The settlement comprises of four main elements - clusters, collective facilities, recreational grounds and streets.

The clusters of apartments are oriented in North-South direction, to block the East and the West completely, reducing heat gain from the direct sun.

The collective facilities are the semi-open/enclosed double-heighted spaces, occurring at the end of each cluster.

The continuous row of clusters are broken by larger recreational and play grounds, in between.

The campus is served by simple loop roads and cycle tracks, interconnecting all the clusters, collective facilities and recreational spaces and converging at the riverfront, which has been developed as a public space with markets.

Home
Home is a part of a cluster, formed by the alternating pattern of voids and solids, respectively ensuring courtyards on both the sides of each apartment.

The utility courtyard with the kitchen garden and the semi open verandas act as an extension to the apartments and create a shared and efficient circulation.

A band of green open space is ensured by the community courtyard, overlooked from living areas of each apartment.

The courtyards, windows and ventilators aid passive cooling, cross ventilation and natural lighting, creating a comfortable micro-climate for the home.

Within
The envelope transit from open to enclosed space via a semi-open space in the form of verandas or balconies on either sides of each apartment, thus blurring its boundaries.

The pattern and flow of the community spaces into the housing clusters, aids interaction at the community level and also ensures security.

The boxing for storage cabinets act as a protection against direct sun and rain for the recessed windows, which are alternated in position for privacy.

The layout of the house is kept simple with no permanent partitions or offsets in the rectangular plan, accounting for flexibility and efficiency of the space.

A ‘Home for the workers’ is created within the ‘House of their community’!

Home within House

1. Gate house
2. Recreational ground
3. Play ground
4. Community courtyard
5. Utility courtyard
6. Stepped pavilion, Market (River-front)

1. Gate house
2. Recreational ground
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6. Stepped pavilion, Market (River-front)
Design Strategies

1. Utility courtyard - Enjoyed by Kitchen and Vestibule
   1.1. Kitchen garden
   1.2. Shared verandas - Aid interaction
   1.3. Passive cooling & cross-ventilation - Ensured in all units
   1.4 Day light - Ensured in all units

2. Community courtyard - Enjoyed by Living & Bedroom
   2.1. Children play - Under Elders’ supervision
   2.2. Day light - Ensured in all units
   2.3. Privacy - Windows never face each other
   2.4. Therapeutic Benefits - Landscape view
   2.5. Passive cooling & cross-ventilation - Ensured in all units

3. Movement and circulation
   3.1. Ease of movement - By the interconnection of open spaces and the corridors.
   3.2. Shared staircases - Account for efficient and convenient circulation.

4. Amenities and Collective facilities
   4.1. Common space (Shops, Crèche, Cafe, etc) - 1 Unit (3m x 6m) for every 45 apartments
   4.2. Shared Terrace on 3rd floor - 1 Unit (6m x 6m) for every 78 apartments
   4.3. Bike parking - 1 Unit (6m x 6m) for every 78 apartments.

5. Structures and building elements
   5.1. Composite structure - R.C.C. frame along with load bearing walls, made from local soil, are used.
   5.2. Clay brick is familiar and aesthetically appealing material i.e. also maintenance free.
   5.3. Box windows facilitate weather protection and also provide for storage cabinets, resulting with clear rectangular plan.
   5.4. Dead walls on the East and the West side of the units reduces heat gain from direct sun.

6. Hierarchy of spaces
   6.1. A buffer between the private/semi-private and the public free zone is provided by the service bay.
   6.2. The transition from the enclosed spaces to the open spaces happens through the semi-open spaces.
   6.3. Double-heighted, semi-open collective facility spaces- at the end of each cluster.
   6.4. Wet zone in all the units are continuous and channelled together.
Computation:
Number of apartments in a typical cluster = 39 x 4 buildings = 156
Number of intact-clusters = 13
Number of apartments in intact-clusters = 13 x 156 = 2028
Number of apartments in Miscellaneous-clusters = 682
Total number of apartments in 4-storey settlement = 2710
Number of apartments in Annex-floors = 21 x 14 blocks = 294
Total number of apartments planned = 3004

Apartment area statement
Entrance lobby = 1.75 sq. m.
Kitchen = 4.10 sq. m.
Living room (including balcony and storage) = 11.05 sq. m.
Bed room (including balcony and storage) = 10.75 sq. m.
Toilet = 2.80 sq. m.
Net area (excluding walls and structural elements) = 31.45 sq. m.
Gross area (including walls and structural elements) = 35.55 sq. m.