



REFINED LIVING

THE EFFICIENTLY PLANNED, INTEGRATED TOWNSHIP BY THE **HOUSE OF HIRANANDANI** IS A REDEFINITION OF BRILLIANTLY PLANNED SPACES AND AMENITIES JUXTAPOSED WITH DESIGN AND LUXURY.

Text: Apoorva Somaiah **Photographs:** Courtesy the Developer



There is no doubt when we say that today Devanahalli is one of the most affluent areas in Bengaluru. With easy access to the airport and all the important areas of the city, it is now one of the most sought after space in the garden city of Bengaluru. Taking this into consideration, renowned real estate developers—**House of Hiranandani** has come up with their latest project in Devanahalli.

The project consists of integrated community with villas, apartments and cottages. Designed by Bengaluru based **Alay Designs**, the House of Hiranandani is an epitome of coherent living fused with luxury. "The focus of this project was to be on the hierarchy of need based housing and supportive retail - for an integrated community, interspersed with lung spaces at the macro and micro levels, water bodies as well as optimal infrastructure. Naturally, the concept of a smart township was to be the essential backbone of this entire design, however, the future of such design development in India was no less important!" says **Rajiv Jaggi, MD, Alay Designs**. According to Rajiv, landscaping is the unique unifying element for the entire township. It binds and unites the whole project and gives it an identity.



The project can be simply called as 'minimalism in grandeur'. Laying further emphasis on it, Rajiv says, "The merging of the indoor and outdoor spaces would enable an easy, stress-free lifestyle which is the main idea behind this project. Also, making the entire concept humane became the basis when it came to deciding on scale." "We designed the layout after duly considering the land configuration, the hierarchy of landscaped areas, the hierarchy of roads, the needs of an IT city lifestyle, the different communities and the constantly changing urban fabric – be it transportation, communication, family configuration, etc. The master plan, through the design, provides a huge lung space right in the centre, and a scenic drive along the water body, conserving and enhancing the ecology, and the diversified flora & fauna. "Exclusive and sensual" would be apt as we architects would like to define it. Moreover, the clusters are arranged in a definite order complementing the lake front development. This gives a huge 73 per cent open space – deep enough for the lungs to breath and enough water to sooth the senses" adds Rajiv.

Moving on further, one doesn't fail to admire the rich artistic palette of the designer which is emphasized by the minimalist yet luxurious appeal of the interiors. "Architecturally, the villa plan stands out for an ongoing pursuit of functionalism infused with traditional essence. The juxtaposition of current fashion trend, like minimalism and abstracted elements, has resulted in a particular style that appeals to the heart.

- The tropical vernacular architecture has been designed to adapt to the local environmental settings. The design has thus adapted to these simple but interesting architectural features, viz. sloping roofs, sprawling sit-outs and interesting outdoor-indoor spaces, deep overhangs. The Villa architecture just springs from the ground, and merges with the landscape, and that is its biggest beauty" says Rajiv

Laying more emphasis on the design sensibilities one can say that the elements are fluid, with an influence of neo-classical detail that fits a typical Spanish type Villa. "Certain elements are from the Renaissance period that has been modified to suit the construction methodology. The details are balanced in proportion, keeping in view the differences in each type of Villa" adds Rajiv.

Rajiv claims that the designs are a blend of contemporary and ethnic styles. "The style has to be adaptive and have the grandeur of a high-class development, yet simple enough to relate, feel and very importantly, maintain. The dining and kitchen areas have been designed as very closely-knit areas, yet the kitchen has the necessary privacy. The entire dining area merges with the living area and outer space – it's like dining in the garden. The Zen Art of Dining!" he adds. The colour schemes are 'earthy and non-conflicting' and complement the lush green lawns of the outdoors.

A project that took an approximate of 24 months to be completed has been an intricate, dynamic and fluid process in matters of sizing and detailing. All in all, the House of Hiranandani offers residences with one-of-a-kind decor, amenities, ambience and luxury that is sure to leave you enthralled. ■