



SITE/GROUND FLOOR PLAN

located on two adjacent plots within a housing layout on the outskirts of the city, this group housing project was designed to accommodate the mid-level management executives of the company. Low-rise housing units were recommended, which would relate better to the surrounding landscape. A typical unit consists of a two-bedroom apartment at the ground floor topped by a duplex, three-bedroom apartment. The units are mirrored and aligned peripherally, keeping minimum setbacks. Vehicular access is restricted to the front and rear of the plots in order to maximise soft landscape area. A semi-covered pathway links the

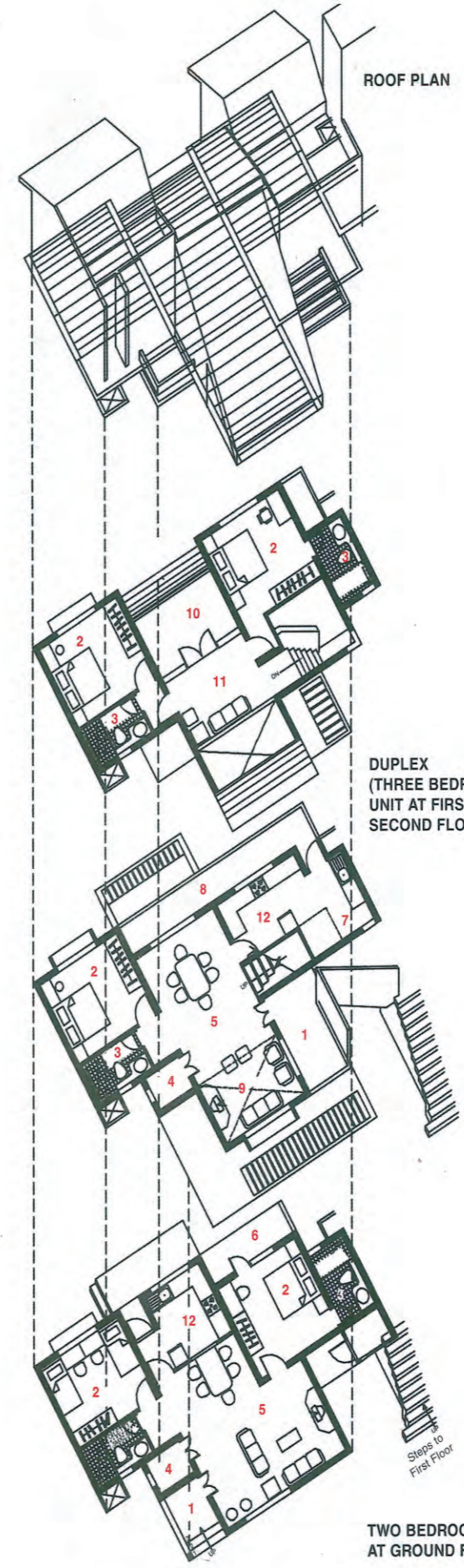
Low-rise Lodging

Executive Housing, Bangalore

Architects: Anand & Associates, Bangalore



Row Housing from the rear



PLANS OF A TYPICAL UNIT



Multipurpose room placed between two units

individual units and defines the boundaries of the central lawn.

The pergola is cost-effective, weatherproof and maintenance-free, made out of market ready PVC door battens bolted to insert at either end of the cutout in the RCC slab. The design attempts to minimise dead areas and make good use of all the available space in the awkwardly-shaped site.

A two-storeyed multipurpose hall with a mini amphitheatre is also accommodated in the plot. Despite the varying internal and external arrangements, the structure has a regular grid and well-designed service areas. In an

Rough finish of granite grit wash on the exterior face

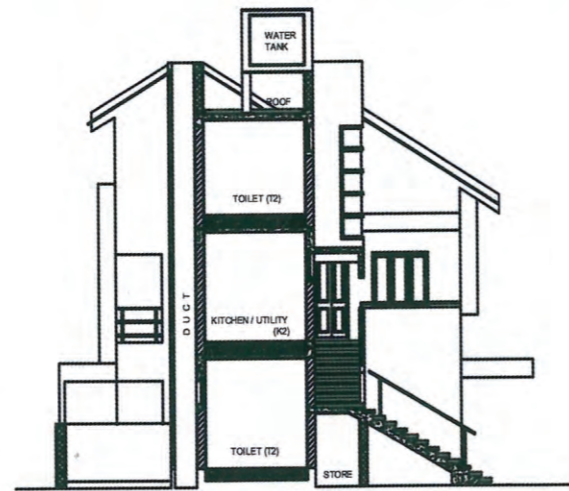




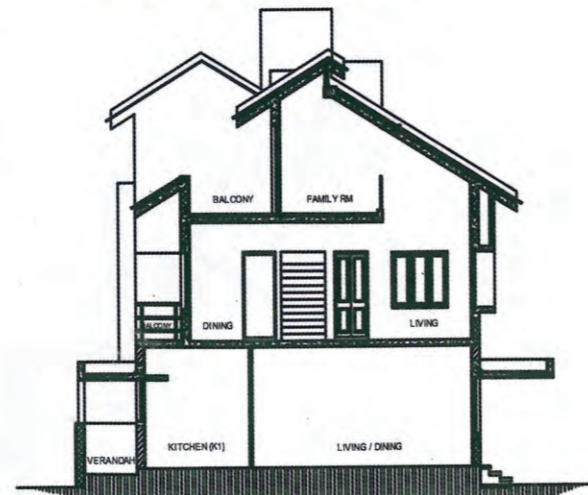
A night shot from the inner court



Top: An interplay of pergolas and sloping roof forms.
Above: Side view of the low-rise units.



SECTIONS THROUGH TYPICAL UNITS



Client VST Tillers Tractors Limited
 Design team Ipsita Mahajan, Anand V M, Mayur R K
 Consultants B K Srinivasan (Structural)
 Contractors Crest Constructions Pvt Ltd
 Built-up area 20,000sq ft
 Cost of project Rs 1.988 crore
 Year of completion 2002

attempt to impart a comfortable domestic scale to the built form, a sloped roofline reduces the perceived height of the structure. Roof overhangs, pergolas and fascias fulfil the practical requirement of weather protection and attempt to enliven

the structure with a varied play of light and shade. The emphasis was on materials that age well while fitting within a modest budget. Grey granite grit-wash and a proprietary rough white cement finish were used on the walls. ✚