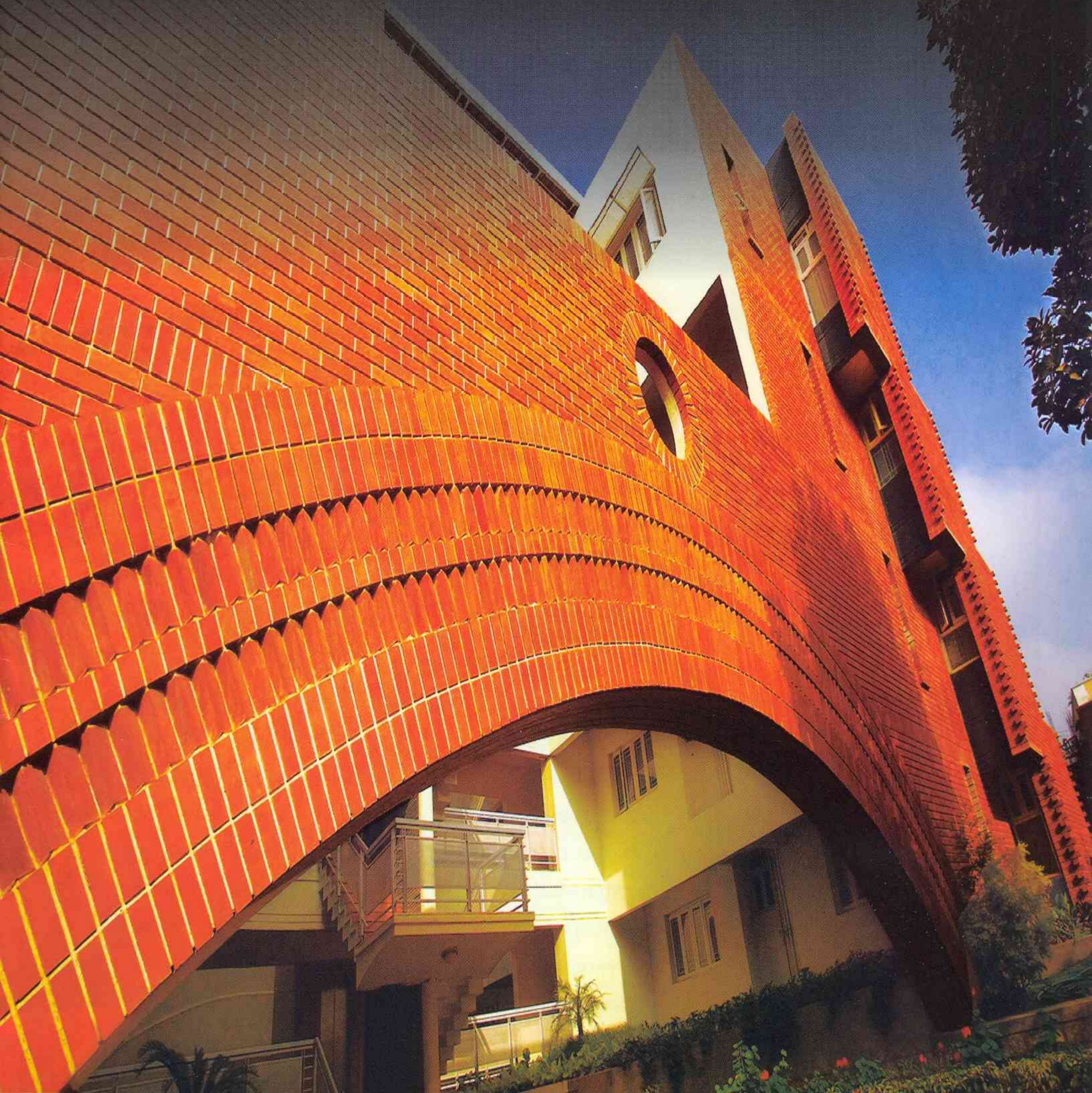




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Shine On: The Soul Of Music



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With immense academic as well as project based exposure in Europe and US of A, this multi-talented team of Architects, have executed many a unique projects in India. Notable amongst them is the Environment Conservation Education Centre for the Bombay Natural History Society, designed by Ar. Shibanee Sagar.

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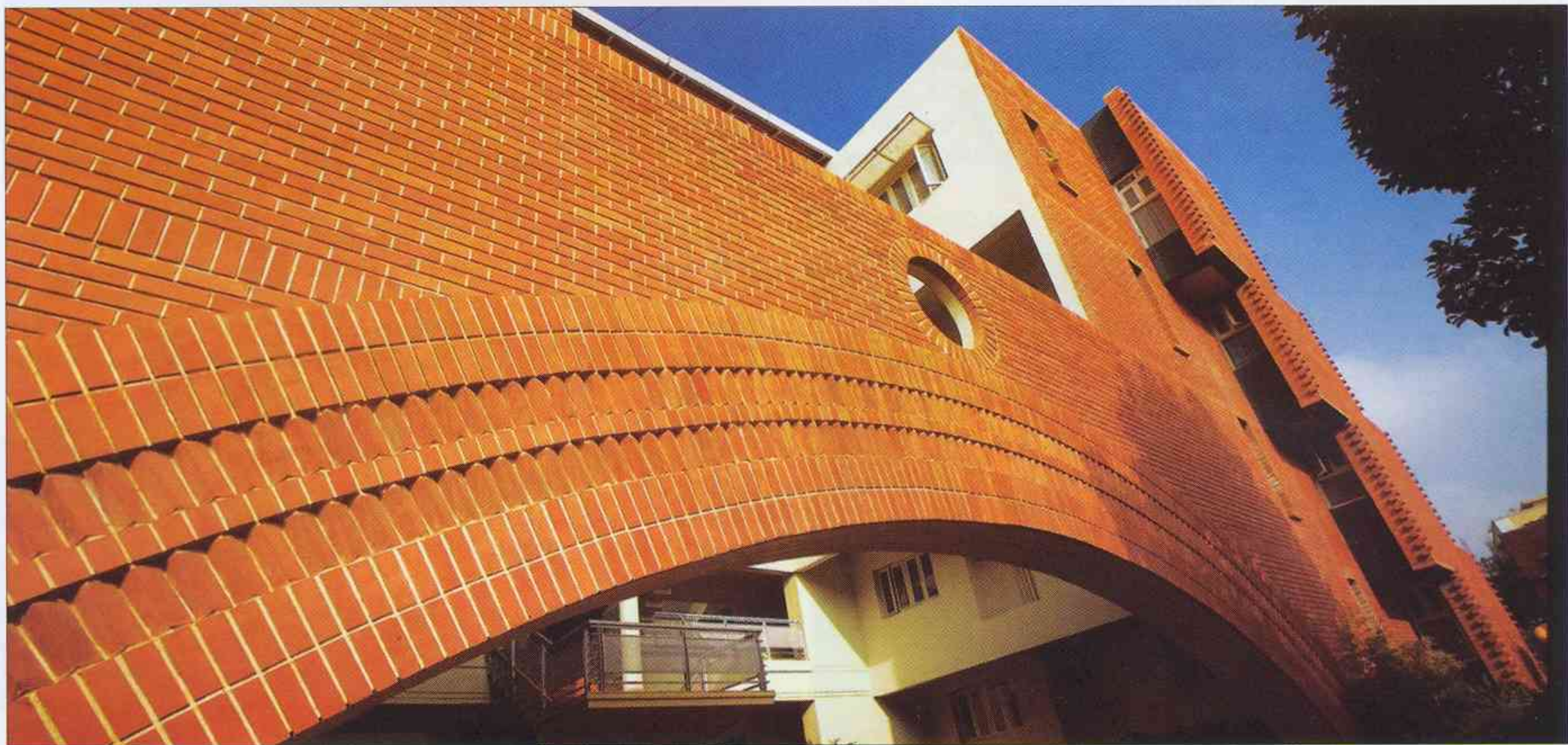
Moving on from cantilevered terrace gardens and indoor gardens, in this project, Total Environment, a Bangalore based Developer firm promoted by Architects, decided to provide larger, open-to-sky gardens that were stepped back on every floor.

The low FSI allowed on this particular property made this possible to afford from project economics point-of-view. The staggered gardens not only facilitate the light required for the gardens, but also provide a view of the sky from every



apartment. The Master Bedroom as well as the Living room open out onto these gardens through large French windows.

Of course, the staggering back of the apartments on every floor created a whole set of problems including plumbing and structural as well as aesthetics in the central portion between the two wings. To resolve the structural and aesthetic problem of having slender columns supporting the staggered apartments, an arch was introduced at the front and rear and the columns transfer their load to this arch which also solves





the problem of aesthetics and brought in an interesting new character to the building.

The two wings are connected by bridges at each level. There are 16 apartments in all, each a 3 bedroom unit with an area of 1936 square feet. The ground floor apartments have private gardens which are landscaped, some with a private swimming pool and wood deck.



The lift core and shear wall form the central spine and split the atrium space into two - the front being the entry forecourt and the rear space, working as a badminton court / volley ball court during the day and as party space in the evening. A gym has been provided behind the badminton court. A separate ramp leads to the basement of each wing for the car parking space.

The building is built with a composite brick wall comprising of

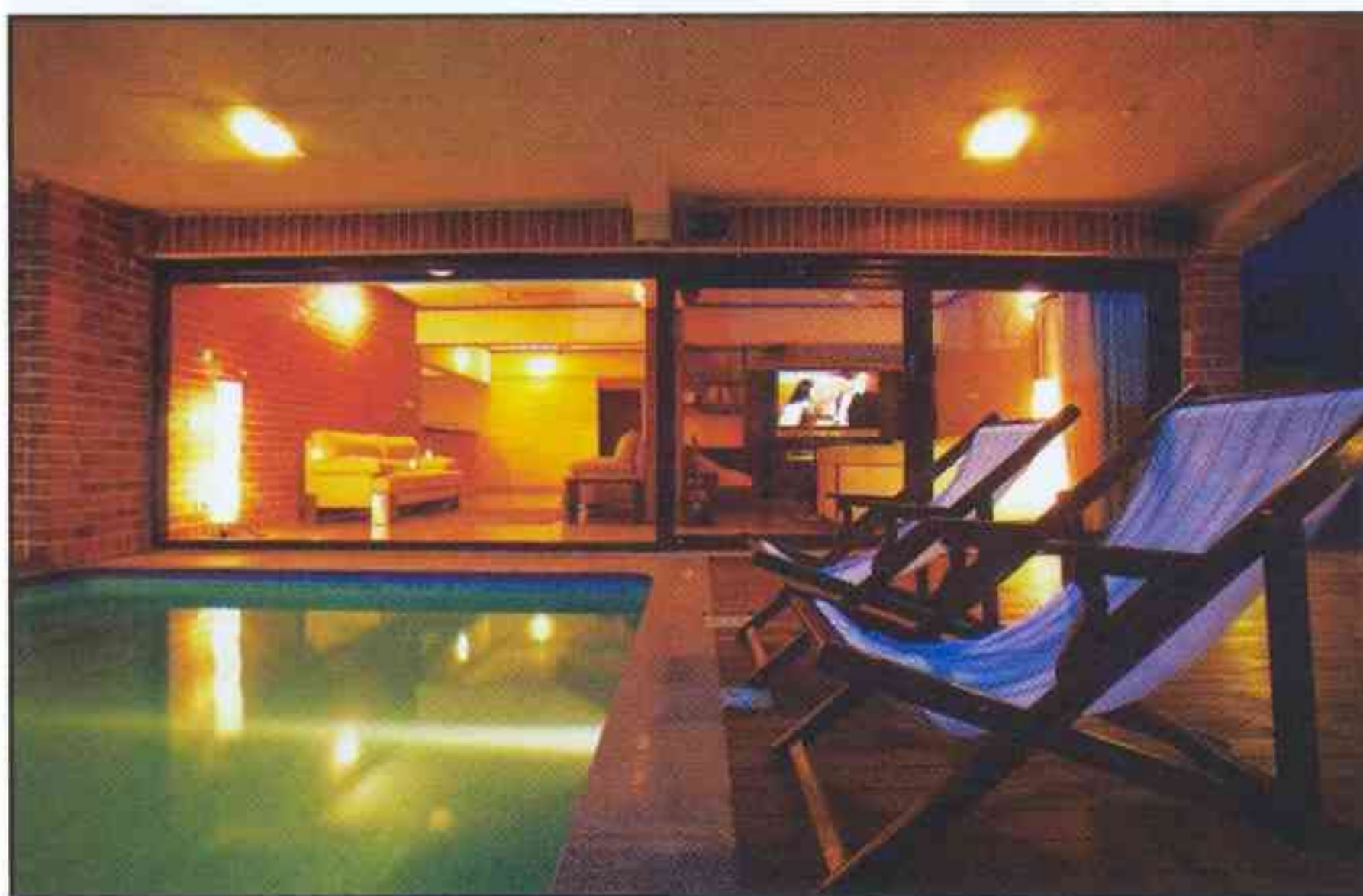
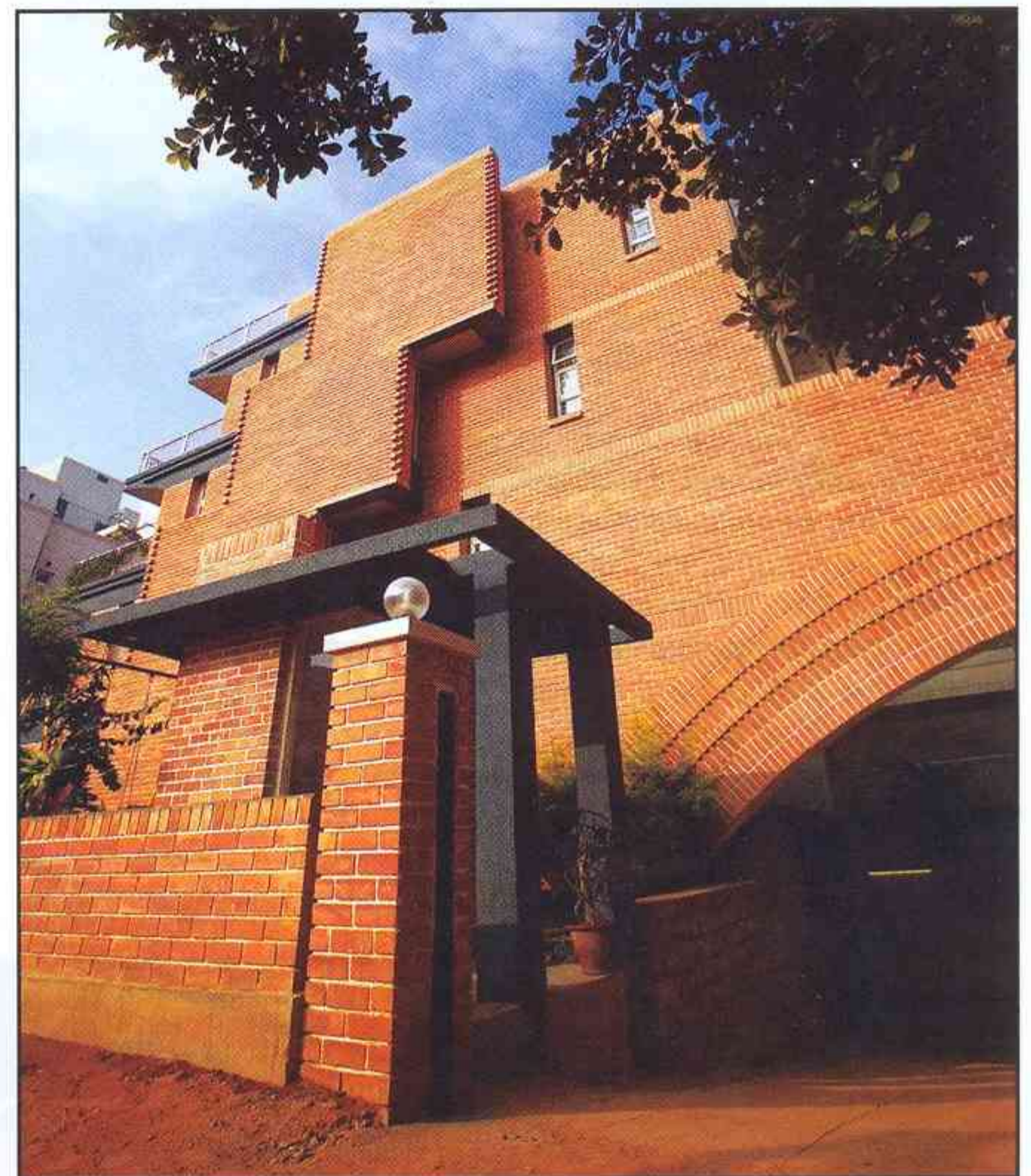


table moulded brick on the inside and high quality exposed wire-cut bricks on the outside – laid with the help of skilled especially trained masons with groove pointing – showing the character of each and every brick.

Windows and French windows are in wood painted in white. The walls in the basement are in natural exposed stone with open ventilators above them giving even the car parking space a nice feel.

Within the apartments, the default material used is Kota stone while in the lobbies it's Jaisalmer – both laid by highly skilled masons from Rajasthan and mirror polished.

zHowever, the Developers have a unique philosophy of supporting a high degree of customization and no two apartments are alike.



The soft landscaping includes locally available shrubs of low and medium height, lush green ferns and creepers including Ficus, Bamboo, Temple Tree, Golden Mellancha, Caesalpinia, Bird of Paradise among others with sufficient ground cover. Mexican grass is used at all private gardens and terrace gardens.

Hard landscaping includes two line dressed locally available Sadderhalli stone slabs at the forecourt. The same material also extends to the cladding at water bodies, coping, stone benches at the gardens etc.

Customization has also been extended to hard and soft landscaping within each terrace garden where the habitants could choose anything from grass with sprawling flower beds to austere Zen gardens!