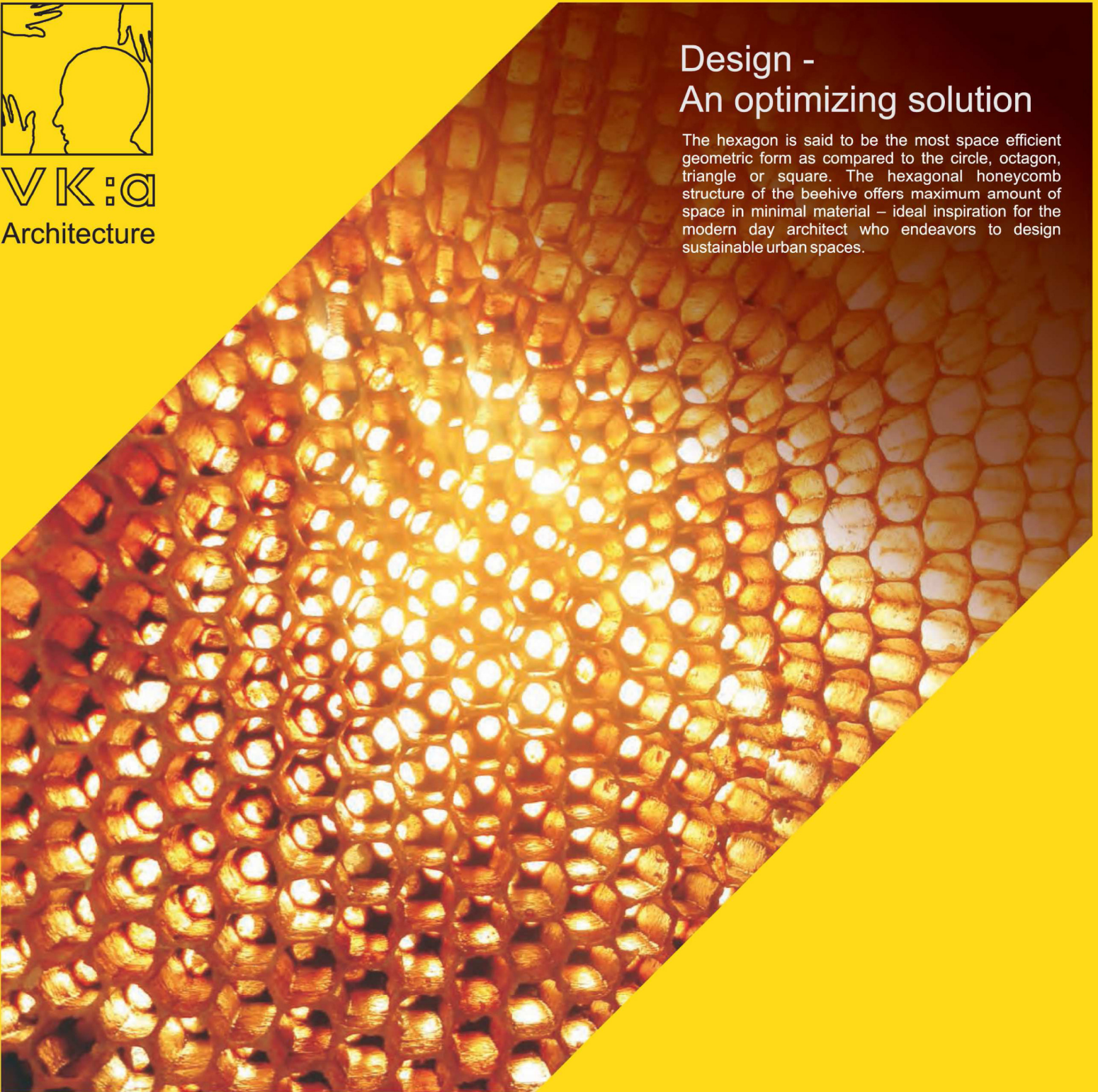




VK:@
Architecture

Design - An optimizing solution

The hexagon is said to be the most space efficient geometric form as compared to the circle, octagon, triangle or square. The hexagonal honeycomb structure of the beehive offers maximum amount of space in minimal material – ideal inspiration for the modern day architect who endeavors to design sustainable urban spaces.



VK:a

The legacy of VK:a runs back to four long decades of hard work, integrity and a strong value system. Founded by Arch. Vishwas Kulkarni, VK:a has taken steady and confident strides and is geared up for further challenges and accomplishments in the coming years.

Our core strength at VK:a has always been our eagerness to explore and experiment; in fact we look forward to innovating and have often done so, be it in new designs or new technologies.

Our way of work

We strive to create uncompromising design solutions for our clients often to the point of coming forth as unyielding on our design principles. It is the same attribute that earns us our clients' unstinting faith. We are fortunate to have gathered some of the most motivated talent with us to whom architectural design is passion. We defy convention as we journey through the stimulating process of visualization, brainstorming and execution each time we take up a project.

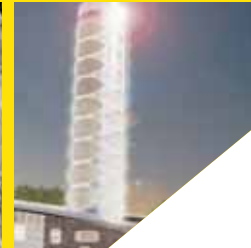
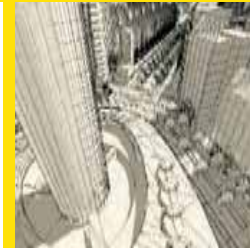
We hold hands with our clients right from the conceptualization of the building project and carry it through to completion. In that sense, we step beyond the boundaries of being architects and enter the role of consultants wherein we help the client to visualize and steer the project to its successful culmination.

We have elaborate briefing sessions to understand the client's specific needs and preferences. An internal brainstorming meeting within the team of architects and designers follows. Based on the well defined brief, the team creates designs for the projects and presents multiple options to the client. Some enlightening debates later, the design is frozen in light of several parameters. We daresay that in this entire process, we not only deliver designs, but also contribute in conceptualizing the project and go on to add value where we are convinced the client would benefit in terms of financials, brand image and environmental responsibility.

VK:a has completed more than 200 projects in Pune region and is currently working on many projects at various locations in India.

“Architecture should speak of its time and place, but yearn for timelessness.”

- Frank Gehry



Residential

Innovative attitude with ultra-modern features

Nandan Prospera, Balewadi, Pune,
25,000 sq. mt.

Nandan Prospera is a scheme of luxurious, high rise apartments near the IT hub area in Baner and is excellently planned to enhance skyline of the new city.

The site was initially analyzed for environmental and energy impacts. While being environmentally responsive, the designs had to be treated with an aesthetic approach. Also, to avoid direct view of the highway so close to the site, the orientation of the buildings had to be changed to provide a pleasing view. We successfully created the designs which were novel and included multiple elements focused on the needs of future residents.

One of the special elements of this project was conversion of the refuge area for Fire Safety into an attractive amenity area. This includes Table Tennis facility, lounge, cafe seating, plantation and most importantly connecting bridges for increased safety. We also applied Vastushastra features without compromising design quality or amenities.

This AESA TESE 2012 Award winning scheme is an example of sound design concepts, state-of-the-art facilities, and the use of eco-friendly and energy saving means of construction and maintenance.





Harmonious reflection of geometrical concepts

Prism
2,500 sq. mt.

The concept was developed from traditional Indian courtyard houses keeping in mind the key environmental aspects of the surroundings. The 3D geometry has helped reinforce the concept and transform it to a modern day farmhouse with a unique choice of materials, colors and landscape elements. The interiors complement the architectural concept. For instance, the internal walls reflect the tricolor concept which goes perfectly with the shape of the prism. Elements like the free standing jali used in the living room are based on the geometry of an equilateral triangle with a converging effect. It's truly an earthhouse carved out of a hill.





A fine blend of aesthetics and convenience

Hon. Chief Minister's House, Naya Raipur, Chhattisgarh.
2,500 sq. mt.

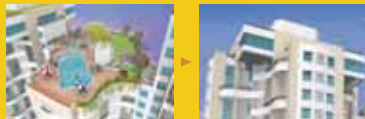
Naya Raipur Public Works Department had invited a competition to design Hon. Chief Minister's residence. We participated in the competition and were short-listed in the top 3 entries. The design had to be elegant while giving ample attention to accessibility and security. The plan was spread over a large area which comprised interconnections, segregation of private and public areas, lots of landscapes and public meeting areas. We proposed detailed plans by studying the local climate, activity pattern and local materials. The plan helped us in gaining experience of designing a VIP residence.



24th MARCH 2020

9 Green Park, Sahakarnagar, Pune.
25,000 sq. mt.

The building elevations of this project in Sahakarnagar are designed in a curvilinear manner. Each flat enjoys opening on four sides. The top floor is crowned by penthouses which project out in a cantilever form. The central building has a club house on its terrace and buildings are connected in such a way that everyone can access it.



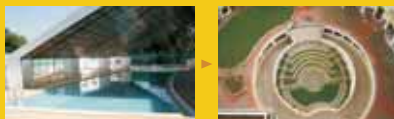
Cottage Close, Sinhadag Road, Pune.
10,000 sq. mt.

These high-end luxurious cottages are designed as a landmark for affluent living set on Sinhadag Road. It's a path-breaking lifestyle project that features unique designs and stunning elevations. While offering a lavish lifestyle, it is also a successful effort to stay close to nature.



Blossom Boulevard, Koregaon Park, Pune.
10,000 sq. mt.

The site is one of the most sought after high profile cosmopolitan destinations in Pune. The challenge was to convert the site with three high-rise structures into an interactive campus, which was successfully fulfilled. The campus has a circular ramp at the center, leading to the basement parking. It also comprises a club house, an amphitheater, guest rooms and separate quarters for servants, which are camouflaged in the landscape fabric. The three winged gamma form of the building is influenced by the functional aspect of it. Each floor of the building holds three units arranged in such manner that each apartment is open from all four sides and each room gets cross ventilation in addition to a more than 180 degree view.



Kalpataru, Pimple Gurav, Pune.
7,50,000 sq. mt.

It is an ongoing mass housing scheme of budget homes. It comprises apartments ranging from 650 sq. ft. to 1,200 sq. ft. with all necessary facilities. The scheme is designed with curved linear buildings with parking and seven floors. The categories of the houses are indicated by using different pastel color shades, giving each structure a distinctive look. The unique feature of this project is the provision of solar panels for water heating which are skillfully embedded in the architectural design.



Kapil Malhar, Baner, Pune.
7,40,000 sq. mt.

This housing scheme of bungalow clusters and three connected buildings was based on the concept of interactive spaces. The designs provided the complete layout with continuous interactive circular spaces. Design elements were efficiently used to inspire harmonious living with the reflection of a traditional pattern of housing. Sloping roofs, pergolas, exposed brickwork and railings to double height terraces were some of the common features of bungalows and apartments. This housing scheme won AESA Award in 2005.



Kapil Aasmant, Pashan, Pune.
35,000 sq. mt.

Kapil Aasmant is a bungalow society developed around a landscaped podium garden and a club house. Layers in site and internal layout of bungalows are used to create interesting spaces in and around the project. Proportions, materials and green spaces in each bungalow yield a unique, modern look.



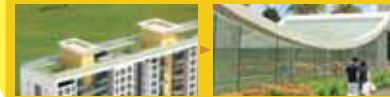
Kapil Abhijat, Kothrud, Pune.
20,000 sq. mt.

Kapil Abhijat is a prestigious scheme of 2 and 3 BHK apartments. The living area and dining area in the flats are connected into a single space with a double height terrace. All bedrooms are projected out to have openings on two sides and also have attached toilets. Duplex penthouses crown the top with a big party terrace. The scheme is beautifully landscaped with a podium and basement parking. It also enjoys a lot of facilities for everyone from kids to senior citizens.



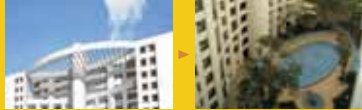
Latitude, Fatimanagar, Pune.
15,000 sq. mt.

Latitude is built for elite residents, with lavish amenities and state-of-the-art facilities. The site is long and tapering but fortunately, its length faces north-south. The site also has access from both east and west. There are two commercial buildings designed at the entrance, keeping the club house, swimming pool, spa and gym on the east side.



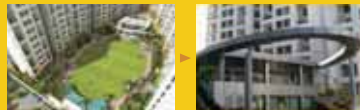
1 Modibaug, Shivajinagar, Pune.
25,000 sq. mt.

It is a luxurious scheme with its frontage on the huge green area of adjoining Agricultural College campus. All the apartments enjoy a view of thick foliage. The central large courtyard garden extends underneath the building at podium level and comprises common facilities like swimming pool, badminton court, gymnasium, lounge and squash court. Every apartment has a square living room with two adjacent sides open and attached to alternate double height terraces. The curved terraces and matching pergolas at the roof level have created a beautiful ambience.



Oval Nest, Warje, Pune.
20,000 sq. mt.

The project name itself reflects the feel of warmth and coziness. The central open space offers a good view to maximum number of flats. The club house building is flanked by grand steps on both sides with stepped flower beds. Buildings with a simple form, color scheme and roof overhang with cutouts collectively create harmony with the pleasing landscapes. This scheme is LEED Platinum rated Green Building complying to all environmental standards. It is built using eco-friendly materials.



Rohan Garima, S. B. Road, Pune.
35,000 sq. mt.

The housing scheme of 400 lavish apartments demands a unique approach that would stand out distinctly. Precisely why, all buildings are 11/12 storeyed and incorporate double height terraces.

Each building has four wings with one flat in each wing. This has provided each flat with three open sides for better ventilation, light and view. The slope of the site is utilized for creating additional parking spaces, club house and for concealing the swimming pool.

Alternate double height terraces have steel pergolas created by filleting two chamfered parts of other terraces. This forms an imposing feature in the elevation. The top floors are also built out by filleting two chamfered faces of lower floors. This has resulted in forming large terraces for top floor penthouses. These terraces and outer faces have either sloping roofs or matching pergolas.



Ruturang, Sahakarnagar, Pune.
20,000 sq. mt.

This scheme on Satara Road incorporates 200 residential flats, 50 shops and 25 offices. The structure is based on a creatively treated concept of boxlike form and enhanced through application of warm colors. For a spacious project like this, space is utilized skillfully to make the site visually appealing as well as highly functional.



Adora, Nasik.
16,000 sq. mt.

In the rapidly developing area of Nasik, this residential scheme is planned in such way that all flats shall be airy and well-ventilated. The central play area is designed to inspire gatherings and community activities. The driveways are segregated and maximum possible open spaces are created. The top floors are highlighted with frames and pergolas.



Satin Hills, Bavdhan, Pune.
30,000 sq. mt.

This is a bungalow scheme along with a single residential building, both of which have been designed on international concepts. The project was done in collaboration with a British firm, OpenArch Ltd. The bungalows are designed in levels and enjoy terrace landscapes. The site is sloping and terraces are landscaped with flowering shrubs. The club house holds the spotlight due to its specially designed solar canopy.



Saraswati, Deccan, Pune.
3,000 sq. mt.

These royal 'Vertical Bungalows' are created for elite residents at Prabhat Road, Pune. This six storeyed building comprises luxurious apartments with two residences per floor. Both 1st and 4th floor incorporate 3 BHK flats. The 2nd, 3rd, 5th and 6th floor have duplex flats with double height glass glazed living rooms and landscaped terraces along the entire periphery. The structure is believed to be the benchmark of elite living in Pune. It also won the AESA 2010 Award for excellence in design.



Siddhivinayak, Bhoirwadi, Pune.
81,000 sq. mt.

This is a proposed concept for a design competition, created for a high-end residential scheme near Hinjawdi IT Park, Pune. The scheme comprises 2 & 3 BHK apartment blocks, twin bungalows, row houses, villas, studio apartments, corporate apartments and a club house. The building blocks are designed around a central pivot and have a triangular form offering ventilation from three sides.



Sucasa, Wakad, Pune.
20,000 sq. mt.

The master plan for this ongoing scheme in Wakad revolves around a landscaped podium flanked by a strong built form around it. The scheme is designed for about 450 families and incorporates 2 & 3 BHK flats, penthouses and town houses. Two storeyed recessed town houses at the bottom of the building help merge the built form with the landscape. Similarly, the recessed duplexes at the top floor create an interesting element of the building. The typical units are accommodated in the middle floors. Effort has been made to integrate the different types of units with each other and with the landscape.



Success Towers, Pashan, Pune.
14,000 sq. mt.

The client wanted to build a multi storeyed residential complex to cater to the higher middle income group. The brief was to design apartments with utmost safety levels, quality construction and spacious, airy rooms. This twelve storeyed building was the tallest building in Pune in 2000. Being the first residential tower in Pune, the building was built with all new fire safety norms, new design mix for structural design and other standards. A basic apartment layout was first designed and then repeated in a modular format to achieve an arrangement of spaces which provided the building with its character. The novelty of this layout is that each apartment is open from four sides, facilitating high levels of light and ventilation. Not a single apartment looks on to another apartment which is a very difficult thing to achieve in a design. This building was awarded with the AESA- Best Residential Building Award in the year 2000.



Smart Value Homes, Talegaon, Pune.
81,000 sq. mt.

This is a huge ongoing mixed use development in Talegaon, Pune. It comprises residential units for about 1,000 middle income families, allied retail and commercial units as well as a school and a healthcare complex. These are marketed as "value-for-money" kind of apartments wherein economical, cost-effective and eco-responsive construction materials and methods are used to achieve desired efficiency. Urban design of roads and landscape are also prominent features of this site.



Mixed Use

Novel designs with simplistic attitude

Mixed - Use Project, Kharadi, Pune.
1,60,000 sq. mt.

Kumar Builders held a design competition for this ambitious mixed use project looking at the key location of the site. A combination of commercial space of 20,000 sq. ft., residential apartments with duplex units of 1,10,000 sq. ft., and a hotel of 30,000 sq. ft., this high end scheme would comprise luxurious amenities.

The design for this project is an attempt to implement new age design techniques through parametric modeling. Here, the inspiration was 'forces shaping nature' to conceive naturally formed built environment in Architecture. Some of the basic but skillfully introduced design elements were the aesthetic entrance lobby and green landscaped gardens with traffic free children's play area. The design competition was won by VK:a and was appreciated for its master planning and novel design.



Mahalaxmi Market, Shanipar, Pune.
3,000 sq. mt.

Mahalaxmi Market is a prestigious redevelopment project of Jalan Group at Shanipar Mandai, the dense core of Pune city. The uniqueness of this project is the volume of space created on a constrained site. It is an introvert planning with all shops opening inside. A transparent capsule lift and spiral stairs inside make the central atrium an interesting design element. Shops and a hotel with party terrace on the front side hide residential apartments behind it. Both users are given separate entries and parking provisions. The building has a glass facade and fenestration which makes it look distinctive among the old city structures around it.



9 Sadashiv, Sadashiv Peth, Pune.
12,000 sq. mt.

The historic role of the core city as a retail and commerce hub needed an innovative perspective. In spite of a strong demand for housing, the central core still faces a challenge of attracting quality buyers. 9 Sadashiv strives to change this reality by redeveloping an old site into a premium, high end project.

The site is adjoining the heritage places of Khunya Murtidhar temple and Shivaji Mandir. The design is eco-responsive and many landscapes are created on terraces. The use of calcium silicate buffer jalis effectively enhances the look of the elevation. Retail and commercial sectors are given adequate road facing space. Parking, pedestrian access, safety and such major issues are addressed with efficiency in design.



Parmar Trade Center, Camp, Pune.
16,000 sq. mt.

Parmar Trade Center is the initial and very renowned project of VK&A. This project has a touch of freedom of expression and experimentation done by architects and structural engineers. There are many bold and striking details in this building which were path-breakers at that time. The building set new standard for design and structural harmony. The landscape, color and texture, the use of shading devices and MS space frames still make this structure a remarkable one and is actively studied by practitioners.



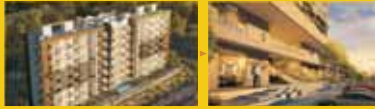
Indradhanu – Vishnu Mill Redevelopment, Solapur.
1,13,000 sq. mt.

Solapur, the city known as the Textile City for its many mills is now on the verge of transformation as a mega city. Owing to this, an old mill called Vishnu Mill was to be brought under redevelopment. Majority of the area is designed for affordable housing, and the road facing prime land is being developed for retail and commercial purposes. This whole scheme is designed on the basis of Green Building concepts. It is going to be the landmark development in the heart of the city, next to the railway station.



Kohinoor Grandeur, Kiwale, Pune.
27,000 sq. mt.

This beautiful complex is coming up in the rapidly developing area of Kiwale. The structure skillfully incorporates residential and commercial spaces in a single, grand structure. It blends aesthetically as well as environmentally with the surroundings. Interesting arrangement of shading elements and projecting terraces make heavy mass appear light. The ground floor and the first floor incorporate a shopping complex.



Amber Woods, Wadgaon Maval, Pune.
81,000 sq. mt.

The design concept for the master plan shall be based on the spine of the human body. It is a 7 storeyed structure where apartments would be shaped in the form of the spine with low rise bungalows arranged around it. The pedestrian route would form the nerve trail and contribute to this unique design.



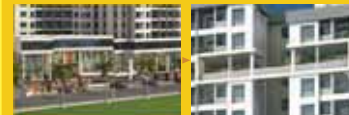
SEZ, Khed.
1,06,000 sq. mt.

KHED SEZ is a huge and prestigious project by Kalyani Group. We have been given the opportunity to design residential units for Phase-I for industrial workers. This is a heavy venture considering its nature and purpose. It will include workers' hostel & canteen, studio apartments, 1, 2 & 3 BHK apartments, club, primary school and play ground and a clinic along with neighborhood shops and facilities. The design elements will play a crucial role in such a big scale project.



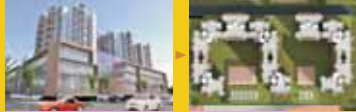
Gera Park View, Kharadi, Pune.
16,000 sq. mt.

This is an upcoming mixed use scheme for Gera Developers in the emerging IT area of Kharadi, Pune. The scheme has over 200 flats in two 13 storeyed buildings where first two floors are commercial and the whole basement would be available for parking. The buildings are connected on the 8th and 12th floor by a sky garden where recreational spaces would be provided.



Shubban, Bhosari, Pune.
72,000 sq. mt.

This site is located in Bhosari, on Pune-Nasik highway. The part facing the road is designed for retail space while the residential part is located behind it. The design concept was to develop a central boulevard with green areas and a walkway on both sides. The site features demanded the boulevard to go across the site in a curved format and act as a central spine to connect various buildings. Simplicity and elegance are the key factors of this project design.



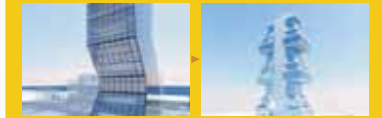
Wonder Integra, Lohegaon, Pune.
17,000 sq. mt.

This mixed use scheme was initiated by Knight Frank and it was designed by VK:a and the international firm, Stubbs Rich Architects. The site is located in Lohegaon, Pune, which is a prime land near airport. The design is based on international concepts giving topmost priority to pedestrian movement and segregating the vehicular traffic. Residential buildings are in the rear and retail spaces as well as IT offices are designed with frontage on the road. Central open space is designed as an interesting focal point segregating activity zones of both users.



Mixed-Use Tower, Colaba, Mumbai.
5,000 sq. mt.

This is a proposal for a 40 storeyed high rise tower in Colaba, Mumbai. The first 8 floors are reserved for parking, 4 upper floors for a 5 Star hotel, 3 floors for offices and top 25 floors for residential purpose. Considering it is an iconic and high potential project, dynamic and robust design options are created and presented.



Townships

New urbanism through placemaking

Kohinoor Township / Trinity Landmark, Bhugaon, Pune,
78,000 sq. mt.

It was a proposal for a township of bungalows and row houses in Bhugaon, Pune. The designs incorporated modern-most amenities. Some novel elements of the designs were adventure park, artistic display galleries, barbeque corner, reed bed pond and a Greenhouse with a tropical garden. The designs treated the common elements such as different sports courts, rock garden, amphitheater and more with an innovative and aesthetic approach. Although the project didn't come into existence due to some other reasons, the designs presented by us were highly appreciated by the client.



Defence City, Waghoji, Pune,
4,39,000 sq. mt.

This was a proposal for an ambitious township project of bungalow clusters spread on an area of 402 acres with 175 acres of Main Green Space. And surprisingly enough, it was to be developed on an almost non-buildable land.

The main green space would have included a golf course, resorts, sports complexes and stadiums along with forest trails and river front. The designs enabled each sector to have min 10% of green space. Intra-sector greens included club houses, children's play grounds, and senior citizens' parks along with a Nala Garden. Apart from this, social structures comprised management offices, community halls, and art galleries as common amenities for public use. Amenity development included education campuses and hospitals. Commercial development also had its share of retail & entertainment facilities along with some office space development.

Due to some constraints, the project wasn't commenced but our work was admired by the client.



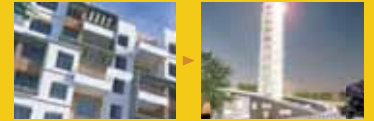
Proposal for Township, Bhugaon, Pune,
2,37,000 sq. mt.

It was a township proposal where our collaborative firm, VK:OPEN, proposed a vision plan. The proposal was conceptual and it comprised many graphical presentation skills. We worked out the detailed feasibility of the project through site analysis and other factors such as area distribution and costing.



Proposal for Mixed-Use Township, Kiwale, Pune.
70,000 sq. mt.

This mixed-use scheme of over 50 acres comprises business park, hotel, retail, leisure and residential spaces. All activity zones are designed on a green boulevard which links all zones together. To reduce the noise pollution, Noise Pollution Structure Planting is introduced throughout the periphery of the site. The Mesh Building Envelope shall provide the scheme with the modern effect. Easy circulation oriented layout, pedestrian friendly greens and eco-responsive designs are introduced to ensure a healthy lifestyle for the occupants.



Proposal for Kohinoor Township, Zendewadi, Pune.
4,14,000 sq. mt.

Located in Zendewadi near Saswad, the high development potential of this site is fully appreciated through an efficient master plan. A full fledged township enhanced with impressive designs, it shall include residential and commercial spaces, healthcare centers, schools and educational institutes.



Township in Bangalore / Kul-Ecovale
9,88,000 sq. mt.

For this project, the client aspires to give a contemporary and palatial feel to villas and high rise apartments. The plan comprises Greenville which represents the garden city of Bangalore and Soulville which evokes a calm and meditative feel as it is adjacent to the temple and ashram nearby.

This township would enjoy soothing public space landscapes, community open spaces, private gardens, buffer greens and other regular amenities as well.



Vornado Township, Hinjawdi, Pune.
3,65,000 sq. mt.

Vornado is an international realty fund manager who in association with TCG (of TCG Biochemicals and Realty) wanted to develop 45 acres of prime property in Hinjawdi Phase 2, near the Megapolis Township project. The design needed to complement the natural settings and to provide a vibrant environment. The contemporary design created by VK:a has evolved from the construction methodology of using Aluminum Forwork technology. The project is underway and scheduled to be completed in the next few years.



Master Planning for Township, Raigad.
7,64,000 sq. mt.

A huge site of 500 acres in Raigad District of Maharashtra needed a master plan, where we were consulted along with MITCON. We did a complete site analysis for slope, soil, climate, water etc. and presented a complete feasibility report. We mapped buildable and non-buildable areas and proposed the overall master plan showing zones for residential, commercial, offices along with road network, services, green spaces and amenity locations. We proposed three master planning layouts for different land uses and occupations based on market analysis. The area statements, approximate costs and detailed conceptual plans have been submitted.



MPMC Police Housing Township, Lohegaon, Pune.
6,56,000 sq. mt.

MBPC Police Housing site is in Lohegaon, Pune. MPMC wants to develop police housing on PPP basis. The site is stretched over 45 hectares with a water-body on it. The master plan exhibits police housing on one side of the lake and free sale area with amenity and recreational spaces on another. A considerable area is reserved for forest. The proposed township would follow the master plan of 117 buildings including the open space of 40 acres. Some of the design concepts include parking along the flower beds and a walkway along the garden. A town center styled in a futuristic look is also proposed at the center.



Commercial

Energy efficient structure with modern features

IT Park Proposal, Noida,
73,000 sq. mt.

Noida being one of the top IT destinations in the country, designing an IT complex which set new standards of elegance, simplicity besides energy efficiency and user friendliness was a challenge in which VK'a strongly displayed their strengths. The campus was designed in collaboration with a British firm, OpenArch Ltd.

The design exhibits urban design and detailing skills of VK.Open. A complete pedestrian friendly approach was planned while spacing buildings with varying heights in close proximity. Both orientation and materials were decided as per climatic study and with due attention to the huge energy requirement for such buildings. Light-weight and fast construction technology was proposed to save time value for the client. The campus has IT offices along with hotels, commercial spaces and service apartments.



Honda Showroom, Paud Road, Pune.
750 sq. mt.

This is a project at Paud Road, one of the busiest locations in Pune. The design had to fit showroom and office area in a small space. The elevation was kept simple and designs were created with care to highlight the display area. Colors and fonts were designed as per the design standards of Honda. Lighting illumination, periphery landscape, compound wall details and circulation of overall space are some of the most important features of this project which show our strength in effectively delivering small scale projects too.



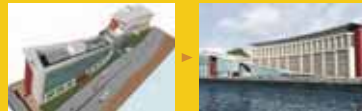
Kohinoor, Bund Garden, Pune.
3,000 sq. mt.

This old property in Camp has a dilapidated yet an engaging structure in Indo-saranic style. So as architects, we felt the need to preserve the essence of it. We designed a modern building where the old style shall reflect in some part marrying the modern elevations. Housing a shopping complex and a restaurant, this structure shall be a unique blend of the old and new.



Prestige Waterfront, Kolhapur.
25,000 sq. mt.

Prestige Waterfront for Prestige Developers is a commercial building proposed adjoining the waterfront. It was designed to reflect the wave / fluid form of water and transparency. So a curvilinear building with glass facade was proposed in such a way that commercial shops, hotels and office spaces carried the same theme. It is an elongated building which is proposed to enhance and beautify the waterfront in Kolhapur.



Kapil Insignia, Pune.
35,000 sq. mt.

The designing of this state-of-the-art IT building in the heart of the city was a monumental task. Many energy saving techniques were proposed. Glass was used effectively to give the building a unique and institutional look. The buildings were interconnected in a compact shape yet were spacious from inside due to massing of forms. An entire parking provision in the basement, segregated vehicular and pedestrian movement, huge mass designed with human scale comfort, easy circulation and airy structure with ample natural light were some of the important features of this design.



Latitude Commercial, NIBM, Pune.
4,000 sq. mt.

On the connecting road between NIBM circle and Salunke Vihar Road, this commercial complex is meant to redefine the architectural expectations of the area by proposing a medley of retail shops and commercial offices. The entrance is dematerialized by using a double height space, thus reducing the effect of an imposing bulk falling on the road. We are working with Mathias Koester, an acclaimed international architect, to create a specialized facade that is both dynamic and energy responsive. This commercial complex is going to be an important landmark in a rapidly expanding neighbourhood of Pune.



Kapil Zenith IT Complex, Bavdhan, Pune.
20,000 sq. mt.

Zenith IT complex is a distinctive project in Bavdhan, Pune. As it is an introvert building which is completely air conditioned, use of glass is a prominent feature. The central atrium in the building is designed to provide its users with an interactive environment. Some of the key features of this project are provision of easy circulation with maximum area provided for work space, simple yet elegant elevation, attractive entrance foyer and an appealing landscape.



1 Modibaug Commercial Complex, Shivajinagar, Pune.
5,000 sq. mt.

Modibaug Commercial Complex is a beautiful building which matches and takes further the elegance and beauty of Modibaug Residential Buildings. A semi-circular pergola is used as a key feature of the building which glorifies the entrance. The building has elevation of glass and Alucobond panels. The most interesting aspect of this building is, in spite of being a commercial building, it enjoys an interactive structure. It has a beautifully landscaped courtyard with a small water-body which flows outside and blends with the periphery and entrance landscape.



Fortune Plaza, Shivajinagar, Pune.
1,500 sq. mt.

Here, the main aspect for design was to provide office areas with terraces. The building has overlooking or stepped terraces to provide ample lighting and gives an interesting form to the building. The dynamic facade of the building co-relates very well with the surroundings.



Astrix Plaza, Baner, Pune.
5,000 sq. mt.

Astrix Plaza was a commercial / office complex in Baner. The design had to skillfully respond to the odd shape of the site. The house had office and commercial spaces leased to many big companies. This had a very appealing shell like spiral form lending a unique look to the structure from all sides. Owing to high FSI, high commercial rates and additional land acquired made the owner demolish this structure.



Prabhatee IT Park, Baner, Pune.
5,600 sq. mt.

Prabhatee Techpark is in Baner, Pune, an area heavily dominated by the IT sector. So the form had to reflect modern architectural features yet simplistic nature while using maximum available space. The provision for 140 cars and 300 two wheelers is made on two parking floors and the basement. The other five floors are dedicated to IT office spaces. The offices have 3.65 M height with concealed wiring, hi-tech firefighting system etc. The terrace is created in such manner that it can be easily used for party or other functions.



Mahalaxmi Metro Square, Budhwar Peth, Pune.
5,000 sq. mt.

This is an attractive commercial complex right in the heart of Pune, on Laxmi Road. The complex has a unique form and is spacious from inside. An atrium with sky light and spiral stairs, capsule lifts, use of grey, white and black colors make it a perfect example of efficient as well as aesthetic structure.



Transbay, Balewadi, Pune.
3,500 sq. mt.

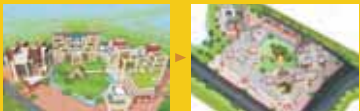
Transbay is an elegant IT building near IT hub in Balewadi. It incorporates two levels of retail outlets, 3 levels of IT offices and basement parking in an attractive structure enhanced with effective use of glass and bands of cladding panels. The site has road frontage on two sides and the core is centrally accessible. The height and round shape offer a wide view of the surroundings.





Manikchand Plaza, Pune.
30,000 sq. mt.

This was invited as a competition entry by the prestigious Manikchand Group for an integrated cultural and commercial complex. We had proposed a design which gives the feeling of a campus in a single building. A number of interconnected courtyards covered with sky lights were proposed for natural light and ventilation. The simple yet elegant form, scale and massing made the building look unique and impressive.



LIC Competition, Vadodra, Gujarat.
40,000 sq. mt.

The participation of VK:a in this LIC competition had a bit of nostalgic importance along with other reasons. Arch. Vishwas Kulkarni started his architectural journey with LIC in '70s. This led to the immediate decision to participate in this competition.

LIC boasts of several iconic buildings in many cities across the country. The new building naturally had to belong to a characteristic culture. Of course, we also needed to accommodate modern characters of new building trends while designing the built form. All the concepts were derived from a detailed study of site conditions. We studied the site for Energy and Environmental Analysis like solar shading, thermal and daylight analysis. Accordingly, these studies were effectively employed in designs and eco-friendly construction materials and means were suggested. This fulfilled the purpose of not only efficiency, comfort and aesthetics but also of cost effectiveness. The design had to be innovative yet rich in its own effectiveness and it was proved so when we won the competition.



Retail

Providing vibrant environment

Abhiruchi Mall & Multiplex, Sinhadag Road, Pune.
18,000 sq. mt.

This site was initially a cottage resort which was converted into a mixed-use development by the client. The client wished to use maximum potential of the site and wanted to have a Green Approach. The architects developed a shopping mall and multiplex with six movie screens in a single building.

The site wedged between the two roads, Sinhadag Road and a proposed D. P. Road on West and South respectively. The potential of these two roads had crucial effect on designs thus providing for two separate access points for the mall and multiplex. Design axis shown in the conceptual drawings was guided by the existing cottage resort area and the aspired future development of site.

The welcoming form, majestic atrium, big spaces for advertisements, ample parking provision in multi basement and a beautiful landscape are some of the key highlights of this project. The complex requirements of this project were fitted skillfully into a very simple structural grid. This project was short-listed for AESA Award.



R Mall & Multiplex, Deccan, Pune.
7,500 sq. mt.

This prestigious Shopping Center stands tall in the heart of the city. The site was initially Pune Coffee House, a famous restaurant in Pune. It was redeveloped into a commercial complex and a movie theater. It has a 3D auditorium on the top with a capacity of 200 along with big retail spaces and two banquet restaurants that enjoy terrace seating. The site on Deccan Gymkhana enjoys frontage on two roads. The mall has a raised floor, multi-basement parking and access from both roads. R Mall is now a fun destination in Deccan, Pune.



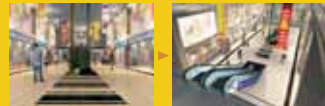
Multiplex & Shopping Complex, Latur.
7,000 sq. mt.

This is a shopping center and multiplex coming up in Latur. The cinema screens are located on upper floors and shopping center on ground floor. Ample parking space in the basement, easy circulation, attractive form for advertisements and product display are the important features of this project. The mall will be a popular destination in Latur.



Dolphin Mall, Solapur Road, Pune.
32,000 sq. mt.

Dolphin is a huge mall under construction on Solapur Road, Pune. It has two basements which can accommodate 700 cars and 700 two wheelers. It incorporates three levels of huge shopping areas, three movie screens with a total seating of 750, banquet restaurants on terrace with landscaped gardens and also corporate conference rooms. The plan is simple for circulation and safety concerns. The central atrium being a unique feature shall enhance the aesthetic appeal of the form, facades, landscape and interiors.



**Proposed Sonmarg Cinema
Redevelopment, Timber Market, Pune.**
3,500 sq. mt.

The client proposed redevelopment of Old Sonmarg Theater in Pune. We successfully fulfilled the requirements of apt design concepts and also an efficient master plan. The proposal includes a shopping mall on two levels above the ground floor and movie screens on the upper floors. It also has a basement providing ample parking area.



Retail Outlet, L. B. S. Road, Pune.
7,000 sq. mt.

Lal Bahadur Shastri Road is a very happening road in Pune. This was a proposal for a mall which was expected to have maximum exposure to road and a simple form of design. We were successful in delivering so. This outlet has branded showrooms for all types of lifestyle products.



Ginger Mall, Pimple Saudagar, Pune.
12,500 sq. mt.

This is a state-of-the-art shopping center coming up in Pimple Saudagar. The complex enjoys high tech designs and modern features such as use of LED which catches the eye of the passerby. Its concept is based on Indian street shopping, hence the theme of OPEN MALL. All the levels are visible from the entrance and the roof is specially designed to reflect sky like openness. This is an energy efficient and light weight design with a good use of steel fabrication. Ample parking area, high-rise structure which hides the office spaces, and beautiful landscapes are some of the significant elements. Once this structure is completed, it will redefine the skyline of this locale.



Nilayam Theater, Pune.
7,000 sq. mt.

Nilayam is a popular theater in Pune which had planned for redevelopment. The design proposal comprised 3 big retail shops on the ground floor and 3 cinema screens on the upper floor. Also, a hotel was proposed on the top where the terrace could be used for dining. The design offered an impressive elevation and ample parking in basement.



Vision One, Tathavade, Pune.
20,000 sq. mt.

Vision One is an upcoming shopping center in the newly developed area of Tathavade. The complex incorporates contemporary artistic features such as use of second skin and shadowing as the spotlight elements of the structure. Again, its concept is also based on Indian street shopping, so OPEN MALL is the theme. All the levels are visible from entrance and the roof is specially designed to reflect openness. It is going to be one of the liveliest places in the city.

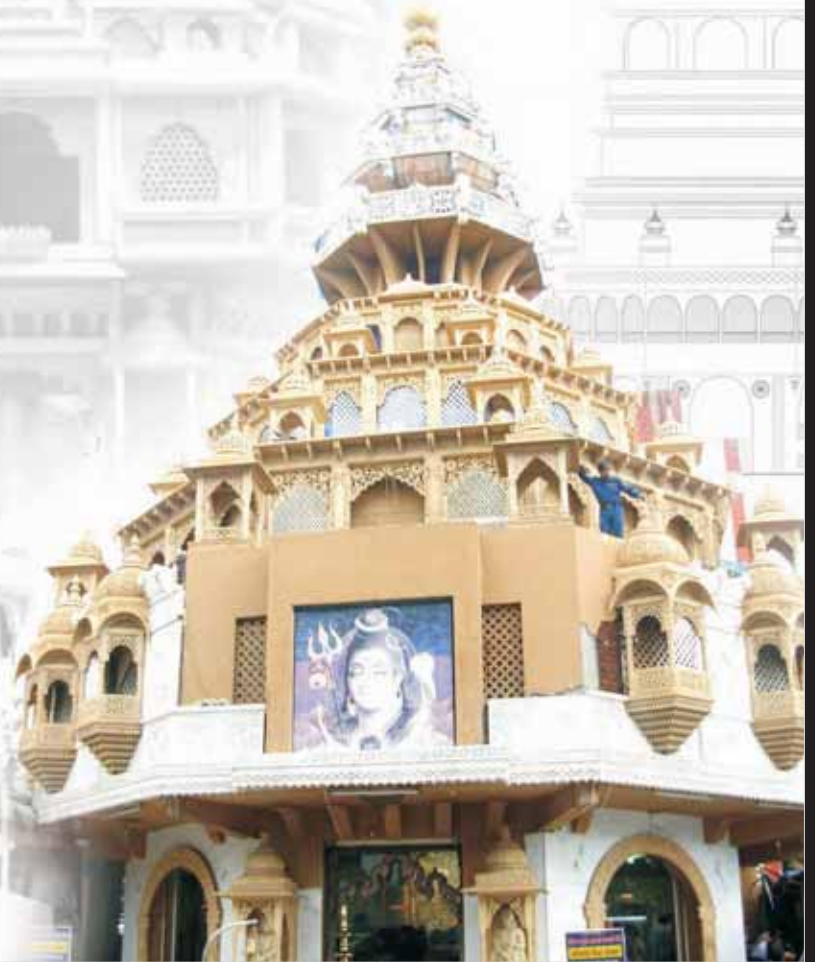


Interpreting divinity through designs

Dagadusheth Ganapati Temple, Mandai / Core City, Pune,
500 sq. mt.

Dagadusheth Ganpati Temple has a fascinating story. Being the most popular deity and pride of every Punekar, the Temple Trust decided to build a grand temple near the existing small temple site in the core of Pune city. News appeared in the local newspapers, that the Trustees had declared at a press conference that the designing of the temple was assigned to 'renowned architects of Pune, Mr. Vishwas Kulkarni'. He was unaware of this announcement until he read it the newspapers. Within a few hours, Temple Trustees approached him with the proposal to build the temple! It was a wonderful moment worth treasuring for years to come.

The temple is beautifully built in a small space. The deity is placed on a raised platform to be visible from the road. A chandelier is suspended from a dome inside. The temple has enough sitting space and also a basement which is used as storage space. The whole carvings on Kalasa are designed by Rajasthani artisans specially invited for this work. The design is based on Vastu principles.



Temple at Nasrapur, Pune,
2,800 sq. mt.

This is a proposed design for a temple in Nasrapur near Pune which is surrounded by fascinating natural beauty. So the designs comprised a green open space landscaped with a water-body and flowering trees to define the access. The temple is built on a raised plinth and it incorporates Garbhagriha and Sabhamandapa. The designs have provided the temple with a simple yet aesthetically appealing look.



Aadya Shankaracharya Math,
Ganagapur,
1,500 sq. mt.

This divine sanctuary is built in Ganagapur near Solapur, which is a sacred pilgrimage. The temple exhibits a welcoming feel, simplistic beauty, appealing forms and balanced proportions. It is raised on stilts creating a prayer hall below, placing the deity above it. The beauty of the entrance is enhanced with aesthetically designed Kaman (Arch).



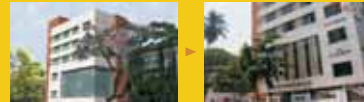
Temple Proposal, Wagholi, Pune.
1700 sq. mt.

The design of this temple is based on Vedic concepts. The central plaza leads to 'Sabha Mandapa' area, towards the riverside. The rooms are designed on the steps with the forecourt overlooking the river, creating an ideal space for meditation. Also, Sant-Niwas is designed on the axis of the Sabha Mandapa. Lotus, the most auspicious flower used in Puja ceremony is replicated in the design of the Kalasa.



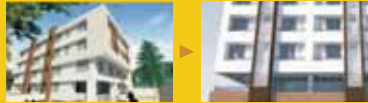
Indian Medical Association, Tilak Road, Pune,
1,100 sq. mt.

Indian Medical Association decided to build a multi-purpose hall and office building at Tilak Road, Pune. Owing to lack of parking space on the busy and narrow road, the building is raised to create enough parking space below. The design is simple and straight forward, almost like a cube, the use of textured acrylic plaster with glass has helped in creating pleasant exteriors.



**Mahatma Phule Multipurpose Hall,
BMCC Road, Pune.**
7,000 sq. mt.

The project comprised a multipurpose hall and a hostel building. The hostel was designed to accommodate four students per room. We fulfilled the challenge to create a space within the room which would include a sleeping area, a study area and an attached bathroom, without giving a congested feel. The multipurpose hall was designed in such a way that it could accommodate over 350 people at a time.



Proposal for Club Solaris, Pashan, Pune.
6,000 sq. mt.

This is a play station proposal for Solaris Group. It is a requirement for a campus which has state-of-the-art sports infrastructure facilities along with coaching and training. A big Football court, Lawn Tennis, Badminton, Volleyball, Basketball and more outdoor as well as indoor courts are designed to be components of an attractive club house.



Cricket Stadium, Gahunje, Pune.
1,25,000 sq. mt.

Hopkins Architects and Buro Happold Engg. Pvt. Ltd., were involved in this prestigious project of a cricket stadium near Pune. They wanted a reputed local architectural firm who could coordinate all the working drawings and details and undertake site co-ordination. They assigned us this momentous project which we successfully completed under the guidance of BHEPL. We appointed permanent site coordinators and architects for this project. The deadline for IPL was met efficiently and we were present to witness the action. This project has been a huge learning experience for us.



Public Buildings

Efficient and reformative structure

Design Competition for Rajaswa Bhavan , New Delhi.
22,000 sq. mt.

This was a design competition entry submitted to the Finance Ministry in New Delhi for National Tax Headquarters. The design needed to be eco-responsive, innovative, grand and a building that made a statement. We successfully submitted designs with drawings, climatic analysis, model, views and construction and financial details.

The concept is based on a hexagon and truss geometry giving a feel of connected public spaces yet segregated by landscaped passages and interesting views. The building is designed to be energy efficient considering the vast unaccounted wastage of energy by public buildings. This will set a reformative trend in the government. Before the design concept was created, the project site was analyzed for Thermal and Daylight impacts.

For a high profile public building like this one, the grandeur of scale and impact is very much desired. At the same time, it shouldn't give a disconnected feel. Precisely why, the architectural concept allows the simplistic and straightforward attitude for the built form. The distinctive boldness in the form is balanced with the ease in designs. Also, the designs had to generate the eventual links with the surroundings which is achieved through an efficient master plan.



Pune Zilla Parishad Head Office, Camp, Pune.
11800 sq. mt.

Pune Zilla Parishad Building evokes a sense of pride for us as being one with the Indian Tricolor Flag over it. Being a public building, the spaces had to be designed with a sense of openness and grandeur. The design competition for this government project was won by VK:a.

The symmetrical plan enables two C shaped blocks interlocked with each other. It is a + 6 storeyed building where the top three floors are elevated by columns and are joined at the 4th floor giving a unique form to the structure. The building holds two big assembly halls, conference rooms and department units. Parking has been accommodated in the basements. There are staircases on all corners and also at the center covered by glass. Also, two lifts are provided. It is created with a thought to simple and easy circulation. The building's look is enhanced with simple symmetrical form and pleasing colors.



Pune Patrakar Bhavan, Navi Peth, Pune.
3,000 sq. mt.

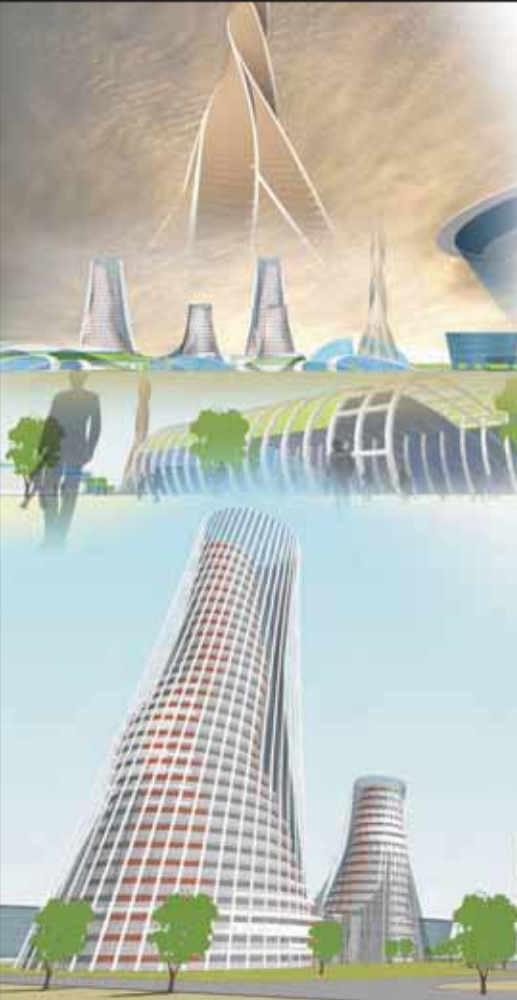
Pune Patrakar Bhavan is one of the very initial public works of VK:a. The building is an activity center for journalists. It has an auditorium, a printing press and office spaces. The building has witnessed many political and cultural events in Pune. The initial style of VK is very evident in this building. Varied angles, edges, forms overlapped over each other and cantilevers are still considered as dynamic design assets.



Competition for Mandai Regeneration, Pune.

The brief for this competition project was to analyze the way Central Market in Pune works and to propose improvements for future-proofing. Followed by a careful analysis and research, suspension bridges and redesigned access of pedestrian and vehicles were proposed for separation between pedestrian and vehicular movement to improve circulation. The idea was to preserve heritage of the monument while designing similar supporting structures. Revitalization proposal of this busy area was an interesting and challenging activity in itself.





Competition for Design of International Convention Center, Moshi, Pune.
5,81,000 sq. mt.

Pune International Exhibition & Convention Center in Moshi near Pune is a bold decision of New Town Development authorities. It is going to be a permanent convention/exhibition place for investors, industrialists, manufacturers and developers from all over the world. The idea is to attract business and investment in industrial areas in and around Pune. This is proposed to be on Private-Public Partnership basis. Year round conventions, conferences, investors meets, summits, exhibitions and many such allied activities are expected to be organized here. Design master plan incorporates many spaces such as convention area, exhibition center, temporary open air exhibitions area, permanent display pavilions, 3 Star & 5 Star hotel buildings, golf club and resort, 'Go carting' track, retail/shopping mall, warehouse, theater and multiplex, food court, museum, transport hub, parking and services. Our entry was one of the few short-listed from an open competition.



Competition for Design of PCMC Civic Center, Pune.
2,42,000 sq. mt.

Civic Center is a new concept in India and PCMC wished to explore it to further range. The design had to be state-of-the-art and had to have a lot of revenue generation features. This was to form a structural entity which would attract private investors and redefine the public space concept of any citizen. It meant providing a vibrant, active and rejuvenating space which would offer healthy business ambience and serve as a recreational dynamic space for citizens.

So we prepared a dynamic and comprehensive design which was very much appreciated by the officials. Attractive buildings were designed while keeping more open space. Business hubs, exhibition areas, commercial and retail malls, residential service apartments and office spaces were designed with clearly defined vehicular and pedestrian access. The whole campus was designed as a park which would strongly bind all these activities together.



Transport

Ease and efficiency through designs

Multi-modal Parking, Bus Terminal, Pedestrian Subway at Pune Station (Moledina Hall), 21,000 sq. mt.

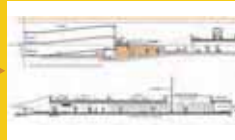
The project was undertaken for sorting out the complex, congested and haphazard traffic movements including pedestrian and local transport mediums. By raising the middle portion of the road, the subway at the said location was planned for easy movement by providing an arrangement of ramps in all three directions with minimum number of steps with due consideration for physically challenged / old people.

Basement with five storeyed vehicular parking facility is planned for four wheelers and two-wheeler vehicle parking. A bus terminal arrangement is planned at the ground floor. Within the terminal, a space for 29 buses is planned. After including the space for about 400 four-wheelers and remaining space for two-wheelers, it will be a parking space for about 1200 vehicles.

Some of the key advantages provided by designs are as follows.

- PMPML Bus Stand and Pedestrian Subway are completed and both are working excellently.
- Pedestrians can easily approach the ST Stand, Railway Station and Parking Plaza through the subway.
- Due to car and two wheelers parking, Railway and ST Stand vehicle parking overload gets distributed.
- PMC parking building is proving beneficial to ST and Railway users.
- Separate parking facility for cabs/taxis has been provided in parking building so that passengers can avail of multi-modal transit options along with taxi/cab point.
- With Pedestrian Subway and grade separators in front of Railway Station, the congestion of traffic is completely eliminated and traffic is streamlined.
- Post Office and Police Chowki are relocated on the premises.

This project won Award of Excellence of Institute of Urban Transport (India), New Delhi, for 'Best Multi-modal Integrated Project' for Pune Municipal Corporation in year 2008.



Bus Stand, Kothrud, Pune.

1,000 sq. mt.

Kothrud Bus Terminal is an ideal example of efficient bus service design on PPP basis. The building has been developed in such a way along the road that buses can directly enter into the building via entrance ramp. Passenger terminal and waiting area is inside where over 5 buses can wait, pick passengers and again leave the building via exit ramp. Detailed analysis of bus turning and merging with main road traffic is done in designs so that no inconvenience is caused. Rest of the area is designed for shops, offices and basement parking.



PMC Parking, Pune

3,282 sq. mt.

The parking site is situated on the premises of Pune Municipal Corporation Main Building, on a strip of land along Shivaji Road (Nava Pool side) and on East wing of existing Pune Municipal Corporation Building. At present, this area is used for parking only. This proposed building will be a two storeyed structure in the front and a single storeyed structure along the existing office building. Eventually three levels will be available for parking.



Proposed Subway at District Court, Pune.

1,200 sq. mt.

Along with the rapidly growing population which has caused considerable traffic, Pune city has also seen great improvements in its roads and other city infrastructure in the past few years. Several flyovers have come into existence, easing the traffic and making travel easier. While there is still a lot to be done, this subway aims to curb casualties on the roads and to reduce signals consequently reducing excess stress on overall traffic and most importantly, travel time.



Proposal for PMC Bus Terminal Regeneration, Pune.

17,000 sq. mt.

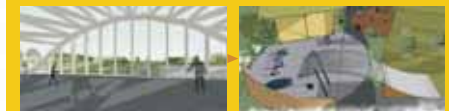
This is a conceptual proposal sent to PMC for regeneration of the area in front of the PMC building which shall have a bus terminal, parking floors, while the floors above shall have additional office spaces which would be used by PMC itself.



Proposal for Vehicle Testing Center for CIRT, Bhosari, Pune.

10,000 sq. mt.

The design provides for the academic and hostel block to be located at the entrance for easy accessibility and service. S-shaped and 8 shaped bends are proposed in the same zone to facilitate proper supervision through IDTS control room. Hill track, hair-pin bends and gradient roads would be interlinked and would stand out as unique features. The workshop located at the start of other tracks enables easy maintenance.



Education

Learning spaces, liberating spaces

MKSSS Campus Design Competition, Ambegaon, Pune,
37,000 sq. mt.

The brief was to create a New Vision School which would be the landmark campus on a vast undulating slope in Ambegaon, Pune. A residential school and a junior college were designed with all developmental infrastructure like sports complex, play grounds, interactive spaces, auditoriums etc. The open and extrovert design of this project aims at providing a stimulating, purposeful and secure environment for the holistic development of the students.

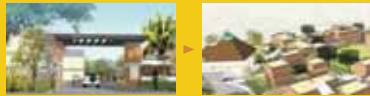
Plants were retained and added at different locations to help preserve the topography and vegetation to enhance the natural character of the site. Spaces like the amphitheater were inserted in the existing topography with great ease. The design was a fine blend of traditional and modern spaces and care was taken to use environmentally responsive technologies and materials to reduce future energy costs.



Vishwashanti Dhyanapeeth, Parbhani.
41,000 sq. mt.

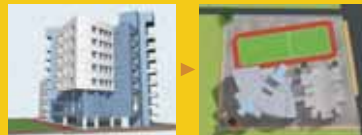
It was a robust design plan for the 'Gurukul System' primary and secondary school with a junior college. It comprised three phases to accommodate 3300 students. The basic challenge was to build the project against a harsh environment. It also had to be creative and inspiring enough for the students to interact with new concepts and also among themselves.

We introduced innovative elements of design to enhance the concept of Gurukul. The design provided students with ample exposure to nature. Natural materials were used for the construction. Also, natural slope at the site was fully utilized, such as designing roof profiles to synchronize with surrounding slopes and hillocks.



Abhinav School Extension, Erandwane, Pune.
6,000 sq. mt.

Abhinav School in Erandwane faced shortage of space for the proposed expansion. The new building had to resemble the existing building while also incorporating modern technologies in limited space. The challenge was to work within these constraints to provide an appealing yet comprehensive structure. We successfully responded to the requirements for the new building which now comprises assembly hall, auditorium for 300 students, computer and other academic labs.



Mechanical Engineering College, Karvenagar, Pune.
5,000 sq. mt.

MKSSS invited a competition to design a Mechanical Engineering College in its existing campus. The design emphasized the need to address existing issues like parking, defined pedestrian access and individual identity to the building. It was designed after taking into consideration all requirements of the institute and then added environment responsive approach with a touch of traditional features.

A podium was proposed to take parking underneath and a ramp was created in front of the building to define access, segregate pedestrian movement and give a focal point to campus. The elevation showed a big earth colored facade depicting the importance of women's education which is the mission of MKSSS.



City International School, Kothrud, Pune.
2,000 sq. mt.

City International School is a small school designed on a square shaped site. The building is five storeyed and designed as a cube which accommodates over 25 classrooms, staff rooms, two usable terraces, library, computer and academic labs, admin, and principal's office with staff parking. Ground floor area is purposefully kept open as a play area.



Hujurpaga Girls' Junior College, Laxmi Road, Pune.
6,000 sq. mt.

Hujurpaga is an old and highly reputed girls' school in Pune which intended to build a junior college. The challenge was to create considerable space in the small congested site without disturbing the old structures. The idea was to integrate the building as a whole by providing parking at the basement. All floors from second to fifth are connected through courtyards and cut-outs at various levels. There is an existing entry to the school building that divides the building in two wings at ground and first level forming a double height entry. The building has now become the new identity of the old school.



SPA Urban Design Competition, New Delhi.
46,000 sq. mt.

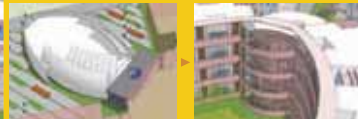
The aspirations are high for both the institute and the designers while designing the campus of SPA, the premier institute of Architecture. This campus is expected to lead by example.

The master plan is based on the idea of storage and irrigation of water for a predicted population of 4000 people. A natural water body has to exist at the heart of the site. Because, when the shape lowers to the ground level on the lakeside, it makes the central open space appear larger. Also, the treatment given to the windows reflects due consideration to orientation and daylight availability. It makes an easily identifiable and legible shape for the future of this master plan.



Shri Guru Gobind Singhji Institute of Engineering & Technology, Nanded.
10,000 sq. mt.

It was a design for Boys' Hostel for 800 boys and an auditorium for 800 capacity. These are curvilinear buildings with courtyards connected by circular recreational halls. The design efficiently provides for cross ventilation, shaded courtyards and easy circulation. Auditorium is shell-shaped with use of structural steel and acoustic panels. Interactive spaces are introduced which are easy to maintain.



VKE International School, Pimple Nilakh, Pune.
30,000 sq. mt.

This was a challenging competition proposal to design an international school in the rapidly developing area of Pune. The concepts and philosophies of an international school had to be perfectly applied in designs. To design a self sufficient new age institute with modern methods of teaching and learning was not an easy deal. The elevations had to be inspired from the US White House for its dignified image and look. Hence the curvilinear form of the building was evolved with two egg shaped wings on either side with an elliptical vehicle free courtyard.

This building reflects modern, cost and time saving and eco-friendly means of construction and materials.



PMC Sainik School, Katraj, Pune.
3,000 sq. mt.

PMC intended to build a physical training school. This is a design proposal submitted to PMC for Military Training School. It had to have a structure encouraging a balance of physical as well as mental upbringing. Indoor as well as outdoor activity areas include a roof top swimming pool, sports areas for badminton, table tennis and basketball, indoor courts and a big play field for rope climbing, wall climbing, hurdle race, long jump, pole jump, horse riding track, skating a running track and number of other activities.



Competition for Design of Technical Institute, Nasik.
35,000 sq. mt.

This was a residential college in Nasik. The idea was to create a campus for polytechnic institute where all classrooms would interact with outside landscape yet the form will seclude indoor ambience. The campus was designed with canteen as a central point which is a healthy gathering space and segregates residential and educational areas. Use of stone is prominent. The landscape and building are merged to make a uniquely flowing space. All buildings have a peculiar circular form and wide openings making them airy and interactive with surroundings.



Kalyani Global Polytechnic College, Khed.
14,000 sq. mt.

Khed SEZ is a highly esteemed project of Kalyani Group. The project objectives were to design an educational institute including polytechnic and vocational facilities. Since an innovative and cost effective educational institute was the requirement of the client, the design ideas such as courtyards for natural light and ventilation, use of eco-responsive materials, places for workshops, training etc., were employed in such a way that learning would become a voluntary and dynamic activity.



Healthcare

Easy circulation and comforting ambience

- **Bhide Hospital**, L. B. S. Road, Pune.
- **Parasnis Hospital**, Bibbewadi, Pune.
- **Wadia Trust Hospital**, Pune.
- **Proposal for Naidu Hospital Redevelopment**, Pune Municipal Corporation, Pune.

Healthcare is a very special sector wherein we as Architects believe that it is our moral responsibility to provide comfort through our designs. Efficient facilitation of healthcare infrastructure, easy circulation, accessibility and provision of soothing ambience for the patients, visitors and equally for the staff members who continuously operate within this space is of utmost importance. Design of healthcare projects needs to be sensitively approached with due attention to safety, accessibility and economy. Design provisions for differently abled as well as aged people are a priority. The whole anthropometric design is created to suit all users. Each section of the building is dealt with as a separate unit and their correlation is achieved through simple circulation. Rather than a regular practitioner, this is the job of a specialist and we have collaborated with such specialists for this sector.

Bhide Hospital



Parasnis Hospital



Wadia Trust Hospital



Proposal for Naidu Hospital Redevelopment



Industrial

Environmental and economy point of view

- Kishor Pumps Pvt. Ltd. (P1 & P2)
- Weber Hydraulic I Ltd.
- Unitech Automation
- Ojas Silver Plated Utensils
- Carline Pressings Pvt. Ltd.
- Realterm Industrial Park

Industrial sector is a highly challenging sector from design, delivery and economy point of view. For industrial clients, fast construction and timely completion of the building is crucial. So, we invest and work in co-ordination with many new technology providers like Pre-engineered buildings, Pre cast, etc. We design the buildings in such a way that the whole manufacturing or service process is made simple and efficient. We ensure that designs are simple, modular and incremental for future expansions or modifications. We give utmost importance to following green norms as we think it is our responsibility to reduce the O&M cost and energy load of the building to safeguard the environment and economy of client. Another extremely crucial design factor is the safety of workers. This is a specialist sector where we have collaborated with specialists for providing complete turn-key solutions which include Design, Structure, MEP, Project Management and Contracting.

Kishor Pumps Pvt. Ltd.



Carline Pressings Pvt. Ltd.



Unitech Automation Industrial Unit



Weber Hydraulic I Ltd.



Ojas Silver Plated Utensils



Realterm Industrial Park



Hotels

Grandeur of scale

Proposal for 5 Star Hotel, Shivajinagar, Pune.
31,000 sq. mt.

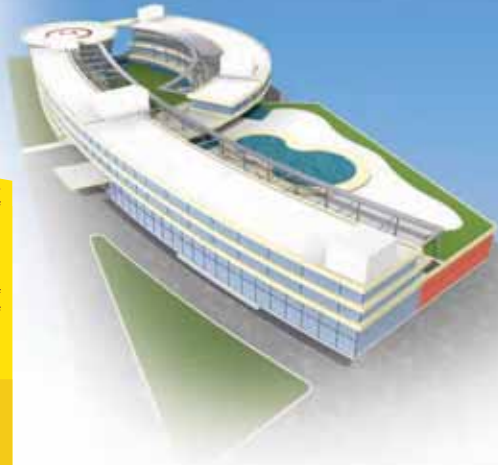
Considering its high business potential and influx of international investments in and around Pune city, the client wanted to explore the potential of developing a 5 Star Hotel in the core area of Shivajinagar, Pune. They identified a site and approached us to design it. We collaborated with OPENarch, the international firm of Arch. David Rodes, and formed VK-OPEN to work jointly on this project. We created 4-5 detailed design alternatives and presented those to the client. Looking at the international and Indian trend in hotel designs, it was proposed by us that a long term, future proof design would be the appropriate planning strategy.

The project was aimed to be unique, symbolic of Pune's future and which would set a new standard in the market. We strongly responded to the client's requirements by proposing a statement building which was not only an engineering masterpiece but was also climate responsive. We earned a lot of appreciation for this design but the client decided to wait for the right time to invest. Nevertheless, we gained invaluable experience of designing with an international master planning firm.



Hotel Proposal, Shirdi, 6,000 sq. mt.

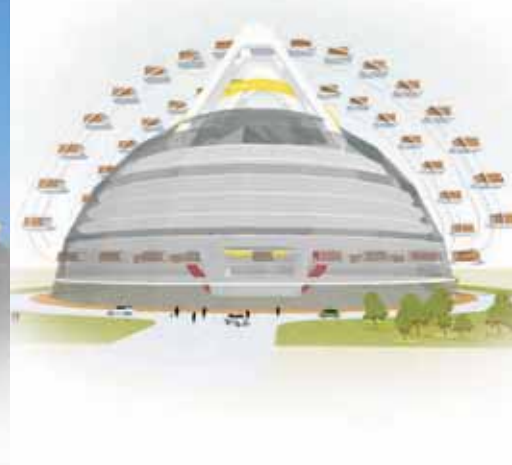
The client wished to use the potential of the revered pilgrimage of Shirdi for developing a high end hotel. They identified a site and engaged VK. OPEN to design it into an elegant hospitality space that would serve pilgrims and tourists from all over the world. The site was small and the form had to be low rise. VK.OPEN explored many design and material options for this proposal. Roof top helipad, flowing space of indoor outdoor landscapes, use of water for cooling, use of shading wood fins and glass, defined pedestrian area, interactive and curvilinear form with central open court were some vital design elements of this project.



Proposal for Revolving Hotel, Pune.

This is a conceptual proposal made by VK:OPEN, jointly with College of Engineering, Pune (COEP) who gave technical advice and we were providing architectural advice. The Giant Wheel was the concept where in rooms would revolve around a stationary hotel. Later on, many new activities like multiplex, recreational area etc. were also introduced.

Technical as well as economic feasibility was effectively worked out. A lot of mechanical engineering concepts, civil engineering innovations and architectural imagination was involved. The project remained on conceptual stage but gave us an opportunity to work on a very different concept with interesting set of technical experts.



Hotel Amir, Camp, Pune. 6,500 sq. mt.

This was an old hotel in Camp area of Pune. The client decided to renovate it completely. We redesigned the entire hotel. Guest rooms were added and many internal arrangements were changed. The external look was changed to suit the client's requirements. It was enhanced with a pergola and the staircase exposed with complete glass panels. The hotel is now again taken up for further renovation.



Hotel Proposal, JM Road, Pune. 5,000 sq. mt.

JM Road is a busy street predominantly known for its branded showrooms and restaurants. The site is elongated but small and will have a restaurant on ground as well as first floor and rooms on the upper floors. The design provides for a simple circulation, aesthetically appealing form, ample parking, terrace seating with front road visibility. The overlooking stepped terraces provide a unique form to the building.



Directors

Vishwas Kulkarni
Partner
B. Arch.
Member of AESA, CA, IIA

Vishwas Kulkarni is Founder- Director of VK:a and a pioneering force in introducing many modern concepts in Pune's Architectural sphere for the past 40 years. He has held position as AESA President and AESA Vice President.

Vishwas is frequently consulted by policy makers and city planning authorities regarding improving and introducing policies and norms. He has also significantly contributed in upgrading quality paradigms in architectural courses.



Hrishikesh Kulkarni
Partner
G. D. Arch., MA Environment & Energy
Member of AESA, CA, IIA, IGBC

Hrishikesh Kulkarni as a Lead Director, looks after design, delivery and provides expert technical guidance on each project. His research oriented approach, collaborative thinking with consultant and client interaction in each project has efficiently shaped every project as well as brought in new, comprehensive work methods at VK:a.

Hrishi completed his Diploma in Architecture at the Academy of Architecture, Mumbai, India and MA Environment & Energy at the Architectural Association (AA), London. He specializes in performative architecture, energy efficient designs, human comfort studies and built environment simulations. He has lectured at the London Metropolitan University and at the BNCA, Pune in this subject.

He worked with Stubbs Rich Architects, UK for 3 years, on many large-scale projects in Europe such as BMW, Audi, IKEA, Hutchison 3G, Oxford, Plymouth, Bath etc. He was instrumental in forming collaboration between VK:a and SRA in 2004 and a collaborative company VK:OPEN with OPENArch Ltd., UK in 2006.

Hrishi is an active member of the Council of Architecture (CA), Indian Institute of Architects (IIA), Architects, Engineers & Surveyors Association (AESA), Indian Green Building Council (IGBC) and a Qualified Assessor of BREEAM, UK (Building Research Establishment Environmental Assessment). He effectively advocates better policies at the government level for changes in rules and regulations.



Anjali Deshpande
Director
G. D. Arch.
Member of AESA, CA, IIA

Anjali Deshpande completed Diploma in Architecture from the Academy of Architecture in 1979 and worked in Mumbai for five years with 'Architects Combine' wherein she handled mostly large industrial layouts all over India.

She shifted to Pune and joined VK:a in 1986. Since then, she has worked on diverse prestigious projects. During her long tenure with VK:a, she has helped in developing a devoted and performing staff base. She has also carried the responsibility of training staff and students over the years.

She actively worked on ISO certification for VK:a, first of its kind for an architect's office in 1996. She has a major contribution in VK:a's journey to its present position.



Vk : a Team





VK : a

5 Agarkar Bhavan, L. B. Shastri Road, Navi Peth, Pune 411030.
T: +91 20 4019 8888 | F: +91 20 4019 8801 | e: mail@vkarch.com
website: www.vkarch.com