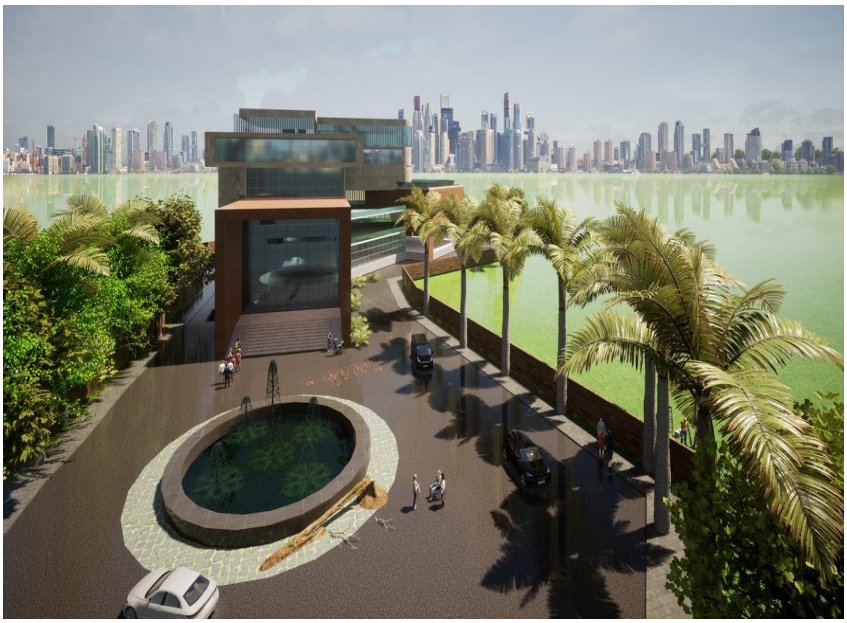
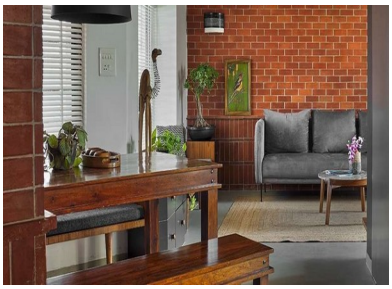
F8 DESIGN STUDIO · COMPANY PROFILE

# Built around *you.*

Architecture, interiors and landscape from Pune and Badlapur. Seventy projects across four states — hospitals, homes, a railway station, schools, resorts, workplaces and parks — each designed around what its client needs it to do.













*KBMC Hospital, Badlapur · Residence, Pune · Nana Nani Park, Murud · Balasaheb Thackeray Memorial · Show flat, Mundhwa · Nirva Resort*

Pune · Badlapur · Mumbai
f8designstudio.com

2026

# Three disciplines, one *method.*

*Architecture, interiors and landscape under one roof — so the building, the rooms and the ground around them are designed by the same people, from the same brief.*

F8 Design Studio practises from Pune and Badlapur, with work across Maharashtra, Madhya Pradesh, Rajasthan and Jharkhand. Our seventy projects include five hospitals, a railway station, a school, a civic memorial, resorts, a bio-CNG plant, apartment buildings, bungalows and public parks — and the interiors of twenty-nine homes and workplaces.

We do not have a house style. We have a house method: every project begins with a written day in the life of the people who will use it, and every drawing is tested against that day first.

*"Strength, usefulness, delight."*

— VITRUVIUS, FIRST CENTURY BC

*The three tests every F8 building still has to pass — in that order.*

*i.*

## Architecture

New buildings, redevelopments and campuses — forty-one projects from a 1,400 sq.ft house to a 2,10,000 sq.ft hospital, with statutory approvals and construction administration in-house.

*ii.*

## Interior design

Homes, workplaces, restaurants and resorts — twenty-nine interiors from 230 sq.ft to 10,000 sq.ft, designed, detailed and procured by the same team that drew the building.

*iii.*

## Landscape

Parks, gardens, waterfronts and campus grounds — five public landscapes for municipal clients, and the grounds of our own hospitals, schools and homes.

*70*
PROJECTS DESIGNED

*4*
STATES — MAHARASHTRA, MP, RAJASTHAN, JHARKHAND

*8*
SECTORS, FROM HOMES TO INDUSTRY

*3*
DISCIPLINES UNDER ONE ROOF

# Your brief is the *building.*

*We do not arrive with a style. We arrive with questions — and we write down a day in the life of the people who will use the place before we draw a line.*

### *i.* Who will use it, hour by hour?

Patients and nurses, a family of five, forty desks — named, counted and followed through their day.

### *ii.* What must it never fail at?

The one thing the place is for: a clean operating theatre, a kitchen that works at 7 am, a lobby that welcomes.

### *iii.* What does the site give for free?

Light, air, views, rain and shade — taken before anything is bought.

### *iv.* What will it cost to run, not just to build?

Energy, water, cleaning and staff, counted over twenty years, decide the plan.

### *v.* What should it feel like to arrive?

The first ten metres — gate, threshold, light, welcome — are designed last and judged first.




*Every brief starts as a day, hour by hour, before it becomes a plan.*

## WHAT THAT MEANS FOR YOU

### One point of contact

A principal who knows your brief answers your calls from the first meeting to handover.

### Drawings you can read

Three-dimensional views at every stage, so decisions are made on what you will actually get.

### Costs you see early

An item-level bill of quantities at design sign-off — before anything is ordered or built.

### No surprises on site

Weekly supervision, written site reports and snag lists you can check for yourself.

*"A building that works for the people inside it is the only kind worth photographing."*

— F8 DESIGN STUDIO

# Architecture, interiors, *landscape.*

*One brief, one team, three disciplines — so nothing is handed over between consultants and lost on the way.*

*i.*

## Architecture

Feasibility and massing · concept and planning · statutory approvals · structural and services coordination · tender documents · construction administration to the occupancy certificate.

*ii.*

## Interior design

Measured survey and day-in-the-life brief · plan options and 3D views · detailed carpentry, electrical, plumbing and ceiling drawings · material boards · item-level BOQ · procurement and site supervision.

*iii.*

## Landscape & public realm

Parks, gardens, waterfronts, terraces and campus grounds · planting, paving and water · public furniture and lighting · landscape for our own buildings from the first sketch.

SECTORS — AND WHAT WE HAVE BUILT IN EACH

**Healthcare**
Five hospitals, 4,58,000 sq.ft

**Civic & public**
Memorial, railway station, parks

**Residential**
Apartment buildings, bungalows, home interiors

**Hospitality**
Resorts, lawns, banquet halls

**Education**
A primary school, a pre-school

**Workplace**
Three offices, a gym, a salon

**Industrial**
A 94,894 sq.ft bio-CNG plant

**Landscape**
Five public grounds, 65,000 sq.ft

*"Form ever follows function."*

— LOUIS SULLIVAN, 1896

*Our only house rule. Everything else — material, colour, the shape of a window — follows from what the place has to do and who it is for.*

# Three questions, every *time.*

*Whatever the building, we ask the same three questions before the first sketch — and measure the answers before handover.*

*i.*

## How little can it ask for?

SUSTAINABILITY

Orientation, shading, courtyards and daylight 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.*

## How much can each square foot carry?

USE OF SPACE

Each square foot is costed twice — once to build and every year after to run. We plan to 72 % carpet-to-built-up in apartments, 62 % net-to-gross in hospitals, storage to the item in homes, and 20 % room to grow.

*iii.*

## Will it work on the first day?

PERFECT WORKING

Flows of people, vehicles, services and rain are drawn before the plan. Structure, services and the fire strategy are designed with the brief — not retrofitted after it — so the first morning is already a good one.

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*≥ 72 %*
CARPET TO BUILT-UP IN APARTMENTS

*≥ 62 %*
NET-TO-GROSS IN HOSPITALS

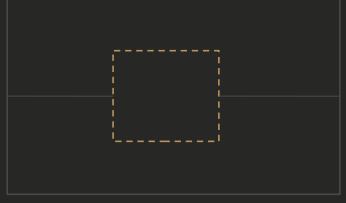
*− 30 %*
ENERGY AGAINST THE ECBC BASELINE

*100 %*
RAIN CAPTURED OR RECHARGED ON SITE

---

*"The cheapest kilowatt is the one the building never asks for."*

— F8 DESIGN STUDIO



# The *rulebook* we design to.

*Compliance is the floor, not the ceiling. Every project is checked at concept, at tender and at handover — against the edition of each code in force on the day.*

**NBC 2016** — Parts 3, 4, 6, 8 and 9: planning, fire and life safety, structure, services, plumbing.

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

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

**GRIHA · IGBC** — including Green Healthcare and Green Interiors ratings.

**IS 732 · IS 3646 · IS 303 · IS 710** — wiring, interior illumination, plywood for interiors.

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

**Maharashtra Fire Act 2006** — fire NOC; IS 2189 detection, IS 15105 sprinklers.

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

**NABH · IPHS 2022 · IS 12433** — hospital accreditation, public health standards and planning.

**EIA Notification 2006 · Waste Rules 2016 · AERB** — environment, waste and radiation approvals.

## DESIGN CRITERIA WE HOLD OURSELVES TO

*20 ACH*
OPERATING THEATRES — ISO 7, HEPA, POSITIVE PRESSURE

*≥ 2.4 m*
HOSPITAL CORRIDORS; PATIENT DOORS ≥ 1.2 M

*1 : 12*
MAXIMUM RAMP; 1 : 20 PREFERRED

*135 L*
PER PERSON PER DAY PLANNED FOR HOMES

*RETV ≤ 15*
W/M² ENVELOPE TARGET FOR HOMES (ENS 2018)

*≥ 900 mm*
CLEAR PASSAGES IN EVERY INTERIOR

## THREE CHECKS ON EVERY PROJECT

### Concept
Massing, egress, parking, envelope and services strategy checked before anything is drawn in detail.

### Tender
Every drawing and specification checked against the code edition in force before it goes out to price.

### Handover
Occupancy certificate, fire NOC, commissioning tests and as-built drawings checked before the keys.

# Forty-one buildings, *eight* sectors.

*Homes and hospitals, a railway station and a school, resorts, a bio-CNG plant and public parks — 9,37,000 sq.ft of built-up area designed.*



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



*Little Wonder Primary School, Sangola — 12,000 sq.ft, completed 2022 (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** | 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, with built-up areas as recorded at design stage. The full list, with drawings and visualisations, is in the F8 Architecture Portfolio; the hospitals are covered in depth in the F8 Healthcare Profile.*

# Twenty-nine interiors, *five* public grounds.

*Apartments and bungalows, offices, a restaurant and a resort from ₹5 lakh to ₹3 crore — and 65,000 sq.ft of parks, gardens and waterfront for municipal clients.*



*Show flat, Mundhwa, Pune — living room in white, grey and daylight. 1,200 sq.ft, completed.*



*Badlapur Garden — 20,000 sq.ft for the Kulgaon Badlapur Municipal Council, completed (design visualisation).*

| PROJECT | TYPE | LOCATION | AREA | STATUS |
|---|---|---|---|---|
| **Marvel Bounty residence** | Apartment interiors | Pune | 1,800 sq.ft | Completed |
| **Sawant Bungalow** | Bungalow interiors | Shahapur | 4,250 sq.ft | In progress |
| **Deshmukh Residence** | Bungalow interiors | Amravati | 4,000 sq.ft | Completed |
| **Nirva Resort** | Resort interiors | Badlapur | 10,000 sq.ft | Completed |
| **Jumpstart Pre-School** | Pre-school interiors | Pune | 1,700 sq.ft | Completed |
| **Curl Fitness** | Gym interiors | Wagholi, Pune | 4,450 sq.ft | Completed |
| **Badlapur Garden** | Public garden | Badlapur | 20,000 sq.ft | Completed |
| **Waterfront Development** | Public space | Ranchi, Jharkhand | 30,000 sq.ft | In progress |

*Eight of thirty-four. Every interior, with all its photographs, is in the F8 Interior Portfolio; the landscapes are in the F8 Architecture Portfolio.*

# From first meeting to *handover.*

*Five stages, one team, three code checks. At every stage you receive something you can read, price and decide on.*

### *i.* Brief & feasibility

You receive: a written day-in-the-life brief, a site and statutory appraisal, massing options and an outline cost.

### *ii.* Concept

You receive: plans and three-dimensional views, a materials and daylight strategy, the structural grid and a cost plan.

### *iii.* Approvals & design development

You receive: sanctioned drawings, coordinated structure and services, room-by-room details and an item-level bill of quantities.

### *iv.* Tender & procurement

You receive: comparable bids on one set of documents, a recommended contractor and vendors, and a programme.

### *v.* Construction & handover

You receive: weekly site reports and snag lists, stage certifications, as-built drawings, care manuals and the occupancy certificate.

**WHO SITS AT THE TABLE**

- F8 architects and designers
- Structural engineer
- MEP and fire consultants
- Specialists, brief by brief
- Liaison architect
- Cost and project managers
- Contractor and site engineer
- You — at every stage



*Ram Royale, Badlapur — 35,000 sq.ft redevelopment, completed 2024 (design visualisation).*

*1 team*
FROM BRIEF TO HANDOVER

*3 code checks*
CONCEPT · TENDER · HANDOVER

*Weekly*
WRITTEN SITE REPORTS

# Let's build *yours.*

*Tell us what the place has to do and who it is for. We will bring the questions — and a day in the life, written down, before the first drawing.*

## TALK TO US

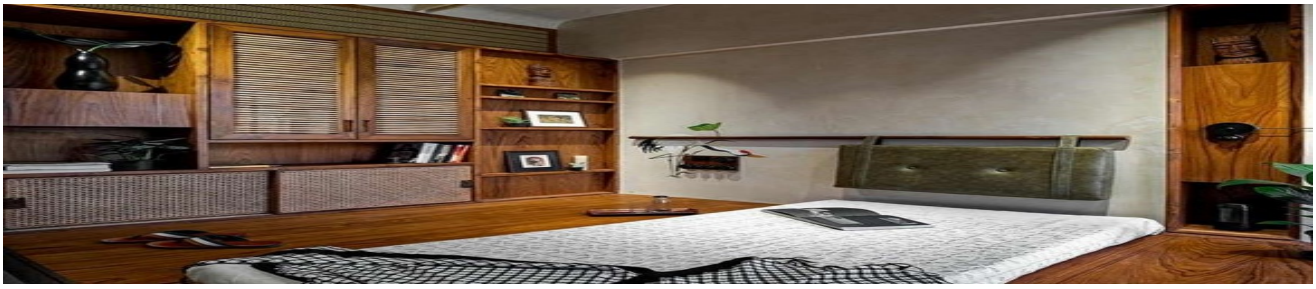

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| STUDIO | Pune · Badlapur · Mumbai |


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

## COMPANION DOCUMENTS

This profile is complete on its own. For a specific brief, ask for the document that goes deeper:

| | |
|---|---|
| HEALTHCARE | F8 Healthcare Profile — five hospitals: codes, planning and delivery in depth |
| ARCHITECTURE | F8 Architecture Profile and Portfolio — all forty-one buildings in detail |
| INTERIORS | F8 Interior Profile and Portfolio — all twenty-nine interiors, photographed |



*Residence, Pune — 1,840 sq.ft, completed.*

F8 DESIGN STUDIO
ARCHITECTURE · INTERIOR DESIGN · LANDSCAPE

*2026*