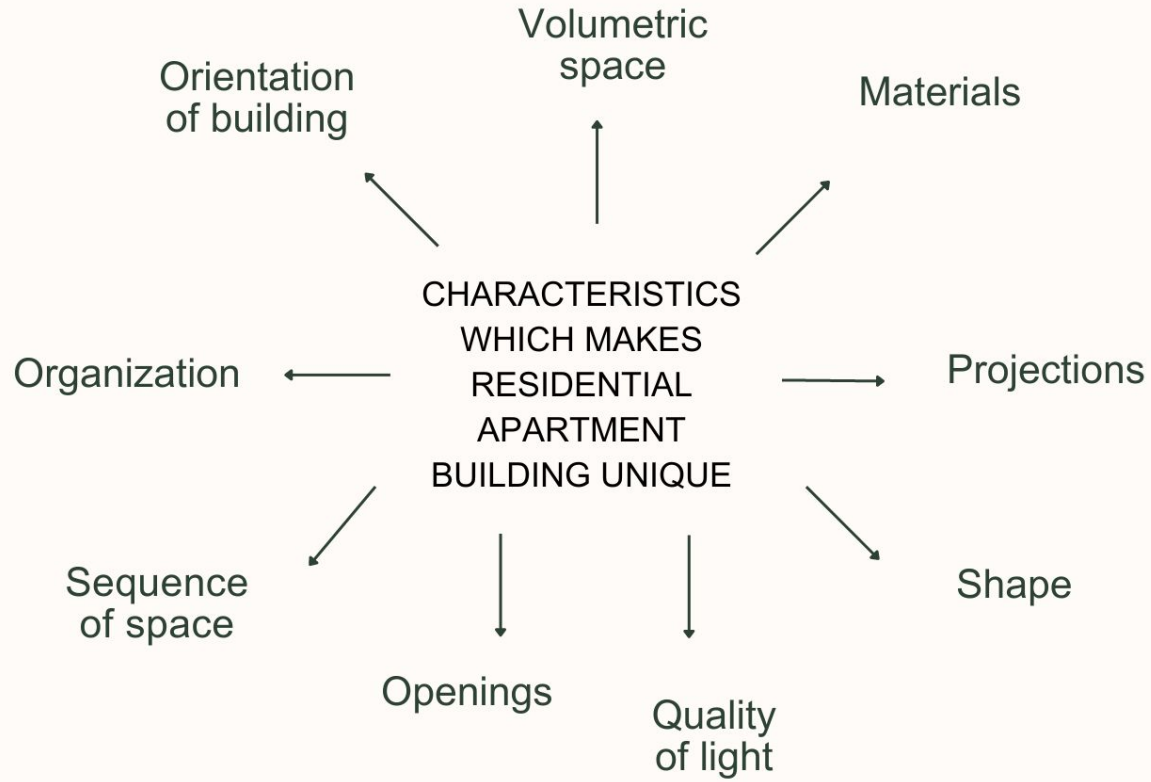


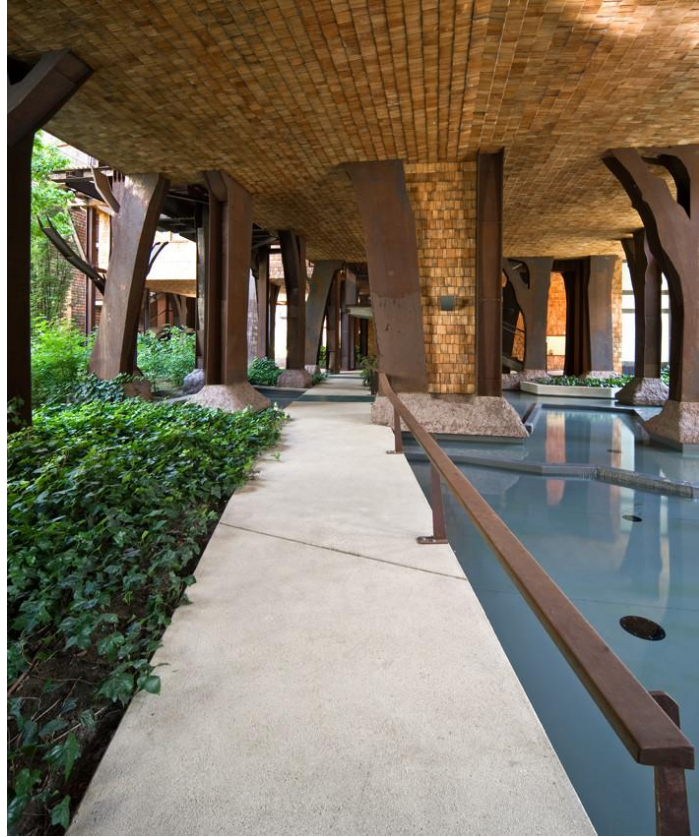
The Lack of Unique Residential Buildings in Context of Ahmedabad

Mid Semester Seminar | Oikopolis M23 | Pushpendra Dudhat

**What is a unique residential
apartment building?**



Unique in terms of experiential qualities and juxtaposition of materials.



Unique in terms of massing module.



The interlace, Singapore

Unique in terms of its form (wavy).



The wave, Denmark

Unique in terms of connecting sky bridges and open to sky balcony.



Sky Habitat, Singapore

Unique in terms of lush green vertical garden facade.



Tree House, Singapore

Unique in terms of double helix form



Tao zhu yin yuan apartment, Taiwan

Unique in terms of modular design and brutalist aesthetics.



Habitat 67, Canada

Unique in terms of cascading brick arches.

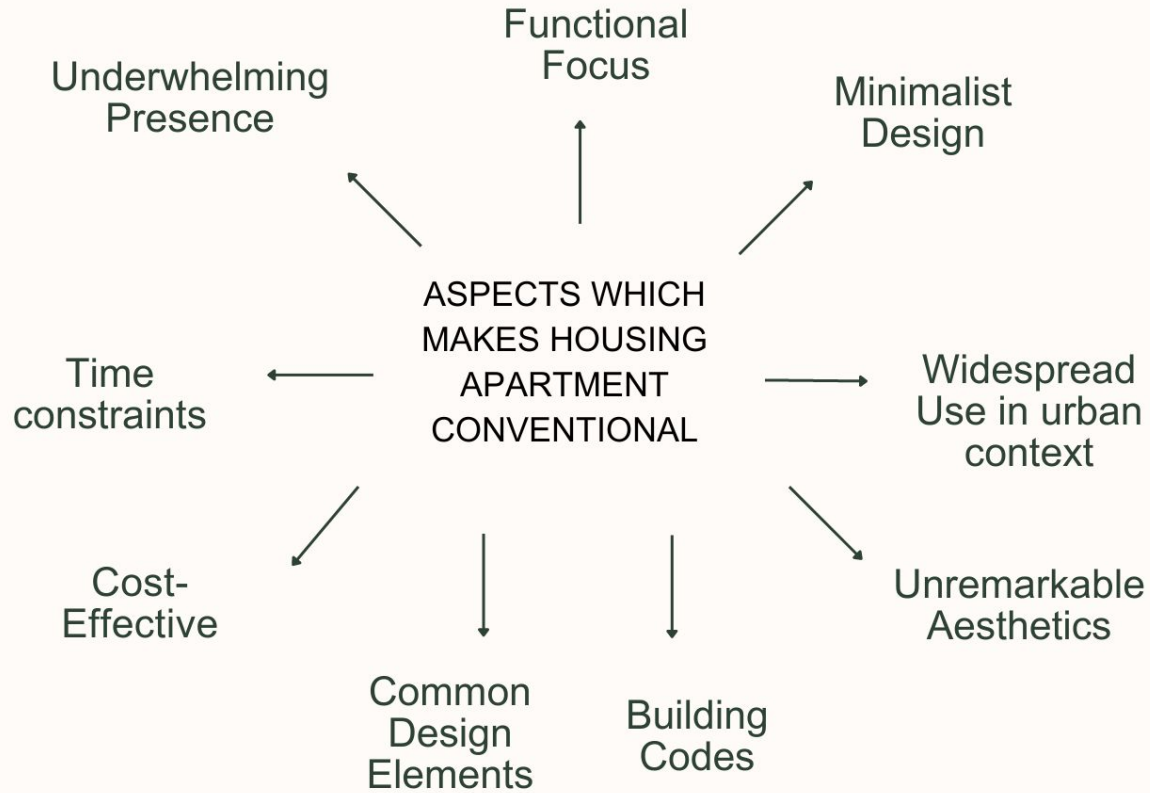


Penda's residential tower, Tel Aviv, Israel

Unique in terms of numerous open-air courtyards, walkways, and communal areas, fostering a sense of community among its residents.



**What is a conventional
residential apartment building?**



Hiranandani Fortune City, Panvel, Mumbai



Raheja heights, Goregaon East, Mumbai



Oberoi sky city, Borivali, Mumbai



Prestige Shantiniketan, Whitefield, Bangalore



ATS Pristine Sector 150, Noida



Godrej Garden City, Ahmedabad



Paranjape Blue Ridge, Hinjewadi, Pune



Adani shantigram, Ahmedabad



Which is unique amongst these buildings?



Which is unique amongst these buildings?



**Why are there very less unique residential buildings in Ahmedabad?
What are the reasons behind it?**

Asking various developers of Ahmedabad the reason behind the lack of unique buildings

In a conversation with the team of **Shaligram Group** of Builders

- Unique buildings are **expensive** to construct
- There are a number of **restrictions imposed by the by-laws**
- Unique buildings often take a **long time to construct**
- There is a **lack of technological advancement** in Ahmedabad
- There is a **shortage of engineers who are equipped to handle such projects**. For example, the team mentioned that **BIM** (Building Information Modelling) is a new technology which only the head engineers are familiar with BIM.

Zade Group of Builders

- the **quality of construction** by most developers is not up to the mark. Unique building projects require impeccable quality of construction.

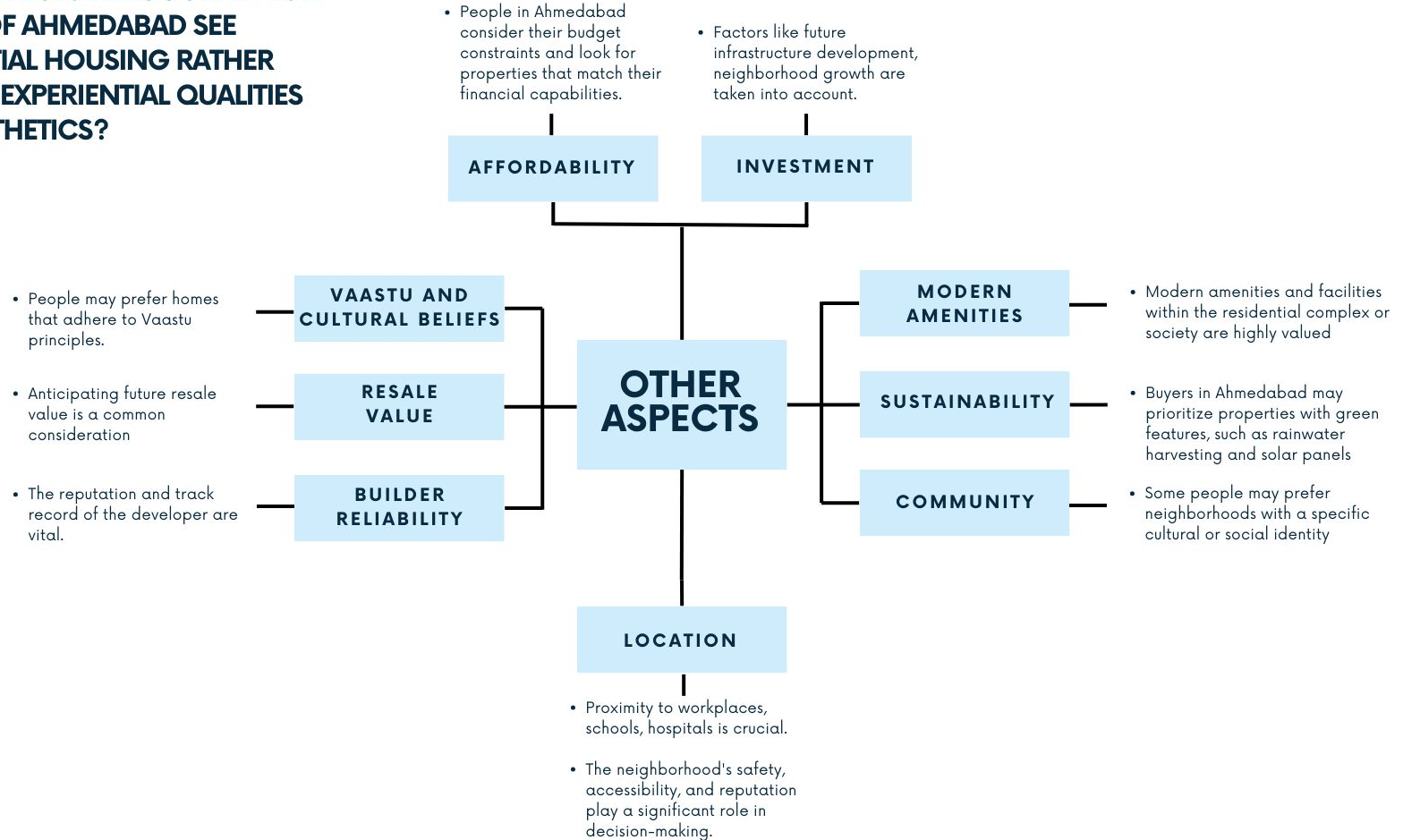
Times Square Group of Builders in Ahmedabad

- building unique buildings is **risky**. Developers are reluctant to experiment with new designs, for fear that they will not be accepted by the market. Instead, they prefer to **play it safe** and build what is **trending**.

Nyasa Group of Builders in Ahmedabad

- They argued that the very definition of "unique" is vague and subjective. For example, a tall 40-story building may be considered unique in Ahmedabad, but it would not be considered unique in a city like New York City.
- The **maintenance** of unique buildings can be very tedious and expensive. They believe that the mindset of people in Ahmedabad may not be ready for such a level of maintenance and care.

OTHER ASPECTS THROUGH WHICH PEOPLE OF AHMEDABAD SEE RESIDENTIAL HOUSING RATHER THAN ITS EXPERIENTIAL QUALITIES AND AESTHETICS?



Questions that arise after having conversations with various developers of Ahmedabad

- What are the ways to overcome the cost challenges of constructing unique residential buildings?
- How can the construction process be streamlined to reduce the time it takes to construct unique buildings?
- What are some ways to reduce the risk for developers who are considering constructing unique buildings?
- How can we encourage developers to think outside the box and create more innovative and sustainable building designs?
- What are the challenges associated with maintaining unique residential buildings?

As an architect, how should we prioritize these aspects related to constructing unique buildings in context of Ahmedabad?

- Affordability
- Duration of completion of project
- Restriction in by-laws
- Engineer expertise
- Technological advancement
- Quality of construction
- Risk factor
- Trends
- Maintenance
- Amenities provided
- Vaastu and cultural beliefs
- Sustainability
- Community
- Resale value
- Experiential qualities

THANK YOU!