

A&B



IN CONVERSATION

Anjali Mangalgiri, Founder and Principal Architect, Grounded

ARCHITECTURE

Navovado, Grounded

Stone Lodges, Earthitects

Waterfront Clubhouse, Abin Design Studio

INTERIORS

SNDT College of Home Science, Insitu



Vibration isolation for world's highest infinity pool



Full-surface pool bedding from Getzner Werkstoffe ensures well-being of residents in Dubai's luxury Jumeirah Gate building.

2

It is a remarkable architectural highlight: On its top floor, 300 metres above sea level, the Jumeirah Gate luxury residential and hotel complex in Dubai features the world's highest infinity pool. The extravagant project required innovative vibration protection solutions to prevent sound transmissions. Getzner's maintenance-free full-surface pool bedding with the in-house developed polyurethane material Sylomer® provides effective vibration isolation. The Austrian company

installed similar pool bearings successfully all around the world, including Mumbai's Kalpataru Avana building.

Swimming pools and their technical systems, such as circulation pumps, filters, and air jets, as well as the bathers in the pool, generate vibrations. "These vibrations can spread throughout the building, causing unwelcome secondary airborne noise," explains Omar

Malas, the responsible project manager at Getzner Werkstoffe. Therefore, swimming pools

must be elastically decoupled. Getzner has been bedding pools on elastomer from

polyurethane for almost 40 years – an experience that convinced the project managers of the

Jumeirah Gate building.

Omar Malas recounts: "The installed pool covers an area of 1,100 square metres on the roof of a luxury hotel complex. It was obvious right from the start that we would have to install a

vibration decoupling system to satisfy the high requirements of guests and residents." The approach adopted by Getzner was to use a full-surface bearing based on Sylomer. This prevents any cavities filling with water and effectively inhibits sound bridges. Mr. Malas:

"Sylomer also displays outstanding resistance to chlorinated water and oil. In addition, the material is hydrophobic and retains its excellent material properties over several decades."

The effectiveness of the bearing is therefore maintained over the entire service life of the pool. ■

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JASUBHAI MEDIA PVT. LTD.

Registered Office: 26, Maker Chambers VI, 2nd Floor, Nariman Point, Mumbai 400 021, INDIA. Tel.: 022-4037 3737

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PUBLISHED BY:



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INTERIORS

50 Preserving a legacy

Through a partial renovation for the SNDT College of Home Science in Mumbai, Insitu, a craftsmen-focused design studio presents a reverent and elegant solution guided by the age-old idea of crafting in place.

Cover: © Grounded

Inconversation with Mr Shailesh Khamar, V.P. Sales & Marketing - Huliot Pipes and Fittings Pvt Ltd , he highlights on his journey in Building Industry, various innovative steps taken by Huliot Pipes in Post COVID pandemic



Shailesh Khamar , Vice President: Sales & Marketing
Email: shaileshk@huliot.in

How has been your professional journey and time spend in building material industry?

The journey in the building industry started from the year 1999, it has been 22 years in the Building material industry. Maximum of the time I have spent is in the piping industry field. The journey was quite challenging in terms of learning and achieving various milestones' have learned a lot during this tenure and am still learning the tricks of the trade.

Who were your mentors and how did they shape your career?

"Self learning" is the best Mentor in your life, the more you dive in the more you learn. As such it is hard work, zeal to learn and support

from the industry which have shaped my career.

Which are the few projects in your career that pushed the knowledge and execution boundaries?

Everyday is new and it is filled with challenges, the same is true for the projects, it is really hard to differentiate amongst the projects. All the projects which I have done have taught and improved my knowledge not in terms of technicalities or new product development, but also have stretch limits to give additional services and value engineering to the client.

Covid pandemic demanded complete overhaul of business practice, what changes did you bring into functioning of your team to keep the motivation and market momentum in place.

Covid has taught us several things. It has created a NEW NORMAL in terms of working, in terms of understanding, in terms of dealing with clients. We had to rethink our entire strategy be it Managerial or Product or Sales. During the Initial period of COVID, we carried out training programmes with our team- Product related, motivational related, Time management and many self-improvement topics. Later on we switch to the virtual product training for Consultants, Contractor, Architect, and Developer. We also did Webinars to the Tech savvy group of Indian Plumbing Association.

How are your sales divided in the project



UltraSilent

HTTP



Heliroma Red Fire

and retail market? Which is the star product in your portfolio and what is its USP?

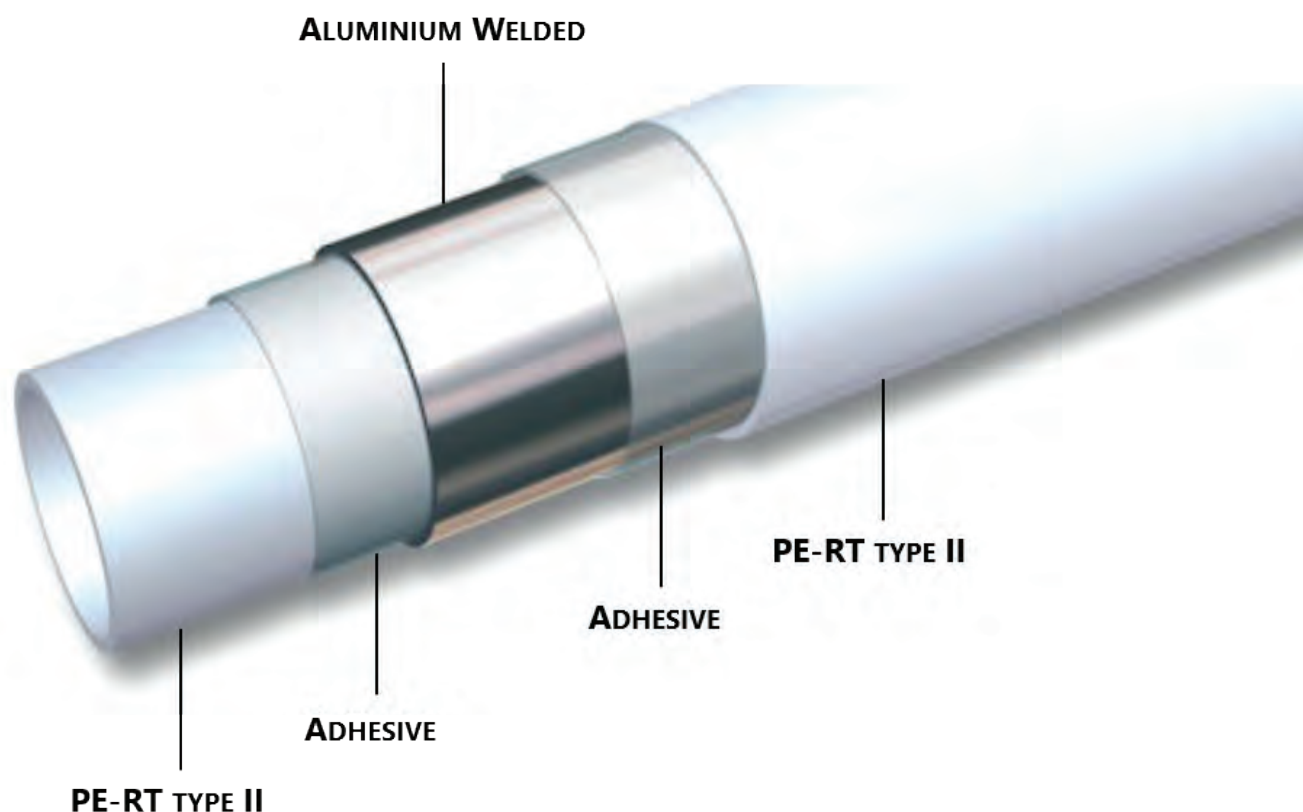
Currently the division is 90% project and 10% is retail, with the introduction of new products related to Drinking water application this ratio will change in coming years. The star product is ULTRASILENT Pipes & Fittings

USP

- Excellent acoustic performance: 15dB(A) at a flow rate of 2 l/s, in compliance with EN 14366 using Huliote clamps
- High impact resistance even at low temperature -25°C
- Excellent resistance to high temperatures:

95°C continuous, 98°C discontinuous

- High chemical resistance
- Increased socket depth for stable assembly
- Branches with swept angle and optimized design for smoother and increased flow
- Wide range of diameters: DN 32mm to DN 200mm
- High UV resistance due to black color of external layer
- Recyclability: Ultra Silent™ products have the Green Label mark for environmentally-friendly products



- All materials comply with RoHS directive and are Halogen and Cadmium free
- 10-year guarantee

What is the plan for 2021 & 2022 in terms of new product launches, market entry, promotions and engagement?

For the year 2021 & 2022 introduction of new products related to drinking water application, PP-R piping system, PERT/AL/PERT piping system, Stainless Steel Pipes & Fittings -IBP CONEX, and PP-R RED FIRE for firefighting system.

- The target is to expand our distributor Dealer network in India.
- The promotion will be more through social media, conducting Seminar and webinar, significant display of our product in the showrooms to enable good visibility at the counter.

What are the different interaction mediums used by your team to interact and engage

with architects and interior designers?

The various medium used to interact with the influencer in our Industry

- One on One meeting
- Virtual meeting
- Taking part in exhibition
- Inviting to the showroom where the displays have been carried out

For contractors and plumbers, what will be your training schedule and skilling program planned in 2021?

We have design two types of training programme for Plumber and contracting firm

- One is the basic training – related to the product knowledge
- Advance training- related to the Technical details of the product and the installation process and guidelines to be followed during the process. ■

Taking the reigns

“Anjali Mangalgi, Founder and Principal Architect at Grounded speaks to IAB about her dual role as architect and developer and making sustainable homes a designer-led business. With an unprecedented surge in demand for houses in Goa, Anjali discusses the ethos behind Grounded as a first-of-its-kind, boutique real estate development company based in Goa.”



01) Grounded currently has two verticals i.e. Architectural Design & Boutique Green Development in Goa. What prompted the latter?

I started Grounded in 2010 as a boutique real estate development company based in Goa. The design services vertical has grown purely from the demand from loving patrons and clients.

We were the first ones to build individual design-forward houses in Goa for sale. At Grounded, we follow a unique architect-developer model, where we source land, get permits, design and build unique architecturally relevant houses in Goa in India. Clients purchase our houses either post completion or during construction where they get involved in the design process.

Through my years as a practising architect, I often felt frustrated when good design ideas and sustainable practices were not implemented for reasons of budgets or process efficiencies. I realized that I wanted to be a decision maker in the room to put the good ideas into practice. This prompted me to return to school and to study real estate development as my second master's degree.

I also missed the hands-on practice of design that is directly influenced by the earth and soil, a practice that had left a deep impression on me during my architectural internship at Auroville. These two reasons led me to devise the unique architect-developer model,

where I can indulge in my earthy design sensibilities and pursue sustainability in a commercially viable manner.

02) There has been a sudden surge of people looking to move to Goa in the last few years, especially with the pandemic. How is your product and your clientele different from the other real estate developers in Goa?

Yes, there has been a huge surge in demand for houses in Goa in the last few years. We are also hearing about many city developers looking to develop in Goa. We build very few houses, maybe 1-2 at a time, and serve a very niche clientele who come to us because they are unable to find



The House With 3 Pavilions by Grounded envelops a seasonal pond at the heart of the built form. The pond is connected to a newly planned system of bio swales that spread the collected runoff water over a larger site area increasing the rate and extent of percolation on the site.



The ethos of the firm.

what they are looking for elsewhere. Our clients are typically very design aware and responsible proponents of sustainability who are looking to set down roots in Goa in a few years' time, if not immediately. Instead of dense city-like developments now commonly found in Goa, they prefer standalone houses in quiet tucked away village locations. They want space and a lifestyle where they spend a lot of time outdoors connecting with nature (which is a primary reason for their departure from cities), enjoying the clean air, fresh produce and making lasting memories with family and friends.

We do lose a lot of business by not building party-homes in Goa, but we have to stay true to our mission of being architecturally relevant as well as environmentally and culturally sustainable.

03) Most designers do not have the privilege of choosing their site. How does your dual role affect your design process, if at all?

The innovation of our idea lies in our attempt to bridge the gap between the thought leadership provided by architects and the commercial building activity undertaken by real estate developers.



Terracotta tiles and laterite soil frame vistas across all verandas.

Choosing our own site allows us the opportunity and agency of making sound ecological choices, in a manner where built spatial experience contributes to the awareness and preservation of its surroundings. We think of our building approach as a 'site positive' one. We often find ourselves building on greenfield sites in rural areas in Goa. We begin by identifying the existing natural features on the site, namely the trees, rocks, natural water patterns and the wildlife habitats. The built structures are then to the landscape to ensure minimum disturbance to the already present natural environment. This is our typical approach

to site planning which we follow for all our projects. The house is always planned and built to celebrate and coexist with the natural systems around it.

Through our business proposition, we have chosen that instead of being on the sidelines and feeling powerless to change the industry-wide practices, we as architects will take the good innovative ideas of sustainability that exist in the field of architecture and build them as successful models of real estate development. This in turn exhibits that the two fields can co-exist in harmony and work together for a better and more sustainable future.

Natural light brings out the texture of the rustic material palette.

JUNE 2021

04) What is your landscape design philosophy? How much of your site is typically dedicated to the outdoors?

Landscaping is a very important aspect of the design process at Grounded. With the goal to reconnect with nature, each element in our homes is designed to be harmonious with nature. Our landscape design aims to blur the lines between the indoors and outdoors. In a way the landscape design starts from the verandahs, where we are very careful about the transition from the built space to the garden open space. I feel very strongly about the way the building meets the ground. We try to design this to be such that the building can blend into the ground and not feel like an imposition in it.

We pick local species and design a landscape that has a naturally verdant look, rather than an unnatural manicured one. Native local species also go a long way in reducing the water used for irrigation. We love planting flowering and fruit trees within the landscape, to create a habitat that supports the lovely biodiversity that Goa has to offer.

While designing elements such as external paving, we tend to maximize permeable paving rather than creating a non-pervious concrete surface. This typology allows runoff from the site to be absorbed back into the underground aquifers to recharge and reduce the storm water runoff from the site that burdens the local drainage

system (when they exist) and flooding of low-lying areas.

05) Grounded works extensively with natural and rustic finishes. What are some of the perils that come with maintaining this?

Our design aesthetic is really about merging natural and rustic architectural elements with contemporary architecture. We do this because we want our buildings to be site responsive and we want them to exist harmoniously with the land and with the neighboring village context. Natural finishes like stone or IPS are alive in a way, they breathe and they age. The aging of natural materials, in my opinion, gives them an amazing patina that cannot be replicated in any factory or lab. Natural materials can never have a perfect uniform finish, and we find the imperfections to be beautiful and an integral part of our design aesthetic.

06) How has a degree in real estate influenced your design process?

Grounded is a culmination of my love and respect for nature and for architecture. The key lies in balancing the design practice with the constraints of project economics and budgeting, and the challenges of efficient project management and quality control that come with playing the role of the developer too. ■

A timeless haven

An IGBC-certified Platinum Green home, Navovado is a quaint standalone villa that lies quietly tucked between the old village homes of Olaulim in Goa. A harmonious coming together of traditional architecture, contemporary interiors and site-responsive landscape, this home not only optimises the lay of the land it stands on but also plays a key role in preserving its ecological health.

Text: Sailee Bhandarkar-Correa

Images: Sanjeet Wahi

Drawings: Grounded

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The scale of the front facade mimics the scale of neighbouring houses. A large sweeping terracotta tiled sloping roof was employed above the frontside of the house to mirror and celebrate the character and materiality of the street while the rest of the façade is contemporary with clean lines, a stand-out red front door and a composition of square precast windows in exposed concrete.



The courtyard opens out to the swimming pool.

Navovada by Grounded, a boutique real estate development company based in Goa, has recently been awarded a Platinum-Level Certification by the Indian Green Building Council (IGBC). As the first designer-led real estate development firm in Goa, Grounded follows a unique architect-developer model, where they source land, get permits, design and build eco-conscious and architecturally relevant homes in Goa. Clients purchase these houses either post completion or during construction where they get involved in the design process.

Flanked by Goan houses and village roads on all its sides, this vacation home is designed as a private oasis; a courtyard home that is connected to nature. With simple pitched roofs, white walls and the intersection between indoors and outdoors, this home is an ode to the masters; Correa, Doshi and Bawa. Given the nature of Grounded's practice, the process was set in motion by first identifying and retaining the existing natural features on site that typically include the trees, rocks, natural water patterns and wildlife habitats. The



All doors and windows have been planned to frame calming views of the outdoors.



The teak wood windows in their natural finish take center stage.

built structures were then added to the landscape, with minimal disruptions to the existing natural environment. The house has then been planned and built to celebrate and coexist with the natural systems around it.

The heart of Navovado lies in the large central courtyard that is an extension of the kitchen, living and dining spaces and the first floor comprises two bedrooms and a large terrace overlooking the courtyard below. With guest bedrooms on either side, the courtyard further opens up



enter stage among the white walls.



The starting principle for all of Grounded's projects is to retain all existing trees on sites and build around them.

to the swimming pool and also provides a verdant outdoor retreat for a change of scene. The doors and windows were designed to frame calming views of the outdoors and welcome ample breeze and light into the interiors. With careful considerations of the solar paths and

wind directions, each room has openings on at least two walls, oriented to capture maximum daylight and cross ventilation. There is no need for any artificial lighting during the day in any room, and most of the time, air-conditioning is not required either.



Large openings with glass sliding doors seamlessly connect the indoors to the outdoors.

The interiors are simple and timeless and have been designed to achieve the delicate balance of highlighting local natural materials and rustic elements in a contemporary and functional building form. The teak wood furniture, doors, and windows in their natural finish take center stage among the white walls and pops of colour have been introduced through upholstered furniture and a finely textured IPS finish for the bathroom. The rest of the interior palette is kept subtle and monochrome with grey cement finish, local



The interiors are a tasteful blend of rustic finishes punctuated with warm wood tones.

green Kota stone and yellow Jaisalmer stone and comprises an eclectic mix of contemporary and antique furniture and light fittings.

Designed as a green home, Navovado harvests all its rainwater and recharges the water well on site. When the well on the project site was first dug, the team had to dig down to almost 20 metres to find groundwater. With their efforts towards rainwater harvesting at Navovado, the rainwater and surface runoff from the



porosity of the architecture celebrates the idea of indoor-outdoor living while also retaining the privacy and security requirements of a home.

building and site were carefully collected and directed to recharge the well. After 3 years of recharge, the water level in the well has risen considerably and now, even during the driest months, the water table is at a healthy depth of 5-7m from the ground level.

The use of low-flow water fixtures further improves water efficiency. Focus on use of insulation on the roof, double-glazed glass, low energy use appliances, LED lighting and 100% hot water from solar

power makes this home extremely energy efficient. The structure is constructed using locally manufactured materials and materials with a high recycled content such as laterite stone, matti wood, fly-ash bricks, slag cement and terracotta tiles for the roof plane. These materials also help to ensure thermal comfort and create a micro-climate that keeps the entire space a few degrees cooler than the exterior. This is also facilitated by well-articulated openings.



22 Upholstered furniture introduces pops of colour across the house



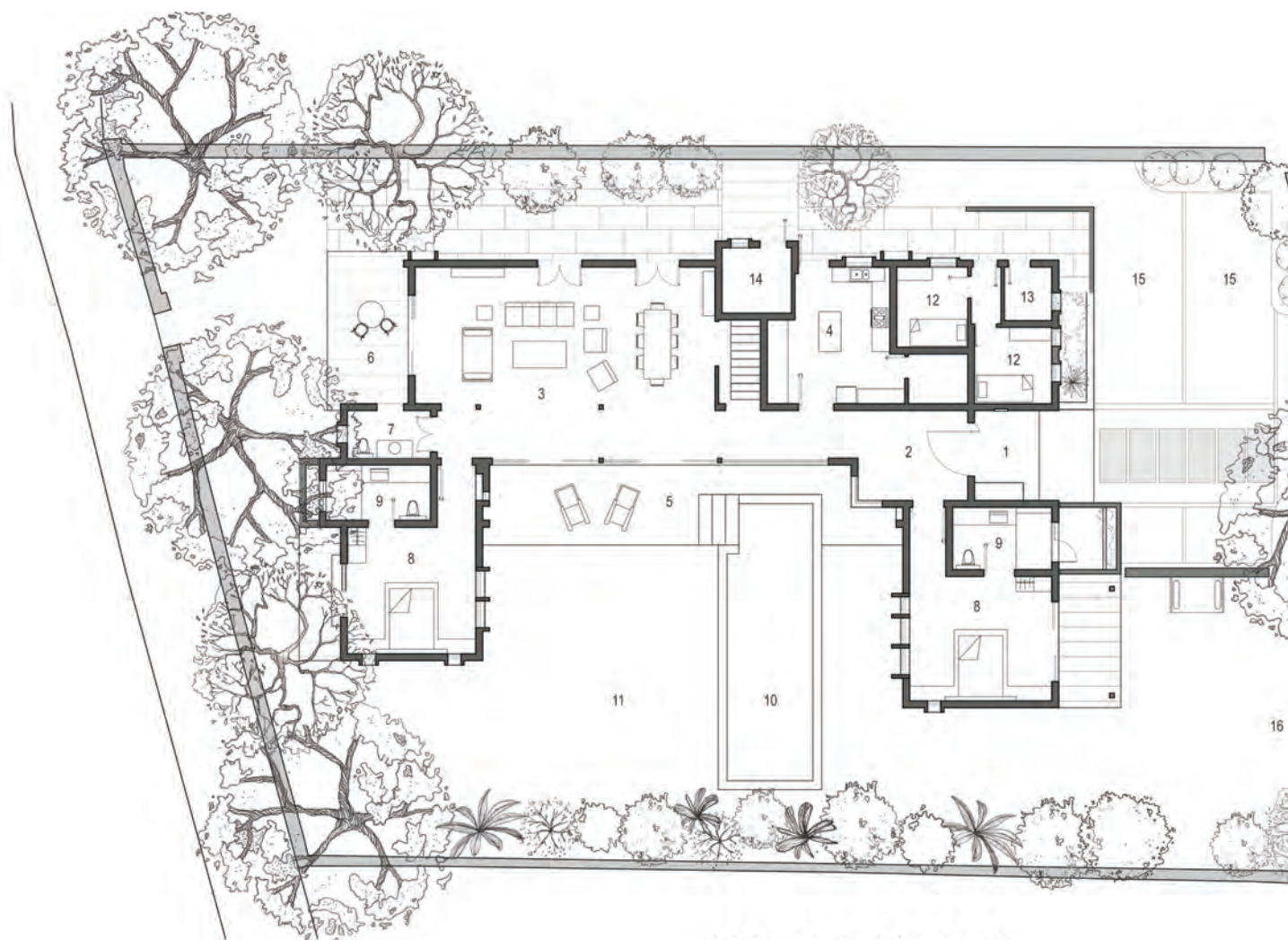
The master bedroom.



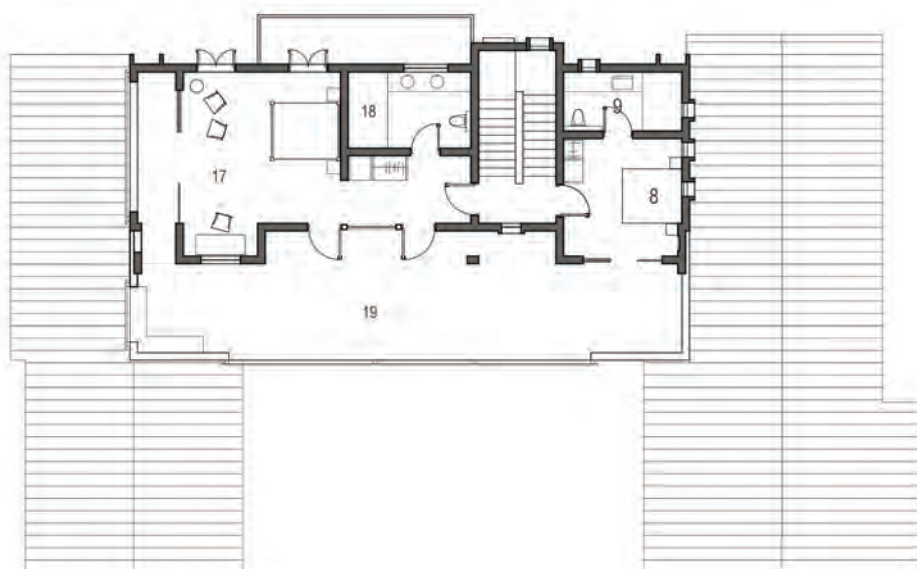
The living room opens out into the courtyard.



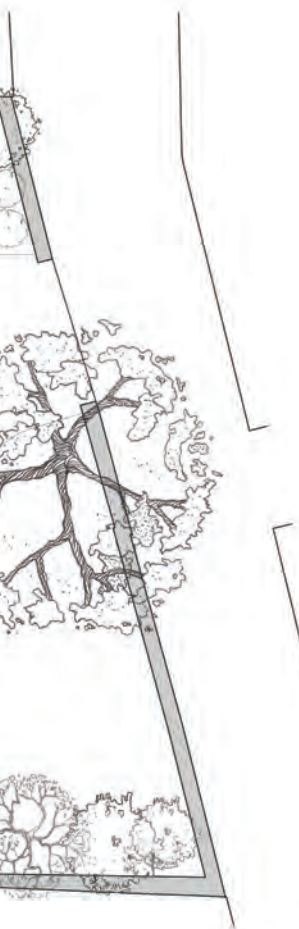
A natural IPS finish brings in a muted colour and texture to the bathroom.



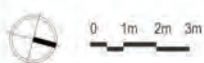
GROUND FLOOR PLAN



FIRST FLOOR PLAN

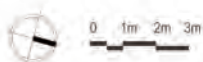


1. ENTRANCE VERANDAH
2. ENTRANCE LOBBY
3. LIVING ROOM
4. KITCHEN
5. COURTYARD VERANDAH
6. WEST VERANDAH
7. POWDER ROOM
8. GUEST BEDROOM
9. GUEST BATH
10. POOL
11. COURTYARD
12. HELPER'S ROOM
13. STAFF BATHROOM
14. MAINTENANCE ROOM
15. PARKING
16. LAWN



GROUND

8. GUEST BEDROOM
9. GUEST BATH
17. MASTER BEDROOM
18. MASTER BATH
19. TERRACE



GROUND

The hardscape comprises graded porous paving laid with exposed laterite, recycled stones and gravel to ensure all rainwater runoff from the site is channelised towards recharging the water table while also reducing the possibility of flooding in low lying areas of the site. The softscape comprises an assorted mix of hardy native species to reduce water dependency for irrigation.

With a sudden and unprecedented increase in remote employees across the country, Goa continues to be a preferred destination to holiday and reside in. The recent past has shown an exponential surge in demand for 'get-away homes' across the country with a renewed and heightened focus on sustainability for the discerning traveller. At such times, environmentally and culturally conscious developments such as Navovado cater to design and consumption-conscious clientele by marrying sustainable design and commercial development. ■

FACT FILE

Project name	: Navovado
Typology	: Residential Villa
Architect's Firm	: Grounded
Principal Architect	: Anjali Mangalgiri
Project Team	: Anjali Mangalgiri, Sanjeet Wahi, Akash Naik
Project location	: Olaulim, Goa, India
Site Area	: 10,764 Sq. Ft.
Total Built-up Area	: 4,750 Sq. Ft.
Year of Completion	: 2017
Photo credits	: Sanjeet Wahi

All stones left unturned

26

A well-balanced blend of mountain and manor, Stone Lodges by Earthitects stands on an afforested hillside and has been constructed using a completely natural material palette. These stepped residences exemplify luxury through hand-crafted interiors and rustic finishes while also ensuring optimum utilisation of all materials employed in the construction process.

Text: Sailee Bhandarkar-Correa

Images: Earthitects

Drawings: Earthitects



Each home is surrounded by abundant greenery.



The exterior deck offers endless views of the forest.

The need for verdant vistas and getaway homes has never been as aspirational as it has in the recent past. Apart from a primal need to connect with nature, urban populations are now contemplating alternative lifestyles that are deeply rooted in self-sufficiency and sustainability. The Stone Lodges by Earthitects, a Bengaluru-based architecture firm, is a gated community that presents a luxurious solution to achieve this outcome.

With 15 environmentally conscious villas spread across 13 acres of land, Stone Lodges comprises developer-maintained organic vegetable gardens, bee-houses, 24-hour advanced security systems, a highspeed internet connection, 3 years of maintenance by Earthitects, rainwater harvesting systems and ample outdoor decks for resting and entertaining guests. Located a kilometre away from the tourist town of Kalpetta, Stone Lodges lies within



Bay windows are a signature element of the homes at Stone Lodges.

close proximity to urban facilities while being tucked away in a densely forested ecological haven. When the plot was first acquired, the site was afforested using a native mix of 8000 trees with a vision to sustain and boost the existing flora and fauna. The existing rosewood trees were soon joined by even more Indian rosewood, jamun, fig, wild neem, teak and mango trees. Special attention was paid towards restoring the complete ecology of this already lush mountainside to bring

back native birds and butterflies.

With two completed villas and the third underway, most homes are tucked into the heavily contoured mountainside while some lie on flat lands below. The two completed villas are spread across three levels and blend into the surrounding landscapes at all points. For most of the site, the built form meanders around all the existing rocks and trees and wherever it cannot, the interior design embraces the

The glass railing offers uninterrupted views along the staircase.



The deck is finished in stone flooring with black oxide

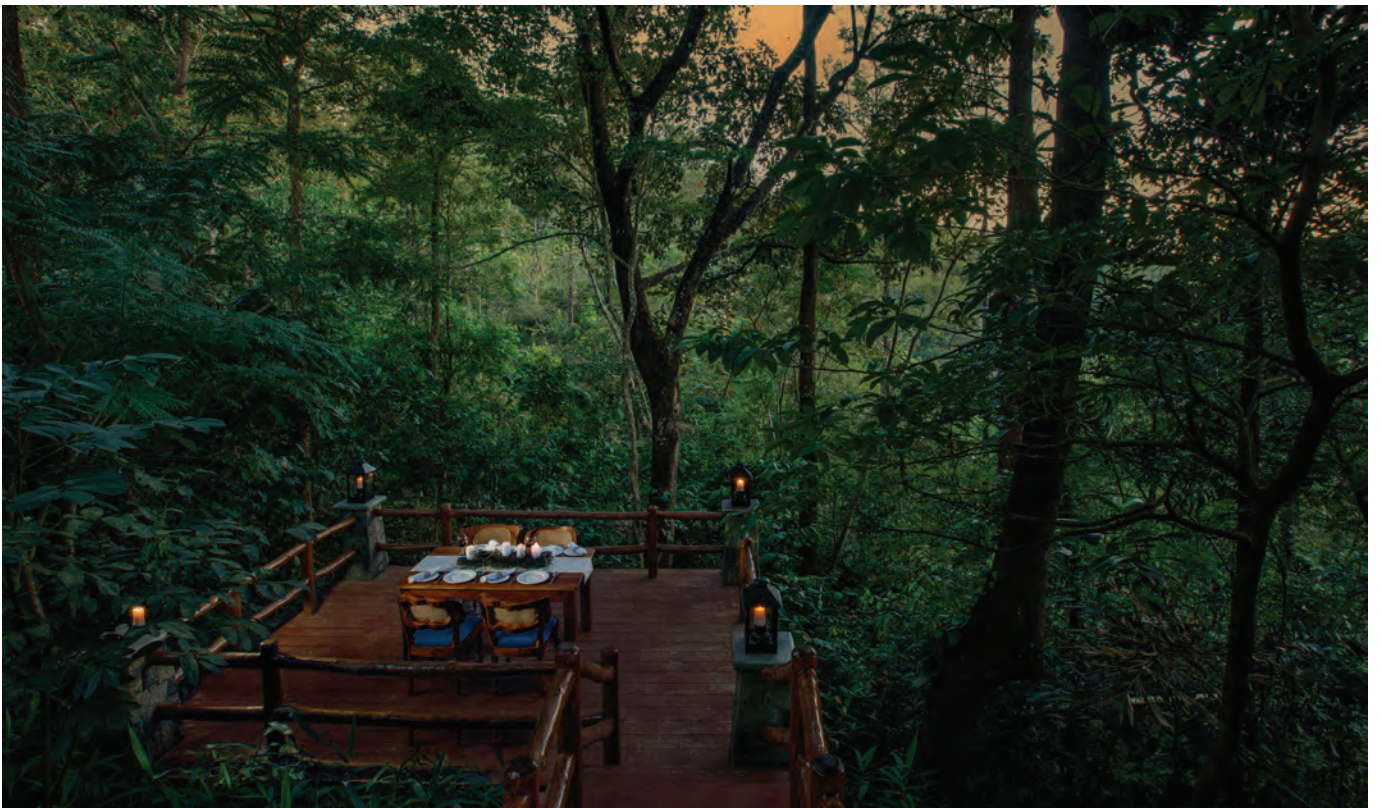
large boulders as a unique design element of the space. While the habitable spaces of each home spread across the first two levels of the contoured site, the third and the lowest level comprises the heart of the experience at a Stone Lodges home. The third level of these villas boasts of a lily pond lined temperature-controlled infinity pool alongside a secluded outdoor dining area and a wood-crafted gazebo; all of which offer sweeping views of the contoured forest below. The gazebo comes with a daybed for indulgent lounging and has been carefully crafted using wooden columns, unfinished log rafters and clay tiles. A sleek and low-

profile granite staircase connects all 3 levels of each home and offers immersive and unobstructed views along the entire pathway through glass railings that line the steps. Automated lights have been provided along this staircase to ensure visibility as one moves through the site.

In alignment with the ethos of Earthitects, the Stone Lodges have been designed and constructed using a thoroughly natural material palette that ages gracefully. The built form has been inspired by mountain lodges and all homes have been constructed using wooden flooring, random-rubble walls, cobblestone pathways, and log rafters.



Each home is enveloped by dense foliage and seamlessly spreads across 3 levels.



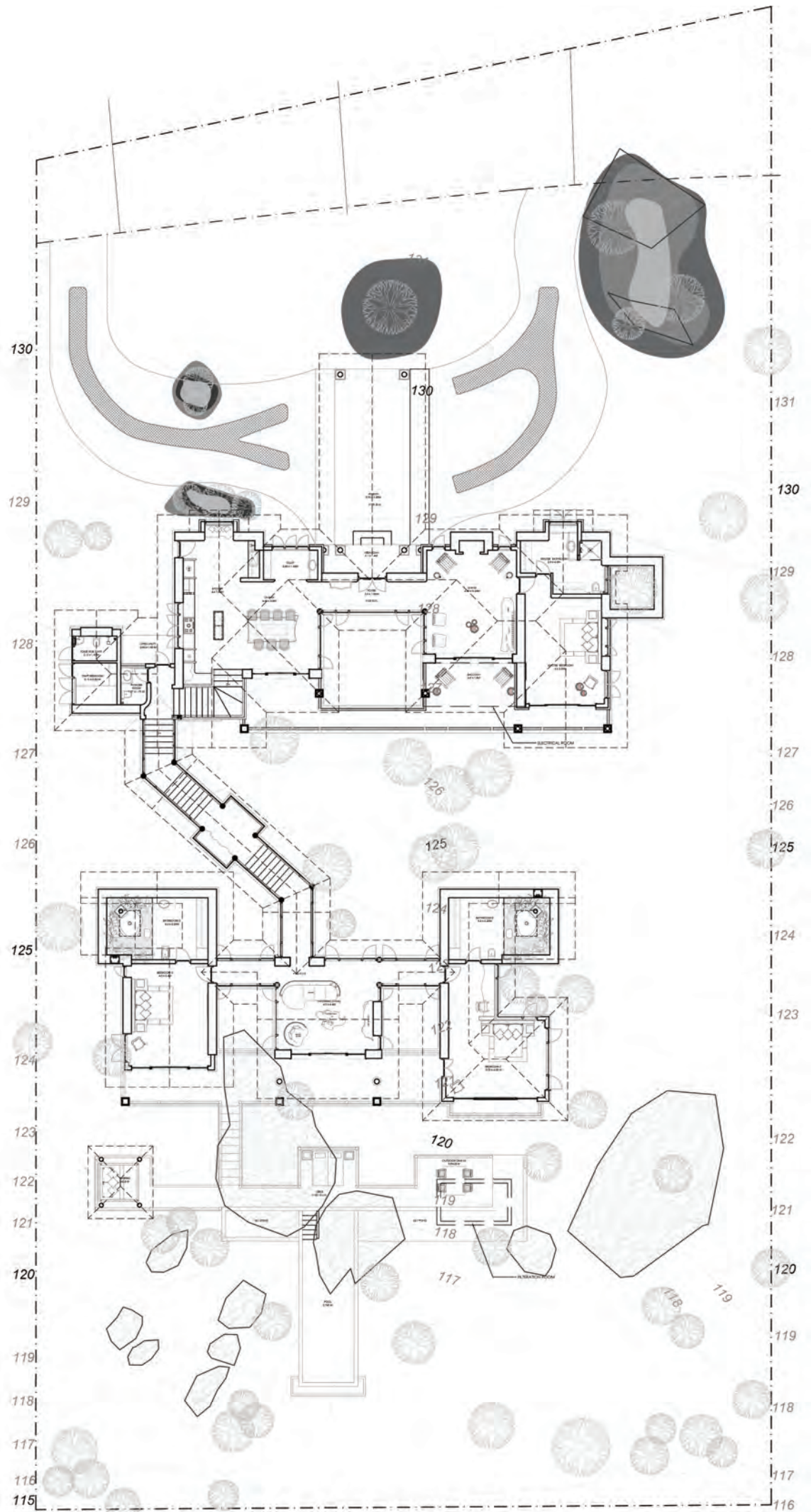
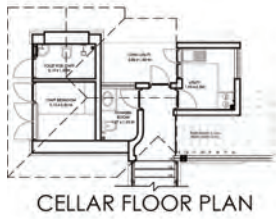
Private dining in the lap of nature.

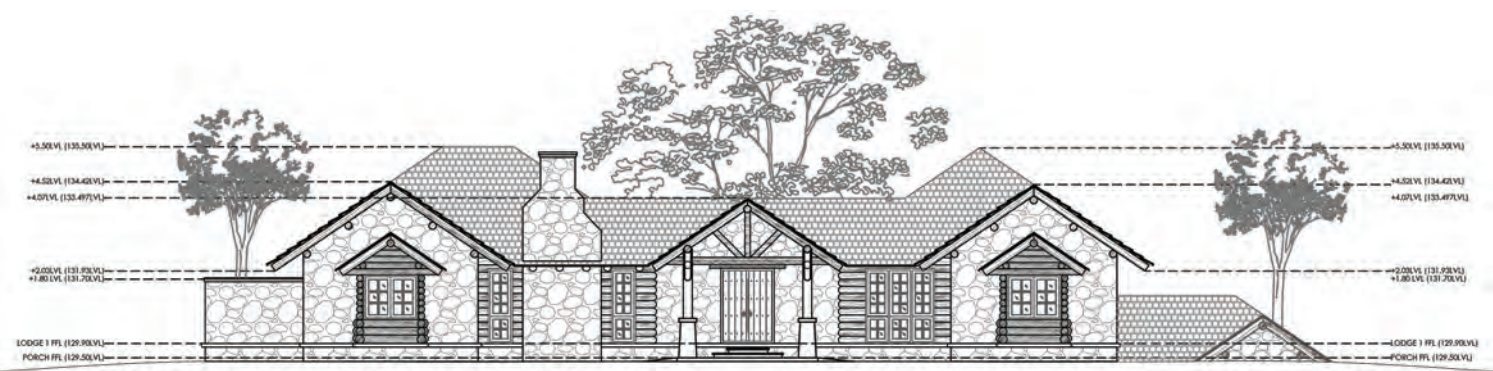
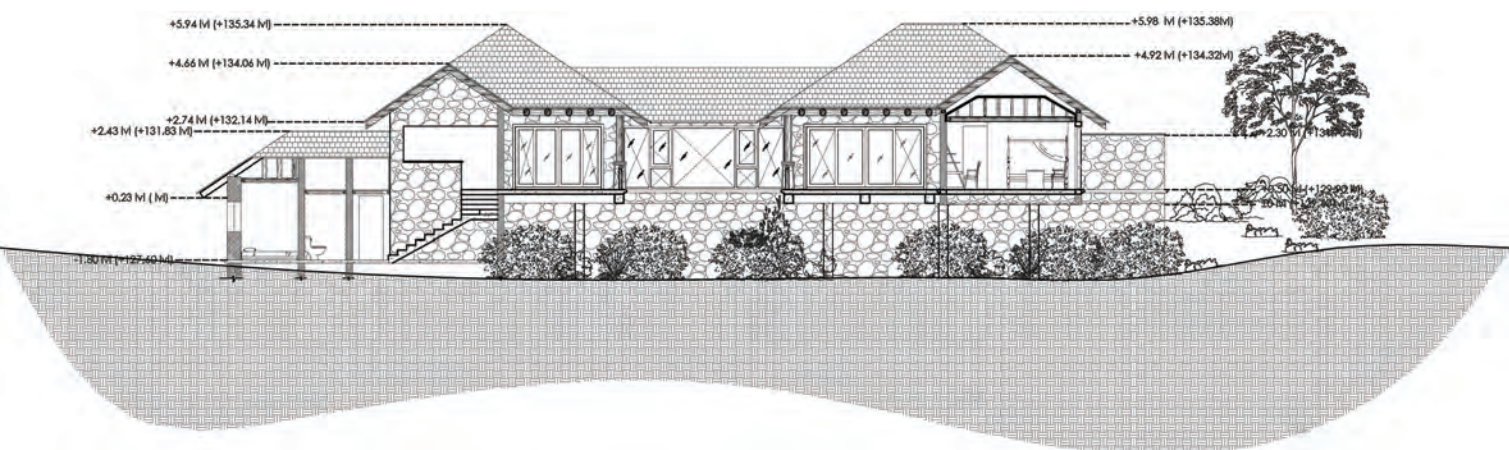
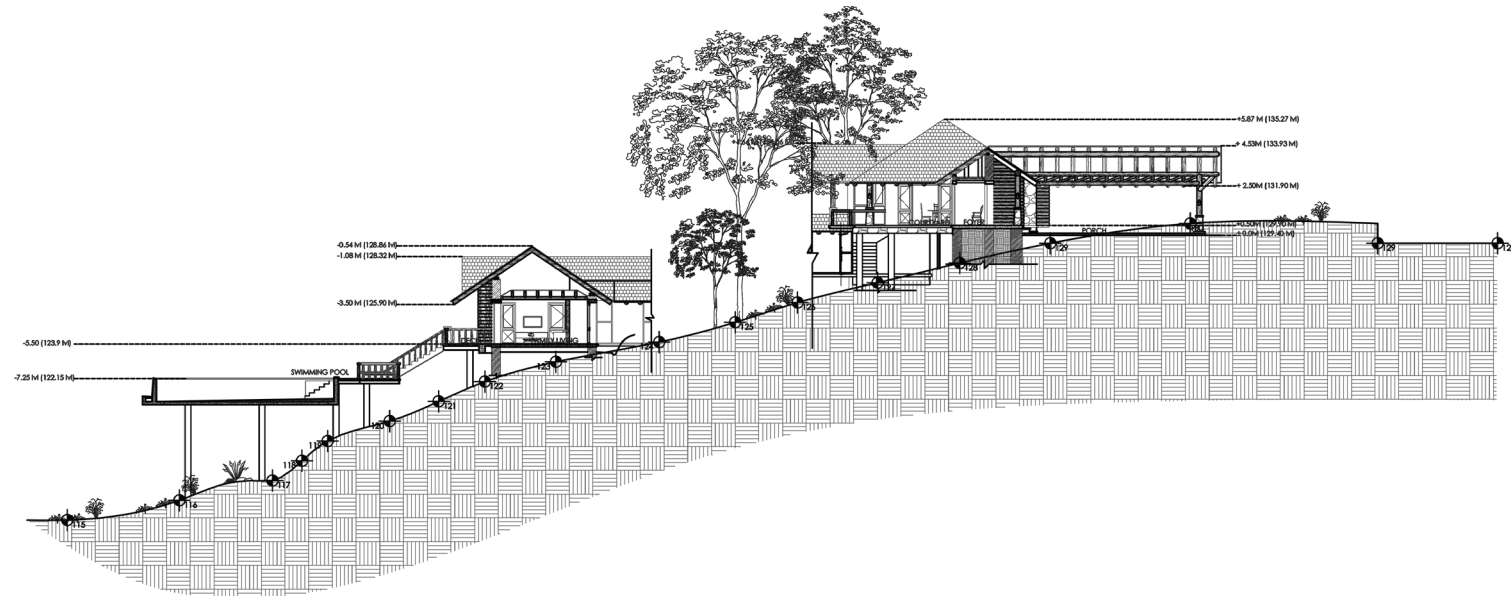


The master bed and flooring have been crafted in teak wood.



Cove lighting hides behind the branch of a tree.







An organic shower tray sits inside a courtyard-like outdoor shower.

Rough, uncut and unpolished stone forms the thick random rubble walls of the lodges while the floors, switchboards, mirror frames and furniture are all handcrafted on site using unfinished live-edge teak wood. To ensure optimum utilisation of all resources, some boulders were cut to form random-rubble walls while leftover teakwood is repurposed into joineries and skirtings. Other materials employed in this gated community include eucalyptus poles for the ceilings, lapotra granite for counters and various types of local stones for deck floors. While most of the natural materials are sourced from

the site itself, a few are sourced locally within the district to promote the nativity of Wayanad.

While no two villas have the same layout, they all follow a similar configuration and extend across 3 levels of their site. Apart from the outdoor areas, each unit comes with a casual living room, a formal living room, a kitchen and 3 bedrooms. Signature outdoor showers for each villa are embellished with boulders and lush foliage. Natural light filters through the eucalyptus pole ceiling while accentuating the texture of unpolished stone. Black iron rivets and brass finish bathroom fixtures



Up-cycled wood from site is repurposed into switchboards while retaining its organic shape.

complement the rustic textures of the walls with an antique charm.

With nature as the heart of this establishment, Stone Lodges offers a responsibly constructed home nestled within a biodiverse estate. These luxurious resort-style residences have been designed as collectibles that homeowners can pass down over generations and also rent out as holiday homes, through the developer's villa rental program. The residences at Stone Lodges are not only equipped with the necessary amenities of modern living but also allow residents to indulge in bird watching and butterfly

FACT FILE

Project name	: Stone Lodges
Typology	: Gated Villa Development
Architect's Firm	: Earthitects
Principal Architect	: George E.Ramapuram
Project Team	: E.Ramapuram, Irene Koshy, Muhammad Jamaal, Dhyana Priyadarshini, Felicia Niveditha, Meme Chauhan
Project location	: Wayanad, Kerala, India
Plot Area for One Home	: 26,500 Sq. Ft.
Total Built-up Area	: 7,320 Sq. Ft.
Project Status	: 2 out of 15 residences completed in 2019
Photo credits	: Earthitects

A productive collision

The Waterfront Clubhouse by Abin Design Studio is a true testimony to the overarching concept of sustainability through every lens. This responsibly developed waterfront facility not only addresses the needs of a forgotten locality but also introduced an entire community to the power of design and architecture by reactivating key elements of the social fabric through active community engagement and participation.

Text: Sailee Bhandarkar-Correa

Images: Edmund Sumner

Drawings: Abin Design Studio

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The Waterfront Clubhouse sits at the confluence of an existing waterbody and a football field.

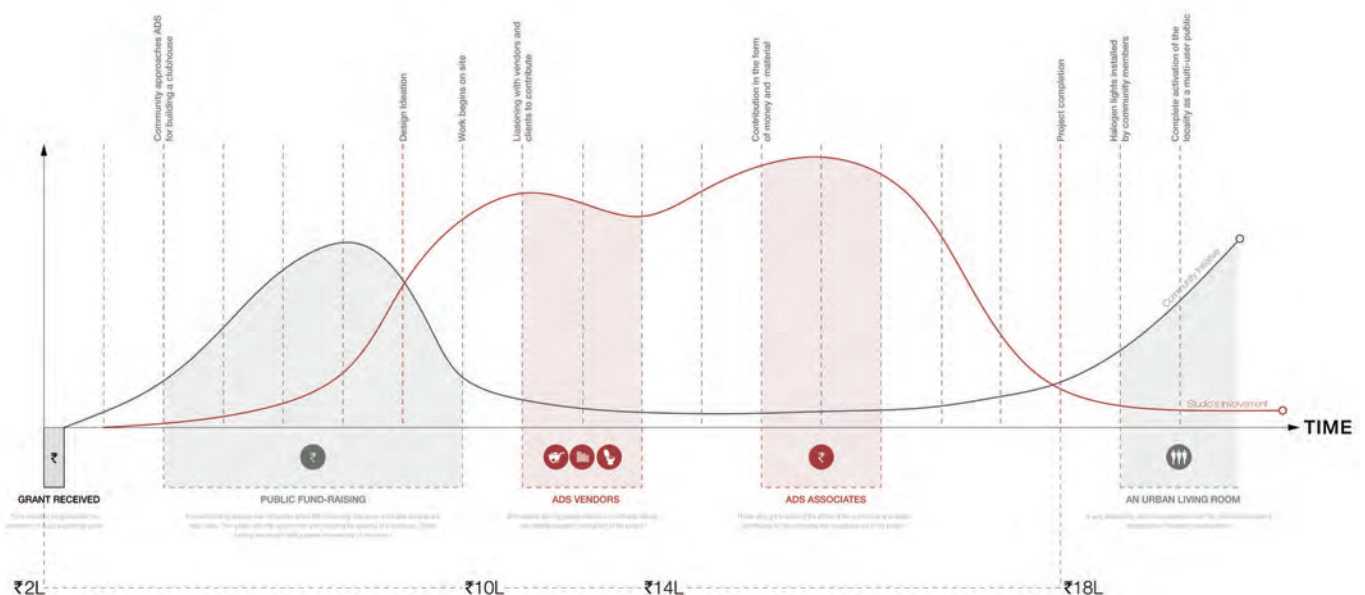
Located at Adisaptagram in the historical town of Chinsurah, Hooghly, the Waterfront Clubhouse by Abin Design Studio is the apposite coming together of many agencies towards a holistic solution for the betterment of the local communities. Through a government policy implementation to promote sports and extracurricular activities across West Bengal in 2017, the authorities offered a sum of INR 2,00,000 each to all state clubs and associations to expand and further their cause. During this time, a local football coaching club approached Abin Design Studio to build a facility that catered specifically to the young footballers in the area.

Given the limited allocation of funds to an already scarce facility, the Studio put on its philanthropic hat and devised an efficient design at a rationalised budget towards realising the needs of a basic clubhouse

facility for the community at Adisaptagram. Careful deliberations were made to address manpower constraints and ensure ease of maintenance towards creating a lasting and functional public facility and a funding strategy was formulated to ignite interest amongst the local community and influential citizens of the vicinity. The Studio invited their city-based associates to participate by donating building material towards a material bank that kick started the entire process. Collaborations with local builders and engineers further economised this venture.

In the absence of rudimentary public facilities such as clean water supply, sanitation, healthcare and stable power supply, the Waterfront Clubhouse presents an elegant solution towards uplifting the community's wellbeing across various demographics. The lower floor of this ground + 1 structure houses separate

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The fund raising and community activation process.



The monolithic structure has been built to allow several activities to carry on at once without any interruptions by providing separate entrances to each area.

toilets and showers for men and women, a store, a pantry and a multipurpose gathering space that opens out towards a sit-out facing the existing waterbody. The staircase to the upper floor has been designed to double up as a gallery space while the first-floor acts as a viewing deck of sorts for the football matches and also offers views of the existing waterbody.

The building has been oriented to welcome the morning sun while also providing shade from the afternoon glare along the waterfront. When members come to train, accompanying guardians can enjoy the space without interrupting other ongoing activities. This monolithic

form with its permeable geometric façade coalesces into the extensive foliage that surrounds the clubhouse while also welcoming ample natural light and ventilation into its spaces.

With its clean form and careful calibration, the clubhouse explores social relevance through dynamics between space and form and offers an elegant design solution for all to claim.

In a democratic endeavour such as this, the clubhouse strives to offer a holistic, sustainable solution for the community while also trying to minimize construction costs.



With a focus on encouraging participation from various demographics of the community, the clubhouse also comprises separate toilets and shower facilities for men and women.



42 The stairs to the first-floor act as a shaded outdoor gallery seating for spectators.



Natural light floods the entire space.



The permeable façade facilitates cross-ventilation.



The clubhouse sits atop a narrow strip of reclaimed land in the historical town of Chinsurah.



Cultural gatherings at the Waterfront Clubhouse.

Contributions from the community combined with responsible consumption and production were the guiding mantra of this development. Construction materials were obtained from the crowdsourced material bank and local workmen were engaged to promote an inclusive and sustainable economic initiative.

The club members will remain responsible for the maintenance of the building and its paraphernalia. Easy to maintain materials such as form finish concrete and pigmented neat cement concrete have

been employed in the construction of this space to facilitate easy upkeep. The landscape palette for the peripheral area was inspired by the local flora and includes hardy and low maintenance species which are commonly seen in the surrounding environment.

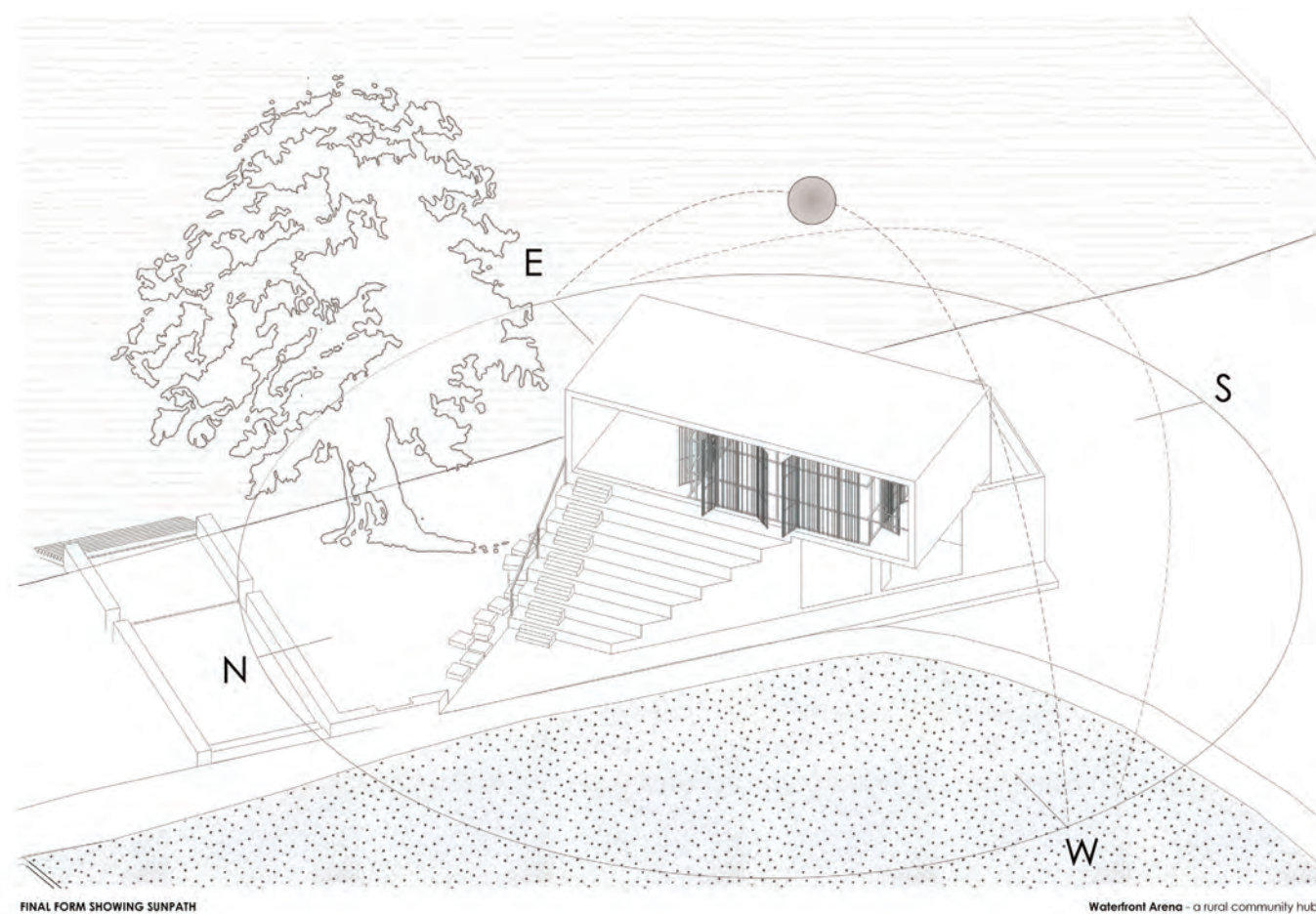
What began as a nudge to encourage more participation in sports and outdoor activities eventually led to the revitalisation of an entire neighbourhood. The processes introduced through the development of the Waterfront Clubhouse celebrate the



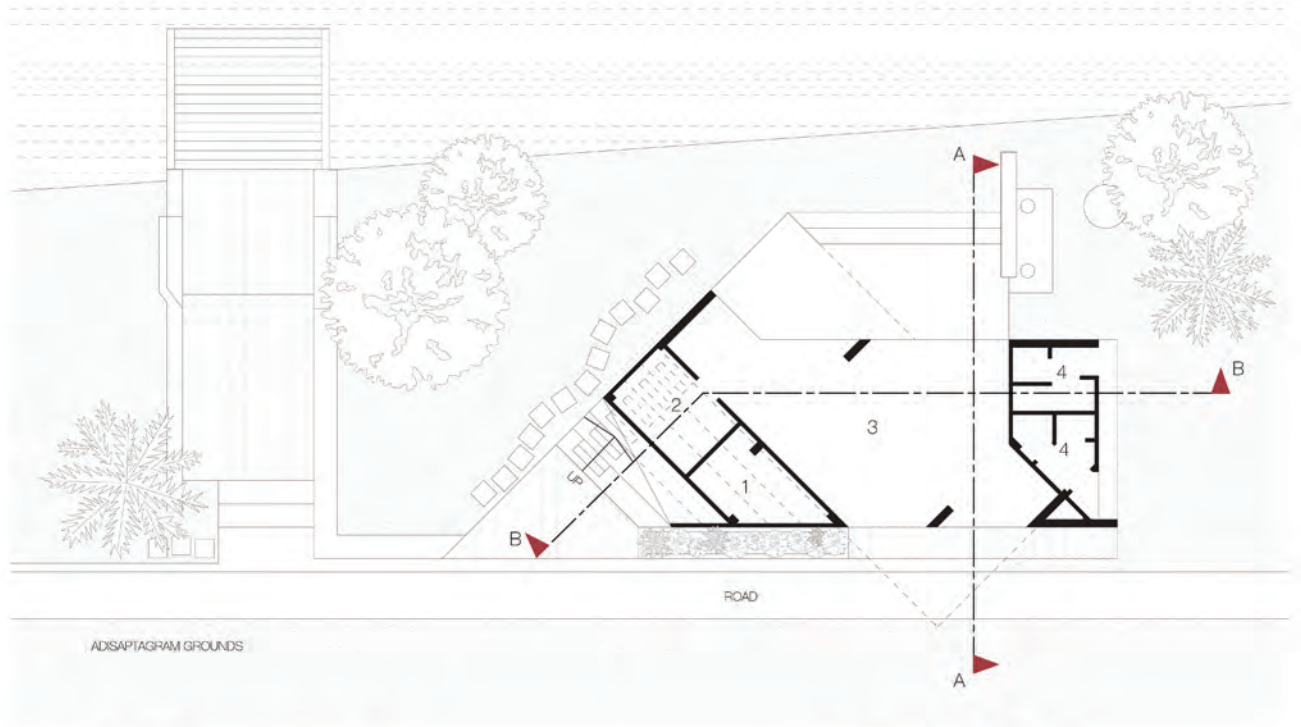
Low maintenance materials and finishes have been employed in the construction of this project.



A 3D illustration of the clubhouse highlights how it sits within its context.



The form and its porous façade have been carefully designed to optimise the available natural light and ventilation while also acting as a shading device when required.



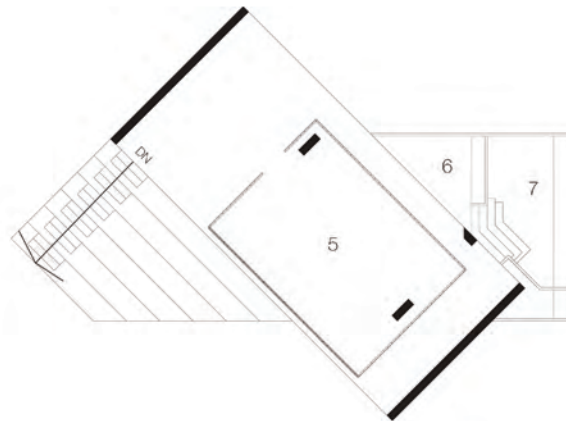
ADISAPTARAM GROUNDS



GROUND FLOOR PLAN

LEGEND

- 1. STORE
- 2. PANTRY
- 3. HALL 1
- 4. TOILETS
- 5. HALL 2
- 6. TERRACE
- 7. TANK



FIRST FLOOR PLAN




SECTION A

SECTION B

The form development process.

This multipurpose facility can be utilised at any time of the day.

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cohesive efforts of local influencers and the entire gamut of people involved in the successful realisation of peri-urban projects such as this one.

The Waterfront clubhouse not only exemplifies the power of community engagement in design but also demonstrates how architecture can expand its sphere of influence beyond defining the visual and material culture of its immediate context. ■

FACT FILE

Project name	: The Waterfront Clubhouse
Architect's Firm	: Abin Design Studio
Principal Architect	: Abin Chaudhuri
Project Team	: Sonia Guha, Debjit Samanta, Debkishor Das
Project location	: Adisaptagram, West Bengal, India
Structural Engineer	: Soma Kazi
Total Built-up Area	: 2,475 Sq. Ft.
Year of Completion	: 2020
Photo credits	: Abin Chaudhari

Preserving a legacy

Through a partial renovation for the SNTD College of Home Science in Mumbai, Insitu, a craftsmen-focused design studio presents a reverent and elegant solution guided by the age-old idea of crafting in place. Finished with modest materials and skilled workmanship, the existing elements formed the key inspiration for the interventions to the façade, administration block and landscape.

Text: Sailee Bhandarkar-Correa

Images: Sahiba Madan

Renders: Insitu by Kalaakarihaath

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The SNTD Campus façade – Before

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The SNDT College of Home Science, Juhu is one of Mumbai University's first autonomous institutions and has been designed by the legendary Charles Correa in 1973. Insitu by Kalkaarihaath, a Mumbai-based interior design and architecture studio, was awarded the task of reviving select elements of this campus while retaining the original character of the space and enhancing the campus experience. A modest budget was allocated to the same and the final scope of work included renovation of the façade, administration block and landscape.

The design intent for the entrance façade was to accentuate the details of the existing building and add vibrancy to the elevation. Unassuming local materials such as ceramic tiles and age-old China mosaic tiles, typically used for waterproofing terraces, were employed with meticulous detailing to create a hardscape of cascading mountains and an emerging sunrise that warmly welcomes one into the building.

The solid wood doors that had been buried in brown paint for three decades were reclaimed to add new hardware and



The SNDT Campus façade – After



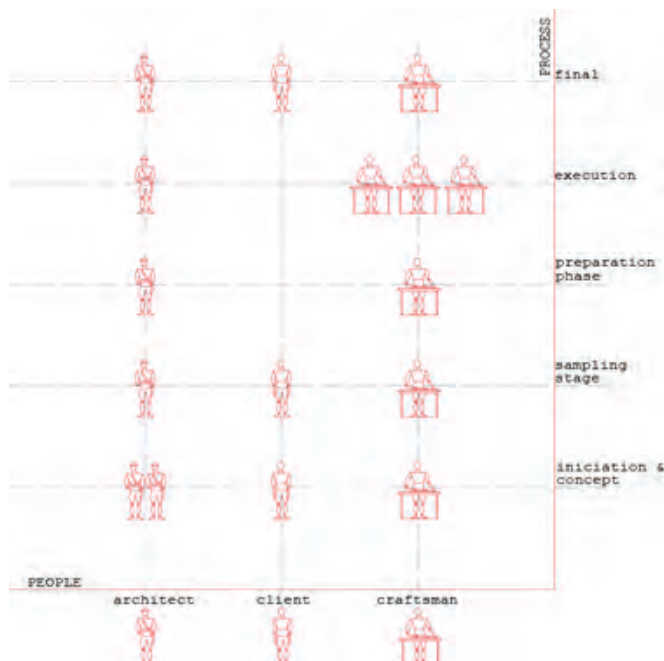
A pergola was added to shade the main entrance and establish more prominence to it.



China mosaic waterproofing tiles on the entrance steps of the main block.



The redesigned access of the main block blends in with the elevation of the building.



Insitu's ethos is defined by its emphasis on craftsmen-centric design and execution. This diagram, the Bodhi tree mural and sunrise concept of the entrance steps manifest the importance of the craftsmen in their design process and execution.

create a more centralized access to the entrance. A new pergola and signages helped to further define the main entrance to the building and articulated the pathway towards it. The flower beds that line the staircase were repotted with the heliconia plant to bring out the yellows and oranges of the steps as an extension to the rising sun concept.

To retain the character of the interior spaces, the original flooring of beige terrazzo with green chips and green kotah stone was polished and preserved. Since the space was large, this flooring



The Bodhi tree mural adds a splash of colour to the waiting area.

became the canvas of inspiration and all other materials were then selected in conjunction with it. The use of natural wood and Baroda green marble dominated the material palette. The idea of green was further extended to the styling elements through indoor plants and a large mural that represents the Bodhi tree – the teaching tree.

For the administrative block, the intent was purely functional and demanded the cleaning out of existing services, adding adequate storage and organizing seating.



The administrative block – Before



The administrative block – After.



Workstations and waiting area – Before.



Workstations and waiting area – After.



The design process involved easing maintenance efforts, providing sufficient plug points to catch up with the times and segregating work and breakout areas for all staff. To ensure adherence to budgets, material choices were kept simple and low cost while exploring details through craftsmanship; the modus operandi for all of Insitu's projects.

Since the admin block has a lot of paper archiving, the entire portion at the rear end of the room was dedicated to storage that merged into the wall. This helped to tackle aesthetic as well as functional issues. Cleverly planned zone-wise seating and waiting areas were defined for various visitors to the block. Plain white walls and ceilings compensate for the lack of natural light along with ample green introduced through plants, artwork and the flooring.

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The bulk of the landscaping budget was allocated to grading the softscape to provide appropriate drainage for the rainwater. Since the college campus is large with many green pockets, outdoor seating was built on existing bund walls to allow for intimate group conversations rather than introducing formal and stiff outdoor benches. The material used for landscaping was largely exposed earth bricks and kotah stone. In addition to salvaging the existing trees on boundaries, low maintenance flora was planted around the seating. Landscape lighting near the hostel section was enhanced to ensure a pleasant ambience in the evenings and provide better visibility at night.



The original flooring was cast on site in beige terrazzo with green chips and green kotah.



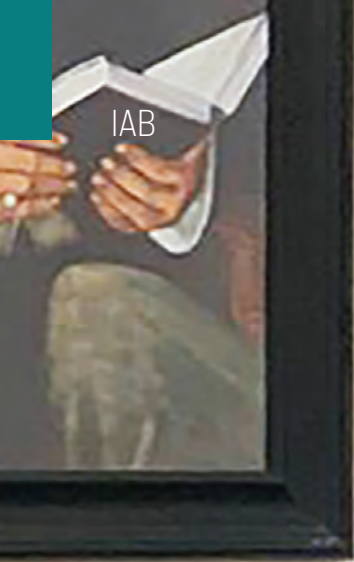
The reimagined administration block interior.



Outdoor seating - Before.



Outdoor seating - After.



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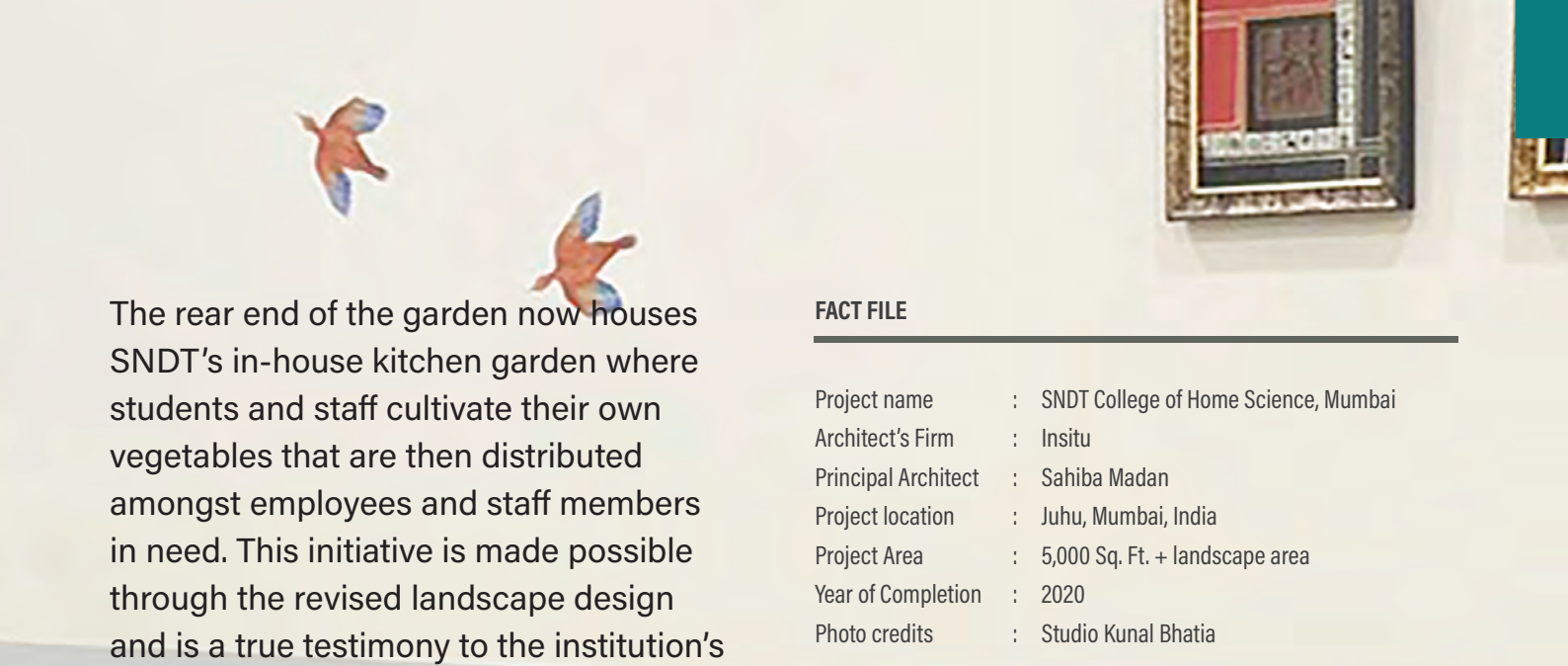
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Lightly coloured upholstery and indoor plants add life to the indoors.

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The rear end of the garden now houses SNDT's in-house kitchen garden where students and staff cultivate their own vegetables that are then distributed amongst employees and staff members in need. This initiative is made possible through the revised landscape design and is a true testimony to the institution's expertise in home science and nutrition, which is one of the most popular courses offered by the college. ■

FACT FILE

Project name	: SNDT College of Home Science, Mumbai
Architect's Firm	: Insitu
Principal Architect	: Sahiba Madan
Project location	: Juhu, Mumbai, India
Project Area	: 5,000 Sq. Ft. + landscape area
Year of Completion	: 2020
Photo credits	: Studio Kunal Bhatia

Godrej Interio reveals its sustainability goals ahead of World Environment Day



Godrej & Boyce, the flagship company of the Godrej Group, announced that its business Godrej Interio, India's leading furniture brand in-home and institutional segments revealed its sustainability goals in areas of energy efficiency, water conservation, carbon neutrality, increasing renewable energy share. In alignment with Godrej & Boyce's EP100 commitment, Godrej Interio has also committed to doubling its energy productivity by 2030.

As part of its sustainability goals, Godrej Interio aims to have a third of its portfolio revenues comprising good and green products and services. In FY2020-21, 22 products were added to the Good & Green products offerings thus taking the cumulative count to 120. They plan to increase number of Good & Green products from 120 to 130 in FY 21-22. While Godrej Interio has already achieved 45% revenue share from Good & Green products in F.Y. 2020-21, it aims to continue to target 45% revenue share from Good & Green for the foreseeable future.

Commenting on the sustainability goals, Mr.

Anil Sain Mathur, COO, Godrej Interio, "At Godrej Interio, our sustainability strategy is aligned with Godrej & Boyce's 'Good & Green' initiative which underscores our deep and abiding belief that innovation and sustainability must go hand-in-hand. Combining the two will promote our journey to ensuring employability, energy efficiency, promotion of a circular economy and greater community development. We are proud to be part of a company that commits to global causes such as EP100 initiative and that as Godrej Interio, we can help further this commitment thus helping lead the way on smarter energy usage."

As a part of its sustainable manufacturing initiatives, Godrej Interio has adopted various technologies across all the manufacturing locations to reduce energy consumption. These technologies include use of VFDs on pumps and blowers, use of waste recovery technologies such as heat pipes, use of heat pumps, installation of energy efficient machines and energy efficient lighting, etc . ■



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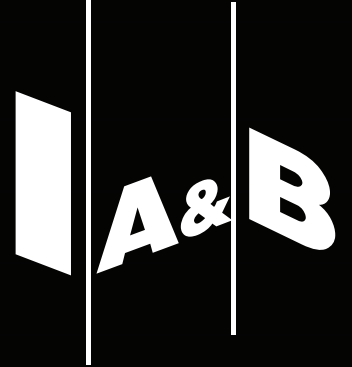
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