



THE PARSVNATH 27

LOCATION:

27, K.G Marg, New delhi

CLIENT:

Parsvnath Developers

BUILDING TYPOLOGY:

Commercial

PLOT AREA:

4797.5 sq.mtr.

STATUS:

Complete

KANWAL THAREJA ARCHITECTS



CONTEXT PLAN

Proposed commercial complex cum office tower is located at 27 KG Marg Connaught place. It is located adjacent to C.P. outer circle at T-junction behind Scindia House. Rectangular plot with shorter length facing KG Marg towards north-east. Scindia house and C.P. central Park are towards the north-west. The famous L.I.C building is situated at south – east side of the plot.

. The adjacent to the plot is connected to Janpath shopping street towards the west. There is major pedestrian connection from Janpath Fashion Street, which culminates at this site. The site is surrounded by G+8 to G+13 buildings majorly being office spaces.

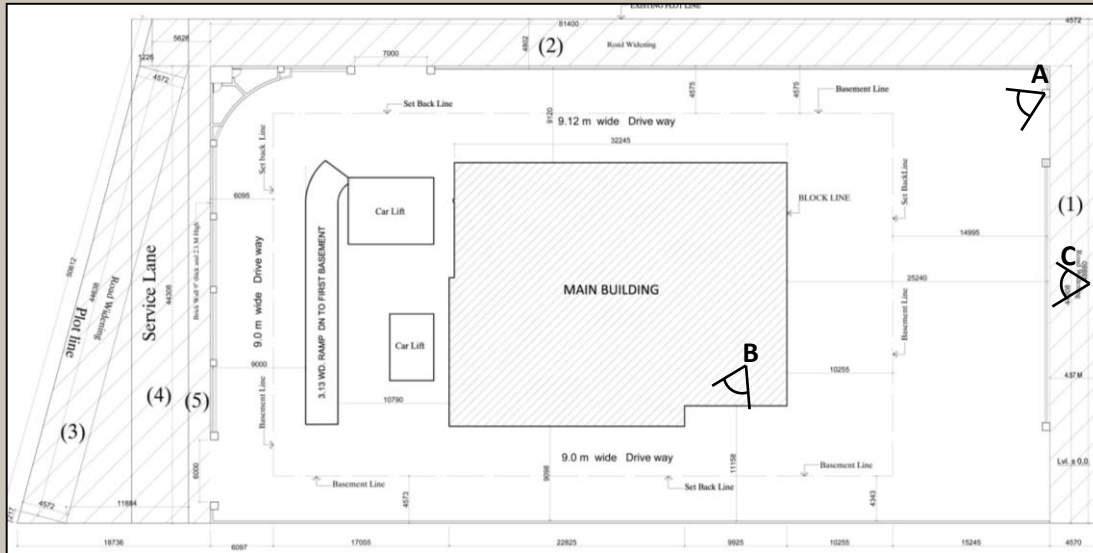


CONTEXT MODEL

27 KG Marg is corner located plot .The site offers various picturesque views extending from colonial architecture view of Connaught place to high-rise skyline of LIC Building and Videocon Tower. The offices occupying from 3rd to 8th levels of the tower experience the never changing exquisite panoramic view of the entire Connaught Circle.



STREET ELEVATION



SITE PLAN

TOTAL PLOT AREA= 4795.48 SQ.MT.

Net Plot area after Road widening =3526.19 sq.m.

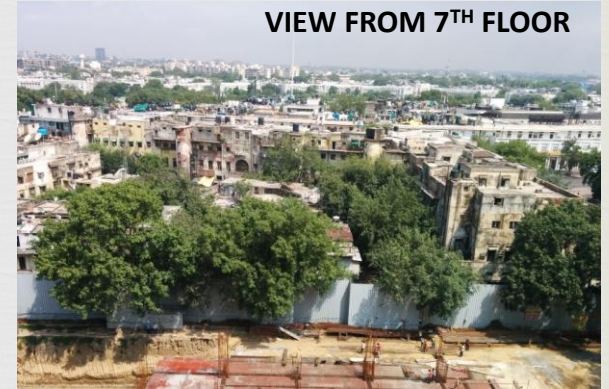
Ground Coverage = 22.25% = 1067.17 sq.m

Proposed F.A.R = 7187.26 sq.m

Required car parking space = 216

27 KG Marg is corner located plot. The client has sacrificed prime land in road widening as proposed by DDA on three sides of the plot. Area details with proposed road widening scheme shown in the drg. The mandatory setbacks according to the height of the tower are left.

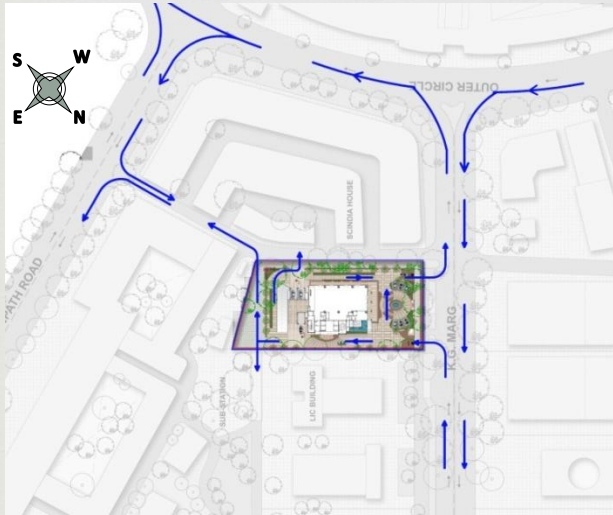




PLANNING & DESIGNING



CIRCULATION

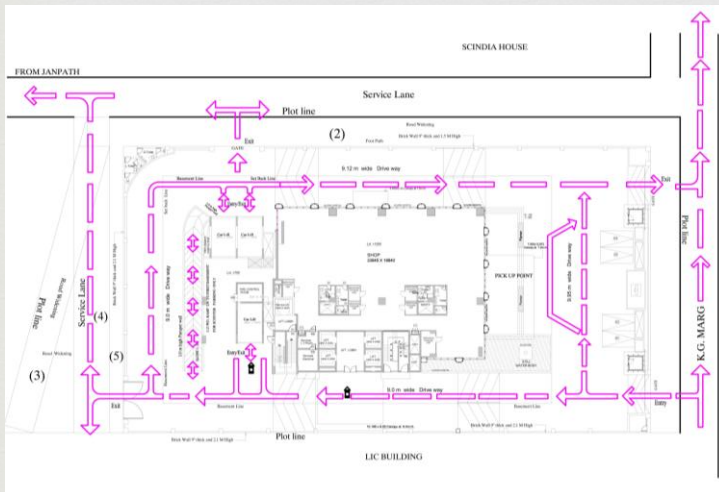


CIRCULATION AROUND THE SITE



MOVEMENT PATTERN

The side road between the plot and Scindia house connected to Janpath shopping street towards west. There is major pedestrian connection from Janpath Fashion Street, which culminates at this site. pedestrian walkway towards the North –East which also starts from KG Marg intersection and culminates at this plot. This plot is located on crossing of two major pedestrian routes of Janpath to KG Marg and Tolstoy. KG Marg is major vehicular connection on the front side.

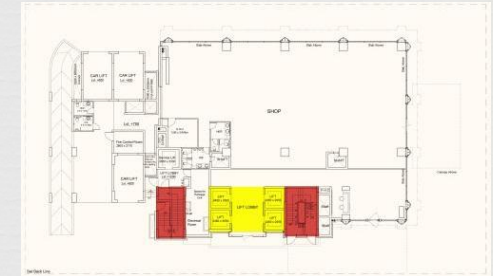


CIRCULATION WITHIN THE SITE



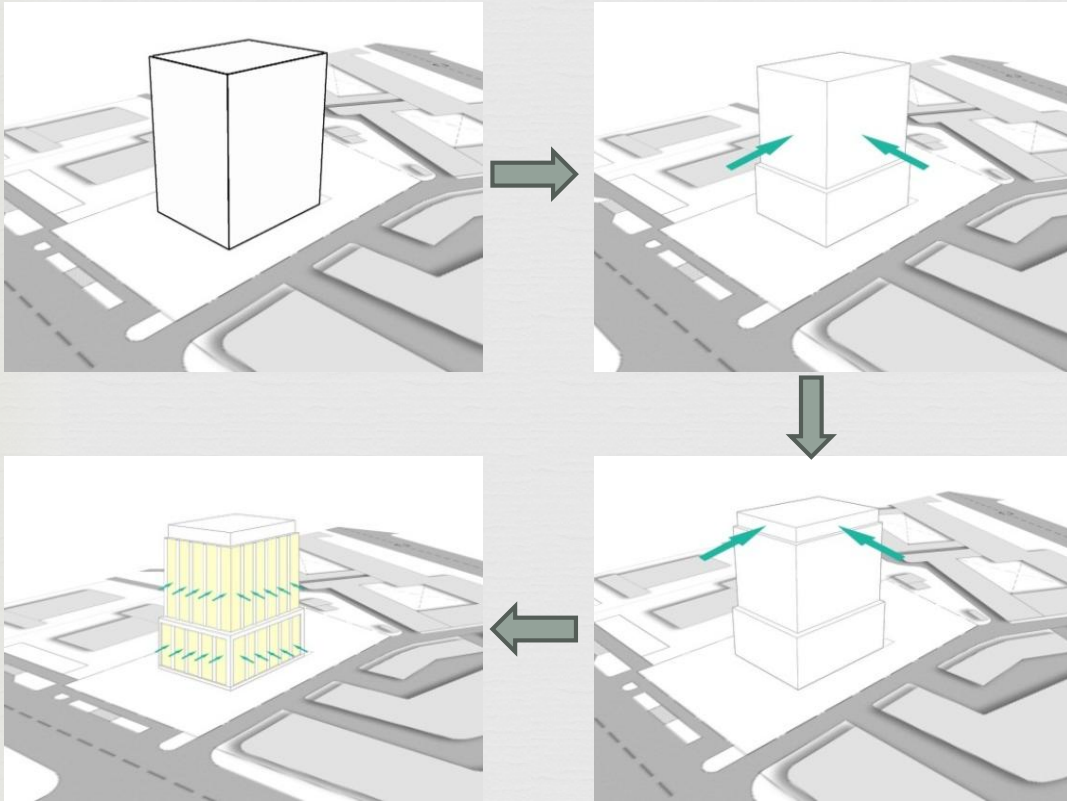
VERTICAL CIRCULATION WITHIN THE TOWER

FIRE ESCAPE VERTICAL MOVEMENT



The vertical circulation inside the tower is restricted to south eastern edge of the tower. Being a corner plot, the tower had the ability to have views from three sides. Hence, all the services and the circulation is kept at the dead corner of the tower.

FORM EVOLUTION & PLANNING



Multistory tower is visualized and designed as compact business tower occupying maximum ground coverage of 22.25% and perfectly fitting in with the existing Urban Form. The built form the compact tower has been evolved in the following four stages-

1. The form of the compact towers has been evolved from a cuboid providing maximum opportunities for the panoramic views from the tower.
2. Within the cuboid, the façade offsets outside by 1390mm from G+3 to G+8 floor levels.
3. The façade again offsets inside by 1245mm creating a terrace at the ninth floor level.
4. The final staggering has been done through vertical boxing from G+3 to G+8, creating depth and breaking the monotony of the glass façade.



PARKING
Basement 2 & 3



SERVICES
Basement 1 & Terrace



COMMERCIAL
Ground Floor



OFFICE
G+1 to G+9

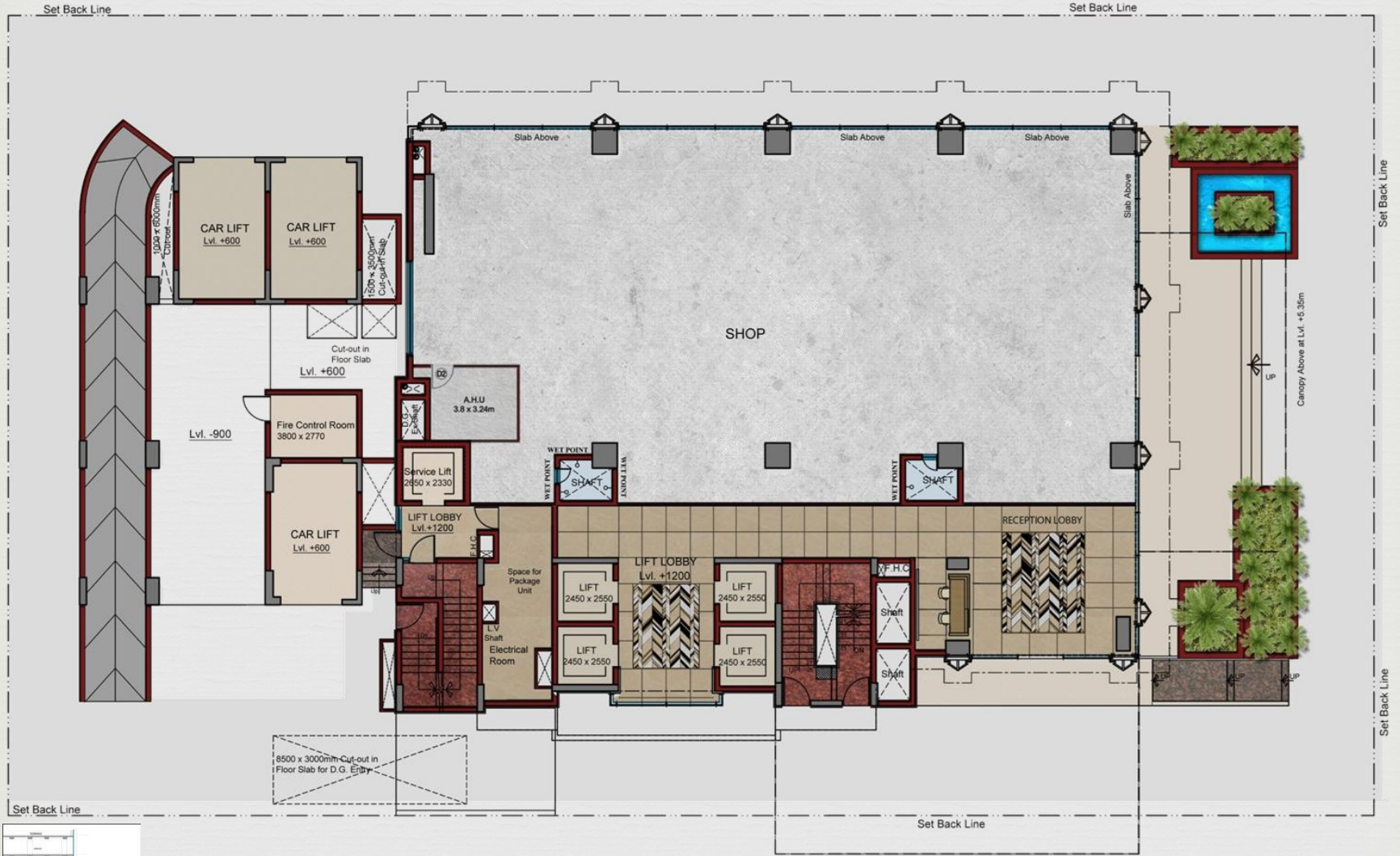
The distinctive solitary building consists of a novel concept of commercial complex. The Ground floor of the tower has been kept commercial. The services are restricted to the first basement and the terrace. An Automated Parking is provided at the 2nd & 3rd Basement levels. Offices occupy levels from G+1 to G+9.

FLOOR PLANS





GROUND FLOOR PLAN



Canopy Above at Lvl. +8.5m

TYPICAL FLOOR PLAN



TERRACE PLAN



CONSTRUCTION

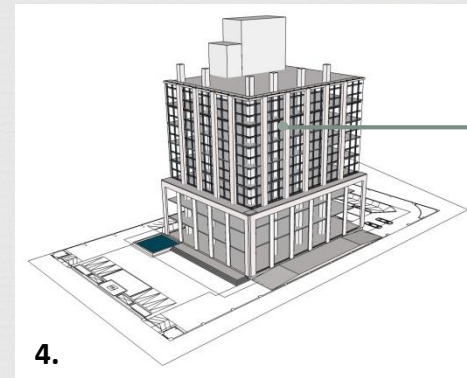


CORE

4 Lifts, 2 Staircases

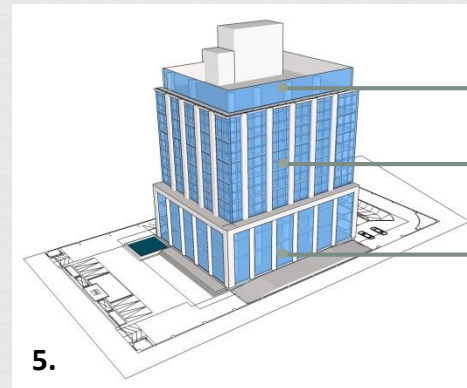
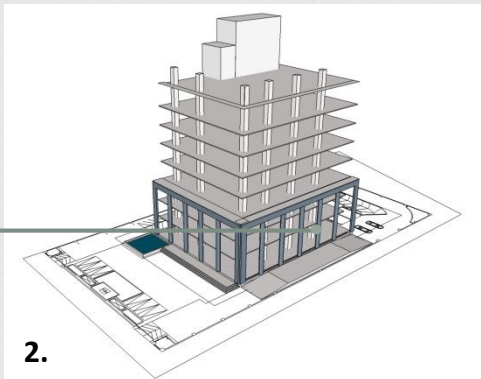
RCC STRUCTURE

Columns, beams & Slabs



ALLUMINIUM FRAMEWORK

From G+3 to G+8



GLASS WITH SPIDER FITTING

G+9

GLASS WITH METAL FRAME

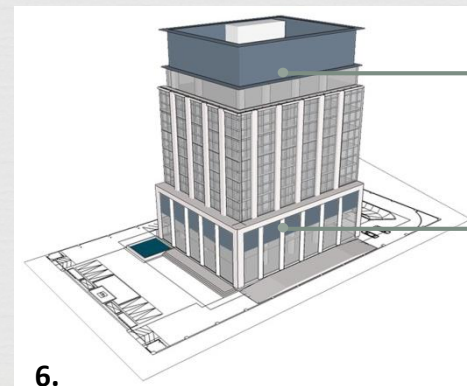
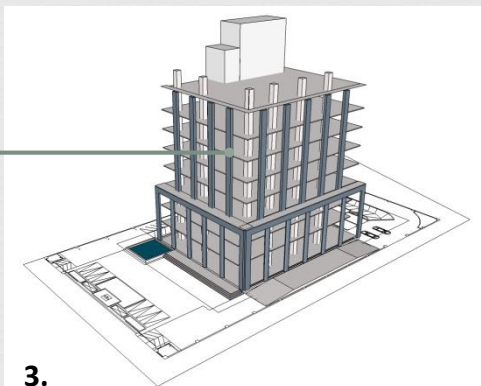
From G+3 to G+8

GLASS WITH SPIDER FITTING

From G to G+2

S.S CLAD COLUMNS

From G to G+2



GKD MESH FOR SIGNAGE

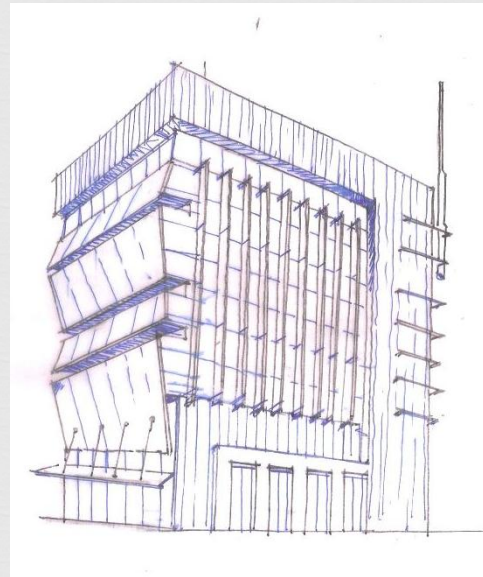
Hiding the services on terrace

GKD MESH FOR SIGNAGE

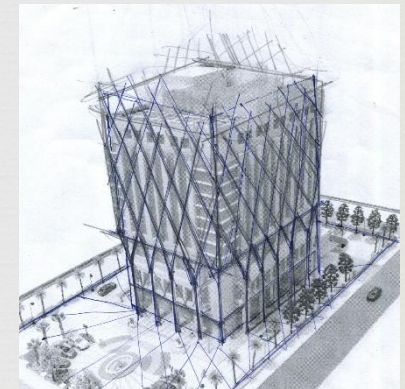
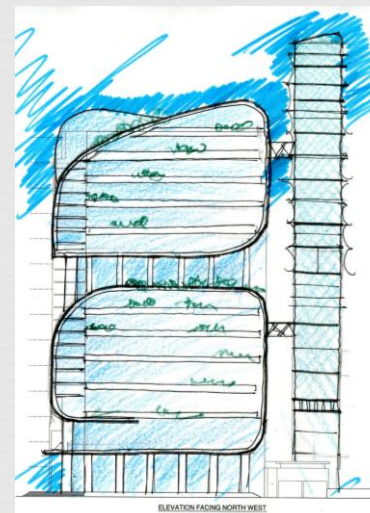
For retail Showroom

STONE CLAD BOXING

From G+3 to G+8



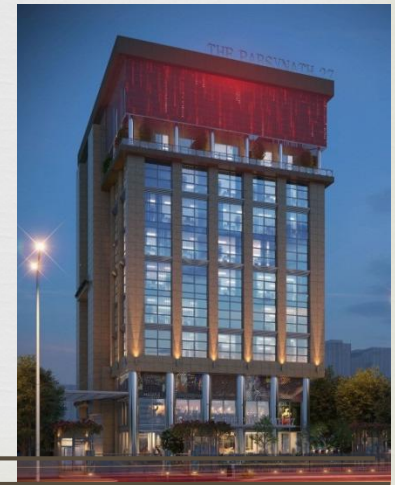
The building, visualized as a compact business tower, reflects perfectly the urban form of Delhi. The outer envelope of the building is always kept as a harmonious combination of glass and stone cladding maintaining its contextual identity at the same time boasting its contemporary outlook. For this iconic building at K.G Marg, various elevations were explored throughout its construction process ultimately zeroing down to the final look.



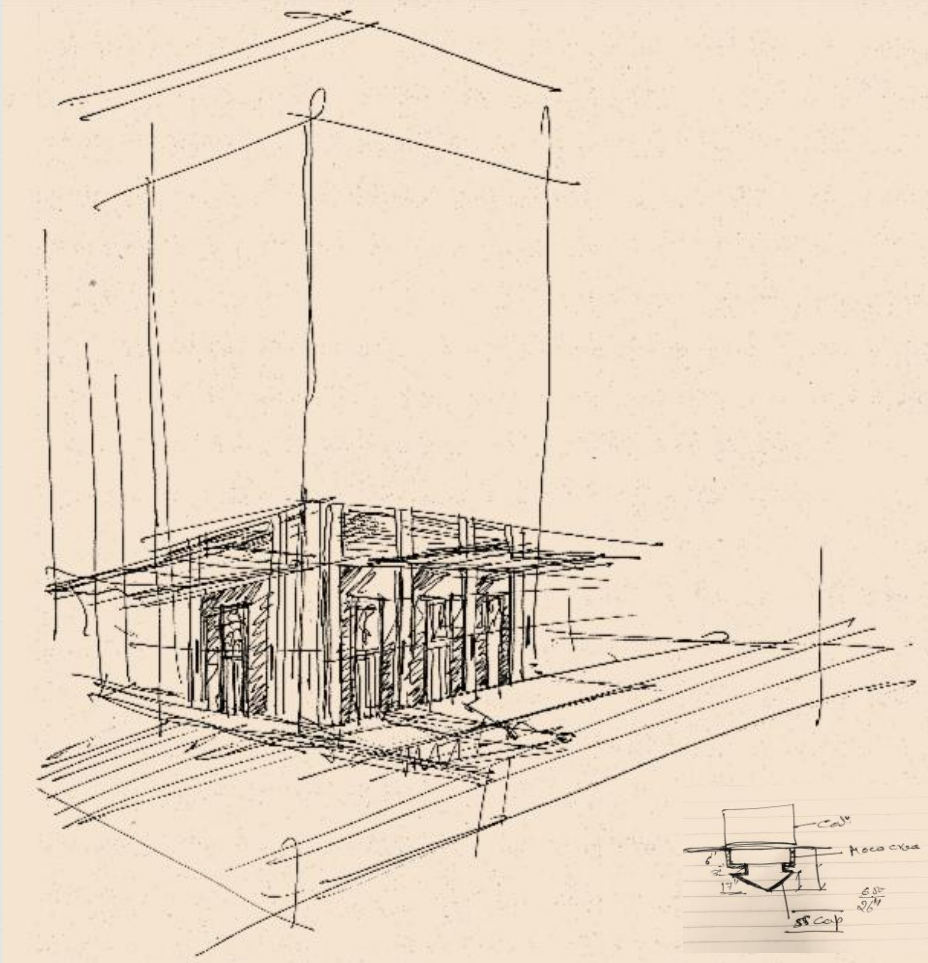
FACADE DEVELOPMENT



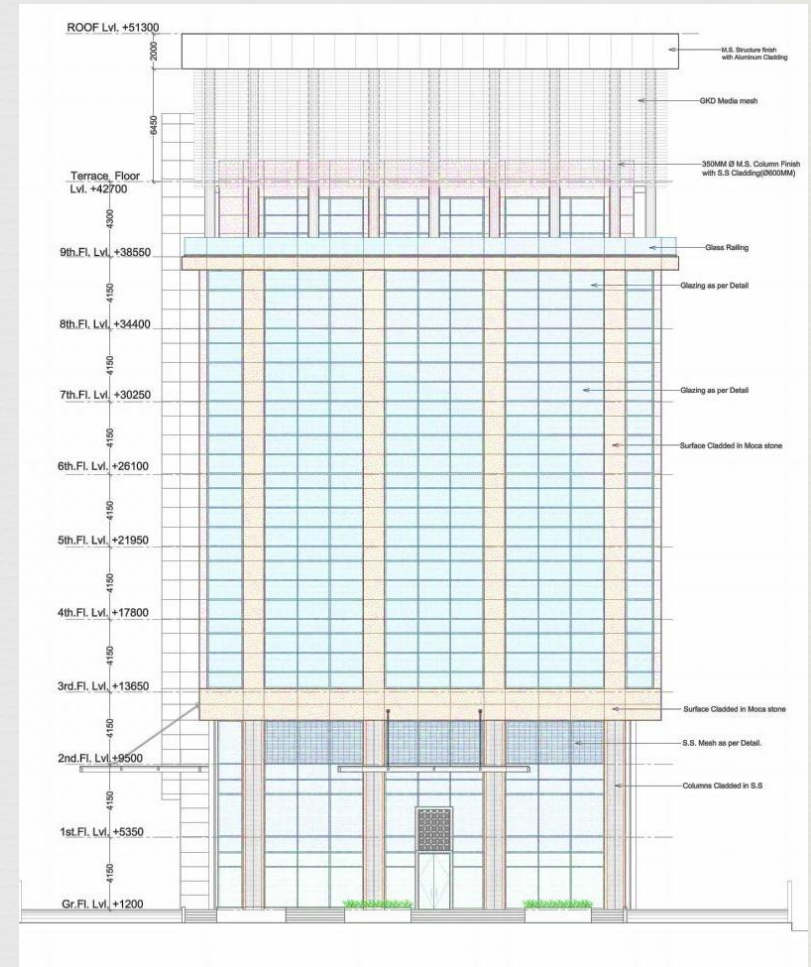
**STAGE 1
YEAR 2008**



FINAL STAGE YEAR 2018



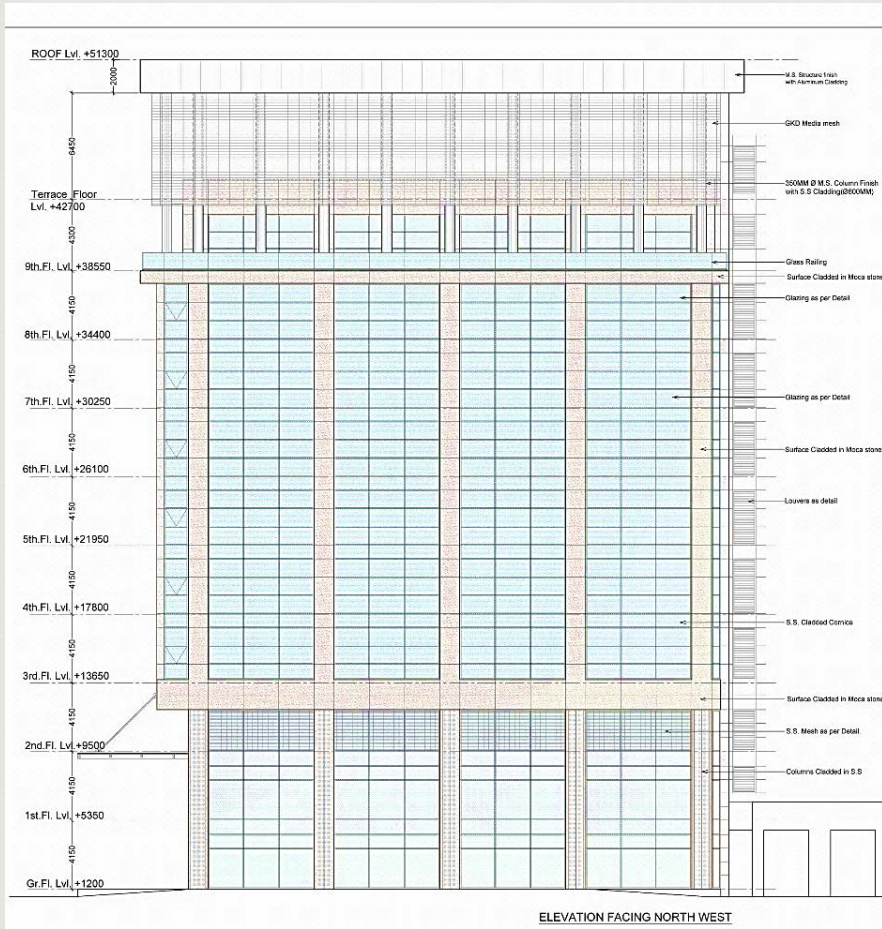
CONCEPTUAL SKETCHES



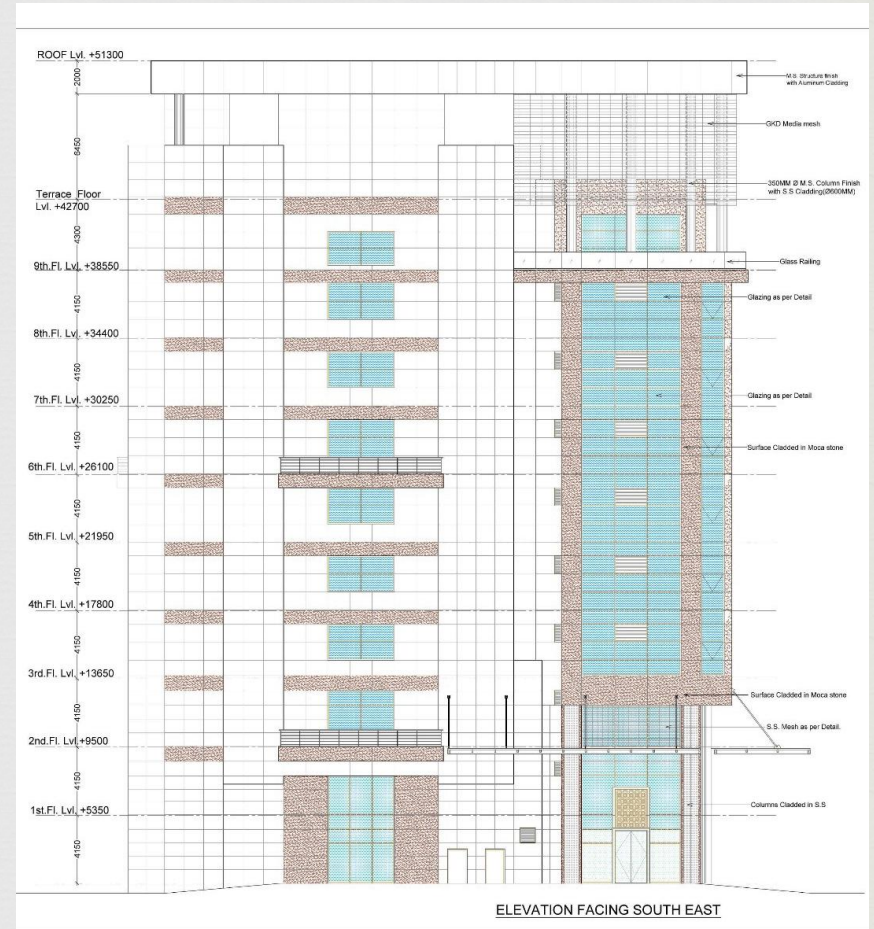
FRONT ELEVATION

A Combination of MOCA Stone and Gwalior White Stone cladding has been done in all four faces of building with Greenish blue tinted glass has been used from third floor and above to break the monotony of the stone façade. Ground ,first and second floor are enveloped with clear glass so as to provide transparency to the retail showroom at the ground level. A colonnade of S.S. finish reflects the inspiration from its context GKD steel media mesh at second floor and terrace level. 50mm thick Plain and honed Granite stone in driveways all around the building .

FAÇADE DEVELOPMENT WORKING

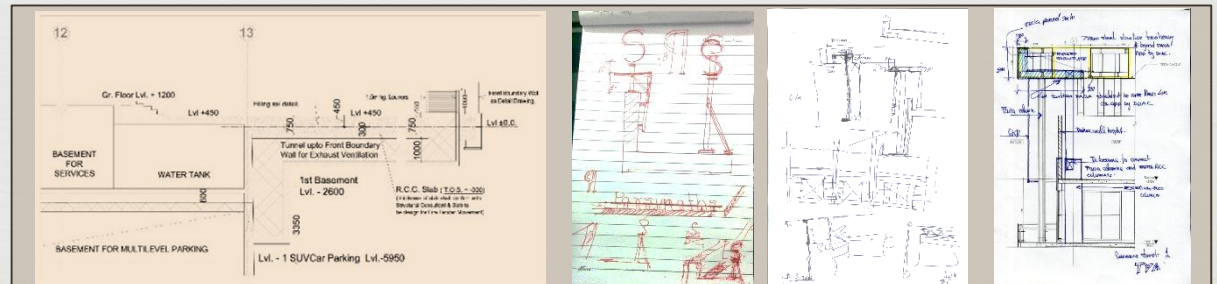


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

DETAILS







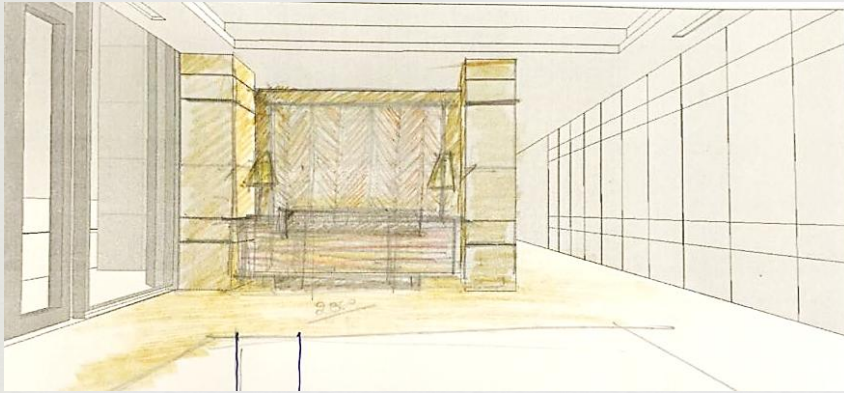






INTERIORS

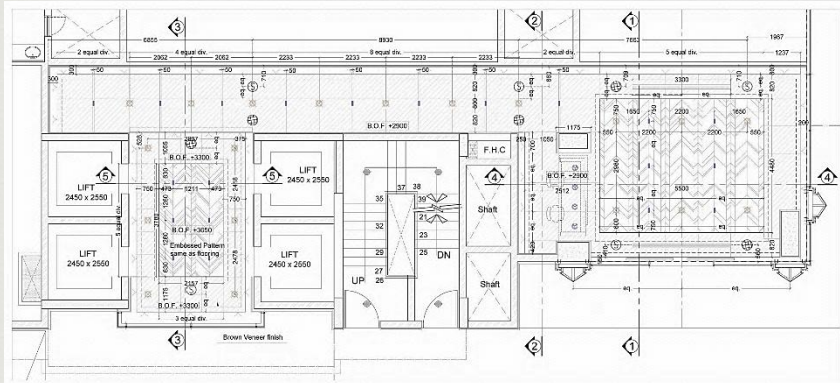
RECEPTION + LIFT LOBBY- Ground Floor



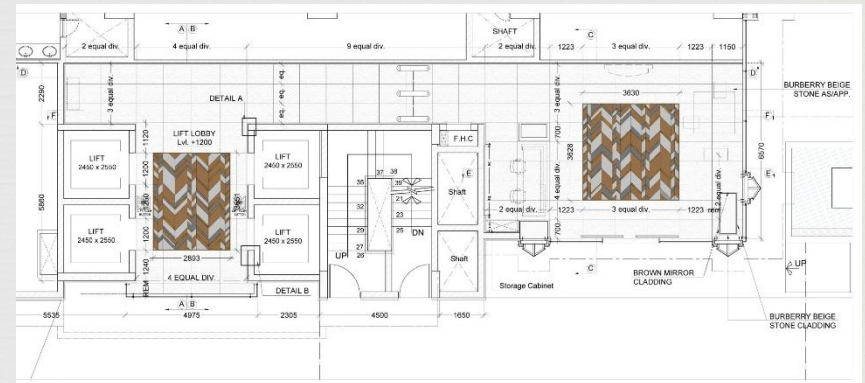
RECEPTION- Conceptual sketch



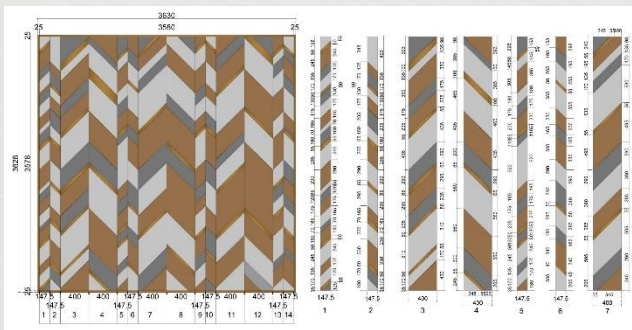
RECEPTION- 3D Visualization



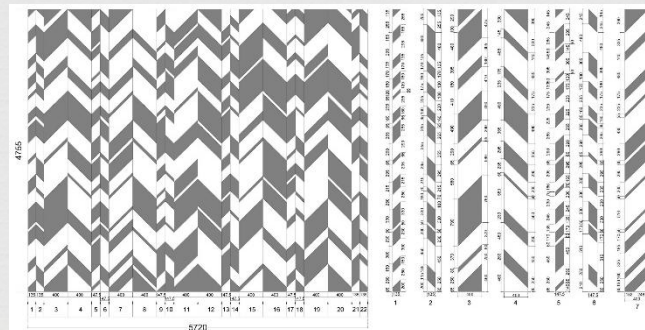
REFLECTED CEILING PLAN



FLOORING PLAN



RECEPTION- FLOORING PATTERN DETAIL



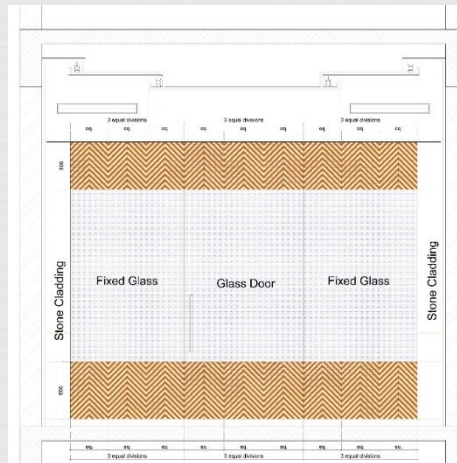
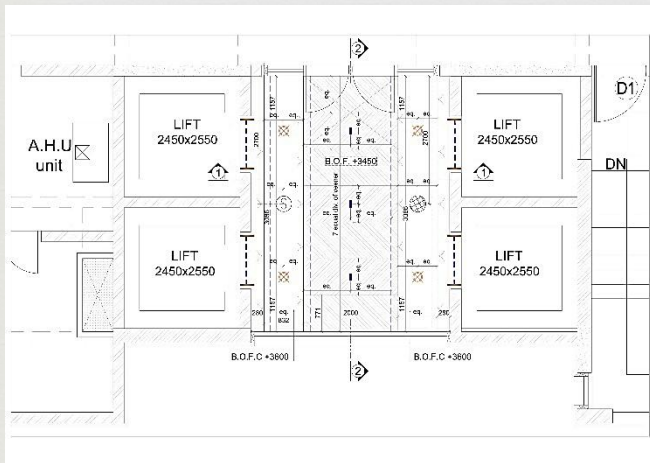
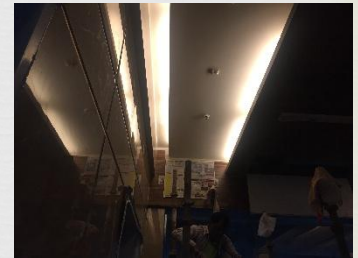
RECEPTION- CEILING PATTERN DETAIL





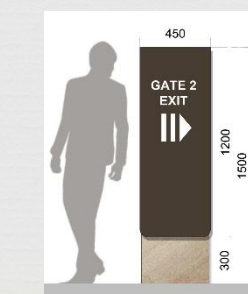
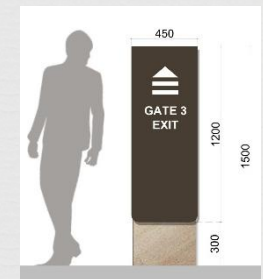
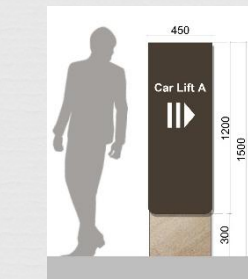
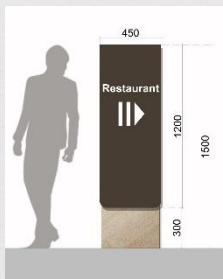
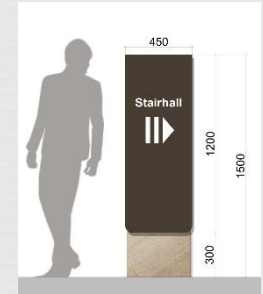
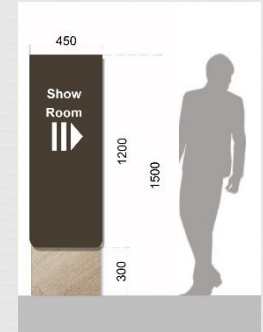
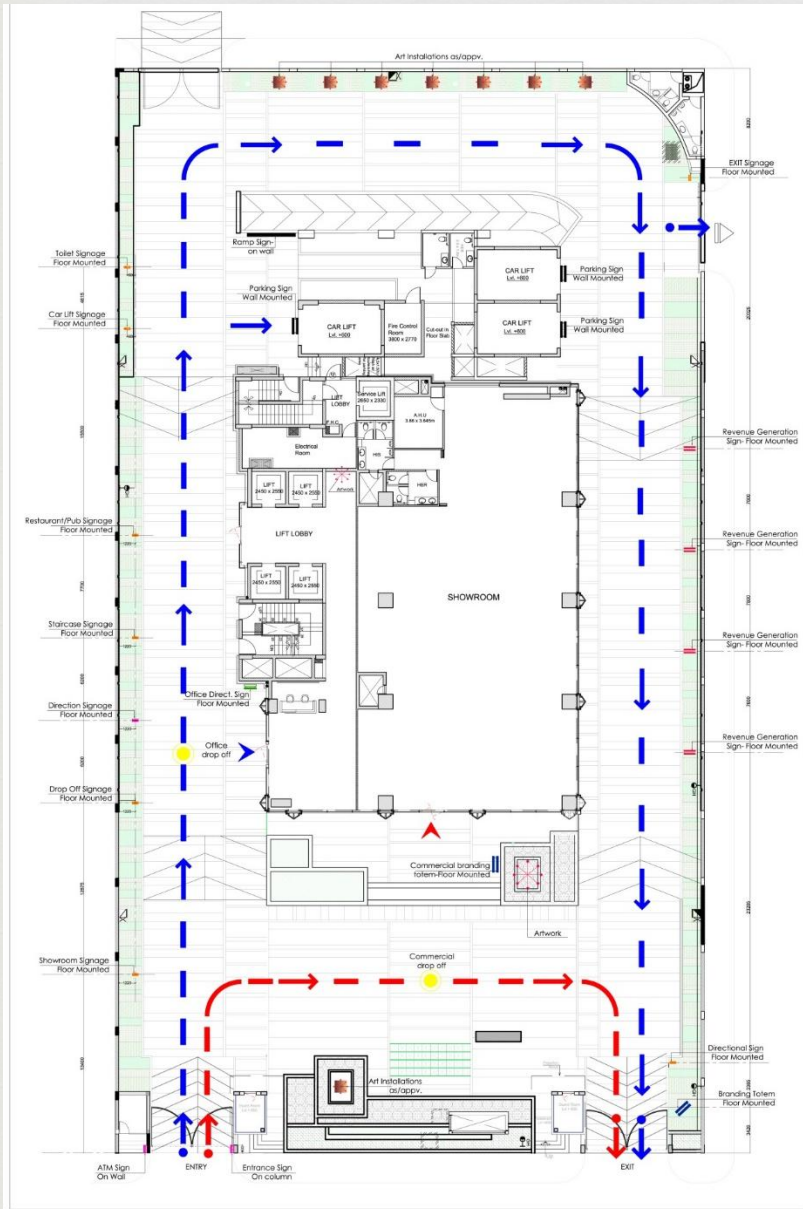


RECEPTION + LIFT LOBBY- Typical Floor



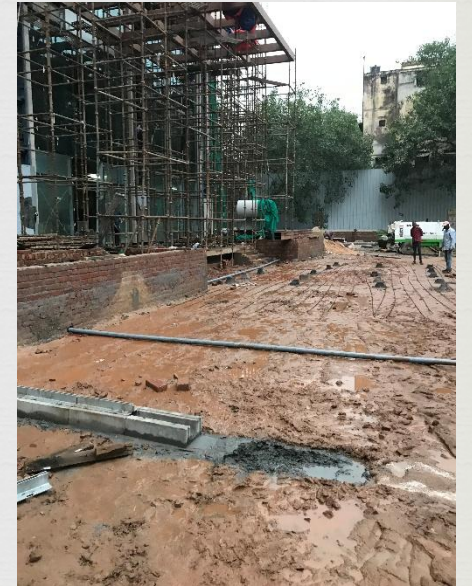
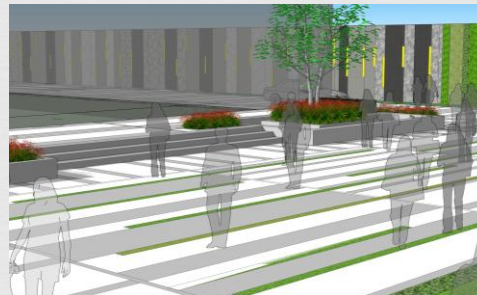
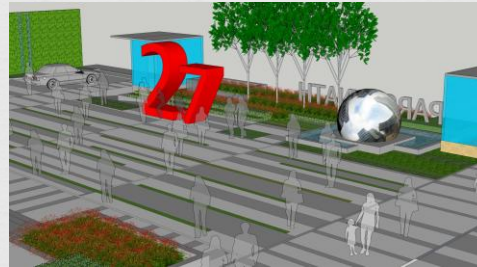


EXTERIOR SIGNAGE SCHEME





FRONT PLAZA



THANK YOU

