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“The architect is just one part of a huge machine...”
— *Ken Shuttleworth*

MULTI-LEVEL DWELLINGS



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Integrating Green

Project: Ujaas The CondoVille, Kolkata

Architects: INSCAPE, Ahmedabad

The housing project is located in Lake Town area of Kolkata (about 5kms from the Airport) accommodating 174 dwelling units on a site of 4.7-acres. The site had several trees and a water body. This posed limitations on the possibility of intervention and at the same time offered a great potential for creating a residential complex set truly in the midst of nature.

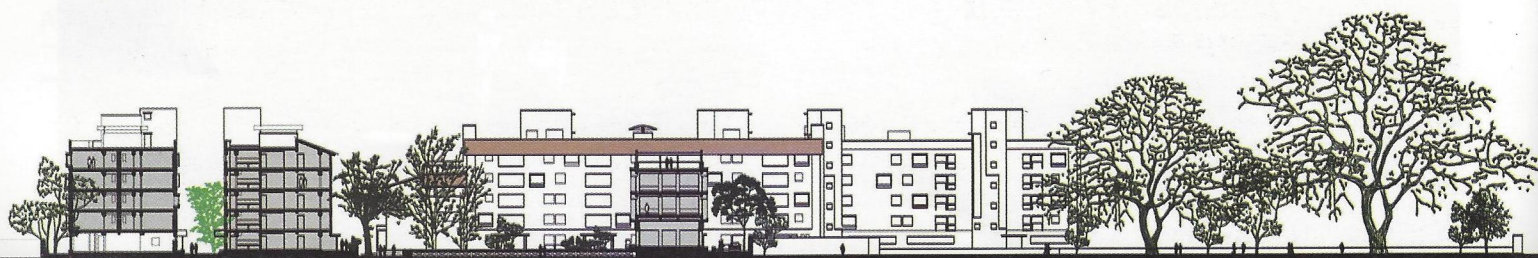
The primary concern was minimum intervention to the existing conditions of the site which had around 140 fully grown trees and a 1,500sq m water body. The idea was to retain the natural character of the site as far as possible. Most of the trees have been saved and some transplanted. Five new trees planted on the same site have replaced each tree that was removed. The existing water body has been



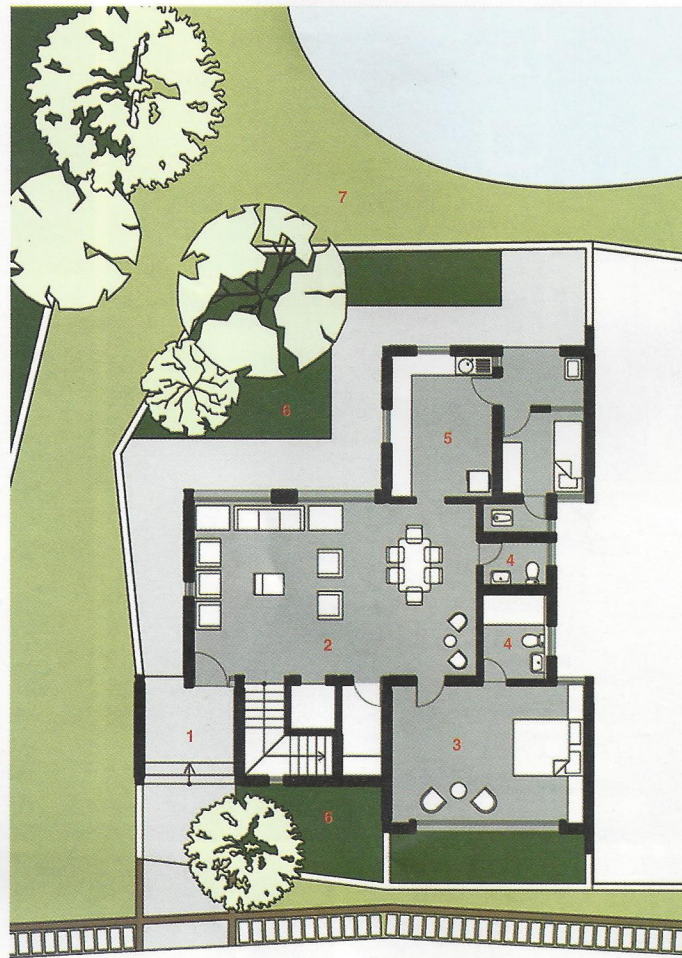


1. ENTRY
2. PERIPHERAL APARTMENTS
3. POND FACING APARTMENTS
4. INDIVIDUAL BUNGALOWS
5. PUBLIC GREEN WITH WALKING PATH
6. TRAFFIC FREE PEDESTRIAN ZONE
7. CLUB
8. PARTY GREEN, POOL DECK
9. EXISTING POND
10. SERVICES

SITE PLAN

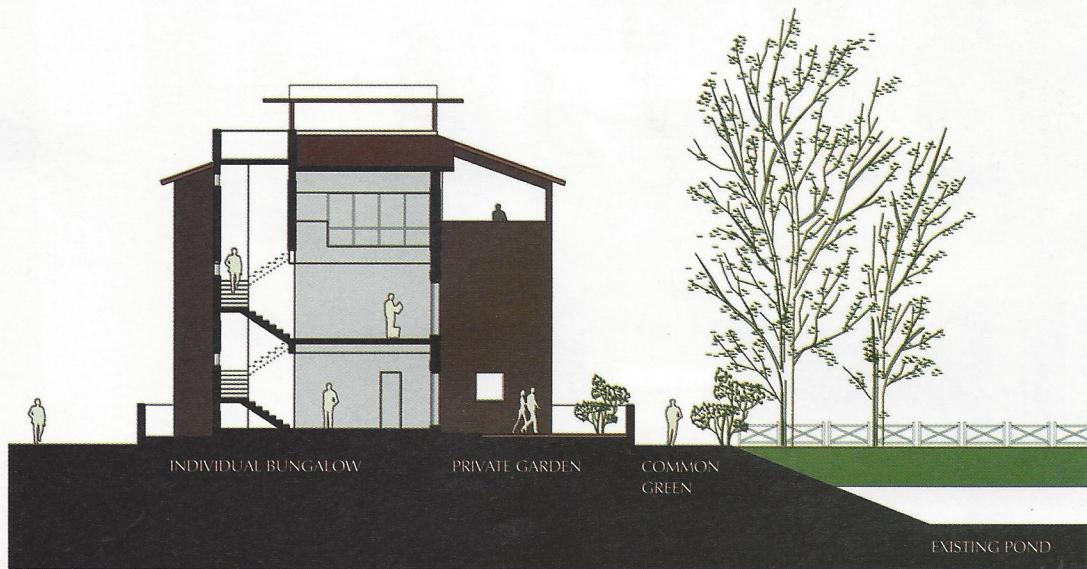


SITE SECTION



- 1. ENTRANCE
- 2. LIVING/DINING
- 3. BEDROOM
- 4. TOILET
- 5. KITCHEN
- 6. PRIVATE GARDEN
- 7. PEDESTRIAN AREA

PLAN (BUNGALOW)



SECTION (BUNGALOW)

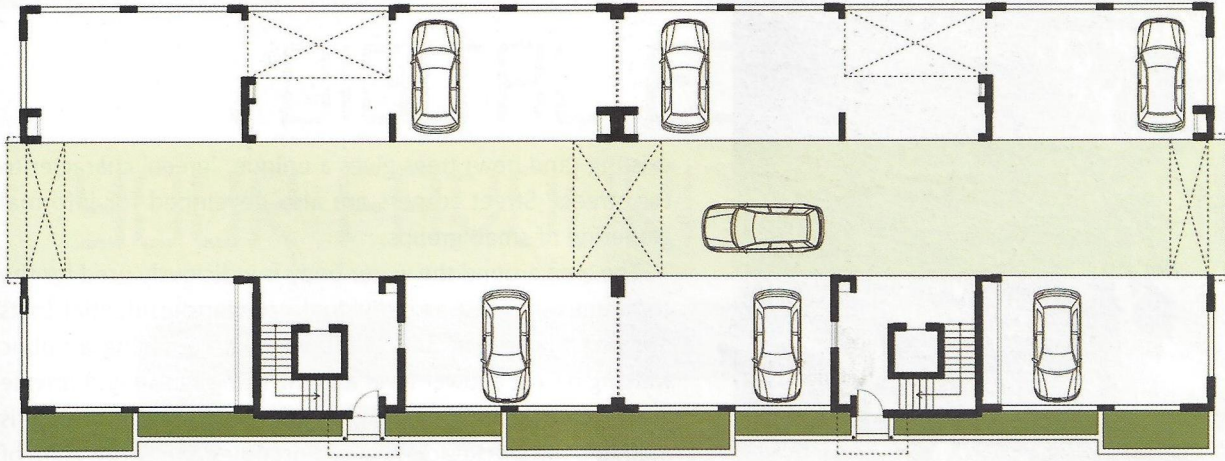
retained, its sides and bottom treated with natural materials (no PVC sheet lining etc.) to sustain local ecology. All rainwater is channelised to this water body, which allows full percolation and recharging of the water table.

Building blocks are arranged in 'C' shape around the three sides of the existing water body while the Residents'

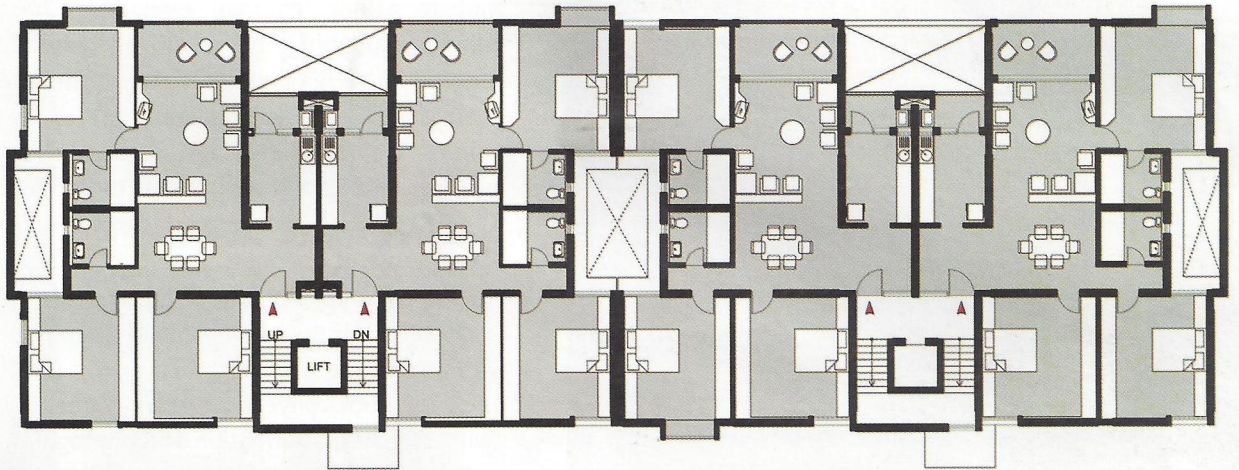
Club occupies the fourth side. There are two rings of 'C' shape. The outer one is raised on stilts with driveway and parking whereas the inner one has lake-facing units on the ground floor.

Residential units have been designed with two sides as shared walls to minimise footprint of built form and thus save

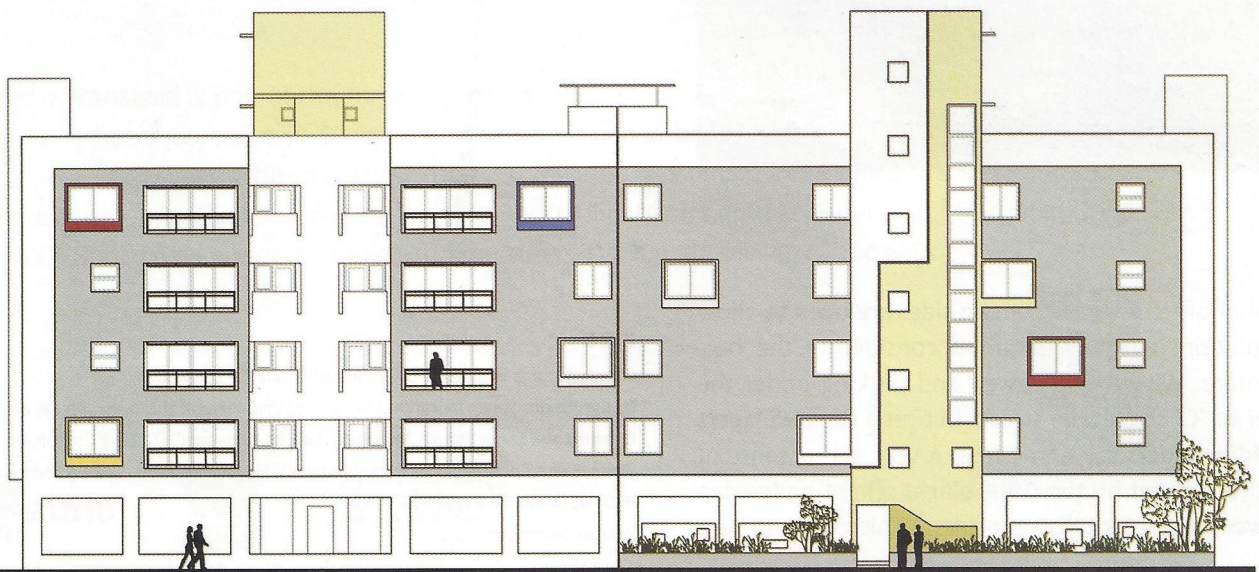




GROUND FLOOR PLAN (TYPE-A)



TYPICAL FLOOR PLAN (TYPE-A)



ELEVATION (TYPE-A)



existing (and new) trees gives a unique, 'green' character to the streets. Street corners are also developed for informal gathering of small groups.

The area around the water body is judiciously used for the community as well as individual premium residential units opening towards it. This is achieved by providing a public walking trail at a lower level and the living spaces and private greens of residences at a higher level so that their privacy is maintained. The Residents' Club occupies one entire edge of the water body with its own pool, deck and greens directly overlooking it. A large chunk of space with very old existing trees is left open as a green space which functions as a park, amphitheatre and children's play area.

Efficiently laid out residential units share two common walls to reduce heat gain, while the other two sides with maximum openings bring enough natural light and cross ventilation. All living spaces are on the periphery to have good view of the natural ambience of the site while the utilities are ventilated and serviced from inner shafts. Individuals have a choice of 3-BHK and 4-BHK apartments (G+4, with lifts). There are three exclusive bungalows which have a sense of openness.

At present, 62 per cent of the site is left open to sky and landscaped. All the residents have been given a Green Book with a site map indicating names and locations of existing trees. The book conveys the value of trees to the residents by giving sketches, information and photographs.

The ambience finally achieved in the project is that of a low-rise, pedestrian-friendly neighbourhood with traffic-free 'green' streets, where children can run freely and the elderly feel safe to walk. ☯

more number of trees. The other two sides are open to allow cross ventilation, which is required considering the hot, humid climate. With the driveway and parking under the outer layer of 'C' shape, the streets between the two layers of the building blocks are traffic-free. A very strong sense of the 'street' is created by the G+4 blocks. These pedestrian streets have paver blocks laid in grass. This coupled with

FactFile

Client: Ambuja Housing & Urban Infrastructure Co Ltd, Kolkata

Design team: Sohan Nilkanth, Chirag Vadgama, Priyank Thakershy, Rhutej Amarseda

Consultants: Sanjiv Parekh Associates, Kolkata (Structural), Unique Consultants, Kolkata (PHE), Saent Consultants, Kolkata (Electrical), Singal Associates, Delhi (Landscape)

Built-up area: 36,245sq m

Year of completion: 2012