

Portfolio



Oikopolis: The Rise
of the cooperative

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UA4216



Heterogeneity
of housing at the
site level

**Primary
Concerns**

Homogeneity of
housing at the
unit level

Heterogeneity

of housing at the site level

There exists a predominant distinction between the sizes of houses present in a project. The physical layout and orientation of a floor and site plan create a visual heterogeneity among them.



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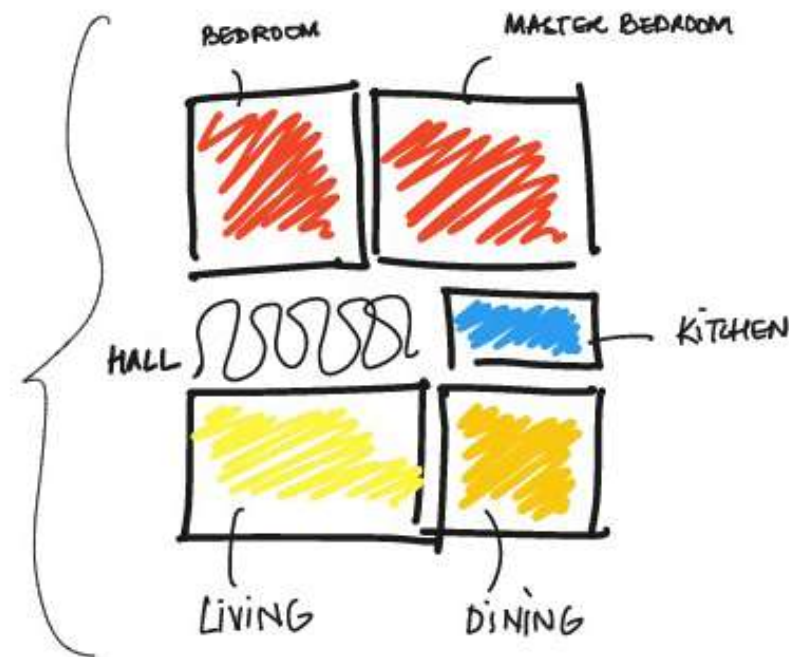
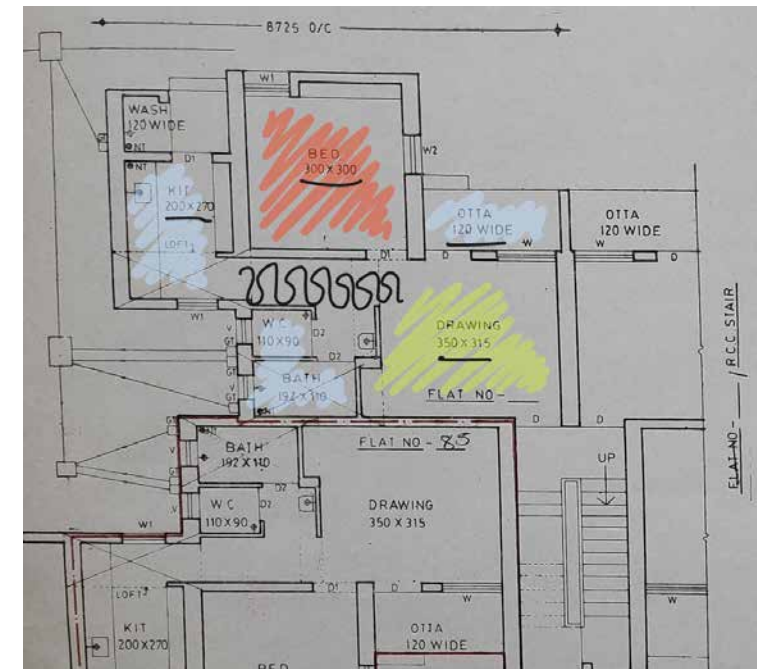
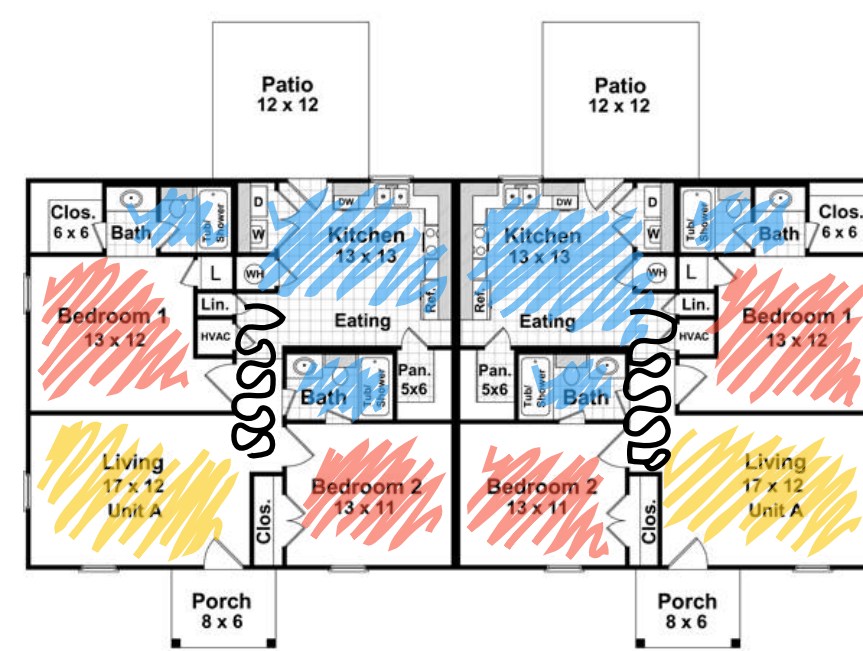
"Seamless luxury..."

"Royalty can be a way of life..."

Heterogeneity
of housing at the
site level

**Primary
Concerns**

Homogeneity of
housing at the
unit level



PUZZLE → All Layouts.

Homogeneity of housing at the unit level

As the standardized model of the 'BHK' dominates; all layouts are a mere shuffled puzzle of 'rooms'.

This distinct division between rooms decreases the accordance of spaces, making apartment layouts highly mundane and predictable.

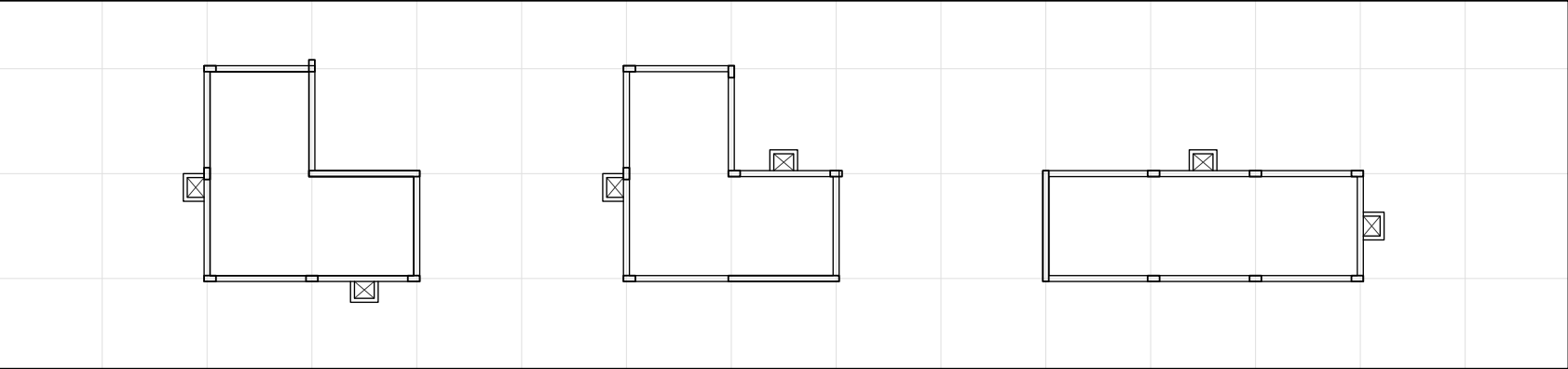
The Units

Heterogeneity

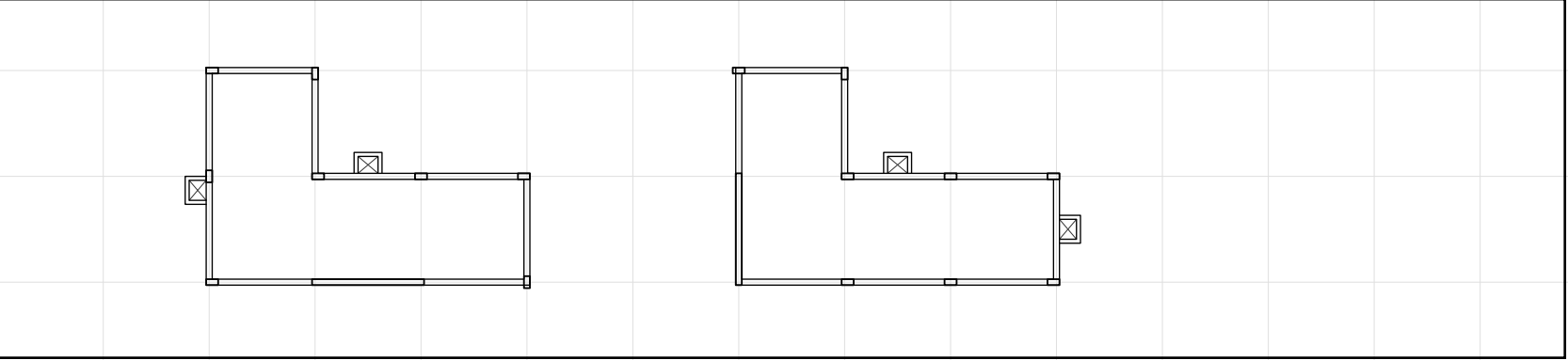
Primary
Concerns

Homogeneity

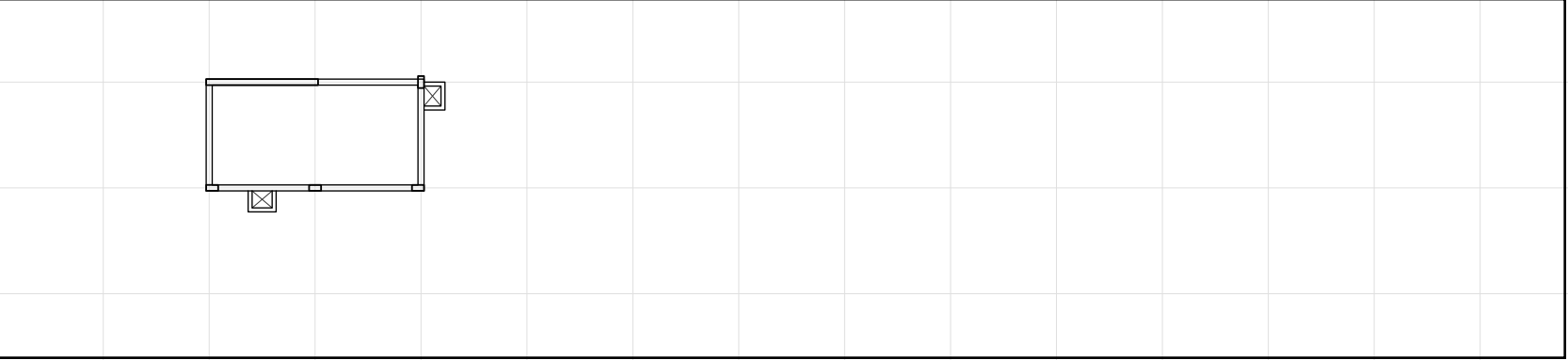
93 sqm Units
(For Existing Residents)



120 sqm Units
(Salable Units)



65 sqm Units
(Salable Units)



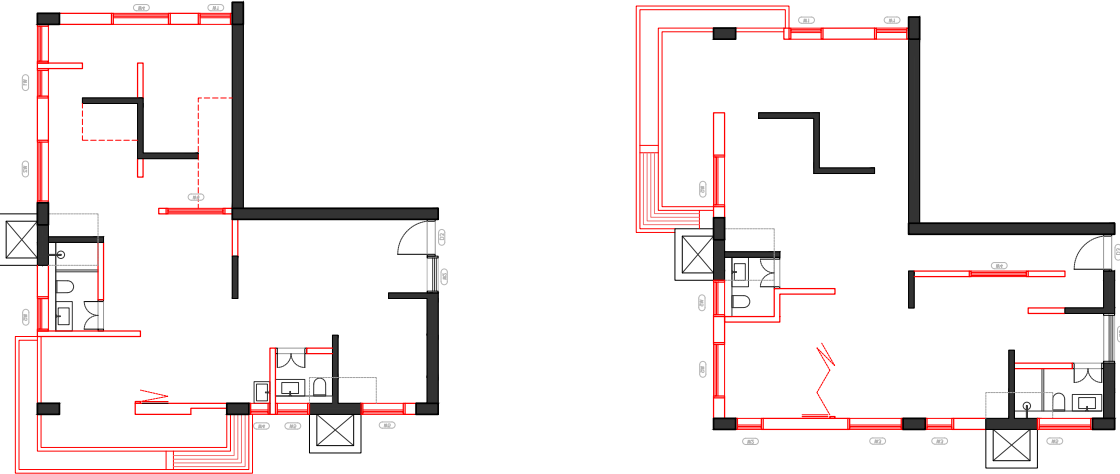
System of Units

Heterogeneity

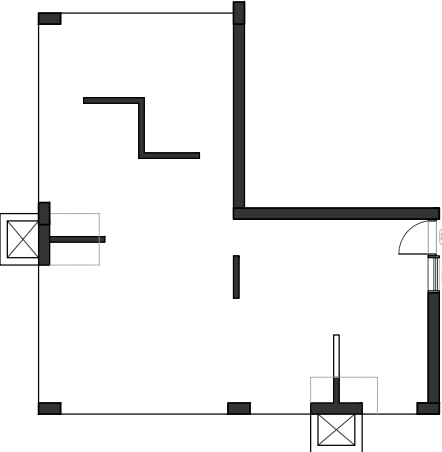
Primary
Concerns

Homogeneity

Flexible Walls



Fixed Walls

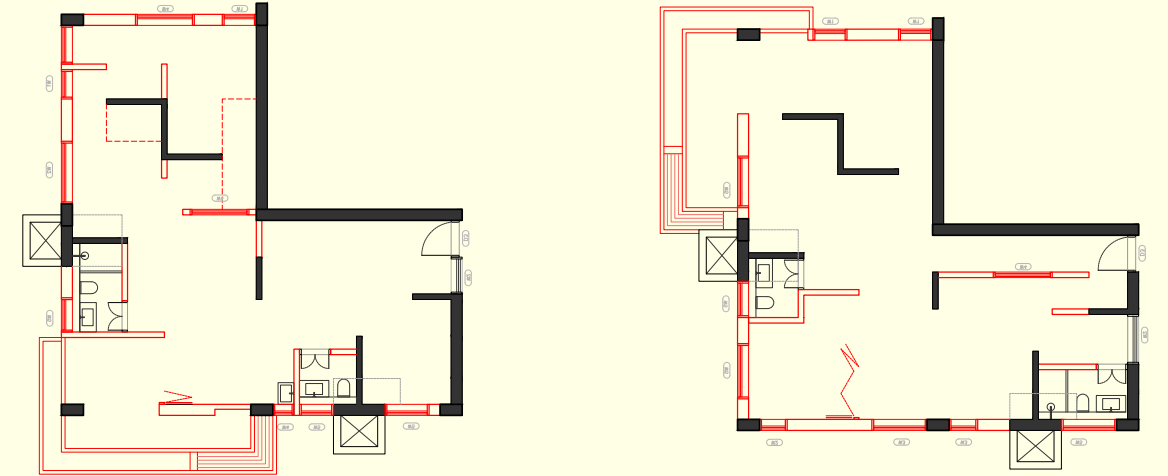


System of Units

How does this system work along the process of the project?

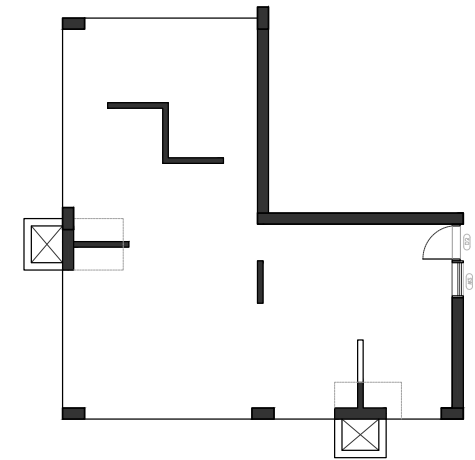
Brick work and further finishings

Phase 2



Structural and concrete work

Phase 1



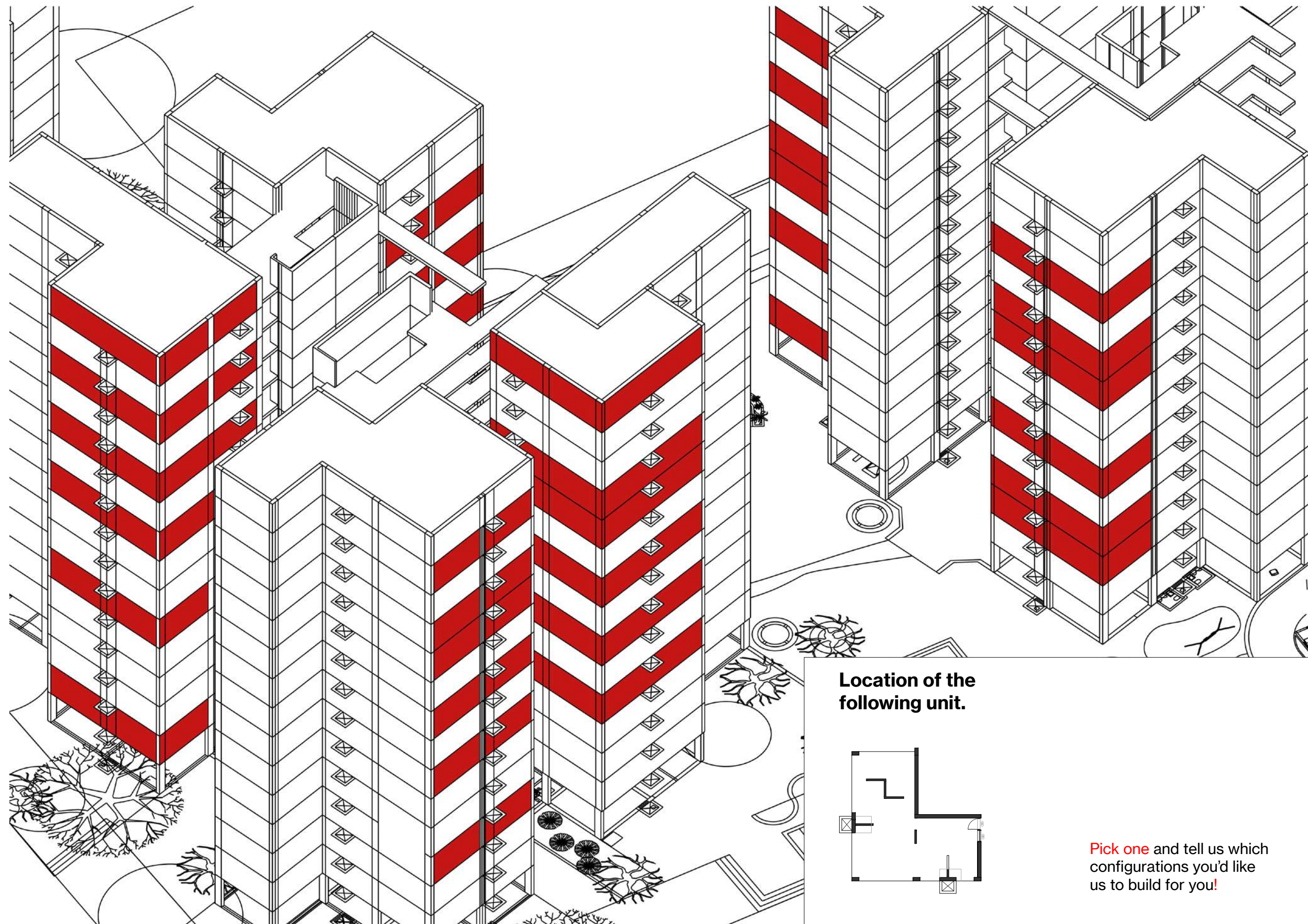
Heterogeneity

Primary Concerns

Homogeneity

System of Units

The decision making process
for the client once **Phase 1** gets over...

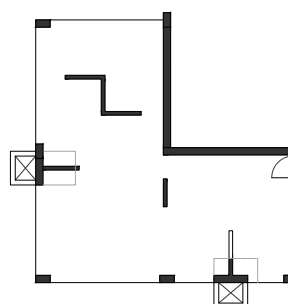


Heterogeneity

Primary
Concerns

Homogeneity

Location of the
following unit.



Pick one and tell us which
configurations you'd like
us to build for you!

Phase 3

Phase 2

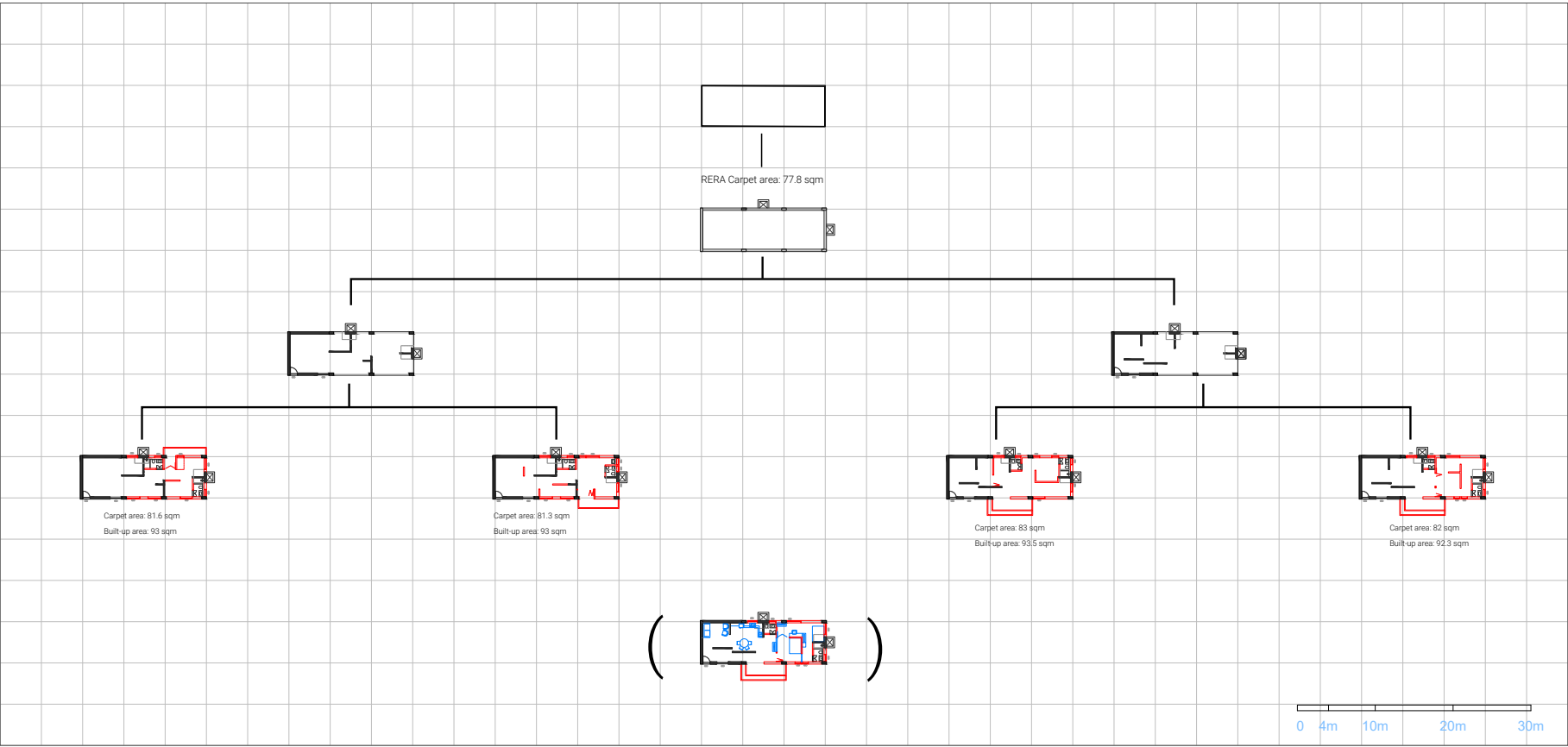
Phase 1

The 93sq m units;
Units for the existing residents.

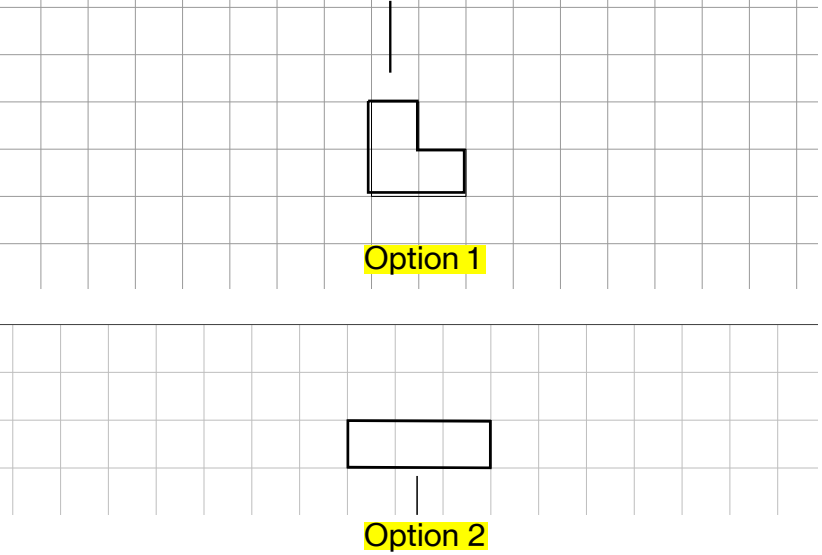
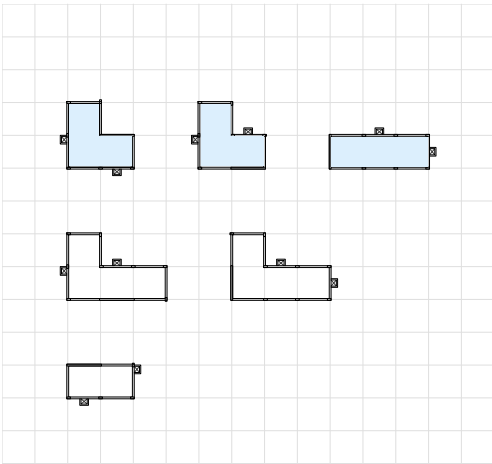
Heterogeneity

Primary
Concerns

Homogeneity



The 93sq m units;
Units for the existing residents.



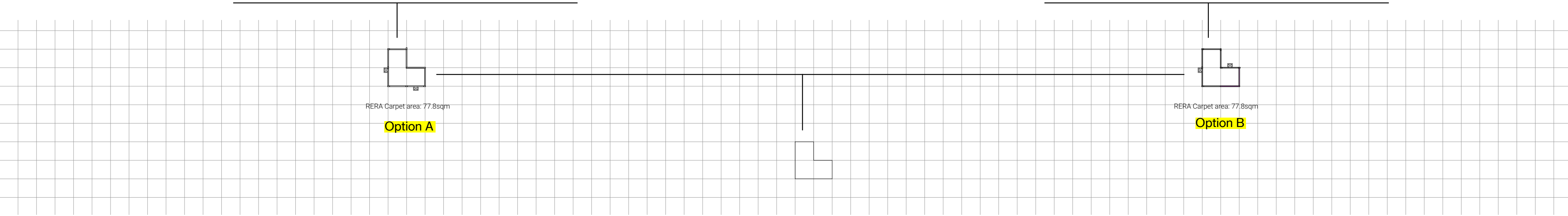
Heterogeneity

Which layout would you choose ?

Primary
Concerns

Homogeneity

The 93sq m units;
Units for the existing residents.



Heterogeneity

Primary
Concerns

Homogeneity

Which location would you choose ?



Phase 3

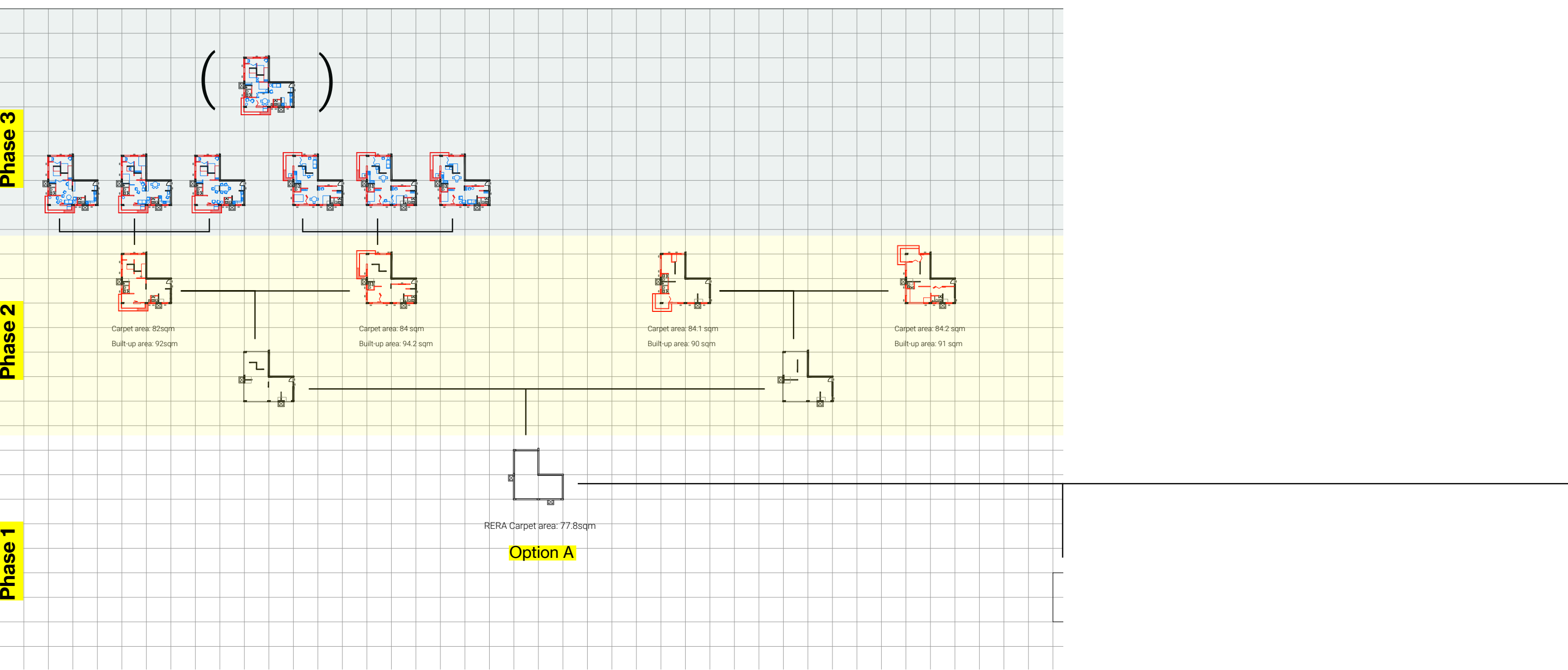
Phase 2

Phase 1

Heterogeneity

Primary
Concerns

Homogeneity



Phase 3

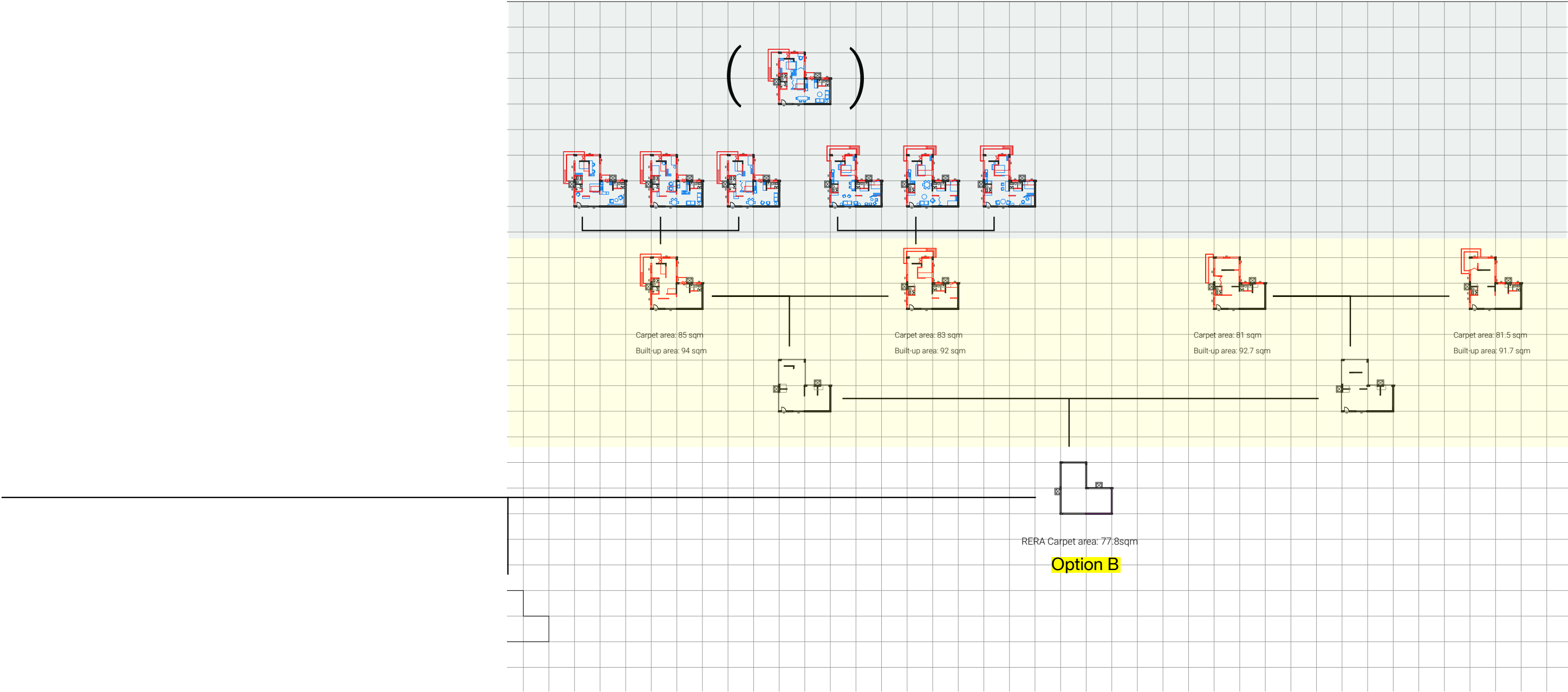
Phase 2

Phase 1

Heterogeneity

Primary
Concerns

Homogeneity



Phase 3

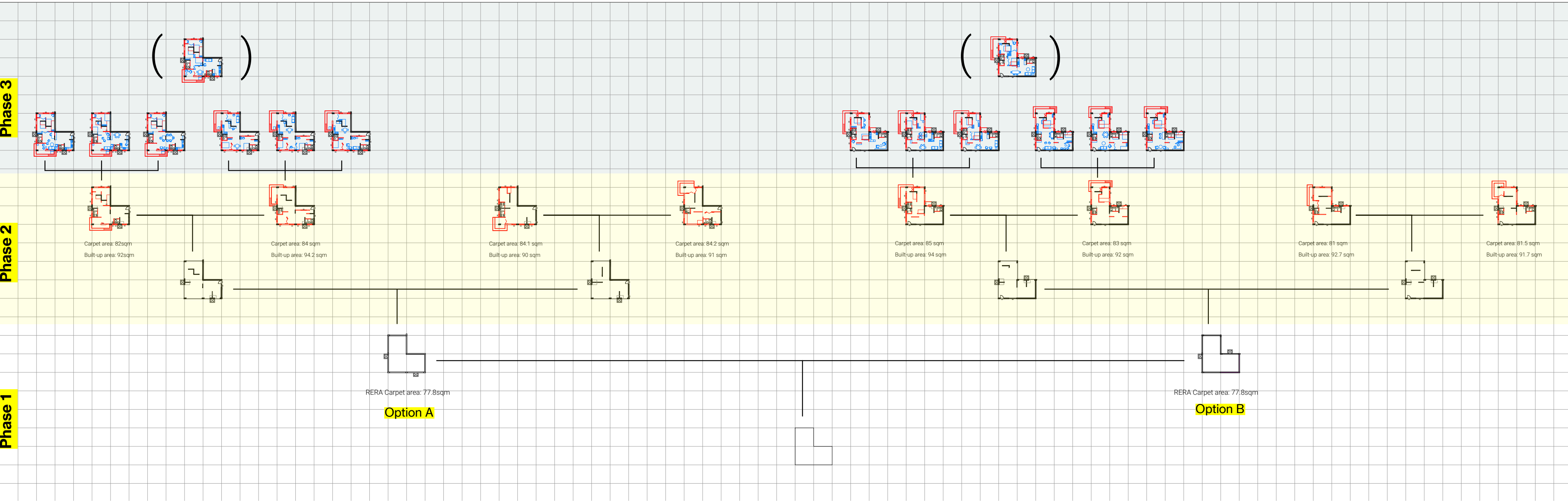
Phase 2

Phase 1

Heterogeneity

Primary
Concerns

Homogeneity



Phase 3

Phase 2

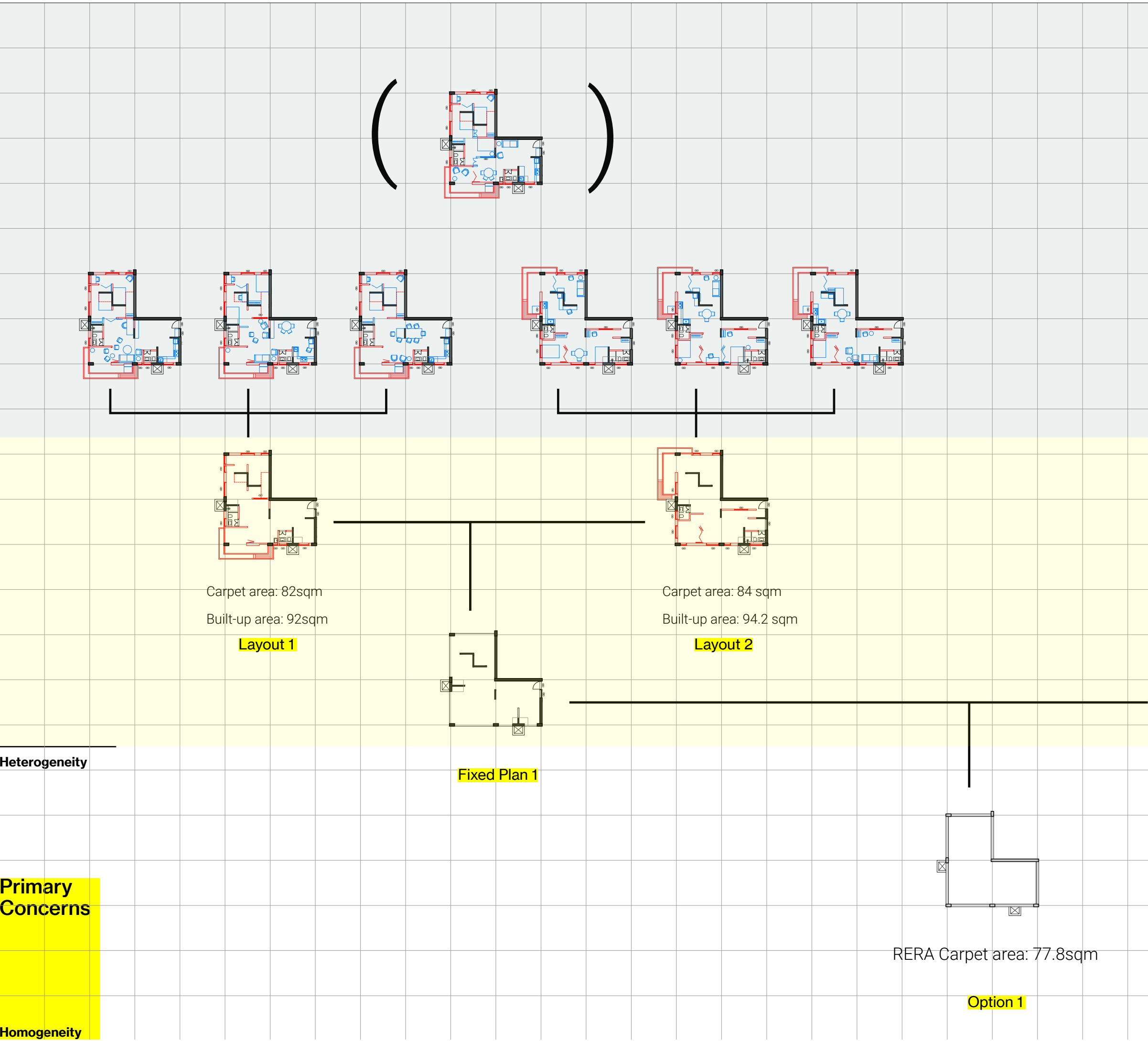
Fixed Plan 1

Option 1

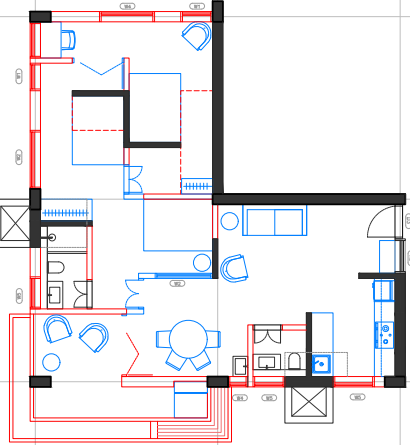
Heterogeneity

Primary
Concerns

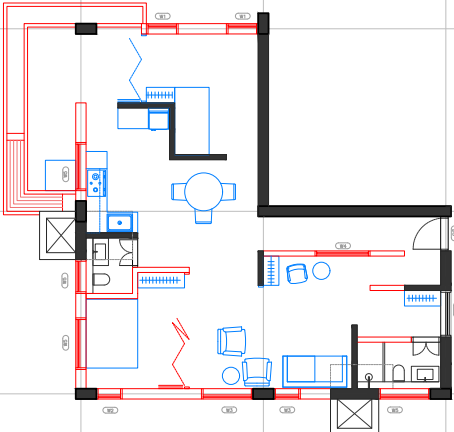
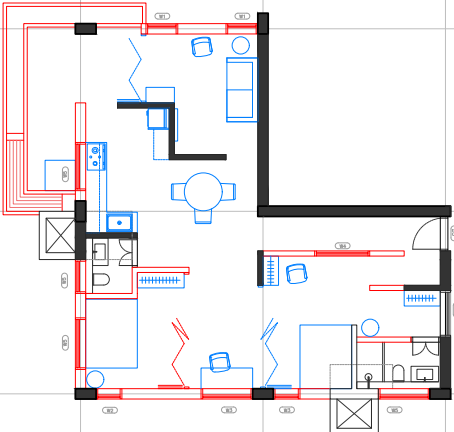
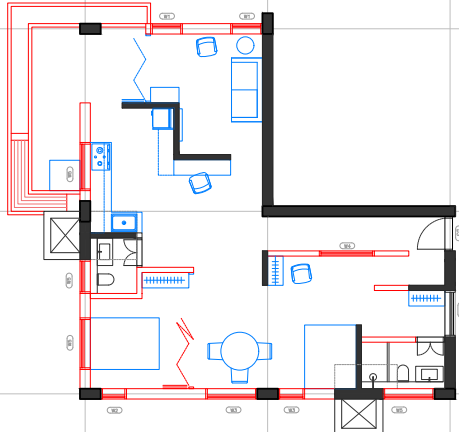
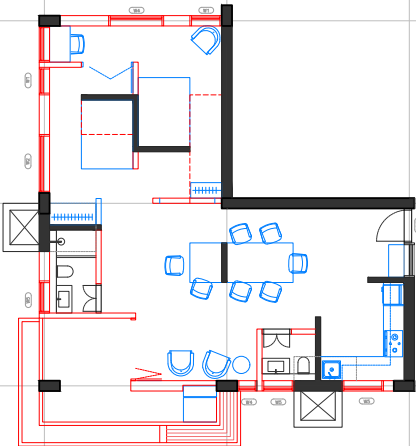
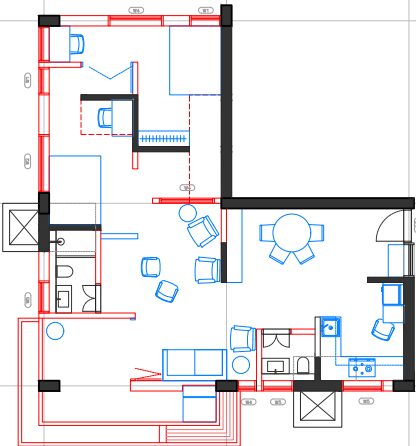
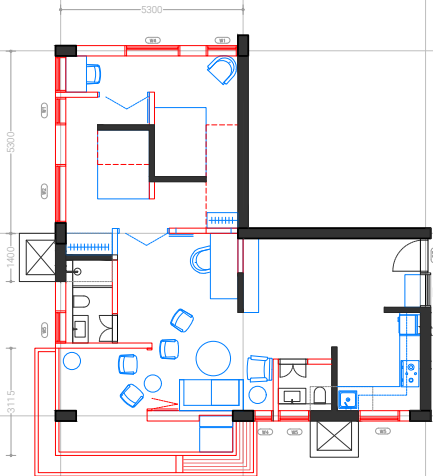
Homogeneity



Phase 3



The Possibility of turning it into a plan, with fixed rooms.
Possibility of higher privacy



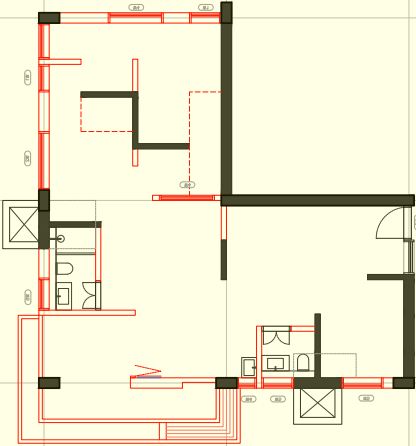
Different configurations

Different configurations

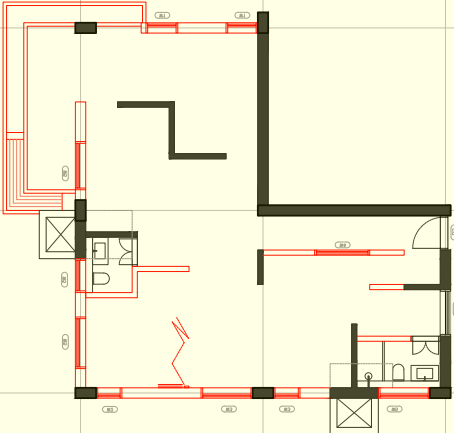
Heterogeneity

Primary
Concerns

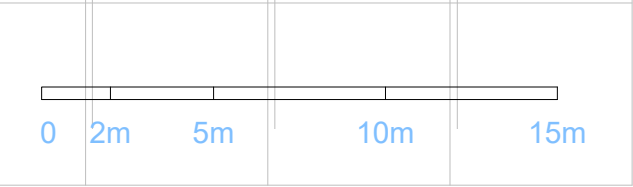
Homogeneity



Which layout would you choose ?



Different Layouts

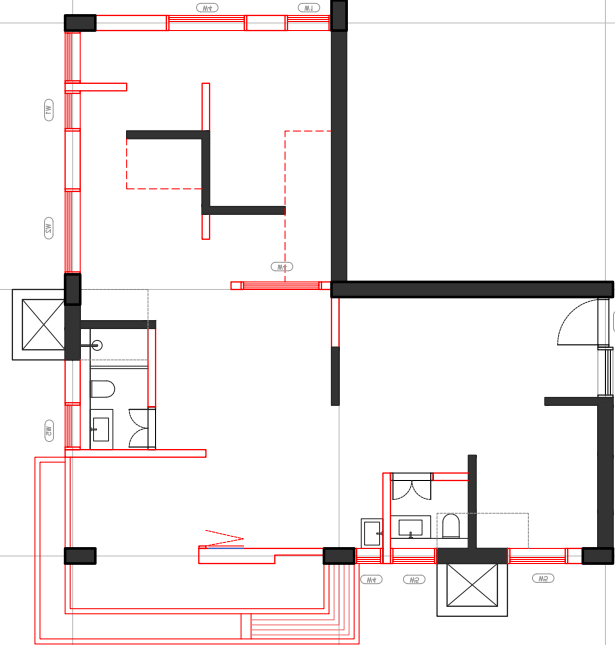
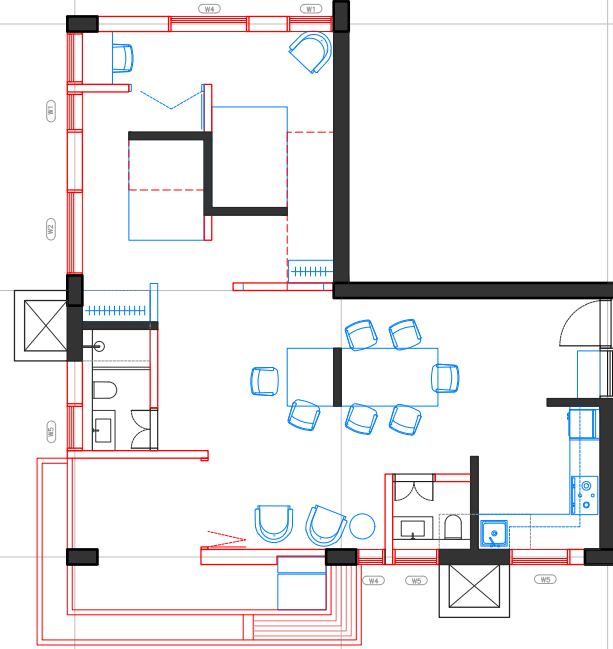
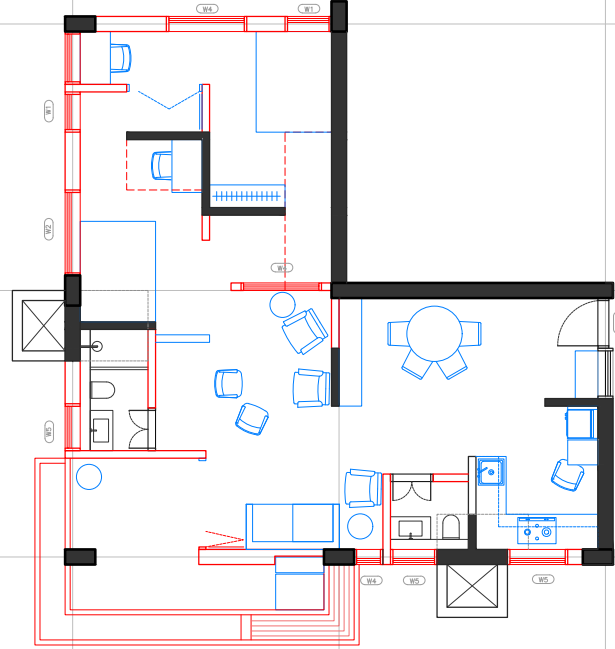
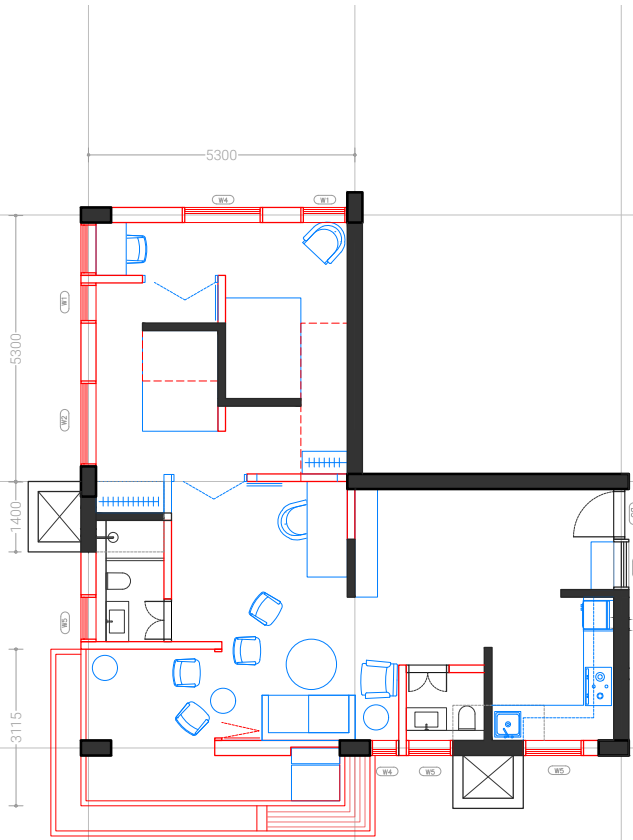


Phase 3

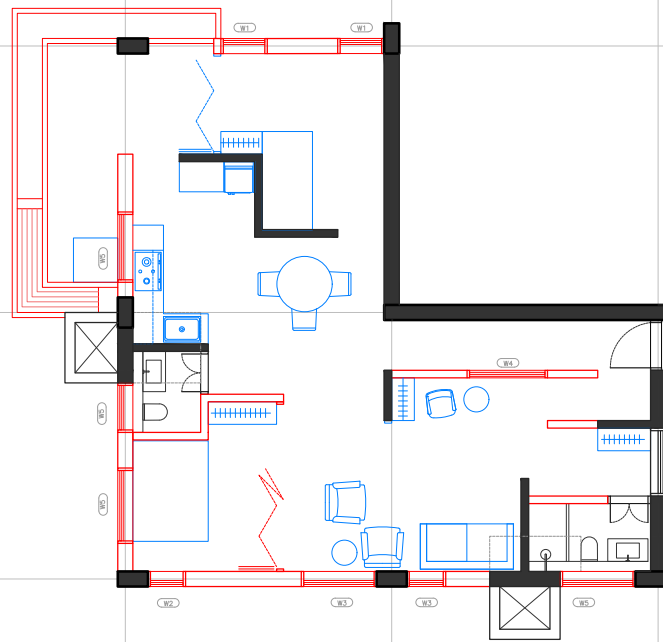
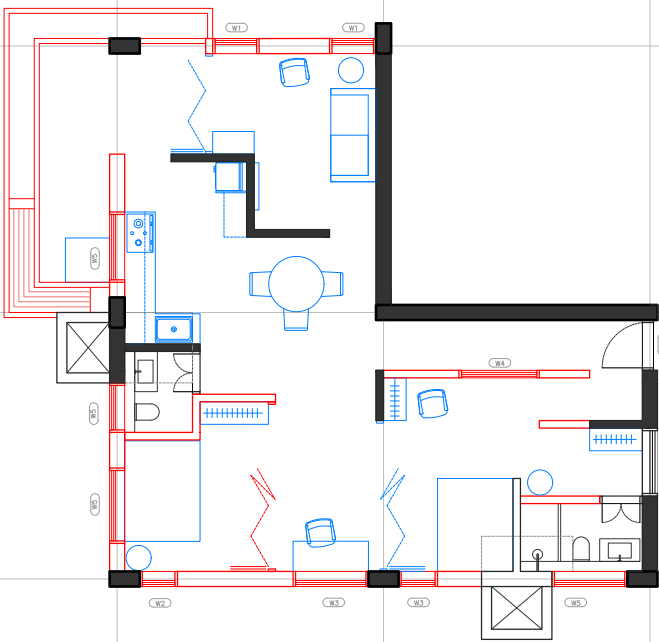
Heterogeneity

Primary
Concerns

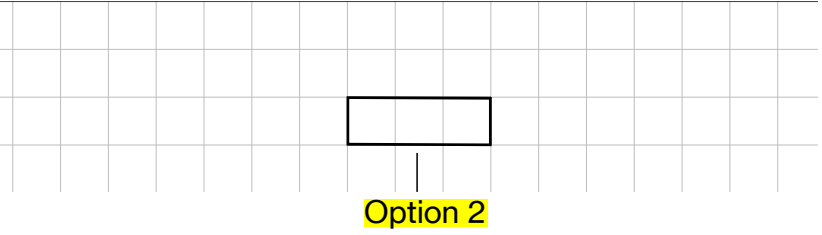
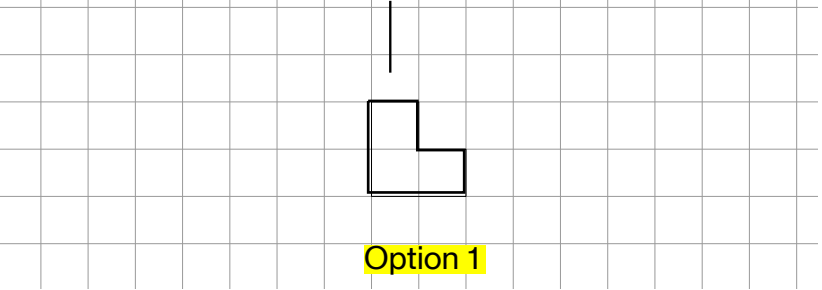
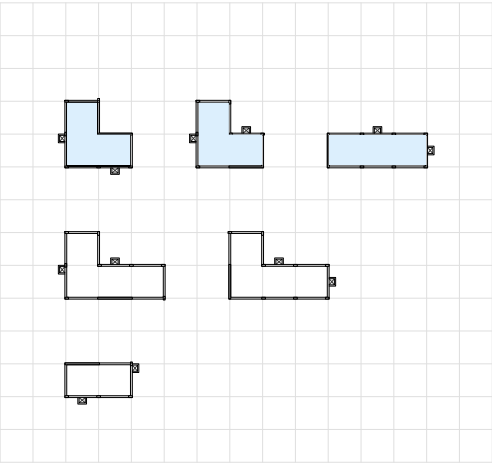
Homogeneity



Phase 3



The 93sq m units;
Units for the existing residents.



Heterogeneity

If we'd chosen the bottom one ?

Primary
Concerns

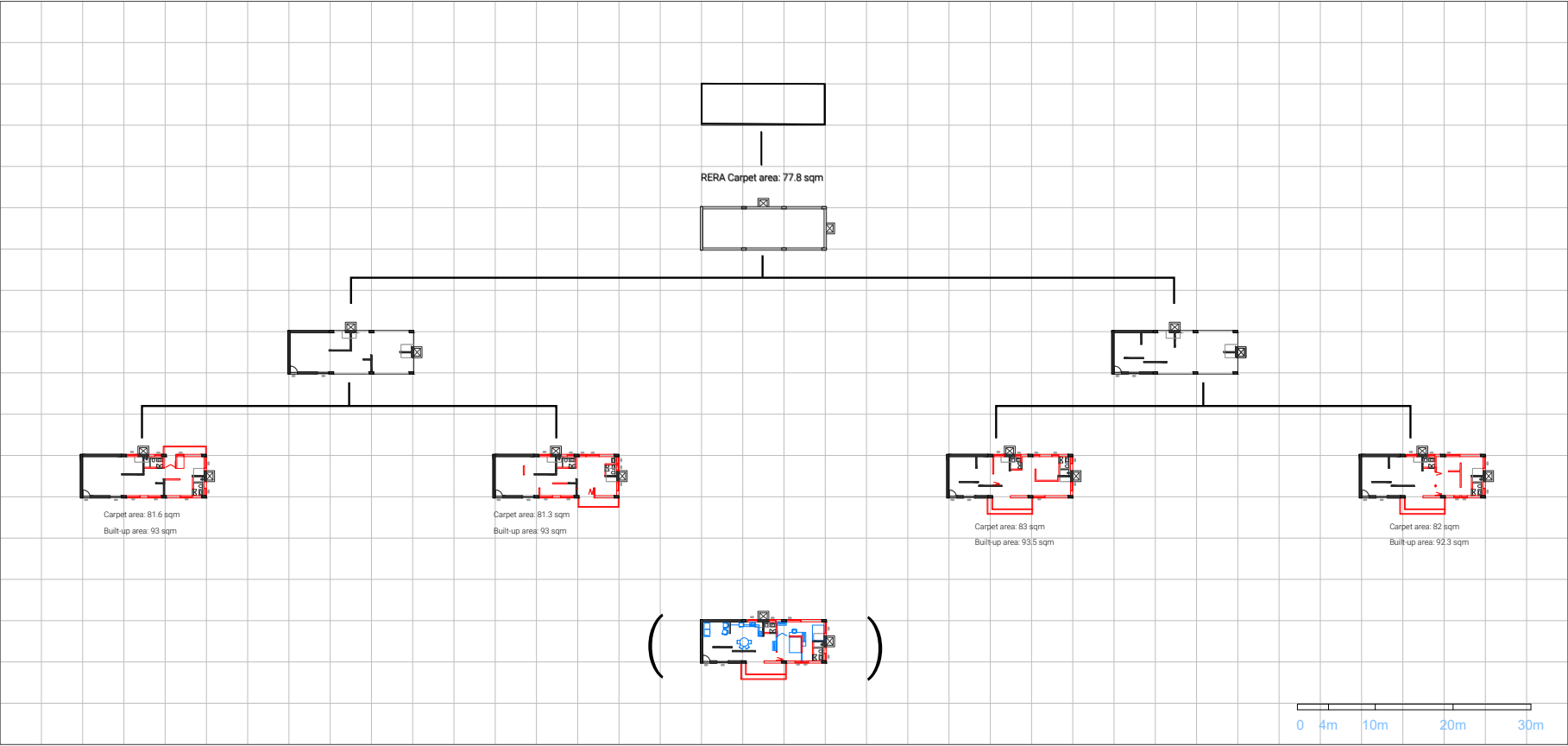
Homogeneity

The 93sq m units;
Units for the existing residents.

Heterogeneity

Primary
Concerns

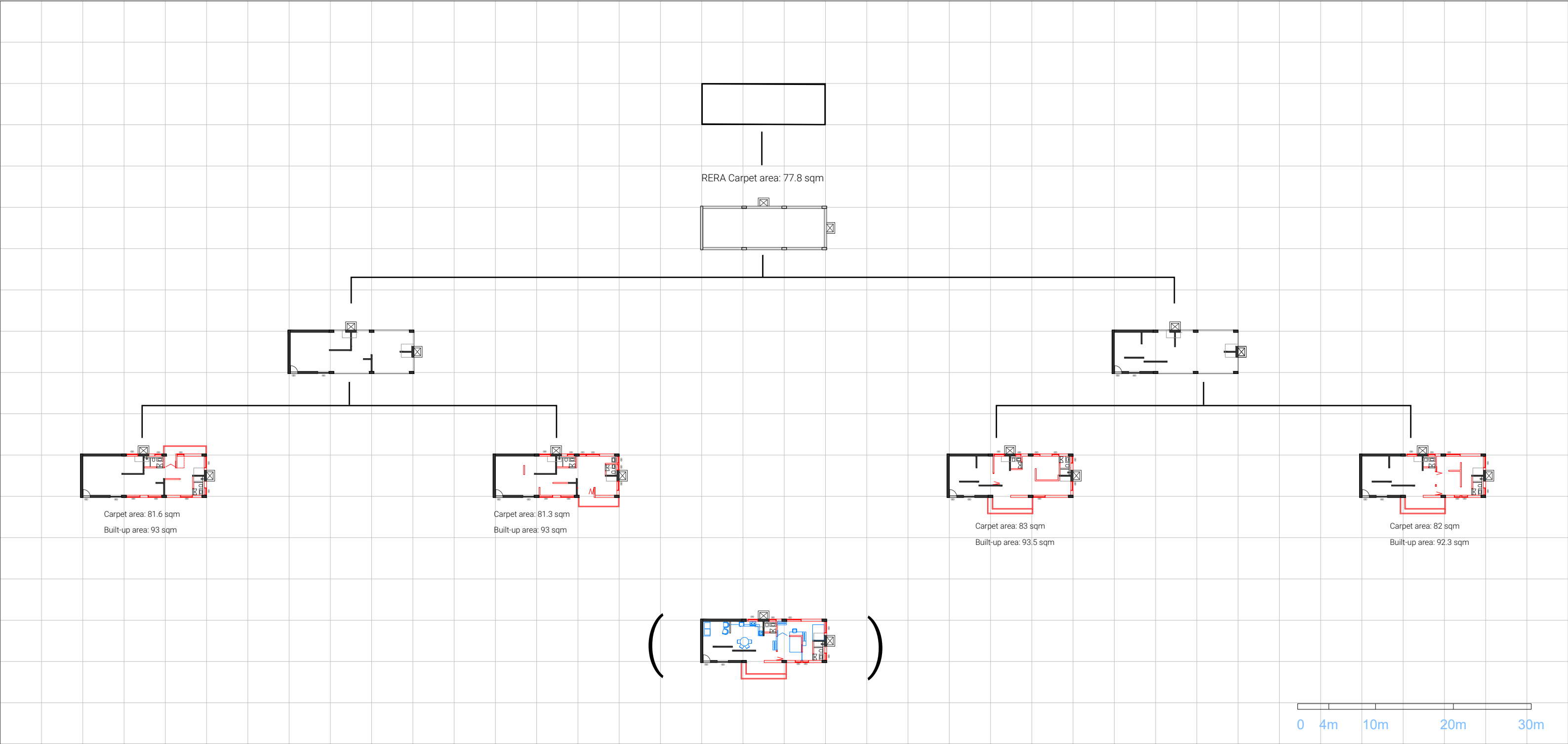
Homogeneity



Heterogeneity

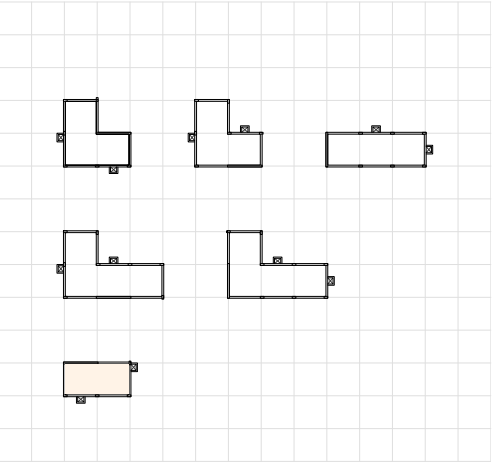
Primary
Concerns

Homogeneity



Other Units

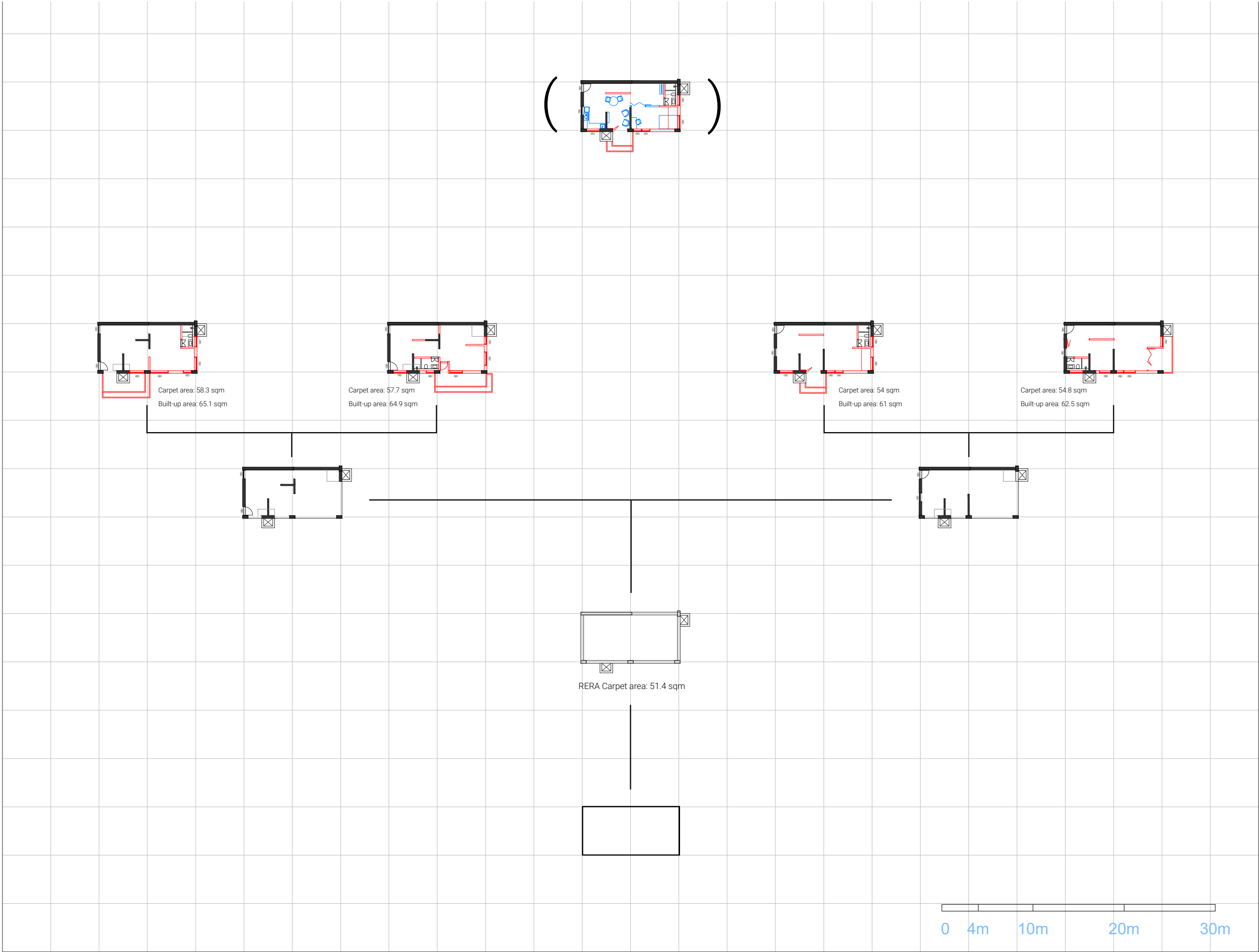
The 65 sq m units for new residents.



Heterogeneity

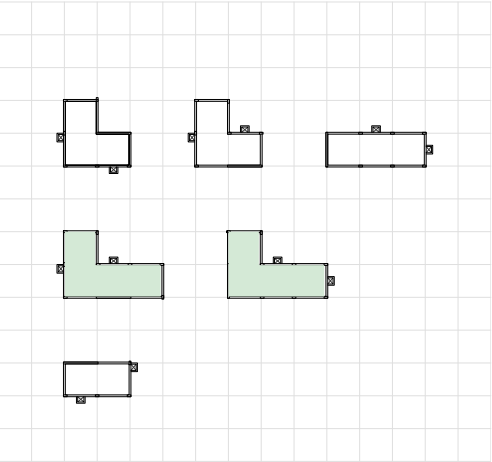
Primary Concerns

Homogeneity



Other Units

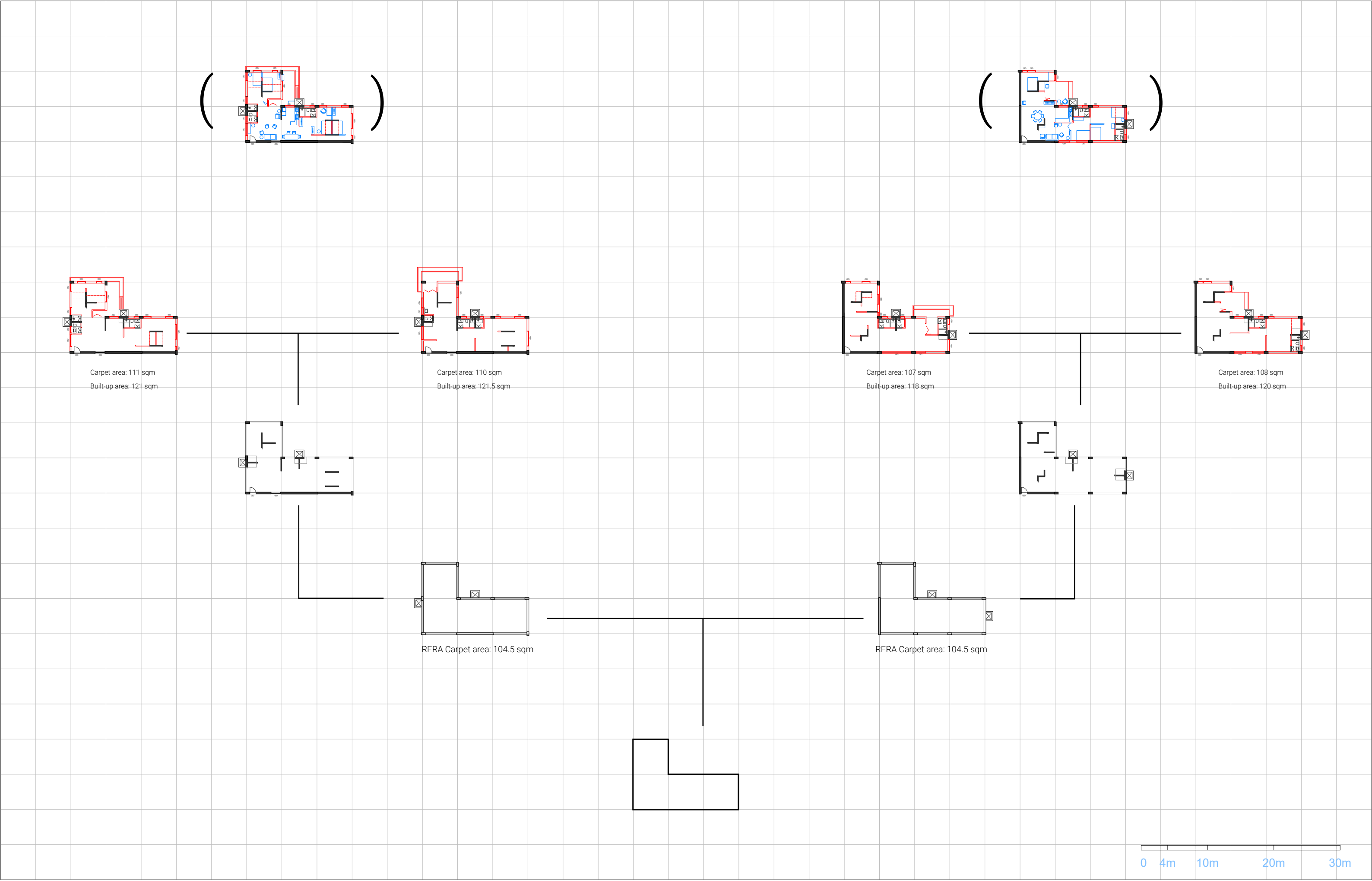
The 120 sq m units for new residents.



Heterogeneity

Primary Concerns

Homogeneity



The Floor

How are these units coming together to form a floor?

4 units come together to form a floor, connected by an open lobby space, two lifts and a fire staircase.

Open lobby spaces; floor spaces on each floor thats not part of the facade become a more interactive space as the cone of vision expands.

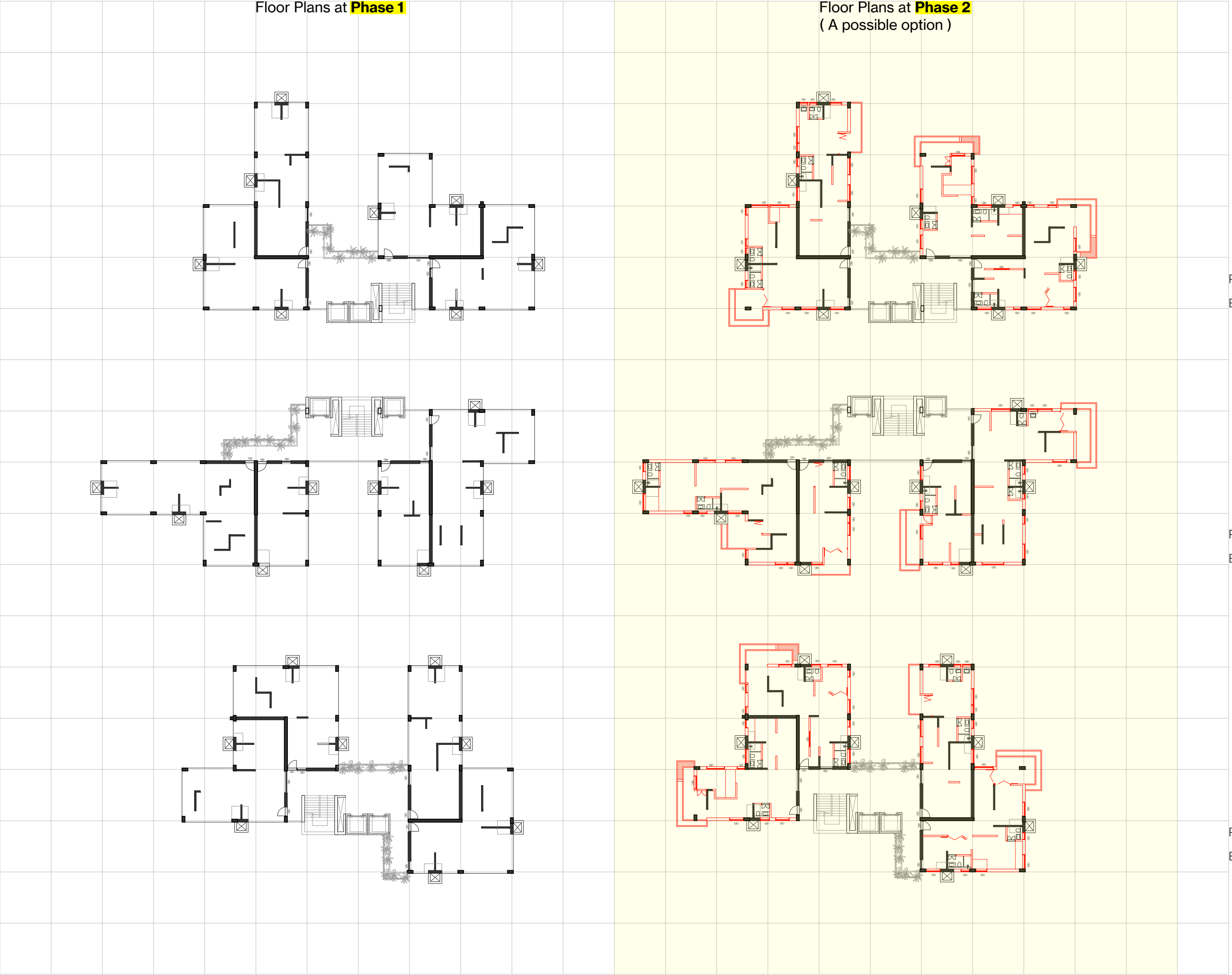
Struggle with Guidelines and norms

- 1. The lobby spaces formed by aligning the **free of FSI spaces** possible in front of staircases and lifts strategically.
- 2. Width of the fire staircase flights need to be a **minimum of 2m**, as each building is 43m high.

Heterogeneity

Primary Concerns

Homogeneity

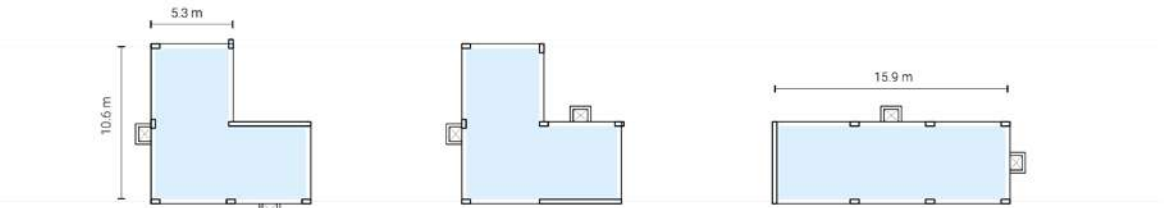


The Floor

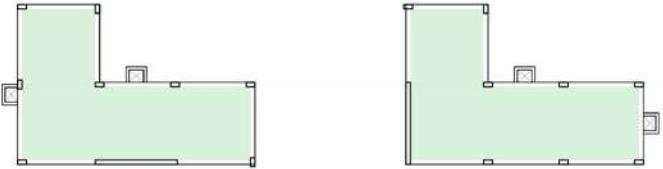
How is heterogeneity in housing being addressed ?

Each floor can accommodate either of the 3 unit sizes, in multiple different combinations.

When you reach a floor, one can never tell what the size of each apartments might be unless you go further deep inside the house.



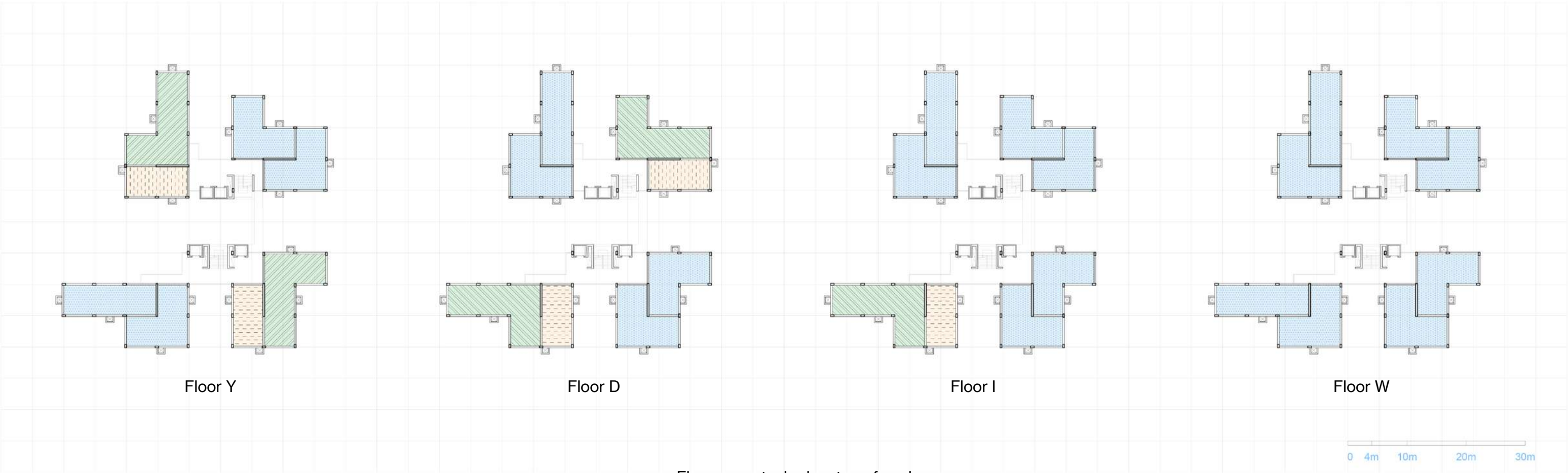
93 sqm Units
(For Existing Residents)



120 sqm Units
(Salable Units)



65 sqm Units
(Salable Units)



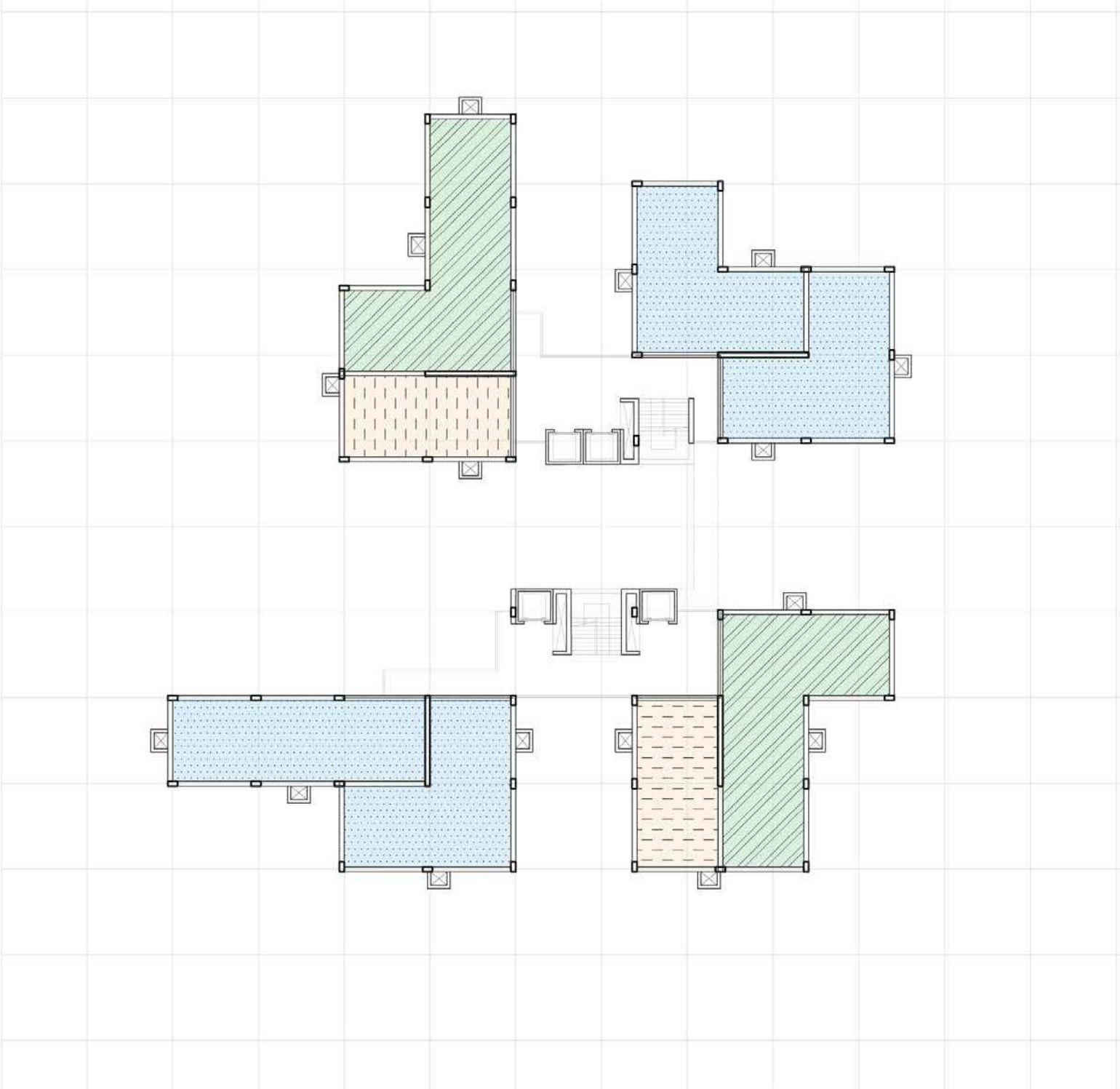
Floors are stacked on top of each other in multiple different orders!

Heterogeneity

Primary Concerns

Homogeneity

The Floor



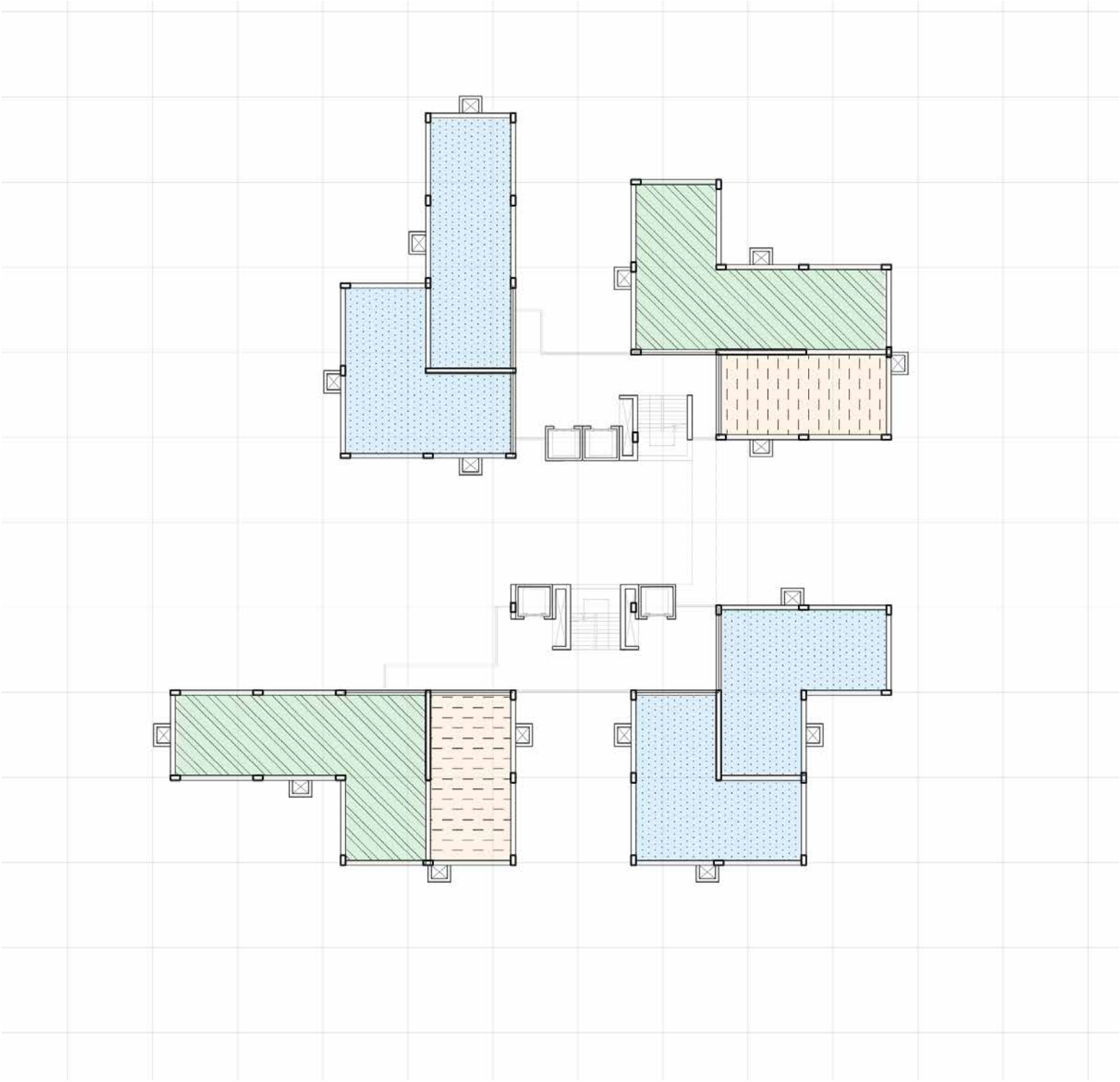
Heterogeneity

Primary
Concerns

Standing in the lobby; can you make
out how big the house is ?

Homogeneity

The Floor



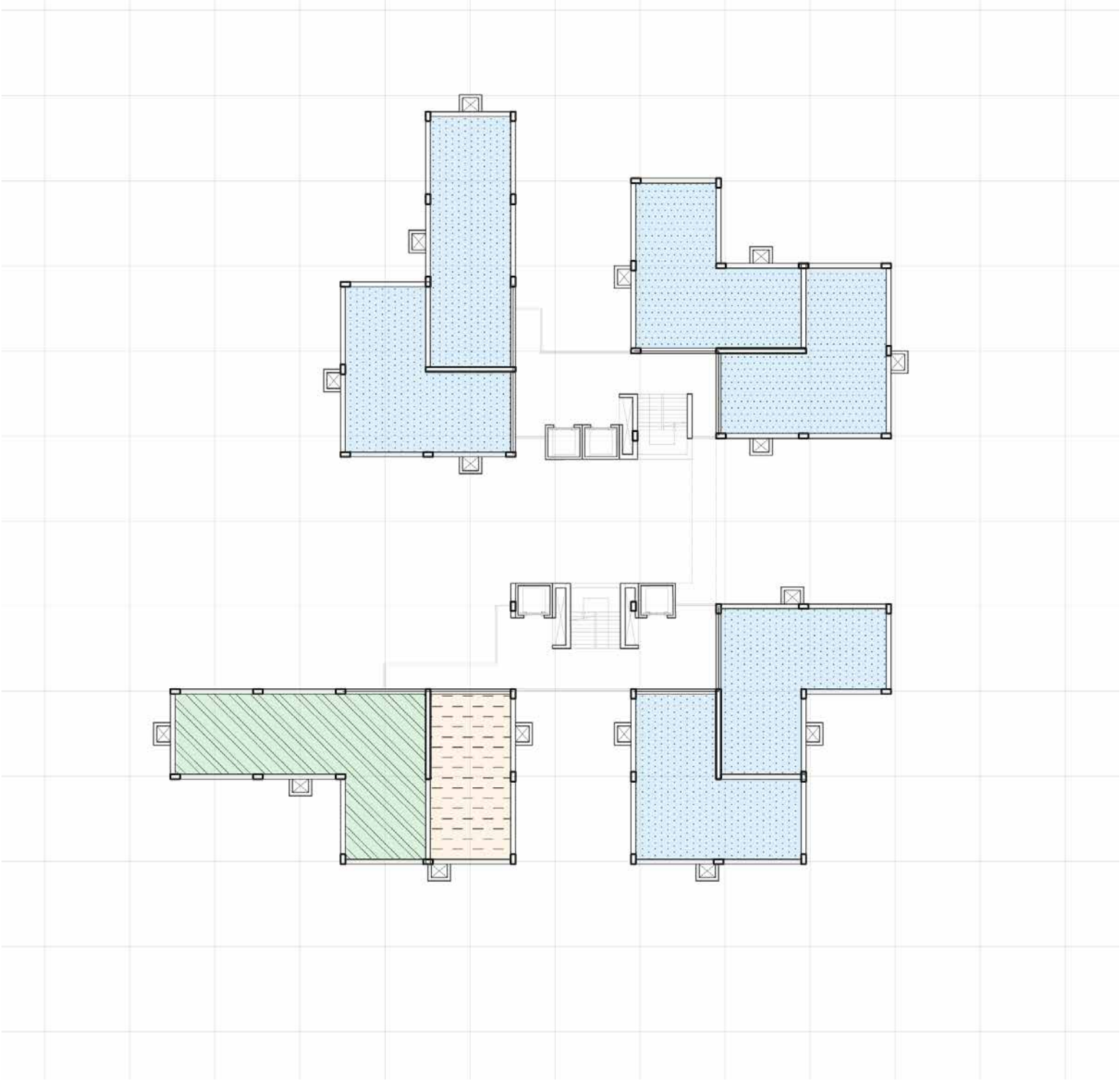
Standing in the lobby; can you make out how big the house is ?

Heterogeneity

Primary Concerns

Homogeneity

The Floor



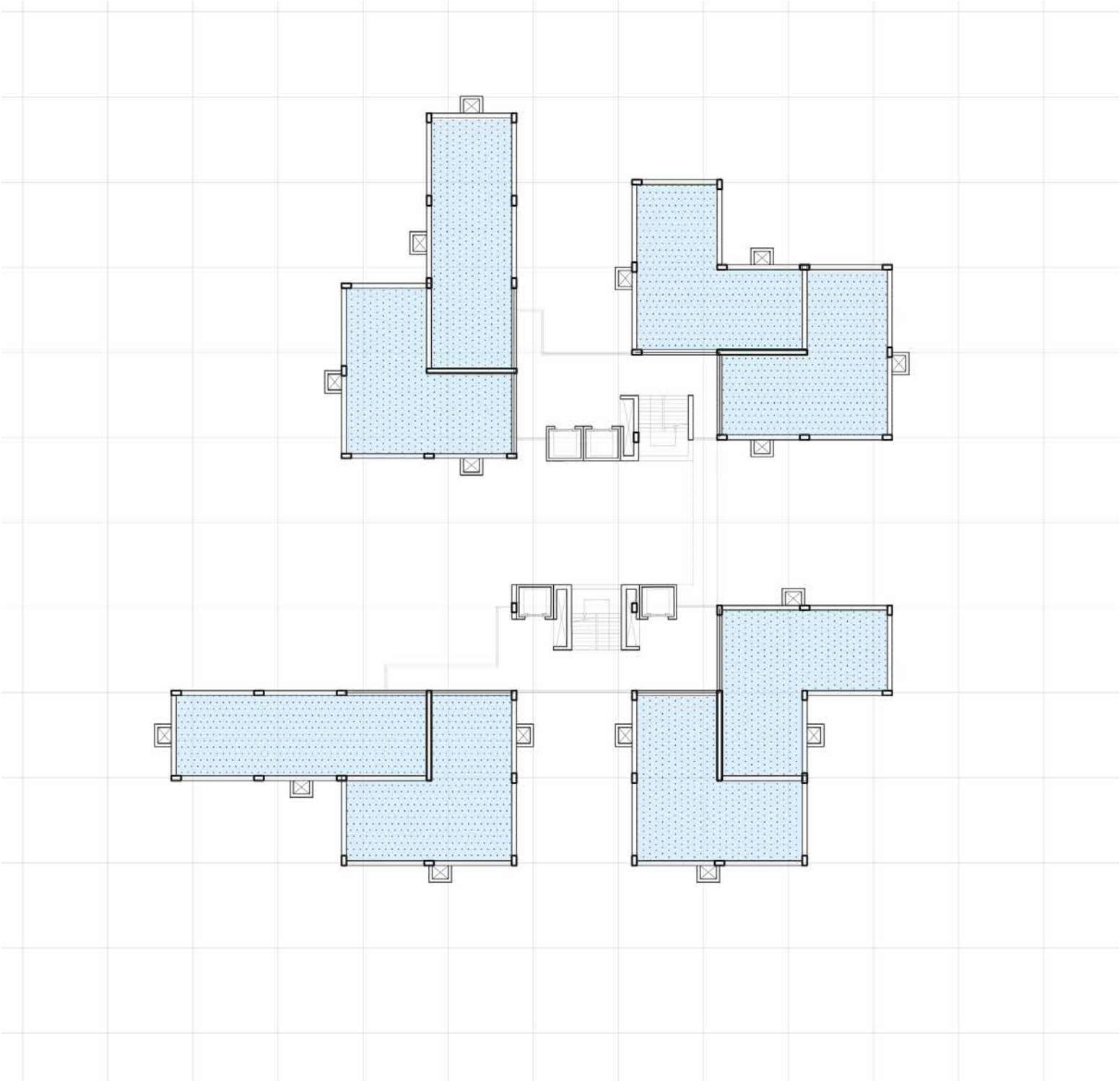
Standing in the lobby; can you make out how big the house is ?

Heterogeneity

Primary Concerns

Homogeneity

The Floor



Standing in the lobby; can you make out how big the house is ?

Heterogeneity

Primary Concerns

Homogeneity

The Site at Phase 1

How are the building blocks coming together to from the site ?

The Structure and other concrete work is complete.

The proceeding construction phase is determined by the selections made by residents.

Struggle with Guidelines and norms

1. A bridge connects adjacent buildings together **only on some floors** as I was wasting a lot of FSI space otherwise.

2. Making sure that the **margin between two building blocks is > 10m**

Heterogeneity

Primary Concerns

Homogeneity



The Site at Phase 2

How does the project change once Phase 2 starts?

The following configurations are constructed based on the 'existing resident's selection.

For those residents who buy the apartment after **PHASE 2 ends**, certain configurations would be constructed randomly in vacant units: Hence the user **won't** have the option of choosing their preferred configuration **based on their preferred tower and floor location**.

Heterogeneity

Primary Concerns

Homogeneity



The Site

Same fixed walls
leading to . .

Units on the same floor with
identical fixed wall layout.

Selection; done by the
architect.

Heterogeneity

Primary
Concerns

Homogeneity



The Site

Same fixed walls
leading to **different
configurations.**

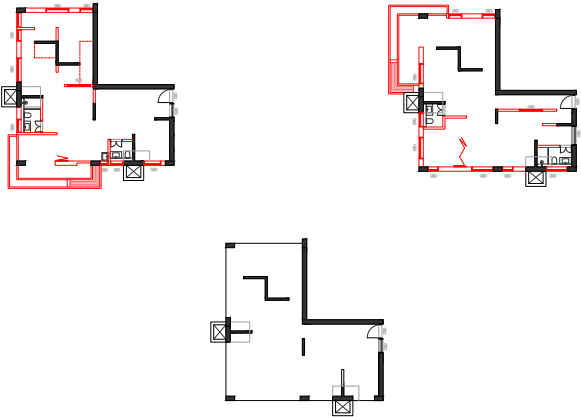
As user A and B choose the
same configuration type, User
C chooses another.

Selection; done by the user.

Heterogeneity

Primary
Concerns

Homogeneity



The Site

Same configurations
leading to **variation in
spatial usage**

As user A and User B adapt
differently to the same unit
configuration.

Adaption; by the user
at the initial stage and as
years go by.

Heterogeneity

Primary
Concerns

Homogeneity



The Ground floor

The Commercial and Residential spaces.

The commercial spaces lie on the periphery, adjacent to the 18m and 12m roads.

The residential spaces lie further deep with different entry points for residents to enter.

Struggles related to guidelines and other details provided.

1. Providing for guest parking on the ground floor
2. Ways of segregating the commercial and residential spaces.
3. Positioning the garbage disposal unit strategically
4. Positioning the underground water tanks strategically.
5. Planning spaces in a way that spaces counted under FSI aren't just for circulation and could be used by the residents for certain activities.
6. Using margin spaces usefully.
7. Planing out the species of trees which can be planted in spaces with a basement underneath; based on their root coverage.



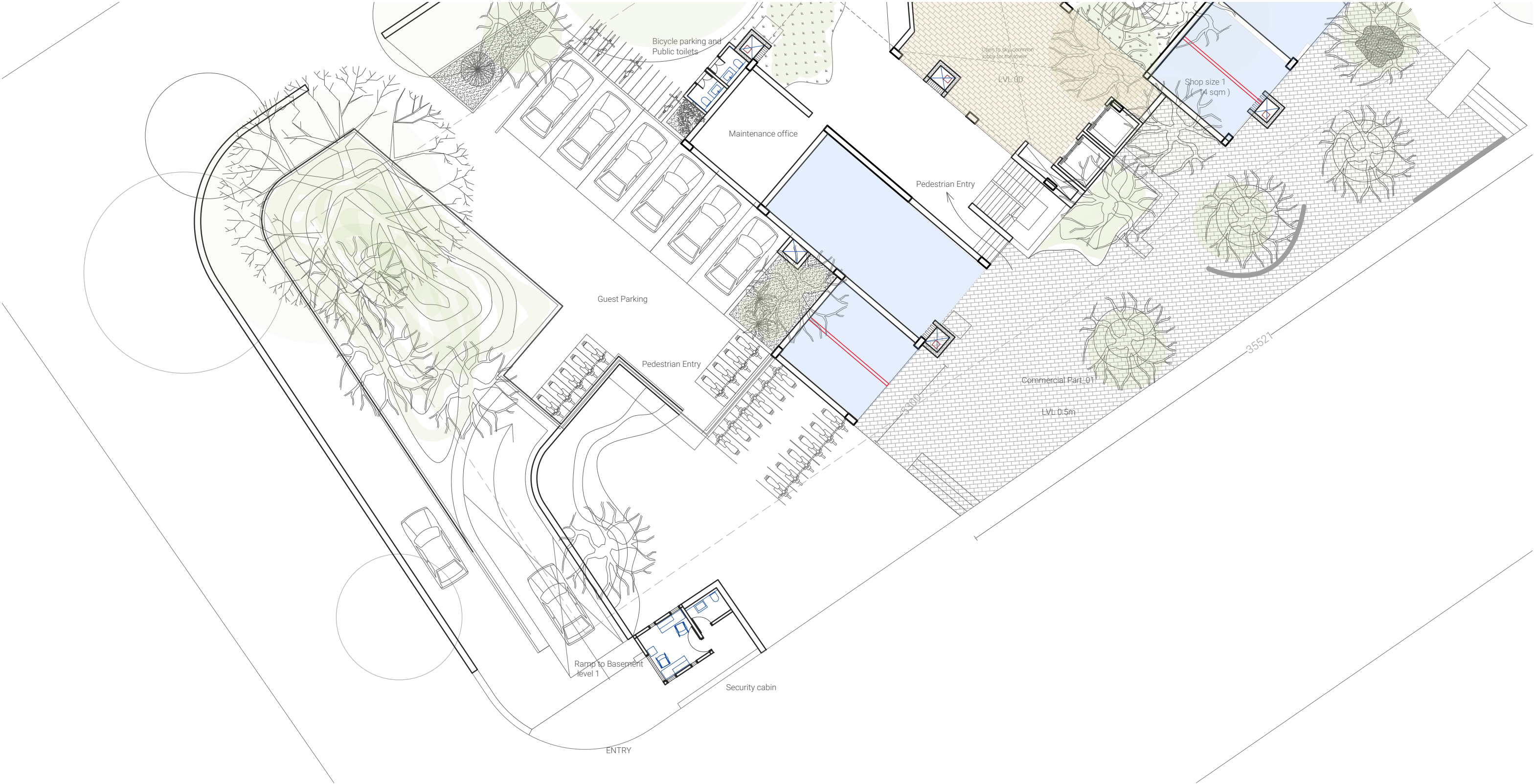
The Ground floor

The Entry

- 1. No of Units: 256
(204 + 26+ 26)
- 2. No. of floors: 14 (G + 13)
- 3. No of Towers: 5 (with 4 units on each floor)

Keynotes

- 1. **Commercial Area:**
 - 10 x (14 sq m shop)
 - 4 x (28 sq m shop)
 - 5 x (56 sq m shop)
- 2. **Maintenance office** space provided
- 3. Margin spaces where the basement doesn't continue have larger trees planted like, **Neem and Peepal**
- 4. Plantation done in spaces with basement below are **Champa, Gulmohar and Grass coverage.**
- 5. There exists smaller pedestrian entry points within the commercial area for the residents. These entry points will have electronic locks accessed only by the residents.

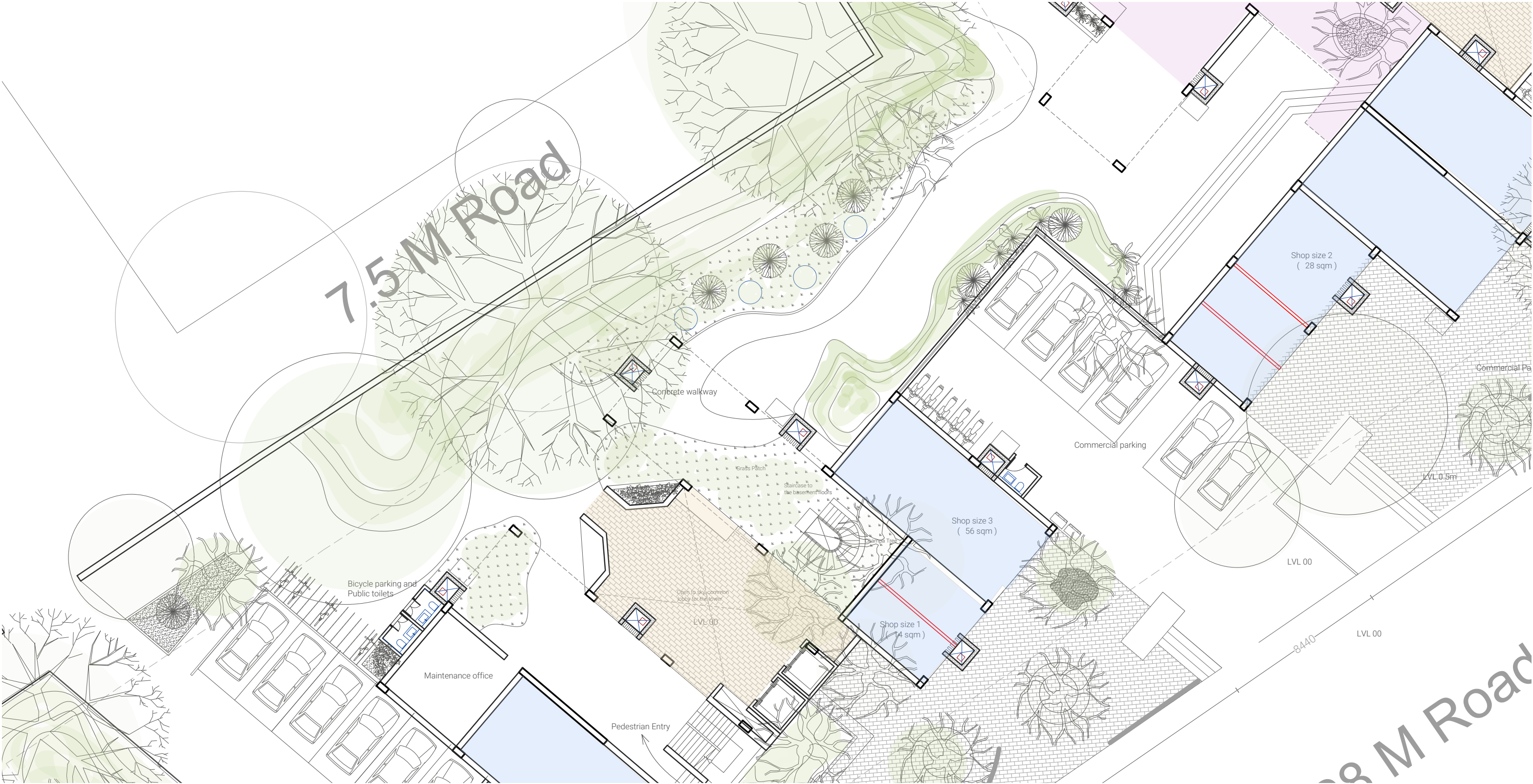


The Ground floor

The Entry

Keynotes

1. Commercial Parking:
14 four wheelers
50 two wheelers
2. Public Toilets
8 under residential area
4 under commercial area
3. Water coolers: 10



The Ground floor

Interior Spaces

Keynotes

- 1. Meter Room: **3**
- 2. Common spaces for residents; **The semi enclosed spaces are designed to be flexible**, and can be segregated into smaller rooms based on the required activity.
- 3. Lifts: **10**
- 4. Staircase: **9** (All are fire staircases, 5 running from ground to the 14th floor and 4 from ground to basement)



The Ground floor

Interior Spaces

Keynotes

- 1. School Bus drop of point
- 2. Garbage disposal zone:
10 MGB 360 L Bins
- 3. Play Area for kids
- 4. **Central common spaces**,
with snacking walking tracks
and sitting spots.
- 5. Open to sky, **common
lobby** spaces for towers.
- 6. **Relocating the existing
temple**



The Ground floor

The Exit

Keynotes

1. Water Tanks:
2 underground tanks of 125,000 liters each (8 x 8 x 2m)
1 underground tank of 75,000 liters (Fire Safety)
2. Guest Parking on ground
10 four wheeler
13 two wheeler
3. Exit point for vehicles



The Basement

Basement level 1

Keynotes

1. **Total Parking:**
Residential
260 four wheeler
240 two wheeler
Guests
13 Four wheeler
13 two wheeler
2. **Entry and Exit points are kept at opposite corners** to ensure liner, one directional movement of cars.
3. Creating a pattern difference in the concrete flooring and a level difference of 450mm to **separate pedestrian path from the**



The Basement

Basement level 2

Keynotes

1. **Total Parking:**
Residential
260 four wheeler
240 two wheeler
Guests
13 Four wheeler
13 two wheeler
2. **Entry and Exit points are kept at opposite corners** to ensure liner, one directional movement of cars.
3. Creating a pattern difference in the concrete flooring and a level difference of 450mm to **separate pedestrian path from the**



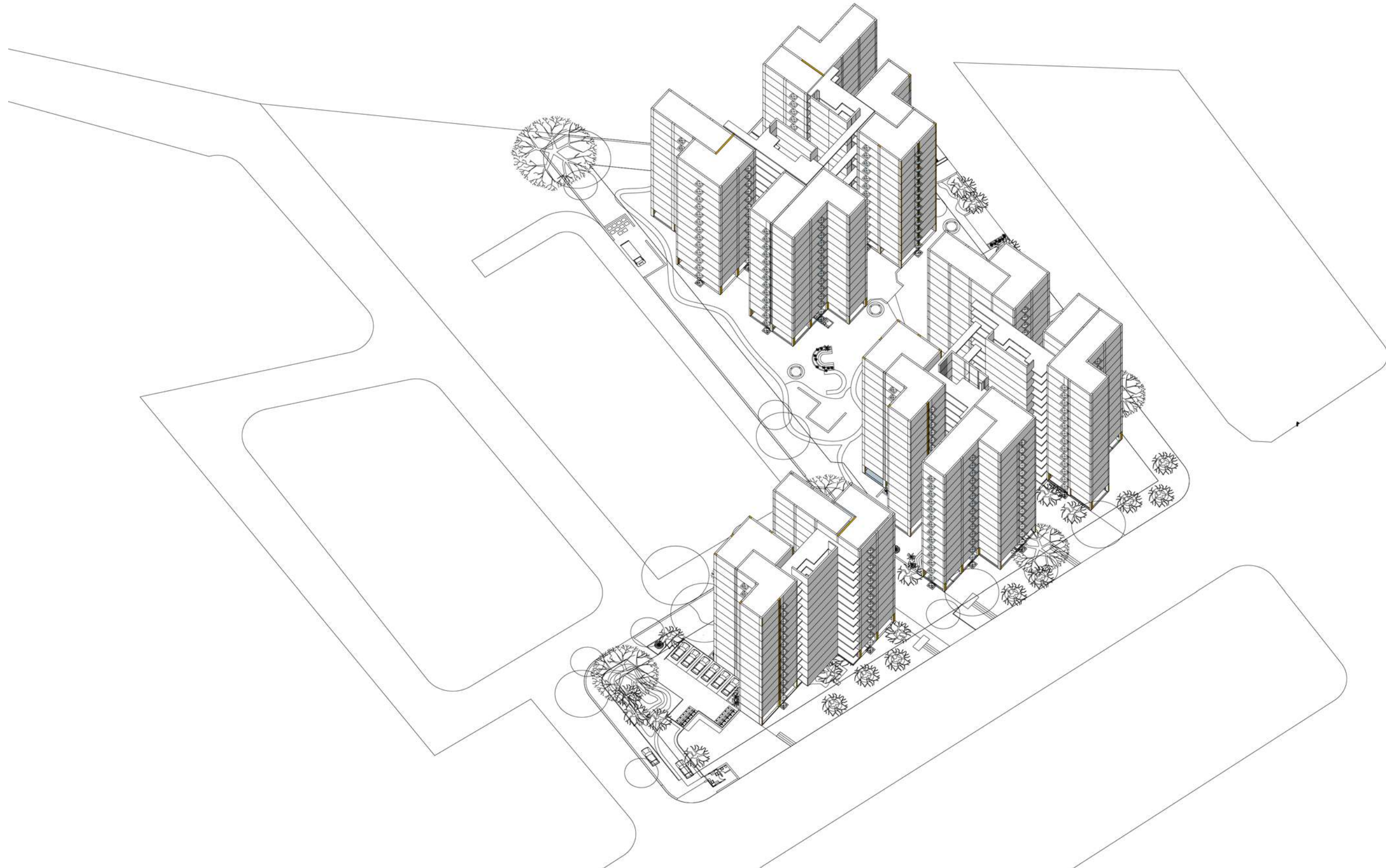
The Project

Site:

Carper Area: 16,560 sqm

Built Up Area: 26,490 sqm

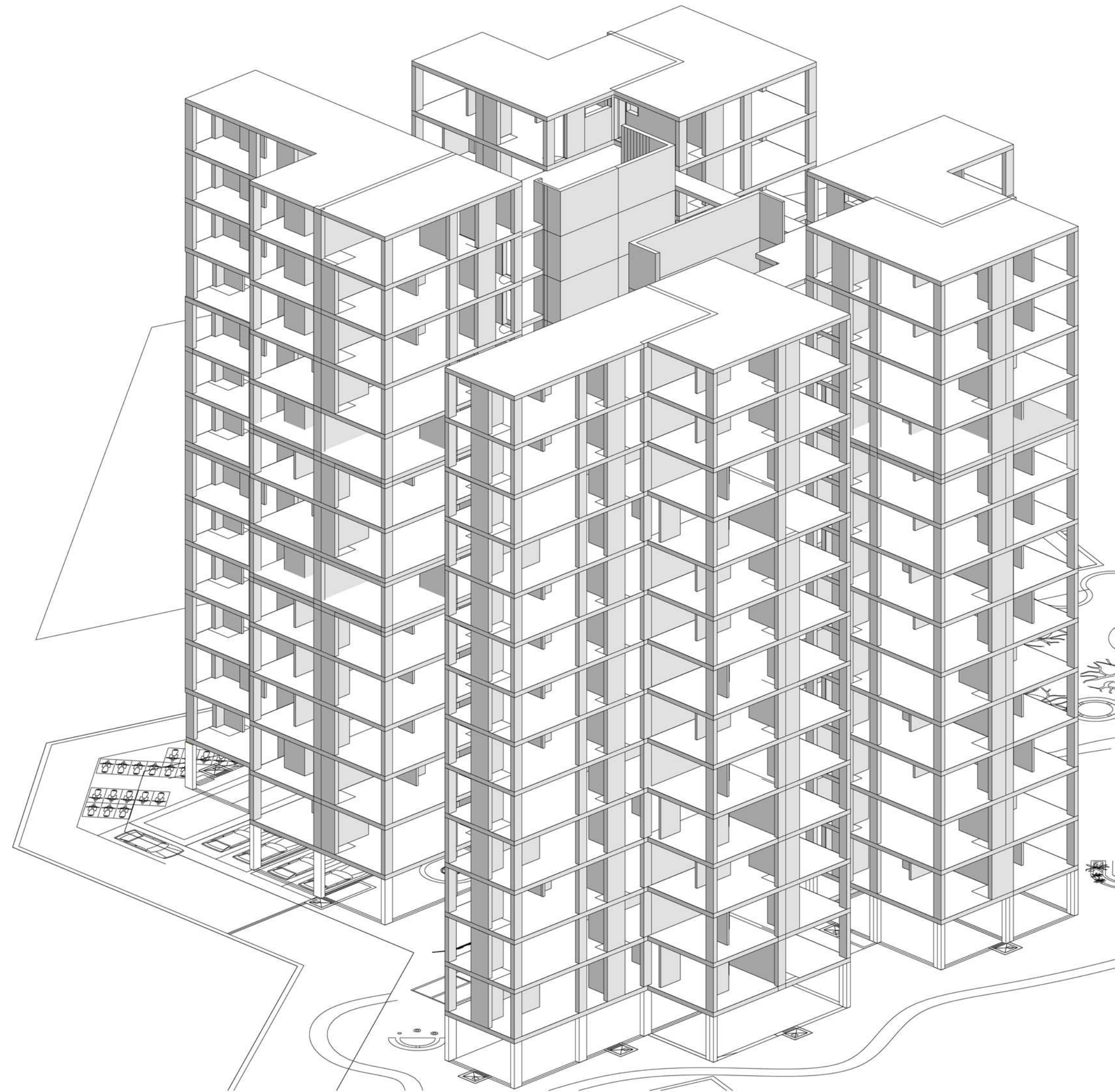
FSI Achieved: 2.7



The Project



The Building at Phase 1



The Building at Phase 2



The Project



The Project



