



Embassy Springs

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Springs : Elements

- Total development area : 285.7 Acres
- Plotted development : 188.45 Acres
- Apartments : 22.9 Acres
- Row Houses & Villas : 21.18 Acres
- Club : 10 acres
- School : 10 Acres
- High street and Commercial retail & Hospital: 35 Acres

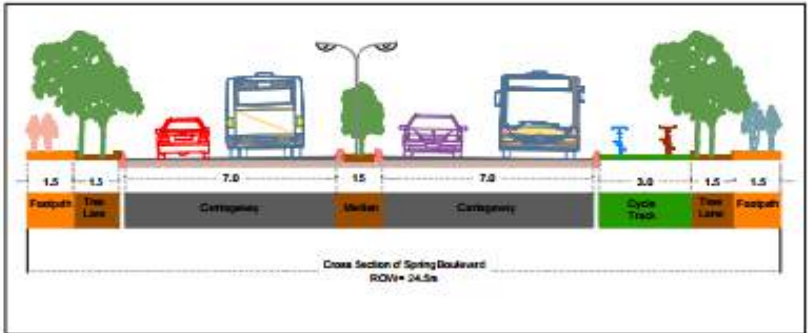


Springs infrastructure: Road Works

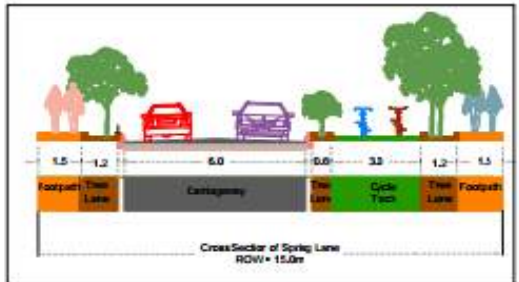
- The network is planned in providing a hassle free traffic movement within the premises. All roads will be finished with asphalt and better treatments at key road intersections.
 - Springs Boulevard : Main Carriageway : 24mts
 - Springs Avenue : 18 mts
 - Springs Lane : 15 mts
 - Springs Drive : 12 mts
- The roads will have cul-de-sac all required ends to ensure the hassle free commuting
- All roads will have treeline on both sides
- All roads will have rain gardens of 1.2mts-1.5 mts spaced in between the trees and in between cycle track and walkway
- Springs Boulevard , Avenue & Lane will all have 3 mt Cycling track running alongside the roads
- All roads will have 1.5 mts walkway

Springs : Road Works

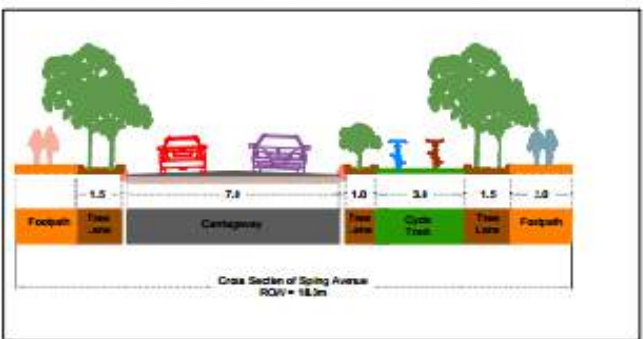
Spring Boulevard



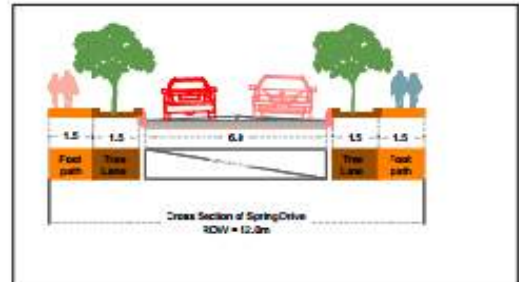
Spring Lane



Spring Avenue

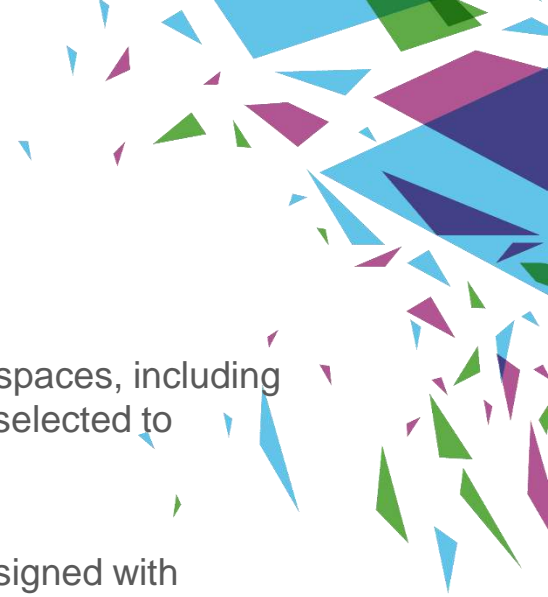


Spring Drive



Springs : Landscape key elements

- **Water bodies :**
 - Around 18 acres of water bodies across the community
 - All the water bodies running thru the pocket parks , named as seasonal streams , converge at the lake
- **Pocket parks :**
 - 1 Lakeside promenade of around 5 Acres along with lakeside club and islands
 - Around 10 big pocket parks of size 1-3 Acres spread across the community
 - Around 15 Small green patches spread across the community
 - All the pocket parks are interconnected and all lead to the lakeside promenade
- **Central green spine :**
 - Around 10 Acres of central green spine with multiple play zones and nature trails and contemplation zones



Springs : Infrastructure

- **External Development:**
 - The design rendered has provided importance on all External spaces, including pedestrian walkways & pathways. The materials are carefully selected to enhance the look and feel of the space."
- **Site Boundary Wall:**
 - The site shall be demarcated and protected by a Solid wall designed with precast panels / blocks having a barbed wire on top as an additional measure of security.
- **Security**
 - Guard houses with boom barrier controls shall be provided at all entry / exit points apart from the CCTV surveillance system monitoring at all common Areas.
- **Sewage Treatment Plant:**
 - A central sewage treatment plan confirming to the norms of Pollution Control Board shall be installed to treat the sewage water. Treated water from the plant will be utilised for gardening as well as supply to individual plots for flushing purposes. The project is being aimed for a zero discharge, using the entire treated water for the campus needs.



Springs : Infrastructure

- **Lighting:**
 - Lighting poles with adequate lux levels shall illuminate the roads, landscaped zones and common area. Maintaining a strong emphasis on sustainability and energy conservation, 30% of Street lights shall be operated on solar energy.
- **External Electrical Works:**
 - A capacity of 8 to 14 Kw is planned for various plot sizes. The power shall run underground through serviceable trenches with a proper stepping from the transformer to feeder pillar in streets and finally to respective plots. Power back up through acoustically enclosed Diesel generators is provided for all Common areas / Club house / Sewage treatment plant, etc.
- **Water Supply and Sewer Network:**
 - The water supply shall be from a centralised system to all plots, tapped off at the entry of each plot. The drainage from each plot shall be routed through an efficient piping network into the centralised sewage treatment plant. The pipe routing and specifications are engineered for a long run facilitating a leak proof system.
- **Property management :**
 - Embassy springs will be managed by ESPL , which has been managing all Embassy Tech parks and residential projects successfully

Springs : Infrastructure

- **Storm Water network:**
 - An efficient network of drain pipes fed by inlets that are interspersed at regular intervals along the road will drain off the storm water at ease. Rain water harvesting / collection measures provided for shall add up to the sustainable design principles
- **Communication Network:**
 - Dedicated Hume Pipes / HDPE pipes are to be laid for the communication / data Lines .The Sizing of the pipes shall be adequate for Voice / Data / DTH lines.
- **Signage:**
 - Aesthetically designed graphic signage shall be installed to communicate direction, identify spaces and locate plots. Precautionary signages on speed limits and traffic safety shall ensure for a safe environment to move around.
- **Special Elements:**
 - The campus development evolved in a holistic manner where design elements like bus bays, seating, garden furniture, gas stations, bubblers etc. are thoughtfully crafted. These elements add to class and support in providing a world class environment for the residents of the community.

Springs Infrastructure : Club

A world class Club of 1.5l sqft , designed by Andy Fisher Workshop, largest among all the Embassy projects' clubs , that will encapsulate the vision of Embassy Springs and will draw its magnificence from the sprawling project itself.

The club will be equipped with various indoor and outdoor amenities catering to all sort of needs like :

- Business
- Recreational
- Health
- Kids
- Food & Beverages

The zone around the club will be developed to become landmark and central attraction of springs with a few water bodies , Al fresco dining options etc. The main road approaching the club will be developed with a few open cafes, take away options, juice bars etc which will then lead to the grand entrance of the club e.g. Springs Dubai

Key Amenities

- Religion related :
 - Temple
 - Church
 - Gurudwara
- Special Zones :
 - Senior citizen park
 - Pet park
 - Park for differently-abled
- Community engagement :
 - Open air theatre
 - Cycling lanes
 - Bubblers
 - Water features
 - Reflexology pathways
 - Jogging tracks
 - Promenade walks & viewing decks
 - Lakeside club
- Transportation :
 - School bus bay
 - Taxi stands/waiting points
 - Buggy stands
- Sports :
 - Open volleyball courts
 - Basketball
 - Olympic size pool
 - Mini stadia
 - Tennis courts
 - Sand volley ball
 - Interactive water gardens
 - Giant chess /snakes & ladder
 - Skating area
- Experimental Amenities :
 - School
 - Lakeside promenade
 - Fruit orchard/organic garden /Nature trails/floral walk

Collaboration of some of the biggest names

Embassy Group

RSP Architects

Andy Fisher Workshop

Cicada Landscape, Singapore

Synergy consultants

+ Best of Sports and Arts academies + Best
concierge amenities + Best Property Managers
+ Best School Brand + Leading Hospital



Landscape & Infrastructure





Thank you