

Dwarakamai

39 Gandhi Street, Chitlapakkam, Chennai 600064 · Stilt + 2 floors (G+2) · two independent premium homes

50 requirements · 8 sections

Concept brief · not for construction
Source: final_requirement.md

A Site & whole building

9

- 1 **Plot** — end plot of ~44 × 39 ft (1,716 sq ft), entered from a single private path at the SW corner; cool light on the North & East, harsh sun and path on the West & South.
- 2 **Two independent homes** — two fully self-contained premium homes, one per floor (Thangam on the 1st, Venkat on the 2nd); they share only the ground floor and the stair/lift core.
- 3 **One premium plan, built twice** — both floors are the same premium layout & finish; the first floor is the second-floor plan adapted to Thangam's horoscope; they differ only in Vāstu tuning and the owner-only light-court.
- 4 **Cantilever** — the stilt columns sit well back (small footprint so cars turn freely); the upper floors cantilever boldly outward to recover area and to shade the parking and entrance.
- 5 **Vāstu compliance** — the layout (kitchen, master, pooja, water, entry, stairs) follows the Vāstu consultant, each home tuned to its occupant's horoscope.
- 6 **Structure** — load-bearing columns align from the stilt up through both slabs; a heavy stair + lift core toward the South/SW; stairs ascend clockwise to the roof.
- 7 **Lift** — a lift serving all floors; if not installed now, the shaft and structure are provided so it can be added later without rebuilding.
- 8 **Future-ready** — lift-ready, EV-charging-ready, solar-ready, and easy for elderly people to use over time.
- 9 **Fully segregated utilities** — 100% separate services per home (two sumps, two borewells, two motors, two meters); each funds and runs his own floor; only structure + core are shared.

B Comfort — light, air & cooling

5

- 10 **Proper daylighting** — every room lit by the cool North/East light; the light-court + roof lantern + shafts bring daylight deep into the core so lamps stay off by day; warm layered lighting at night.
- 11 **Proper air circulation** — cross-ventilation on two sides of every room (East–West sea-breeze corridor) plus stack ventilation through the light-court/lantern; ceiling-fan points everywhere; tall ceilings.
- 12 **Passive cooling** — shading + Kerala-hollow-brick insulation + cool roof + umbrella-roof air-gap + reflective hot-face finishes keep it cool; air-conditioning is the back-up, not the first line.
- 13 **Sunshades** — appropriate sunshades (chajjas/overhangs/fins/jāli) on every opening, sized by orientation (deepest on West & South), each with a drip mould.
- 14 **No waterlogging / weatherproofing** — sheds water and never ponds at any level (raised plinth, graded floors to drains, sloped balconies with thresholds, terrace waterproofing + sized downpipes); protected from sun, monsoon, salt air and flooding.

C Ground floor — stilt

6

- 15 **Car parking** — two individual Fortuners which can be taken in and out without disturbing the other car; they turn within the plot (~18 ft span, column-light front).
- 16 **Two-wheeler & cycle parking** — per home one Royal Enfield Thunderbird, one Honda Activa and a couple of kids' cycles (≈ two Thunderbirds + two Activas + a few cycles total).
- 17 **Guard / elder room** — a ground-level room for a guard or an elder to stay: a single bed, a small kitchen counter (slab) and an attached toilet; step-free.
- 18 **Gate & entry** — a 10 ft sliding gate at the SW corner (slides behind the south compound wall); each home's inner entry door faces North.
- 19 **EV charging** — an EV charging point provision for both cars.
- 20 **Ground services** — two sumps + two borewells + two motors + two meters, OHT feeds, rainwater recharge, electrical/inverter, pump rooms, a multi-chamber septic + soak pit, and anti-termite piping under the plinth.

D The two homes — each floor

9

- 21 **Master suite** — a private wing: bedroom → walk-in closet → hotel-style bathroom with a tub and a separate spacious standing rain shower.
- 22 **Great-room living & dining** — an open living + dining with large, well-shaded floor-to-ceiling glazing.
- 23 **Kitchen** — opens to the dining for entertaining and closes off (sliding partition) for heavy cooking, with a hidden utility.
- 24 **Bedrooms & baths** — a child bedroom with study zone + attached bath, and a flexible study/guest room (usable as a third bedroom); every bedroom has its own attached bath.
- 25 **Guest-only common bath** — one common bathroom kept for guests only.
- 26 **Pooja room** — a pooja niche in the North-East, with an exhaust vent for lamp/incense smoke.
- 27 **Genkan entry** — a recessed shoe-off entry vestibule (step-down, full shoe cabinet, seating for two, screen) with a secure M.S. grill gate so the main doors can stay open for cross-ventilation.
- 28 **Light-court (owner floor only)** — a central open light-court bringing daylight and ventilation to the core, on Venkat's floor only; on Thangam's floor that bay is floored as family space.
- 29 **Balcony** — a real, usable shaded balcony.

E Terrace

4

- 30 **Mumty** — a headroom room over the staircase, for utility / hobby / overflow.
- 31 **Roof lantern** — a pyramidal glazed lantern over the light-court (clerestory sides + hipped glass roof + finial), openable, with a rain sensor.
- 32 **Steel umbrella roof** — an elevated Galvalume steel roof over the whole terrace: a rain/seepage shield + an 8–10 ft thermal air-gap (3–5 °C cooler), with an insulated cool roof below; the terrace is only this (no garden).
- 33 **OHT, solar & drying** — overhead tanks (per home) feeding by gravity; a solar array on top of the umbrella roof with solar water heating; rooftop rainwater collection; clothes-drying in the shade beneath.

- 34 Walls** — Kerala hollow bricks (water- and sun-durable, insulating cores), with a double-wall + air gap on the hot faces.
- 35 Glazing** — double-glazed Low-E throughout; acoustic laminated on bedrooms and path-facing windows; solar-control on West/South; obscured for baths; coastal-grade frames.
- 36 Doors** — internal doors are sliding (bedrooms, study/guest, utility, kitchen partition); bathrooms keep swing doors; the main entry door is a solid, secure swing door.
- 37 Flooring** — bedrooms SPC LVP (20+ mil), living vitrified, kitchen anti-skid vitrified R10+, pooja white marble, bathrooms anti-skid vitrified R10–R11 (mosaics in shower), balcony anti-skid outdoor granite, stairs granite, stilt VDF concrete.
- 38 Kitchen counter** — Karungal (black granite) counter in both homes; moisture-safe carcass; soft-close hardware; chimney + hob.
- 39 Bathrooms** — full waterproofing; wall-hung WCs with concealed cisterns; rain showers; a tub in each master; bathrooms stacked on a common wet wall.
- 40 Sound-proofing** — floating floors between levels and insulated party walls so the two homes are quiet from each other.

- 41 Hot water & pressure** — a VFD booster pump per home for constant rain-shower pressure, and a 300 L solar water heater per home.
- 42 Piped gas** — a reticulated copper gas line feeding both floors from a ground-floor gas bank.
- 43 Electrical** — a commercial-grade single-line diagram with upsized MCB/RCCB so heavy loads never trip.
- 44 Air-conditioning** — high-end split AC units (not VRF) in every room, with screened condenser zones on the facade/terrace (off the balconies) and safe facade-cleaning access for the upper-floor glazing.
- 45 Lightning protection & earthing** — a building lightning-protection system and proper earthing, bonded to the steel umbrella roof and rooftop solar.
- 46 Smart home & safety** — structured CAT-6 cabling, CCTV, a video door phone per home, intercom, and smart-lock provision.
- 47 Water & power** — two sumps + overhead tanks (per home), pressure pumps, STP, rainwater harvesting, solar PV + solar water heating, and inverter backup.
- 48 Water softening & treatment** — a water softener + filtration on the borewell supply (Chennai groundwater is hard/saline) so rain showers, glazing, fittings, geysers and tiles don't scale or stain; one per home, sized to demand.

- 49 TV & media points** — a 55-inch TV focal wall (concealed HDMI + surround-sound conduit) plus a master-bedroom TV point.
- 50 Appliance niches** — a double-door fridge alcove (heavy-duty socket), a concealed louvered laundry niche (water + drain + grounded socket), a ventilated inverter/battery niche, and a central high-mounted Wi-Fi router niche on CAT-6.