Hospitals that *work.*

Healthcare architecture, planning and interiors — from a 6,000 sq.ft nursing home to a 2,10,000 sq.ft super-speciality block. Designed for sustainability, for the efficient use of every square foot, and for the people who work inside them.



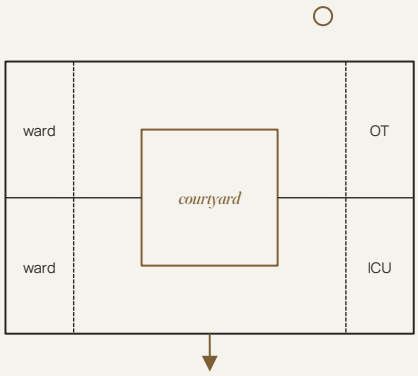
KBMC Hospital, Badlapur — 1,68,000 sq.ft for the Kulgaon Badlapur Municipal Council (design visualisation)

A hospital is a *working* building.

Before it is a landmark, a hospital is a machine for care: a thousand journeys a day, each of which must be short, clean and safe.

We have planned and designed five hospitals across Maharashtra and Madhya Pradesh — municipal and private, a 6,000 sq.ft nursing home and a 2,10,000 sq.ft PMSSY super-speciality block — and the same three questions have shaped every one of them.

How little energy and water can this building ask for? How much care can each square foot carry? And will the surgeon, the nurse and the ward attendant find, on their first shift, that the building is already on their side?



Wards around a courtyard: daylight on one side, the critical core on the other.

i.

Sustainability

Orientation, courtyards and daylight do the first half of the work; efficient plant, rooftop solar and water recycling do the rest. Every hospital is designed to ECBC 2017 and benchmarked against the IGBC Green Healthcare rating.

ii.

Use of space

Each square foot is costed twice — once to build, and every year after to clean, cool and staff. We plan to a net-to-gross efficiency of 62 % or better, with short nurse journeys and 20 % room to grow.

iii.

Perfect working

Patients, staff, clean supply and soiled return never cross paths. Infection control, services and the fire strategy are planned with the clinical brief — not retrofitted after it.

5	4,58,000	2	2020
HOSPITALS PLANNED AND DESIGNED	SQ.FT OF HEALTHCARE BUILT-UP AREA	STATES — MAHARASHTRA AND MADHYA PRADESH	FIRST HOSPITAL COMPLETED

The *rulebook* we design to.

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

CODES AND STANDARDS — ALWAYS THE EDITION IN FORCE

NBC 2016, Parts 3 & 4 — institutional occupancy: egress, compartments, travel distances, lifts.

IPHS 2022 — Indian Public Health Standards for district and sub-district hospitals.

UDCPR 2020, Maharashtra — FSI, setbacks, parking and fire access; local DCRs elsewhere.

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

Bio-Medical Waste Management Rules 2016 — segregation, storage, a dedicated soiled route.

ECBC 2017 · IGBC Green Healthcare · GRIHA — energy, water and material benchmarks.

IS 12433, Parts 1 & 2 — hospital planning: departmental areas and adjacencies.

NABH accreditation standards — safety, infection control, OT and ICU environment.

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

IS 1893, IS 875, IS 456 — seismic importance factor 1.5 for hospitals; loads; concrete.

AERB requirements — layout approval and shielding for X-ray, CT and radiotherapy.

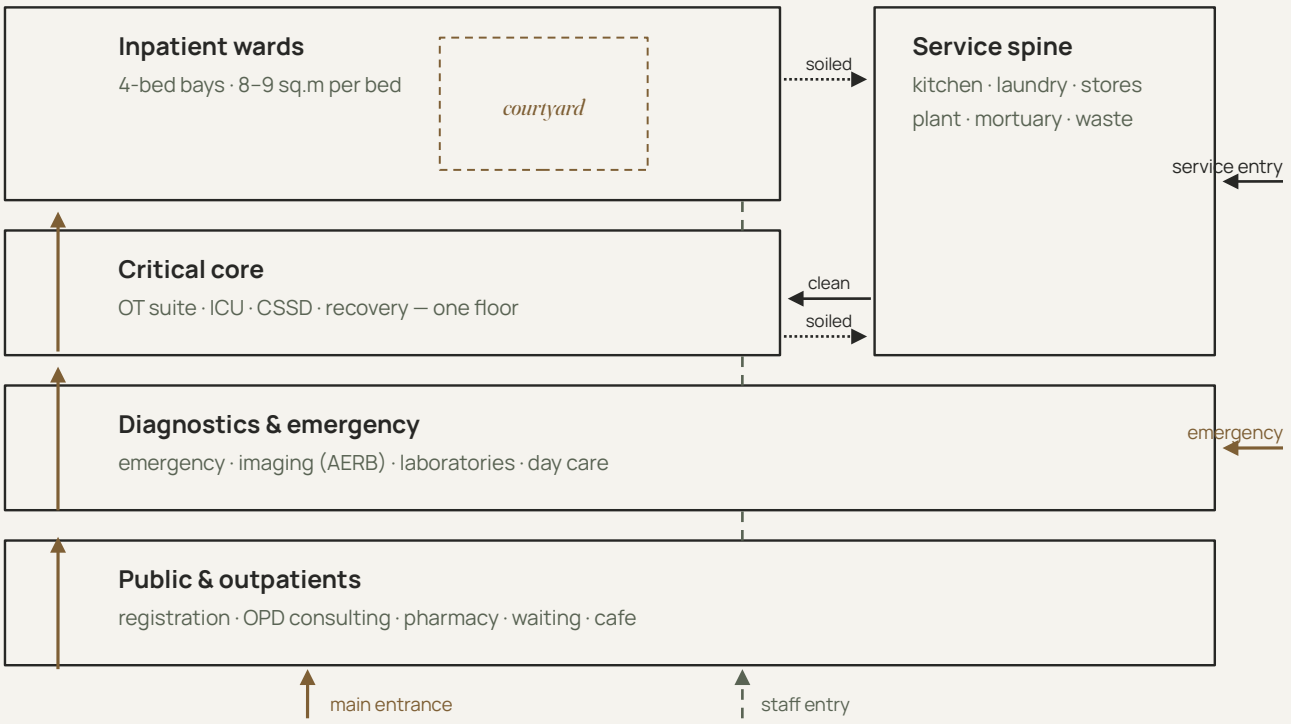
ASHRAE 170 · ISHRAE guidance · HTM 02-01 / NFPA 99 — ventilation and medical gases.

DESIGN CRITERIA WE HOLD OURSELVES TO

CRITERION	TARGET	SOURCE
Operating theatres	ISO Class 7 (Class 5 for super-speciality); HEPA terminal filters; ≥ 20 air changes/h; positive pressure; 21 ± 3 °C; RH 20–60 %	NABH · ISO 14644
Isolation rooms	Negative pressure; ≥ 12 air changes/h; HEPA-filtered exhaust; ante-room	ASHRAE 170
Corridors and doors	Corridors ≥ 2.4 m clear; patient-room doors ≥ 1.2 m; bed lifts sized for a bed and two attendants	NBC 2016 · F8
Fire strategy	≥ 2 compartments per floor for horizontal evacuation; travel distance ≤ 30 m; refuge on every floor	NBC 2016 Part 4
Accessibility	Ramps 1:20 preferred, 1:12 maximum; a step-free route from drop-off to every department	Harmonised Guidelines
Wards	8–9 sq.m per bed; a window to every bay; nurse station within 30 m of every bed	IS 12433 · F8
Water and power	450 L per bed per day planned; 100 % standby power; UPS for OT, ICU and imaging	NBC 2016 Part 9 · F8
Planning efficiency	Net-to-gross ≥ 62 %; floor-to-floor ≥ 4.2 m for services; 20 % expansion in structure and plant	F8 standard

Space that *earns* its keep.

A hospital plan is a diagram of journeys. We draw the journeys first — then the rooms.



PATIENTS & VISITORS — STAFF — CLEAN SUPPLY ····· SOILED RETURN

WHAT WE MEASURE ON EVERY PLAN

≥ 62 %
NET-TO-GROSS EFFICIENCY

≤ 30 m
NURSE STATION TO THE FARTHEST BED

< 2 min
EMERGENCY BAY TO CT AND OT

1 : 60–80
LIFT CORES TO BEDS

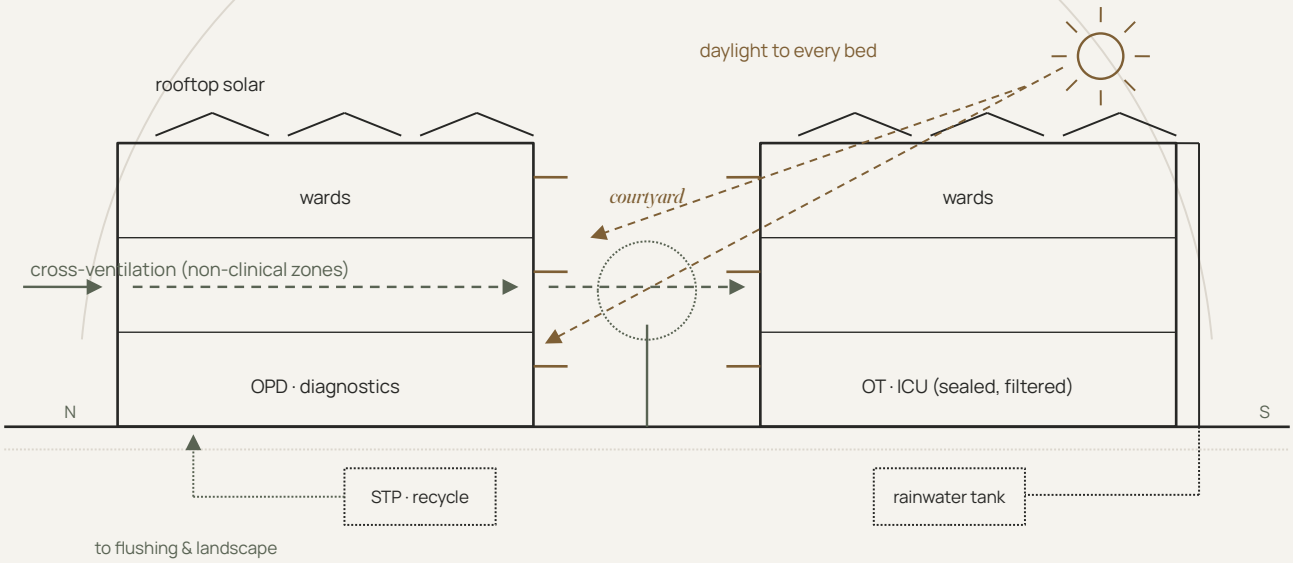
4 flows
KEPT APART: PATIENT, STAFF, CLEAN, SOILED

+ 20 %
EXPANSION BUILT INTO STRUCTURE AND PLANT

Diagram: the generic F8 hospital organisation — public front, critical core at the centre, service spine at the back, wards above around a courtyard. Each project adapts it to its site and bed mix.

Designed to *breathe.*

The cheapest kilowatt is the one the building never asks for. Form, orientation and shade come first; machines come second.



i.

Passive first

Long axis east–west; wards on the north and the critical core on the south. Courtyards bring daylight to every bed. Shaded, insulated envelopes; cross-ventilation wherever infection control allows.

ii.

Efficient plant

Right-sized chillers with heat recovery, HEPA only where it is needed, LED lighting on daylight controls, a building-management system, and rooftop solar sized to the daytime load.

iii.

Water & materials

Rainwater harvested; wastewater treated and recycled for flushing and landscape. Low-VOC finishes, local materials, and surfaces chosen for a lifetime of cleaning.

100%

BEDS WITH A WINDOW AND DAYLIGHT

−30%

ENERGY AGAINST THE ECBC 2017 BASELINE

−30%

POTABLE WATER, WITH WASTEWATER RECYCLED

Silver

IGBC GREEN HEALTHCARE RATING, OR BETTER

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

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

Municipal and private, district and super-speciality — each one planned around the same three questions.



KBMC Hospital, Badlapur — the entrance portal. 1,68,000 sq.ft for the Kulgaon Badlapur Municipal Council (design visualisation).



Shreesai Hospital, Kharadi, Pune — 40,000 sq.ft (design visualisation).

PROJECT	CLIENT	LOCATION	BUILT-UP	STATUS
PMSSY Hospital	PMSSY block, Gwalior	Gwalior, MP	2,10,000 sq.ft	Completed 2020
KBMC Hospital	Kulgaon Badlapur Municipal Council	Badlapur	1,68,000 sq.ft	In progress
Shreesai Hospital	Private client	Kharadi, Pune	40,000 sq.ft	In progress
Turbe Hospital	Private client	Turbe, Navi Mumbai	34,000 sq.ft	Completed 2022
Ashwini Hospital	Private client — nursing home	Badlapur	6,000 sq.ft	Completed 2022

Built-up areas as recorded at design stage. Detailed case studies, drawings and photographs of completed work are available on request.

From clinical brief to *commissioning.*

Five stages, one team from the first meeting to the first patient. The clinicians are in the room from day one.

i. Clinical brief

Bed mix and departmental schedule of accommodation; medical-equipment list; phasing and budget; site and statutory appraisal.

ii. Concept & planning

Zoning and flows; massing and structural grid; services strategy; first code check; IGBC pre-assessment; cost plan.

iii. Design development

Room data sheets; HVAC, medical gas, electrical and IT coordination; fire strategy; AERB layouts; NABH checklist.

iv. Documentation & tender

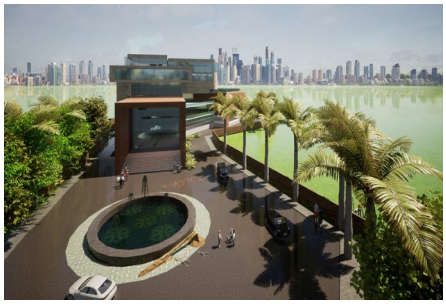
Good-for-construction drawings, specifications and bills of quantities; plan sanction, fire NOC and environmental approvals.

v. Construction & commissioning

Site supervision and shop-drawing review; OT air-quality validation; handover manuals; NABH-readiness support.

WHO SITS AT THE TABLE

- F8 architects and interior designers
- Hospital planner and clinical lead
- Structural engineer
- MEP, medical-gas and fire consultants
- Medical-equipment planner
- Infection-control nurse
- IGBC accredited professional
- Cost consultant and project manager



KBMC Hospital — courtyards and wards from the south (design visualisation).

1 team
FROM BRIEF TO HANDOVER

3 code checks
CONCEPT · TENDER · HANDOVER

Day 1
CLINICIANS IN THE ROOM

The rest of the *studio.*

Hospitals are our deepest specialism, not our only one. The same discipline runs through everything we design.

i.

Architecture

Civic, residential, institutional and industrial buildings — 41 projects to date, including Yavatmal railway station (50,000 sq.ft), the Balasaheb Thackeray Memorial at Badlapur (80,000 sq.ft), a 94,894 sq.ft bio-CNG plant, schools, apartment redevelopments, bungalows and farmhouses.

ii.

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.

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

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

TALK TO US ABOUT YOUR HOSPITAL

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

F8 DESIGN STUDIO

2026