

DESIGN DESTINATION: GDANSK

SPECIALIST: THE QUIRK WORKS

DESIGN QUEST: CRAFTTER

HOME REVIEW

VOL 17 ISSUE 07 JULY 2018 TOTAL PAGES 132

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An old housing society, Ganesh Bhavan, transforms effortlessly into Jade Ganesha, a residential building in Matunga with not only a modern and elegant vibe but also sustainability which forms the core of its design.

GREEN
PROJECT



A GREEN METAMORPHOSIS

Jade Ganesha, a luxurious residential building in Mumbai is the result of redevelopment of an old housing society. It is an exemplary example of how sustainability initiatives can be introduced even in a redevelopment project saddled with its own unique constraints.

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Photographs Courtesy Prashant Bhat

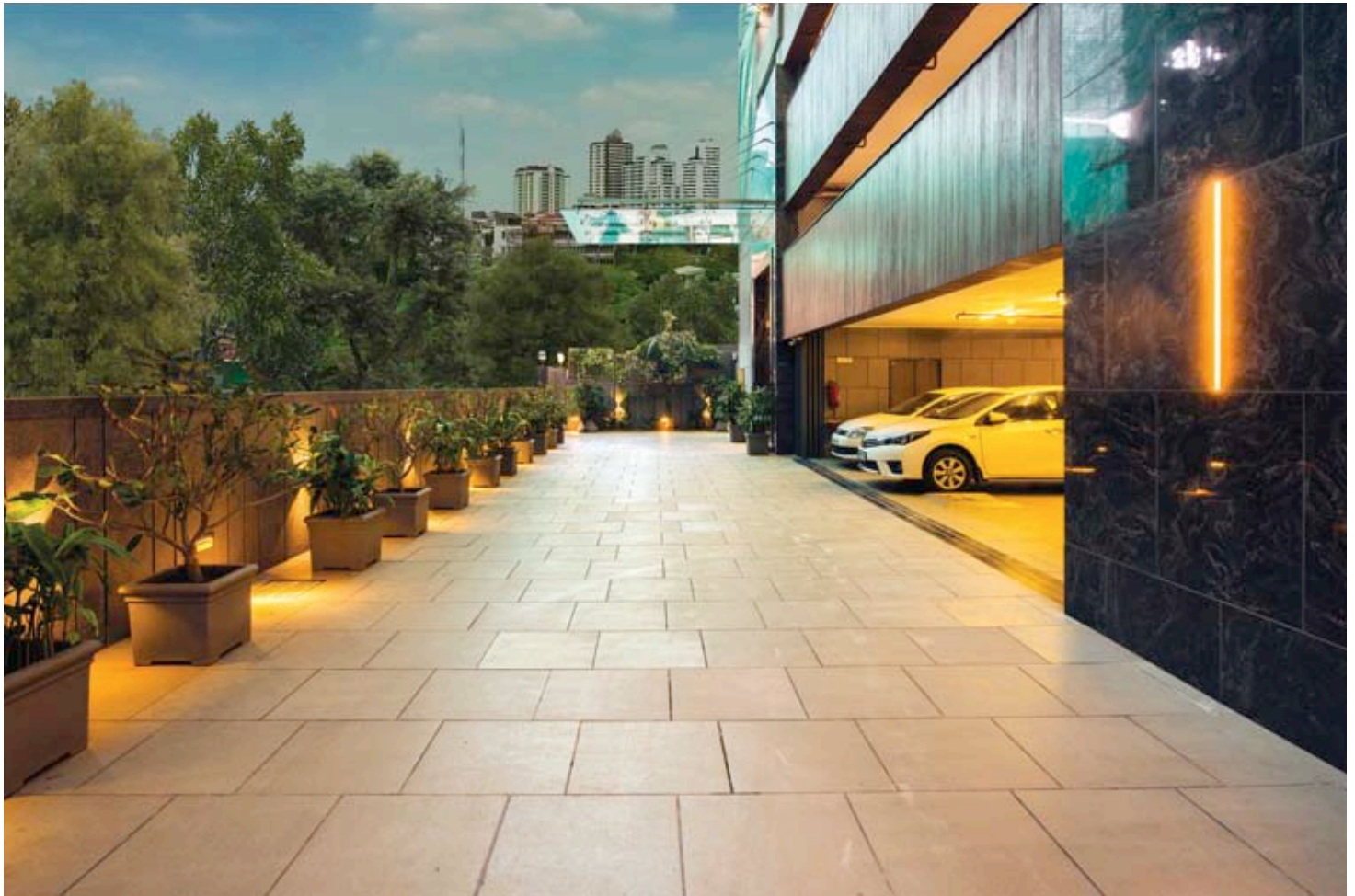


Strategic spatial planning, ample cross ventilation, daylighting and appropriate positioning of windows make this project a role model for sustainability initiatives.



Jade Ganesha is a redevelopment project which is sustainable and stands tall with an impressive façade.

Is it possible to change something pedestrian into a symbol of luxury? To remodel a traditional housing society into a modern rendition of style and space? And, while achieving these lofty goals, is it possible to ensure that sustainability is not just given due attention but also celebrated effusively? GA design does all this and more with Jade Ganesha.



Savvy energy saving concepts, such as thermal insulation on the terrace, noise-proofing windows, power-saving elevators, and organic waste converters up the green quotient of the building.

Ganesh Bhavan, originally a ground plus four storeyed structure has been redeveloped into Jade Ganesha by Happy Home Projects. The new building design is highly efficient in floor space and has enviable aesthetics with apartments overlooking the beautiful Five Gardens in Matunga.

Spatial planning is a key feature of the project that allows it to be sustainable and relevant for generations to come. Sited on a small plot with by-laws that dictate open setbacks of 6 m and 3 m on two sides, strategic spatial planning fulfils the client's vision to create spaces for tenants as well as for buyers in a vibrant destination.

This IGBC Gold Certified building, with a super-built-up area of 40,000 sq ft, accommodates 21 floors that include 5 levels of parking, 4 floors of tenants and 11 floors of sale flats. Due to the tight plot setting, each sale floor houses a single luxurious three bedroom flat of 1300 sq ft with a corner deck, a distinguishing feature of the façade design.

The green quotient of this residential project is accentuated by several features, prominent of which is the factoring in of daylighting, a concept that facilitates the use of as much natural light as possible in order to save energy. Sachin Goregaoker, Director of GA design, talks about the implementation, "Jade Ganesha has its larger axis oriented towards the north-south direction and hence that side of the building with maximum windows faces the north-south direction.

This helps in reducing total incident solar radiation on the surfaces. Maximum heat gain in a building comes from western and eastern façades, so minimal openings are planned on these directions. This has been achieved by placing buffer zones like the staircase and lift lobbies in these orientations."

In addition to orienting the building to optimise daylighting, the appropriate selection of glass and window openings played a significant role. Goregaoker explains, "**Window design in a residence plays a vital role in ensuring ingress of sufficient daylight in the interior spaces without increasing the heat load. Excessive daylight may cause glare and encourage the occupants to use curtains and blinds.**" In order to reduce insolation and heat gain, each window in Jade Ganesha is provided with adequate overhang in the form of chhajjas."



Soft, warm interiors in antique beige marble complement the double-heighted ceiling and sandstone in the entrance lobby.



Every floor in Jade Ganesha houses a luxurious 3 BHK flat of 1300 sq ft with a distinguishing corner deck offering an uninterrupted view of the west coast.

The building also demonstrates its priority for saving energy by using natural methods of ventilation.

“Natural and mechanical ventilation have been considered in depth in order to prevent pollutants from affecting indoor air quality. Ample cross ventilation has been achieved in all living room areas,” says Goregaoker.

Other efficient measures, too, add to the objective of conserving energy in the building like thermal insulation on the terrace floor reduces heating and power-saving elevators reduce electricity consumption. **Organic waste converters are one of the few more concepts adopted that work collaboratively to make Jade Ganesha a symbol of sustainability.**

Goregaoker says, “Total energy efficiency has been achieved in Jade Ganesha by installing HVAC systems that exhibited lesser electrical consumption compared to the baseline. Highly energy-efficient luminaires (LED lighting) have been used in the common areas of the building resulting in a 60% saving in total electric consumption.”

The modern design sensibilities in the project instil a discernible sense of luxury right in the heart of Mumbai. Most redevelopment buildings have small entrance lobbies, but here, the height is used generously to create a double volume. Every flat has an open style kitchen, a huge living room and an adjoining deck offering an uninterrupted view of the west coast.



GA design achieved 60% savings in total power consumption by using highly energy-efficient LED lights in the common areas of the building.

Refuge decks on alternate floors abutting the staircase block add layers to the façade design supporting the clarity of line and form.

Lined with LED light inserts, the shimmering façade, treated aesthetically with maintenance-free Paradiso granite, is hard to miss while driving over the Matunga flyover. Amongst the residential properties in the neighbourhood, **Jade Ganesha stands out brilliantly for its architectural elegance as well as its commitment to an all encompassing sustainability strategy with the implementation of concepts such as daylighting, natural ventilation, use of green materials, water conservation, energy efficiency and waste minimisation.**

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