The layout of the two apartments on diagonal major axes of each other with a median sized flat facing between two have been done to achieve a natural cross ventilation in the common space of 15 ft. The design arrangements also provide the living spaces to cross-ventilated and have unobstructed views towards the East (IIT-B Campus) and West (Powai Lake) that will enable the users to enjoy spectacular sunrise and sunset views. The lifts and staircase open into an adequate lobby which is also naturally lit and ventilated unlike many of the typical developer’s building layouts today.

MAXIMIZATION OF USABLE SPACE

The arrangement of the two apartments as staggered mirror images of each other with a medium sized flat facing between two have been done to achieve a natural cross ventilation in the common space of 15 ft. The design arrangements also provide the living spaces to cross-ventilated and have unobstructed views towards the East (IIT-B Campus) and West (Powai Lake) that will enable the users to enjoy spectacular sunrise and sunset views. The lifts and staircase open into an adequate lobby which is also naturally lit and ventilated unlike many of the typical developer’s building layouts today.

PART MASTER PLAN

There has been a design effort which has revolved around increasing floorplate efficiency whilst trying to conform to the 9042 sq. m. MAXIMIZATION OF USABLE SPACE

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FAÇADE & FENESTRATION

The west facing side of the building will have spectacular views of the lake but will be subject to harsh sunlight, wind and rain. The west facing windows should therefore have adequately deep overhangs or weather shading devices. The windows on this façade, however, should be as large as possible to allow natural ventilation facilitated by the prevalent southwest breeze and to take advantage of the views of the lake. South facing walls should be kept as clean as possible to serve as barriers from the harsh weather conditions, and rainwater harvesting walls should have moderate overhangs for protection of windows.
The building form is purely a result of the articulation of the spaces forming the apartments and their peripheral arrangements for weather protection. Certain walls protude from the wall form to form continuous vertical facade elements which cut the South heat and glare (as seen in the energy modeling graphic in this report) and incidentally also lend a strong aesthetic character to the building that reminds one of its institutional and educational context. Adequately sized overhangs also form elevation bands which lend verticality. The overall mandate for the aesthetic of the building has been minimal, functional, contemporary, classy and elegant.

There has been a deliberate effort to create functions like Living/Cooking & Cleaning/Sleeping, The Service vestibule, Kitchen, Domestic helper's room, Drying balcony, Domestic helper's toilet as well as certain other functions of the apartment.

The Study, Secondary Living Space, Primary Living Space, Terraces, Dining space forms another cluster that is independent of the service cluster and the bedroom cluster except in the case of the master bedroom, the intent behind which is to merge master bedroom with the primary living space using the terrace. The third cluster is the bedroom/bathroom cluster which encapsulates the sleeping and hygiene aspect of the user.

The protections on the balcony also act as shading device making the space comfortable.

The dining and entertainment room becomes a part of the balcony and thus the space opens into the outdoor, the has a lake view.

The study & living room share a balcony, that can be separated or shared as needed.