



The Sea Gate

to be transformed into

A Coastal Residential Habitat



The Sea Gate

to be transformed into

A Coastal Residential Habitat

(A Commercially viable Bungalow Scheme)

OFFICIAL LOGO



CONCEPT PROPOSED BY
MUNAF WADKAR
Principal Landscape Planner

Development Concepts for A Coastal Residential Habitat



DOCUMENT INTRODUCTION

This document contains the conceptual details (indicative mood Images/ideas) to be proposed for various parts of the project which is intended to be developed as a commercially viable **Coastal Residential Scheme**. The land is very uniquely situated facing the sea exactly in the lush green terrains of hills from both sides, located at Chandranagar, approx.. 6 Km from the very famous Tourist Town of Dapoli, Ratnagiri, at an altitude of 650 fts from the MSL.

The site has wide & valuable potential for the development of Holiday Homes, Resort and a residential community with the Coastal Lifestyle Theme at its core background. As the entire plot is having very attractive topography, the landscaping can be incorporated in the best way to highlight & beautify the available patches into the functional/active spaces. This shall definitely increase the value of entire plot as well as shall make the place attractive and enjoyable unlike any tourist resort or a residential community with modern amenities.

Considering this the designer in this document has proposed the best possible options for the development of each & every corner of the project, keeping in mind the importance of the locations & to get the best possible views of the surrounding hills and the Blue Sea horizons. While doing so, the aesthetics of the entire plot and the theme shall be maintained to the best level. Special consideration is given to have multi directional sitting areas as well as adventurous spot developments to enjoy various views.

Higher importance will be given towards the safety of users, conversion of open spaces into usable patches, construction of landscaping works with the best possible and sustainable standards and to protect the environment at the project site beside controlling the budget in entirety .



PLOT DETAILS AND UNDERSTANDING OF THE SURROUNDING

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BASIC DETAILS OF THE SITE

- The “ **The Sea Gate** ” is located at aprox. 6 km from Dapoli, at the neighborhood of a Kokan Agriculture University, which is one of the topmost institute in entire country.
- This plot is directly connected to the State Highway, and it has a beautiful contour which gives clear view of the surrounding green valley and the Blue Sea Horizon.
- The plot is sub-divided into 17 residential plots of sizes ranging from 2.5 Gunthas to 9 Gunthas approximately. All are situated at various heights, getting unrestricted views.
- The project is located in one of the HIGH PAID RESORT ZONE. This typical importance of the land gives further opportunity for the investors to Ancash their developments in future by renting their bungalows for tourists.
- The plot is located in the middle from Cool Climate Belt and Warm Climate Belt. So uniquely that the investors can enjoy dual climate at any given slot of days through out the year.
- The flow of tourist in this location can be considered throughout the year.



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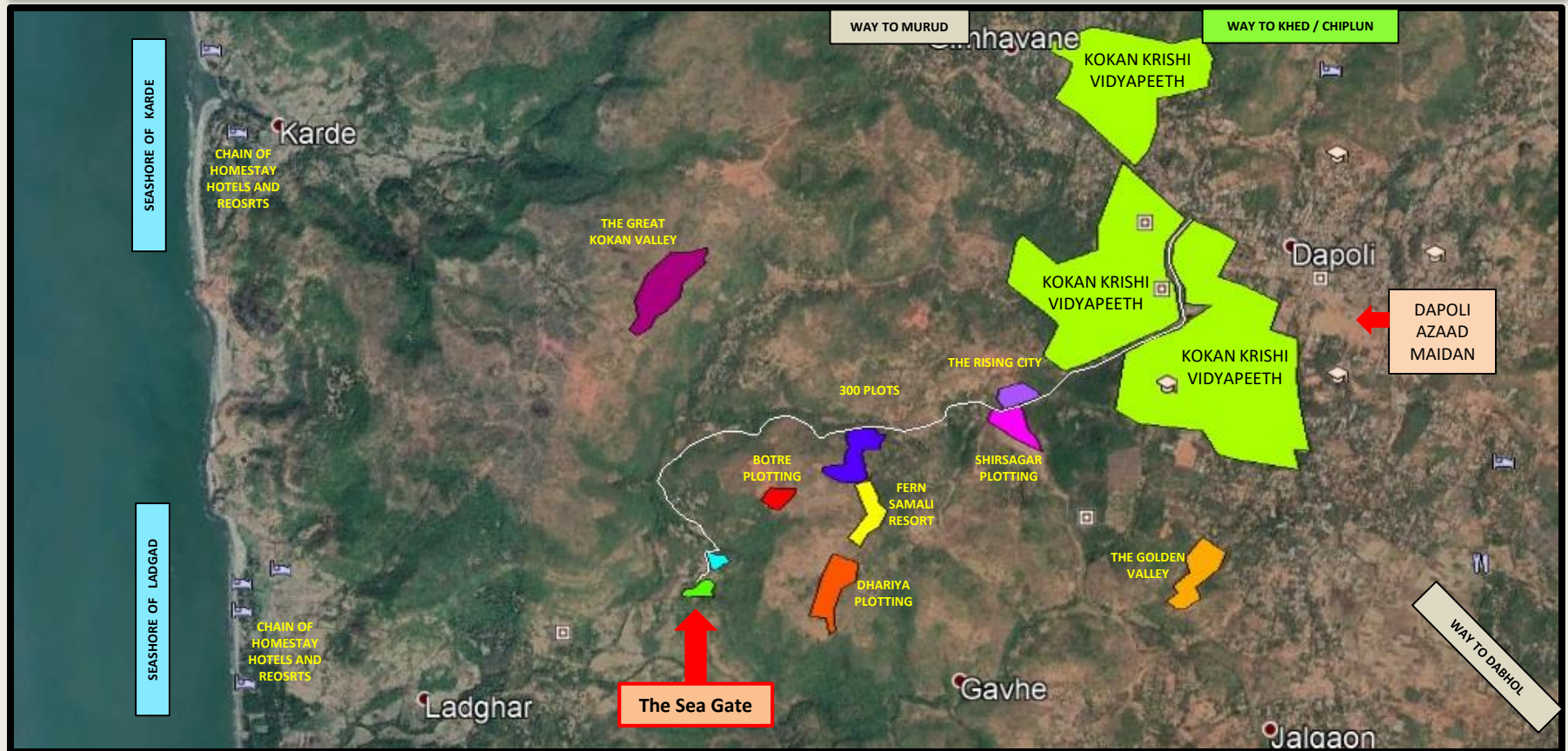
PROPOSED CONCEPT PLOT LOCATION



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PROPOSED CONCEPT PLOT LOCATION

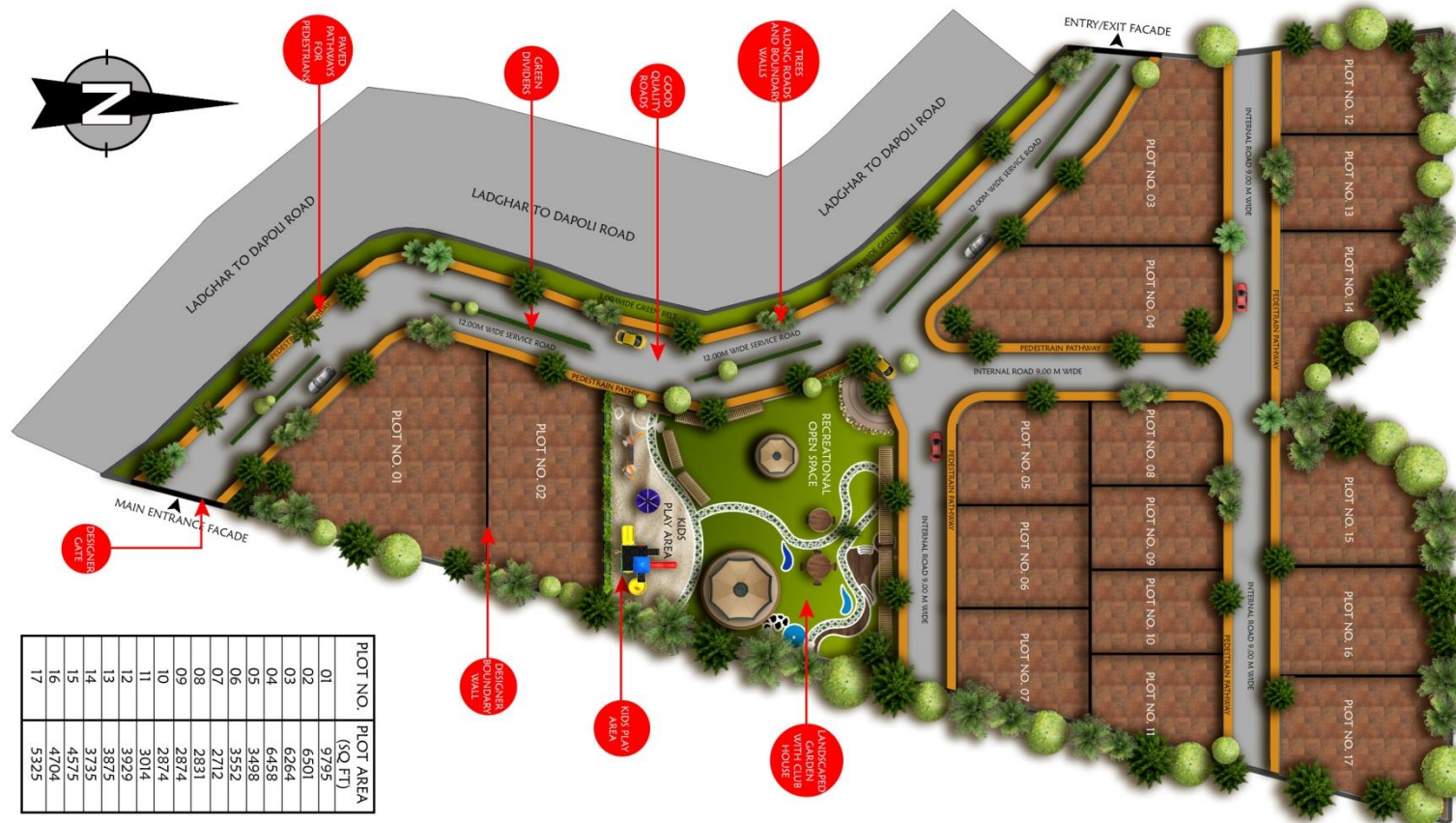


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PROPOSED CONCEPT PLOT TOP VIEW





PLOT NO.	PLOT AREA (SQ. FT.)
01	9795
02	6501
03	6264
04	6458
05	3498
06	3552
07	2712
08	2831
09	2874
10	2874
11	3014
12	3929
13	3875
14	3735
15	4575
16	4704
17	5325

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SETTING OUT OF BUNGALOW UNITS



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BASIC DETAILS OF THE PROPOSED CONCEPT

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01	9795
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17	5325



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SCOPE FOR TOURISM IN KOKAN



KOKAN REGION has...;

... many dimension in its nature like climate, topography, social life, beliefs, ethics and earning mechanisms... despite this, everything is strongly bounded through a respectful cultural and deep rooted heritage... and a impression of historic era through out its length...

...where recently Tourism has developed in the base,
in every corner of the region **“AN INDUSTRY WITH GREAT PROMISES”**



Development Concepts for **AGRO TOURISM RESORT**



PROPOSED CONCEPT ALTERNATIVES FOR THEME

The “**The Sea Gate**” can be developed under following schemes.

- **SEAFACE RESORT**

(where the visitors are allowed to stay in the unique homes made in Kokani Architectural Style, with Coastal Village Theme on hills facing lush green hills and blue ocean)

- **HILL TOP RESIDENCES**

(where the customers are provided with countryside coastal theme, constructed with quality stay facilities which can be cumulatively managed and rented off-time)

- **COMMERCIAL EVENING PARK**

(a uniquely made paid picnic park with adventure activities, space deigned for all age groups, can be commercially planned exclusively for Families.)

- **NATURAL CHALLET HOMES**

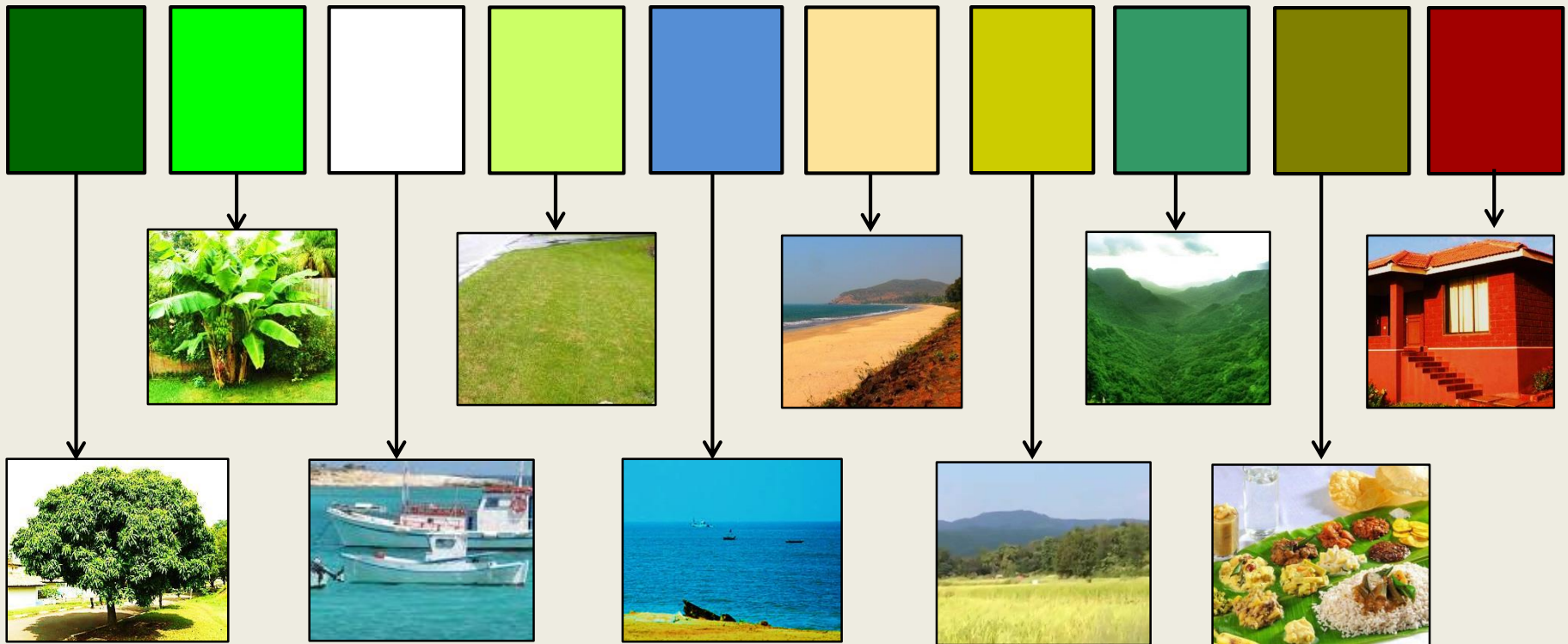
(a stay facility inside the most customized Jungle-Hill Theme, with comfort of modern life and scenic beauty of Lush Green Hills and Blue Sea)



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PROPOSED CONCEPT INDICATIVE COLOUR SCHEME OF THE DEVELOPMENT



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PROPOSED CONCEPT PROMINENT TOURIST DESTINATIONS IN THE SURROUNDING



DABHOL BACKWATER



LADGAD COCONUT LAGOONS



BIRD'S EYE VIEW OF ANJARLA



WATER FALLS



BEAUTIFUL SUNSETS AT MURUD



BIRD NESTINGS AT ADE



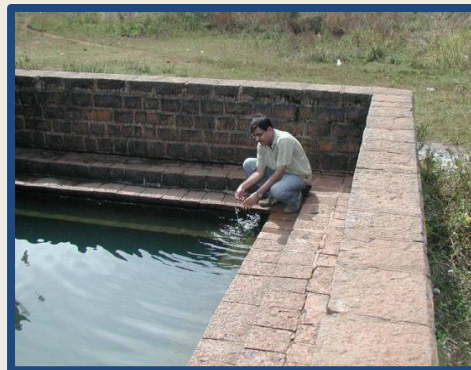
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PROPOSED CONCEPT PROMINENT TOURIST DESTINATIONS IN THE SURROUNDING



SUARNADURG FORT – HARNAI



HOT WATER SPRINGS – UNHAVRE



LIGHT HOUSE AT HARNAI



ANJARLE GANAPATI TEMPLE



KOKAN KRISHI KIDYAPEETH



PARSHURAM STATUE PARK



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PROPOSED CONCEPT PROMINENT TOURIST DESTINATIONS IN THE SURROUNDING



FISH AUCTION – HARNAI



DOLPHIN SAFARI AT KARDE-MURUD



SAND BIKE RIDES



PARASAILING AT MURUD



JET SKI – KARDE MURUD BEACH



SNORKLING AT LADGAD



PHASES OF DEVELOPMENTS

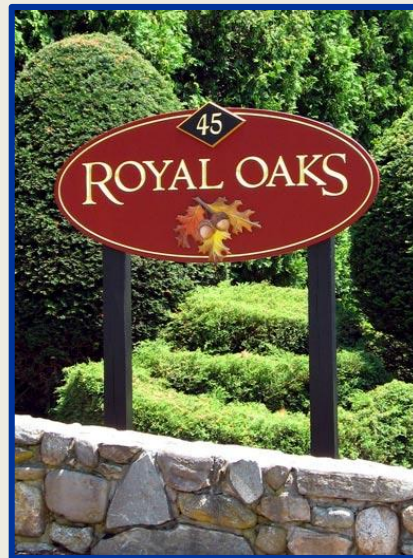
PHASE 1

(Non Revenue Generating, Basic Facilities & Infrastructure)

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PROPOSED CONCEPT EMBLEM & SIGN BOARD



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PROPOSED CONCEPT WATCHMAN / GUARD SHADES



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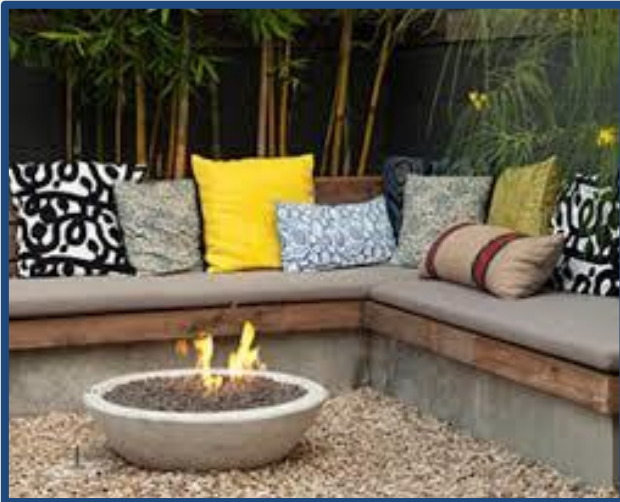
PROPOSED CONCEPT FENCING AND RAILING



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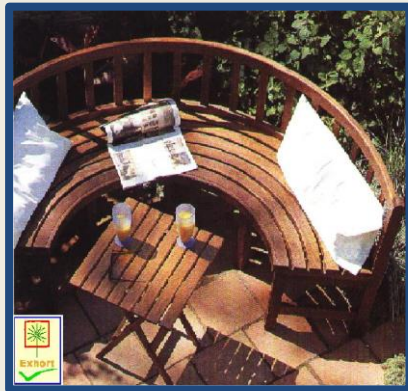
PROPOSED CONCEPT BONE FIRE SITTING



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VARIETY OF SITTING OPTION



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PROPOSED CONCEPT GAZEBO & SHADE STRUCTURES



archadeck | outdoor living



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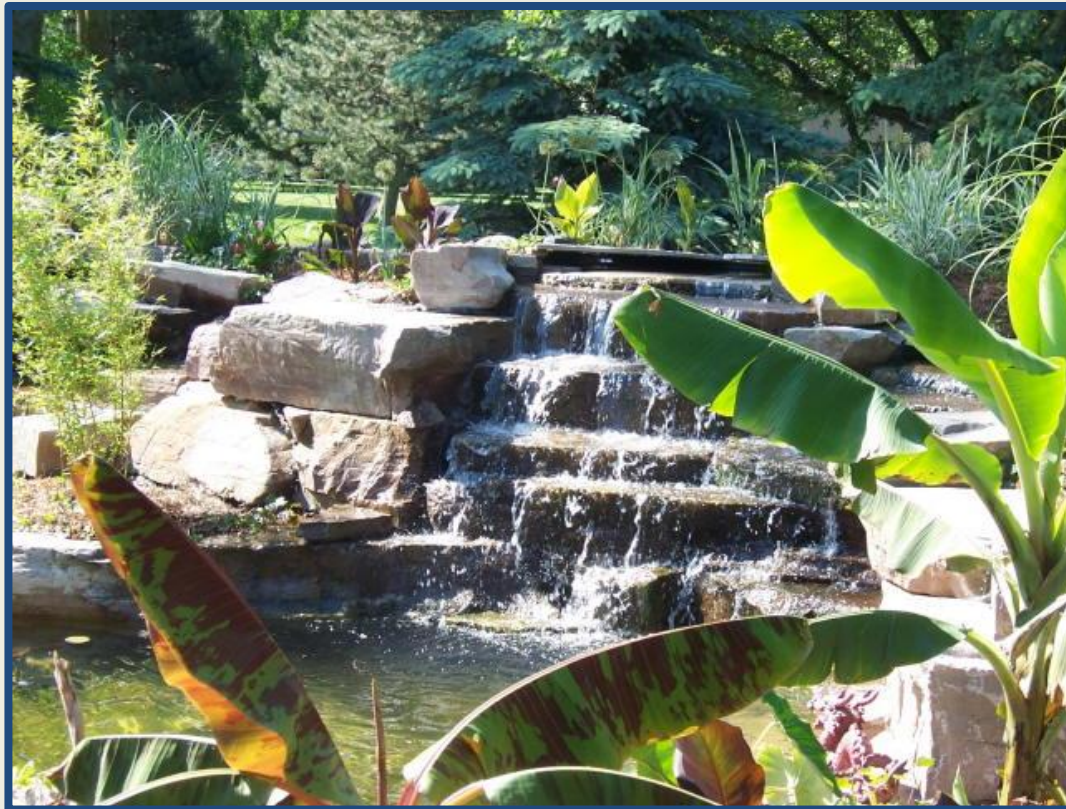
PROPOSED CONCEPT OPEN TO SKY AMPHITHEATER



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT WATER FALL/CASCADES WITH POND



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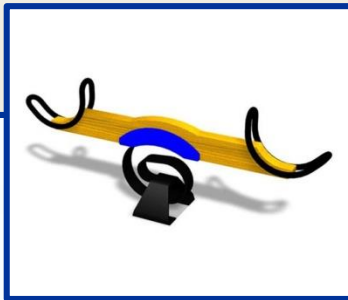
PROPOSED CONCEPT PHOTOGENIC SCULPTURES



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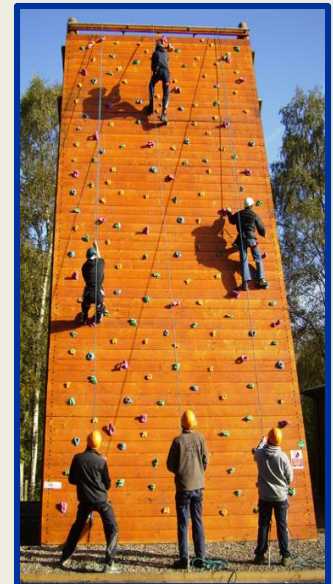
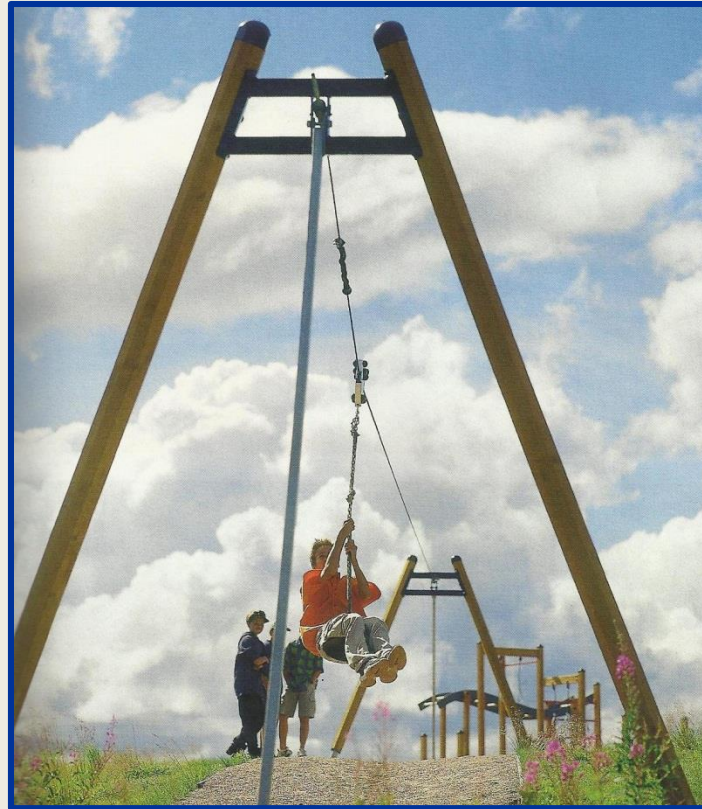
PROPOSED CONCEPT CHILDREN PLAY EQUIPMENTS (BASIC)



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PROPOSED CONCEPT CHILDREN PLAY EQUIPMENTS (ADVENTURE)



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT OUTDOOR LIGHTING



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PROPOSED CONCEPT OUTDOOR FURNITURE



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT INTERNAL SIGNAGES



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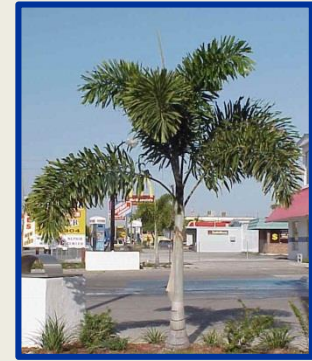
PROPOSED CONCEPT POTTED PLANTS



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT ORNAMENTAL PLANTS



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT FIRE-SAFETY-ALARMING SYSTEM



**Development Concepts for
A Coastal Residential Habitat**



PHASES OF DEVELOPMENTS

PHASE 2

(Revenue Generating Facilities & Amenities)



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PROPOSED CONCEPT ETHNIC KOKANI CHIRA HOMES



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT RESERVED FAMILY SITTING WITH BBQ



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT GUIDELINES FOR LOCAL MEALS



Development Concepts for A Coastal Residential Habitat



PROPOSED CONCEPT FRUIT PROCESSING SHADE



LETS MAKE IT HAPPEN....

THANK YOU....

Contact. Mob. 8668260197,9096999901

