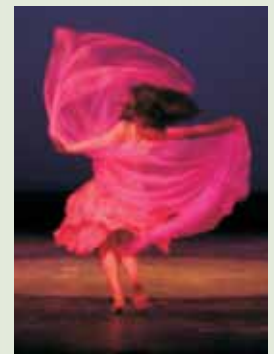


International Diplomatic Enclave

Airoli-Navi Mumbai



Bridging International Aspirations



September 2008

Location

International Diplomatic Enclave (IDE) is conceived in Airoli, Navi Mumbai with a view to facilitate the consulates to set up their Offices in the new city. With the northward expansion of Greater Mumbai, the Enclave is located within easy access to the existing and the proposed International Airports. It is in the heart of the Mumbai Metropolitan Region serving a population of over 18 million people and is extremely well connected by car and rail. There will be helipad facilities located on site for further access.

Site Information

Area: The Project Site Area is 27.3 Ha. (68.25 acres). This area assumes the new extents for the Western bund. Total Site Consideration Area is approximately 40.2 Ha. (100.5 acres) approximately. This area includes the Eco-Preserve Area to the West of the project site and the Arterial road/ Promenade proposed for the East side of the site.

Site Description: The project is located just south of the Airoli Bridge in Thane. It is accessed by highways and an arterial road that will connect to the Vashi-Belapur Business Areas via a proposed bridge. These are modern roads with multiple lanes, dividers and street lighting. The site is also in close proximity to the Suburban Rail Network on Greater Mumbai and located next to a proposed bus depot making accessibility to the site very convenient for visitors and residents.



The site enjoys scenic waterfront frontage along 80% of its perimeter with only the Northern Edge connected to the mainland. The site is approximately 2 mts. above the surrounding area with a stone bund protecting it from flooding. The site does not have any human habitation or structure, nor are there any major trees that will have to be relocated. In addition, the site

Project Description

Concept: The International Diplomatic Enclave project was conceived by CIDCO to serve as a gateway for countries from around the globe to engage in mutually beneficial collaborations with the millions of Indian citizens that lie in the Enclave catchment basin of Greater Mumbai along with a much wider target in Maharashtra and Western India.

Enclave: This project, the first of its kind in India, has been designed keeping in mind the stringent requirements of providing a world class atmosphere in an extremely safe enclave with the provision of infrastructure, security, utilities and communication facilities.

Facilities: The proposed facilities within the Enclave include an International School, Multiple Configuration Auditoriums, Seminar Facilities, Exhibition Spaces, Health Club, Convenience Shopping and Restaurants. These facilities allow unique flexibility



and efficiency for project stakeholders in the design and programming of their own Consulate and Institutional Buildings, creating great value to the overall project.

Landscape: The entire site has been designed to create the ambience of a landscaped campus. Roads and Intersections are lined with landscaped medians and islands. Walking paths have been contemplated that connect to gardens, water courts and piazzas. Several cafes are inter-spread between the landscape areas to create a truly cosmopolitan urban environment.

Security: The Enclave is equipped with an aesthetically designed but completely effective triple screening system for any visitors. This system creates a buffer zone for all consulate plots. There are separate security screening points for diplomatic staff, visitors and service personnel. Automotive entry/screening is also segmented into diplomatic staff and visitor/service vehicle lanes. It is intended to provide a central CCTV monitoring station and a computer controlled visitor tracking system. Individual Consulates have the option of creating another layer of security/ screening at their plots.

E.M.P: Facility design and site circulation has been created to facilitate an orderly Emergency Management Plan. There is a central Security Tower which monitors the entire site via CCTV and smoke/fire and intruder sensors. There are hardwired lines of communication between all plots and the Security Tower in case of any natural disaster or human disturbance.

Critical mass: The facilities, security arrangements and overall environment provided for Consulates and International Agencies by the Enclave are only possible in this Masterplan development. The critical mass of multiple international agencies will create synergetic opportunities for project stakeholders to engage in shared/group activities that would not be possible in a disparate environment.

Housing: Provision is made within the Enclave for a World Class housing estate. The apartments are of premium design with multiple configurations; starting from a 3 bedroom 1500 sq.ft. apartment to a 2500 sq.ft. luxury townhouse with private terrace. The housing estate includes a short stay service apartment building with convenience shops for visiting diplomats or professionals. The Housing estate will be designed with extensive gardens and has adequate parking facilities

Plot Information

Plot Division

Plot No.	Area* (Sq. Mt.)	Plot No.	Area* (Sq. Mt.)
1.	4110	17.	2435
2.	3320	18.	2410
3.	3985	19.	2590
4.	3670	20.	2470
5.	3235	21.	3280
6.	3440	22.	3210
7.	2680	23.	2485
8.	2760	24.	2685
9.	3125	25.	2335
10.	3810	26.	2195
11.	3990	27.	2380
12.	3352	28.	2685
13.	3465	29.	2515
14.	3290	30.	2270
15.	3260	31.	2465
16.	3330	32.	4080
TOTAL		97312	

* Areas given above are tentative and subject to demarcation at site

Institution Plots

Plot No.	Area (Sq. Mt.)
F	12265
G	5420
E2	2827
H	9830
J	4500
K	7360
TOTAL	42202

Common Facilities

Common facilities
Block A + B + C (Institutions)
& Processing Unit 60000 Sq. Mt.



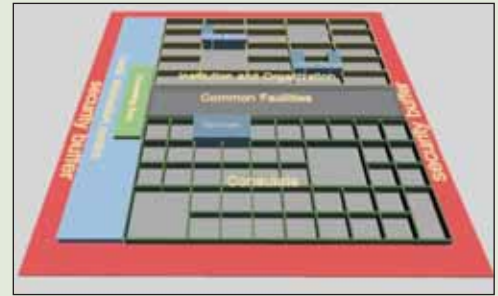
Conceptual Layout

Area Information



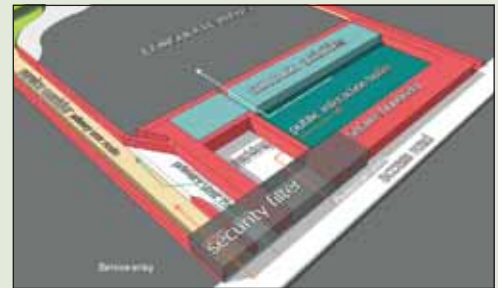
Ecological Master Plan

Landscape and Site Facilities



Site Zoning

Security Buffer and Access



Concept Images



Processing Area & Common Facilities



Consulate Plots



Institutional Plots



Housing Estate with Landscape Edge

Concept Renderings

