

PORTFOLIO | Oikopolis VI : A New Beginning

Jay Muni

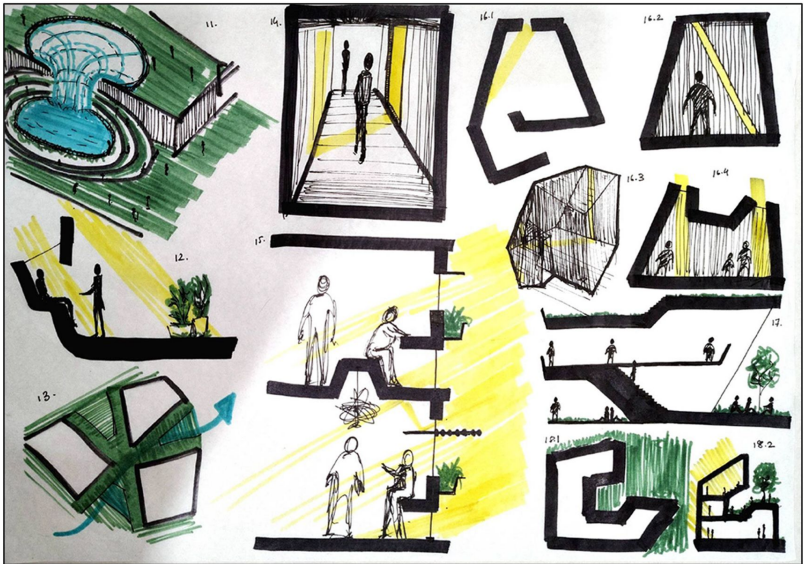




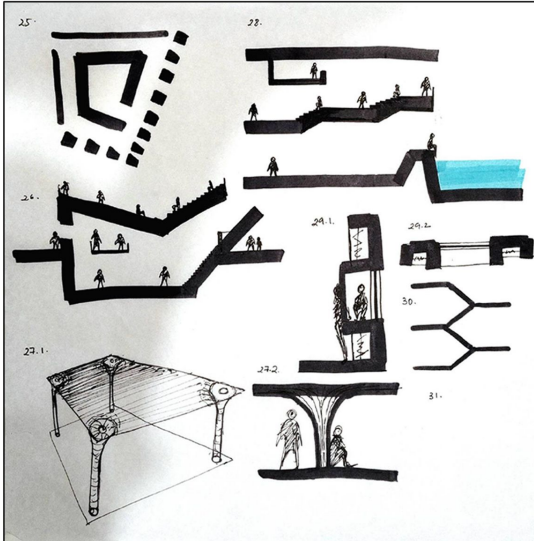
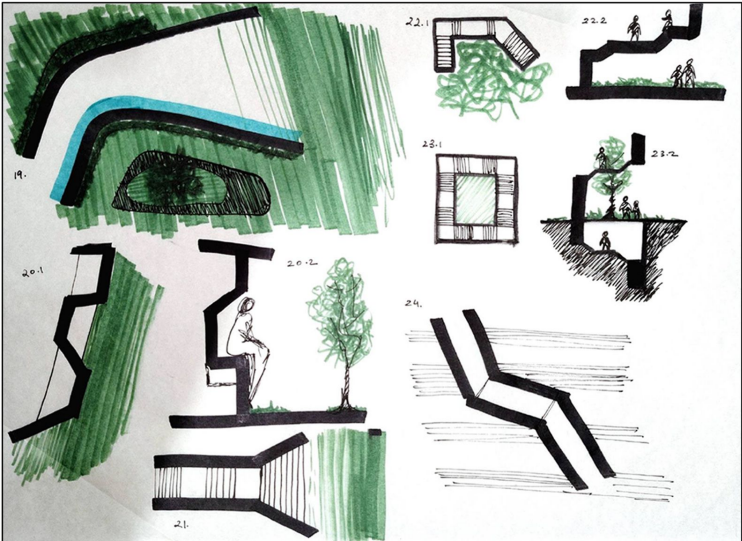
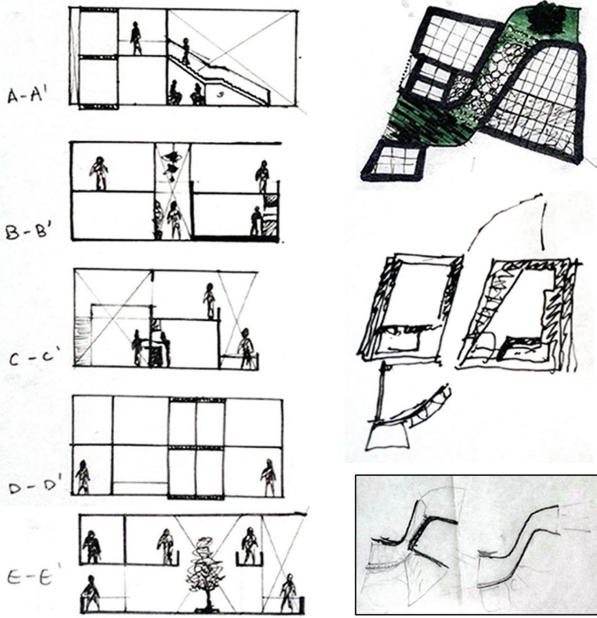
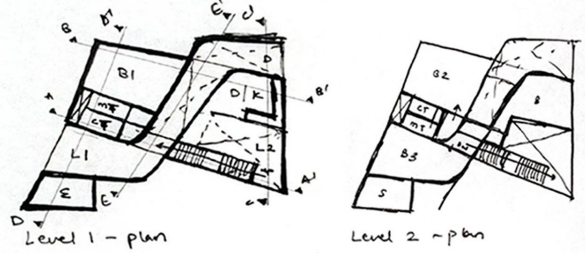
Location : Gota, Ahmedabad
Site Area : 14,132 sq.m.
FSI : 2.7
Adjoining Road Widths : 30m, 30m
Building Height Restriction : 45m



CONCEPTUAL DEVELOPMENT

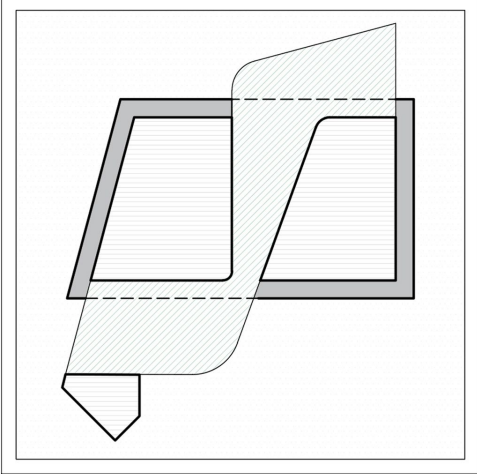


Among all the sketches, **sketch 6.1** showed significant potential and served as a basis for further exploration. It conveyed an image of a **solid, rigid mass disrupted by the intrusion of an organic form**. Initially, it could have been interpreted on a site scale or even at the building cluster level, but it ultimately established itself as a unit design.



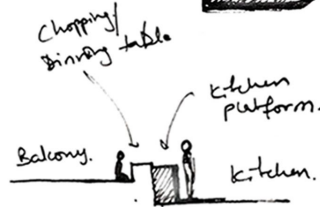
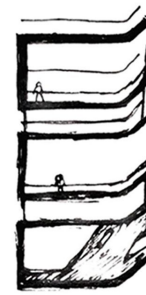
The initial idea of expressing **love and belonging** in a housing project gradually evolved into exploring the concept of **unconditionality**. This journey led to the creation of "**unconditional architectural spaces**", where the emphasis is not on the function of the space but on how various architectural elements interact to form meaningful environments. Through **sketching**, the process emphasized the relationships and interactions between these elements, aiming to evoke a sense of connection and openness that transcends

After the initial unit sketch, various aspects were explored, including the **balance of geometric forms** and the integration of **architectural elements** like the floor.



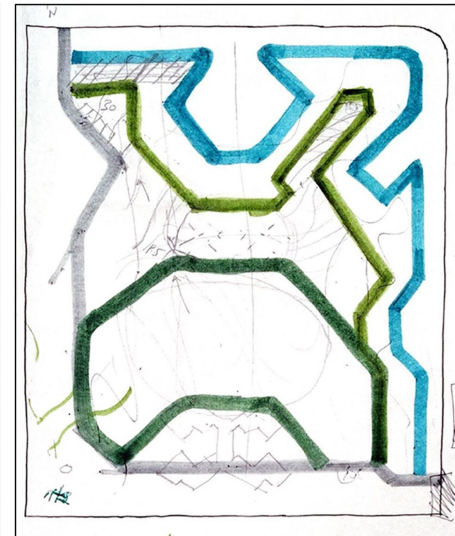
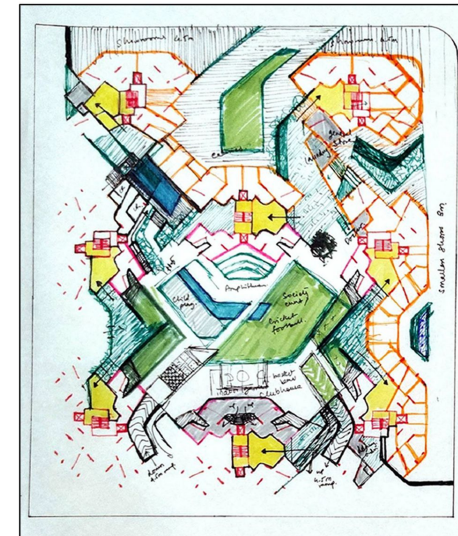
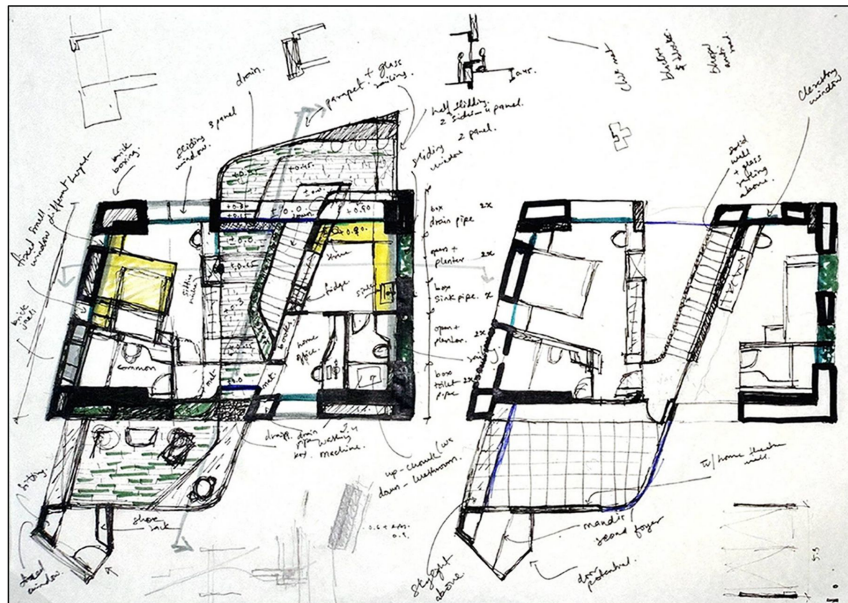
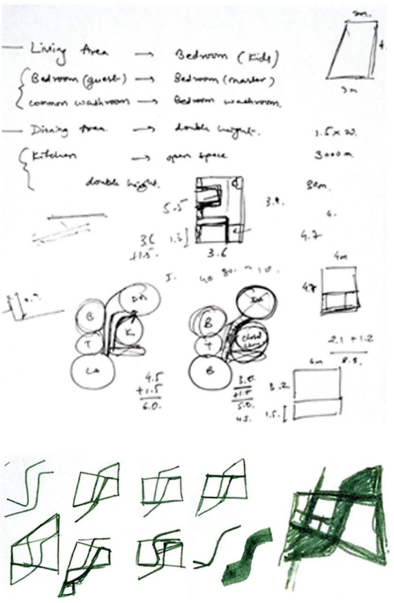
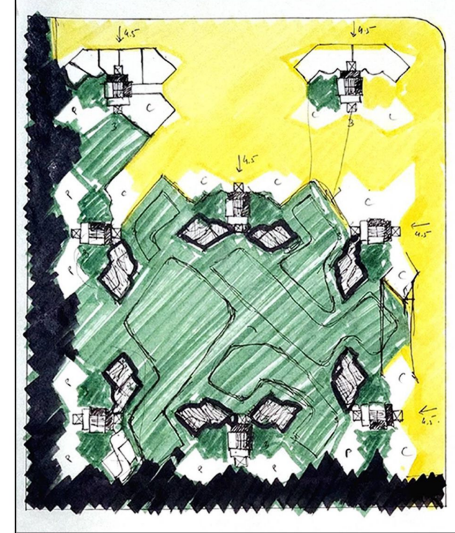
Unit Development

- Further critical development occurred by defining the **significance of each line and its thickness** within the form, leading to the **evolution of the facade**.
- An in-depth approach was taken to understand the **requirements and dimensions** of a room, focusing on both the **spatial and vertical interactions within the space**.
- To ensure **profitability**, it was essential to understand the **demand** for unit sizes in the Gota, Ahmedabad region. As a result, the carpet area for each unit was kept within a defined limit.
- A thorough analysis also informed the spatial design, ensuring that the spaces function as a **medium for creating meaningful memories within a home**. For example, the connection between the kitchen, dining area, and balcony was redefined to create a seamless flow between the spaces.

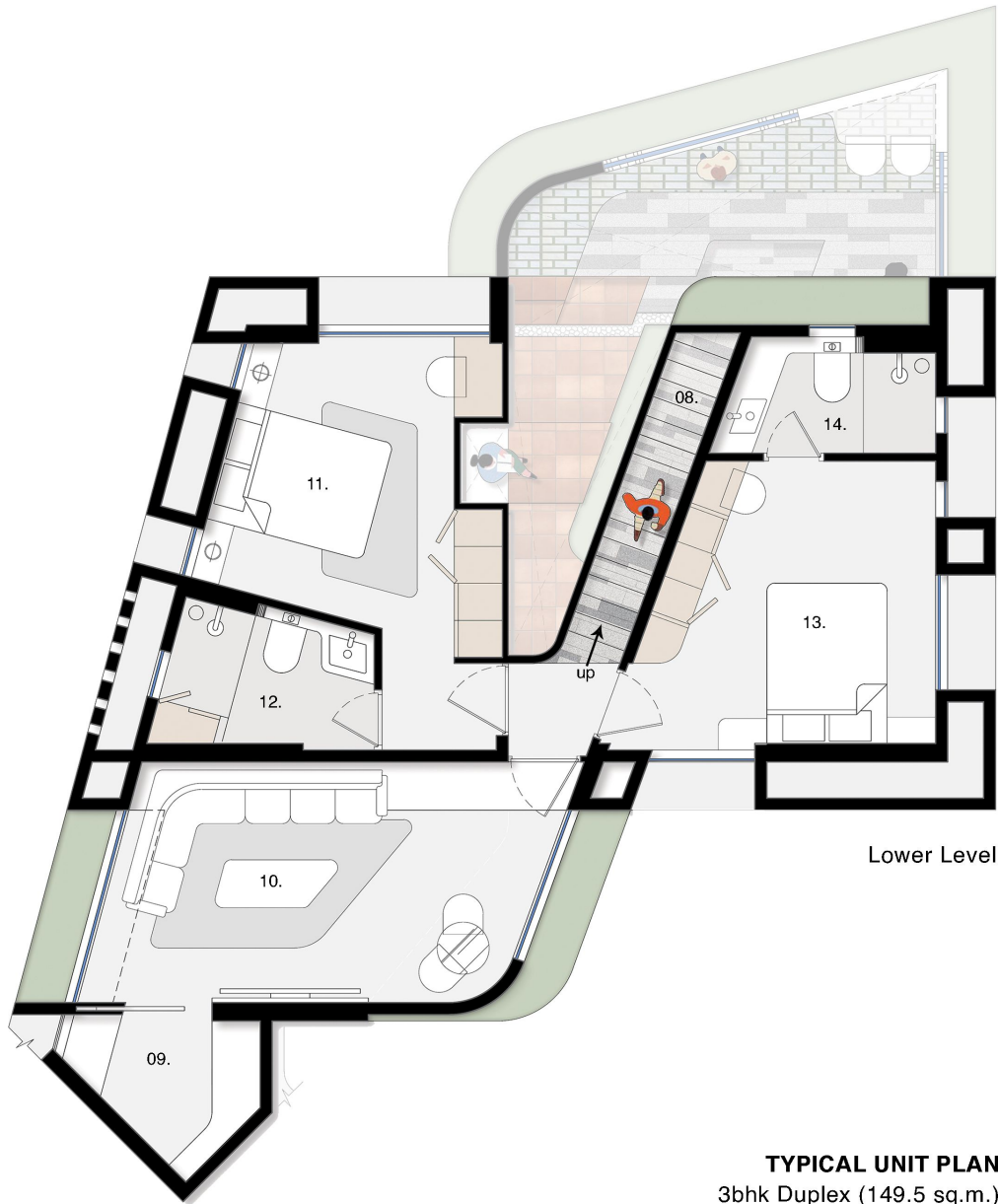
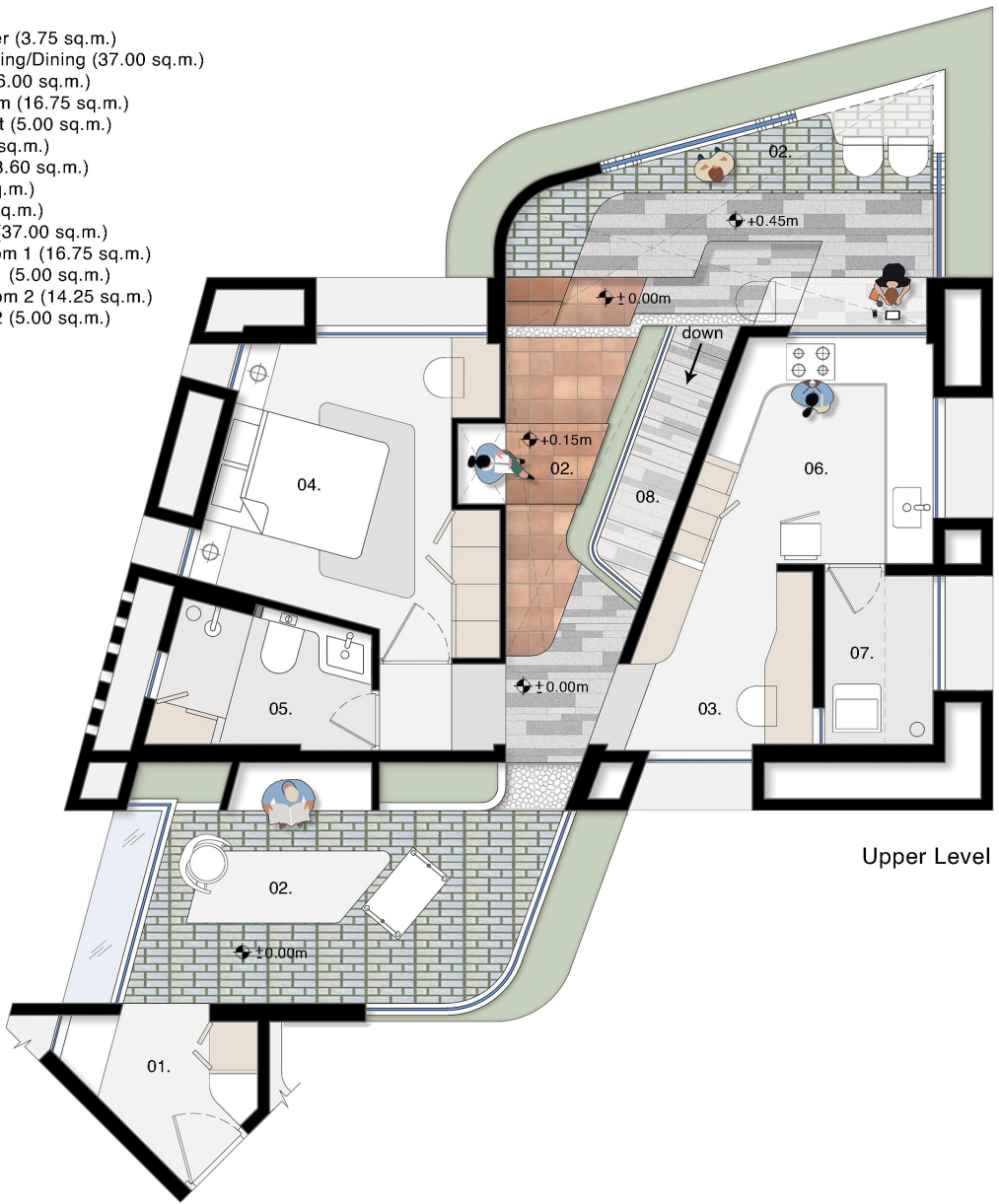


Site Development

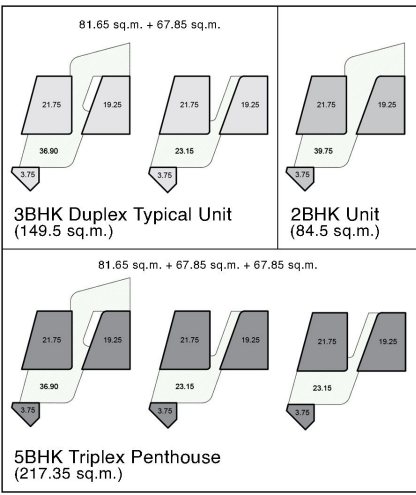
- After numerous iterations to ensure the cluster complemented the designed unit, the site was conceptualized drawing inspiration from the initial **sketch 10.2**.
- The interpretation of the sectional sketch was not to directly replicate it, but to explore how the relationships between commercial, residential, vehicular access, and open-to-sky spaces unfold.
- **The core** was envisioned as non-conventional element within the mass of a traditional 4-unit cluster. This idea then evolved into a concept of **split-level** unit interaction. This approach added an interesting layer at the ground level, creating the opportunity to utilize varying heights of 1.5m, 3m, and 4.5m.
- **Services** at the site level, along with essential spaces like a watchman's cabin, drinking water facilities, and provisions for **daily necessities** such as a laundry or general store, were carefully considered.



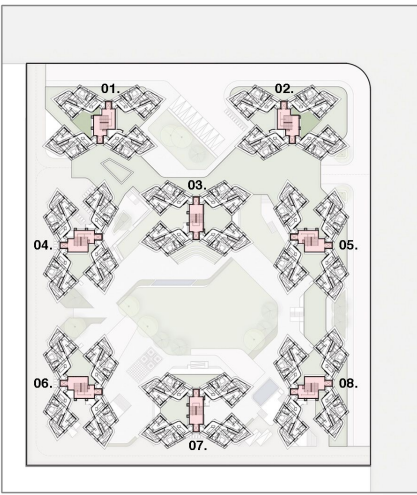
- Legend**
- 01. Entrance Foyer (3.75 sq.m.)
 - 02. Semi-open Living/Dining (37.00 sq.m.)
 - 03. Home Office (6.00 sq.m.)
 - 04. Guest Bedroom (16.75 sq.m.)
 - 05. Common Toilet (5.00 sq.m.)
 - 06. Kitchen (9.00 sq.m.)
 - 07. Dry Balcony (3.60 sq.m.)
 - 08. Stairs (3.85 sq.m.)
 - 09. Mandir (3.75 sq.m.)
 - 10. Family Room (37.00 sq.m.)
 - 11. Master Bedroom 1 (16.75 sq.m.)
 - 12. Master Toilet 1 (5.00 sq.m.)
 - 13. Master Bedroom 2 (14.25 sq.m.)
 - 14. Master Toilet 2 (5.00 sq.m.)



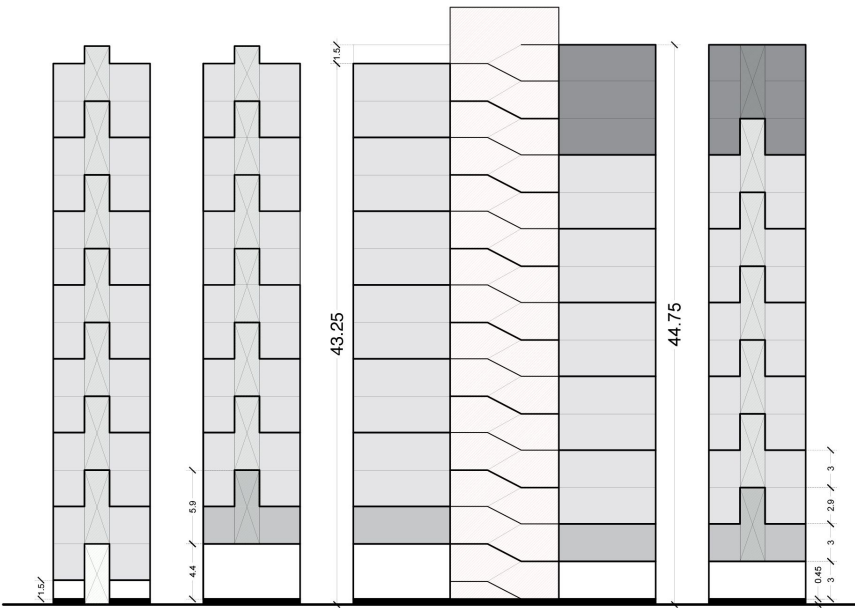
TYPICAL UNIT PLAN
3bhk Duplex (149.5 sq.m.)



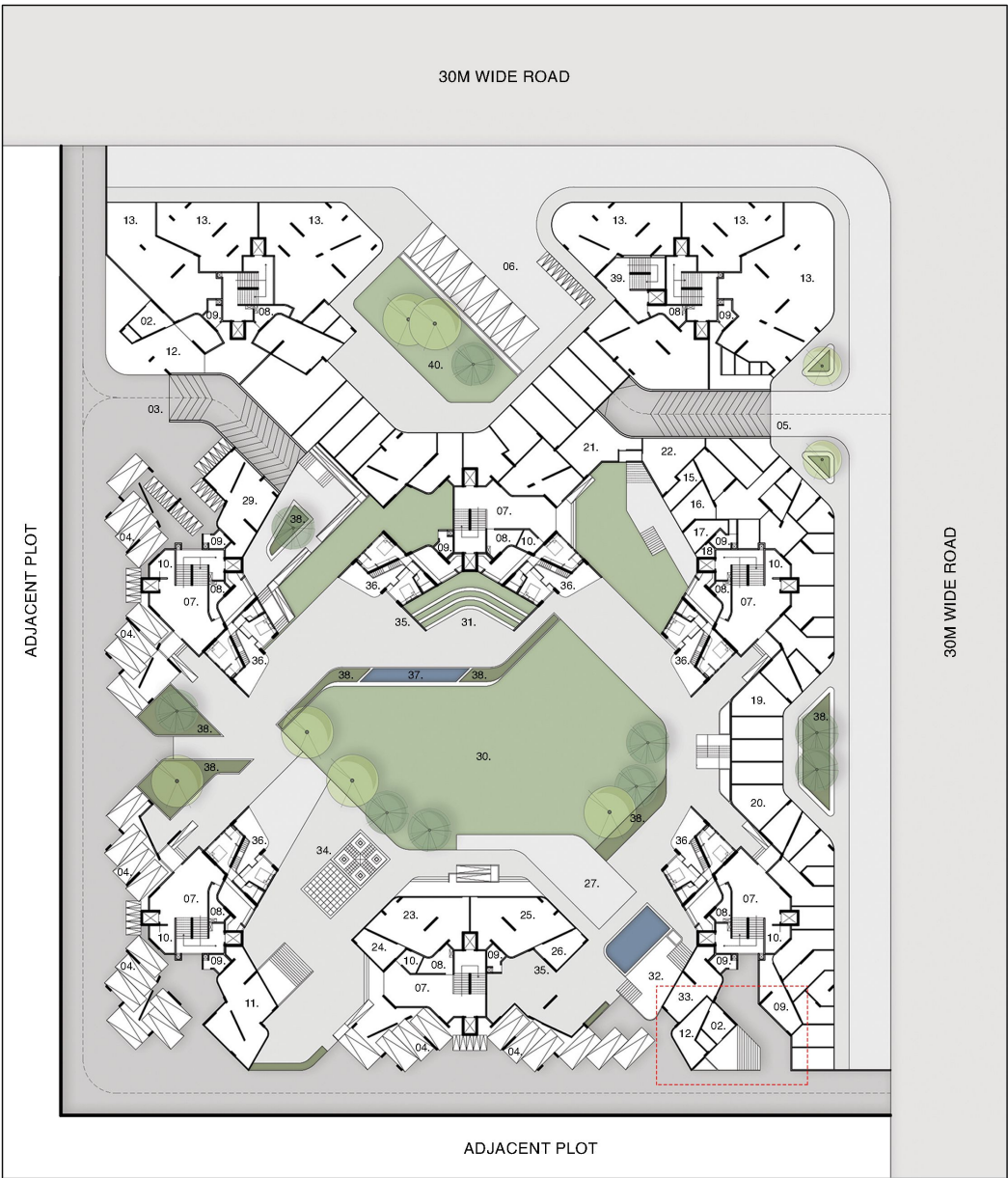
UNIT AREA DIAGRAM



TYPICAL FLOOR PLAN

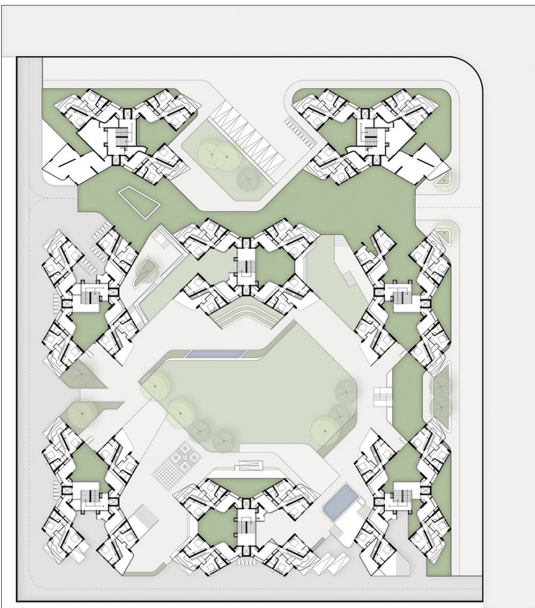


SCHMATIC UNIT STACKING SECTIONS

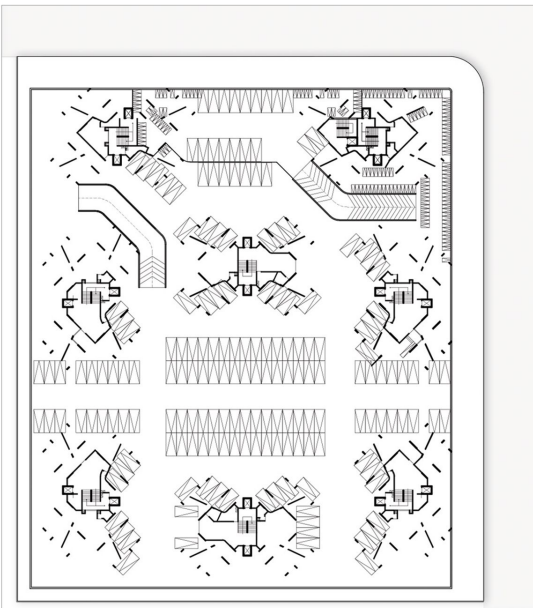


- Legend**
- 01. Site Residential Entry/Exit
 - 02. Security Cabin
 - 03. Residential Basement Ramp
 - 04. Stilt Parking
 - 05. Commercial Basement Ramp
 - 06. Commercial Surface Parking
 - 07. Residential Tower Entrance
 - 08. Meter Room
 - 09. Garbage collection Room
 - 10. Delivery collection / Store Room
 - 11. Meeting Room / Lounge
 - 12. Staff Rest Area
 - 13. Commercial Showrooms
 - 14. Commercial Shops
 - 15. Ironing Service
 - 16. Laundry
 - 17. Doctor's Clinic
 - 18. Cobbler's Shop
 - 19. General Store
 - 20. Dairy Store
 - 21. Mini Theatre
 - 22. Cyber Cafe / Game room
 - 23. Gymnasium
 - 24. Meditation / Yoga Room
 - 25. Indoor Games Room
 - 26. Creche
 - 27. Children's Play Area
 - 28. Admin / Society Office
 - 29. Library
 - 30. Multipurpose Lawn
 - 31. Amphitheatre
 - 32. Swimming Pool Area
 - 33. Changing Room
 - 34. Live Size Board Games
 - 35. Drinking Water Facility
 - 36. Coved Sitting Area
 - 37. Waterbody
 - 38. Thick Plantation
 - 39. Commercial Core
 - 40. Commercial Lawn

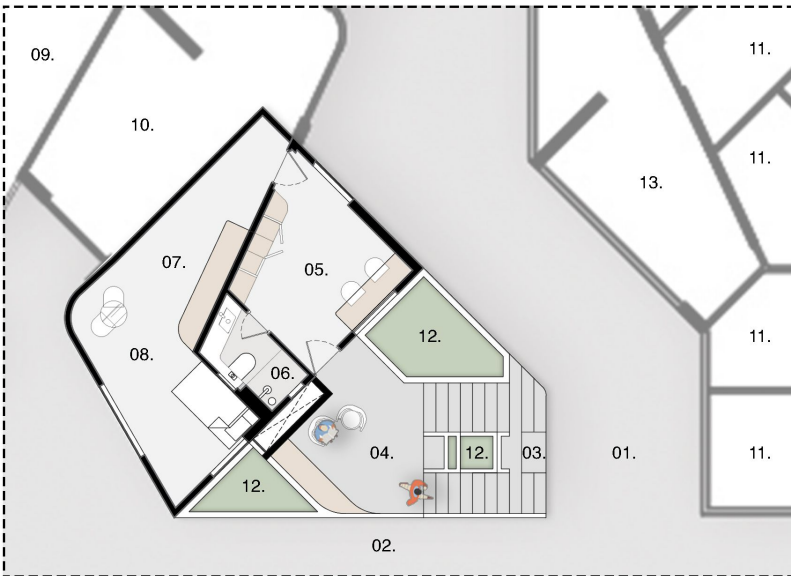
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

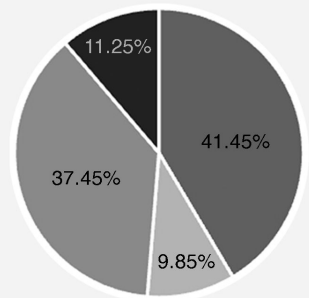


- Legend**
- 01. Cabin Entrance Area
 - 02. Driveway
 - 03. Steps with seatings
 - 04. Security Outdoor Area
 - 05. Security Work Space
 - 06. Toilet
 - 07. Staff Pantry
 - 08. Staff Rest Area
 - 09. Swimming Pool
 - 10. Swimming Pool Changing Area
 - 11. Commercial Shopfront
 - 12. Plantation
 - 13. Society Garbage Collection Room

SECURITY CABIN PLAN

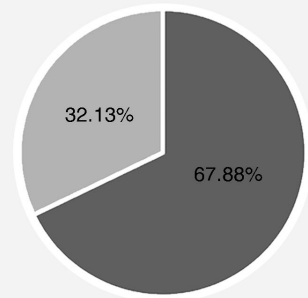
PROFITABILITY AND REGULATION COMPLIANCE

Site Area : 14,132 sq.m.
 FSI : 2.7
 Permissible BUA : 38,156 sq.m.
 BUA Consumed : 38,095 sq.m.
 FSI Consumed : 2.695



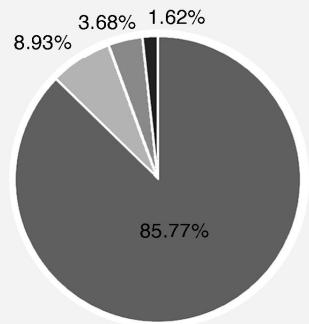
- Building Floor Plate
- Softscape
- Hardscape
- Vehicular Driveway

GROUND COVERAGE



- FSI
- Non-FSI

SUPER BUA BIFURCATION



- Residential Sale
- Commercial Sale
- Amenities
- Others

FSI BIFURCATION

NEGOTIATIONS

- Effectively utilizing FSI profitably while meeting regulatory requirements such as achieving 10% + 6% of the plot area as a Common Open Plot, restricting building height to 45m, and maintaining a 9m distance between buildings, posed a significant challenge.
- For example, balancing these factors without compromising the unit design, cluster layout and site plan that required meticulous planning along with thoughtful exploration of the relationships between commercial, residential, vehicular access, and open-to-sky spaces.
- The site development could have been further optimized by reducing overall mass on a single level. For example, replacing Building No. 3 with an additional 6 meters of height on the other towers would create a more open design, enhancing both unit layout and site functionality.
- However, adhering to regulations is essential for bringing any design to life, and fully utilizing FSI to ensure the project's profitability.
- This balance underscores the dynamic relationship between design quality, regulatory compliance, and Profitability.

TIME PROBLEM - 01

Duration : 24 hrs



Location : Naranpura, Ahmedabad
Site Area : 6,168 sq.m.
FSI : 2.7
Adjoining Road Widths : 30m, 18m
Building Height Restriction : 45m

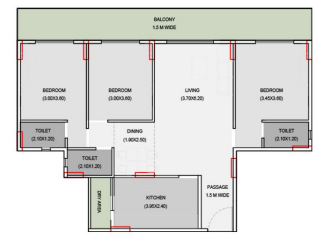


Typical Floor Plan
Tower 01 - 3bhk units

Typical Floor Plan
Tower 02 - 2bhk and 4bhk units

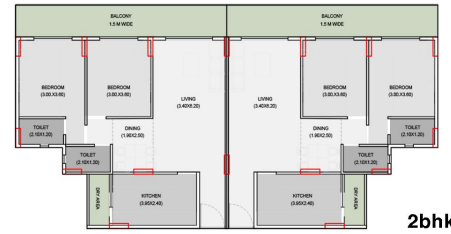


Ground Floor Plan

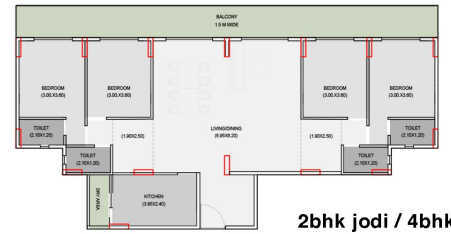


- Legend**
- Living/Dining
 - Bedroom
 - Kitchen
 - Toilet
 - Balcony

3bhk Unit Plan



2bhk Unit Plan



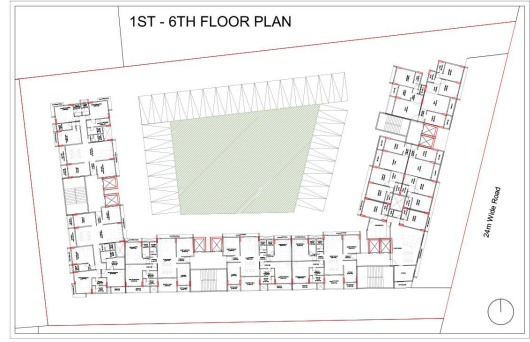
2bhk jodi / 4bhk Unit Plan

TIME PROBLEM - 02

Duration : 24 hrs



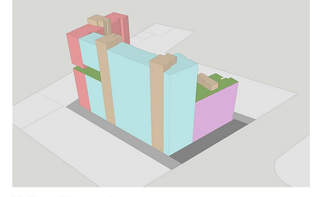
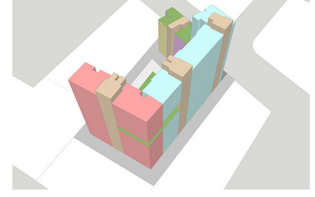
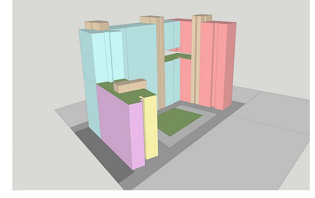
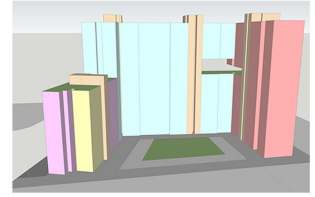
Location : Jodhpur, Ahmedabad
Site Area : 4,490 sq.m.
FSI : 2.7
Adjoining Road Widths : 24m
Building Height Restriction : 45m



Ground Floor Plan



Typical Floor Plan
Floor 7th-13th

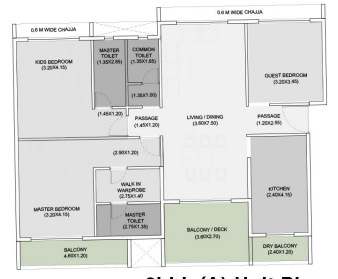


Site Massing

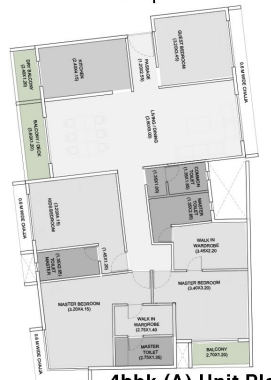


1bhk Unit Plan
58 sq.m.

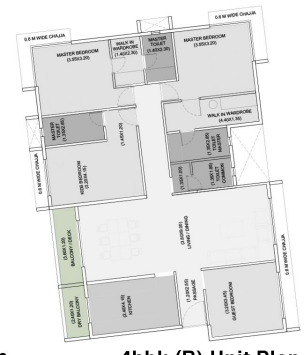
2bhk Unit Plan
78 sq.m.



3bhk (A) Unit Plan
130 sq.m.



4bhk (A) Unit Plan
150 sq.m.



4bhk (B) Unit Plan
160 sq.m.

- Legend**
- Living/Dining
 - Bedroom
 - Kitchen
 - Toilet
 - Balcony

TIME PROBLEM - 05

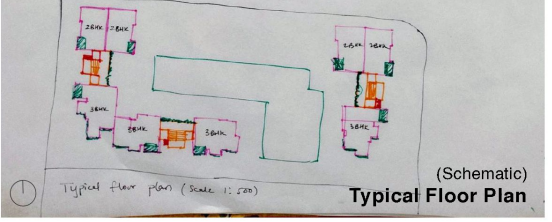
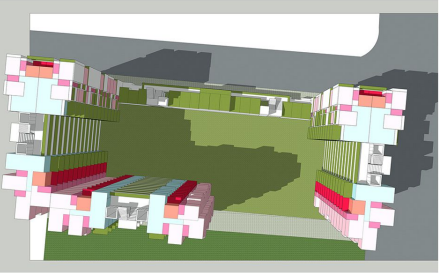
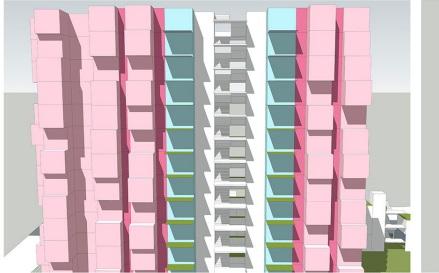
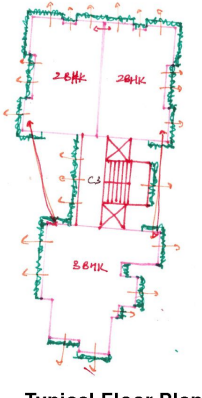
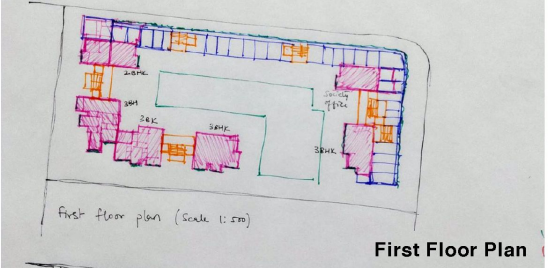
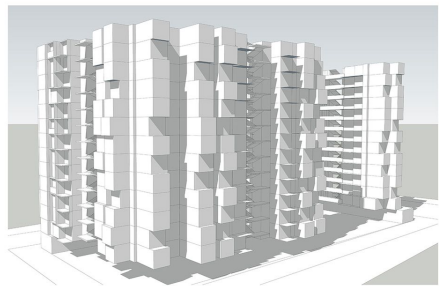
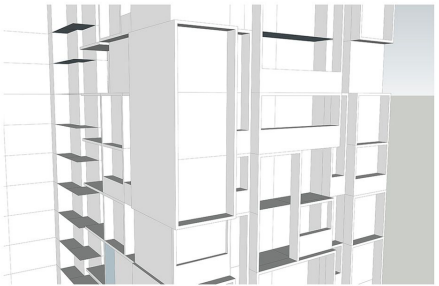
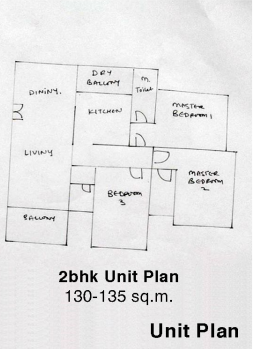
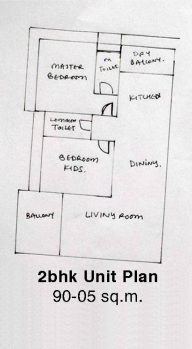
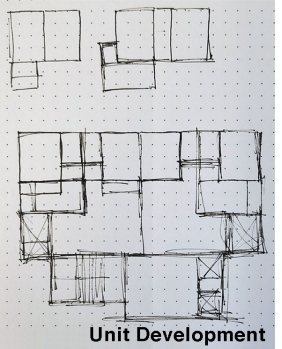
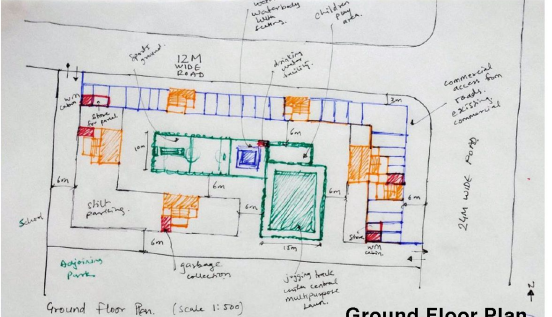
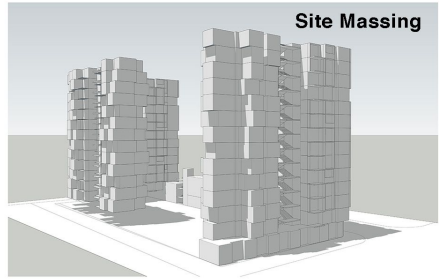
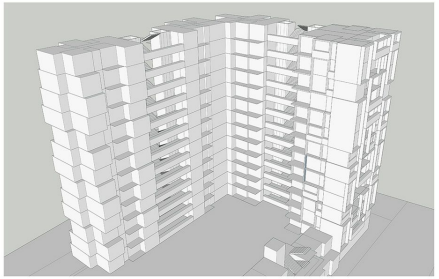
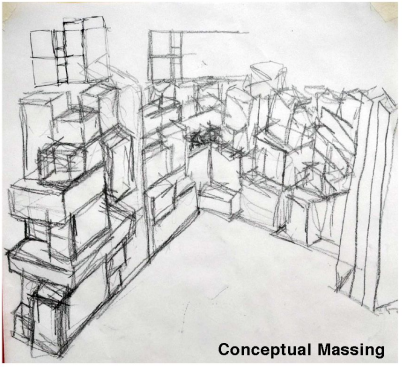
Duration : 24 hrs



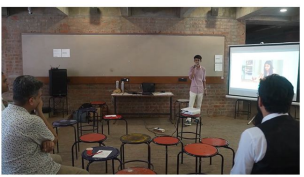
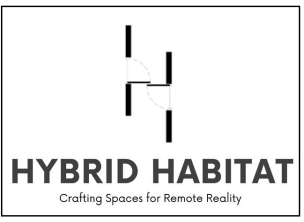
Location : Memnagar, Ahmedabad
 Site Area : 6,233 sq.m.
 FSI : 2.7
 Adjoining Road Widths : 24m, 12m
 Building Height Restriction : 45m

Rough Calculations

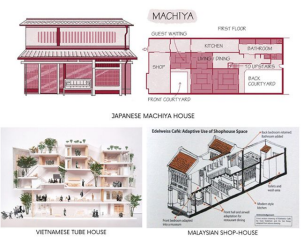
SITE: 4350
 FSI: 2.7
 BUA: 12825
 considering 12 flats + 9
 2 bhk per floor = 108
 2 bhk = 187 sq ft
 108 x 187 = 20196
 20196 / 12 = 1683
 1683 / 9 = 187
 2 bhk = 187 sq ft
 187 x 2.7 = 504.9
 504.9 x 12 = 6058.8
 6058.8 / 9 = 673.2
 673.2 x 12 = 8078.4
 8078.4 / 9 = 897.6
 897.6 x 12 = 10771.2
 10771.2 / 9 = 1196.8
 1196.8 x 12 = 14361.6
 14361.6 / 9 = 1595.7
 1595.7 x 12 = 19148.4
 19148.4 / 9 = 21276
 21276 / 12 = 1773
 1773 x 12 = 21276



HOUSING SEMINAR



This seminar aims to shed light on a wide range of live-work occupations, extending beyond computer-based remote work. “Hybrid Habitat I Crafting spaces for remote reality” takes a lighthearted, comical approach to exploring the challenges faced in these diverse home-based professions, while also discussing practical solutions to address them.



- ### PROFESSIONAL SERVICES
- **Doctors** (Telemedicine, Online Consultations)
 - **Architects** (Remote Design, CAD)
 - **Lawyers** (Legal Consultation, Drafting, Online Legal Services)
 - **Chartered Accountants** (Tax Filing, Audits, Bookkeeping, Financial Consulting)
 - **Consultants** (Business, HR, financial, or IT consultants offering services remotely)
 - **Life Coaches** (Personal development and wellness coaching)
 - **Dietitians/Nutritionists** (Offering dietary plans and consultations online)
 - **Psychologists/Therapists** (Providing online therapy sessions and mental health support)
 - **Notaries** (Online document verification and attestation)

- ### FOOD AND CULINARY SERVICES
- **Cloud Kitchen** (Preparing and selling food through delivery services)
 - **Tiffin Services** (Homemade meals delivered to homes/offices)
 - **Home Bakers** (Cakes, pastries, and baked goods made to order)
 - **Recipe Developers** (Creating and selling recipes for food blogs or brands)
 - **Online Cooking Classes** (Teaching cooking techniques and recipes via live sessions or pre-recorded classes)
 - **Catering Services** (Small-scale catering for local events from home)
 - **Pickle/Jam Making** (Selling homemade pickles, jams, or chutneys)

- ### RETAIL AND SMALL BUSINESS
- **Ground Floor Shopfront** (Small retail shops operated from home)
 - **Handicrafts and Artisans** (Making and selling handmade goods like jewelry, pottery, home decor)
 - **Stationery/Candle Makers** (Creating and selling personalized stationery or homemade candles)
 - **Retail of Items** (Selling products like clothing, groceries, or other items from home or through online platforms)
 - **Droshipping** (Running an online store without keeping inventory)
 - **Second-Hand or Vintage Selling** (Selling second-hand clothes, books, or antiques through platforms like OLX or Quikr)

- ### FASHION AND TAILORING
- **Tailors** (Custom clothing design and alterations from home)
 - **Fashion Designers** (Creating and selling clothing and accessories remotely)
 - **Stylists** (Virtual styling services for clients)
 - **Alteration Services** (Clothing repair and alterations done from home)
 - **Accessories Design** (Designing and selling handmade jewelry, bags, scarves, etc.)
 - **Upcycling Designers** (Repairing old clothes into new fashion items)
 - **Costume Designers** (Creating costumes for theatre, events, or performances)

- ### TECHNOLOGY AND CREATIVE
- **IT Jobs** (Software Development, Web Development, Tech Support, etc.)
 - **Animations/Editors** (Video editing, animation for movies, shows, or online content)
 - **Graphic Designers** (Designing logos, marketing materials, digital content)
 - **Gaming/Streaming** (Professional gaming, live streaming on platforms like YouTube, Twitch)
 - **Blogging** (Content creation through writing, affiliate marketing, ads)
 - **Cybersecurity Consultants** (Providing online security services for businesses)
 - **UI/UX Designers** (Designing user interfaces for websites and apps)
 - **App Developers** (Creating mobile apps for clients or personal projects)
 - **Voice Over Artists** (Recording audio for ads, audiobooks, or animations from a home studio)
 - **Podcasting** (Creating and hosting podcasts from home on various topics)
 - **Tech Support Specialists** (Providing IT support remotely for individuals or companies)

- ### BEAUTY AND PERSONAL CARE
- **Hair/Makeup/Beauty Services** (Providing beauty treatments, makeup, and hairstyling from home or at client's home)
 - **Stylists** (Personal grooming and styling services)
 - **Nail Technicians** (Offering nail care, manicures, and pedicures from home or visiting clients)
 - **Skincare Experts** (Offering personalized skincare consultations and product recommendations online)
 - **Henna Artists** (Providing henna services for weddings or events from home)
 - **Massage Therapists** (Offering massage therapy services either at home or visiting clients)

- ### CHILDCARE AND EDUCATION
- **Childcare** (Babysitting, running daycare services from home)
 - **Academic/Education Teaching** (Teaching school or college subjects online or from home)
 - **Career Counselors** (Providing career guidance and counseling for students or professionals)
 - **Speech Therapists** (Providing virtual speech therapy for children or adults)
 - **Special Education Tutors** (Online teaching for children with learning disabilities)
 - **Test Prep Coaches** (Specialized in competitive exams like IELTS, GRE, GMAT, etc.)
 - **Homeschool Tutors** (Assisting parents with homeschooling curriculum and teaching)

- ### HOUSEHOLD SERVICES
- **Laundry** (Washing clothes, folding, etc.)
 - **Ironing Clothes** (Ironing services for nearby residents)
 - **Sewing/Embroidery Services** (Providing custom embroidery or sewing services)
 - **Household Organizers** (Offering virtual consultation on home organizing and decluttering)
 - **Homemade Cleaning Product Makers** (Creating and selling eco-friendly home cleaning products)

CONTEMPORARY LIVE-WORK OCCUPATIONS

EXERCISE

The audience is asked to choose a home-based occupation from the given option and design a space within the framework of a typical housing unit provided by a common developer.

TIME FOR AN EXERCISE

1. TIFFIN SERVICES FROM HOME

- Users

2. BEAUTY SERVICES FROM HOME

- Users

- ### Dedicated Workspace:
- Create a separate, distinct area solely for work focus and productivity.
- ### Zoning & Circulation:
- Organize the space with designated zones for work, breaks, and storage, ensuring smooth movement and efficient use of space.
- ### Anthropometry & Ergonomics:
- Design the workspace to fit the user's body dimensions and ensure ergonomic setups (proper desk height, comfortable chairs) to avoid strain.
- ### Flexible Layout:
- Allow for easy reconfiguration of the workspace to adapt to different tasks or project needs.
- ### Multi-Functional Furniture:
- Use versatile furniture pieces (e.g., fold-out desks or multi-purpose chairs) to save space and increase flexibility.
- ### Storage Solutions:
- Use smart, ample storage (shelves, cabinets, drawers) to keep the workspace organized and clutter-free.
- ### Ventilation & Air Quality:
- Maintain good ventilation with open windows or air purifiers for fresh, clean air to boost productivity and health.
- ### Lighting:
- Ensure plenty of natural light and use task lighting to minimize eye strain and create an inviting environment.
- ### Soundproofing:
- Use acoustic panels, rugs, or heavy curtains to block out noise and minimize distractions in your workspace.
- ### Space for Client Interaction:
- Design a small, professional, client-friendly area for meetings that is separate from personal living spaces.
- ### Comfort:
- Incorporate comfortable furniture and temperature control to ensure a cozy, functional work environment.
- ### Aesthetics & Inspiration:
- Personalize the space with inspiring decor, colors, and art that energizes and motivates you.
- ## ASPECTS TO CONSIDERED FOR LIVE-WORK DESIGN

