



JSW TOWNSHIP RATNAGIRI

A planned township for JSW, that aims to create a self-sufficient neighbourhood and allows for community interaction.

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Drawings and Images: courtesy Kadri Consultants*

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Firm Introduction

KADRI CONSULTANTS

Mr Rahul Kadri, Principal Architect and Partner at Kadri Consultants, specialised in Housing with a Master's degree in Urban Planning from the University of Michigan, USA

The Jindal Steel Works (JSW) is one of the leading steel producers in India. With increasing production capacity, the facilities are in urgent need of expansion to accommodate the growing need for housing for their current and future employees. The JSW Township is a proposal to create a private precinct for the employees of the Jaigarh Power Plant, in Ratnagiri, Maharashtra. This township aims to provide for the residential needs of the staff as well as basic amenities that would sustain a comfortable family lifestyle, giving rise to a self-sufficient neighbourhood.

The main vision for this township was to foster the idea of community living through the method of creating an energetic space that brings the individuals of the community together. Such a compact township allows the growth of a close knit staff fraternity with its people engaging in constant interaction with one another.

Planned around the city centre, the township is sprawled at a quarter mile walking distance from the central focal zone. Provisions are made for suitable social spaces, such as a maidan for recreation, an open court for a cluster, private gardens, terraces and corridors, which lobby for intimate interactions. Open spaces are designed to encourage the participation of the residents in various activities. These open areas resonate of positive spatial energy that further cultivates the concept of a neighbourhood with its functionality. Segregation of pedestrian paths and vehicular traffic streets was a conscious design step to increase safety and encourage walking.

Overall an effort was made to create identifiable neighbourhoods, which would promote sense of belonging to the immediate surroundings.

There are two zones of the residential township:
Contracted Workers Township - Zone 1
Staff housing Township - Zone 2

The Township would include the following:

1. Town Centre - Activity Node of the community
 - a. Market
 - b. School
 - c. Club
 - d. Hospital
2. Residential Clusters

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Residential clusters are planned along the North-South axis.



Masterplan for the Contracted Workers Township - Zone 1.

Contracted Workers Township - Zone 1

This Township caters to the contracted workers, who serve the plant for a brief period of 2 to 3 years for their specific work. The project saw a requirement of a low cost and affordable housing to allow this bracket of people a residence at a modest price. Aiming to establish a self-sufficient neighbourhood, this scheme looks at accommodating a town centre for convenience shopping and a school.

Commanding a view that overlooks the sea, the site is located on a cliff top along the Konkan Coast.

Residential Clusters:

The housing clusters are planned orthogonally along the North-South axis. This organisation shields the internal spaces from strong southwest monsoon winds and direct sunlight. Placed alongside each other, these buildings are staggered to create linear

corridors of open spaces between them, which are landscaped and form the key community interactive spaces. Intimate outdoor areas are formulated due to the close proximity of these buildings.

The brief required two types of housing; one was for families and the other were dormitories. This gave rise to a compact studio unit with an attached bath, toilet and kitchenette that would be sufficient for a single family user. The other type aimed at accommodating 3 to 4 beds per room in a dormitory typology.

The rooms are designed along a single loaded common corridor interspersed with small interactive spaces in the form of sit outs and lobbies near the staircase. Since the occupants are workers from different states and countries, efforts were taken to create these positive interaction spaces.

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Housing units for the officials and staff of the JSW Power Plant and Port.



Compact township with 2bhk and 3bhk units along with bungalows.

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The planning and organisation of this township was inspired by the local vernacular architecture.



Concretising the idea of 'Eyes on the street'.

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Mangalore tiled roofs blend the architecture of the township with the locale along the roads, with safe and secure landscaped areas within the clusters. Each unit has a spacious living dining with a balcony overlooking the view or the internal cluster greens. The kitchen and the toilets are along the road for ease of service connection.

The planning and organisation of this township was inspired by the local vernacular architecture and elements from the Portuguese style of architecture at the behest of the clients. The elements shown in the details of these housing units create a dialogue with the surrounding landscape. The arched windows, railings and Mangalore tiled roofs blend the architecture of the township with the rural locale.

FACT FILE:

Location	Jaigarh, Ratnagiri
Status	Ongoing
Client	JSW Energy Pvt Ltd
Built Up Area	90575sqm (1007241 sqft)
Cost	Approximately ₹250 crores
Prototype	2bhk, 3bhk, Bungalows (staff housing), dormitories and 225sqft family units (contracted workers)
Amenities	School, Shopping Center, Club
Site Area	38 acres

Architect's Note:

KADRI'S PRINCIPALS OF URBAN DESIGN

When we design and build, our focus lies on what is it that the residents or occupants of our buildings really value. What makes people flourish? What kind of spaces makes people happy?

ECONOMICS

Optimisation of services, reduces wastage of materials and ensures effective costing.

To reduce travel time between home, work recreation, daily and convenience shopping. The idea of a smart neighbourhood that is pedestrian friendly so that most needs are met within a 5 to 10 minute walk is ideal.

A smart neighbourhood should be planned with a 500m radius around a center that provides all the non-residential needs of the community. When we design a community - our architects draw out a five kilometer radius from all residences - to ensure that all amenities are located within walking distance from home.

ENVIRONMENT

"Living in a forest" - this idea embodies living spaces immersed in their natural environment - in harmony with its context.

A connection with nature is established by building within the tree-line.

We aim to create connected greens between open spaces to create a continuous green, pedestrian corridor and provide opportunities / spaces to grow your own food - to incorporate private kitchen gardens or a space for collective urban farming for each neighbourhood.

INTERACTION

A space is created for every kind of user ranging from all age groups. These spaces foster community interaction and relations between neighbours and their families. We consciously design open, interactive spaces of varying scales - a hierarchy of open spaces for casual sit-outs, children to play and larger open grounds for sports and festivities.

A sense of belonging is created in the process of developing these distinct neighbourhoods. This gives rise to dense communities - dense enough to not only utilise resources and infrastructure effectively but also allow people to be close and connect with each other. A certain tightness of environment is acquired through these maximum neighbourhoods that are filled with energy.

STREET CHARACTER

The concept of 'eyes on the street' is adopted by buildings with windows facing the street so as to maintain a sense of security. Varying the elevations along the road stretch so as to create variety and interest gives rise to distinctive facade features. Minimum perpendicular junctions help to slow down traffic and focal points of interest are created at such nodes in the form of plazas and landscaped spaces.

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Masterplan of JSW Staff Township - Zone 2.

JSW Staff Township - Zone 2

The Zone-2 Plan consists of housing units for officials and staff members of the Power Plant and Port.

The main target was to establish a socially active township that is safe, jubilant and harmonious with nature.

The brief looked at providing a compact township with 2bhk and 3bhk units along with bungalows.

The first phase housed 150 families with a Town Centre and temple. However the proposed master plan has a total of 5000 units over a land of 640 acres. Located on a plateau 85m above sea level, these housing units get an expansive view of the sea from this vantage point. With the proposed coastal highway along the existing road on the site, the land available rendered to be narrow. This led to a master plan that involved shifting the highway further east, which would not only provide adequate land for the township but also keep the traffic away from the housing units.

The Town Centre overlooks a beautiful beach, located at the end of the main approach road with a Ganesh Temple on the right side. The housing clusters are within 5 minute walking distance from the Town Centre, with pedestrian walkways connecting the two. The housing clusters are moulded along the natural land contour. A 6m wide road with walkways on either side connects the housing units and also accommodates all services. The buildings are laid out compactly



Bungalows designed for staff housing.

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