

Grand Bazar





IDS

Project Brief

PRELIMINARY DESIGN GUIDELINES

ISLAMABAD DOWN TOWN

PLOT AREA = 174,948 SFT = 32.13 KANAL

SET BACK	ALLOWED	
	FRONT	30'
	LEFT	10'
	RIGHT	10'
	REAR	15'
GROUND COVERAGE	ALLOWED	PROPOSED
	50%	48.88%
	87,474 SFT	85530 SFT
F.A.R	1:6	1:5.96
PARKING	REQUIRED	PROPOSED
	1043	1071

CAR PARKING CALCULATION

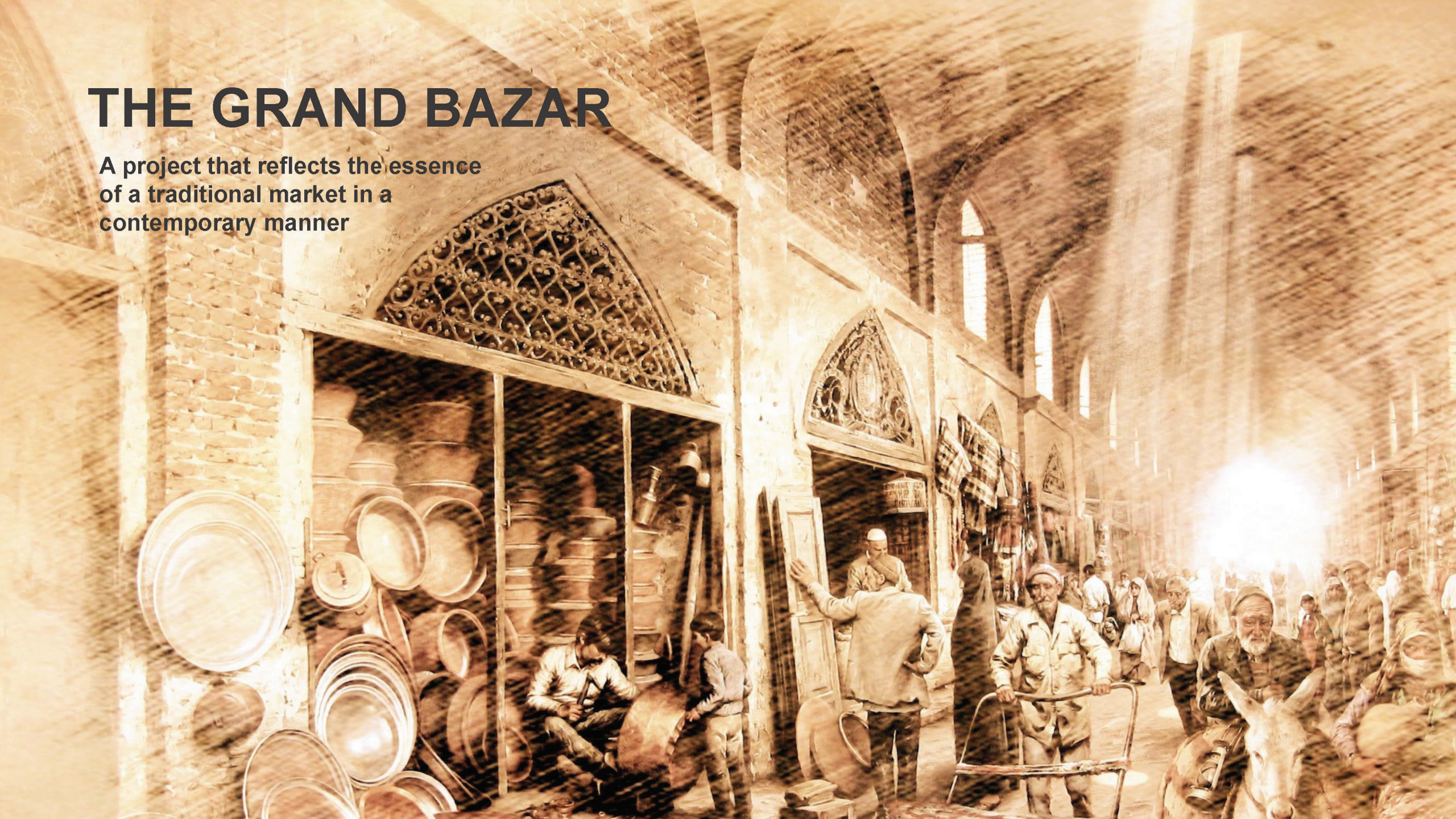
CAR PARKING REQUIRED = 1 CAR FOR 1000 SFT AREA

CAR PARKING REQUIRED	= 1043 CARS
CAR PARKING PROVIDED IN BASEMENT-3	= 317 CARS
CAR PARKING PROVIDED BASEMENT-2	= 317 CARS
CAR PARKING PROVIDED BASEMENT-1	= 317 CARS
CAR PARKING PROVIDED GROUND FLOOR	= 120 CARS
TOTAL CAR PARKING PROVIDED	= 1071 CARS

ISLAMABAD DOWN TOWN					
GRAND BAZAR HARLEY CENTRE & TECHNOLOGY PARK					
PLOT AREA = 174,948 SFT = 32.13 KANAL					
MAXIMUM ALLOWABLE F.A.R =1:6 = 1,049,688 SFT					
MAXIMUM ACHIEVED F.A.R =1:5.96 = 1,042,877 SFT					
FLOOR NAME	CORNER TO CORNER COVERED AREA	VOIDS /DUCTS AREA	TOTAL COVERED AREA	STAIRS +LIFTS + GARBAGE CHUTE+MEP ROOM	F.A.R AREA
	X	A	X-A	B	X-(A+B)
BASEMENT-3	141376 SFT	----	141376 SFT	----	----
BASEMENT-2	141376 SFT	----	141376 SFT	----	----
BASEMENT-1	141376 SFT	----	141376 SFT	----	----
L.GROUND	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
GROUND	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
1st FLOOR	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
2nd FLOOR	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
3rd FLOOR	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
4th FLOOR	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
5th FLOOR	85530 SFT	2992 SFT	82538 SFT	2271 SFT	80267 SFT
6th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
7th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
8th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
9th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
10th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
11th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
12th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
13th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
14th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
15th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
16th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
17th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
18th FLOOR	34049 SFT	88 SFT	33961 SFT	1234 SFT	32727 SFT
19th FLOOR	19110 SFT	40 SFT	19070 SFT	551 SFT	18519 SFT
20th FLOOR	19110 SFT	40 SFT	19070 SFT	551 SFT	18519 SFT
21st FLOOR	19110 SFT	40 SFT	19070 SFT	551 SFT	18519 SFT
TOTAL	1,522,805 SFT	22,208 SFT	1,500,597 SFT	33,592 SFT	1,042,877 SFT

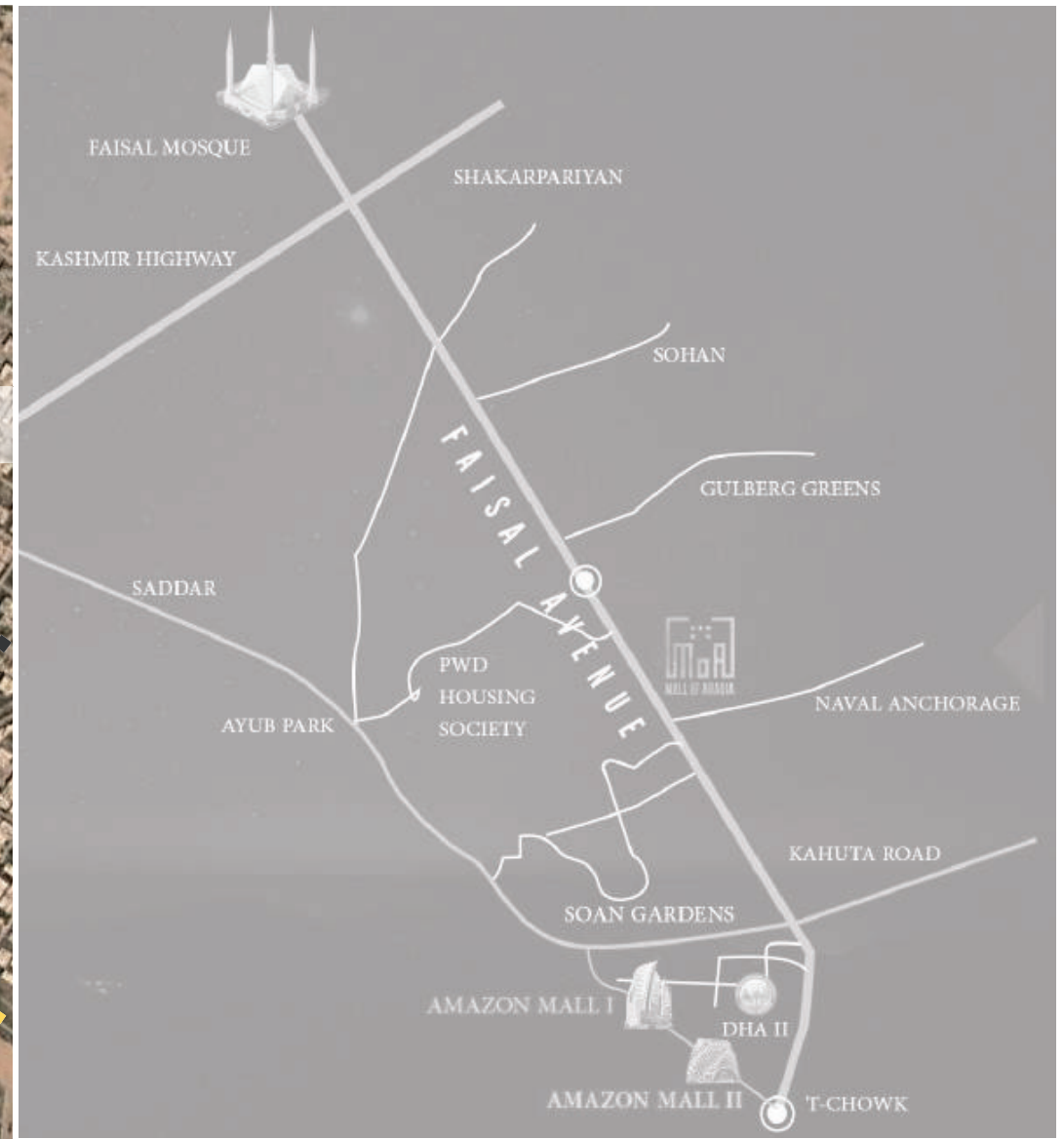
THE GRAND BAZAR

A project that reflects the essence
of a traditional market in a
contemporary manner

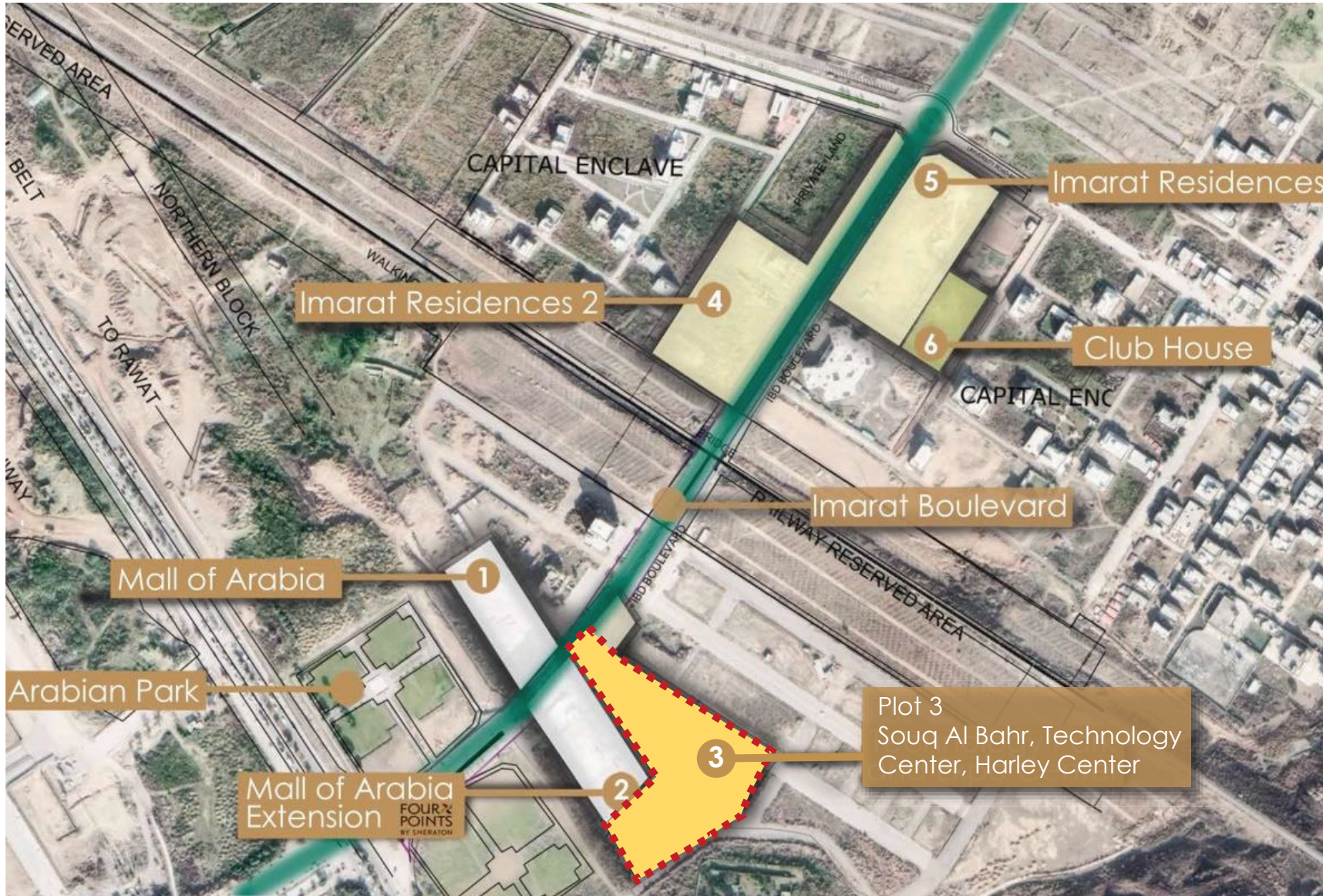




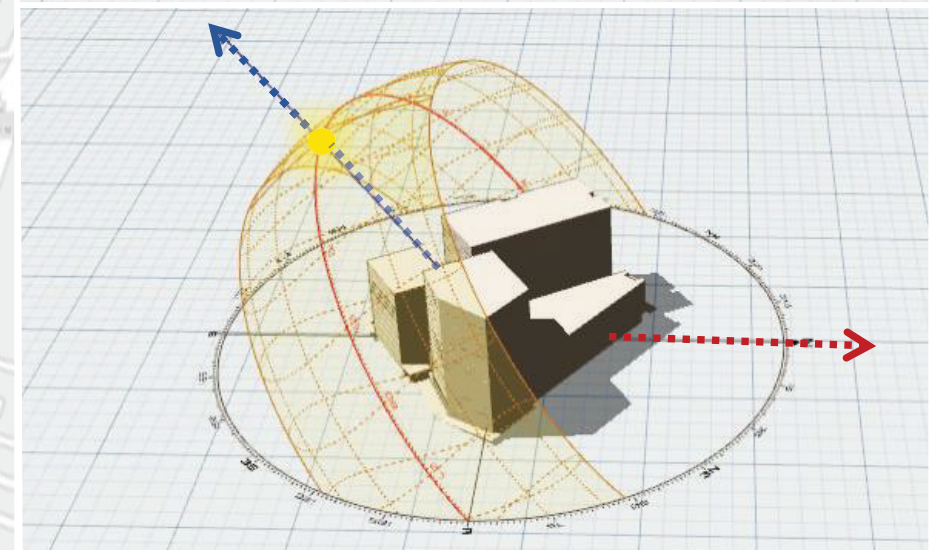
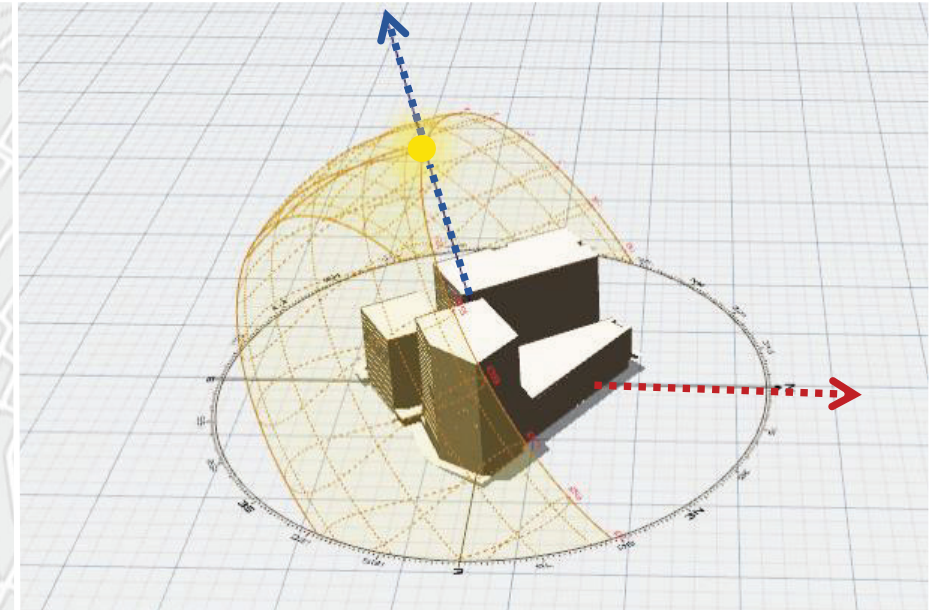
3.1 Site Location



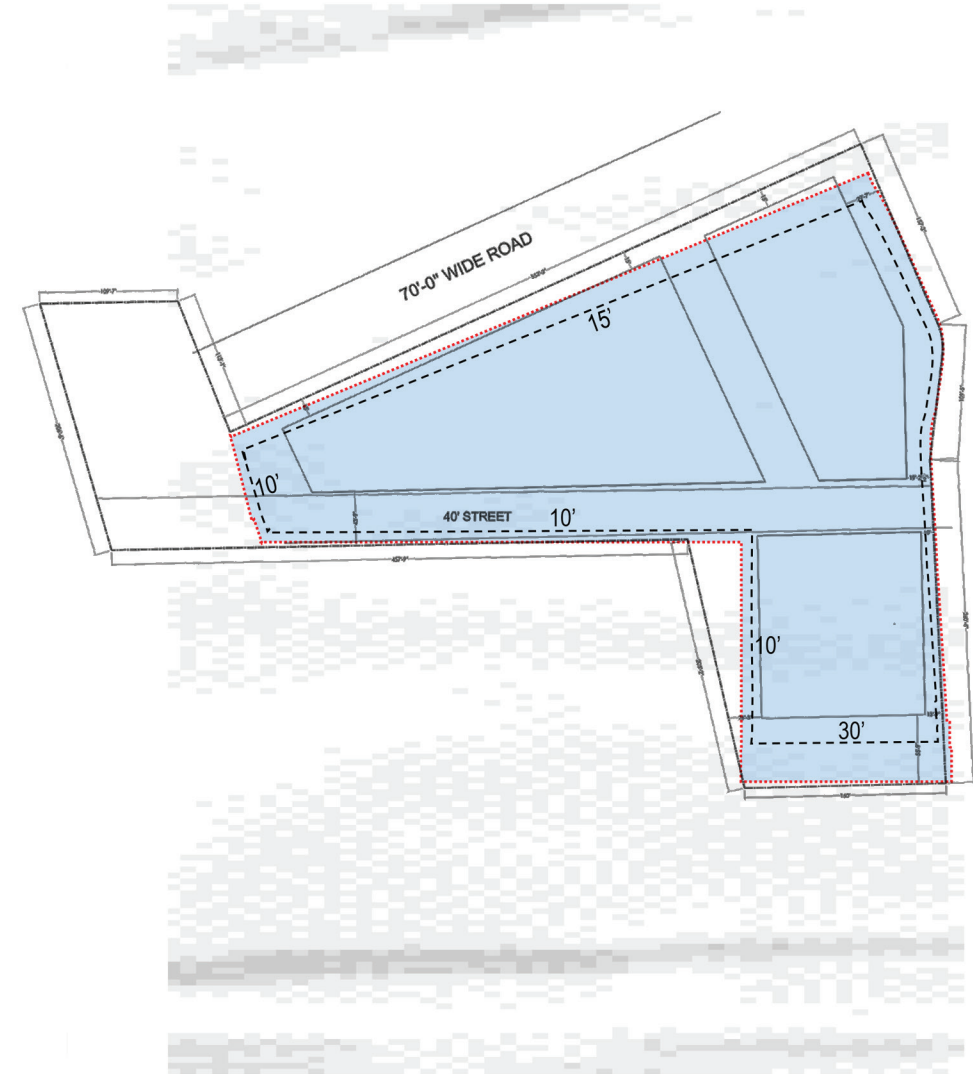
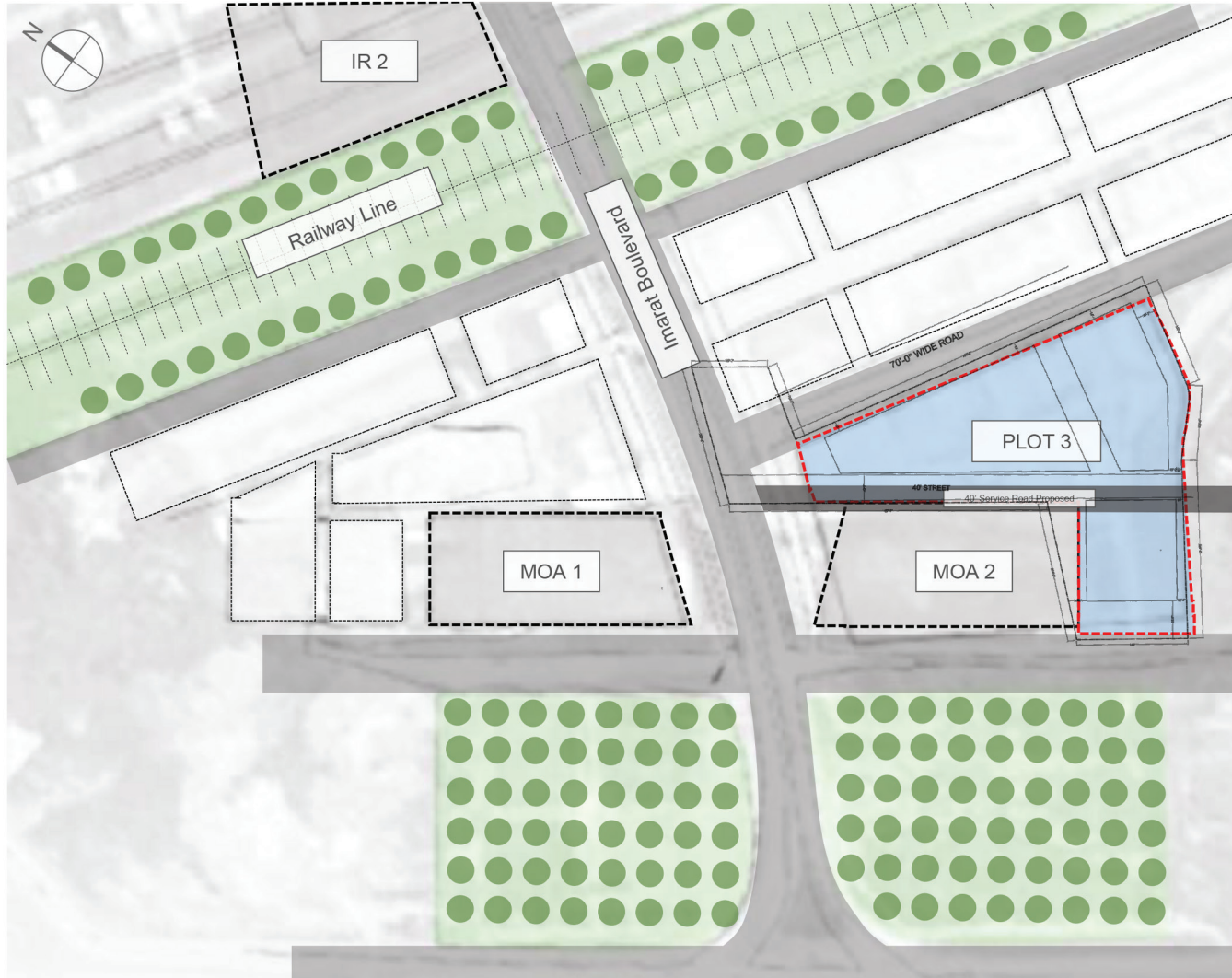
3.2 Site Client's IBD Masterplan



3.3 Site Environment Analysis



3.4 Site Dimensions And Offsets



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Case Study

4.1 Case Study 1 Abu Dhabi Central market, Abu Dhabi, UAE



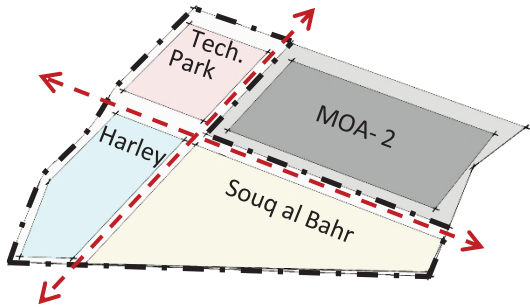
4.2 Case Study 2 Souq Al Baraha, Muharraq, Kingdom of Bahrain





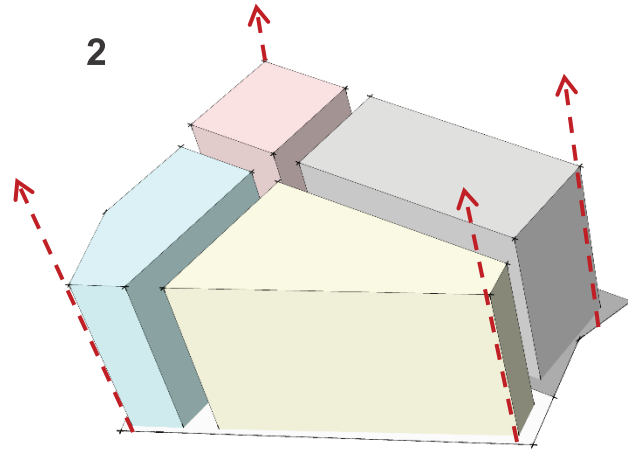
5.1 Architecture concept

1



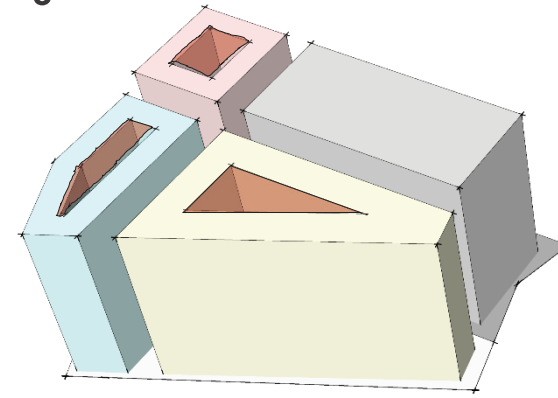
The plot line is defined and two lines along the axis are drawn
A 40' road is introduced along the horizontal axis between MOA2 and The Grand Bazar
3 blocks are created for the 3 buildings in the Souq

2



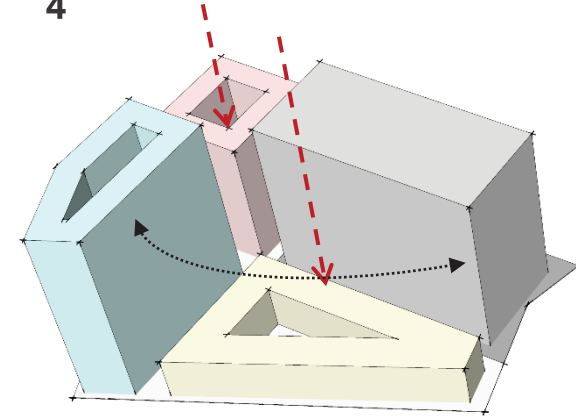
The 3 buildings are extruded to match the height of MOA-2

3



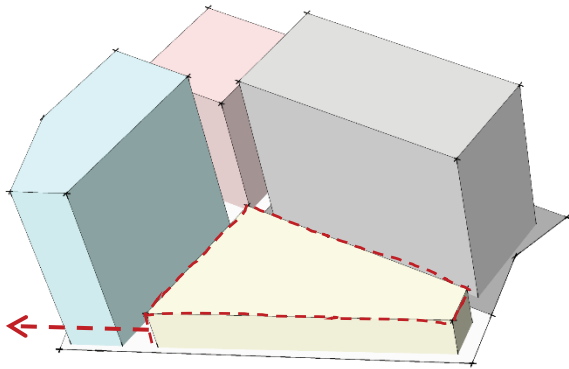
Voids are created in the middle of the building to create squares.
However this blocks the view of Sheraton in MOA-2 and the Souq loses its value because of the height

4



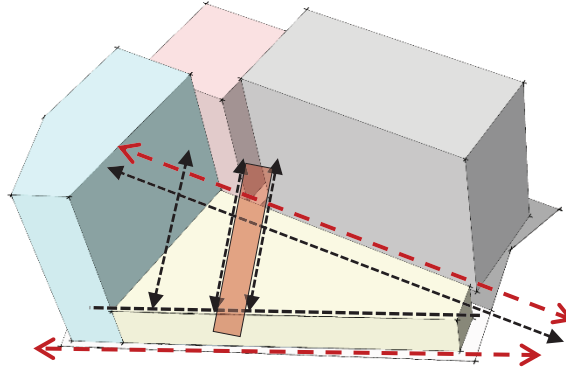
The height of the Souq and the technology park are reduced to create a hierarchy.
This opens the views from Sheraton and creates interest in architecture

5



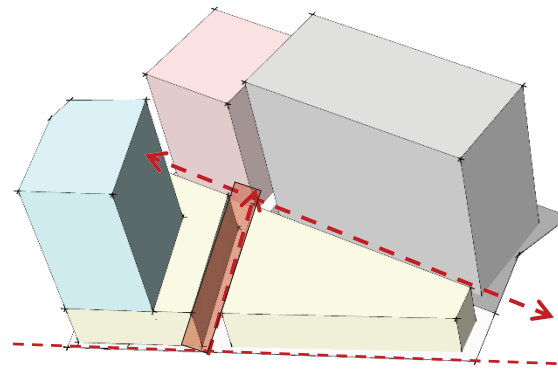
The voids in the middle are closed to increase the functionality of the Souq and to utilize the area in a better manner
The Souq is stretched to be extended and accommodated under the Harley center

6



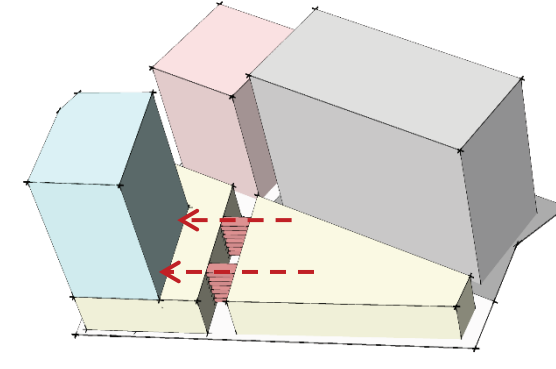
a parallel line is drawn from the horizontal axis and a line perpendicular line is drawn from the back road along which the size of Harley center is reduced to create a more elegant and functional tower.
Along the same perpendicular axis an opening is created in the Souq

7



The square of the Souq is created in the middle dividing the Souq into two with one hosting the Harley center

8



Bridges are introduced that connect the two Souq's at different levels

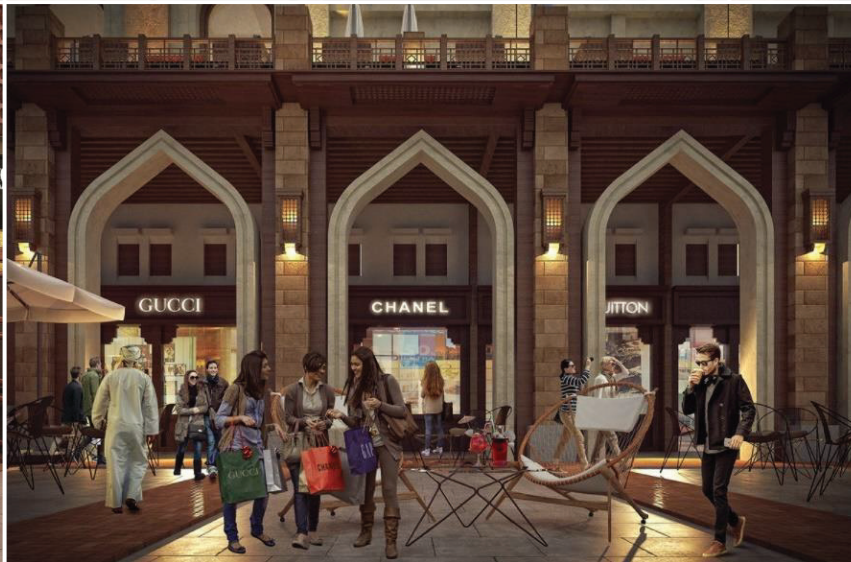
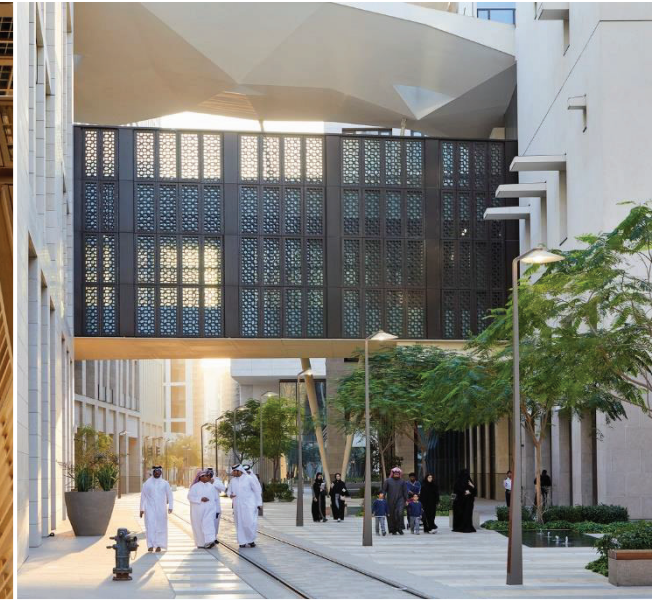
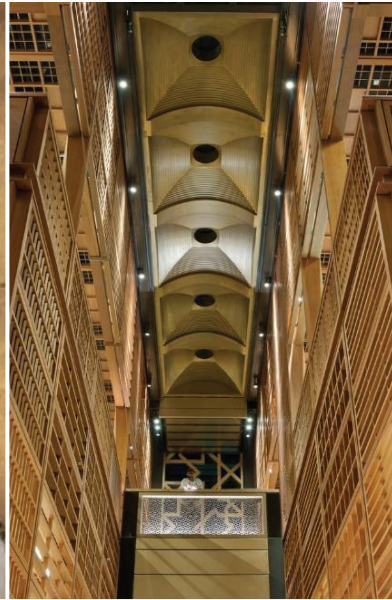
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Architecture Mood

6.1 Architecture Mood Contemporary Arabic Architecture



6.2 Architecture Mood Contemporary Arabic Traditional Architecture



7.1 Interior Mood Shop Frontage And Arcade



7.2 Interior Mood Seating Areas And Public Squares

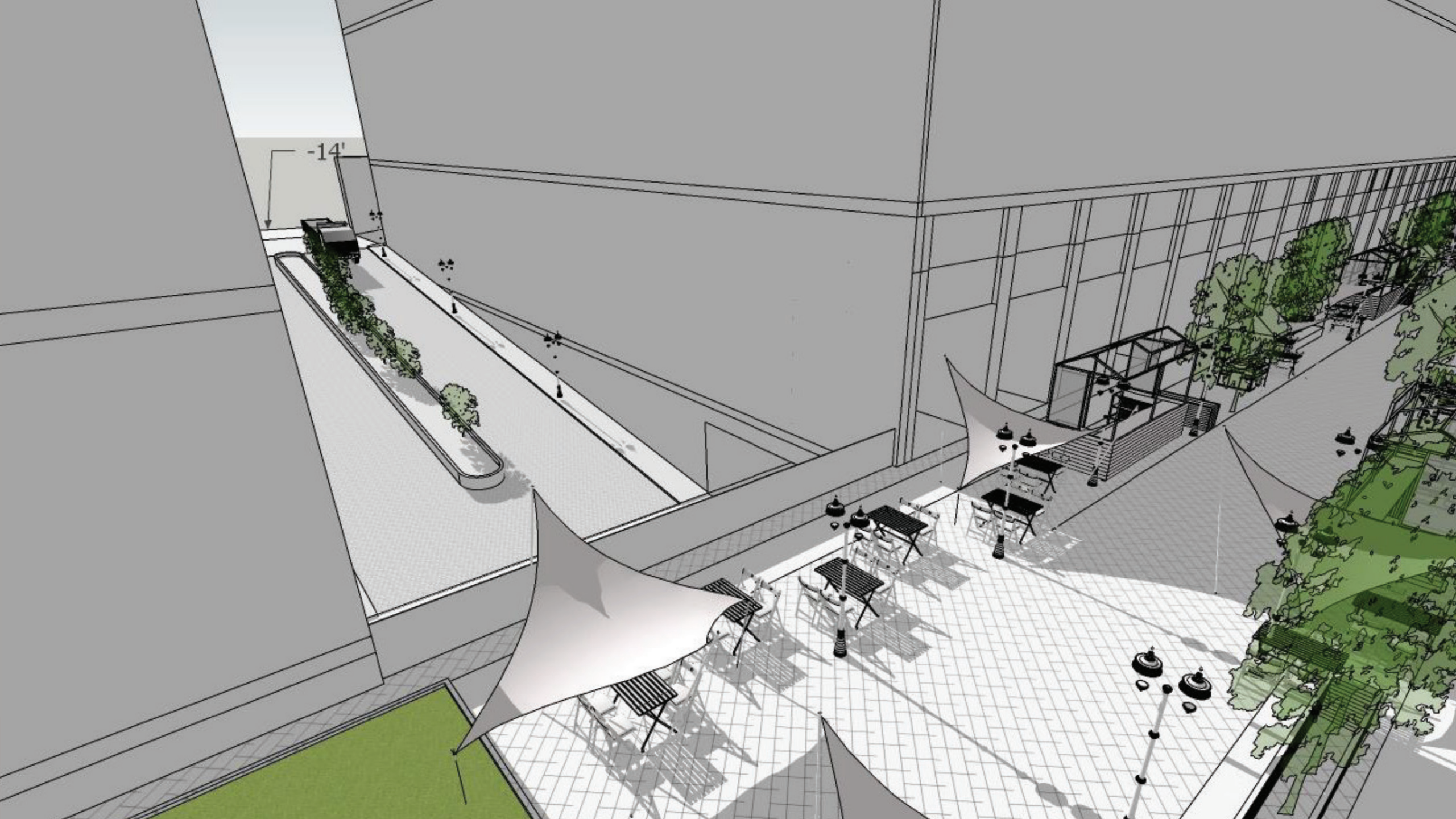




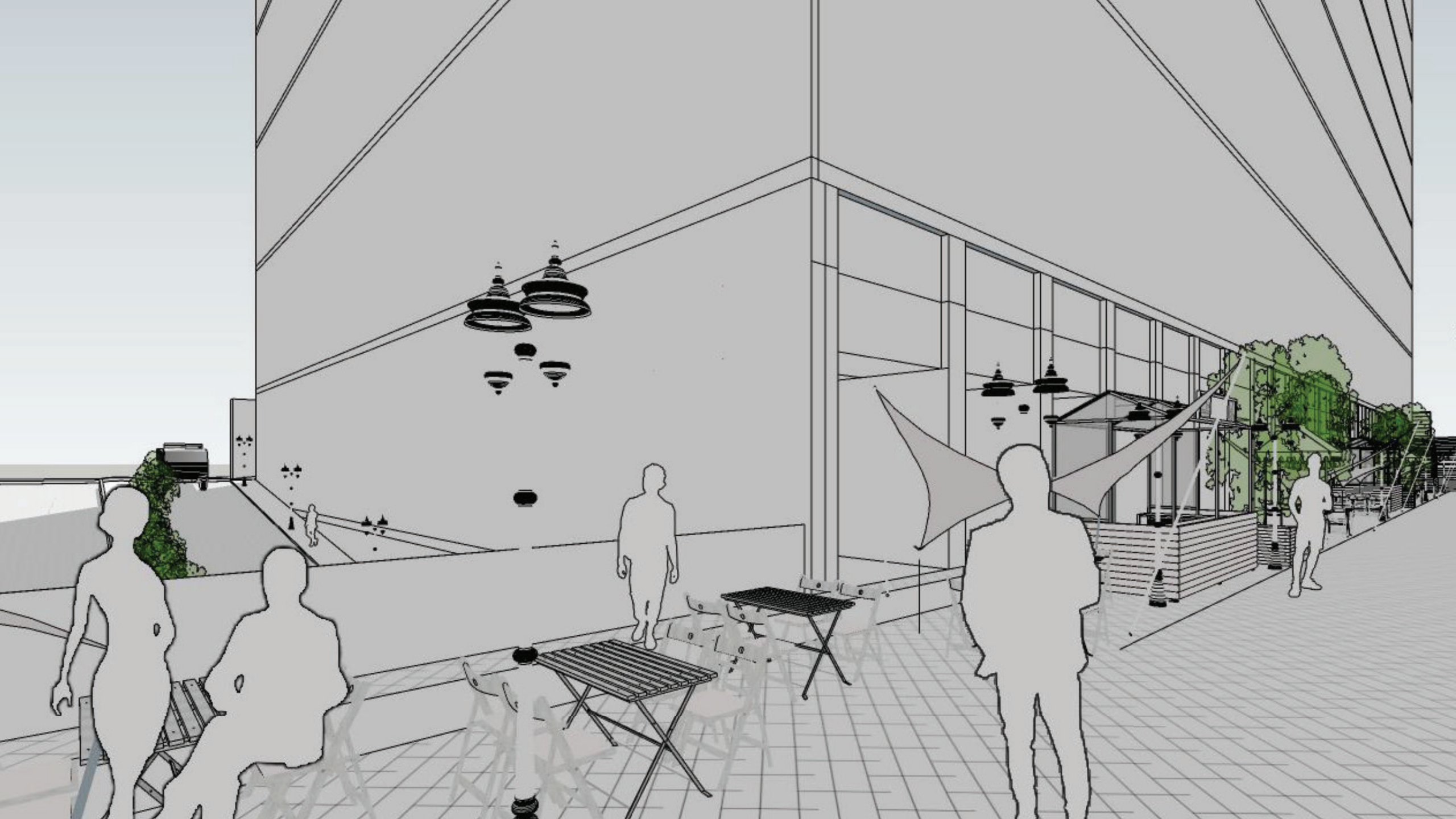
Architecture Massing







-14'











New concept
direction for
case



GUCCI
MEN'S TAILORING

New concept
direction for
case



Thank you

IMARAT