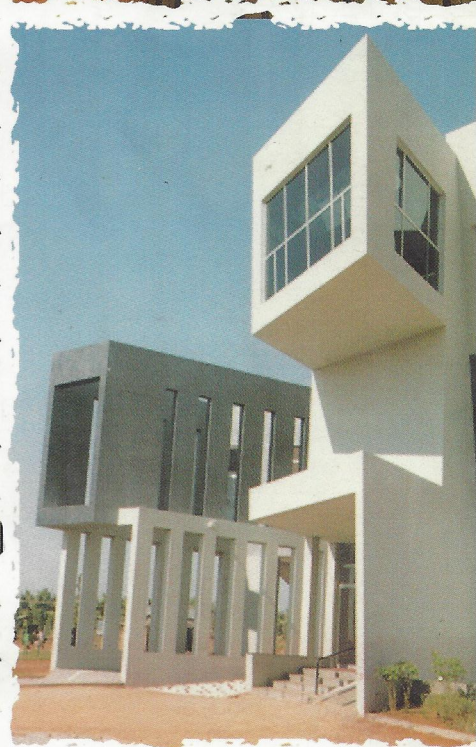
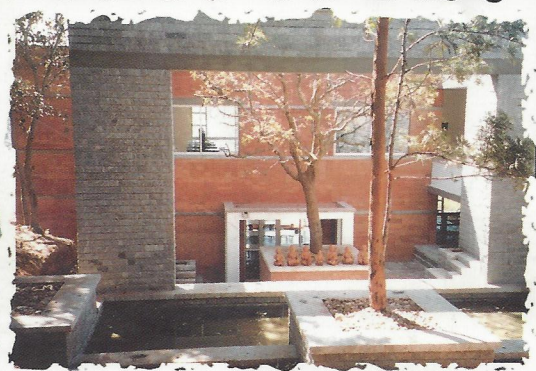
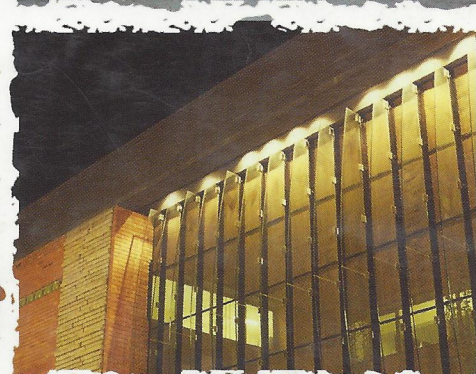
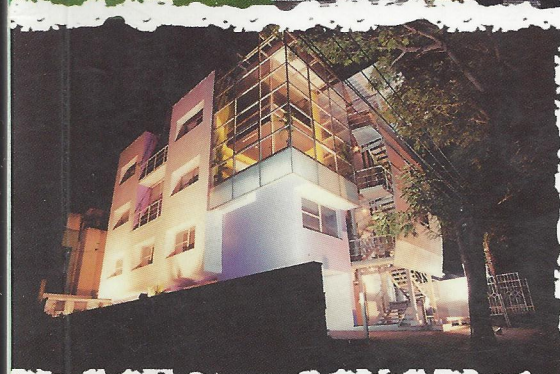
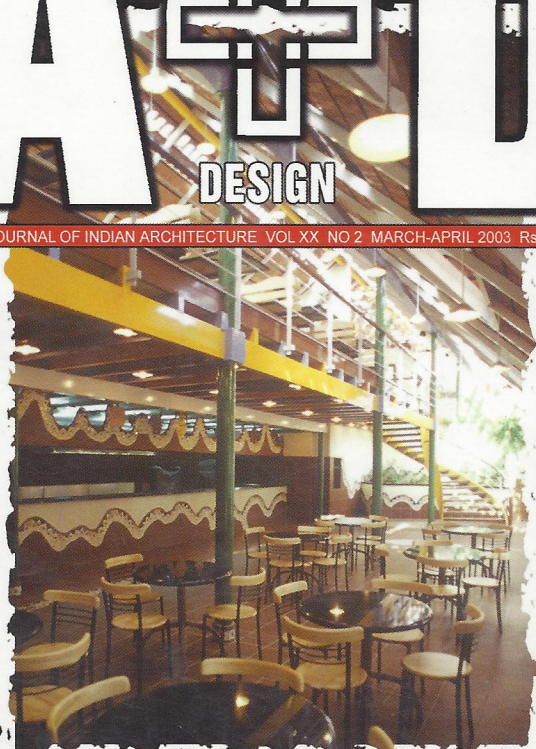
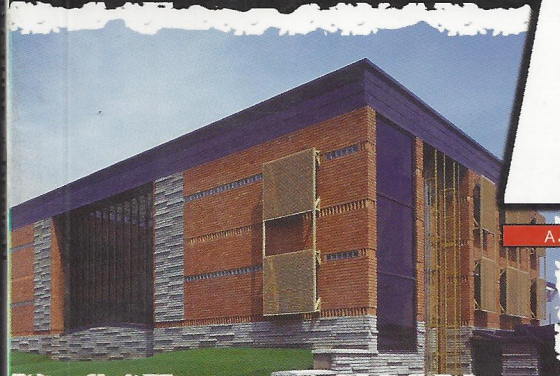


ARCHITECTURE A + D DESIGN

A JOURNAL OF INDIAN ARCHITECTURE VOL XX NO 2 MARCH-APRIL 2003 Rs 125

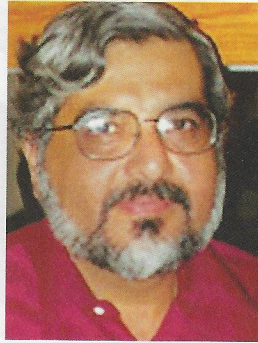


ARCHITECTURE AWARDS REMEMBERING A. P. KANVINDE

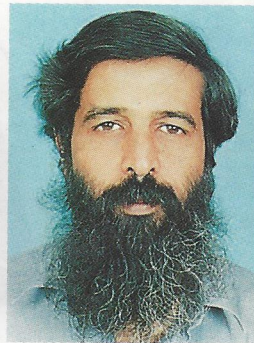


THE HABITAT AWARD FOR APARTMENT PLANNING

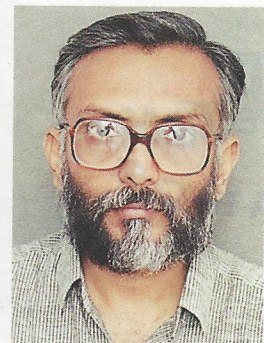
AWARD WINNER Udayan, The Condoville, Kolkata — Mandala Design Services Ahmedabad



Sohan Nilkanth



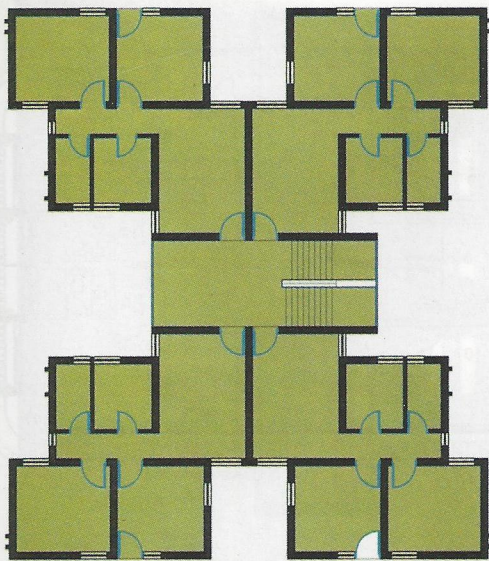
Neelkanth Chhaya



Kallol Joshi

Housing is the basis of urban form. A sufficient diversity of activity and clear sense of structure thus becomes a necessity for a project of such nature. It is necessary to think of large scale housing as the staple, from which urban form is getting shaped in our cities today. The project tries to incorporate a sufficiently diverse set of activities and scales, and treats open spaces and streets as potential locales of urban activity, to fulfill its role as an integral part of the city and not be simply a dormitory area.





TYPICAL FLOOR PLAN



UNIT PLAN

Located on a site approximately 25 acres in area on the metropolitan bypass route on the eastern fringe of Kolkata, this housing project involved innovative approaches at many levels. A comprehensive development consisting of low income, middle income and high income housing, local markets, social and recreational activities, commercial facilities and necessary infrastructure was envisaged.

The scheme includes the following components: 'Utsarg' – LIG units of 345 sq. ft. each. Total 263 units; 'Utsav' – MIG units of 640 sq. ft. each. Total 624 units; 'Udita' – HIG units ranging from 700 to 3,000 sq. ft. each. Total 670 units. A community hall, an open-air market, recreational areas, extensively landscaped open spaces with sculptures and works of art, local utility shops, a commercial centre as well as a resident's club have all been included in the project.

Further, the project tries to foresee future patterns of urban structure in this newly developing area, and organizes movement, opens space and built form to

strengthen the clarity of the future urban area. Given the repetitive nature of mass housing, the key to creating variety and a sense of identity, is the judicious structuring and character of space between buildings. The character of external spaces through landscaping, paving, lighting etc., thus become as important as the quality of the unit.

Given the economic constraints and some differences in the lifestyle, each unit typology needs to be thought in its own way. The low-income units are very small. They need immediate extra open space near the unit, rather than one or several large open spaces. The stepped form of the unit allows all units to have exclusive terrace or ground space associated with the built area. The middle income units on the other hand have a larger number of vehicles and somewhat stronger sense of family privacy. Grouping takes into consideration vehicular parking, and medium sized open spaces for recreation.

Too often the external spaces are abstract functional spaces, resulting in a monotonous and undifferentiated environment. The project emphasizes the need for considering every square metre of space as a positive space, negotiated through a series of scales from the interactive urban space to the private dwelling unit. ☩



Client Bengal Ambuja Housing Development Ltd.
Design team Sohan Nilkanth, Neelkanth Chhaya, Kallol Joshi
Consultants G.R. Rao, Sanjiv Parekh (structural), AK Dutta (electrical), Preetam Basu (fire fighting), Belt Collins International Pvt. Ltd., K.C. Singal (landscape)
Contractors Simplex Projects Ltd., Petron Civil Engineering Ltd., NDC Engineers Ltd., Unit Construction Co. Ltd (civil)
Built-up area 20,00,000 square feet (approximately)
Cost of project Rs. 170 crores (approximately)
Year of completion 2002