

VOL. 03

50 BEAUTIFUL HOUSES IN INDIA



WHITE FLAG
SEJAL



Bipratip Dhar

BF House (Kolkata)





FIRM NAME
Epsilon

PRINCIPAL ARCHITECT
Bipratip Dhar

EDUCATION/AFFILIATION
B.Arch, Sir J.J. College of Architecture,
Mumbai
COA

BUILT UP AREA
6000 sq.ft.

TEAM SIZE
12 people

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PRODUCTS/VENDORS

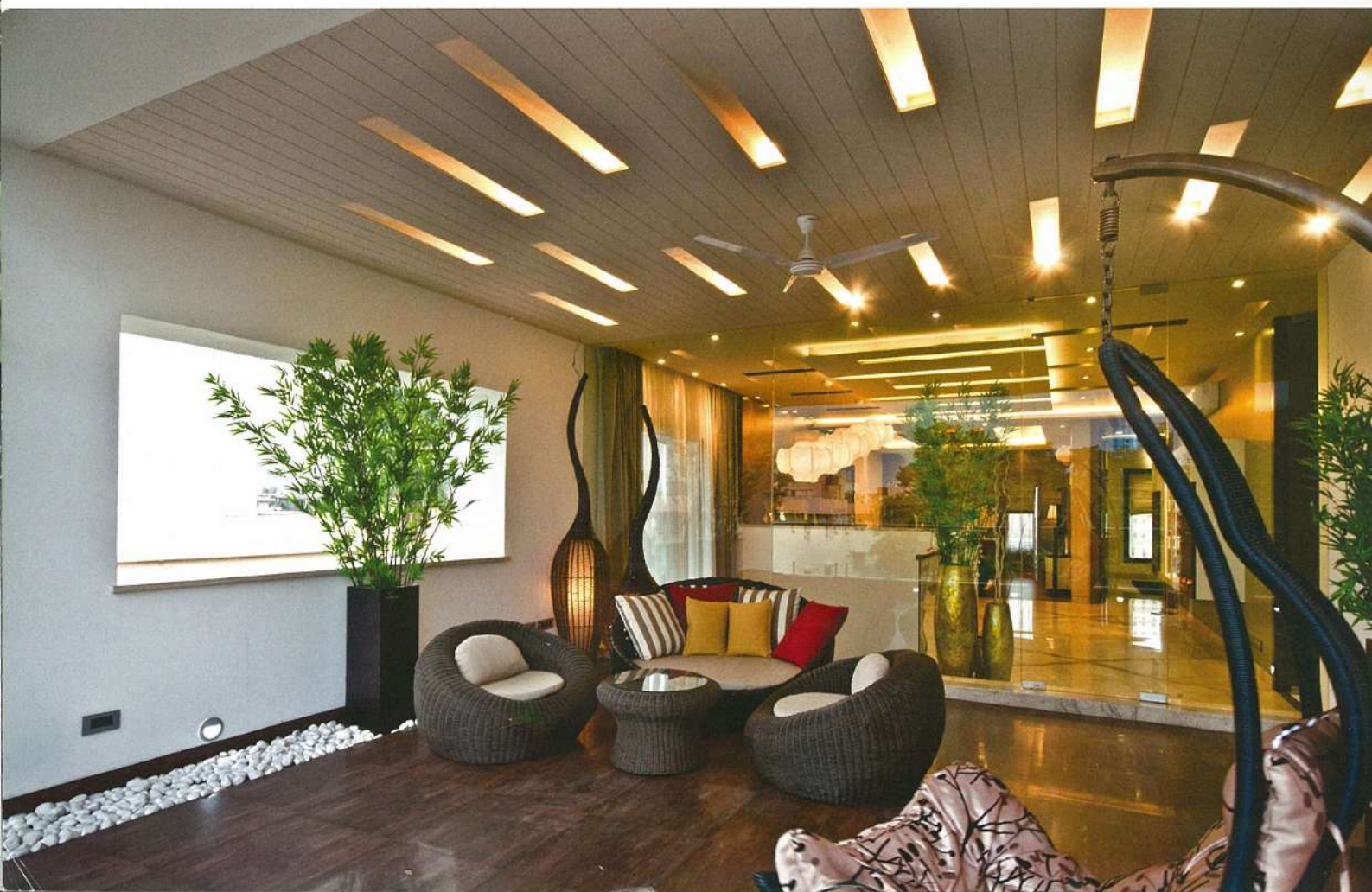
Paint: **Asian Paints**
CP Fittings / Sanitaryware: **Kohler**
Furniture: **Louvre**
Furnishing: **Maisha, Gianni's**
Flooring: **Imported Marble Centre, Greenlam, Johnson Tiles**
Kitchen: **Hafele, Faber, Nirali**
Electrical: **Philips, Legrand**
Air Conditioning: **Daikin**

CONSULTANTS/CONTRACTORS

Structural: **Mr. Mainak Majumder**
Mechanical: **Mr. Sujoy Nandy**
Electrical: **Mr. Sujoy Nandy**
HVAC: **Mr. Sujoy Nandy**



The client, Mr. Sanjeev Bhalotia and his family wanted a spacious house that had a contemporary, sleek façade with plush interiors that exuded richness, yet modern and functional in character. The design of the house not only serves the purpose of functional and modern living but also a reflection of one's success. With a modest floor plate of 1800 sq.ft. in each floor, the owners intended to have four bedrooms. The result is a spectacularly seamlessly flowing and intertwining space with minimum number of internal walls, columns and portions.





augmented

Situated in Salt Lake City, Kolkata, the towering look of the structure owing to a minimized viewing distance was blurred by offsetting the uppermost floor making way for a covered terrace. Designing the structure with the interior paved the way for creating some interesting spaces with cut outs as vertical connections and a stair, elaborately designed, being the central focal point of the residence, aesthetically.

The formal areas and the kitchen occupy the first floor level with the bedrooms, entertainment areas located on the upper two floors. Avoiding the somewhat "stark" look that arises out of modernist influences, the rather plain interior marries the neo classical furniture optimizing warmth and enriching the overall look. Thus, white and beige painted walls contrast the burnt dark veneer; the beige marble forms a subtle backdrop to the dark leather sofa. Accentuating openness, the large cut outs also act as "light wells" bathing the entire house in the soft northern and eastern light all throughout the day.

"The design of the house somewhat propagates Epsilon's endeavour of meeting end user needs coupled with an interesting design experience."

Top Left: Crystal chandeliers with overhangs offer a luxurious living space

Top Right: Sections are smartly divided with glass to enhance volume and vision, like the staircase in the background

Bottom Left: The sit-out offers a rustic vibe with organic material play in furniture and flooring



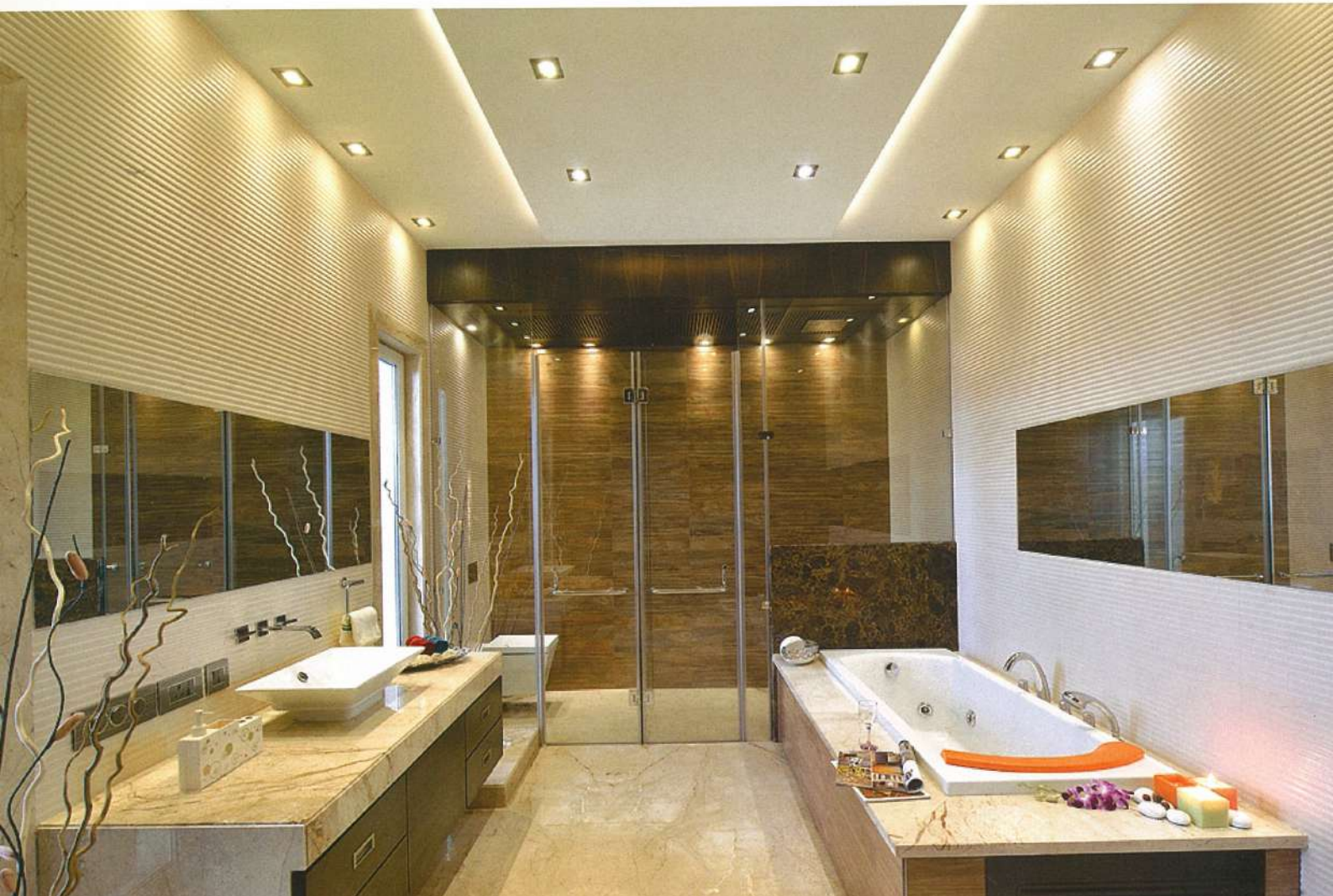
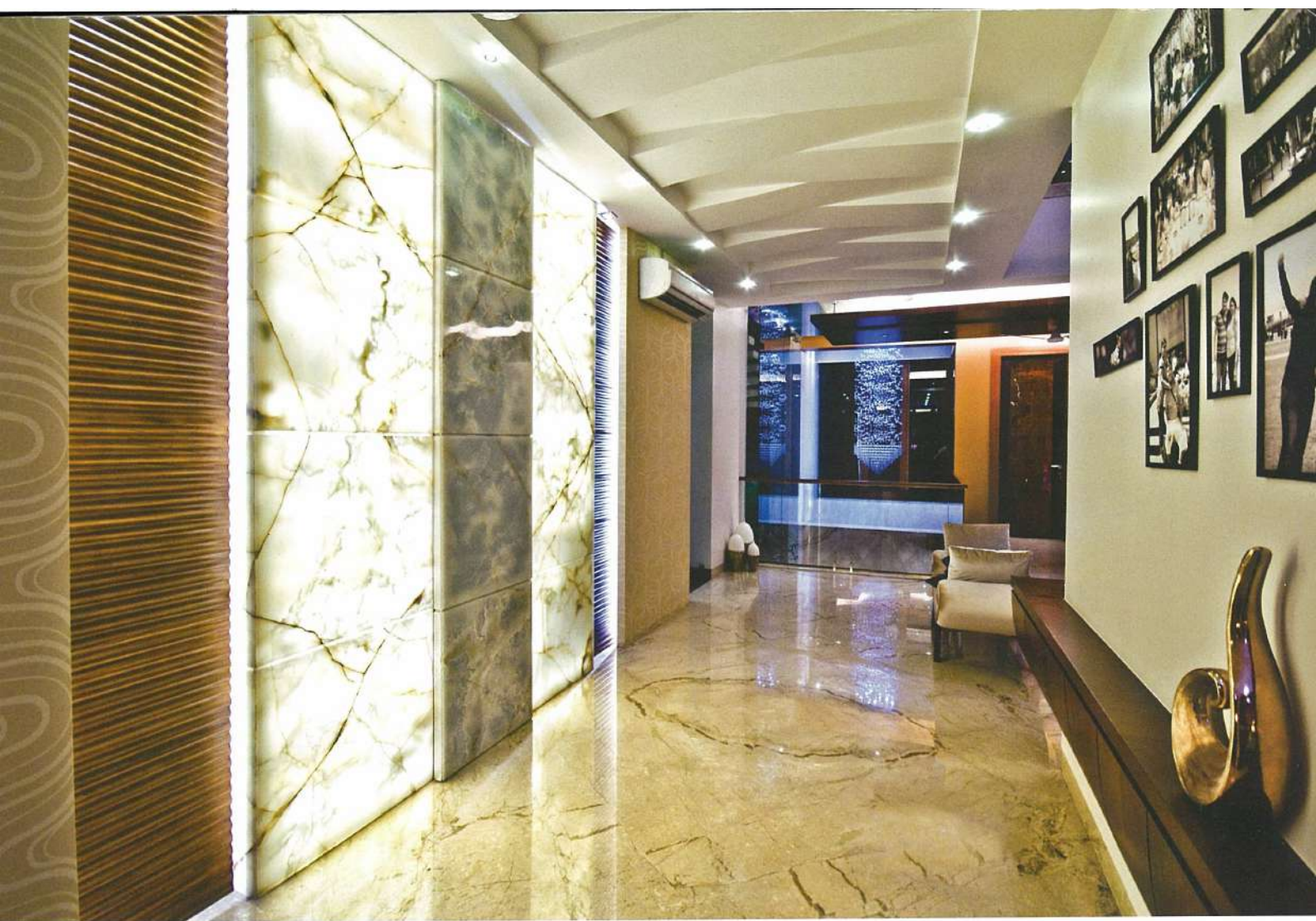
Top Left: The high-back sofas and dining area offer comfort and an aura of royalty

Top Right: The entrance offers variety on both sides with a vertical play of mixed textures in stone and wood on one side and a collage of picture frames

Bottom Left: A grande chaise awaits you as you make your way past the entrance

Bottom Right: The spacious powder room also includes a jacuzzi bathtub, and a larger than usual shower cubicle





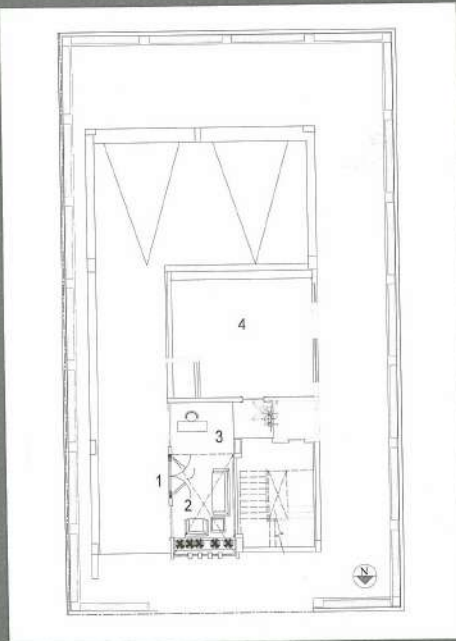
look up to the details



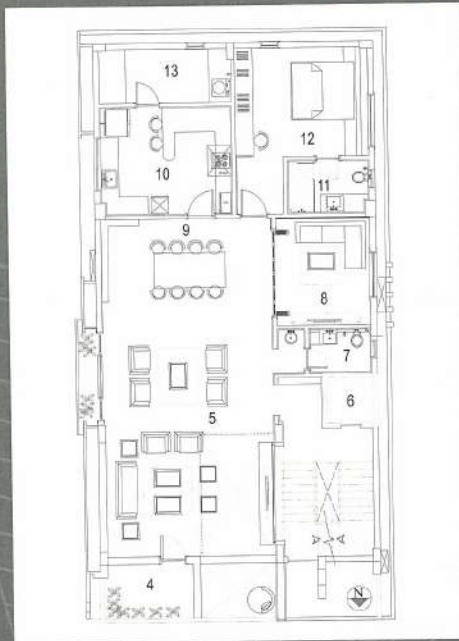


The house has sufficient living and entertaining spaces distributed throughout the three floors. Segregating the various formal and informal spaces judiciously was also a requirement so as to facilitate privacy yet maintaining connectivity throughout the house.

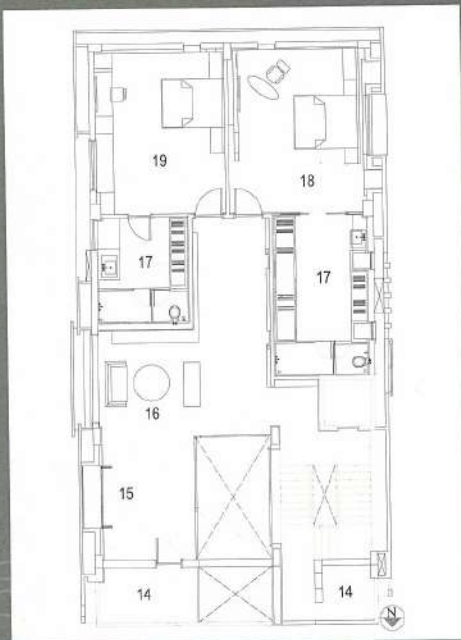
GROUND FLOOR PLAN



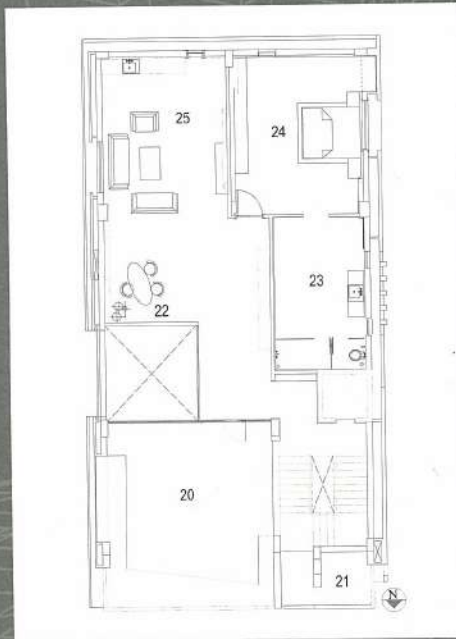
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

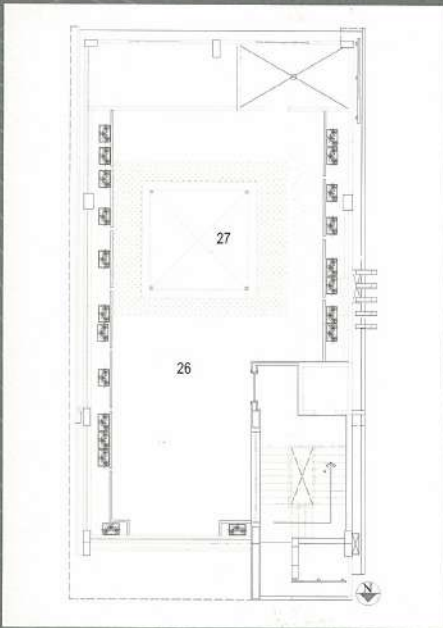


FLOOR PLANS

- | | | |
|-----------------------|---------------------|--------------------------|
| 1. ENTRANCE | 13. STORE | 25. INFORMAL LIVING AREA |
| 2. WAITING AREA | 14. BALCONY | 26. TERRACE |
| 3. RECEPTION | 15. PUJA AREA | 27. GAZEBO |
| 4. TERRACE | 16. LOBBY | |
| 5. FORMAL LIVING AREA | 17. TOILET | |
| 6. LIFT | 18. MASTER BEDROOM | |
| 7. POWDER TOILET | 19. DAUGHTER'S ROOM | |
| 8. HOME THEATRE ROOM | 20. COVERED TERRACE | |
| 9. DINING AREA | 21. BALCONY | |
| 10. KITCHEN | 22. BAR | |
| 11. TOILET | 23. TOILET | |
| 12. SON'S ROOM | 24. GUEST ROOM | |

the challenges

TERRACE FLOOR PLAN



While regulations allowed the building's height to be increased to about 45', paving way for more space and parking areas for the owners, it also brought with it the problem of the structure being a large, towering, linear mass. Owing to the minimized viewing distance in this urban setup, the topmost floor was recessed with the help of a semi open terrace, thus curtailing the linearity, visually. The linearity is furthermore reduced with the help of illuminated stripes on the semi open terrace ceiling, which appear horizontal from the road below as you look up at the structure.

the influences

Rising out of Bauhaus influences, the design adopts a contemporary, modern and straight line look. Large volumetric spaces juxtaposing on one another, fusing vertical and horizontal volumes, large masses and minimal use different materials all attribute to the modernist influences.

Owing itself greatly to the minimalist look, the interior does, at times, wear a "stark" look, devoid of the much desired opulence and grandeur. Our endeavour to place neoclassical furniture amidst the contemporary setting somewhat dilutes the stark look thus adding warmth to design.

TEXT CREDITS
Epsilon

PHOTOGRAPHY CREDITS
Mr. Pradip Sen



Bipratip Dhar

Private Bungalow (Kolkata)

10





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PRINCIPAL ARCHITECT
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EDUCATION/AFFILIATION
B.Arch, Sir J.J. College of Architecture,
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BUILT UP AREA
8500 sq.ft.

TEAM SIZE
12 people

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PRODUCTS/VENDORS

Paint: **Asian Paints**
CP Fittings / Sanitaryware: **Jaquar, Artize**
Furniture: **Louvre**
Furnishing: **Skipper Furnishing**
Flooring: **Greenlam, Inner Space**
Kitchen: **Faber, Hafele**
Electrical: **Schneider**
Air Conditioning: **Daikin**

CONSULTANTS/CONTRACTORS

Structural: **Mr. Mainak Majumder**
Electrical: **Mr. Sujoy Nandy**
Plumbing: **Mr. Sujoy Nandy**
HVAC: **Mr. Sujoy Nandy**



Set amidst the hot and humid climate of Kolkata, the house of Mr. Aanad Kejriwal incorporates and encourages the use of natural light and air by creating large openings with natural ventilation, thus providing the residents views of the surroundings too. The main concept was to design a single family dwelling spread over three floors with vertical connectivity in the form of staggered cut-outs.

Modest, yet luxurious, the design displays neatness in the utilization and choice of materials. Large surfaces of dark veneer collide with pristine white surfaces that contrast the grey marble flooring. A small garden is located in the ground floor other than the service and parking areas. The living and bedrooms occupy the three floors above whereas a gym occupies a small portion of the terrace having uninterrupted views of the surrounding.





authentic

Glass railings above the standard height, iron grille around the openings, automation suited to the needs of the family, bathrooms specially designed for the aged with no level differences so as to facilitate wheelchair travel if necessary; all formed part of the requirements along with the aspiration of an aesthetically pleasing interior.

Moreover, connectivity throughout the residence, vertically, was equally important for this closely knit family of five people. With the help of a structural engineer, certain parts of the slab had to be broken to create the cut outs for vertical connectivity. The walls surrounding the staircase were offset so as to create space for the otherwise narrow stair.

“When there are aged parents and a toddler in the house, safety and security becomes a major concern.”

Top Left: Elegant and simplistic materials are used to bring out the earthy look in the bedroom
Top Right: The entrance area is spacious for welcoming guests, with a lift visible in the background across the space
Bottom Left: The living room transitions into the dining space and shares in the ambiance



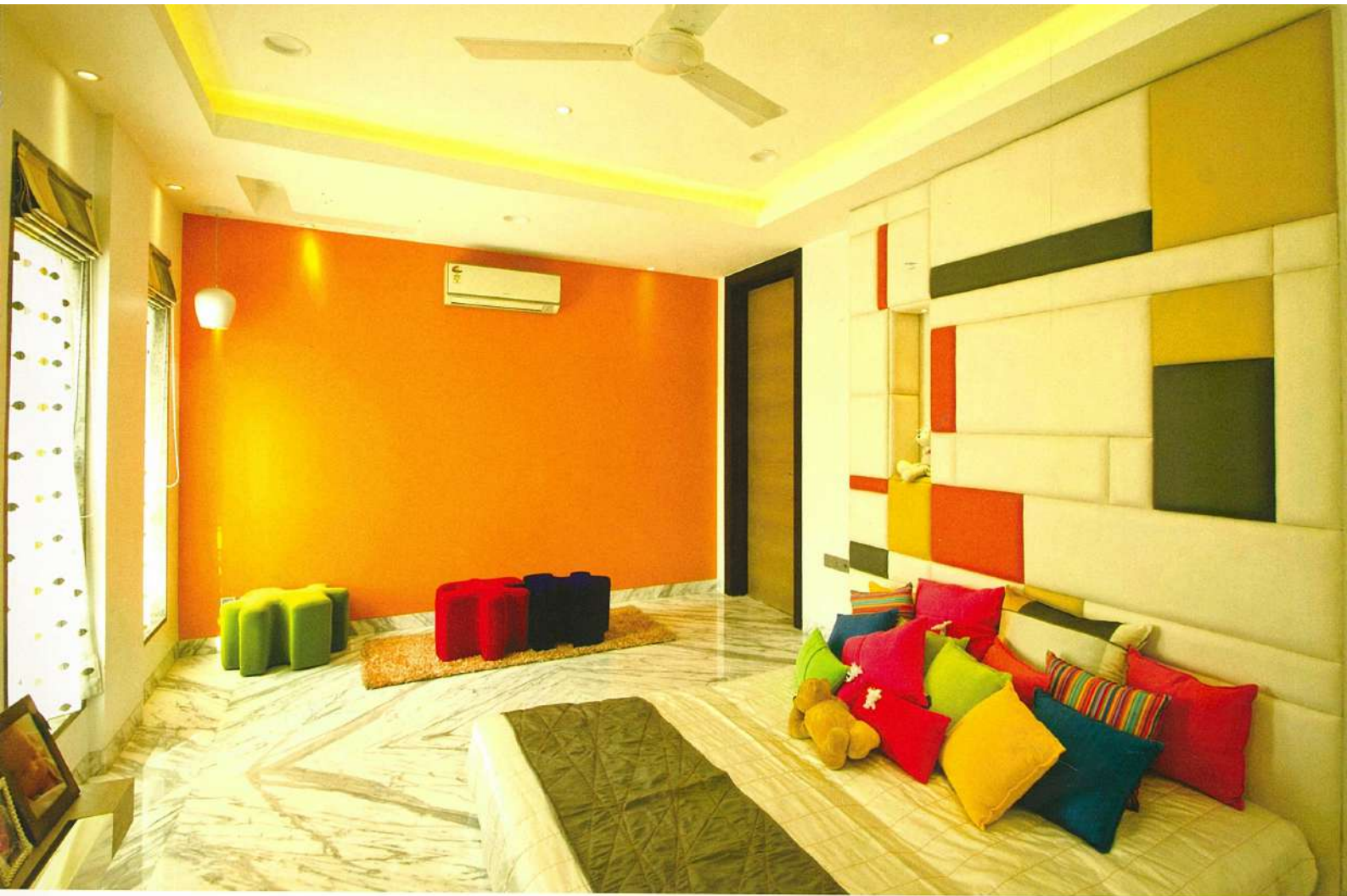
Top Left: The enclosed shower allows natural light to filter in with a clear and transparent view within the powder room

Top Right: The kids bedroom has all the playful elements of colour and texture, enhanced through the furnishing

Bottom Left: A framed photo collage of the family members welcome the visitor and creates a point of fixation for seated guests

Bottom Right: The upper floor opens on to a terrace decorated with a rich assortment of flowering plants, adding to the privacy of the open space





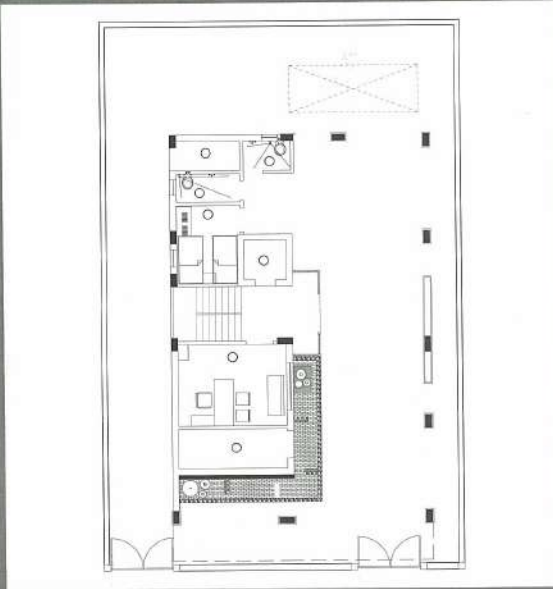
spaces of exclusivity

As the site was facing the south, the façade facing the western side have very few openings so as to reduce heat intake, thus, the large HPL cladding. Adjoining that, open balconies with horizontal merbau clad M.S. structure allows in the south easterly breeze.

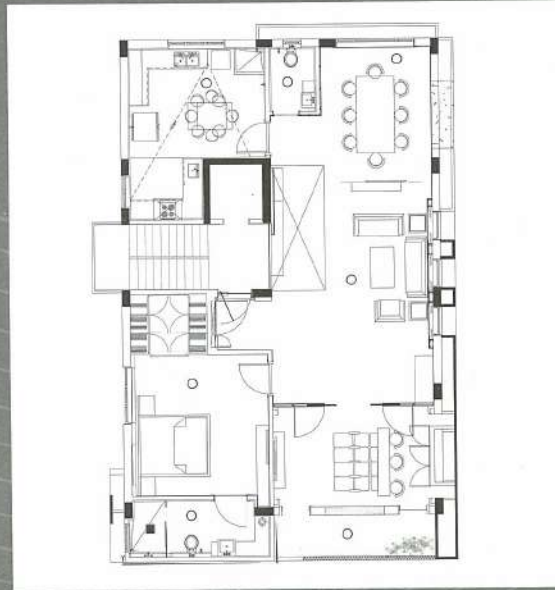
To ensure safety and security, all the openings of the house needed to have a M.S structure grille. Considering the fact that large openings were planned, this seemed quite bizarre at first, as the house would wear a caged look. However, with the use of horizontal fins, carefully planned, in the form of calcium silicate boards and merbau wood clad over the M.S structure, became a prominent feature in the façade.



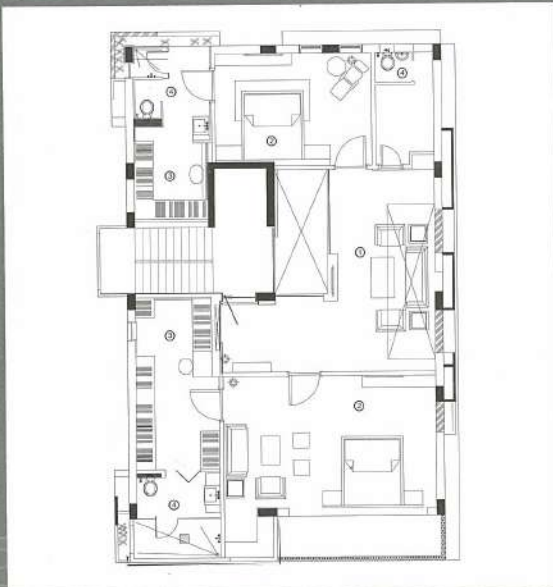
GROUND FLOOR PLAN



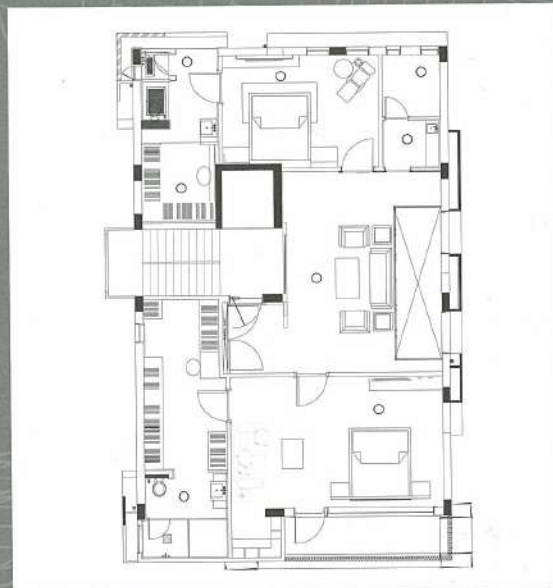
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



GROUND FLOOR PLAN

- 1. STORE
- 2. OFFICE
- 3. LIFT
- 4. SERVANT'S ROOM
- 5. TOILET
- 6. ELECTRIC ROOM

FIRST FLOOR PLAN

- 1. GUEST ROOM
- 2. LIVING AREA
- 3. DINING AREA
- 4. KITCHEN
- 5. POWDER TOILET
- 6. GUEST TOILET
- 7. BALCONY

SECOND FLOOR PLAN

- 1. LIVING ROOM
- 2. BEDROOM
- 3. DRESSING
- 4. TOILET

THIRD FLOOR PLAN

- 1. LIVING ROOM
- 2. BEDROOM
- 3. DRESSING
- 4. KIDS ROOM
- 5. STORE
- 6. PANTRY
- 7. TOILET