

# DESIGN SOURCE

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## OPENING GATES TO ELEGANT LIVING

Welcome to Wind Gates apartment complex. The building derives its name from the triple height wind pockets that enable the west wind to flow unhindered into the complex, amenity spaces and the internal faces of the two wings

Constructed by Abhijit Magdum of Bhima Mahabharat Developers, the Wind Gates apartment complex in Kolhapur, located in the Maharashtra state of India, has an asymmetrical juxtaposition of blocks on different grids, which gives the structure a dramatic façade.

Wind Gates's plots do afford unobstructed views of the New Palace Museum, a historic royal building in Kolhapur, synonymous with the identity of the city, from different points.

Here a coherent design, with respect to both climatology and site conditions, has created well-proportioned interior and exterior spaces. Cantilevered projections, box frames and pergolas are combined to bring an interesting play of shadow in both natural and artificial light.

For maximum floor space, the principal plot was demarcated into two wings, connected by wire rope pergolas at the entrance. The pergolas convey building connectivity, while at the same time



### FACT FILE

**Project Name:** Wind Gates  
**Who:** Abhijit Magdum - Director, Bhima Mahabharat Builders  
**Where:** Kolhapur  
**Which Architect:** Prashant Kapadi, Principal Architect - Vision Associates.  
**Which Landscape Designer/s:** Nila Jirge  
**Which Structural Consultant/s:** Dr. AB Kulkarni & Associates  
**Which Civil Contractor/s:** Bhima Mahabharat Builders  
**Which Plumbing Consultant/s:** Sunil Limaye  
**Photo Credits:** Sanjay Chougule  
**Site Area:** 4797 sq m  
**Built up Area:** 9003.54 sq m.  
**Type:** Residential  
**Team:** Abhijeet Magdum (Director), and Jayesh Kadam (Director)



contributing towards balancing the spaces and height proportions.

Despite the legal division between the two plots, the design gives the illusion of a single campus zone; the two wings are further interconnected by means of bridges through wind pockets at multiple levels.

Situated centrally between the two wings are the common amenities, including a multipurpose hall, gym and children's play park. The functional segregation of the vehicular zone is achieved by placing the common amenities in contraposition to the access road, which prevents obstructions to the pedestrian zone.

#### Façade and Unit Design

The deceptive façade of Wind Gates

masks the girth and verticality of the building through the asymmetrical protrusion of blocks in different grids. The recessive order of the blocks leading up to the penthouse on the sixth and seventh floors endow the structure with a wonderful skyline and afford wider sky views from the central interaction spaces.

The recessive blocks contribute greatly towards giving character to the structure. The terraces attached to the units are projected through cantilevers over the protruding boxes; further enhanced by the addition of fabricated pergolas and glass railing. The overall effect is to create an interesting façade.

Each individual dwelling space of the apartment complex offers an entrance lobby that segregates the space from

the common passages. The floors of the common passages abutting every residence have dark grey tiles, providing a striking contrast to the traditional rangoli patterns, and helping to discard the monotony of the lengthy passage while enhancing traditional values.

Openly designed wide stairways encourage residents to access their individual dwellings or mutual interactive spaces through the stairways.

#### Serene Landscape

A water sculpture located at the entrance of the complex reflects the basic concept of massing and blocking while creating a soothing ambience. The interconnectivity of spaces within the compound is balanced through landscaping.



#### Details of the Project

Name of the Project: Wind Gates, Kollhapur  
 Exterior Flooring: Short Blasted Paving Block  
 Internal Flooring: 2' x 2' Vitrified Tiles  
 Exterior Paints: Apex Exterior Paint of Sherwin Williams  
 Interior Paints: Acrylic Emulsion of Asian Paints  
 Railings: Custom Made SS Glass Railing  
 Roofing: Timber Line  
 Sanitary Ware: Johnson  
 Windows: Jindal Aluminum Windows





Architect - Prashant Kapadi

**Vision Associates**

VISION ASSOCIATES is the reputed architectural firm started since 1994 by Ar. Prashant Kapadi in Kolhapur. The firm believes in mouth publicity and has achieved the same in the successive years and the firm has completed numerous projects.

**Motto:** The firms design motto is primarily based on legal, practical, functional aspect of the Project and handle various types of designing projects like Apartments, Bungalows, Commercial Buildings, Hospitals, Hotels, Institutional and likewise have completed them in all respects.

**Team:** With increasing firm strength of that are contextually and creating spaces with the essence of firms motto driven by Principal Architect Prashant Kapadi and RajendraRajendra Sankpal.

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During the construction, a significant number of existing plant life was preserved and they constitute one of the highlights of the landscape. Flowerbeds as well as water bodies interspersed among trees such as mango, flame tree, jasmine, bur-flower tree, passion fruit, frangipani and bird cherry create a soothing ambience.

The trees invite nesting birds, and seating accommodations are provided in the shade of the trees, where the residents can unwind and enjoy the scenery. The walking tracks feature pergolas covered by creepers such as Rangoon creepers and the height and length of the com-

pound walls are creatively minimised by planting palm trees along the wall.

**Eco-friendly Measures**

In addition to the climate responsive architectural design of Wind Gates, the building also infuses ample daylight and natural ventilation into its design. Fly ash bricks were used during its construction and a significant portion of the building has been devoted to vegetation, which reduces the urban heat effect. The building also integrates wastewater recycling and solar energy among its green features.

**Space for More...**

The multipurpose hall, located centrally between the two wings of Wind Gates, is connected to the children's play area as well as to the common interaction spaces. A rooftop garden, seating pockets and a kids' paddle pool are situated above the multipurpose hall, while the gym and indoor games hall are located below, featuring skylights and indoor landscape pockets.

Intelligently designed landscape and common lobbies at parking level facilitate a stress-relieving ambience while entering the building. The common lobbies are equipped with informal seating areas where residents can relax.

Seating pockets and overlooking passages are added to every floor level, which can promote social interaction among neighbours and offer the senior residents ample space to intermingle.



Mr. Abhijeet Magdum

**Bhima Mahabharat Builders**

It has been the entrepreneurial enthusiasm of Mr. Abhijeet Magdum and Mr. Jayesh Kadam who are the driving forces of Bhima Mahabharat Builders. Over one decade, Bhima Mahabharat Builders have redefined the residential and commercial constructions in Kolhapur.

Spanning various construction projects, the name Bhima Mahabharat Builders has become synonymous with high quality and innovation.

Bhima Mahabharat Builders consist of 35 young, enthusiastic, energetic professionals in the fields of Engineering, Architects etc. led by Director Mr. Abhijeet Magdum and Director Mr. Jayesh Kadam.

- Extra-Curricular:**
- Director of CREDAI, Kolhapur
  - Director-Residency Club

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