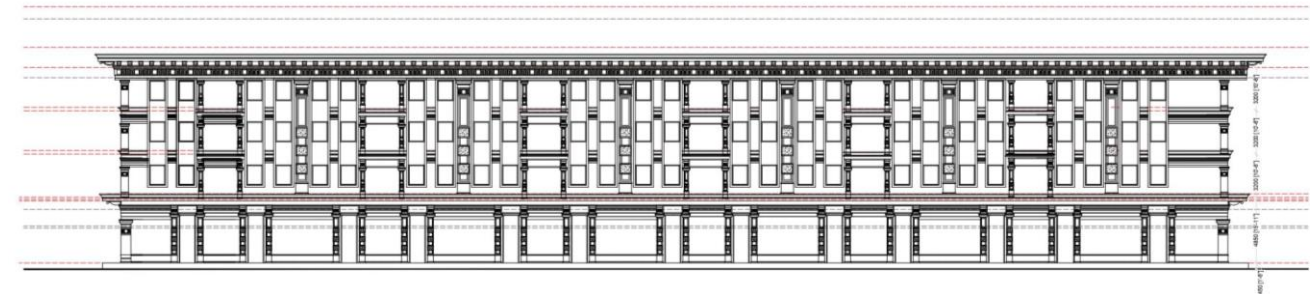
SECTION



**BOULEVARD 2**



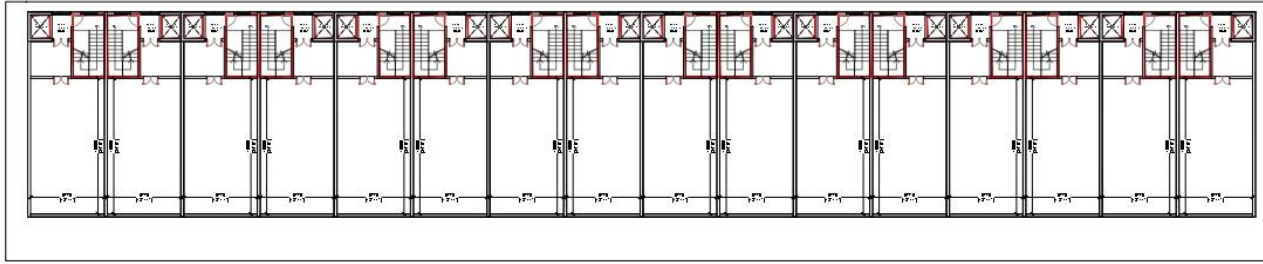
FRONT ELEVATION



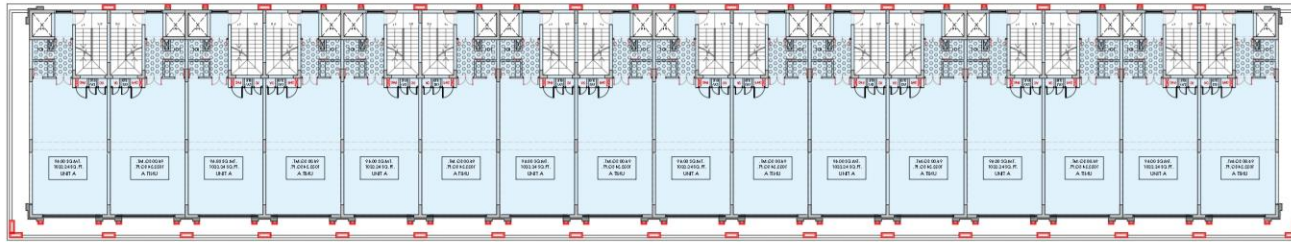


### 3.3 UNIT PLANS

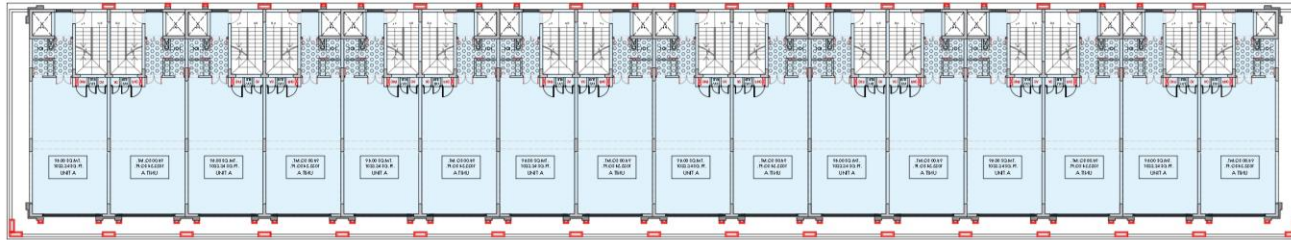
**BOULEVARD 3 :1033.34 SQ FT PER UNIT**



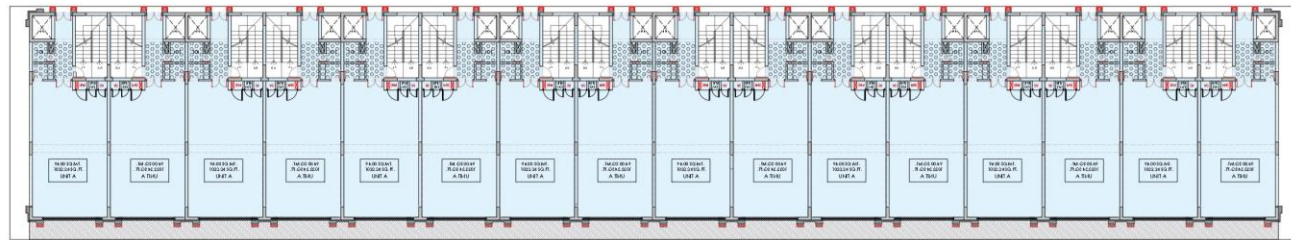
**TERRACE FLOOR**



**SECOND & THIRD FLOOR**



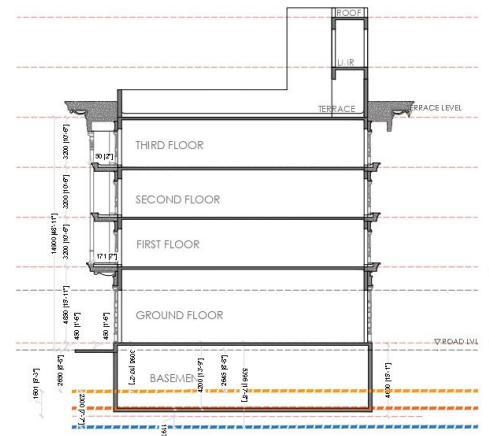
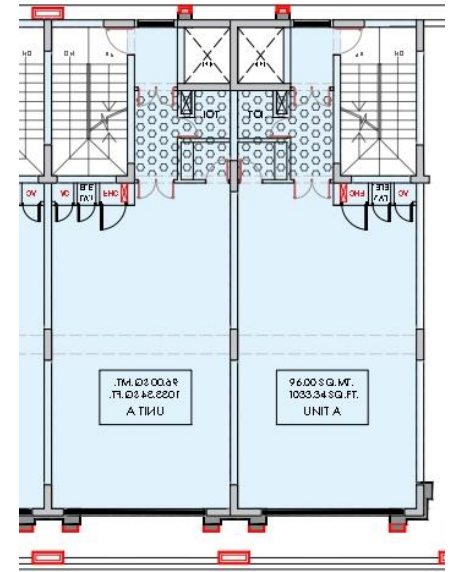
**FIRST FLOOR**



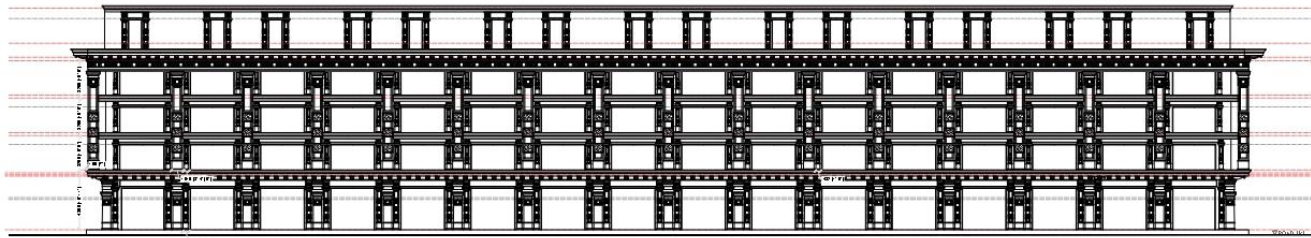
PAVEMENT

PAVEMENT

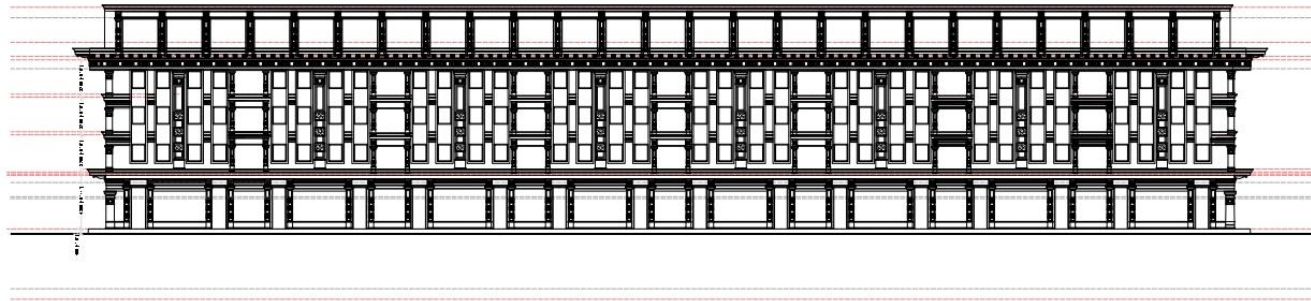
**GROUND FLOOR**



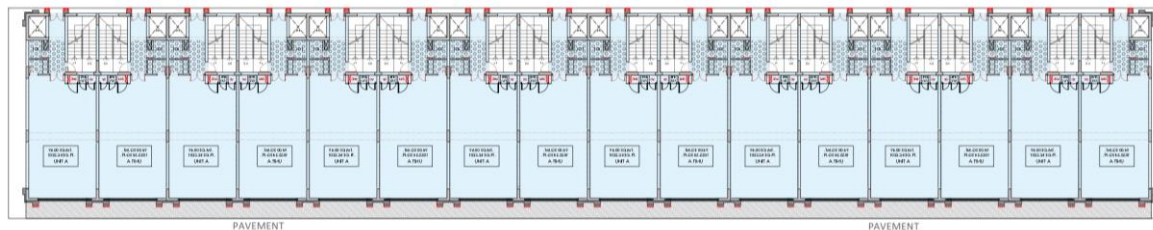
**SECTION**



FRONT ELEVATION



BACK ELEVATION



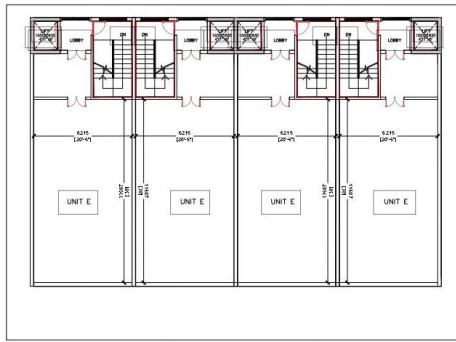
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PAVEMENT

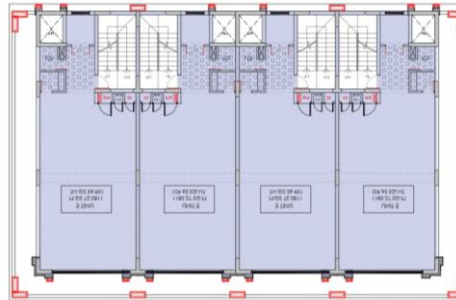
BOULEVARD 3



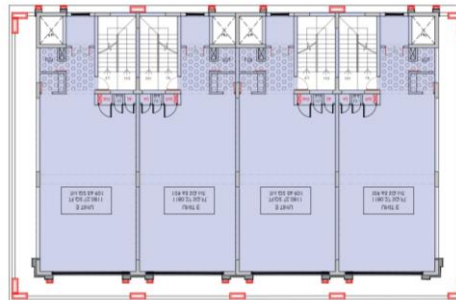
**BOULEVARD 4 :1033.34 SQ FT PER UNIT**



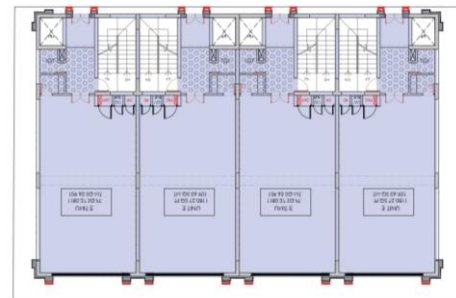
**TERRACE FLOOR**



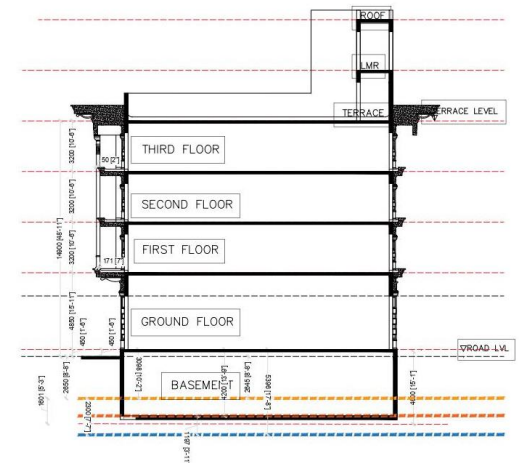
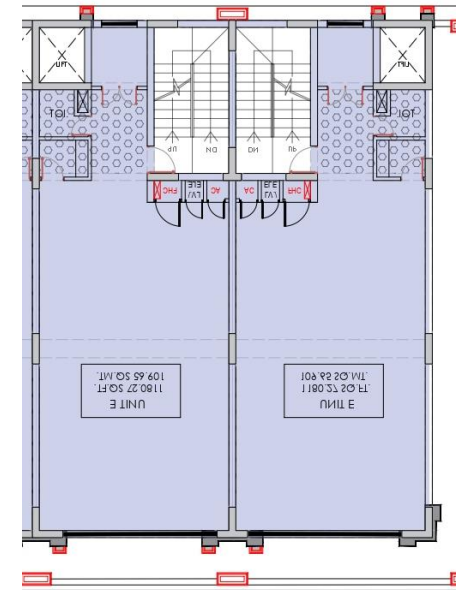
**SECOND & THIRD FLOOR**

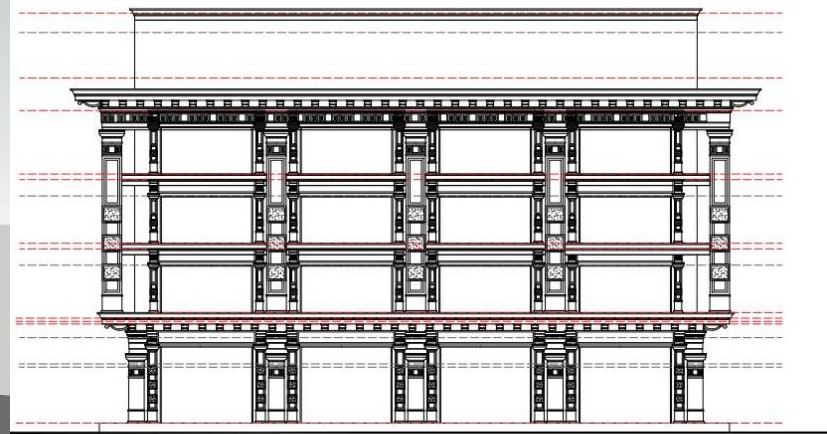


**FIRST FLOOR**

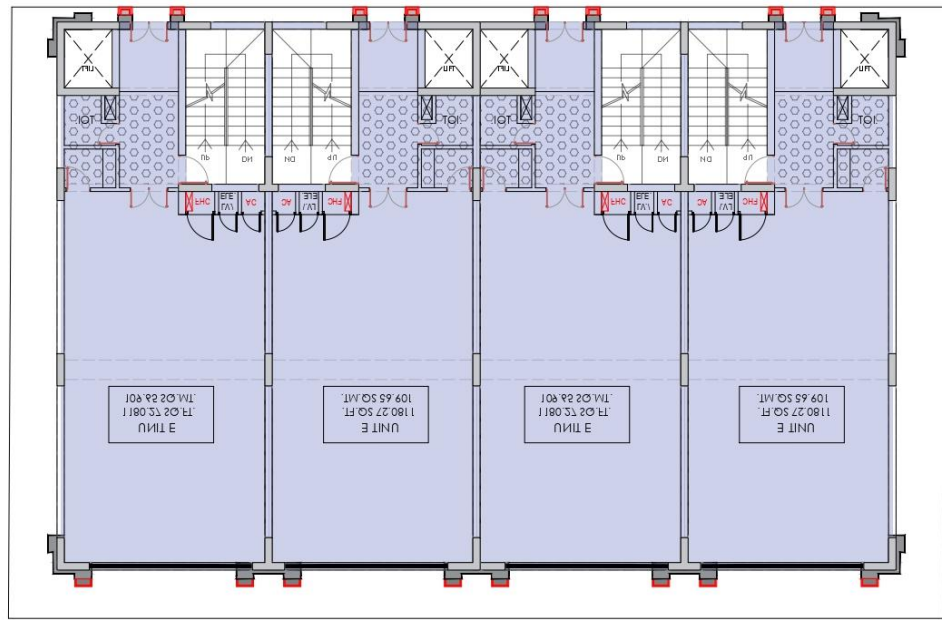


**GROUND FLOOR**



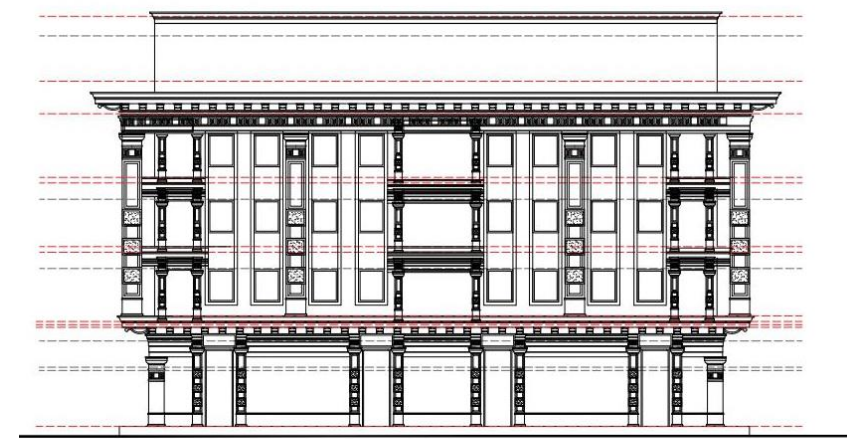


FRONT ELEVATION



PAVEMENT

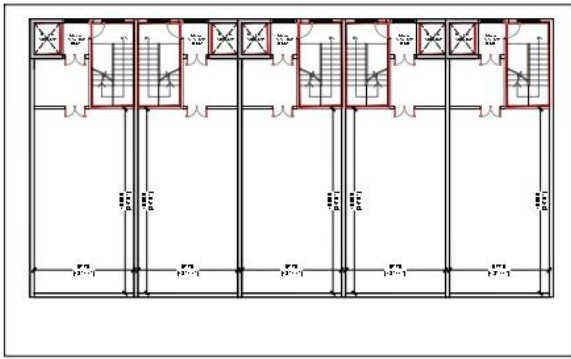
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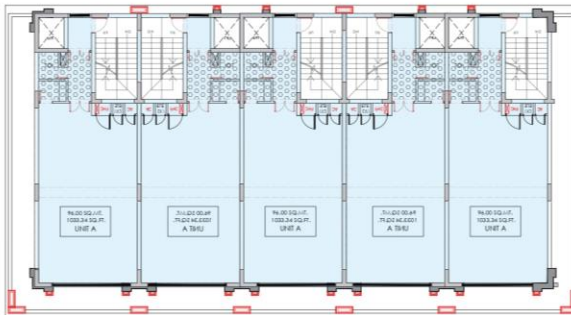
BACK ELEVATION



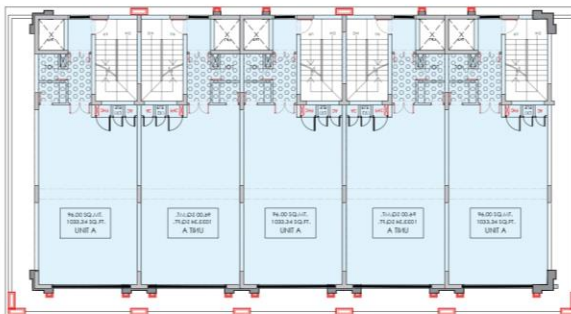
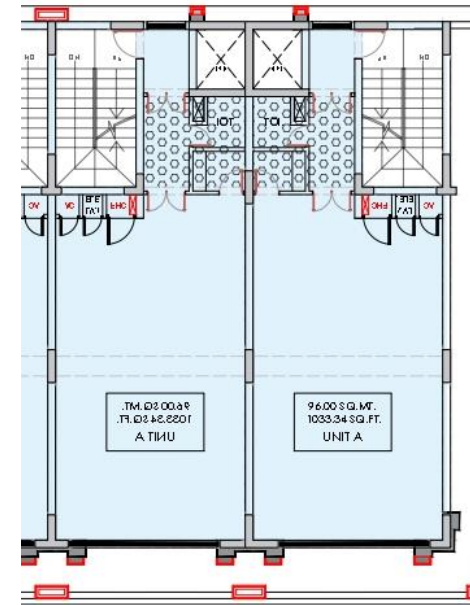
**BOULEVARD 5 :1033.34 SQ FT PER UNIT**



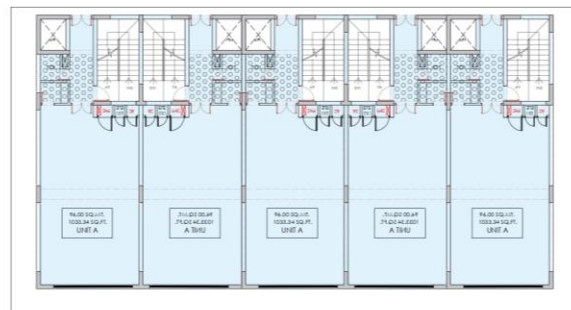
**TERRACE FLOOR**



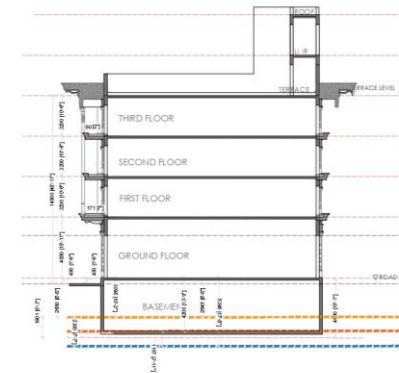
**SECOND & THIRD FLOOR**



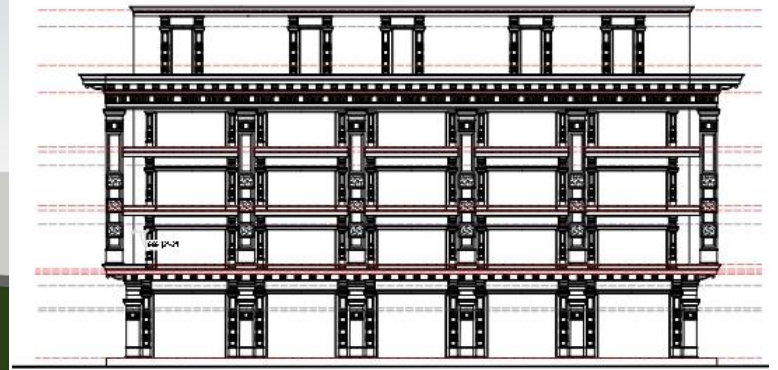
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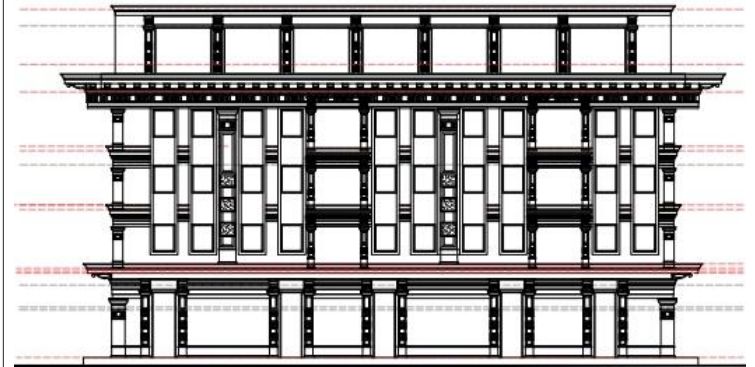
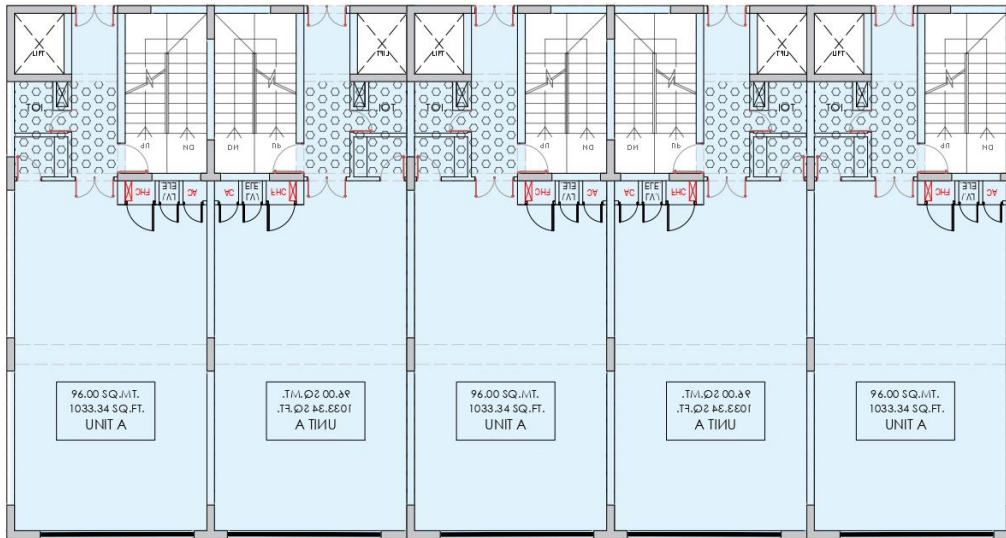
**GROUND FLOOR**



**SECTION**

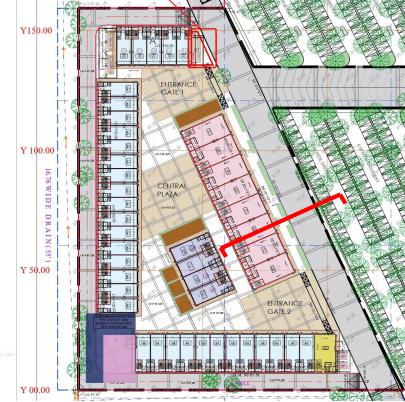
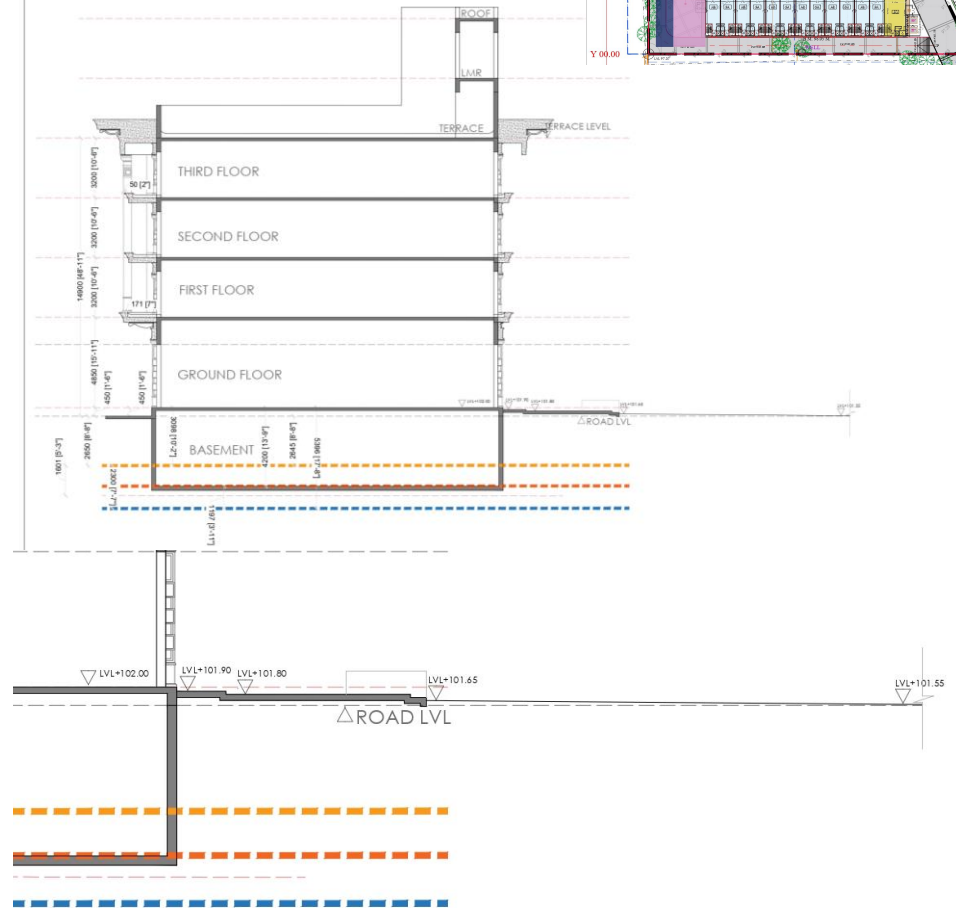
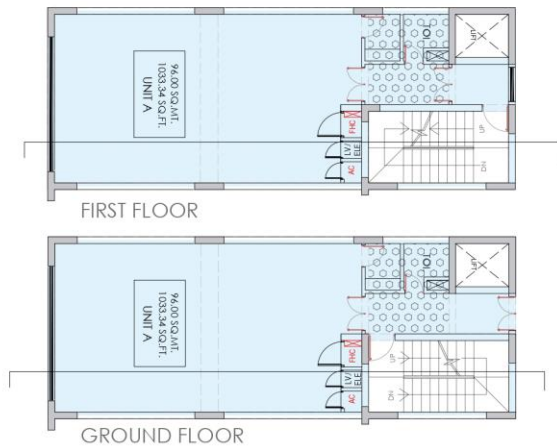
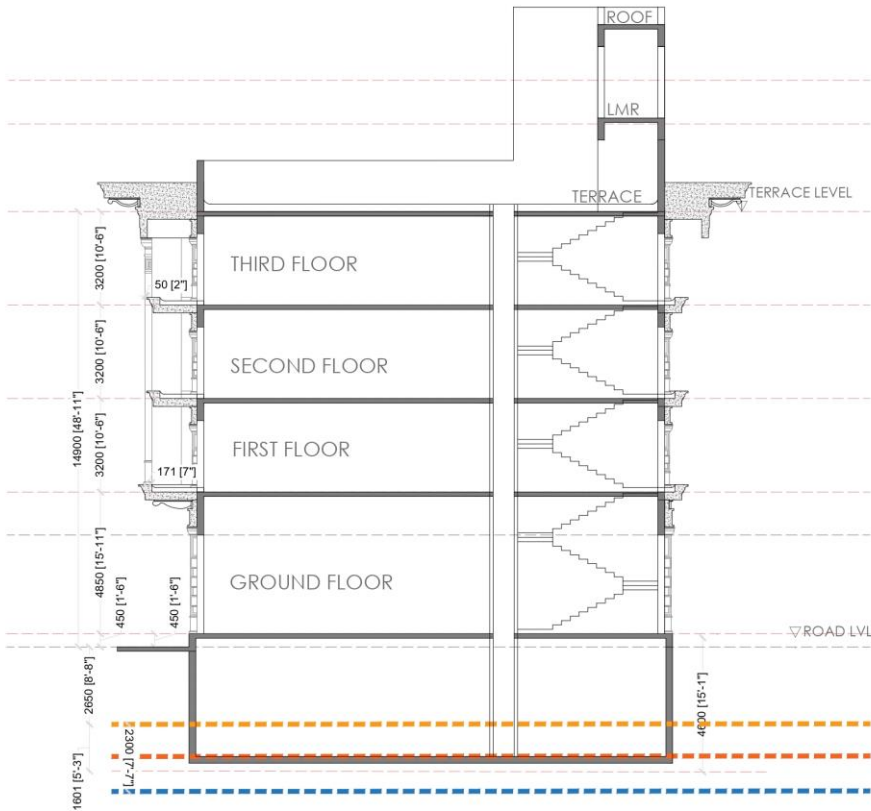


FRONT ELEVATION



BACK ELEVATION





3.4 VIEWS































THANK YOU !