

Category : Master plan
Project Country : Uzbekistan
Project City : Jarkurgan District, Surkhandarya Region
Completion Date : August 2024
Google Maps Link : <https://maps.app.goo.gl/q688eLTktPxP3gs66>
Project Area : 110 GA

Project 01

“Obihayot”

Master plan

Project Site Location

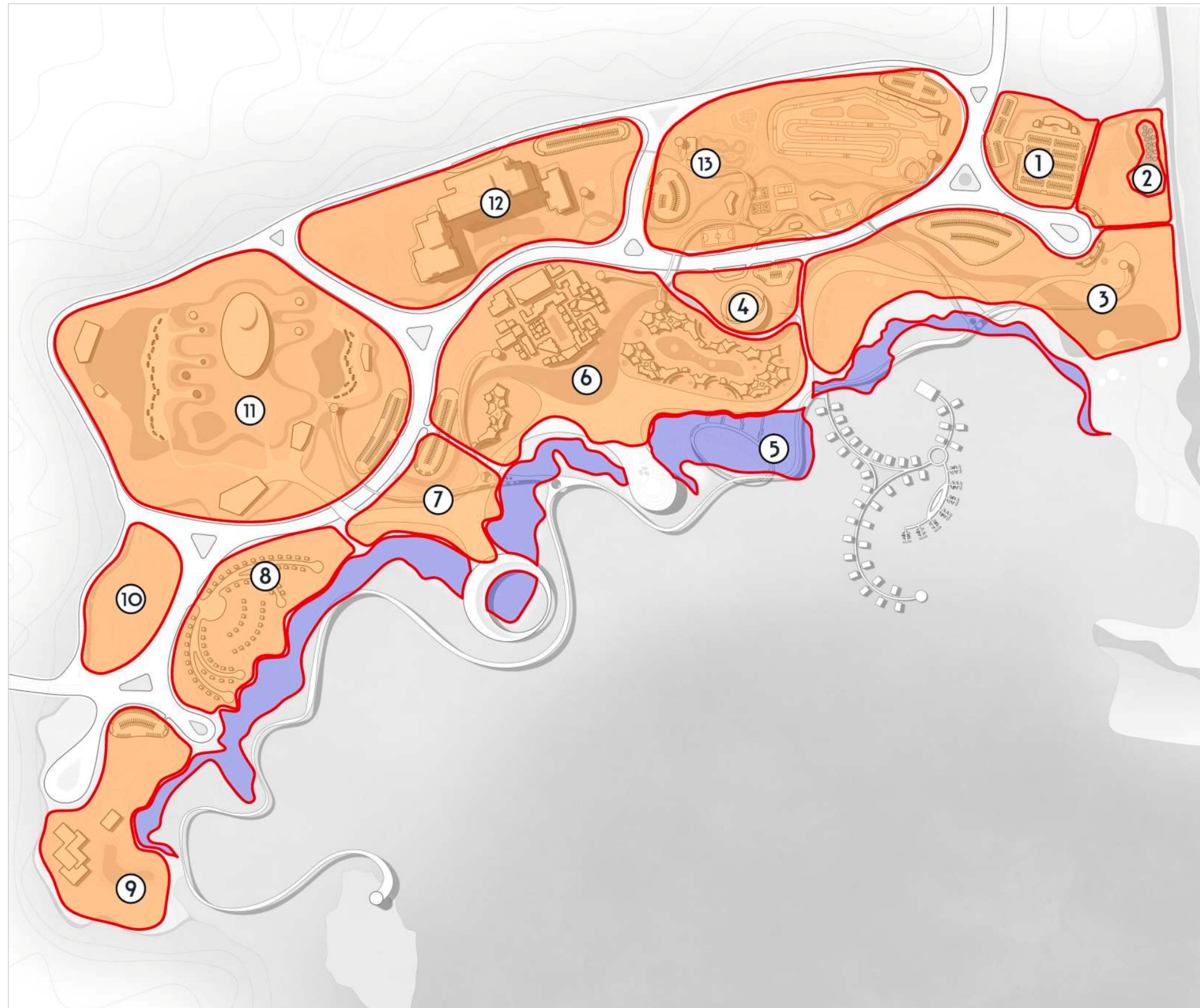


Current State:



Ecotourism Center Functional Layout

1. Administration Building
2. Wildlife Park
3. Recreation Park
4. Amphitheater
5. Waterfront
6. Central Entertainment Zone
7. Landscaped Waterfront
8. Townhouse Complex
9. Wellness Center
10. Yurt Park
11. Water Park
12. Hotel
13. Sports Complex



Ecotourism Center Functional Zoning

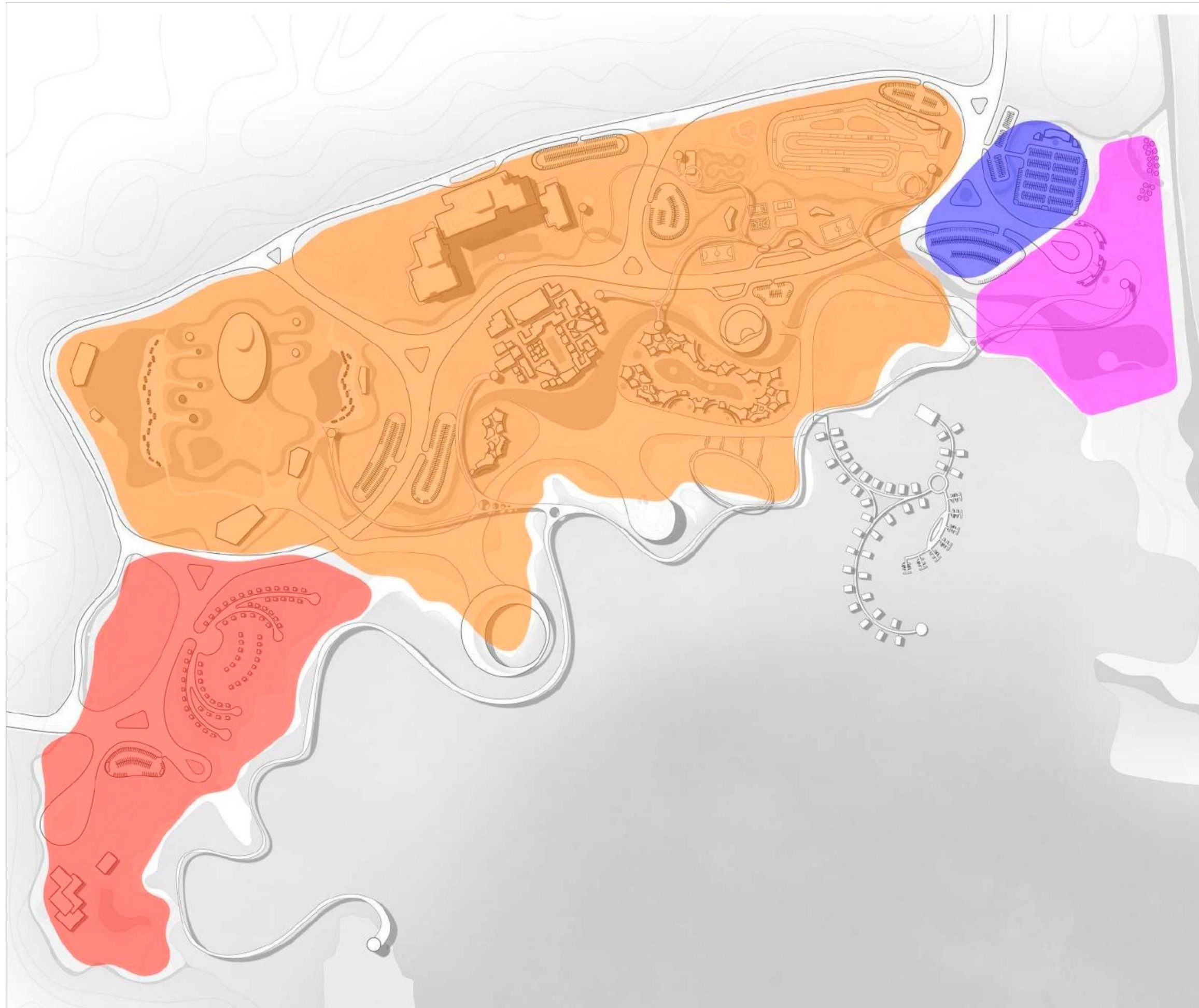
The project area's functional zoning consists primarily of interesting recreational activities, mass sports, extreme and exotic recreation areas.

Administration area This area mainly covers the management of the territory, working with employees, creating comfortable conditions for them, and providing accommodation.

Park area This area mainly consists of green spaces, a botanical garden, a zoo, and a fishing company.

Quiet recreation area This area mainly consists of accommodation facilities and includes a wellness complex, a herbal treatment complex, and bungalows.

-  Park Area
-  Administration Area
-  Active Recreation Area
-  Quiet Recreation Area



Functional Zoning Landscape Strategy

1. Administrative Building
2. Fishing Company
3. Zoo
4. Botanical Garden
5. Recreation Park
6. Floating Modular Houses
7. Amphitheater
8. Obi Hayot Mall
9. Waterfront / Riverside Area
10. Central Fortress
11. Multifunctional Complex
12. Scenic Waterfront / Landscaped Waterfront
13. Townhouse Complex
14. Wellness Center
15. Yurt Garden
16. Aquapark / Water Park
17. Hotel Complex
18. Motorsport Arena
19. Sports Complexes
20. Skateboard Park
21. Karting Racing Track

-  Total Area 100% 110 HA
-  Green Space 49.3% 54.22 HA
-  Roads 17.3% 19.03 HA
-  Pedestrian Walkways 13.1% 14.44HA
-  Water body 8.9% 9.74 HA
-  Waterfront 4.5% 4.97 HA
-  Construction area 6.9% 7.6 HA



Construction Phasing

The project is planned in three coordinated phases to support efficient construction, infrastructure delivery, and gradual opening of the development.

Phase 1 - Years 1-2

Development of the initial project zones and essential infrastructure.

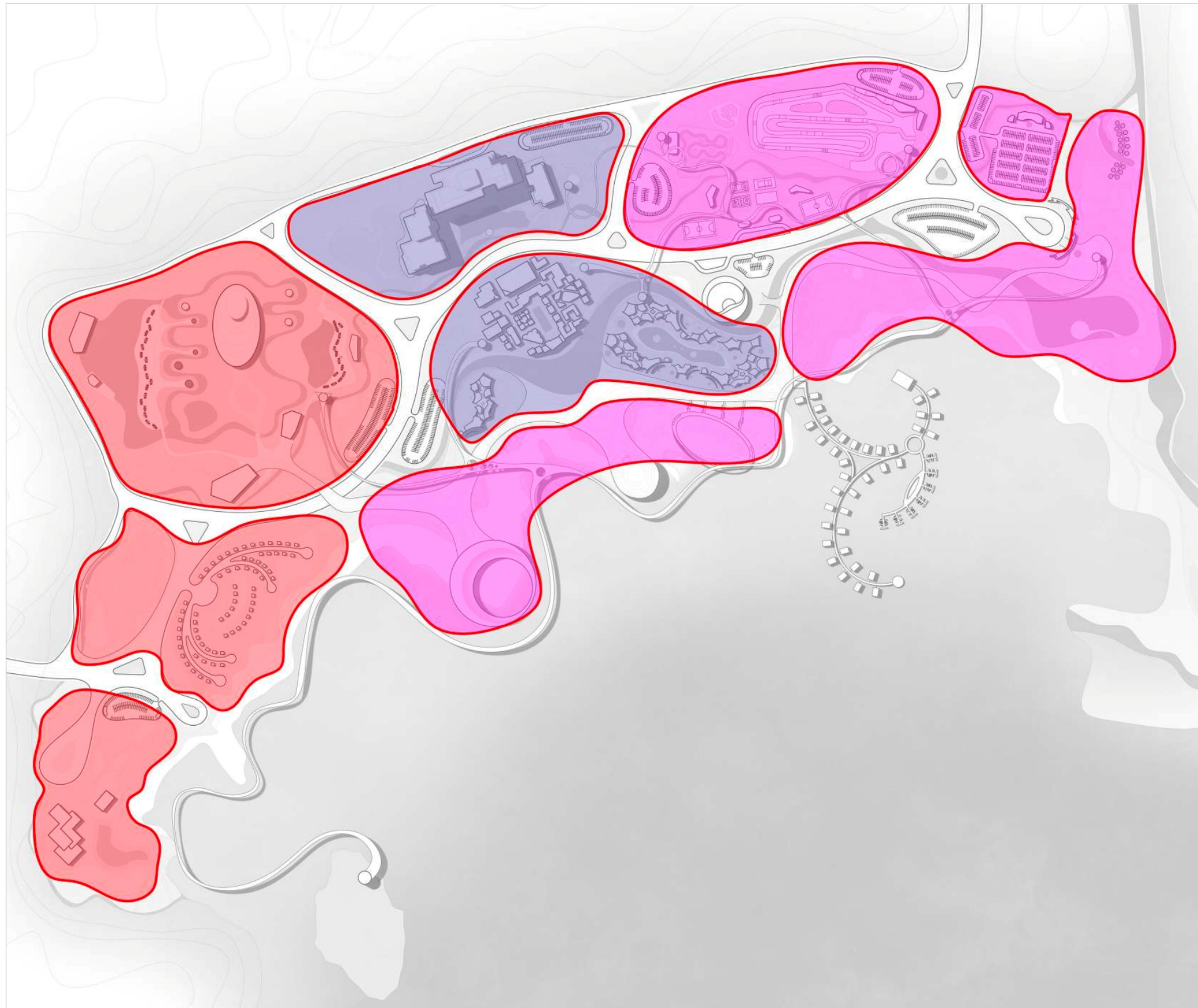
Phase 2 - Year 3

Expansion of the central areas and connection of the principal facilities.

Phase 3 - Year 4

Completion of the remaining zones, landscape works, and final site integration.

The phased strategy allows different parts of the destination to become operational while construction continues in other areas.



Transport Roads and Parking Areas

Project area transport route:

Total length: 7.815 km

Total area: 19.03 HA

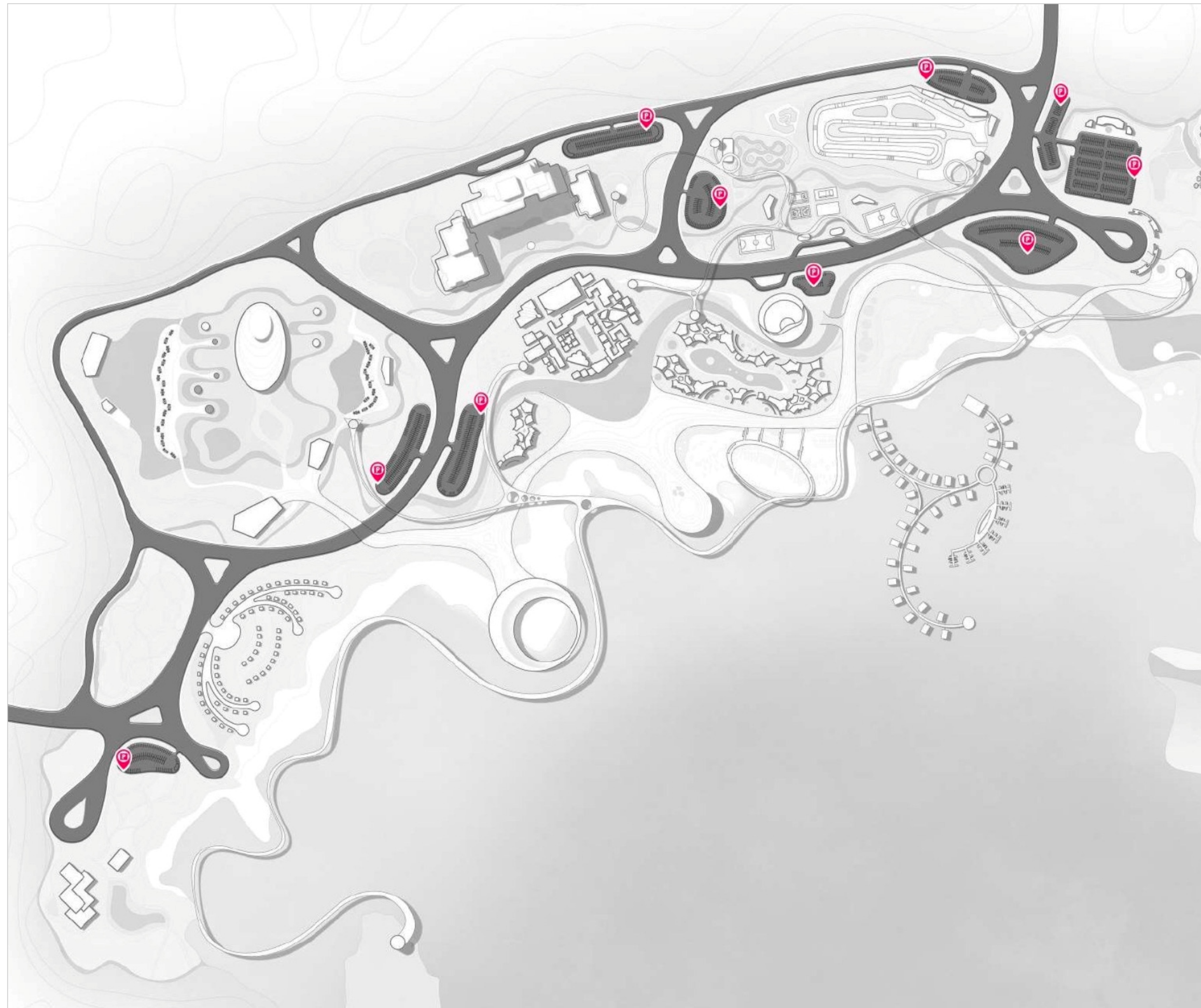
This transport route is conveniently designed for visitors to the area and service vehicles. Motorsport competitions are also planned to be held on this road, and the requirements of this type of sport are considered in the project.

Parking areas

Total vehicle capacity: 1,612

Polymer-bitumen-based asphalt pavement is planned for the parking areas. Its service life is 3-4 times longer than conventional asphalt, and it has high resistance to loads.

Solar panels are installed on the parking canopies, providing the capacity to generate 20% of the area's energy consumption.



Pedestrian and Mobility Network

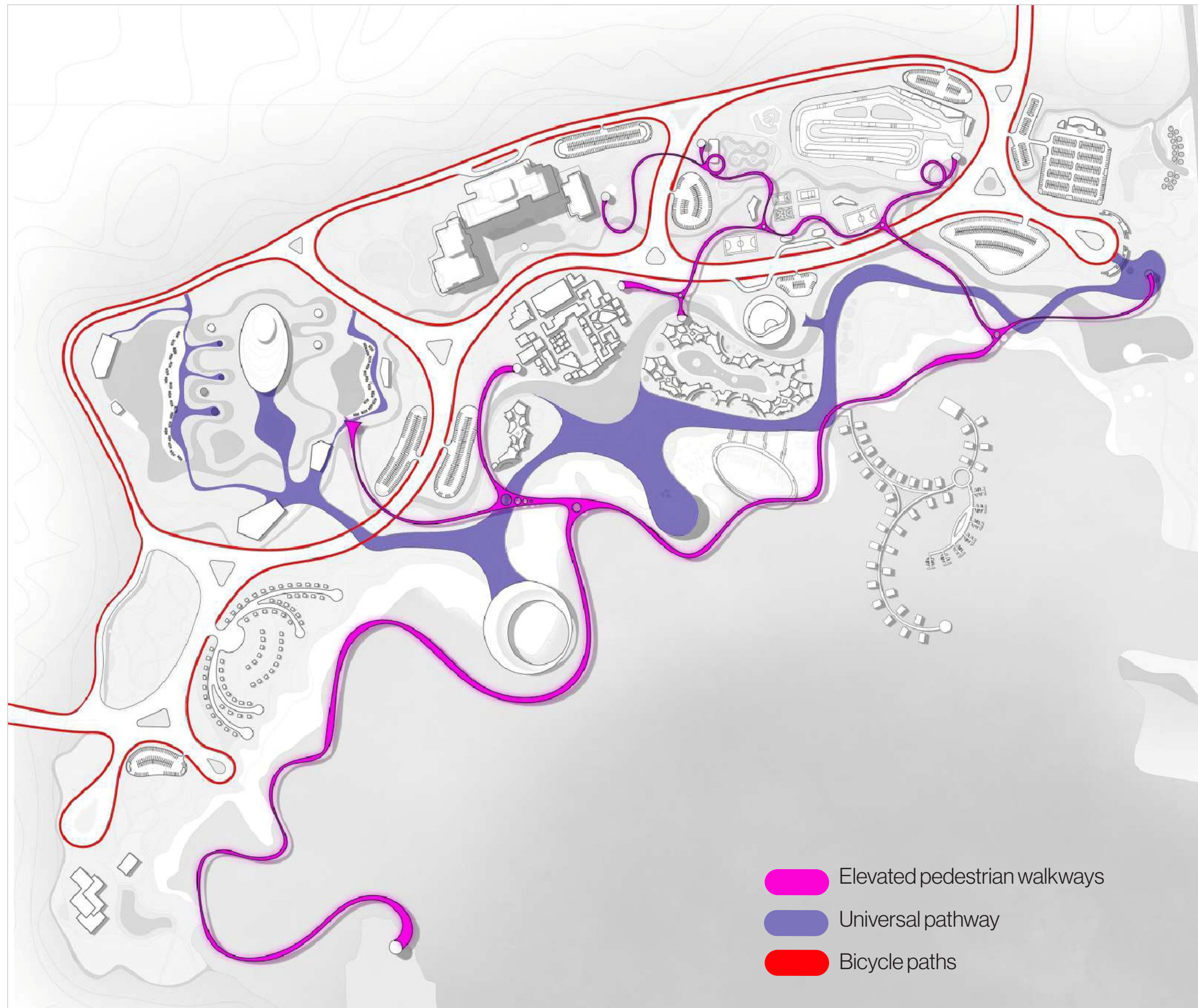
Main transportation network of the project area.

The main transportation network of the project area is designed for bicycles, mini electric buses, horse riding, scooters, and other environmentally friendly modes of transport. The transportation network consists of three types of routes:

1. Elevated pedestrian walkways. The total length is 5.6 km. The elevated walkway is located approximately 3–8 m above ground level. It is mainly designed as a pedestrian route and provides convenient views of both the project area and the reservoir.

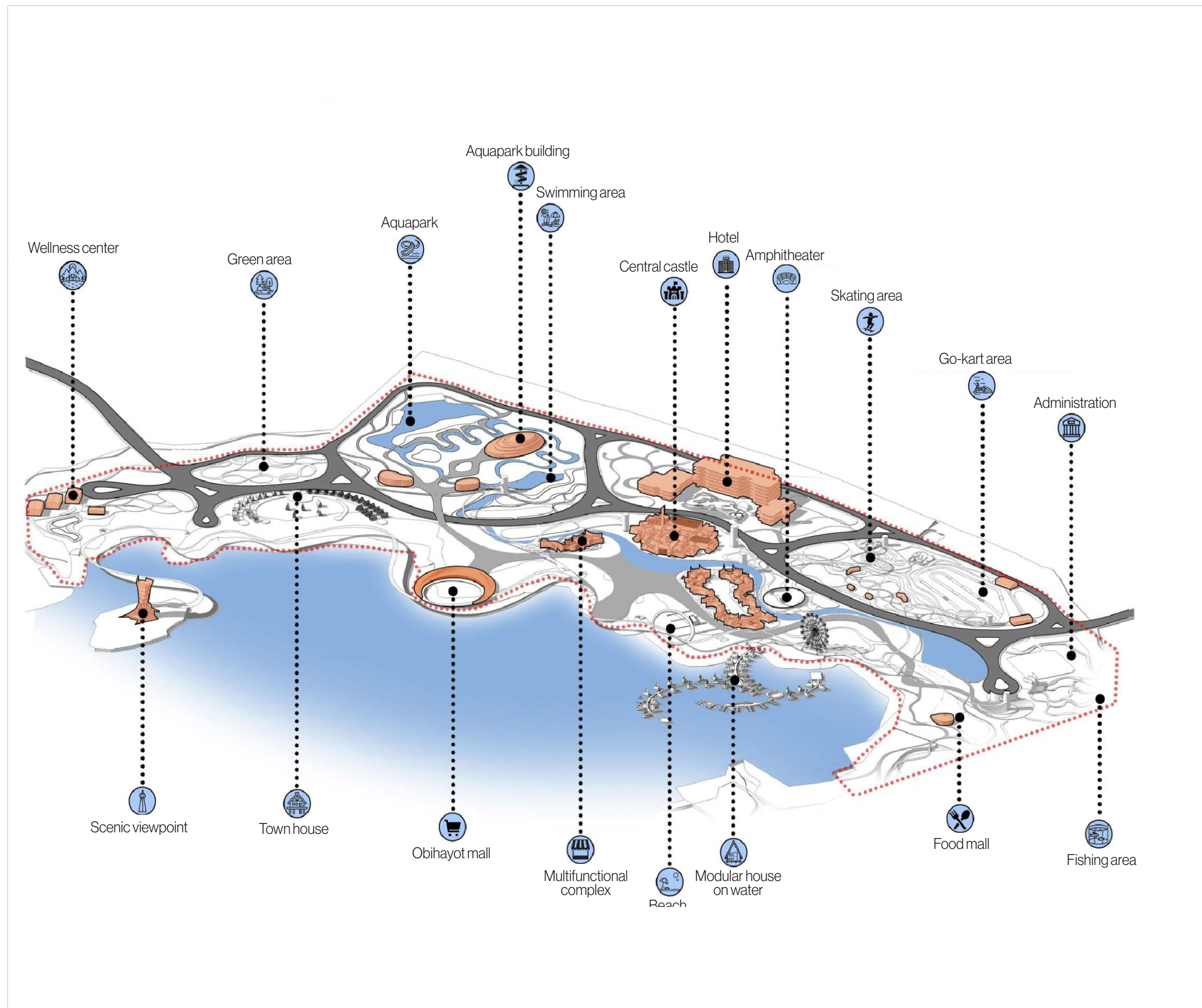
2. Universal pathway. The total length is 3.15 km, and the total occupied area is 14.44 ha. This route is mainly intended for pedestrians, horse riding, and electric buses. In addition to transportation, the route includes areas for marathons, small concerts, roadside cafes, and other service points.

3. Bicycle paths The total length is 11.625 km. These paths are located along the main transportation routes and provide convenient access.



Main Buildings and Destinations

The master plan organizes the main buildings and visitor destinations within a connected landscape and waterfront network. It brings together wellness, recreation, hospitality, retail, accommodation and public services in one integrated development. The wellness center and green spaces create a peaceful setting, while the aquapark and swimming areas form the main water-recreation zone. The castle, hotel, amphitheater and multifunctional complex create a central cultural and hospitality hub. Active recreation areas, commercial facilities, waterfront homes, the beach, fishing area and scenic viewpoint offer diverse experiences. A clear road network connects all destinations and provides convenient access throughout the development.



Entertainment service routes

Various entertainment service routes have been organized within the project area.

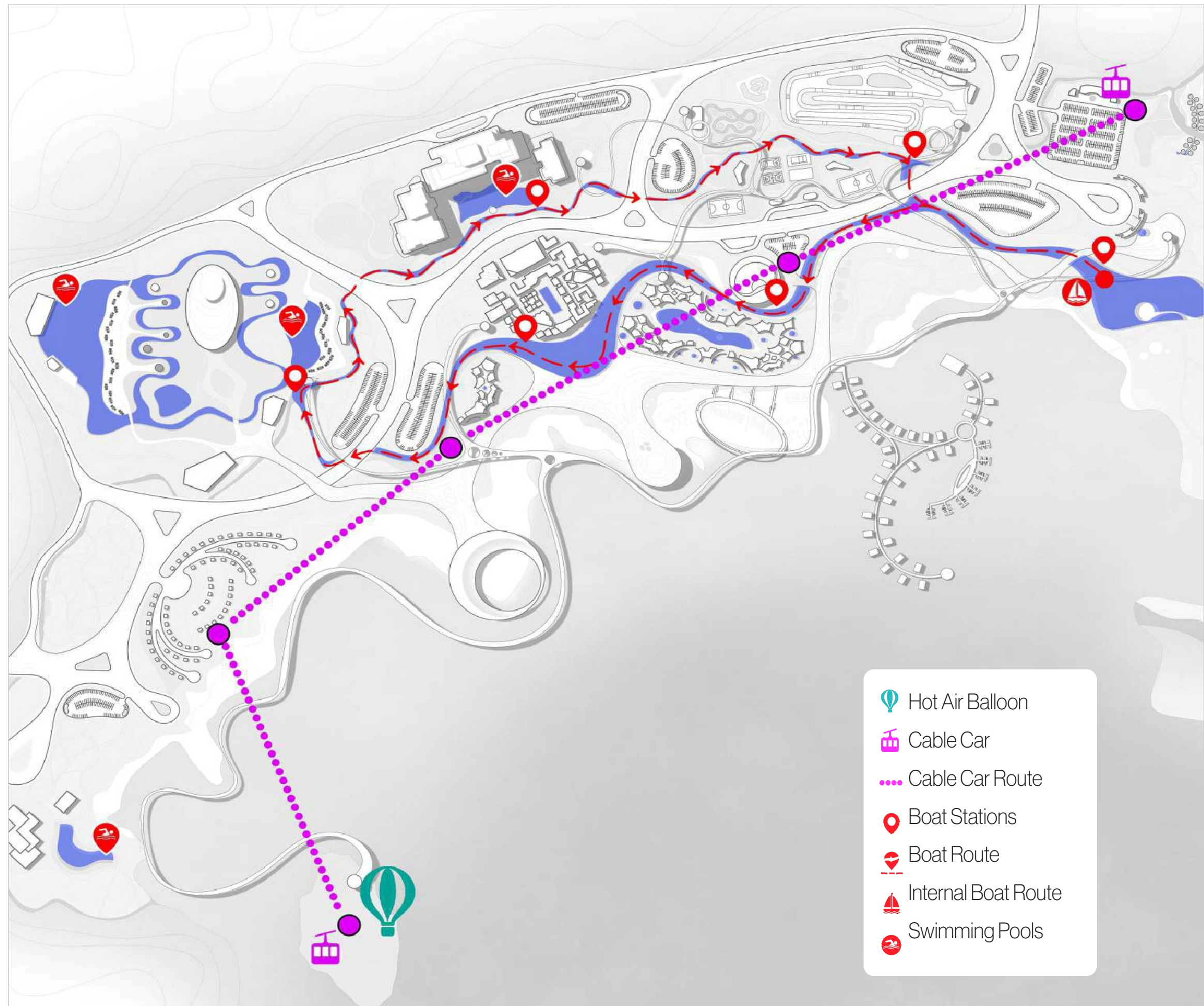
Cable car: The total length of the cable car route is 2242 m, with the route rising from 10 m to 50 m in height. Boat route: The total length of the boat route is 3043m.

Hot air balloon: This type of service is very interesting and attractive.

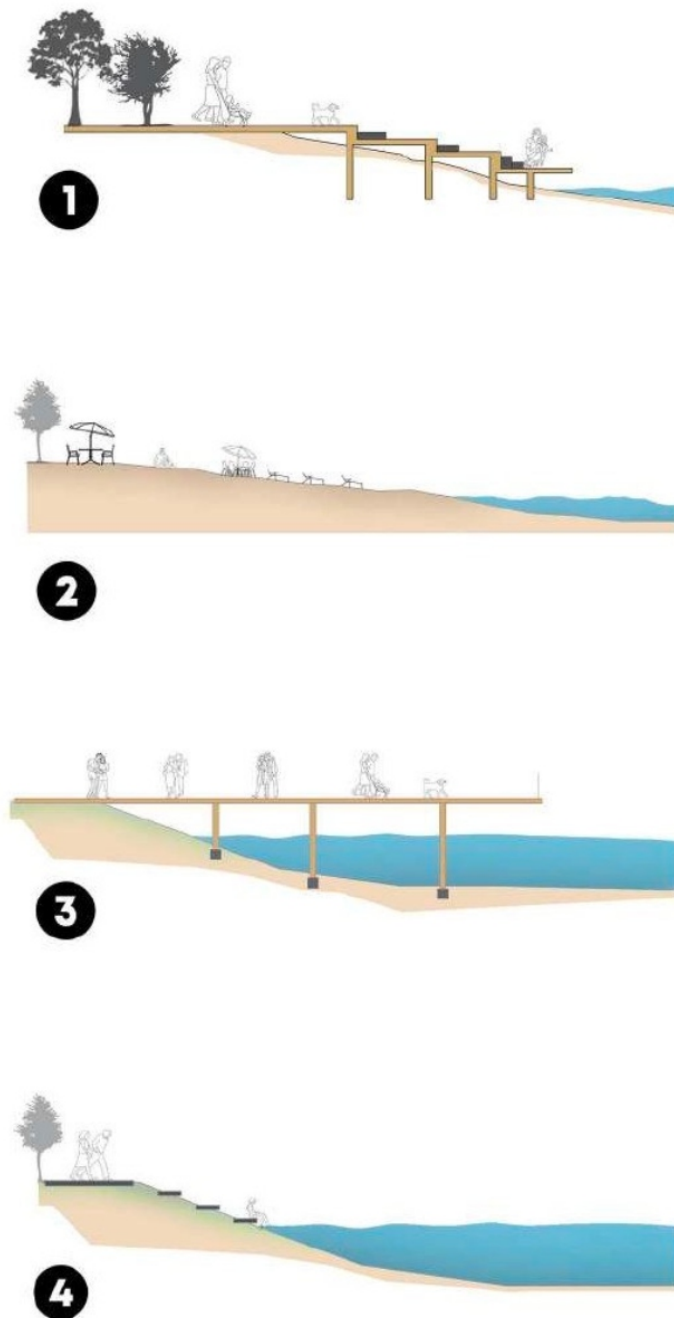
The balloon rises to a height of 500 m.

Swimming pools: Swimming pools are one of the main entertainment services in the area, and they are provided in specific zones.

These service types play an important role in making the area more attractive and enjoyable. The balloon and cable car services are especially important because they allow visitors to view the area from above and reveal its appeal more effectively.



Waterfront Sections

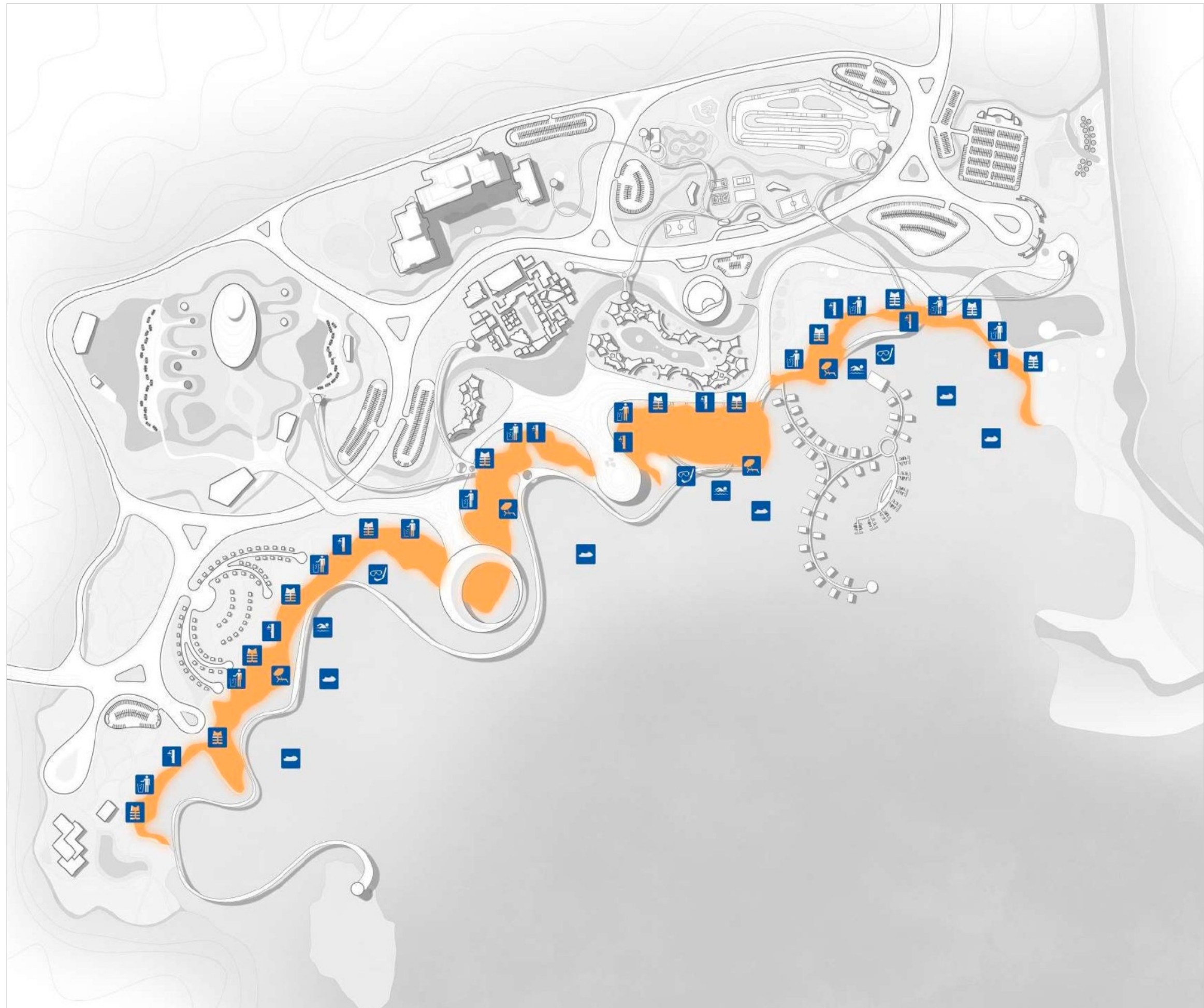


Waterfront Program Safety Strategy

Project Area Waterfront Development

When organizing the waterfront areas within the project site, the protection zone of the reservoir is of significant importance. The total waterfront area (beaches) covers 4.97 ha, with a total shoreline length of 2,841 m. The waterfront primarily includes swimming areas, promenades, and small-scale food and beverage facilities, making it the main service attraction and key driver of the eco-tourism center. For safety, lifeguard and first aid stations are provided at every 50 m along the waterfront. Waste disposal points and changing facilities for swimmers are also provided throughout the waterfront area.

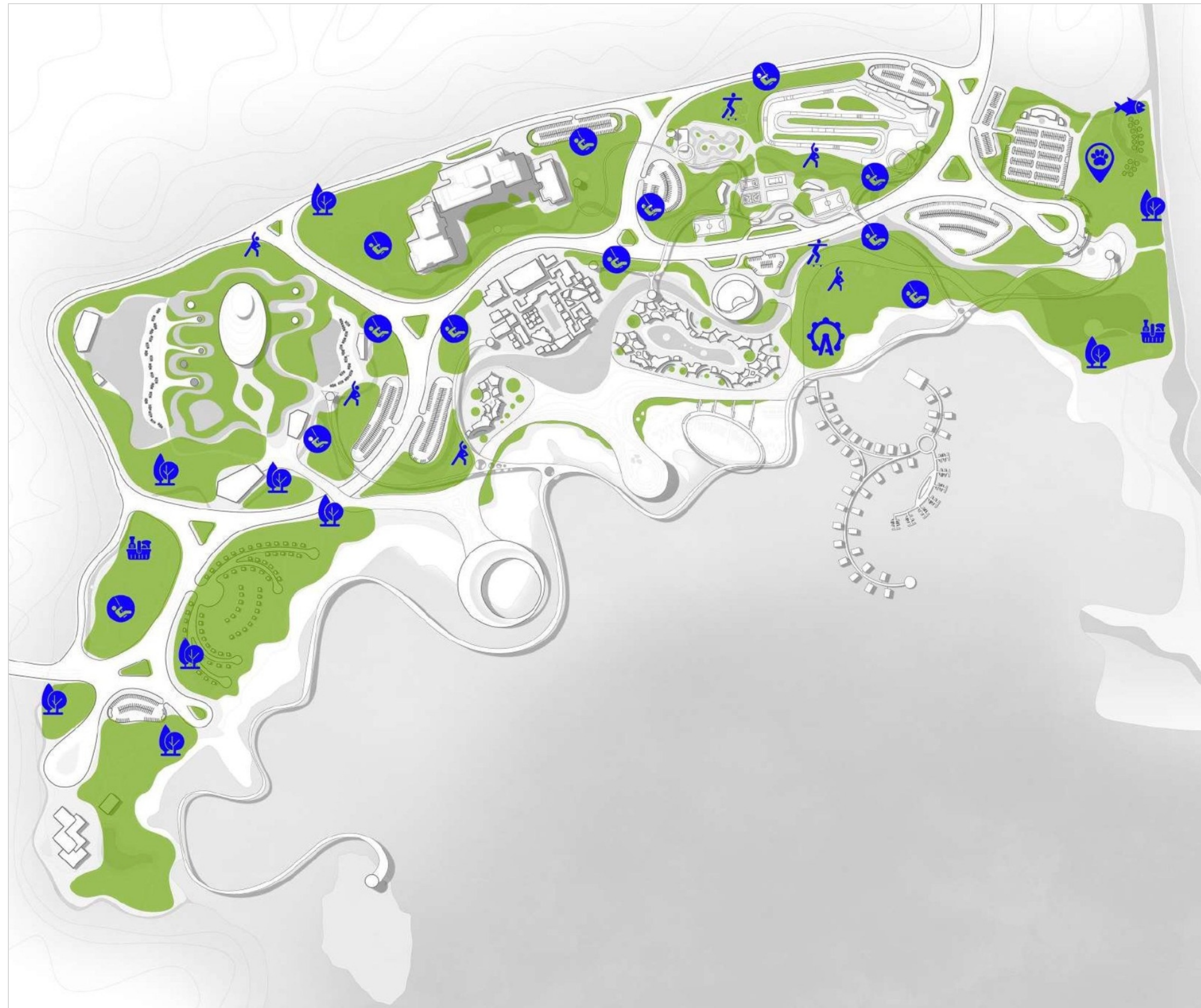
-  Beach areas
-  Diving areas
-  Waste disposal points
-  Swimming areas
-  Lifeguard stations
-  Aquabike riding
-  Sanitary and hygiene facilities



Green Areas

Establishing green spaces within the project area is one of the primary objectives of the project, aimed at moderating the local microclimate and maximizing the benefits of landscaping. The total green area covers 54.22 hectares, accounting for 49.3% of the total project area. It includes parks, public gardens, recreational parks, alleys, a botanical garden, green waterfront areas, forests, and many other landscaped spaces. Green buffer zones have been created around every part of the project area. In planning the landscaping, particular attention has been given to the prevailing wind direction and the angle of sunlight. The main objective is to prevent incoming hot air from entering the site by creating more shaded areas, while ensuring that the cooler air generated within the site can circulate freely and remain within the area.

-  Fishing Area
-  Workout Area
-  Tree Grove
-  Skateboard Park
-  Amusement Park
-  Zoo
-  Picnic Area
-  Children's Playground



Engineering and Utility Networks

The engineering and utility networks of the project area consist of drinking-water, electricity-supply and wastewater networks. The drinking-water network is 7,963 m long and meets a demand of 61.519 m³/hour.

The electricity network is 5,568 m long and meets a demand of 15,356 kW/hour. 25% of the supply can be covered by alternative energy sources through solar energy and other innovative methods.

The wastewater network is 3,119 m long and meets a demand of 61.519 m³/hour.

-  Electricity-supply network
-  Water-supply network
-  Wastewater network



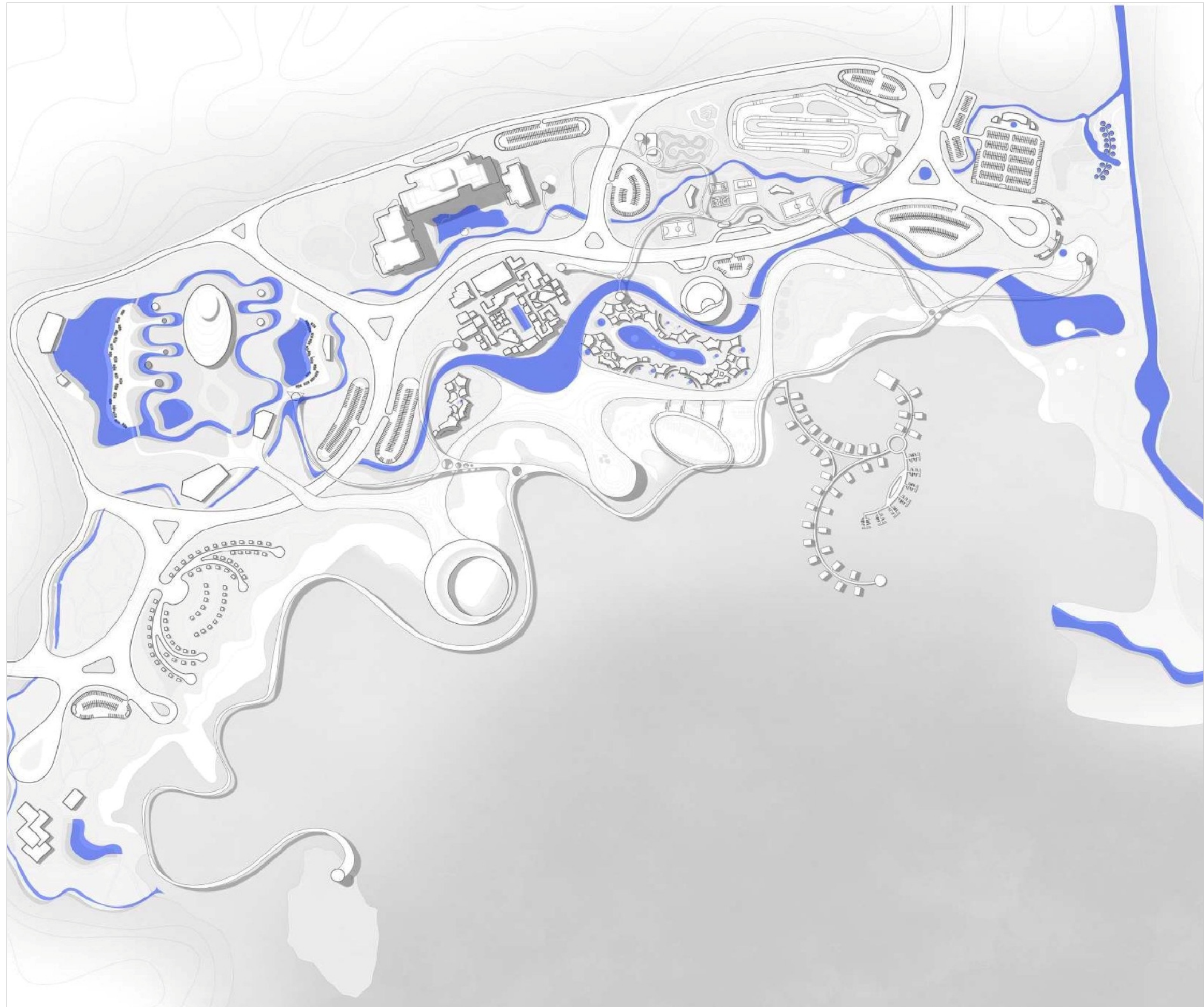
Internal Water Bodies

The water bodies and canals created in the project area are very important for moderating the microclimate of the area.

The total area of the created water bodies is 9.74 HA and makes up 8.9% of the project area.

The water bodies consist of a water park, swimming pool, canals, fountains and other small lakes. The total length of the canals in the water bodies is 6,175 m.

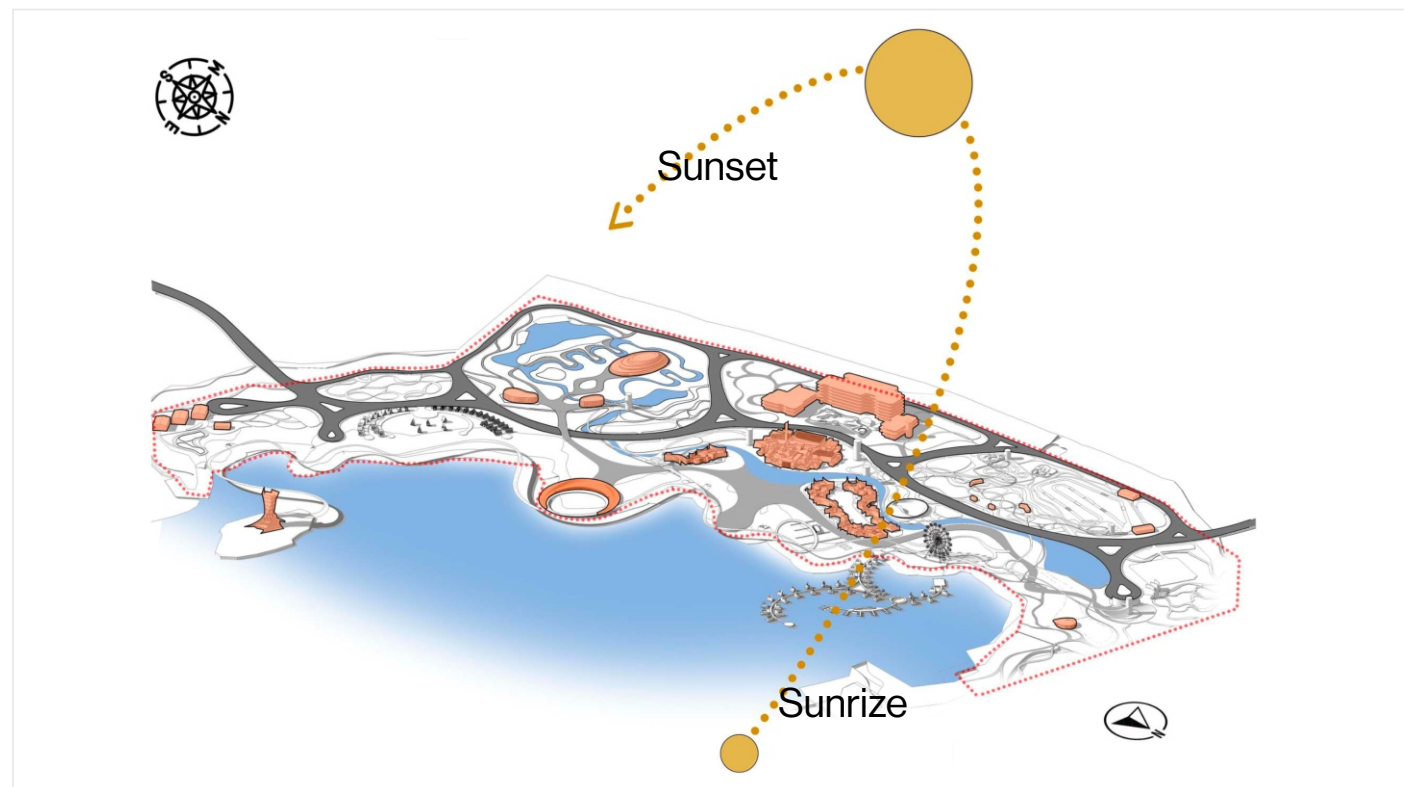
Water is supplied to these water bodies through a separate channel from the Amu-Zang Canal flowing into the reservoir and is directed through special filtration facilities for treatment.



Solar Orientation and Prevailing Winds

Solar orientation

The diagram shows the daily movement of the sun across the project site. This analysis supports the orientation of buildings, public spaces and shaded outdoor areas.



Wind direction

The diagram identifies the principal wind directions affecting the site. This analysis supports natural ventilation and the positioning of buildings, open spaces and landscape barriers.



“Obi Hayot” View Render Images



