Buildings that *belong.*

Architecture for homes, hospitals, schools, stations, workplaces and public places — forty-one projects across four states, from a 1,400 sq.ft house to a 2,10,000 sq.ft hospital. Designed for sustainability, for the efficient use of every square foot, and to work from the first day.



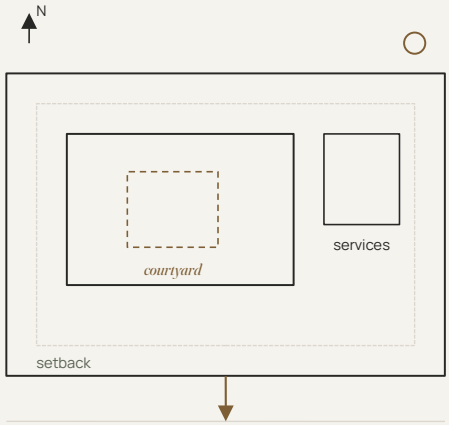
Yavatmal Railway Station — 50,000 sq.ft for Indian Railways (design visualisation)

Good buildings *earn* their place.

Before it is a facade, a building is a set of promises — to the people who use it, to the street it stands on, and to the climate it has to live in.

We have designed forty-one buildings and public places across four states — apartments and bungalows, five hospitals, a railway station, a school, a memorial, resorts, a bio-CNG plant and four parks — and three questions shape every one of them.

How little energy and water can the building ask for? How much use can each square foot carry? And on the first day, will the people inside find that the building is already working for them?



Site, sun and setbacks drawn before the first wall.

i.

Sustainability

Orientation, shading and courtyards do the first half of the work; an efficient envelope, rooftop solar and water recycling do the rest. Every building is checked against ECBC or Eco-Niwas Samhita and benchmarked against GRIHA or IGBC.

ii.

Use of space

FSI used wisely, not merely fully: carpet-to-built-up of 72 % or better in apartments, structural grids set for parking, and 20 % room to grow in structure and plant.

iii.

Perfect working

Flows of people, vehicles, services and rain are drawn before the plan. Structure, services and the fire strategy are planned with the brief — not retrofitted after it.

41
BUILDINGS AND PUBLIC PLACES

9,37,000
SQ.FT OF BUILT-UP AREA DESIGNED

4
STATES — MAHARASHTRA, MP, RAJASTHAN, JHARKHAND

8
SECTORS, FROM HOMES TO INDUSTRY

The *rulebook* we design to.

Compliance is the floor, not the ceiling. Every F8 building is checked against these standards at concept, at tender and at completion.

CODES AND STANDARDS — ALWAYS THE EDITION IN FORCE

NBC 2016, Parts 3 & 4 — development control and general requirements; fire and life safety by occupancy.

UDCPR 2020, Maharashtra — FSI, TDR, setbacks, height, parking, amenity space; local DCRs in other states.

Maharashtra Fire Prevention & Life Safety Act 2006 — fire NOC; IS 2189, IS 15105.

ECBC 2017 and Eco-Niwas Samhita 2018 — energy codes for commercial and residential buildings.

EIA Notification 2006 — environmental clearance for large built-up areas; pollution-control consents.

RERA 2016 and MOFA — carpet-area definitions and disclosures for residential projects.

NBC 2016, Parts 6, 8 & 9 — structural design; building services; plumbing and drainage.

IS 1893, IS 875, IS 13920 — seismic and wind loads, ductile detailing; IS 456 and IS 800 for concrete and steel.

Harmonised Guidelines for Universal Accessibility 2021 and the RPwD Act 2016.

GRIHA · IGBC — green-building ratings; rainwater, solar and STP provisions under UDCPR.

Sector codes — NABH and IPHS for hospitals; CBSE bye-laws for schools; PESO and OISD for fuel plants.

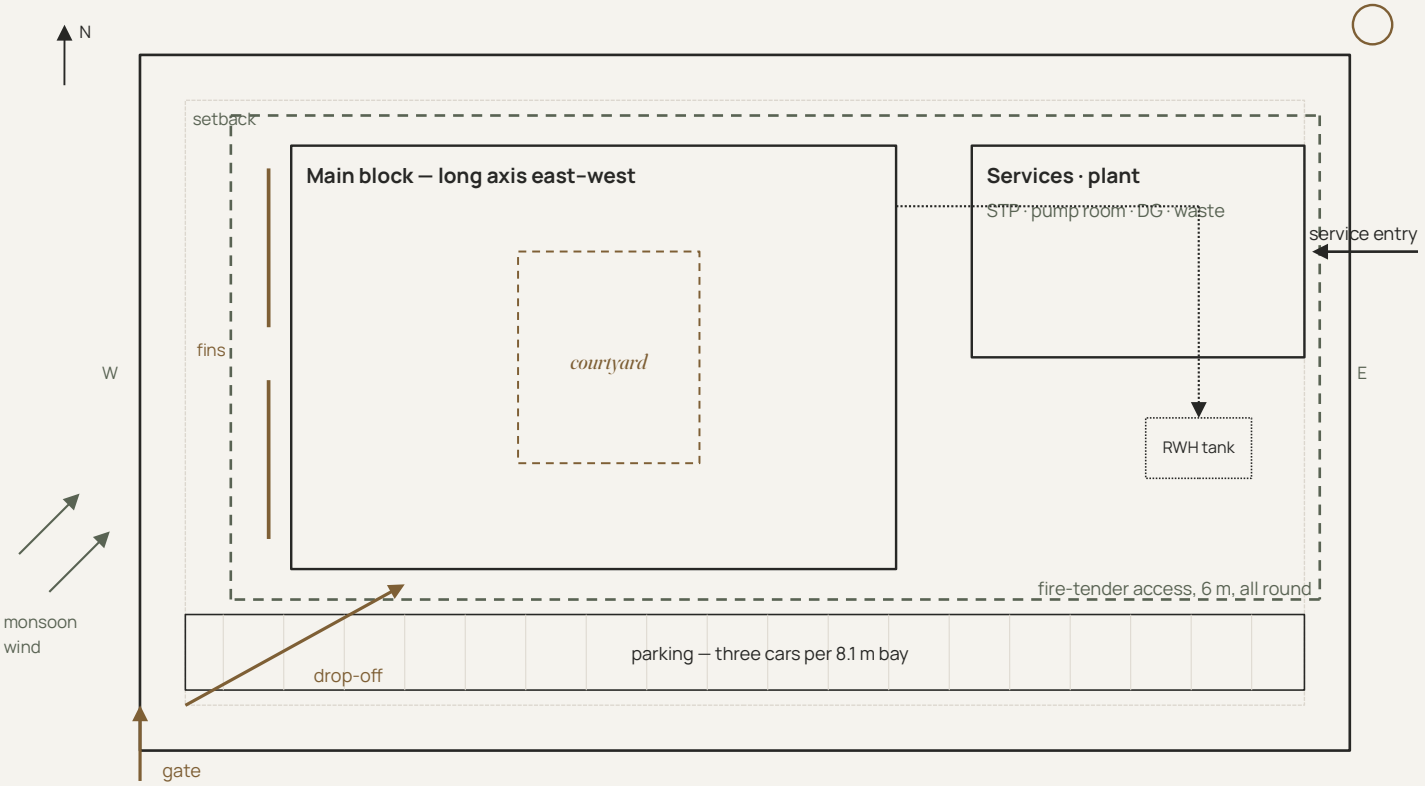
Waste Rules 2016 — solid, bio-medical and construction-waste plans for site and building.

DESIGN CRITERIA WE HOLD OURSELVES TO

CRITERION	TARGET	SOURCE
Structure	IS 1893 zone and importance factors (1.5 for hospitals, schools and assembly); IS 13920 ductile detailing; soil investigation before concept	IS 1893 · IS 13920
Fire and escape	Two independent exits from every floor; travel distances within NBC limits by occupancy; 6 m fire-tender access; refuge areas	NBC 2016 Part 4
Daylight and air	Habitable-room openings ≥ 1/10 of floor area; west facades shaded; long axis east–west wherever the site allows	NBC · UDCPR · F8
Accessibility	Step-free entry; ramps 1:20 preferred, 1:12 maximum; 900 mm doors; accessible lift and toilet on every public floor	Harmonised Guidelines
Energy	Envelope to ECBC or Eco-Niwas Samhita (RETV ≤ 15 W/m² for homes); LED and efficient cooling; rooftop solar sized to the daytime load	ECBC · ENS 2018 · F8
Water	135 L per person per day planned for homes, 450 per hospital bed; rainwater harvesting; STP recycling for flushing and landscape	NBC 2016 Part 9 · F8
Parking and access	Bays and drives to the UDCPR schedule; structural grid set so three cars fit each bay; one-way loops wherever possible	UDCPR · F8
Planning efficiency	Carpet-to-built-up ≥ 72 % in apartments; net-to-gross ≥ 62 % in hospitals; 20 % expansion in structure and plant	F8 standard

Space that *earns* its keep.

A site plan is a diagram of movement, sun and rain. We draw those first — then the building.



WHAT WE MEASURE ON EVERY PLAN

≥ 72%
CARPET TO BUILT-UP IN APARTMENTS

6 m
FIRE-TENDER ACCESS ALL ROUND

1 : 10
OPENINGS TO FLOOR AREA IN EVERY ROOM

2
INDEPENDENT EXITS FROM EVERY FLOOR

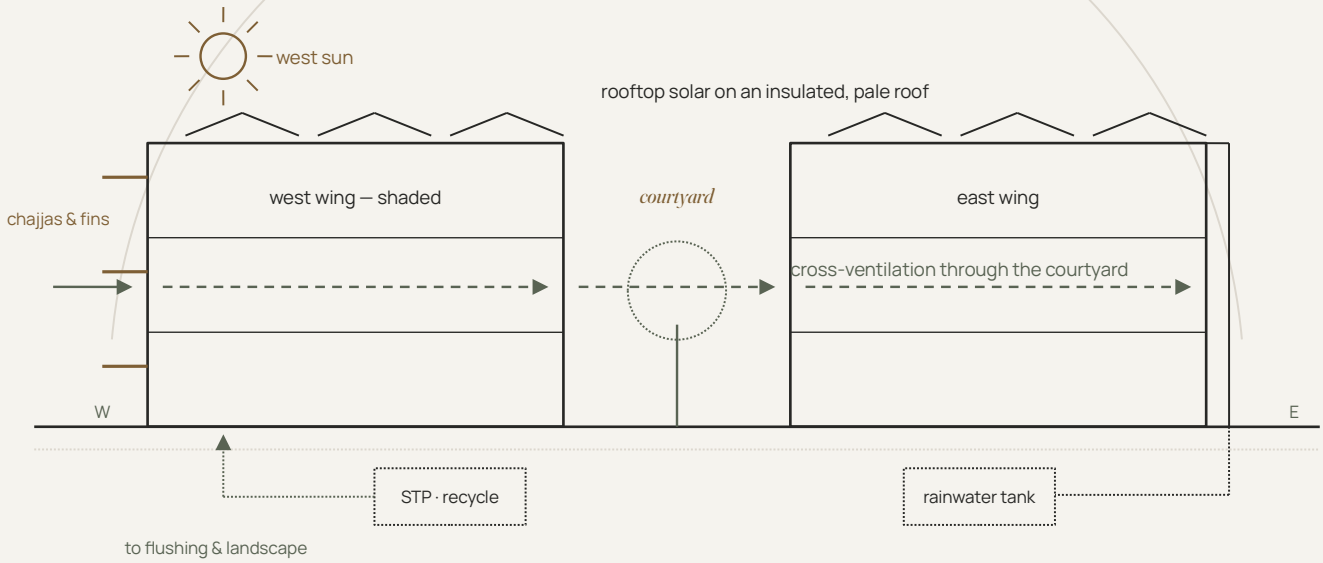
E–W
LONG AXIS; OPENINGS NORTH AND SOUTH

+ 20%
EXPANSION BUILT INTO STRUCTURE AND PLANT

Diagram: a generic F8 site — building set back from the west, courtyard at the centre, services and parking to the rear, fire access all round. Each project adapts it to its plot.

Built for this *climate.*

Eight months of sun and four of rain. A building here must shade itself, catch its own water and let the monsoon wind through.



i.

Passive first

Long axis east–west, deep chajjas and fins on the west, pale insulated roofs, courtyards that pull air through. Form does the work before any machine starts.

ii.

Efficient envelope and plant

Envelope to ECBC or Eco-Niwas Samhita, high-performance glass only where it earns its cost, LED lighting, efficient cooling, rooftop solar and a metering plan.

iii.

Water and ground

Every drop of rain caught or recharged; wastewater treated and reused; permeable paving and native planting so the site drains the way it did before the building.

RETV ≤ 15

W/M² ENVELOPE TARGET FOR HOMES (ENS 2018)

100 %

RAINWATER CAPTURED OR RECHARGED ON SITE

≥ 70 %

WASTEWATER RECYCLED FOR FLUSHING AND LANDSCAPE

3-star

GRIHA, OR IGBC SILVER, AS THE TARGET

Design targets set at concept, modelled at design development and verified at completion.

Forty-one projects, *eight* sectors.

Homes and hospitals, a railway station and a school, resorts, a bio-CNG plant and public parks — each planned around the same three questions.



Balasaheb Thackeray Memorial, Badlapur — 80,000 sq.ft for the Kulgaon Badlapur Municipal Council (design visualisation).



Nirava Resort and Banquets, Badlapur — 10,000 sq.ft, completed 2020 (design visualisation).

PROJECT	TYPE	LOCATION	BUILT-UP	STATUS
PMSSY Hospital	Hospital	Gwalior, MP	2,10,000 sq.ft	Completed 2020
KBMC Hospital	Hospital	Badlapur	1,68,000 sq.ft	In progress
Bio-CNG Plant	Industrial	Maharashtra	94,894 sq.ft	In progress
Balasaheb Thackeray Memorial	Public memorial	Badlapur	80,000 sq.ft	In progress
Yavatmal Railway Station	Transport	Yavatmal	50,000 sq.ft	In progress
Ram Royale	Residential redevelopment	Badlapur	35,000 sq.ft	Completed 2024
Little Wonder Primary School	School	Sangola	12,000 sq.ft	Completed 2022
Nirava Resort and Banquets	Hospitality	Badlapur	10,000 sq.ft	Completed 2020

Eight of forty-one. Built-up areas as recorded at design stage; the full list, drawings and photographs are in the architecture portfolio.

From site visit to *occupancy.*

Five stages, one team from the first site visit to the occupancy certificate. The structural and services engineers are at the table from the concept.

i. Brief & feasibility

Site survey and soil investigation; FSI and the permissible envelope; massing options; outline cost and programme.

ii. Concept

Plans, sections and massing; orientation and shading strategy; structural grid; services strategy; first code check.

iii. Approvals

Plan sanction; fire NOC; environmental and sector approvals; liaison drawings and corrections until the permit is in hand.

iv. Design development & tender

Structural and MEP coordination; good-for-construction drawings; specifications and bills of quantities; tender and contractor selection.

v. Construction

Site supervision; shop-drawing review; stage certifications; completion and occupancy certificate; as-built drawings.

WHO SITS AT THE TABLE

- F8 architects and interior designers
- Structural engineer
- MEP and fire consultants
- Landscape architect
- Liaison architect
- Cost consultant and project manager
- Contractor and site engineer
- The client



Little Wonder Primary School, Sangola — 12,000 sq.ft, completed 2022 (design visualisation).

1 team

FROM BRIEF TO OCCUPANCY

3 code checks

CONCEPT · TENDER · COMPLETION

OC

THE OCCUPANCY CERTIFICATE IS THE FINISH LINE

The rest of the *studio.*

Architecture is the first of three disciplines in the studio. The same care runs through everything we design.

i.

Interior design

Homes, offices, restaurants and resorts — 29 interiors delivered, from a 230 sq.ft restaurant to a 10,000 sq.ft resort, with budgets from ₹5 lakh to ₹3 crore. The same care for daylight, material and the way a room is actually used.

ii.

Healthcare

Our deepest specialism: five hospitals and 4,58,000 sq.ft of healthcare built-up area, from a 6,000 sq.ft nursing home to a 2,10,000 sq.ft super-speciality block, planned to NABH, IPHS and NBC — see the separate healthcare profile.

iii.

Landscape & public realm

Parks, gardens, waterfronts and campus grounds — Badlapur Garden (20,000 sq.ft), Nana Nani Park at Murud, a 30,000 sq.ft waterfront at Ranchi, and the landscapes of our own hospitals and schools.

SECTORS

Residential · Healthcare · Civic & public · Transport · Hospitality · Education · Industrial · Landscape

TALK TO US ABOUT YOUR SITE

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Let's build together — with purpose, precision, and passion.

F8 DESIGN STUDIO
ARCHITECTURE · INTERIOR DESIGN · LANDSCAPE

2026