Simplicity is the ultimate sophistication.
- Leonardo da Vinci

architectural proposal for Staff Quarters
Cultural Zone, Auroville
Inviting practising architects from Auroville to submit a proposal for staff quarters, the following parameters have been outlined by SAIIER:

- the development of the staff quarters comprises of four stages with each stage executing one block.
  - each block shall comprise of two apartments for a family with approx. 100 sqm floor space
  - these two apartments are preferred to be located on the ground floor of the building
  - each block shall comprise of two apartments for a couple with approx. 80 sqm floor space
  - these two apartments shall be located on the first floor of the building

- the overall budget per block is set at Rs. 80,00,000/-
- for cost calculations the Plinth Area Rates given by the CPWD are to be applied

- the site is located in the Cultural Zone, Auroville
“Simplicity is the ultimate sophistication.”

- Leonardo da Vinci

In Auroville, with its magnificent vision, we can establish a change only through the search for a new life; this search, free of preset boundaries and assumed thresholds will manifest an architecture that reflects our higher dreams and our vision of tomorrow.

With a virgin site amidst a forest of green, the architecture of Staff Quarters for SAIIER evolved out of climatic responses with the mantra of simplicity, aiming for minimalism within vernacular brackets.

The orientation of the building is optimized, with the main facades of the buildings facing north-south and tilted 15 degree away from the harsh western sun and towards the natural wind direction.

The floor plans promote simple lifestyles with aesthetic and functional interiors. Large overhangs allow for large shaded openings, letting in as much fresh air and indirect light as possible, minimizing thermal mass and furthering the inside of the apartments to breathe with the environment outside.

The material choices are the vernacular edge of the design – local earth blocks, random rubble stones, recycled wood and stone flooring blending beautifully with the green of the surrounding.

As Auroville aims at the manifestation of a new social living through an elevated individual consciousness, it is inevitable that environmental impact is one of the primary concerns for projects within this city.

The landscape should reflect minimal water run-off and maximum percolation into the ground, waste water from the buildings will be treated and recycled and reused in landscape irrigation, rain water from the building roofs will be channelled into specially created percolation pits. Considering that the future occupants are families, the main roof will not have permanent access to assure the safety of children. For maintenance a removable ladder will suffice.

Solar water heaters, provision for photovoltaic panels for hybrid electric supply will be designed within the layouts for staying ahead of our present means. The buildings have been designed to minimize the need for artificial lighting and cooling, utilizing height ceilings, large openings and larger roof overhangs, defining a temporary architectural appeal.

The slabs are designed as green roofs, cooling the building, allowing privately cultivated gardens, and reducing the building's footprint.
The site access will be given from the south east, as it easily connects to the existing network of roads in this area. The immediate parking assures restriction of traffic and makes this a ‘pedestrian-only’ development, reducing noise and air pollution. The buildings are spaced with the maximum offset possible. This maximises, along with extensive indigenous greenery, privacy of the individual units. The existing contours of the site create two low-points (‘3’), which will be utilised for rainwater percolation pits to assure recharge of groundwater and minimise surface evaporation. The centralized waste water treatment system is part of the landscaping with close proximity to the parking to assure easy access for maintenance.

PLOT AREA: 6322 sqm
PLOT COVERAGE: 25%
DENISITY: 77 pax/ha

1. MAIN ENTRANCE
2. PARKING (phase wise up to 40 no’s)
3. PERCOLATION PIT (lowest identified point on site)
4. WASTE WATER TREATMENT (part of landscaping)
5. COMMUNITY SPACE
Staff Quarters

Cultural Zone, Auroville

29. October 2015

SAIIER

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Cultural Zone, Auroville
Staff Quarters
Cultural Zone, Auroville

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Staff Quarters
Cultural Zone, Auroville

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Project | Plans | Elevations | Sections | Visuals | Estimate

Exterior
Interior

Imago | Architecture and Design | Auroville

Project | Plans | Elevations | Sections | Visuals | Estimate
### Staff Quarters
Cultural Zone, Auroville

**SAIIEER**
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education and research

**Staff Quarters**
Cultural Zone, Auroville

<table>
<thead>
<tr>
<th></th>
<th>Fully Covered</th>
<th>Semi Covered</th>
<th>Roof Overhang</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>195.4 sqm</td>
<td>25.4 sqm</td>
<td>120.6 sqm</td>
</tr>
<tr>
<td></td>
<td>132.6 sqm</td>
<td>18.7 sqm</td>
<td>55.2 sqm</td>
</tr>
</tbody>
</table>

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**imago**
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**29. October 2015**

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### ESTIMATE

Construction of Building SAIIER Staff Quarters at Cultural Zone, Auroville

<table>
<thead>
<tr>
<th>SI.No</th>
<th>Description of Item</th>
<th>As per Original</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Quantity</td>
</tr>
<tr>
<td><strong>1</strong></td>
<td>BUILDING PORTION</td>
<td></td>
</tr>
<tr>
<td><strong>1.1</strong></td>
<td>Ground Floor</td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>1.1.1. Fully Covered</td>
<td>186.4</td>
</tr>
<tr>
<td></td>
<td>1.1.2 Semi Covered</td>
<td>28.4</td>
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<tr>
<td></td>
<td>1.1.3 Roof overhang</td>
<td>120.6</td>
</tr>
<tr>
<td><strong>1.2</strong></td>
<td>First Floor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.2.1 Fully Covered</td>
<td>132.6</td>
</tr>
<tr>
<td></td>
<td>1.2.2 Semi Covered</td>
<td>18.7</td>
</tr>
<tr>
<td></td>
<td>1.2.3 Roof overhang</td>
<td>55.2</td>
</tr>
<tr>
<td><strong>1.3</strong></td>
<td>Second Floor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.3.1 Fully Covered</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.3.2 Semi Covered</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.3.3 Roof overhang</td>
<td></td>
</tr>
<tr>
<td><strong>1.4</strong></td>
<td>Extra for porch</td>
<td>40</td>
</tr>
<tr>
<td><strong>1.5</strong></td>
<td>Extra for ramp</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL Item No. 1</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **2** | SERVICES                          |          |      |        |              |            |
|       |                                   |          |      |        |              |            |
| **2.1** | Termite Treatment                |          |      |        |              |            |
| **2.2** | Water supply and sanitation installations | ..% of item no. 1 | 12.00% | of no. 1 | 715,973                         |
| **2.3** | Internal Electrical installations | ..% of item no. 1 | 12.50% | of no. 1 | 745,805     |
| **2.4** | External service connections     |          |      |        |              |            |
|       | 2.4.1 Civil works                | ..% of item no. 1 | 5.00% | of no. 1 | 298,322     |
|       | 2.4.2 Electrical works           | ..% of item no. 1 | 0.00% | of no. 1 | 0           |
| **2.5** | Extra for power wiring and plugs | ..% of item no. 1 | 0.00% | of no. 1 | 0           |
| **2.6** | Extra for lightning conductors   | ..% of item no. 1 | 0.50% | of no. 1 | 29,832      |
| **2.7** | Extra for telephone conduits     | ..% of item no. 1 | 0.50% | of no. 1 | 29,832      |
| **2.8** | Extra for modular type switches  | ..% of item no. 1 | 0.00% | of no. 1 | 0           |
| **TOTAL Item No. 2**              |          |      |        |        |              | **1,819,765** |
## 3 SUPERIOR SPECIFICATIONS

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Area</th>
<th>Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extra for Kota stone in place of Cement Concrete (CC)</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extra for terrazo flooring in place of CC flooring</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extra for ceramic tile flooring in pace of CC flooring</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extra for ceramic tile dado</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extra for cement concrete designer tiles in proch, ramp and courtyard</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extra for Sandex matt finish in external walls</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extra for acrylic washable distemper beyond standard provision in internal walls</td>
<td>Sqm</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**TOTAL Item No. 3**

## 4 DEVELOPMENT AND BULK SERVICES

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Area</th>
<th>Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Levelling the site</td>
<td>372</td>
<td>95</td>
<td>35,340</td>
</tr>
<tr>
<td>Internal roads and path</td>
<td>372</td>
<td>145</td>
<td>13,485</td>
</tr>
<tr>
<td>Sewer</td>
<td>372</td>
<td>110</td>
<td>10,230</td>
</tr>
<tr>
<td>Distribution lines 100mm dia and below</td>
<td>372</td>
<td>80</td>
<td>7,440</td>
</tr>
</tbody>
</table>

**TOTAL Item No. 4**

## 5 ADDITIONAL AMENITIES

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Area</th>
<th>Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extra for working</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Extra for water supply &amp; drainage arrangements</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Terrace water tank</td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

**TOTAL Item No. 5**

## SUB TOTAL (1+2+3+4+5)

**471,162**

## 6 SERVICE CHARGES

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect Contribution</td>
<td>3.00% of no. 1+2+3+4+5</td>
<td>235,581</td>
</tr>
<tr>
<td>Contingencies</td>
<td>3.00% of no. 1+2+3+4+5</td>
<td>235,581</td>
</tr>
</tbody>
</table>

**TOTAL Item No. 6**

**8,323,865**

**COST OF THE PROJECT**
Staff Quarters
Cultural Zone, Auroville

SAIIER
SIR Aurobindo
Institute for Integral Education and Research

imago | architecture and design | auroville

project | plans | elevations | sections | visuals | estimate

29. October 2015
Thank you.

imago is an auroville unit registered under the ASSA, Auroville Foundation Act.
Sindhuja Jagadeesh, executive of imago, is a registered architect with the Council of Architects, India (CA/2009/44335)

Staff Quarters
Cultural Zone, Auroville

29. October 2015