

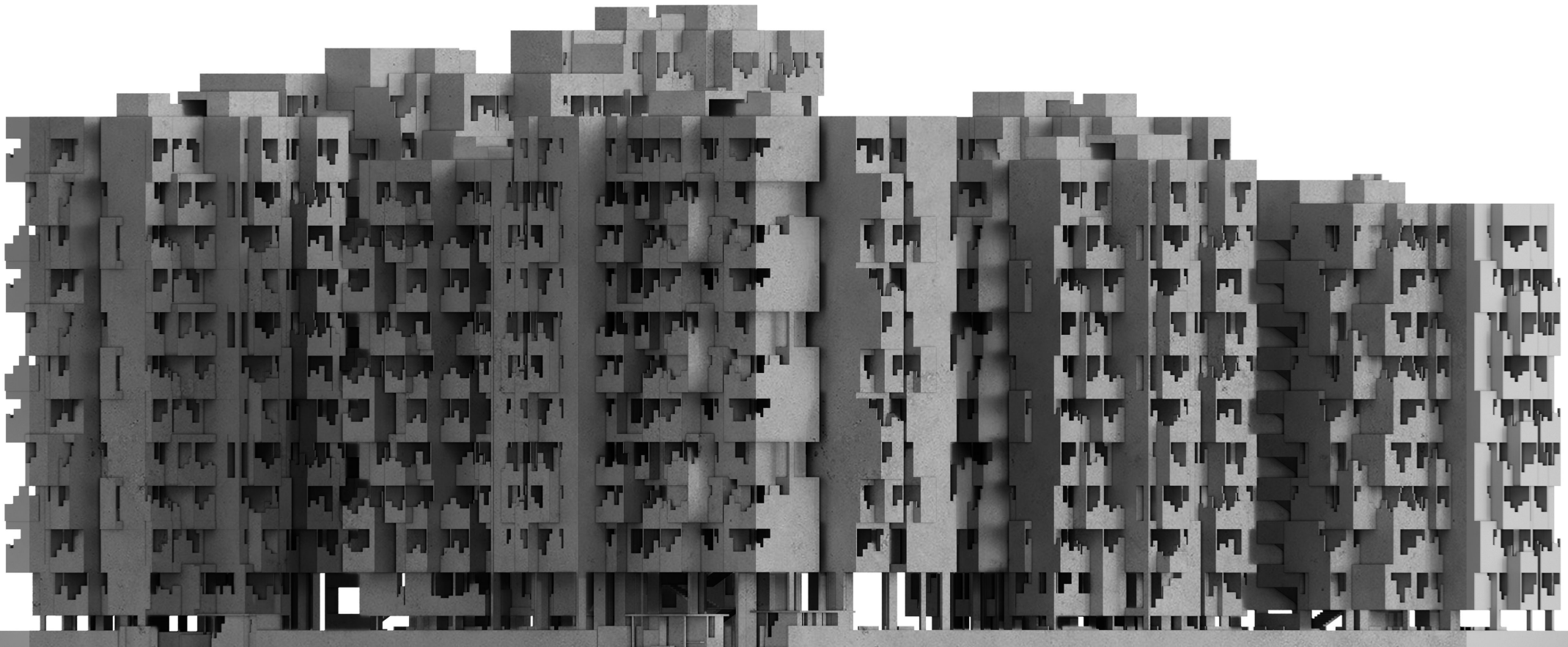
O I K O P O L I S

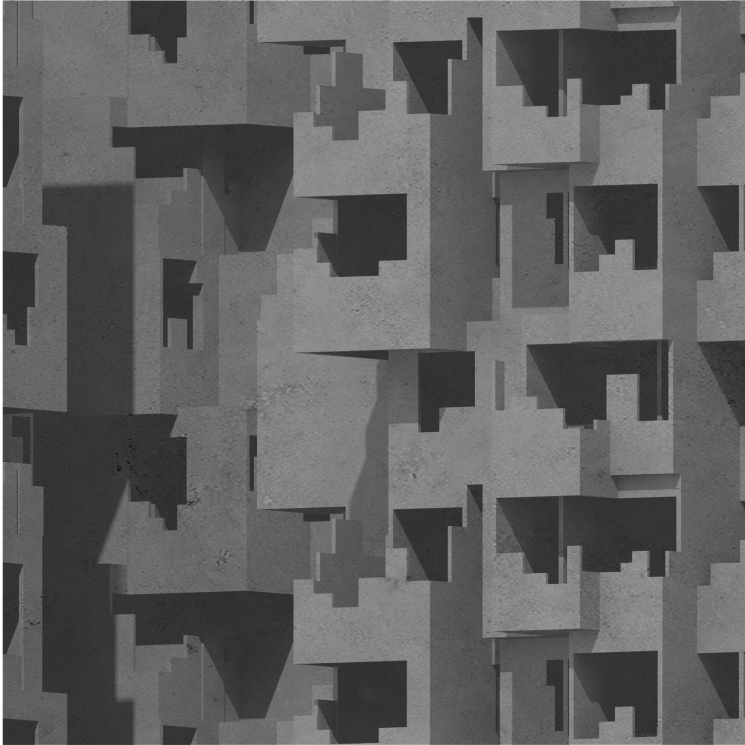
A NEW HOPE

A R A N Y A

KAYVAN GOGRI

UG190705





# CONTENTS

## 1. TALES OF STEVE AND SATISH

A CONVERSATION BETWEEN TECH GIANT  
STEVE JOBS AND A MASS HOUSING  
DEVELOPER NAMED SATISH.  
*(LOOKING AT BUSINESS MODELS OF BOTH  
THE COMPANIES)*

## 2. FOUR WEEKS TIME PROBLEM

- SITE
- CONCEPT
- DRAWINGS (PLANS & SECTIONS)
- 3D VISUALS

# TALES OF STEVE & SATISH



ATTENTION PLEASE. LADIES & GENTLEMEN THIS IS KAYVAN. I AM YOUR CHIEF FLIGHT ATTENDANT. ON BEHALF OF THE ENTIRE CREW, WELCOME ABOARD ON OIKOPOLIS FLIGHT!

FASTEN YOUR SEATBELT.

READY TO TAKE OFF!

THE QUALITY SNACK

HEY, I AM SATISH... WOULD YOU LIKE TO HAVE THEPLA?

SEE, RICARDO HAS MADE WALDEN? WHICH DEFINITELY LOOKS DIFFERENT FROM YOUR BUILDINGS

SO CALLED AMENITIES...

- DUAL CAMERA
- 4K RECORDING
- AIS CHIP
- FACE ID
- HAPTIC TOUCH
- 5G
- 24X7 SECURITY
- GARDEN
- CLUBHOUSE
- SWIMMING POOL

WE INNOVATE AND DELIVER BEST IN THE MARKET.

mac III

WE DON'T INNOVATE... WE IMITATE

WHERE DO I GO? EVERYTHING IS SAME HERE.

??

iPhone, iPad, Mac... so many options

2 & 3 BHK only...

KEYNOTE

LIVE

SAMPLE HOUSE!

WELCOME MA'AM!

WHERE DO YOU WANT TO GO? SIR!

PRODUCT LINE UP

Affordable

Standard

High-end

iPhone 6E

iPhone 13

iPhone 15 Pro Max

APPLE CARE+

SECURITY

CLOUD

aaryan shilp

zaveri shivalik

BRUCHURE

WOULD YOU LIKE YOUR CLIENTS TO VISUALIZE THE SPACES IN VIRTUAL REALITY AND HELP THEM DECIDE WHAT THEY WANT?

WORKSHOP

ELECTRICITY BILLS

COMPOSTING FOR PLANTBEDS

CAN YOU RUN A WORKSHOP INTRODUCING PEOPLE TO AN EXPERIENCE OF BETTER LIVING OR MAYBE HELP THEM SOLVE HOUSE-RELATED ISSUES?

SEATBELT SIGN ON.

FLIGHT ATTENDANTS, WE ARE ABOUT TO LAND, PLEASE BE SEATED. TURBULENCE AHEAD.

SATISH CAN I GET THAT PICKLE?

YES SURE!

WELL, I AM NOT THE BEST PERSON TO SUGGEST YOU ANYTHING BUT I WILL POSE YOU SOME QUESTIONS THAT MIGHT HELP

STEVE, HOW CAN I IMPROVE MY BUSINESS?

mi

SAMSUNG

vivo

WOULD YOU LIKE YOUR CLIENTS TO VISUALIZE THE SPACES IN VIRTUAL REALITY AND HELP THEM DECIDE WHAT THEY WANT?

TYPE A

TYPE B

TYPE C

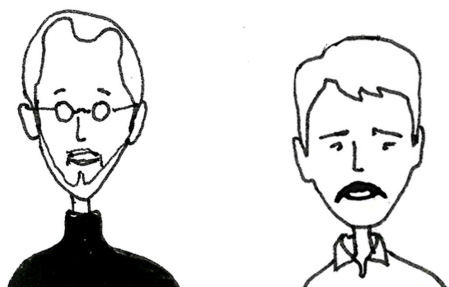
TYPE D

CAN THERE BE VARIATIONS IN UNITS OF A BUILDING THAT CATER TO DIFFERENT GROUPS OF PEOPLE?

CAN WE TALK ABOUT THE EXPERIENCE OF THE BUILDING & NOT TALK ABOUT BHKs, WHILE SELLING UNITS?

DO YOU HAVE THE APPETITE TO RISK LAUNCHING A MIND-BOGGLING PRODUCT IN THE MARKET?

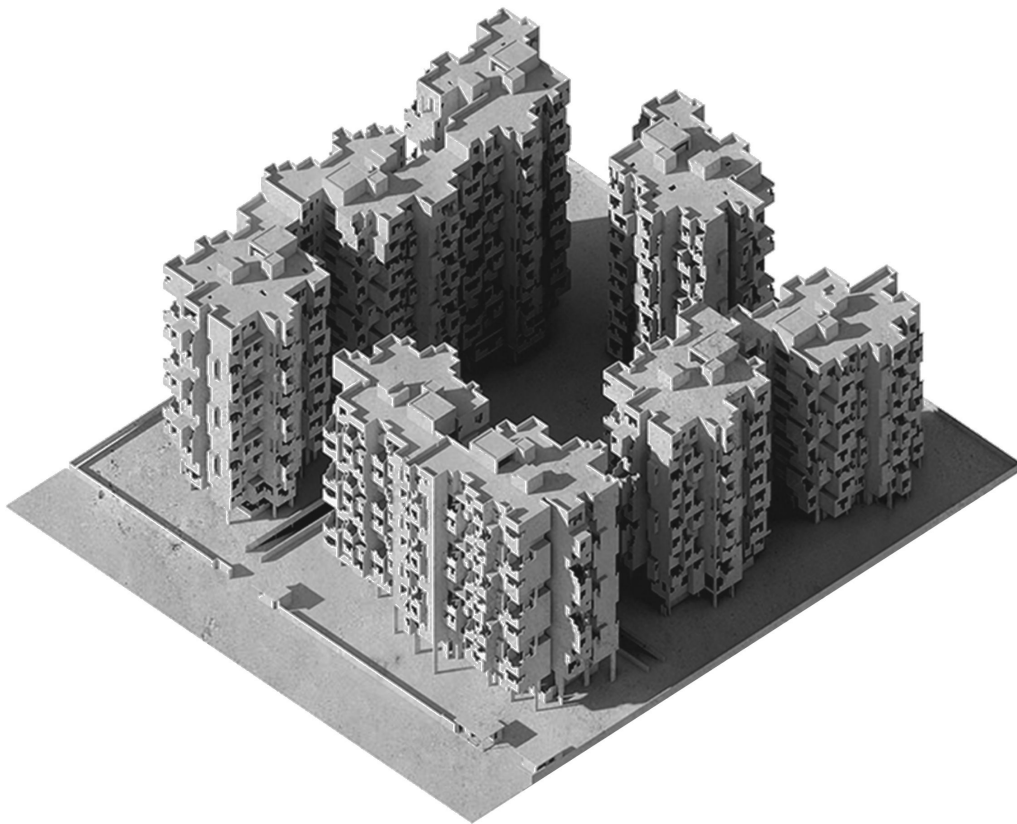
CAN A SITE OFFICE BECOME AN EXTENSION OF PUBLIC SPACE? CAN IT ENABLE PEOPLE TO USE THAT SPACE?



EXPECTATION  
ANTICIPATION  
ASPIRATION  
**HOPE**  
DESIRE

## A NEW HOPE IN HOUSING?

HOW DO WE LIVE UP TO THAT HOPE?



### WHAT IS HOPELESS IN CURRENT SITUATION?

- EVERY BUILDING IS SAME AND MONOTOUS. THEY LACK CHARACTER.
- THERE IS NO VARIATION IN UNITS OF A BUILDING. IT DOES NOT CATER TO ALL GROUPS OF PEOPLE.
- THE UNIT PLANS LACK QUALITY AND ENDS UP BEING A LAYOUT; NO ONE TALKS ABOUT QUALITY OF SPACE.
- PEOPLE ARE NOT EDUCATED ENOUGH TO UNDERSTAND AND APPRECIATE THE SPACES.
- DURING THE CONSTRUCTION PROCESS, THE CONSTRUCTION SITE AND THE BUILDING IS ISOLATED FROM THE PUBLIC.
- THERE IS NO PUBLIC NATURE TO THE BUILDING.



# SITE

CHHARODI, AHMEDABAD

**PLOT SIZE** - 10,085 SQM.

**R1 ZONE**

**FSI AVAILABLE** -  $1.8 + 0.9 = 2.7$

**MAX. HEIGHT** - 45M

**ROAD ACCESS WIDTH** - 18M

**ROAD MARGIN** - 6M

**REAR & SIDE MARGIN** - 6M

**NEIGHBORHOOD SCHEMES** -

2-3 BHK APT.

CARPET A. - 80-90 SQM.

B.H. - G+10, G+12

## ABOUT THE PROJECT



**SITE AREA**  
10,085 SQM.



**F.S.I. UTILISED**  
27,200 SQM.



**BUILDING HEIGHT**  
G+11, G+12, G+14



**NO. OF UNITS**  
360 UNITS



**CAR PARKING**  
190 CARS



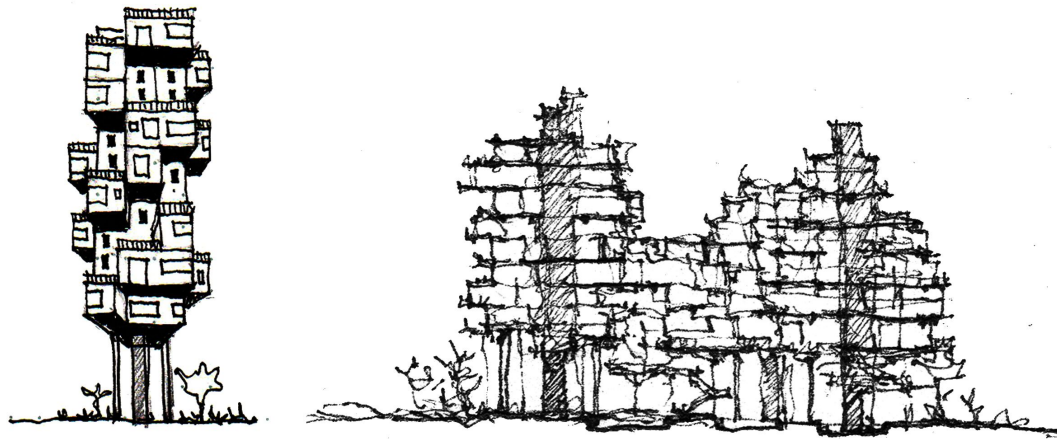
**TWO WHEELER PARKING**  
100 TWO WHEELERS



**POPULATION DENSITY**  
1080 PX PER HECTARE

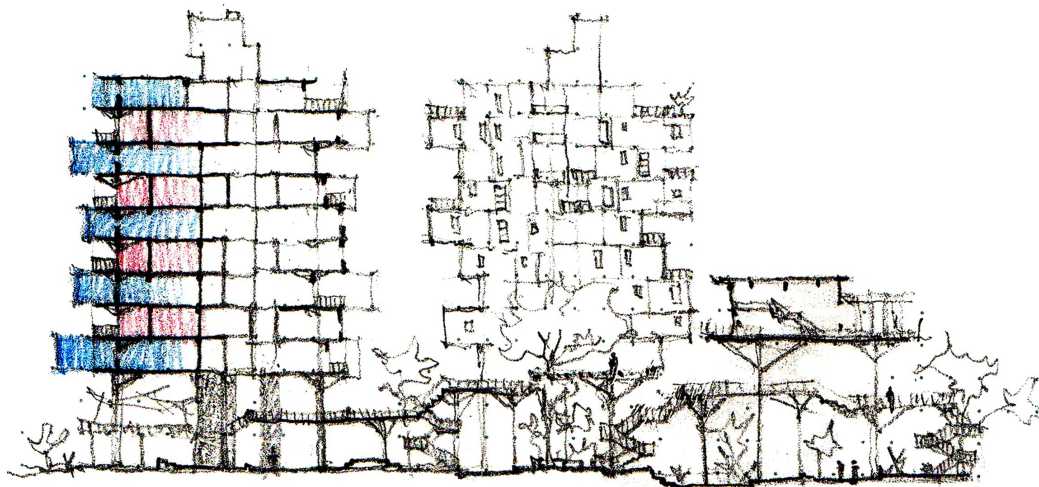
# CONCEPT

SITE



A TREE

A GROUP OF TREES



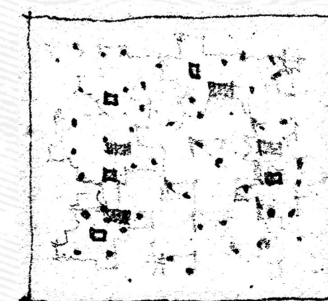
SECTION OF THE FOREST



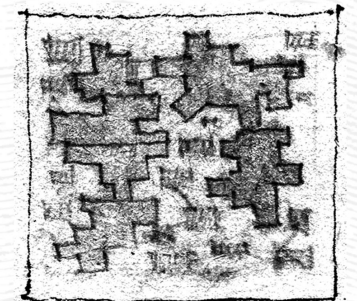
*POROSITY OF THE FOREST*

**ARANYA - THE FOREST SHELTER**, STEMS FROM THE IDEA OF LIVING IN A FOREST. THE PROJECT INCORPORATES THE EXPERIENCE OF BEING IN A FOREST. WITH TALL TRUNK LIKE COLUMNS AND RESIDENTIAL UNITS COLLECTIVELY FORMING THE VAST FOLIAGE. THERE ARE CLEARINGS IN THIS FOREST WHICH BECOME THE COMMON OPEN PLOT FOR GATHERINGS AND DIFFERENT ACTIVITIES. THE IDEA OF BEING IN THE FOREST IS ACCENTUATED BY THE MEANDERING TRAILS COVERING THE WHOLE SITE.

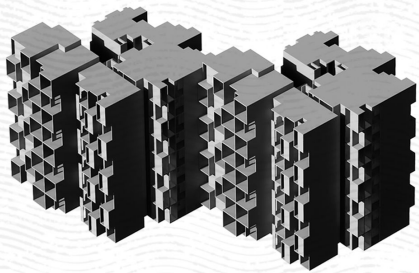
THE PROJECT AIMS AT BRINGING **A NEW HOPE** IN THE HOUSING SECTOR AND BECOMES AN EXAMPLE FOR HOW CAN THAT HOPE BE LIVED UPON.



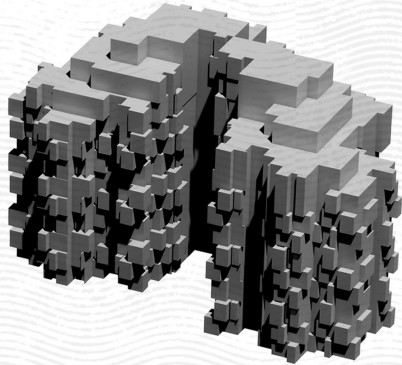
TRUNK (G.F. PLAN)



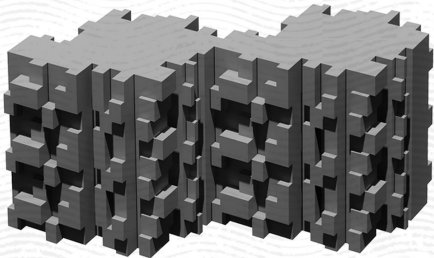
FOLIAGE (ROOF PLAN)



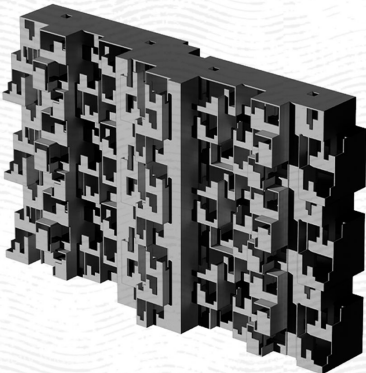
1



2



3

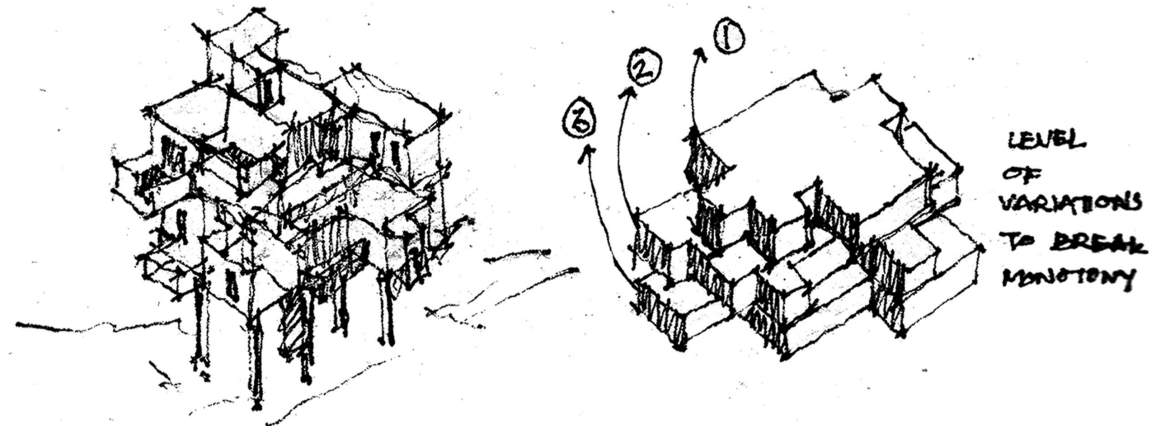
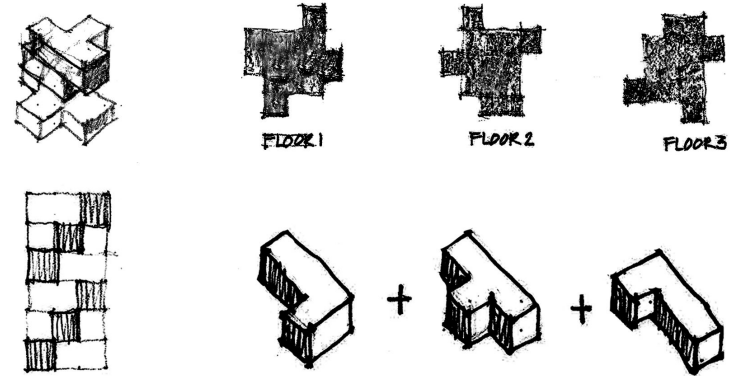


4

## HOW DO WE BREAK THE VISUAL MONOTONY?

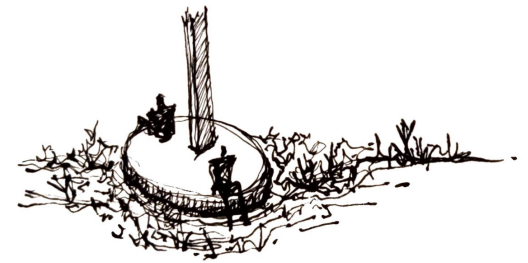
DIFFERENT FLOOR PLATE FORMS HAVE BEEN EXPLORED IN ORDER TO BREAK THE MONOTONY OF THE BUILDING. STACKING OF FLOOR PLATES LEAD TO MINDLESS REPETITION.

THREE DIFFERENT VARIATIONS IN THE FLOOR PLATE BREAKS THE REPETITION RHYTHM AND OPENS UP THE POSSIBILITY OF NON-REPETITIVE STACKING.





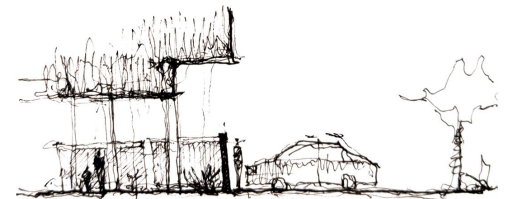
0 1 3 6M  
GROUND FLOOR PLAN



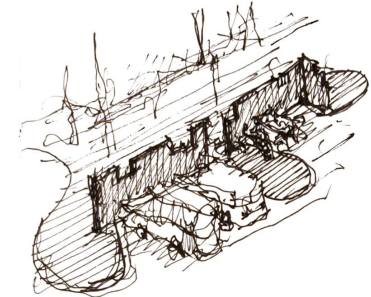
CIRCULAR SEATINGS BECOME PLACE FOR PAUSE IN THE MEANDERING TRAIL.



THE TRAIL IS THROUGH DENSE TREES AND OTHER VEGETATION.

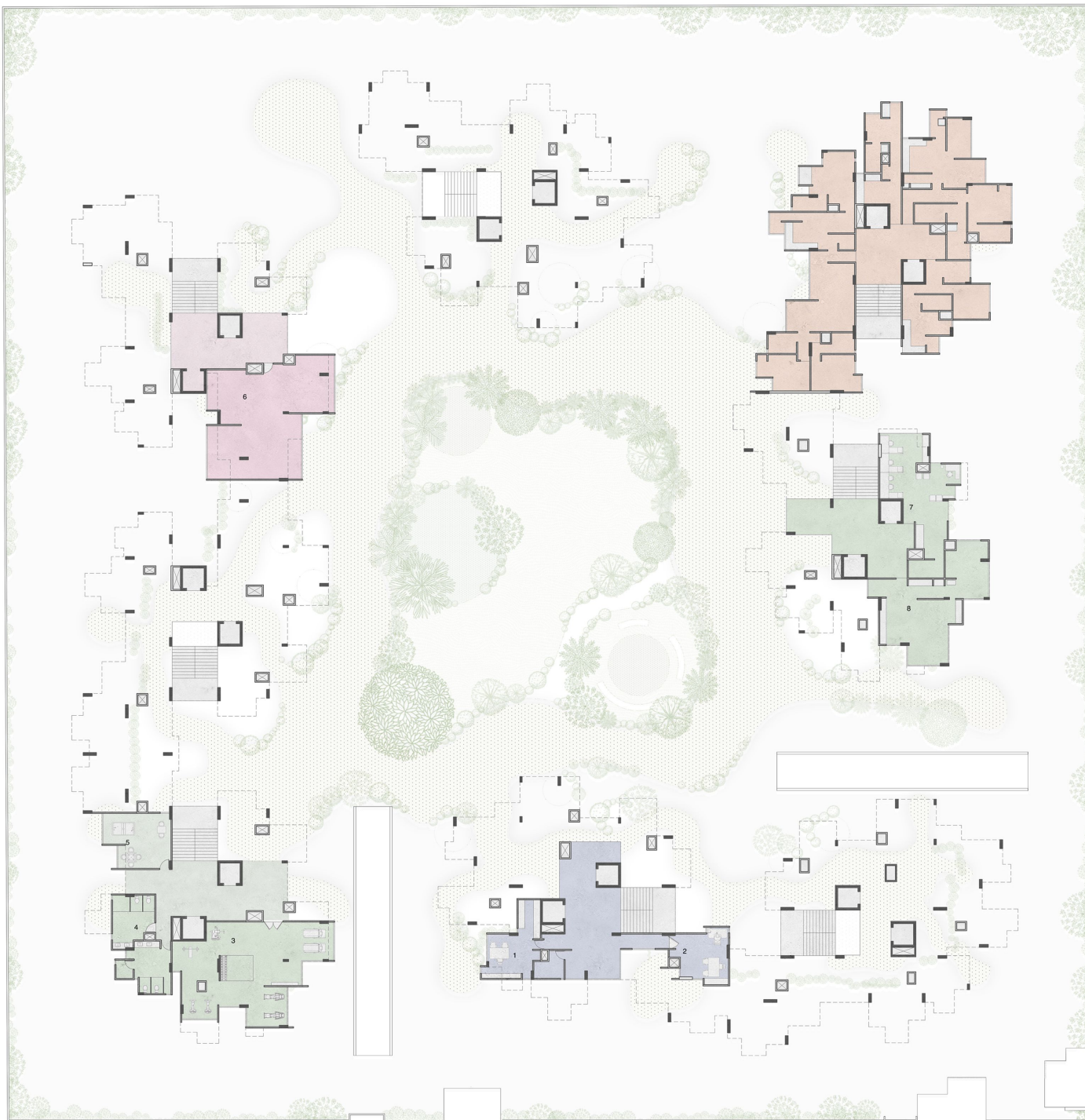


THE WALL BESIDE THE PARKING ACTS AS A VISUAL BARRIER AND DEFINES INSIDE AND OUTSIDE.



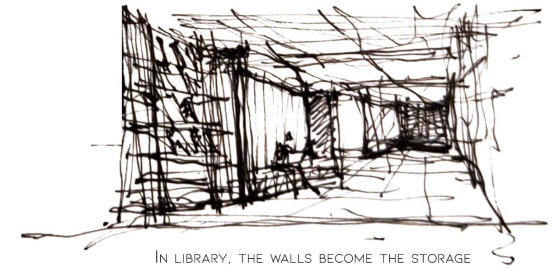
THE PAVING EXTENDS TO THE PARKING, HELPING THE INHABITANTS TO EASILY FOLLOW THE PAVED PATH.



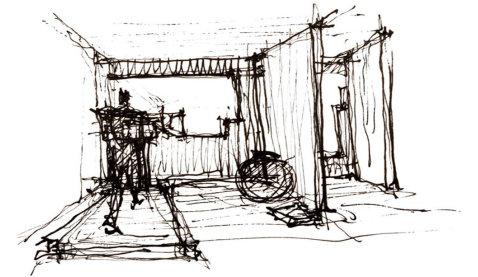


**LEGEND**

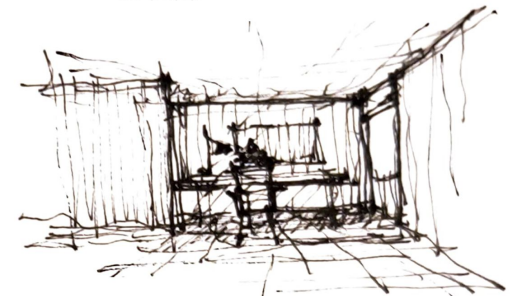
- |              |                       |                     |
|--------------|-----------------------|---------------------|
| 1. I.T. ROOM | 4. WASHROOM           | 7. CO-WORKING SPACE |
| 2. ADMIN     | 5. INDOOR GAMES       | 8. LIBRARY          |
| 3. GYM       | 6. MULTI-PURPOSE ROOM |                     |



IN LIBRARY, THE WALLS BECOME THE STORAGE AND THE SEATING.



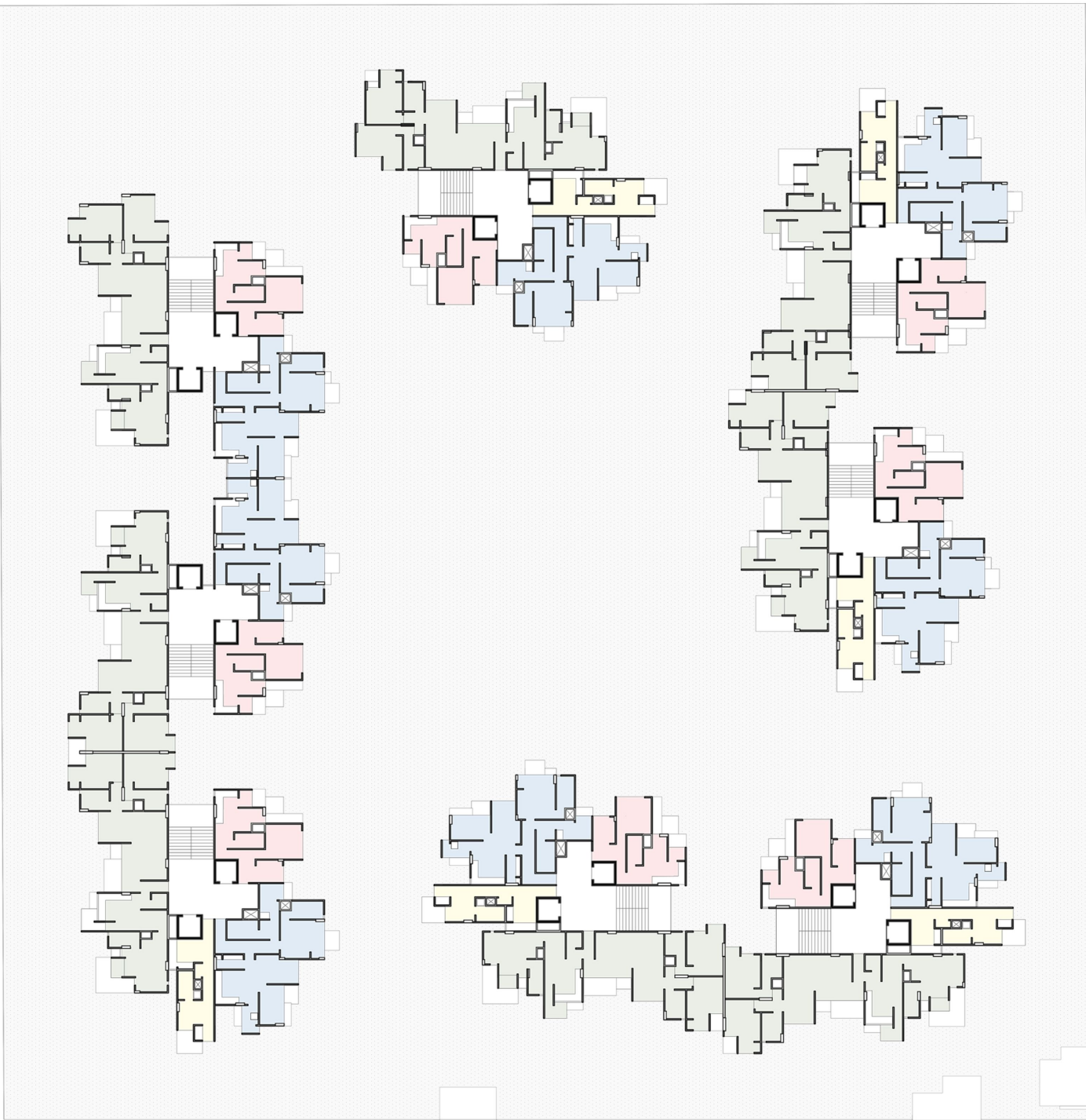
VIEW OF THE GYM WITH WALLS SEGREGATING THE SPACES.



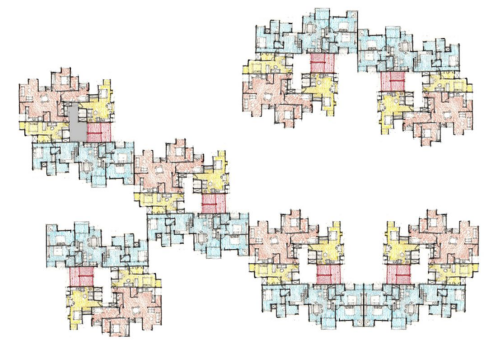
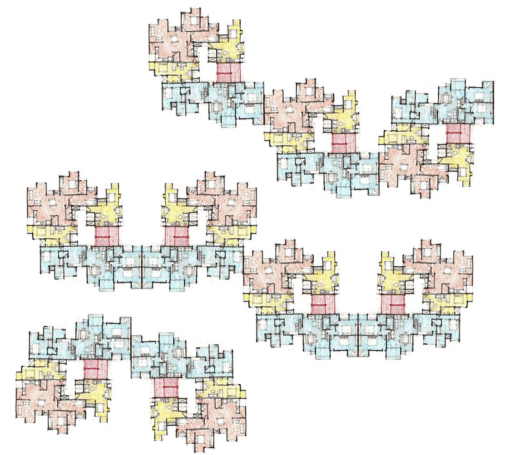
VIEW OF THE I.T. ROOM.



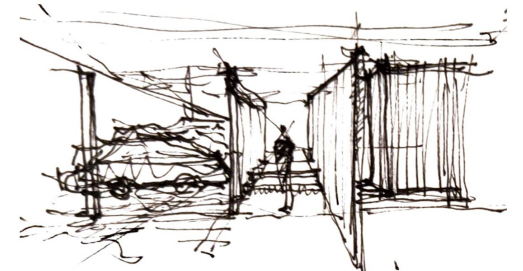
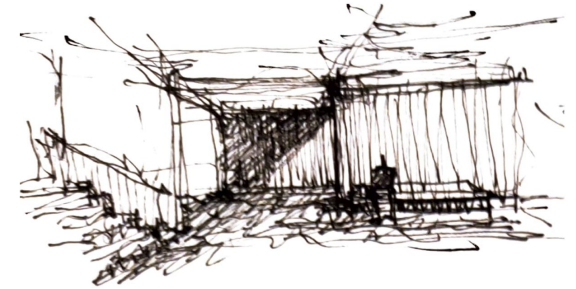
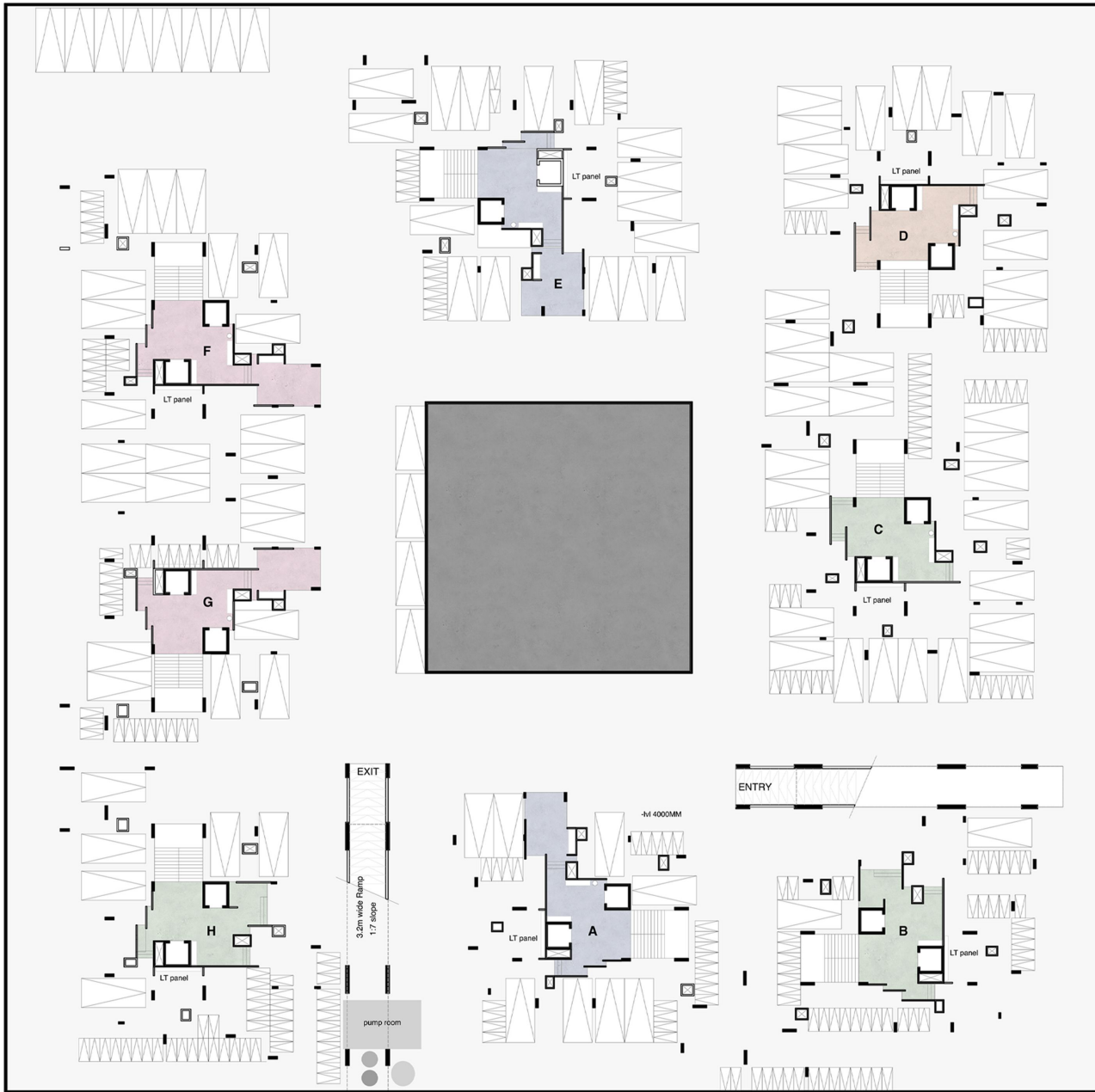
VIEW OF THE COMMON BALCONY ON THE FIRST FLOOR ACTING AS AGATHERING SPACE.



18 M W I D E R O A D



- 3BHK
- 2BHK
- 1BHK
- 1BK



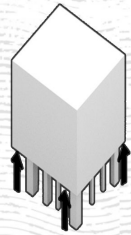
DIFFERENT VIEWS OF THE LIFT FOYER IN BASEMENT

# FLOOR PLATE AREA

TYPE A = 376 SQM.  
TYPE B = 366 SQM.  
TYPE C = 379 SQM.



BUILDING MASS (SOLID BLOCK)

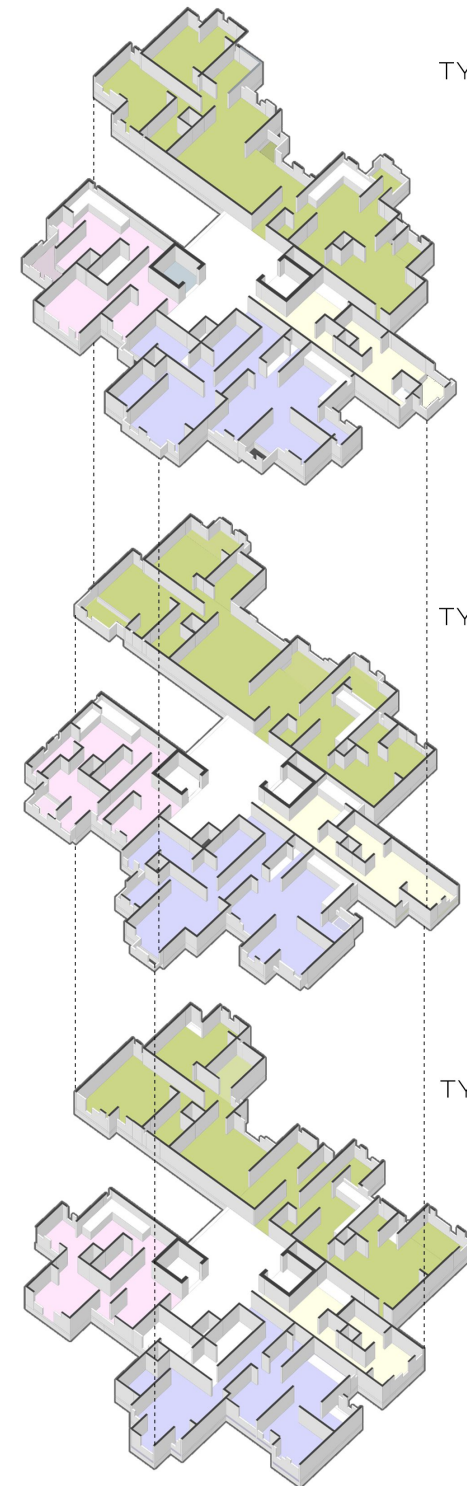
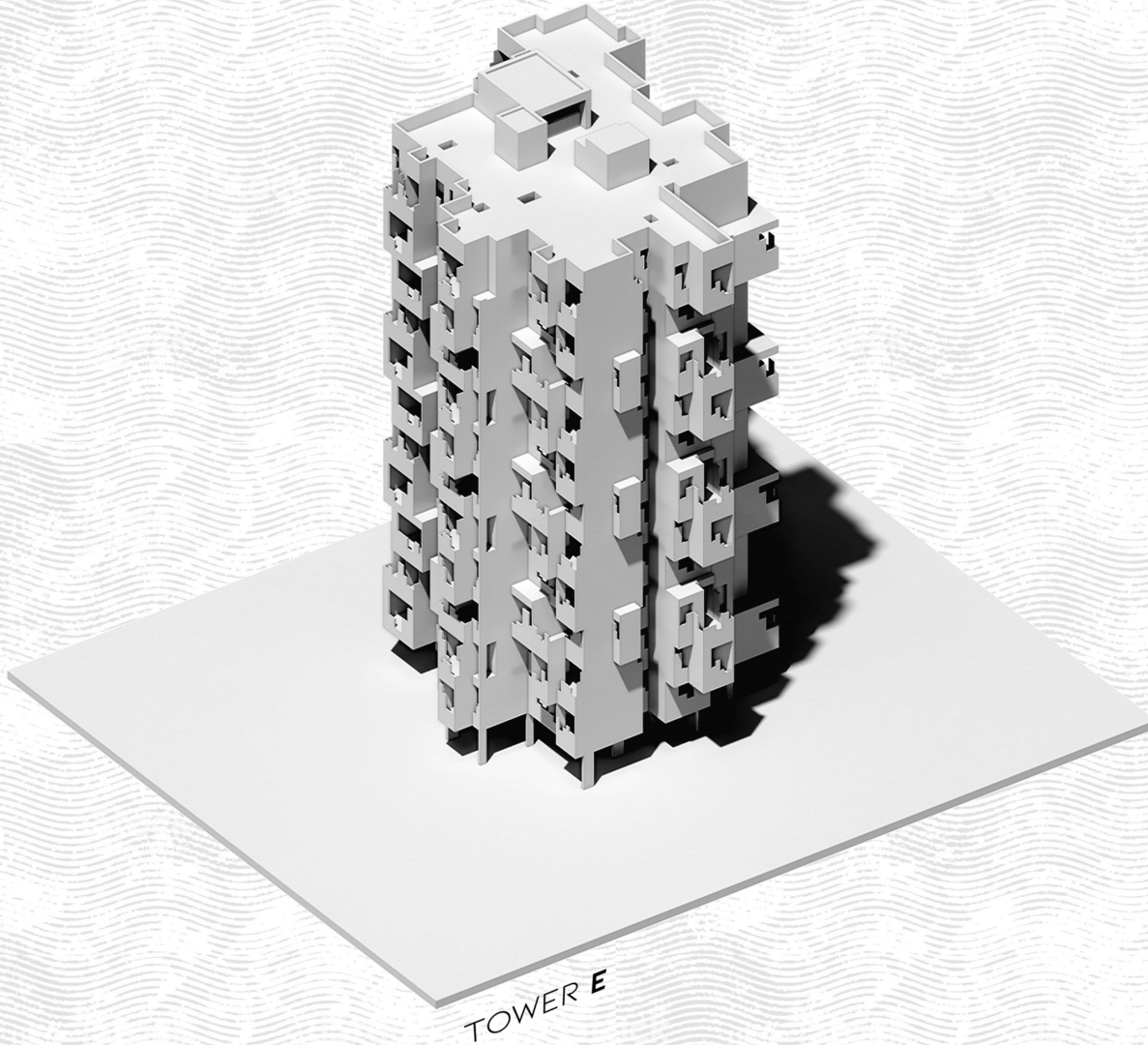


BUILDING MASS ON STILTS



SETBACKS AND PROTRUSION

A TREE ?



TYPE A

TYPE B

TYPE C

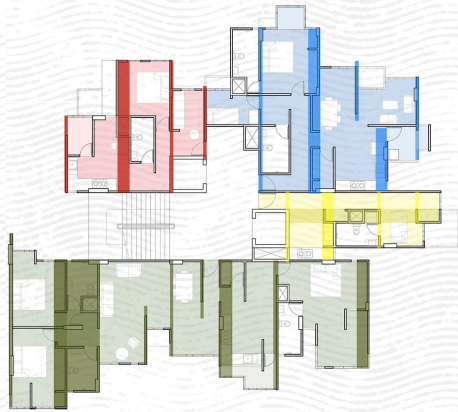
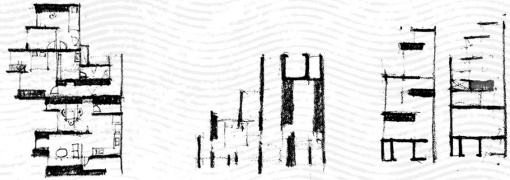
- 3BHK
- 2BHK
- 1BHK
- 1HK

ISOMETRIC VIEW OF THREE DIFFERENT FLOOR PLATES

# THROUGH LAYERS

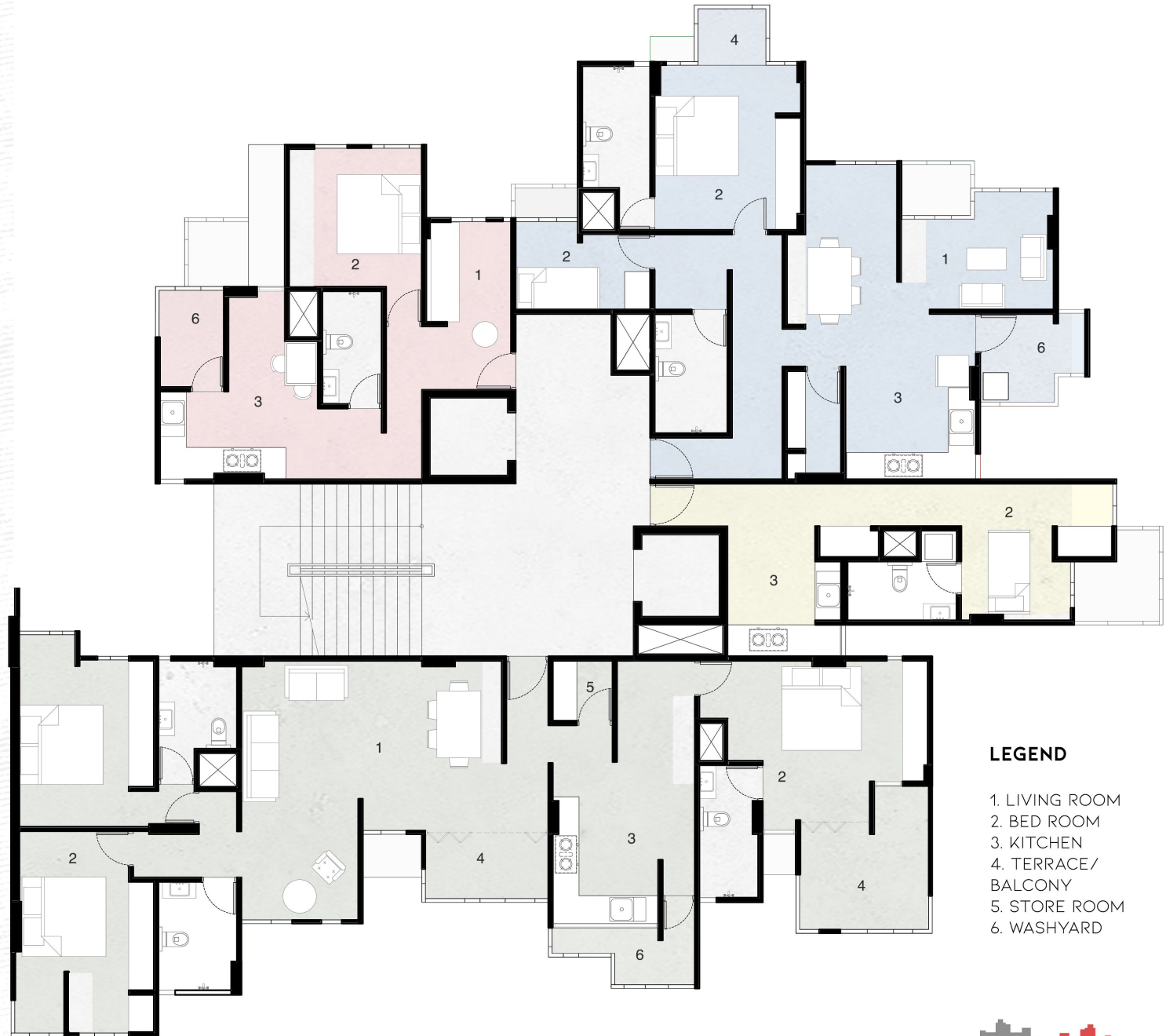
EXPERIENCING THE HOUSE THROUGH LAYERS OF SPACES. THESE SPACES ARE DIVIDED INTO DIFFERENT LAYERS OF PARALLEL WALLS.

CHANGES IN LINTEL LEVEL ALSO ADDS TO THE VOLUMETRIC LAYER OF THE UNIT.



## CARPET AREA

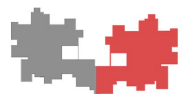
- 3BHK - 130 SQM.
- 2BHK - 87 SQM.
- 1BHK - 47 SQM.
- 1BK - 30 SQM.



## LEGEND

1. LIVING ROOM
2. BED ROOM
3. KITCHEN
4. TERRACE/ BALCONY
5. STORE ROOM
6. WASHYARD

UNIT PLAN SCALE 1: 100

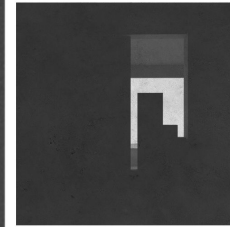
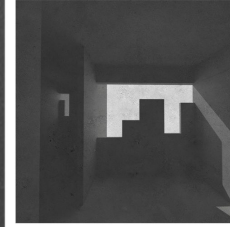




SECTION AA'







PARAPET WALLS  
FRAMING THE  
VIEWS.