

# CW

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# 578 STUCK PROJECTS

Of the 1,698 infrastructure projects worth over ₹1.50 billion, 578 projects have reported delays, 400 cost overruns, and 202 both time and cost overruns. **CW** delves deeper into the executional challenges and offers solutions to cure the project paralysis....38

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# CW DESIGN BUILD

BUSINESS INTELLIGENCE FOR REALTY DECISION MAKING

## WHAT'S TRENDING IN DESIGN?

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# Designing Affordable Spaces

**GAURAV SANGHAVI**  
shares how one can design  
affordable spaces with  
maximum efficiency.

The term 'affordable housing' instantly makes one think of inferior quality, bland-looking construction with no soul. Fortunately, changing times have introduced visionary architects to the industry that are trying to help change this perception. Here are some points to design affordable spaces with maximum efficiency.

## **Affordable designs with an element and purpose**

It is not necessary for affordable homes to 'look' affordable. As designers, we can incorporate elements in affordable projects without adding any overall cost to the project. For one of our projects, Nilaya, the *chajjas* and sun-breakers were designed in a diagonal position so that neighbouring apartment buildings don't look into each other. This differentiator not only enhanced the privacy of the inhabitants but added aesthetics to the low-cost budgeted project.

## **Façade to be fused with the surrounding**

A slight change in façade design can change the complete look of the building. For instance, in August Enclave, the facade was designed to



Project: August Enclave

tone down the massing and make the building lighter with a vernacular impression to complement the surrounding buildings and context. Geometric patterns used in repetition over floors create a sense of rhythm and generate interest in the facade. Recessed windows help maximise shade on the opening, bringing in light but cutting off heat.

### Using materials wisely

Affordability means efficient use of resources and optimisation of aperture sizes by maintaining the window-to-wall ratio at 50:50. As the sill height of the windows increases, the cost of the aluminium, glass and railing is reduced. Moreover, cutting cost in areas that don't require spending like using kota in the stairwell from the first floor as well as the lift lobbies of the upper floor gave us the opportunity to reduce the cost and spend in areas like the ground floor lobby. Instead of using MS railing on the staircase, we casted RCC pardi to further reduce the cost.

### Maximising natural light and ventilation

Creating a provision for ample light and free-flowing breeze only requires better planning. Simply maximising windows in habitable spaces while leaving non-habitable spaces, like toilets, towards the inside can create a huge impact. A well-designed open lobby area can even allow the building to breathe. The structure can be kept as lean as possible to avoid floating of columns to minimise cost of construction.

### Requisite amenities

As affordable projects often don't have ground space, amenities can be offered across the building and on the terrace. In Nilaya, we



Nilaya project: The *chajjas* and sun-breakers were designed in a diagonal position so that the neighbouring buildings don't look into each other.

created activity spaces around the stairwell and landing like a wall library, art wall, chalkboard on the wall and puzzle wall for children. The terrace is designed with community sit-out spaces, a gazebo and jogging and walking tracks. These community spaces add to the fabric of the area and enhance the quality of life of the residents.

### Avoiding delays

The time taken to create a building starting from land acquisition, encroachment hurdles and government clearances to planning, designing, creation and delivery plays a vital role in defining the cost of a building. In simple terms, more delays add up to more costs incurred. The number of factors and entities involved in each construction project and sudden changes in government policies don't make things any easier. To expedite the process, consider the following:

- Land parcels in close proximity to urban transport infrastructure that can accommodate mass-housing projects.

- Site readiness free from all encumbrances and clear workfronts for all activities.
- Availability of all building permits and sanctions prior to commencement of construction.
- Availability of funds with the developers or project promoters to ensure smooth cash flows and work progress.
- Avoiding design changes during the construction process; this affects the progress of construction work.
- A high degree of modularity of designs that ensures a higher repetition of formwork and higher productivity of mobilised resources.



#### About the author:

An innovator and motivator to the team, Architect Gaurav Sanghavi leads conceptualisation and project planning at Pentaspace. His

vision and astute understanding of exterior and interior design concepts have earned him accolades in architectural excellence and several national awards by renowned architects like Charles Chorea, Hafeez Contractor and BV Doshi.