F8 DESIGN STUDIO · INTERIOR DESIGN PROFILE

Made to be *lived in.*

Residential and commercial interiors — homes, offices, restaurants, resorts and schools. Twenty-nine projects from 230 sq.ft to 10,000 sq.ft, designed for daylight, for the way a room is actually used, and to last.



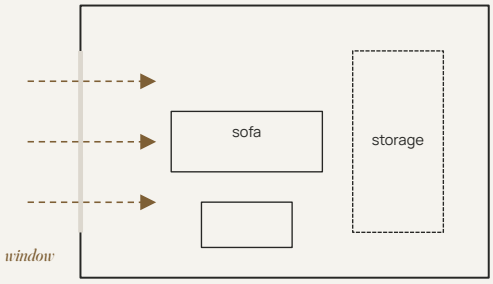
Residence, Pune — exposed brick, timber and a sofa in the light. 1,840 sq.ft, completed.

A home has to *work* every day.

Before it photographs well, an interior has to cook, sleep, store, clean and welcome — every day, for twenty years.

We have designed twenty-nine interiors across nine cities — apartments of 630 sq.ft and bungalows of 4,250 sq.ft, offices, a pre-school, a gym, a restaurant and a resort — and the same three questions shape every one of them.

How much daylight and fresh air can a room have before anything is switched on? How much of life can each square foot carry? And on the first morning, will the kitchen, the wardrobe and the switch by the bed already be where the hand expects them?



Daylight drawn first, furniture to the millimetre, storage to the item.

i.

Sustainability

Daylight and cross-ventilation before fittings; LED and 5-star cooling after. Low-VOC paints, E1 boards, local stone and timber from legal sources — chosen to last, not to be replaced.

ii.

Use of space

Storage is planned to the item before the first wall moves. We hold circulation to 15 % of carpet area and give every square foot a second job.

iii.

Perfect working

Kitchens, wardrobes, switches and sockets are placed for the hands that use them. Services are drawn before finishes, so nothing is chased later.

29	₹16 Cr	9	230–10,000
INTERIORS DELIVERED	OF FIT-OUT DELIVERED	CITIES AND TOWNS	SQ.FT — SMALLEST TO LARGEST

The *rulebook* we design to.

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

CODES AND STANDARDS — ALWAYS THE EDITION IN FORCE

NBC 2016, Part 4 — fire and life safety: flame-spread class of finishes, exits kept clear, kitchen and electrical safety.

IS 732 — electrical wiring installations; RCCB protection on every circuit.

IS 303 and IS 710 — plywood (BWR) and marine plywood (BWP) for wet areas.

IS 2553 and IS 2835 — safety (toughened and laminated) glass; float glass.

IGBC Green Interiors rating — energy, water, materials and indoor air quality.

UDCPR 2020 and society by-laws — structural, façade, balcony, flue and AC changes.

NBC 2016, Part 8 — building services: lighting, electrical, ventilation and acoustics inside the building.

IS 3646 — interior illumination: lux levels by task; colour rendering.

IS 12823 and IS 2202 — pre-laminated boards and flush door shutters.

Harmonised Guidelines for Universal Accessibility 2021 — clear widths, reach ranges, grab bars.

GreenPro · low-VOC · E1 class — paints, adhesives and boards with low emissions.

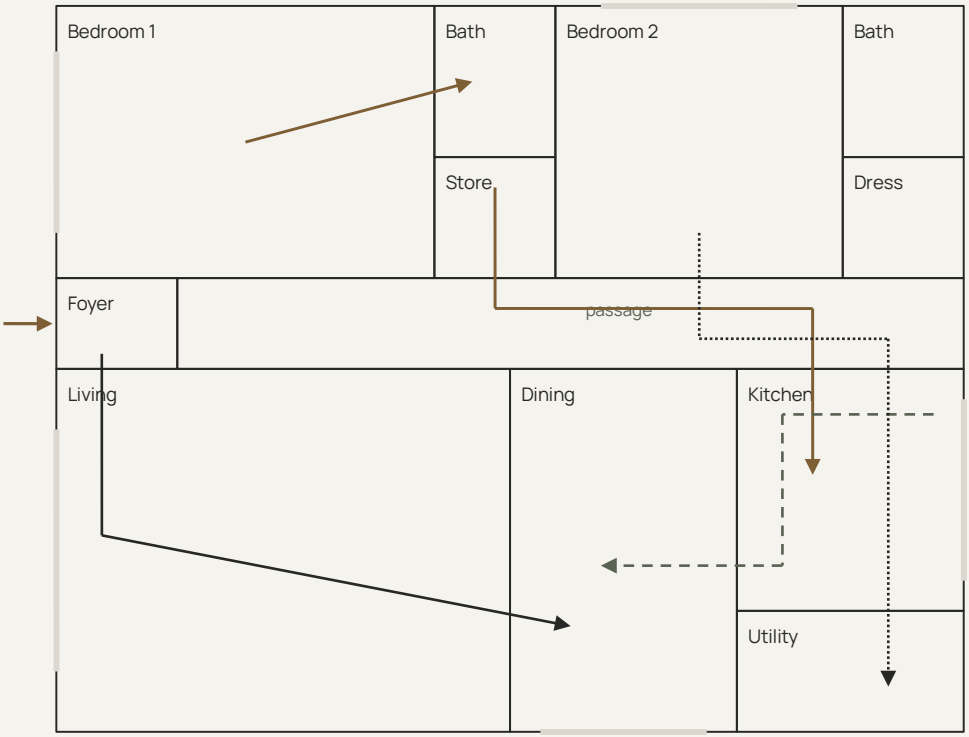
Fire NOC conditions (commercial) — sprinkler and detector cover kept; kitchen suppression.

DESIGN CRITERIA WE HOLD OURSELVES TO

CRITERION	TARGET	SOURCE
Daylight and air	A window in every habitable room; openable area ≥ 1/10 of floor area; ceiling fans before air-conditioning	NBC 2016 · F8
Lighting	Three layers in every room (ambient · task · accent); 150 lux living, 300 lux kitchen counters and study, 300–500 lux desks; LED ≥ 80 CRI, 2700–3000 K at home	IS 3646 · F8
Circulation	Clear passages ≥ 900 mm (≥ 1,200 mm in offices and shops); doors 900 mm clear; circulation ≤ 15 % of carpet area	Harmonised Guidelines · F8
Kitchen	Work triangle 4–8 m; counters 850–900 mm high; one 16 A socket per appliance; chimney ducted to the outside	F8 standard
Storage	Planned to the item — a storage schedule before layout; wardrobes 600 mm deep; lofts and under-bed storage used	F8 standard
Materials	BWP plywood (IS 710) in wet areas, BWR (IS 303) elsewhere; E1 boards; low-VOC paints and adhesives; legally sourced timber	IS 303 · IS 710 · F8
Electrical	IS 732 wiring; 30 mA RCCB on all circuits; IP44 fittings in wet areas; a socket every 2 m of wall	IS 732 · F8
Acoustics	Bedroom partitions ≥ 45 dB; meeting rooms ≥ 40 dB; absorptive ceilings in restaurants and open offices	NBC Part 8 · F8

Space that *earns* its keep.

A plan is a diagram of a day. We draw the morning, the cooking and the guests first — then the furniture.



FLOWS WE DRAW FIRST

- MORNING RUN
- COOKING
- GUESTS
- LAUNDRY

RULES OF THUMB

- Passages ≥ 900 mm clear
- Kitchen triangle 4–8 m
- Wardrobes 600 mm deep
- 900 mm behind every chair
- Sofa to screen 2.5–3.5 m
- A socket every 2 m of wall

WHAT WE MEASURE ON EVERY PLAN

≤ 15%
CIRCULATION AS A SHARE OF CARPET AREA

≥ 10%
CARPET AREA GIVEN TO STORAGE

3 layers
LIGHTING IN EVERY ROOM — AMBIENT, TASK, ACCENT

4–8 m
KITCHEN WORK TRIANGLE

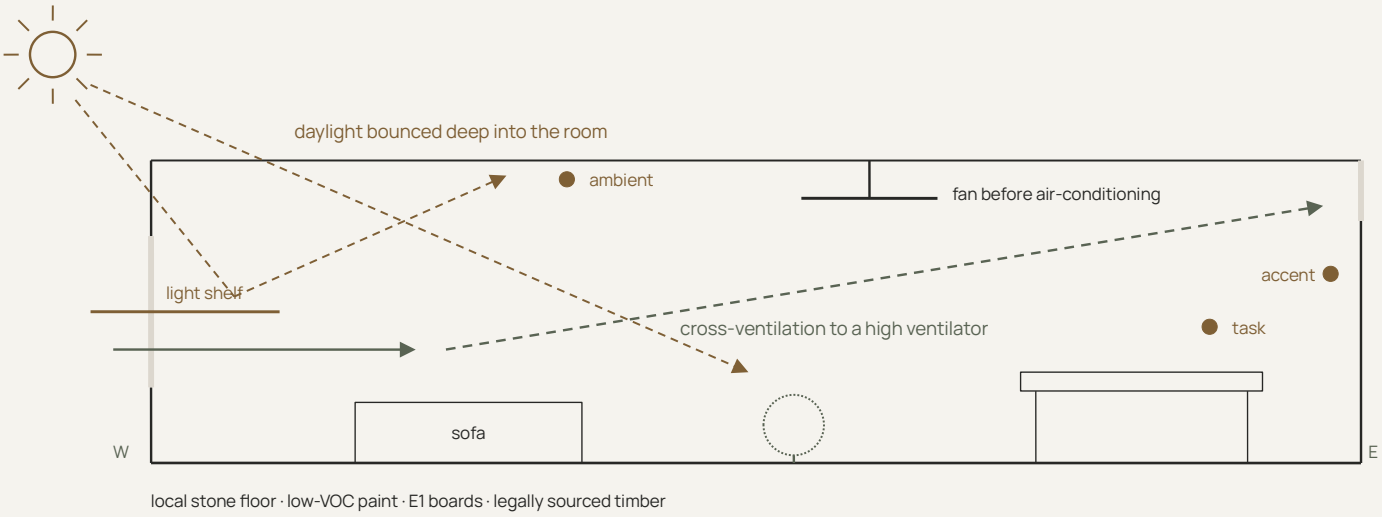
9 sq.m
PER DESK IN OFFICES

1.3 sq.m
PER COVER IN RESTAURANTS

Diagram: a two-bedroom apartment drawn as journeys — the morning run, cooking, guests and laundry — before any furniture is placed.

Designed to *last.*

The greenest fit-out is the one you never rip out. Daylight and air first; durable materials second; machines last.



local stone floor · low-VOC paint · E1 boards · legally sourced timber

i.

Daylight and air first

Rooms planned so that a window reaches every seat and bed; light shelves and pale ceilings carry daylight deep; cross-ventilation and ceiling fans before air-conditioning.

ii.

Materials that last

Plywood to IS grade, E1 boards, low-VOC paints and adhesives, stone and timber from near the site. Detailing that can be repaired, not replaced.

iii.

Efficient services

LED on dimmers and daylight sensors, 5-star inverter cooling sized to the room, water-efficient fixtures, and a wiring plan that will take the next appliance without chasing.

100%

LOW-VOC PAINTS AND ADHESIVES

E1

LOW-FORMALDEHYDE BOARDS THROUGHOUT

5-star

COOLING AND APPLIANCES SPECIFIED

≥ 60%

MATERIALS FROM WITHIN 500 KM

Targets set at concept and checked against material submittals before anything is ordered.

Twenty-nine *interiors*, nine cities.

Apartments and bungalows, offices and restaurants — from ₹5 lakh to ₹3 crore, each one planned around the same three questions.



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



Nirva Resort, Badlapur — restaurant. 10,000 sq.ft, completed.

PROJECT	LOCATION	CARPET AREA	BUDGET	STATUS
Marvel Bounty residence	Pune	1,800 sq.ft	₹2 Cr	Completed
Shreeji residence	Badlapur	3,000 sq.ft	₹1.5 Cr	Nearing completion
Sawant bungalow	Shahapur	4,250 sq.ft	₹3 Cr	In progress
Deshmukh residence	Amravati	4,000 sq.ft	₹1.2 Cr	Completed
Paunikar residence	Badlapur	2,700 sq.ft	₹1 Cr	Completed
Nirva Resort	Badlapur	10,000 sq.ft	₹2.5 Cr	Completed
Curl Fitness gym	Wagholi, Pune	4,450 sq.ft	₹20 L	Completed
Jumpstart Pre-School	Pune	1,700 sq.ft	₹40 L	Completed

Eight of twenty-nine. Budgets as delivered; the full list, drawings and photographs are available on request.

From first visit to *handover.*

Five stages, one team from the measured survey to the last snag. The client's day-to-day is the brief.

i. Brief & survey

Measured survey; a day-in-the-life brief for every member of the household or team; an inventory of what must be stored; budget split by room.

ii. Concept

Plan options and furniture layouts; materials and mood; daylight and lighting strategy; outline cost.

iii. Design development

Detailed drawings for carpentry, electrical, plumbing and ceilings; material boards and samples; item-level bill of quantities; sign-off.

iv. Procurement & site

Vendor shortlist and approved samples; weekly site supervision; services checked before finishes close; snag lists.

v. Handover

Styling and final fit; care manuals for every surface and appliance; a defects visit after the first year of use.

WHO SITS AT THE TABLE

- F8 interior designers and architects
- Electrical and plumbing consultant
- Carpentry and modular partners
- Lighting designer
- Soft-furnishing and art curators
- Site supervisor
- Cost and procurement lead
- The client's family or team



Jumpstart Pre-School, Pune — 1,700 sq.ft, completed.

1 team

FROM SURVEY TO HANDOVER

3 sign-offs

BRIEF · DESIGN · PRE-HANDOVER

Weekly

SITE VISITS WHILE WORK IS ON

The rest of the *studio.*

Interiors are one of three disciplines in the studio. The same care 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.

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 · Hospitality · Workplace · Education · Healthcare · Civic & public · Landscape

TALK TO US ABOUT YOUR HOME OR WORKPLACE

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

F8 DESIGN STUDIO
ARCHITECTURE · INTERIOR DESIGN · LANDSCAPE

2026