



# IKA TOWERS



mala IKA  
purvi IKA



## High Rise Mixed Use Building

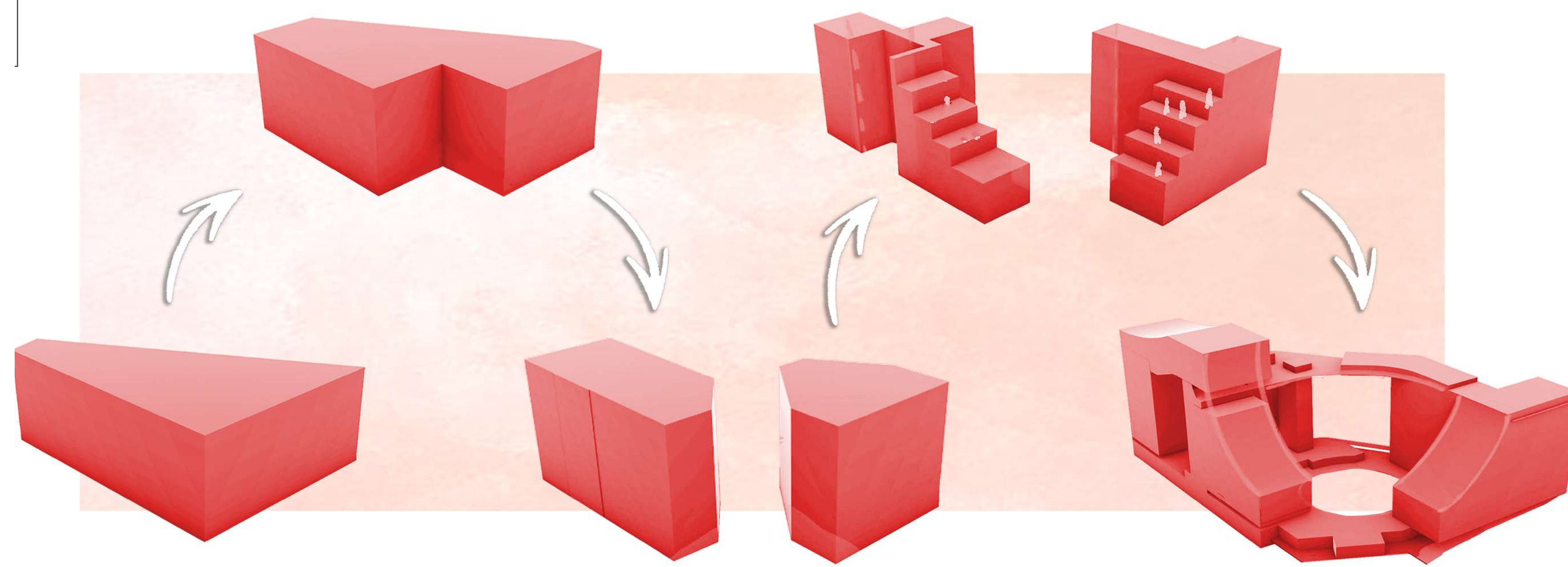
Site : Panaji , Goa

Academic work : III Year VI sem



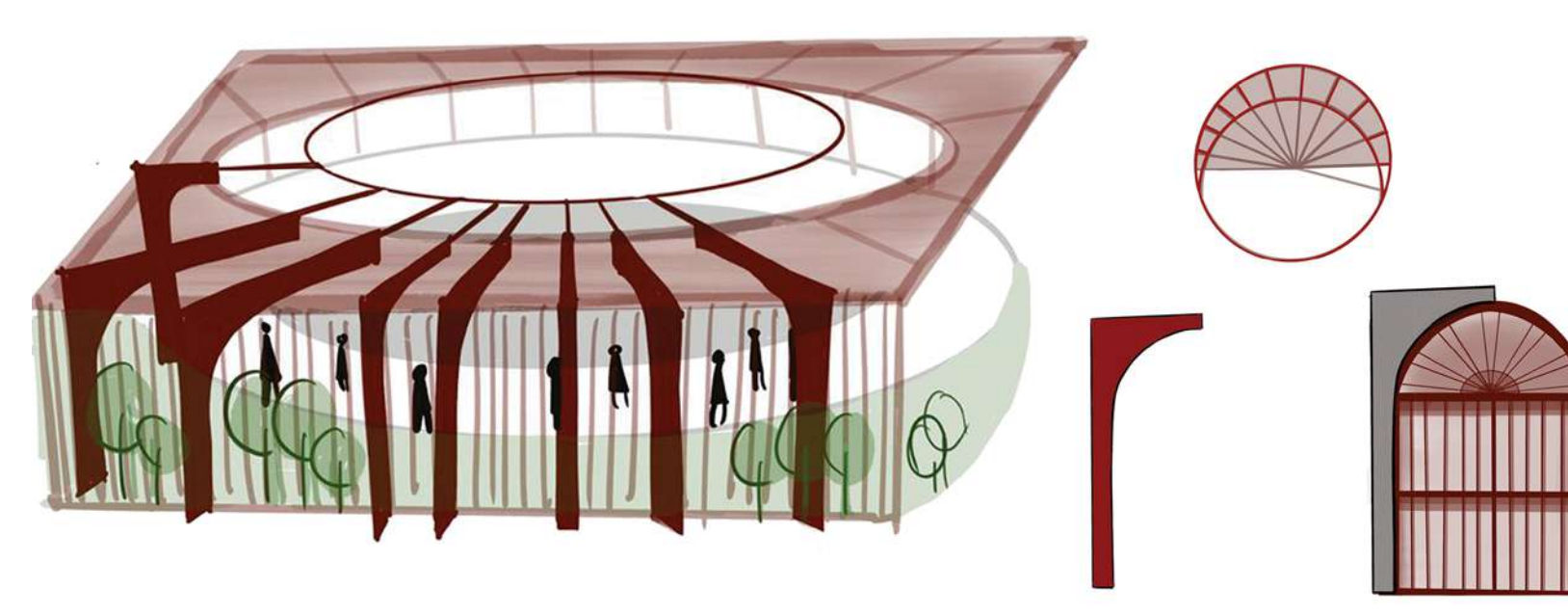
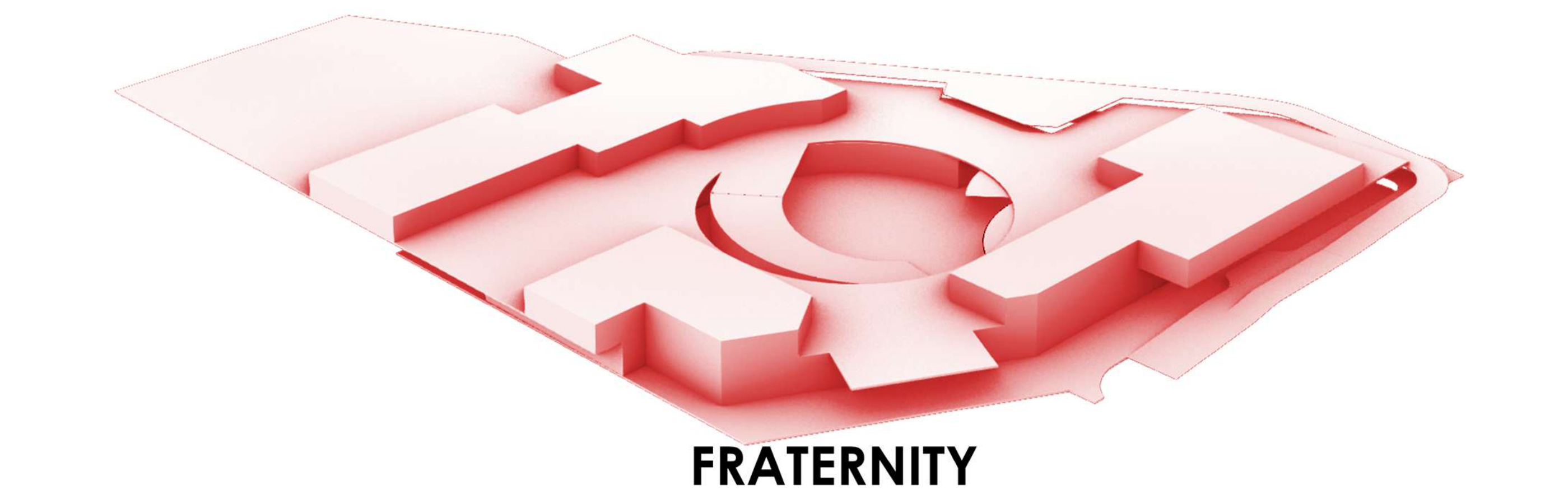
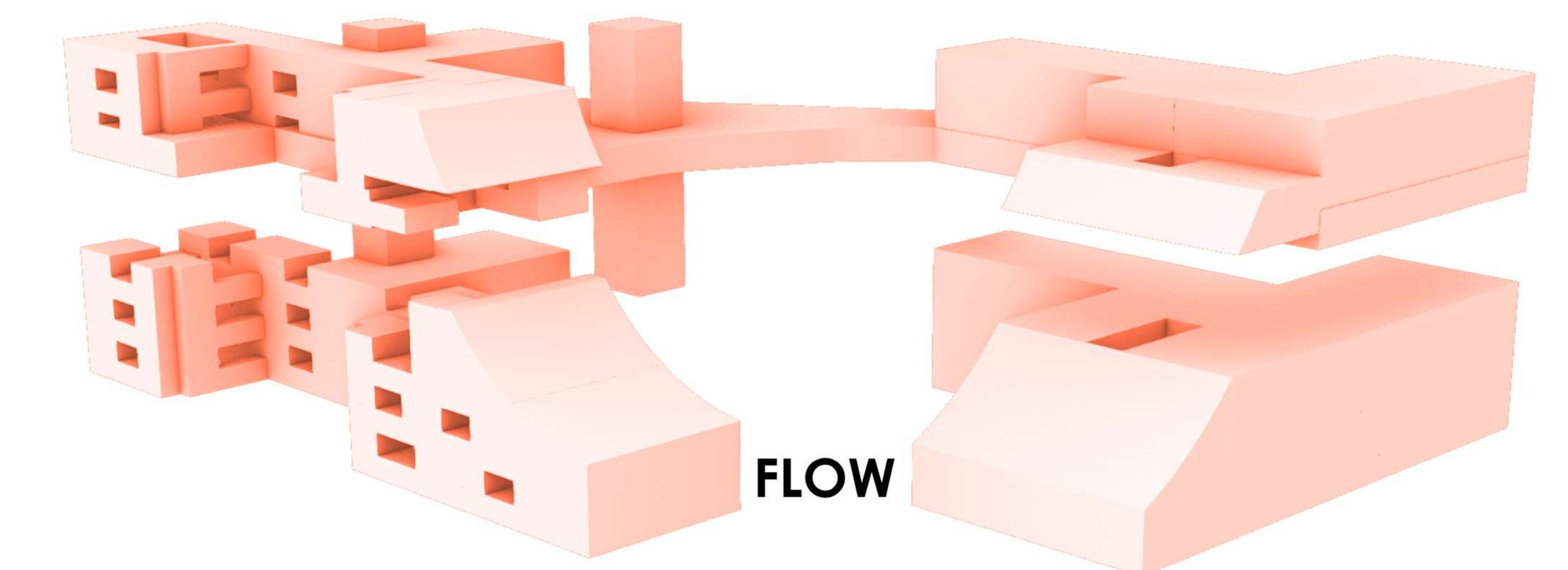
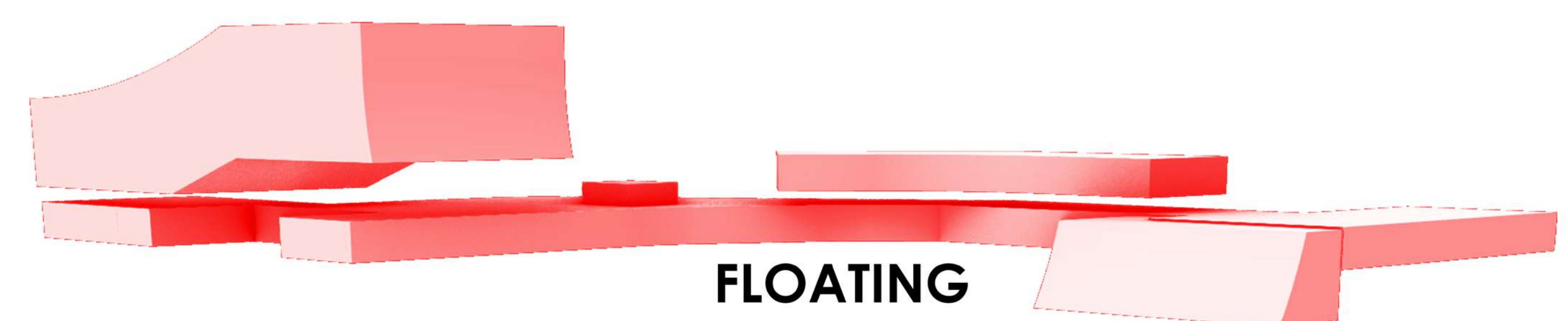
**FORM DEVELOPMENT**

The form development begins with a simple solid mass, which is then split and shifted to create two primary blocks. These volumes are carved and stepped to introduce terraces and vertical

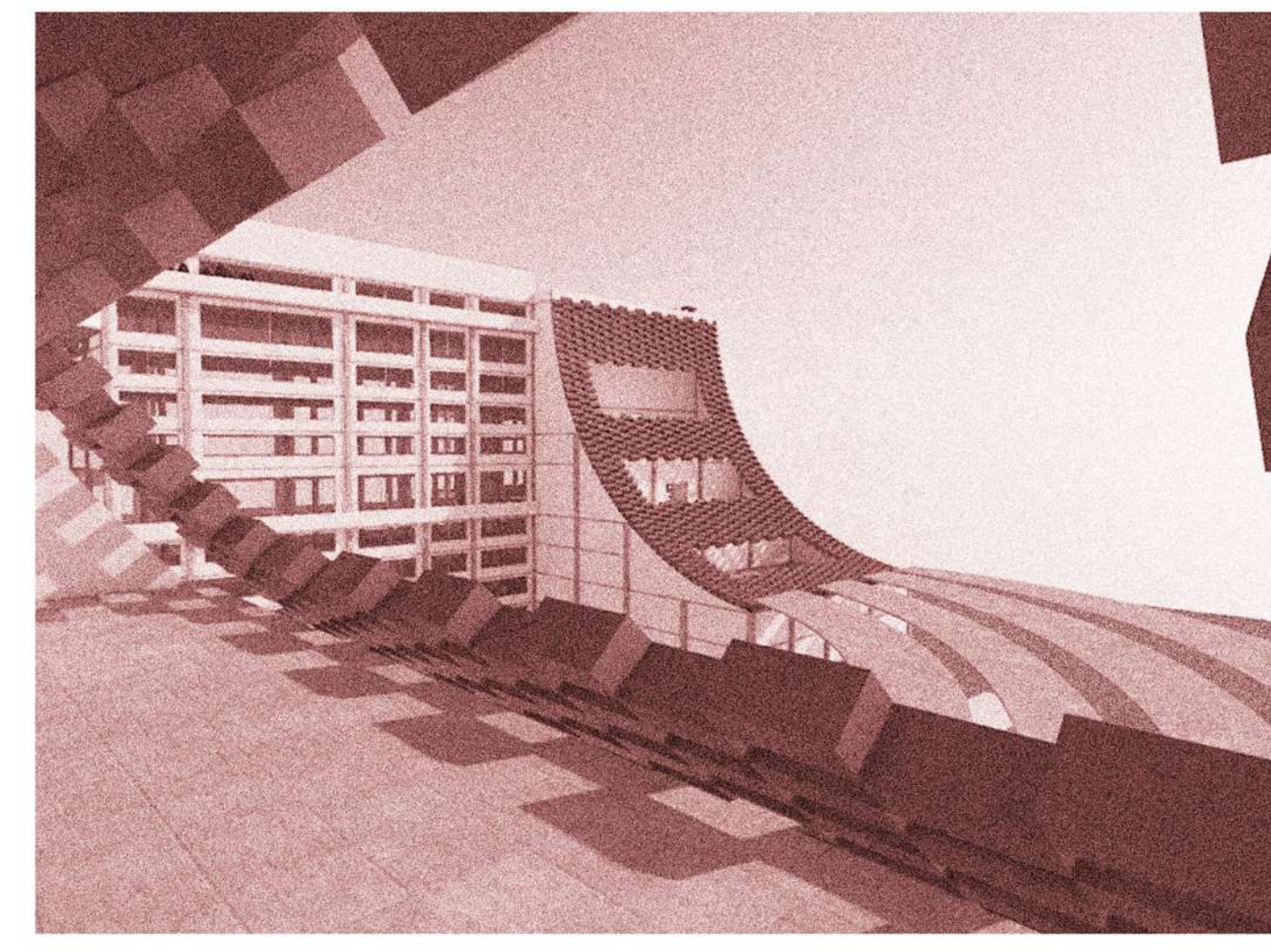


**THE 3 F's CONCEPT**

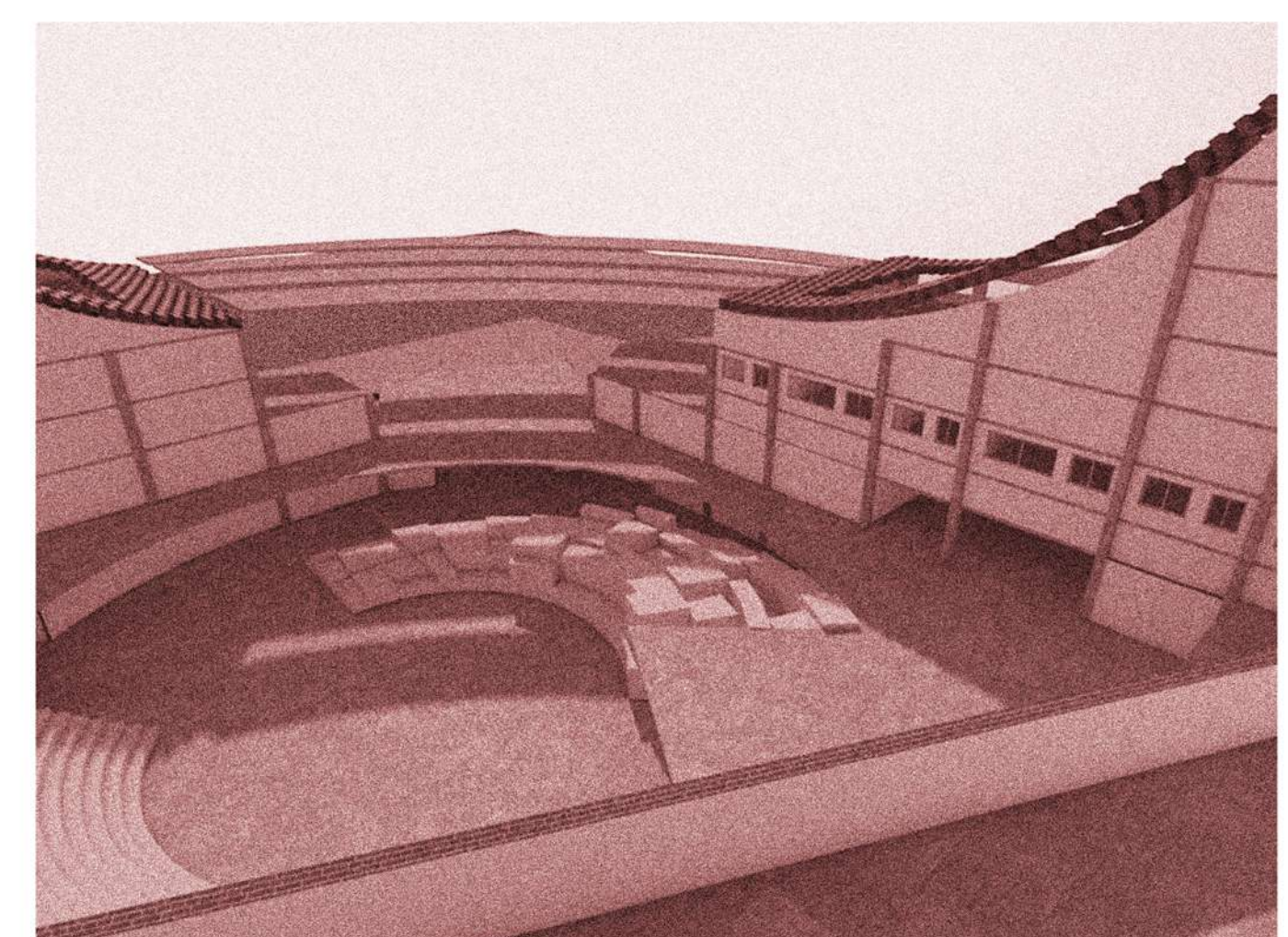
This mixed-use development in Goa is structured around three key ideas: Floating, Flow, and Fraternity. The concept of 'Floating' is defined by a convention centre placed above two towers, creating a strong visual identity and a distinctive skyline element. 'Flow' is reflected in the building's form and planning, shaped by Goa's coastal winds and strengthened through a bridge connection that links the towers while maintaining openness and ventilation. At the base, 'Fraternity' anchors the project through active retail and community spaces that create a lively public edge and encourage everyday interaction. Together, these layers form a balanced development that combines a bold presence with a grounded, people-focused experience.



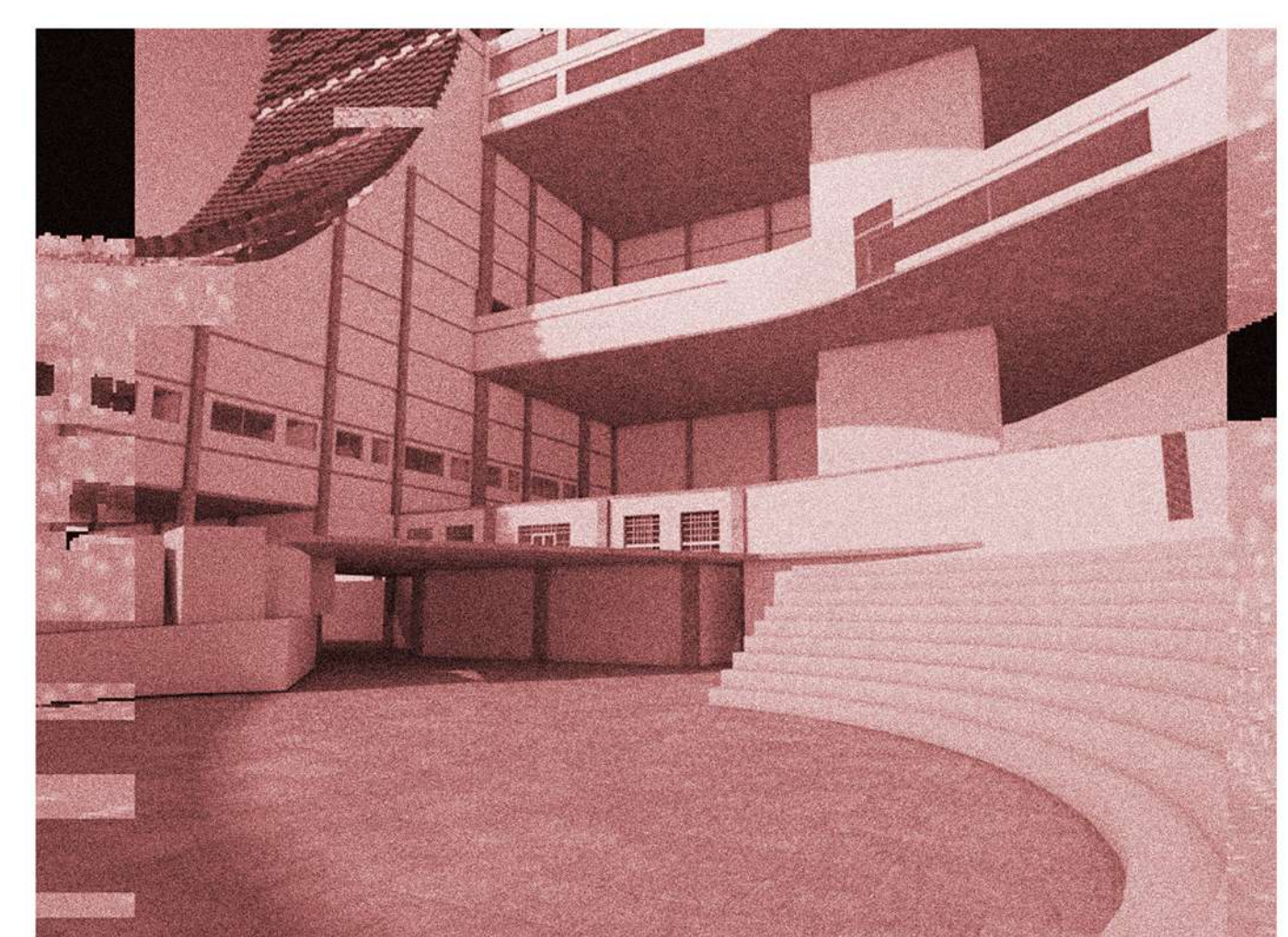
Public interaction spaces are shaped through a contemporary reinterpretation of traditional Goan arches, creating porous, shaded environments that encourage movement, pause, and social exchange. These arcaded edges blur the boundary between inside and outside, forming comfortable microclimates that respond to Goa.



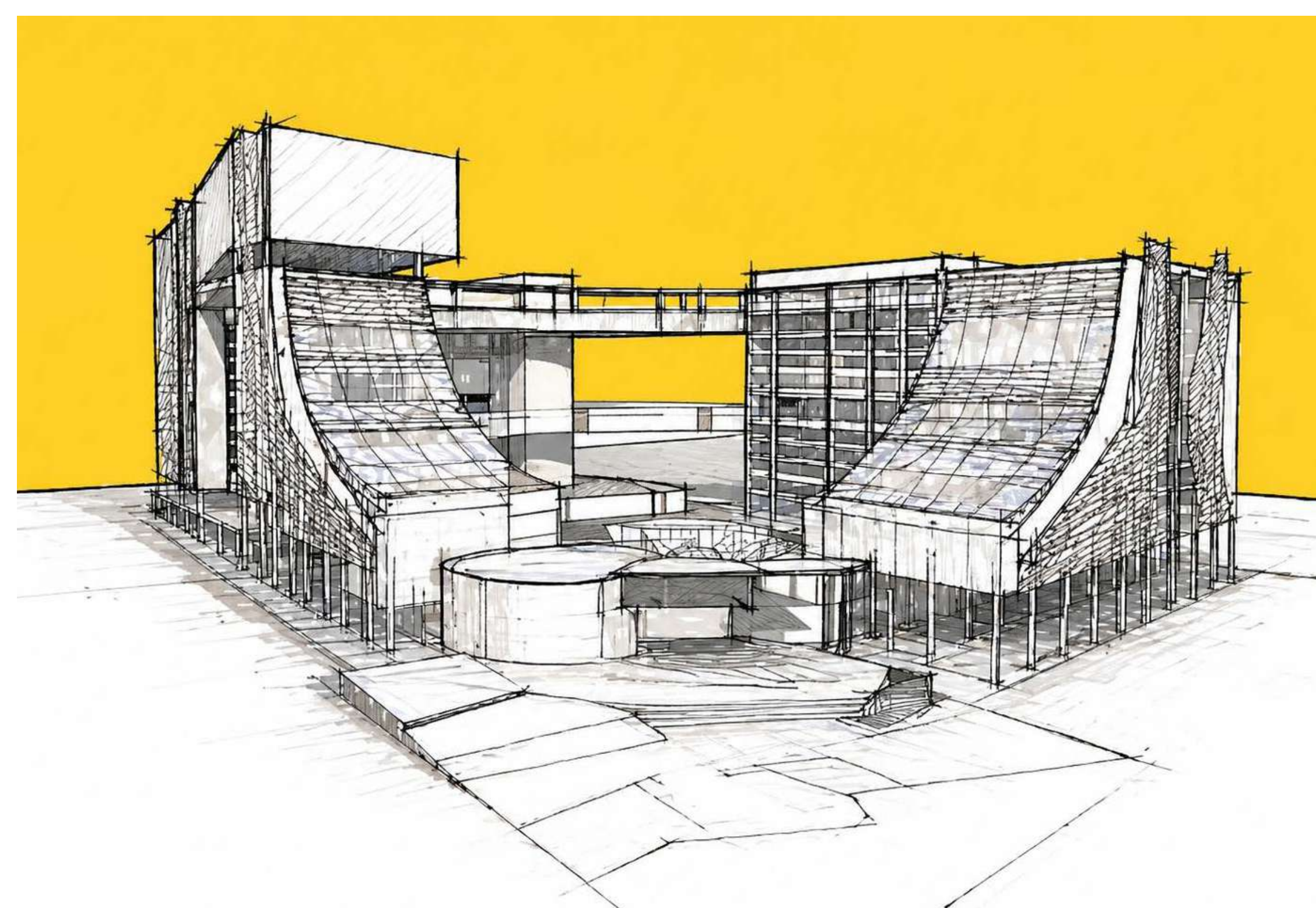
**VIEW OF OFFICE BLOCK FROM APARTMENTS**  
The office block frames a strong visual edge, creating a dynamic skyline backdrop for the residential zone.

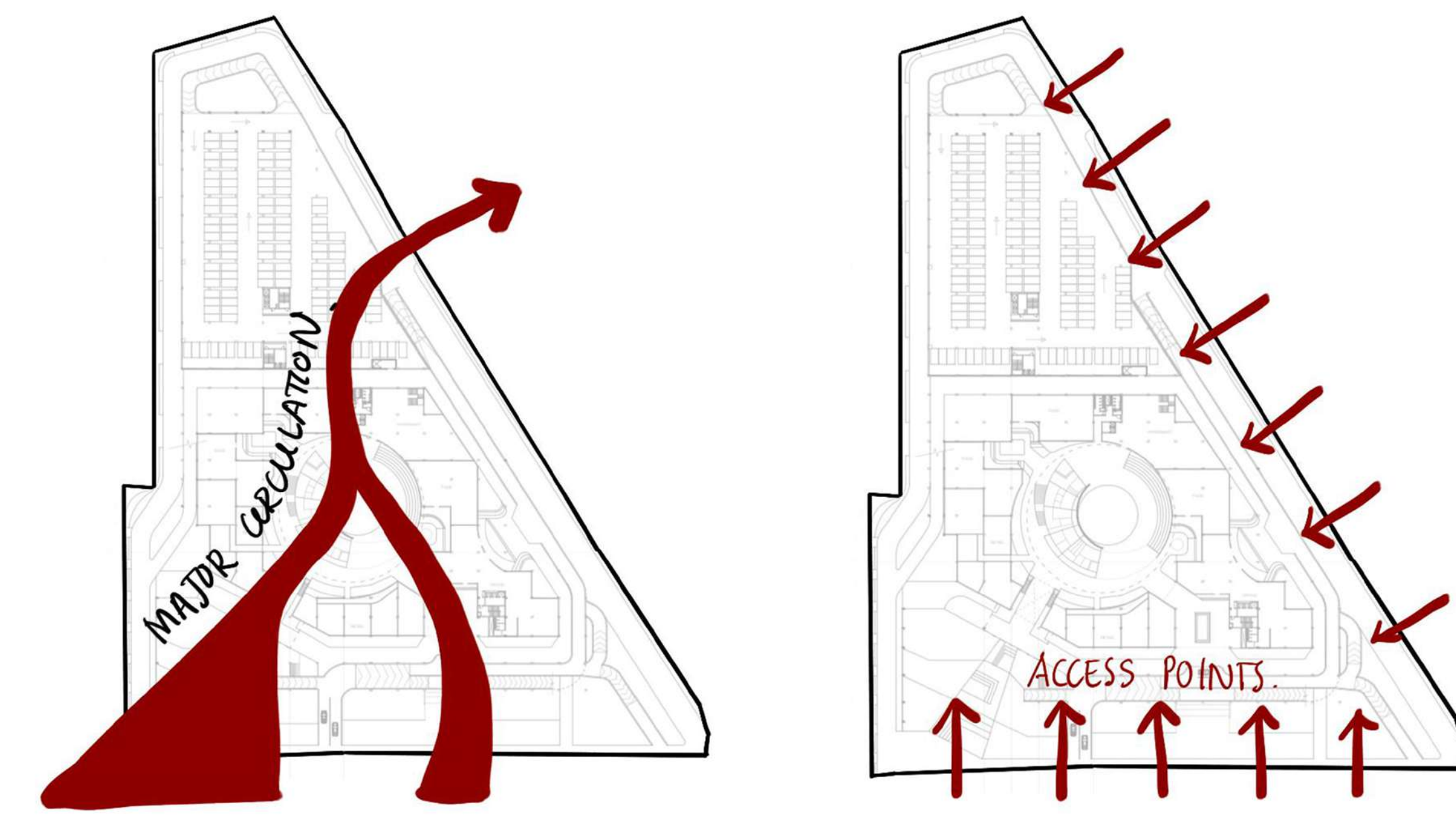
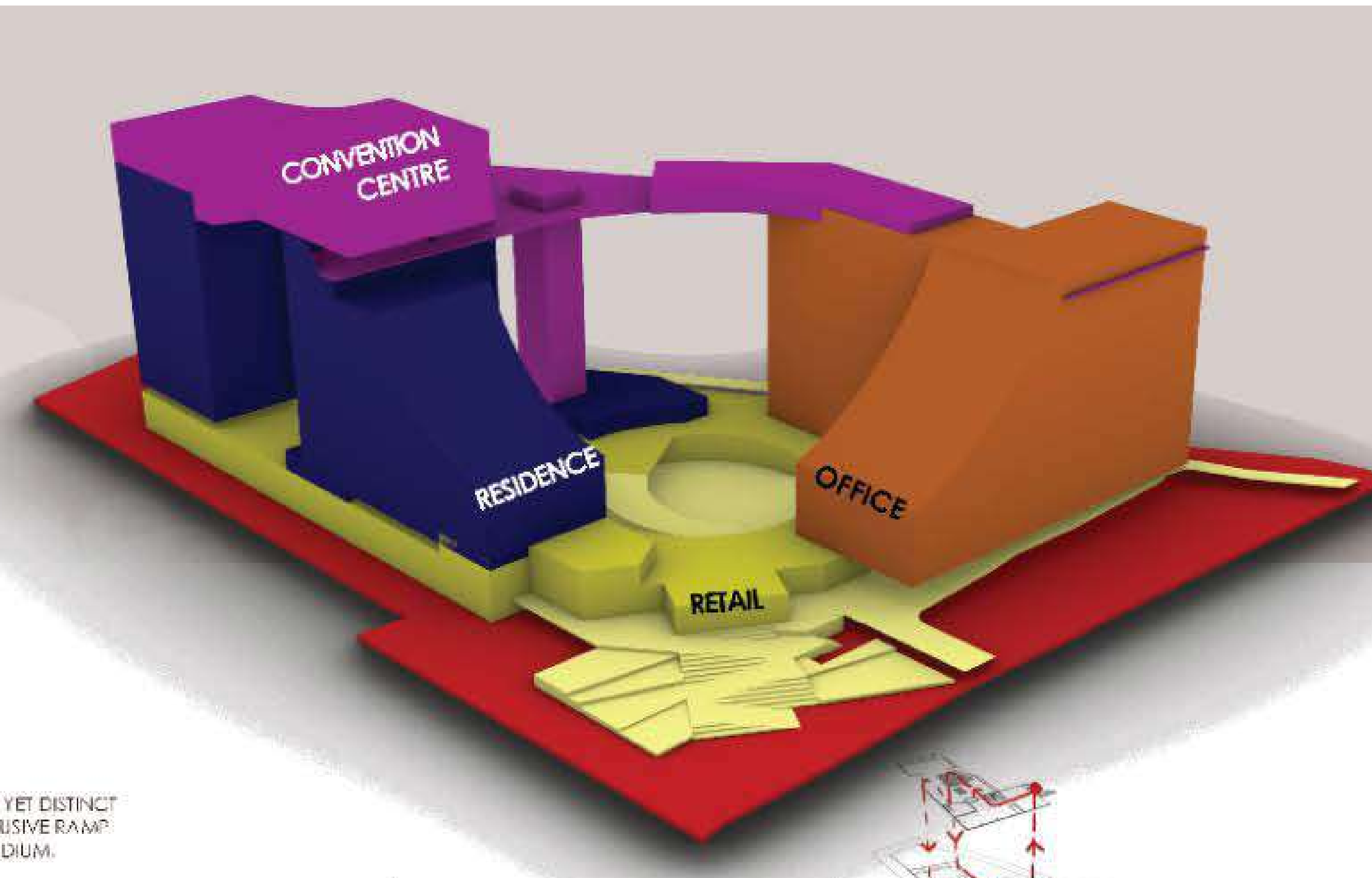
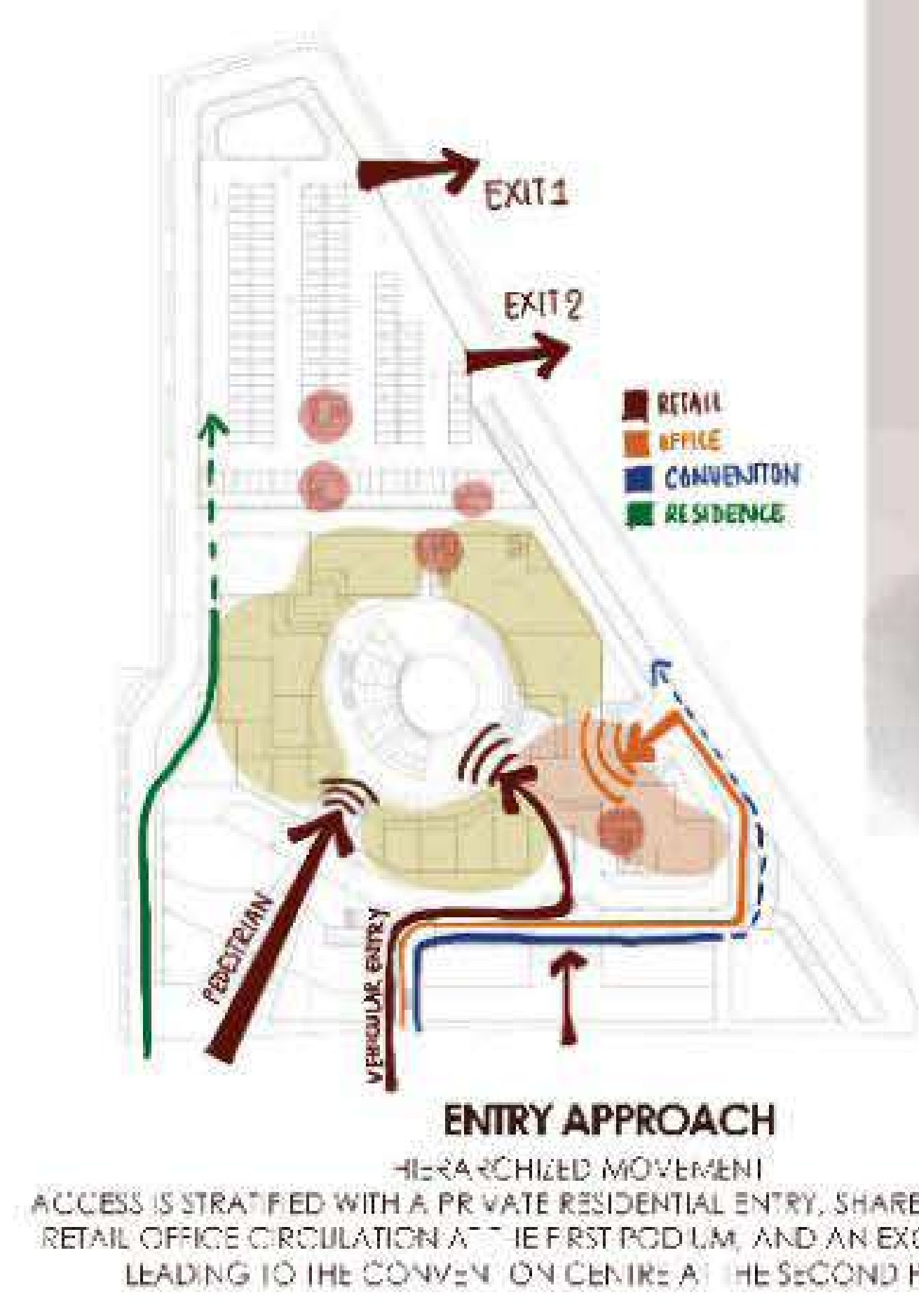
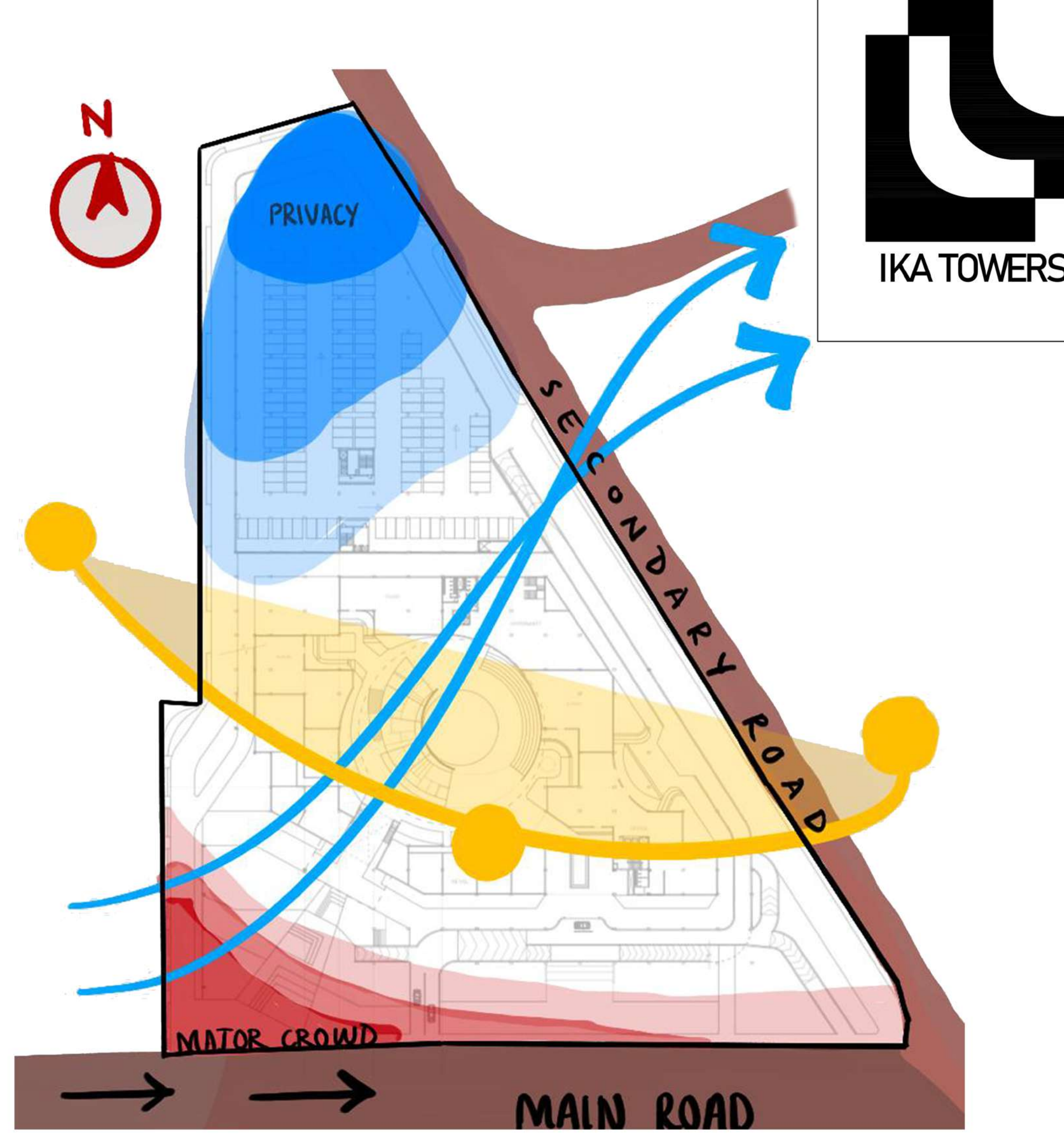
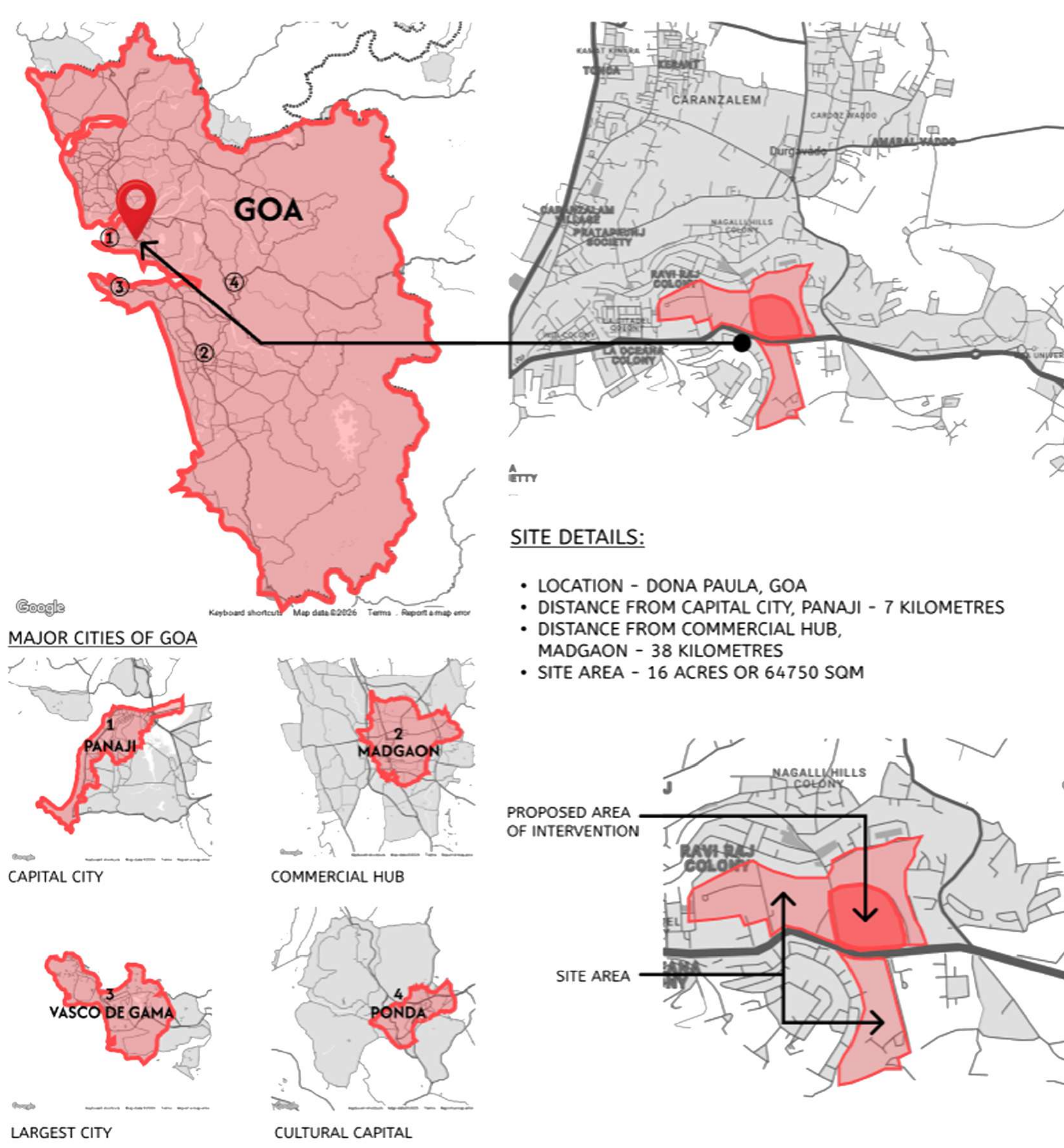


**VIEW OF O.A.T FROM CONNECTING SKY BRIDGE**  
The sky bridge overlooks the open-air theatre, reinforcing vertical connectivity and shared public experience.



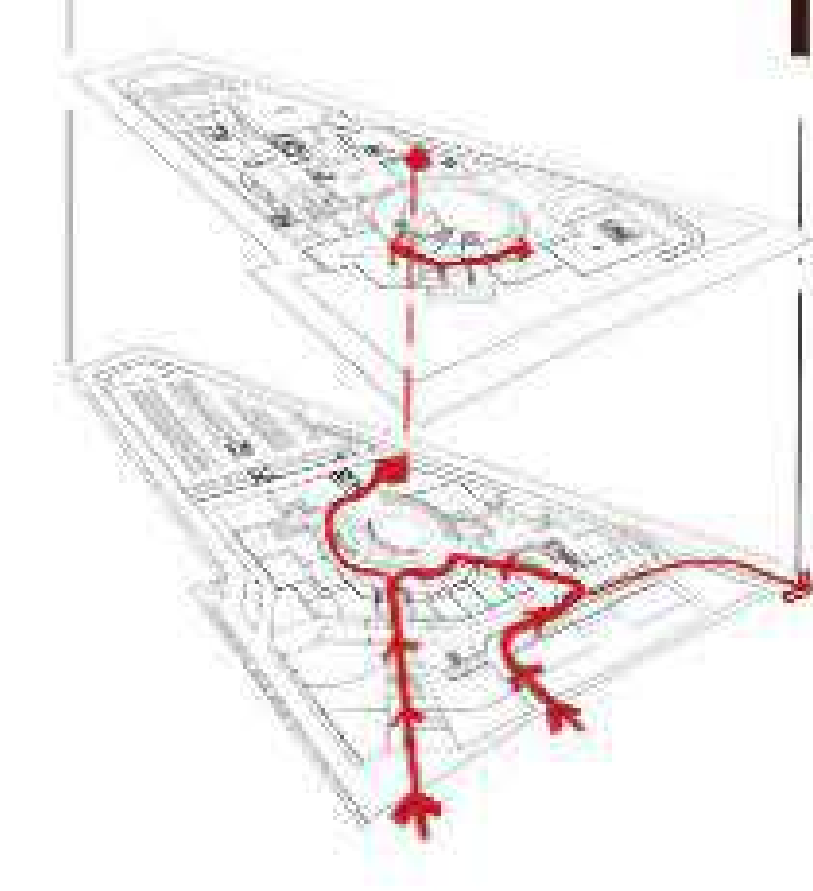
**VIEW OF APARTMENTS FROM O.A.T**  
The stepped theatre opens towards the apartments, forming an active community courtyard with constant visual interaction.





THIS AREA IN GOA FEATURES AN ORGANIC, LOW-DENSITY LAYOUT WHERE SMALL BUILDINGS FOLLOW THE NATURAL CURVES OF EXISTING ROADS RATHER THAN A RIGID GRID. THE MAP SHOWS DISTINCT BUILDING CLUSTERS ALONG MAIN PATHS, LEAVING LARGE, OPEN GREEN SPACES IN BETWEEN. THIS PATTERN REFLECTS THE FACT THAT DEVELOPMENT IS SHAPED BY THE EXISTING LANDSCAPE RATHER THAN PLANNED URBAN BLOCKS. THERE IS ALSO A CONTRAST VISIBLE IN THE SCALE OF THE BUILDINGS, WHERE MAJORITY MIGHT BE RESIDENTIAL SMALLER ONES WHILE SOME LARGER ONES INDICATE INSTITUTIONAL OR COMMERCIAL BUILDINGS.

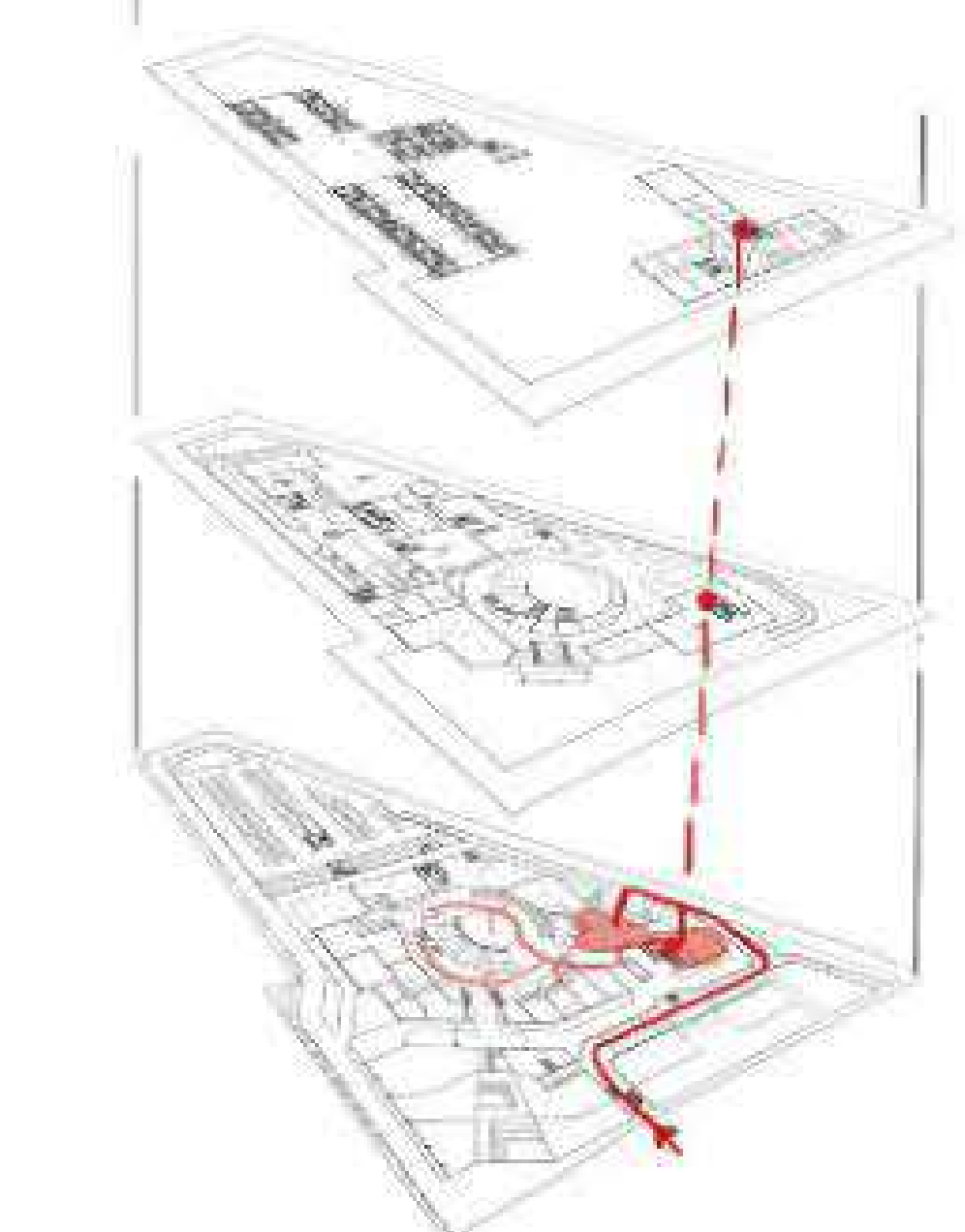
**CIRCULATION GUIDE**



**RETAIL**

**ACTIVATED GROUND PLANE**

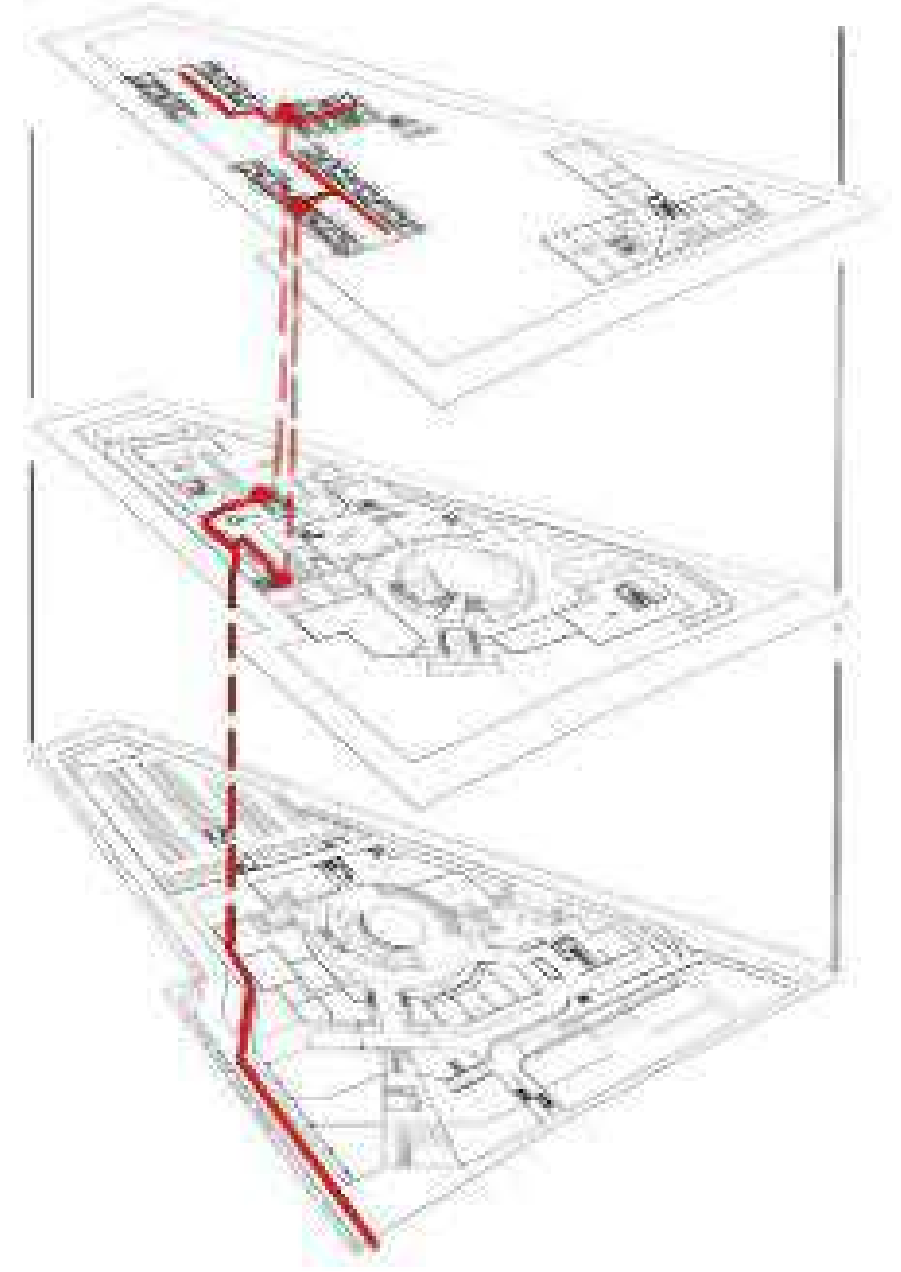
THE BASE IS DESIGNED AS A DYNAMIC RETAIL ZONE, SEAMLESSLY BLENDED WITH LANDSCAPE TO ENCOURAGE PUBLIC INTERACTION. INDIVIDUAL COURTYARDS AND ENTRY COURTS ORGANIZE FOOD SPACES, CREATING POCKETS OF PAUSE WITHIN THE BUSTLE.



**OFFICE**

**INTEGRATED OFFICE CONNECTIVITY**

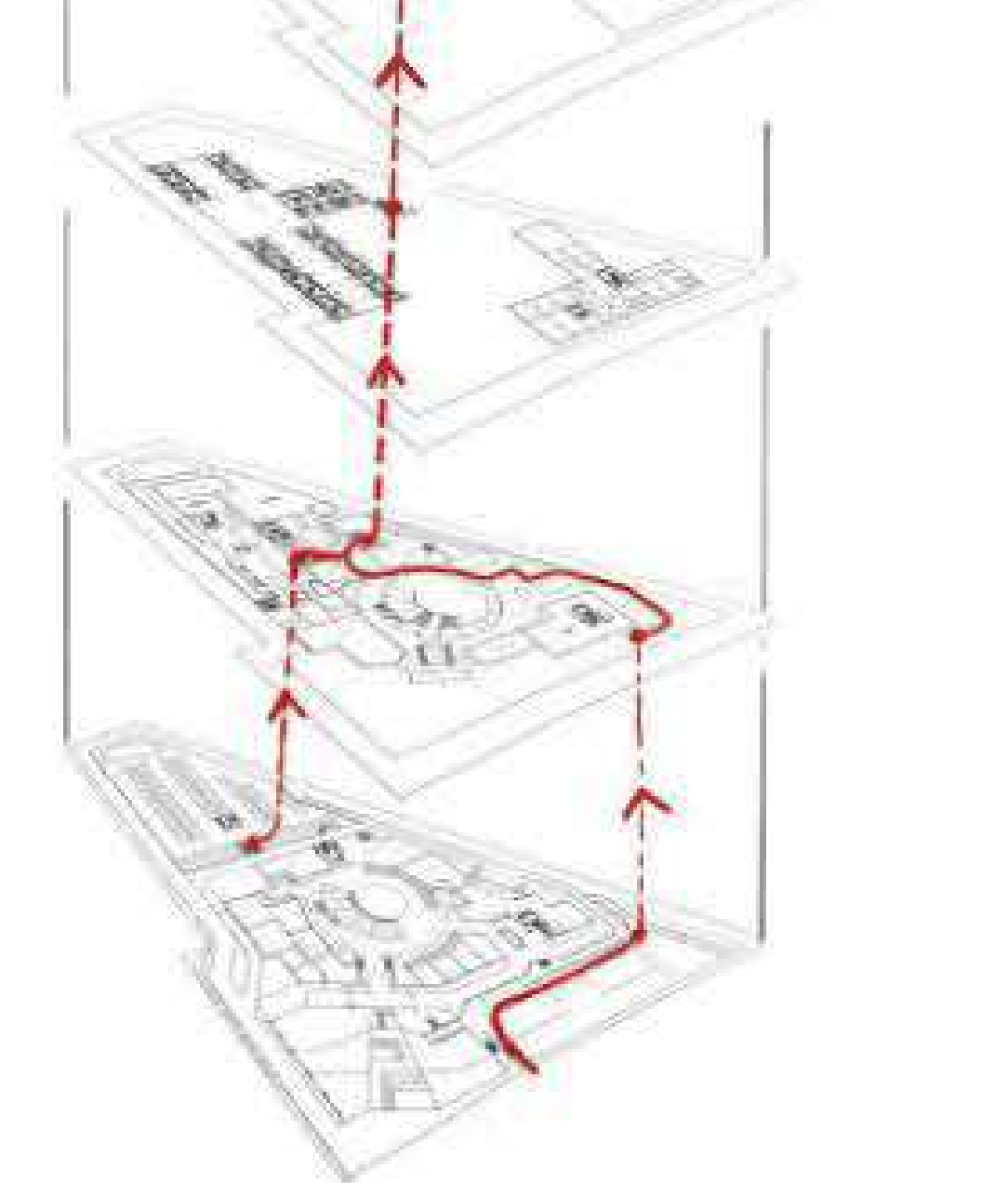
OFFICES ARE ACCESSED FROM THE GROUND, ACCOMMODATING PUBLIC, PRIVATE, AND PEDESTRIAN MOVEMENT. MID-LEVEL COMMON SPACES (7TH FLOOR) CONNECT TO RESIDENTIAL ZONES, WHILE THE BASE LINKS SEAMLESSLY TO FOOD COURTS, ENHANCING DAILY INTERACTION.



**RESIDENCE**

**LAYERED RESIDENTIAL LIVING**

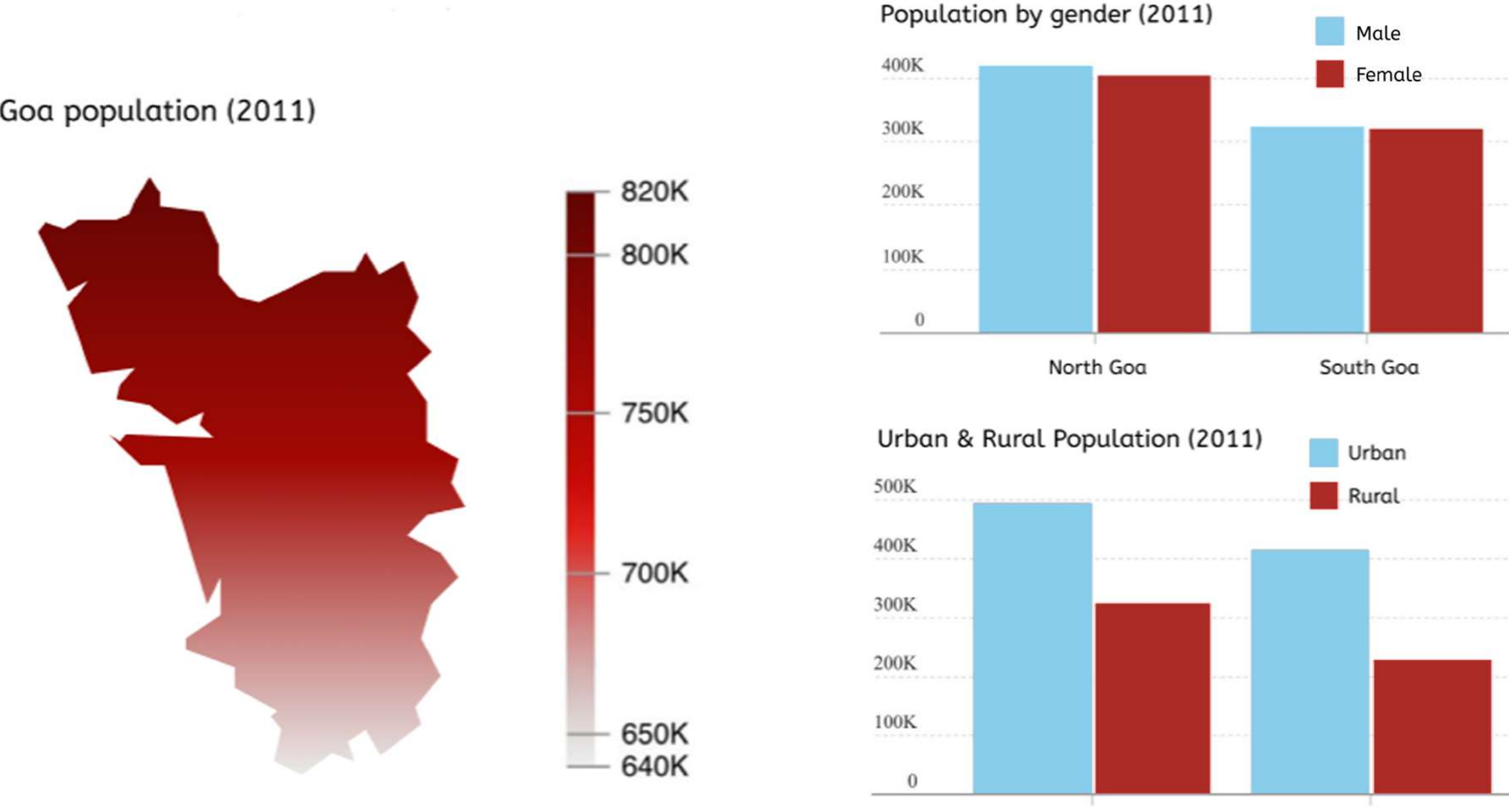
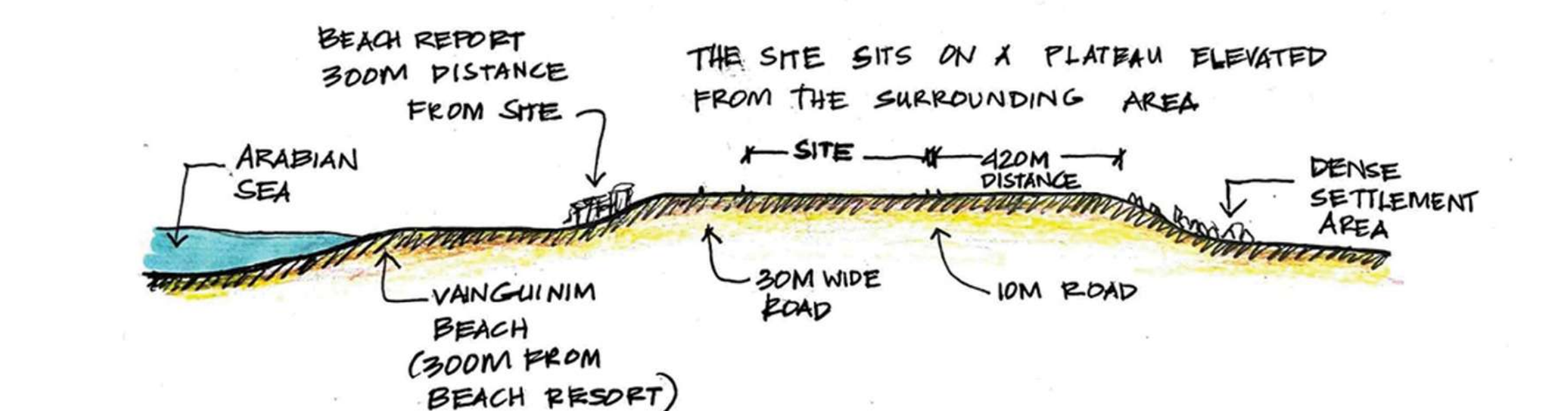
POSITIONED AS A PRIVATE DOMAIN WITH INDEPENDENT ACCESS, RESIDENCES ARE STRATEGICALLY CONNECTED TO RETAIL AND OFFICE LAYERS, SUPPORTED BY SHARED AMENITIES AND ACTIVE RECREATIONAL SPACES.



**CONVENTION CENTRE**

**ELEVATED CONVENTION EXPERIENCE**

THE CONVENTION CENTRE IS POSITIONED AT THE TOP AS A MEMORABLE DESTINATION. A DEDICATED DROP-OFF AT THE SECOND PODIUM PREVENTS CONGESTION BELOW, WHILE A SEPARATE VIP MOVEMENT ROUTE OFFERS CURATED VIEWS OF LANDSCAPE AND INTERACTIVE ZONES, LEADING TO A LOBBY WITH EXPRESS LIFTS TO THE TOP.



**DOMINANT LOW-RISE FABRIC:** THE SITE IS PRIMARILY COMPOSED OF 0-3 LEVEL STRUCTURES, INDICATING A LOW-DENSITY, VILLA-TYPE RESIDENTIAL CHARACTER.

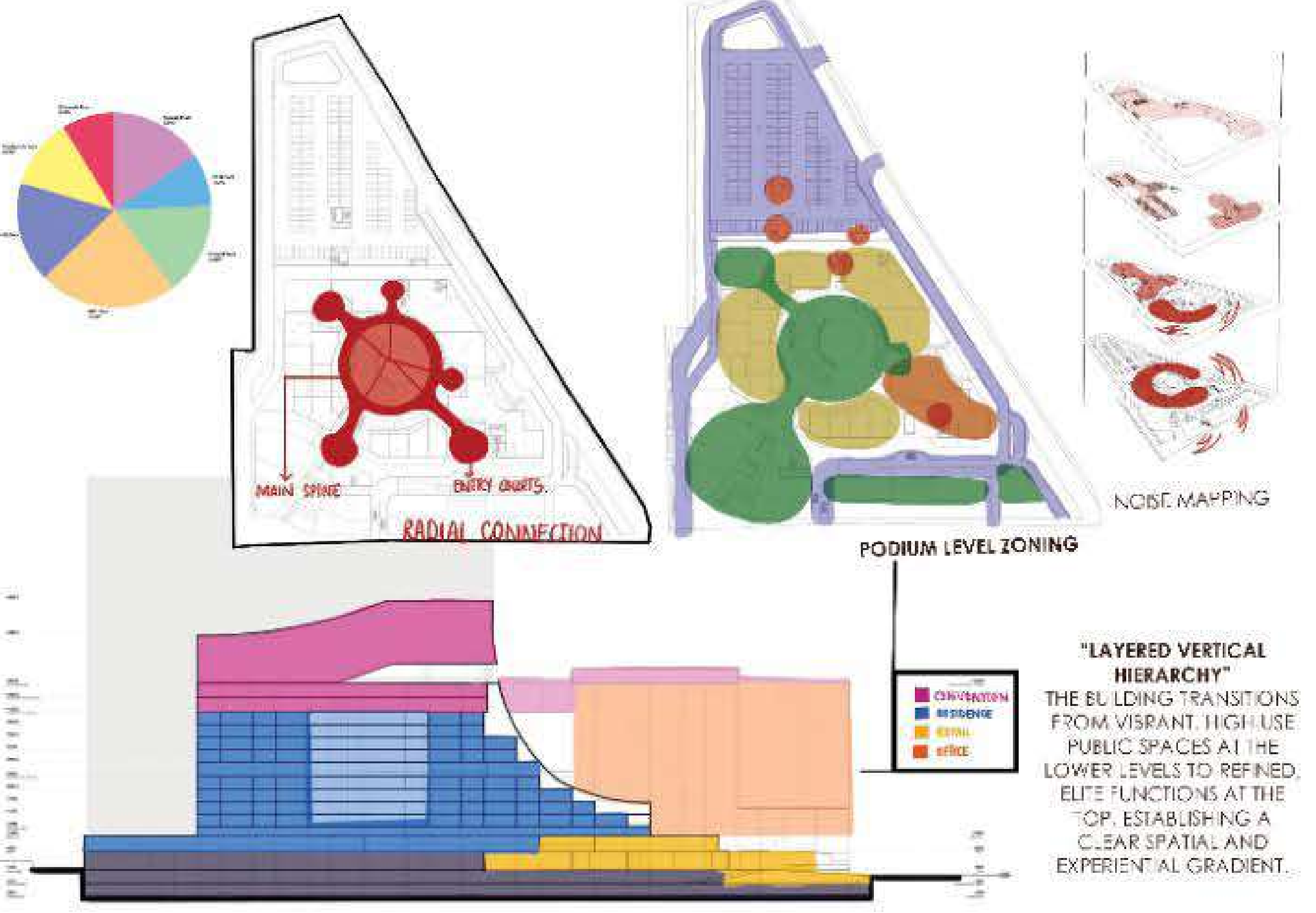
**STRATEGIC MID-RISE NODES:** 4-6 LEVEL BUILDINGS ARE CLUSTERED IN SPECIFIC POCKETS, SERVING AS APARTMENT BLOCKS OR COMMUNITY HUBS.

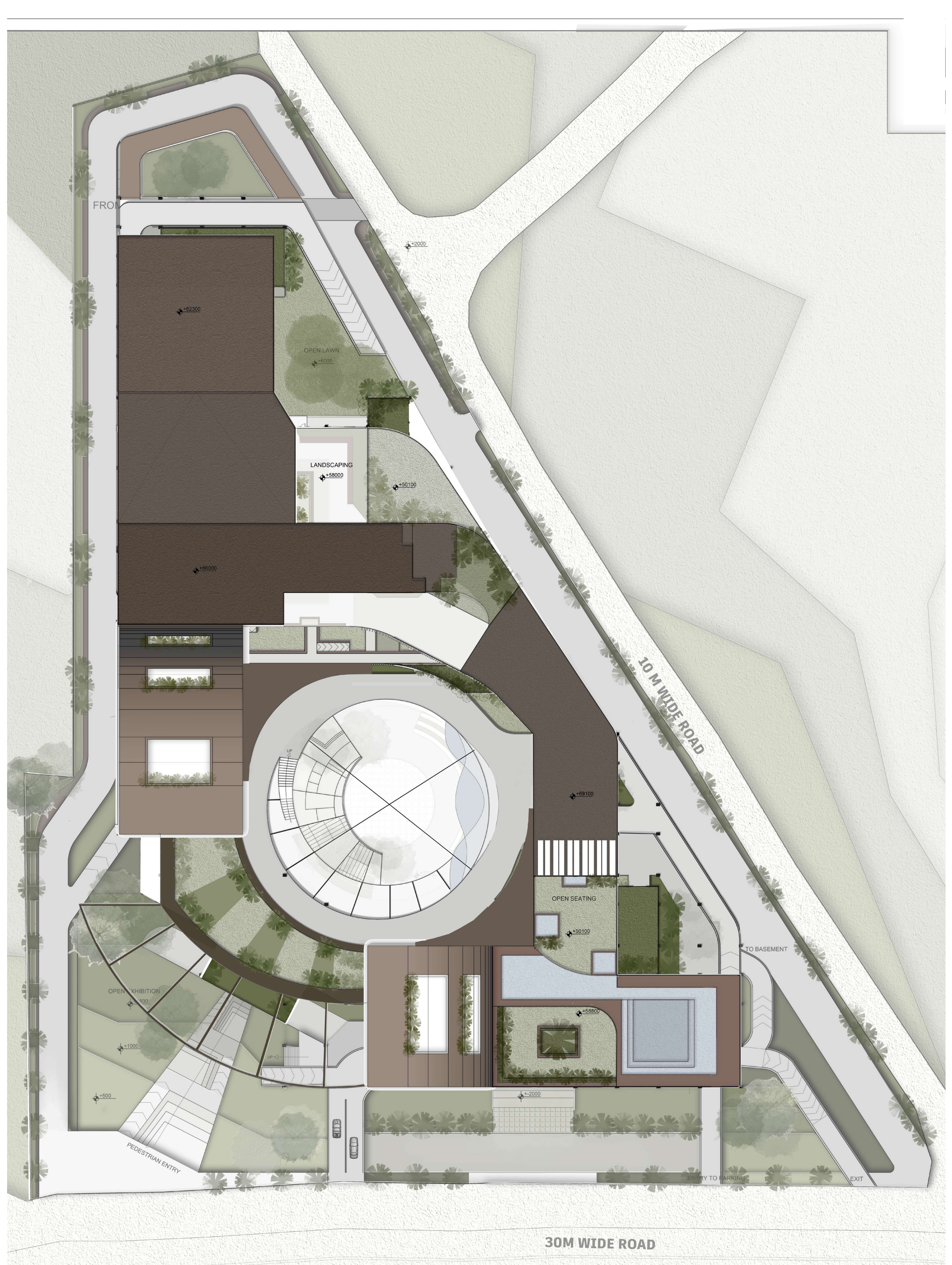
**SOLITARY HIGH-RISE ANCHOR:** A SINGLE 7-8 LEVEL MASS IN THE SW CORNER ACTS AS A DISTINCT LANDMARK OR INSTITUTIONAL ZONE.

**TOPOGRAPHY-DRIVEN LAYOUT:** THE ORGANIC ARRANGEMENT AND LARGE OPEN VOIDS SUGGEST DEVELOPMENT FOLLOWS THE NATURAL TERRAIN CONTOURS RATHER THAN A RIGID GRID.

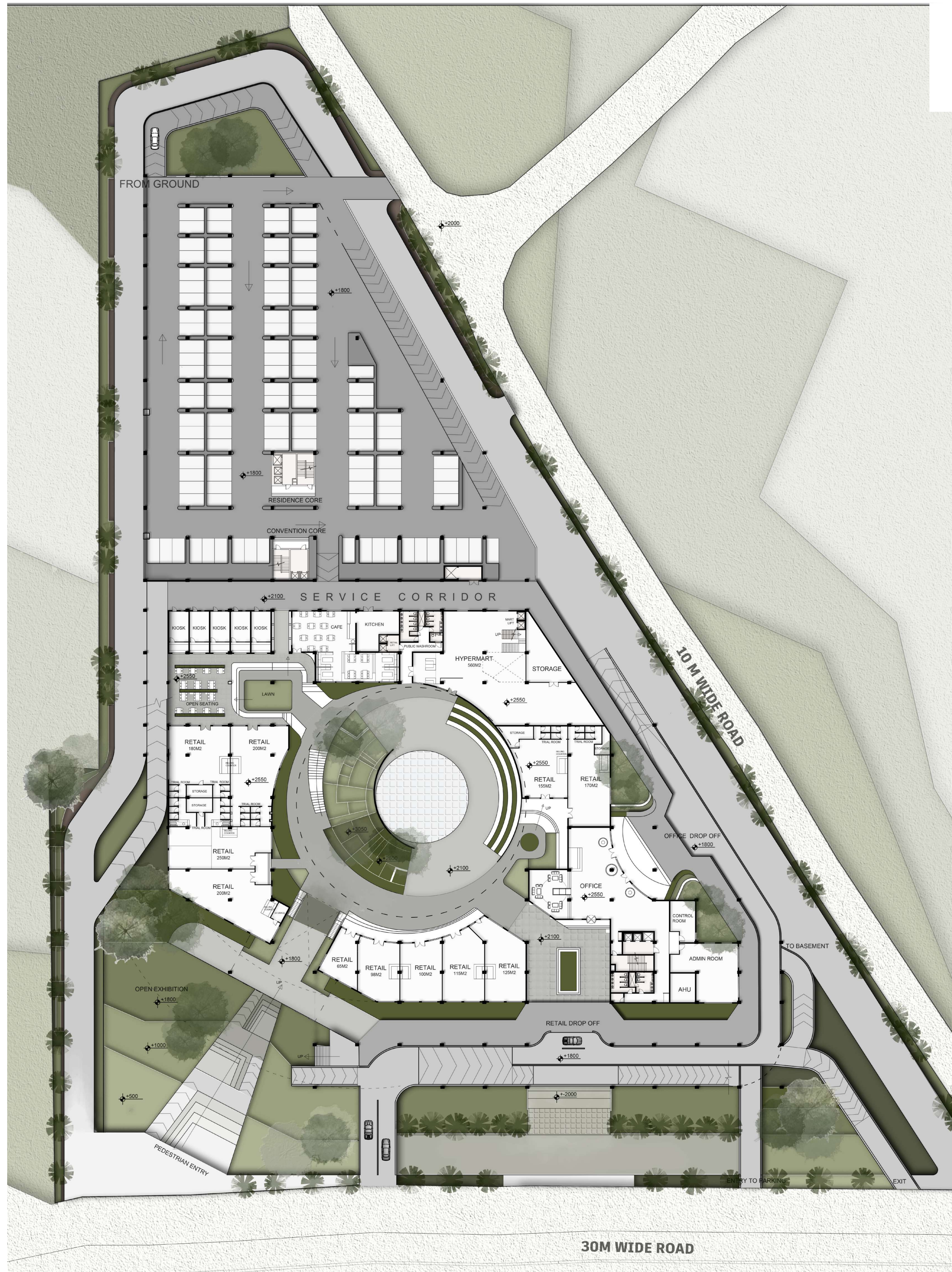
**AREA STATEMENT**

FLOOR	DETAIL OF SPACE	AREA(SQM)	OCCUPANCY
Ground Floor	Cultural Gallery/Exhibition	1500	
	Open Exhibition Plaza	3000	
	Apartment Building Entrance	400	
	Service & Storage	400	
	<b>TOTAL</b>	<b>5300</b>	
1st Floor (Podium 1)	Retail Shops	600	100sqm x 6 shops
	Management	800	
	Food & Beverage/ Cafe	350	
	Open Air Theatre	250	200
	<b>TOTAL</b>	<b>2000</b>	
2nd Floor (Podium 2)	Management	400	
	Food & Beverage/ Cafe	650	
	Open Air Theatre	1000	
	Convention Centre Lobby/ Theatre/ Reception	400	
	<b>TOTAL</b>	<b>2450</b>	
3rd Floor - 12th Floor	Residential Apartment	15000	15000/25sqm per unit
	Club & Lounge	500	
	Office	1000	
	Health Floor Plate	24000	24000 x 6 floors
	<b>TOTAL</b>	<b>40500</b>	
13th Floor	Residential/Service/Storage	2500	
	Convention Centre Lobby/ Theatre/ Reception	1400	
	Health Floor	2800	
	Health Floor	600	
	<b>TOTAL</b>	<b>6900</b>	
14th Floor	Multipurpose Hall 1	1600	800
	Multipurpose Hall 2	850	400
	Reception	1500	300
		<b>TOTAL</b>	<b>4000</b>
15th Floor	Health Convention Hall	2250	3500
	Backstage/ Green rooms/ Support/ Music Video room	750	
		750	
		750	
	<b>Grand TOTAL</b>	<b>68600</b>	

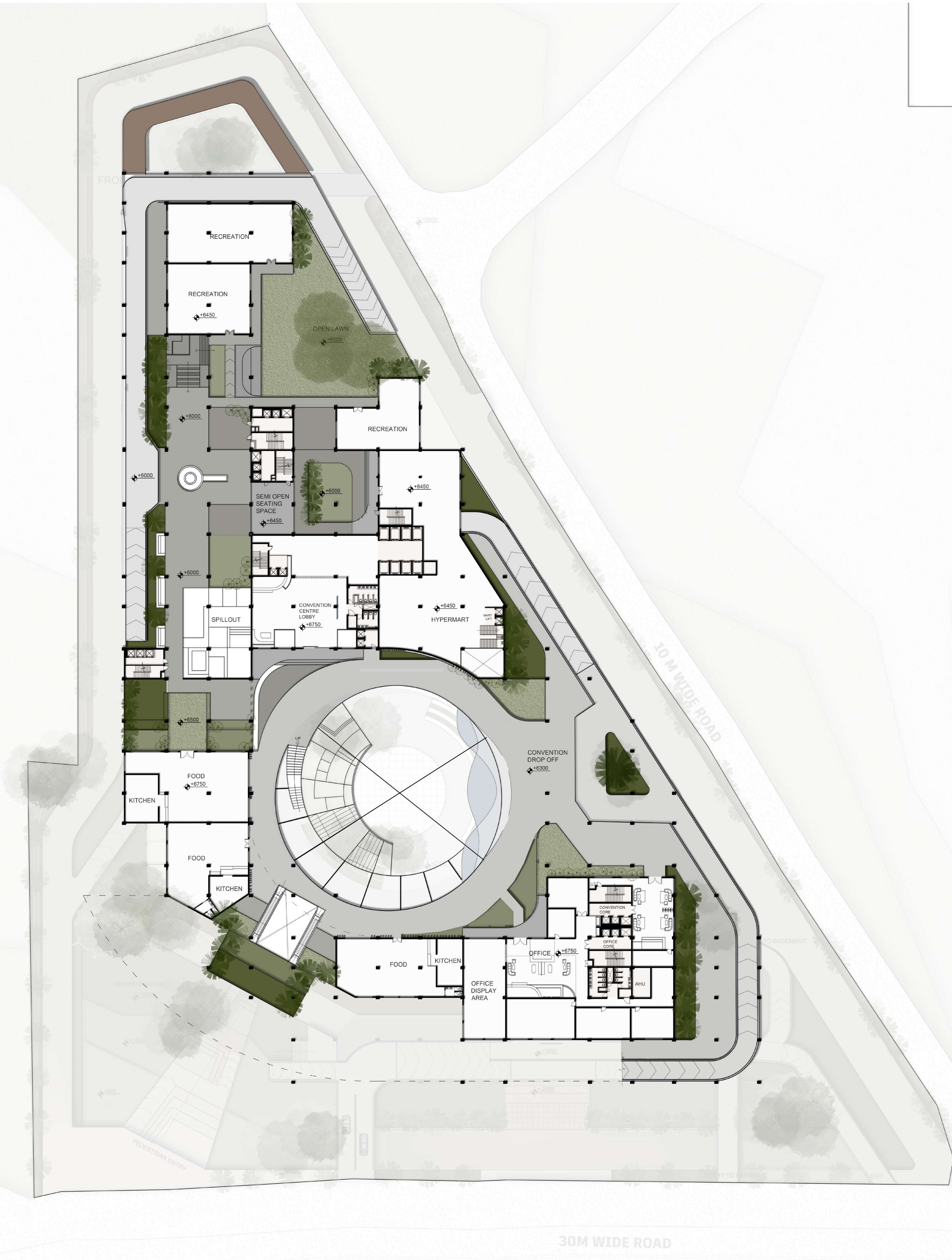




**ROOF PLAN**  
IKA TOWERS

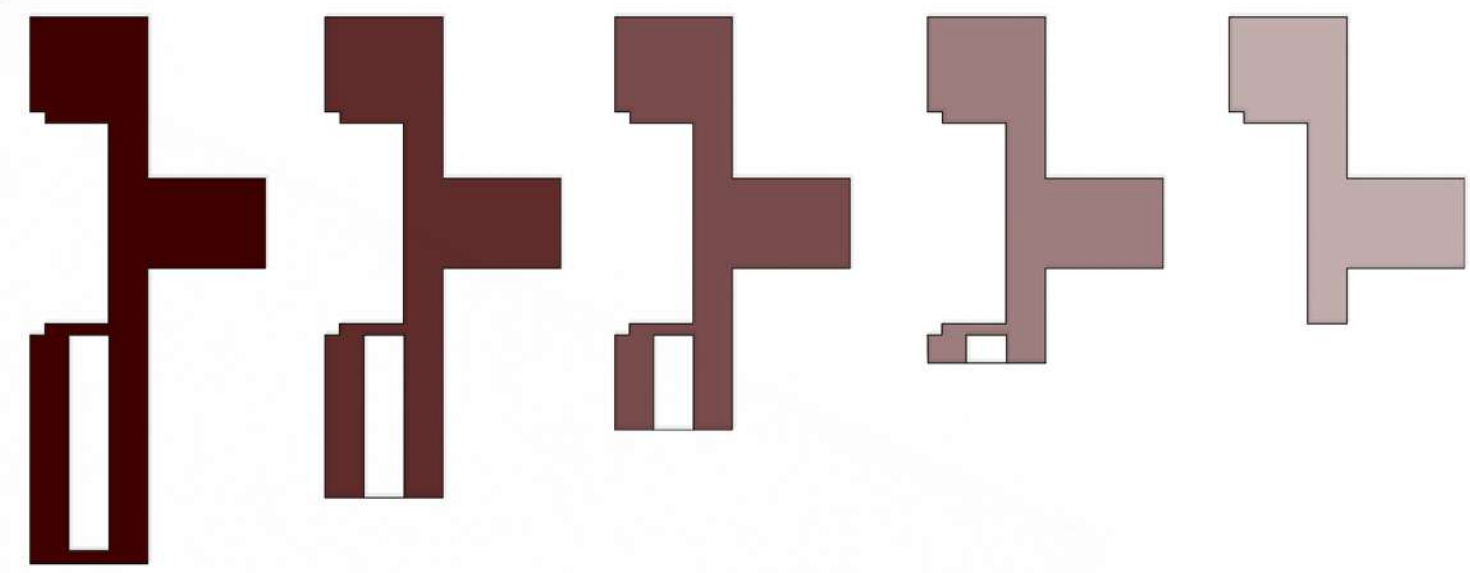


**1ST PODIUM PLAN (+1800)**  
 RETAIL WITH CAFES, OFFICE LOBBY, STILT PARKING  
 1:300

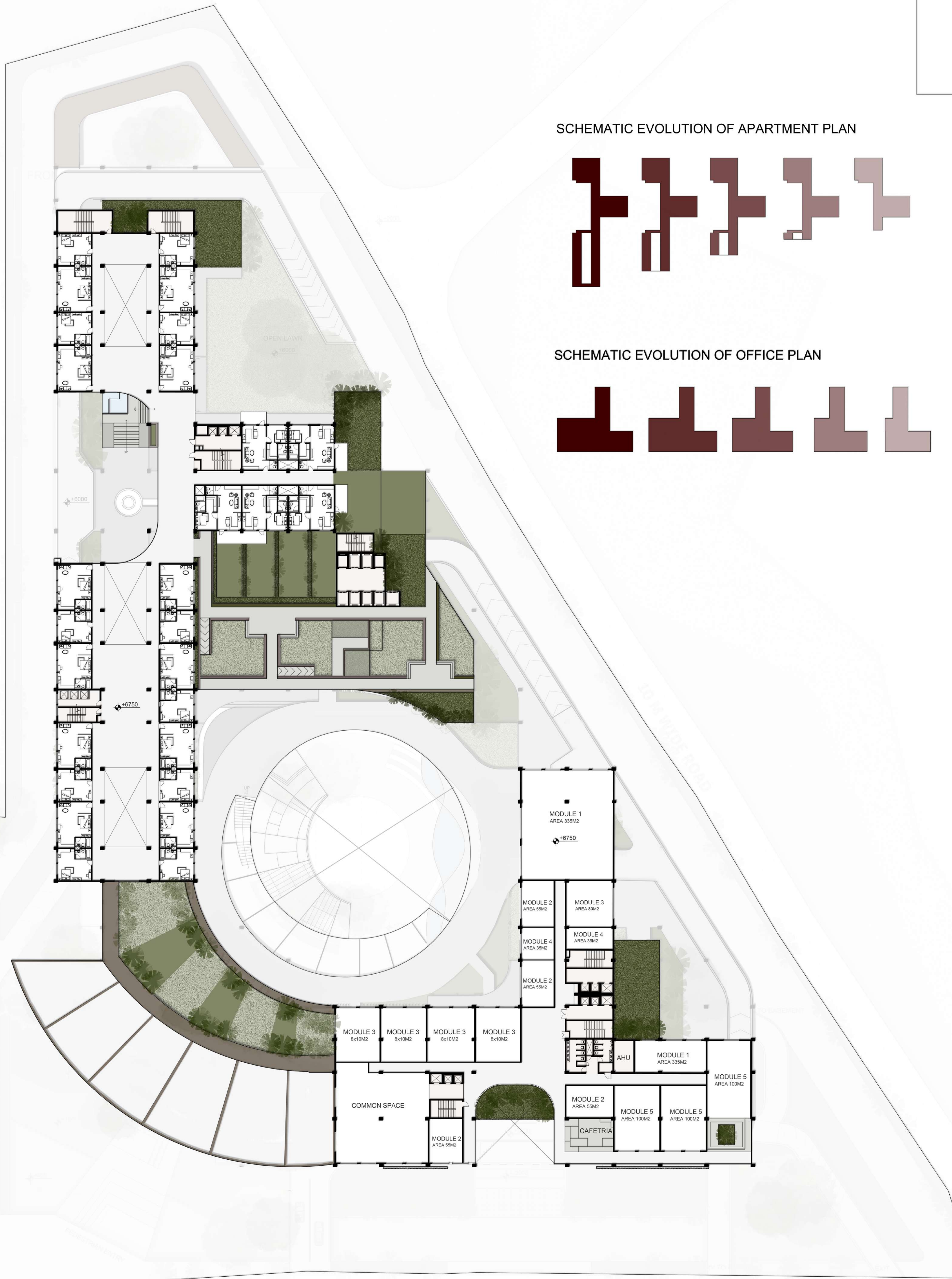
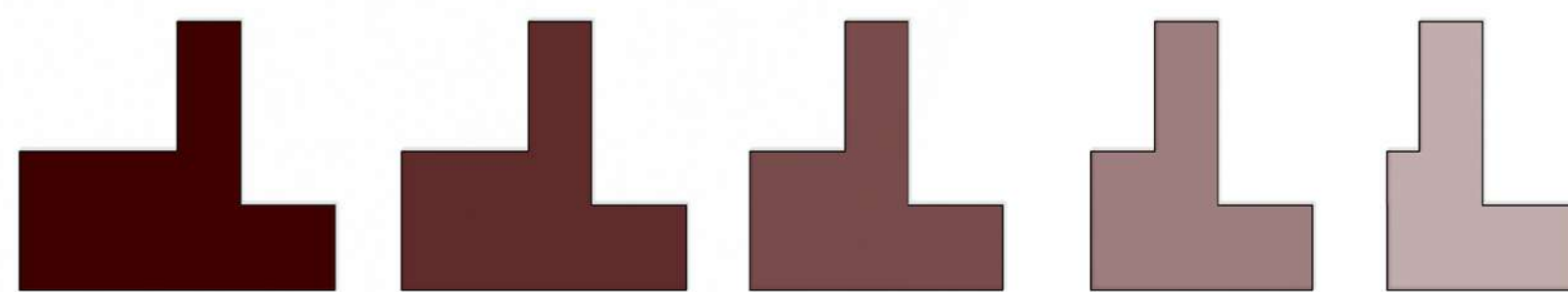


**2ND PODIUM PLAN (+6000)**  
 CONVENTION CENTRE & OFFICE LOBBY, WITH CAFES  
 1:300

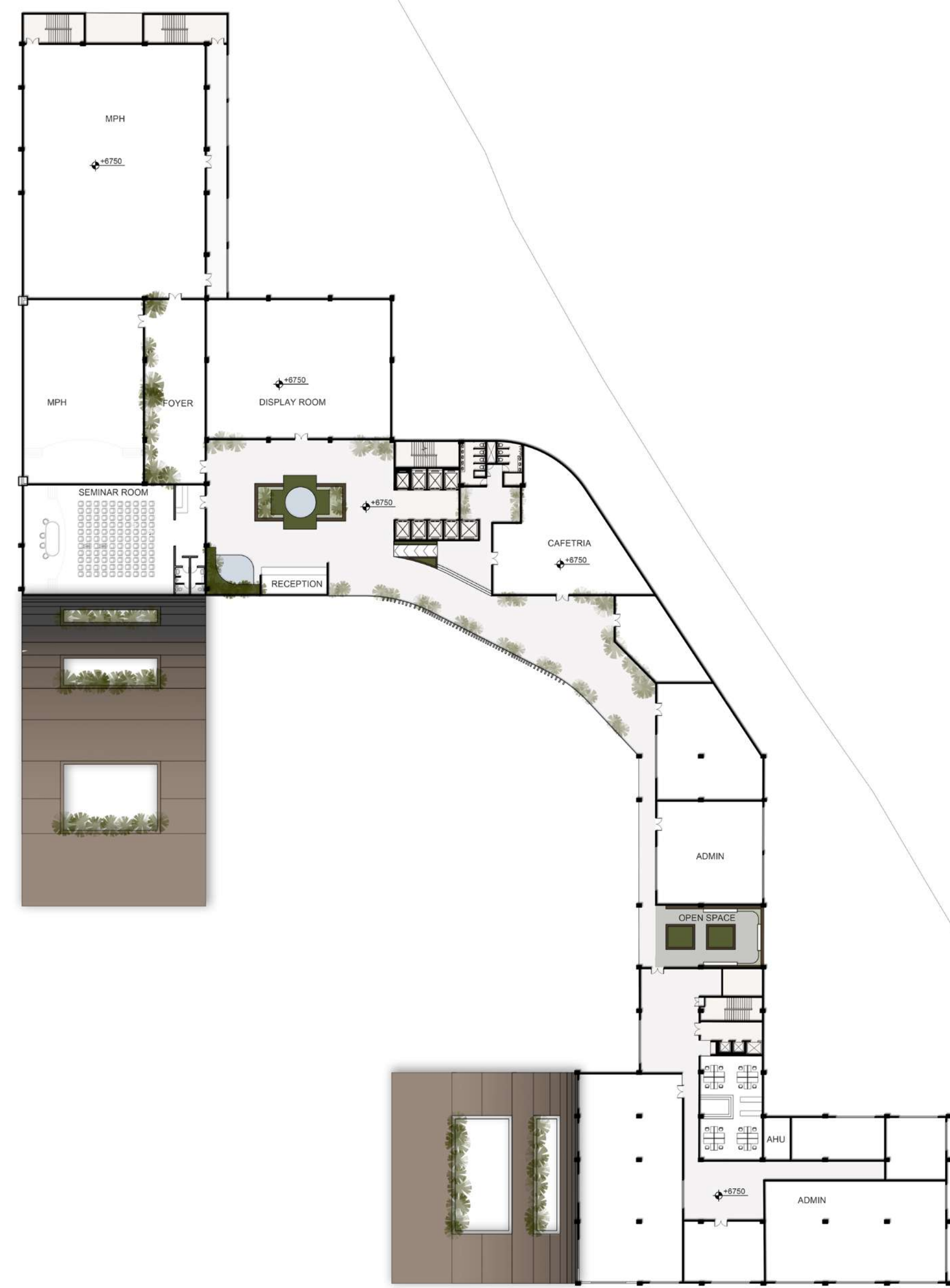
**SCHEMATIC EVOLUTION OF APARTMENT PLAN**



**SCHEMATIC EVOLUTION OF OFFICE PLAN**



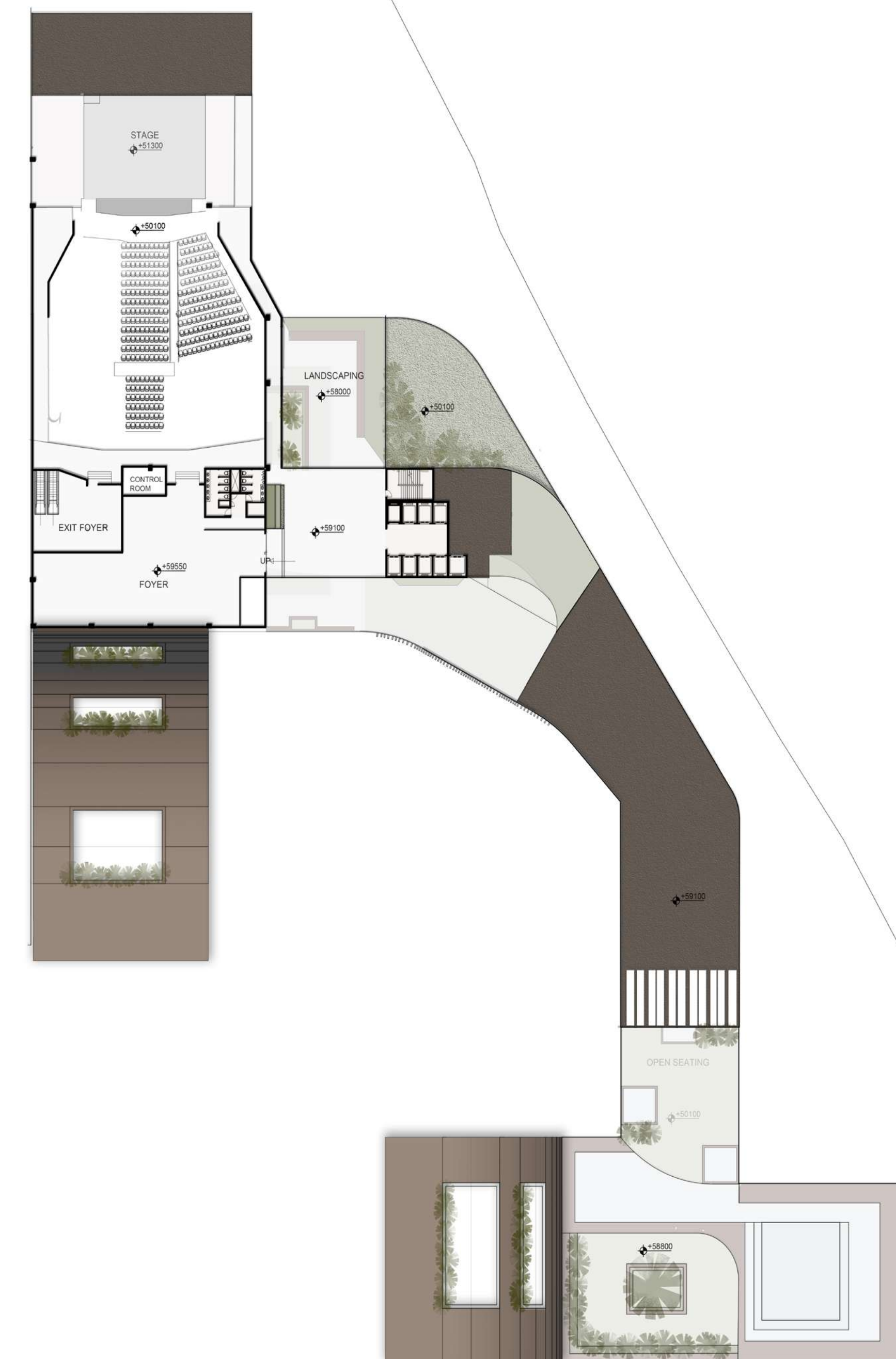
**3RD - 12TH FLOOR (+10500)**  
RESIDENCE, OFFICE



**14TH FLOOR (+46800)**  
CONVENTION ADMIN



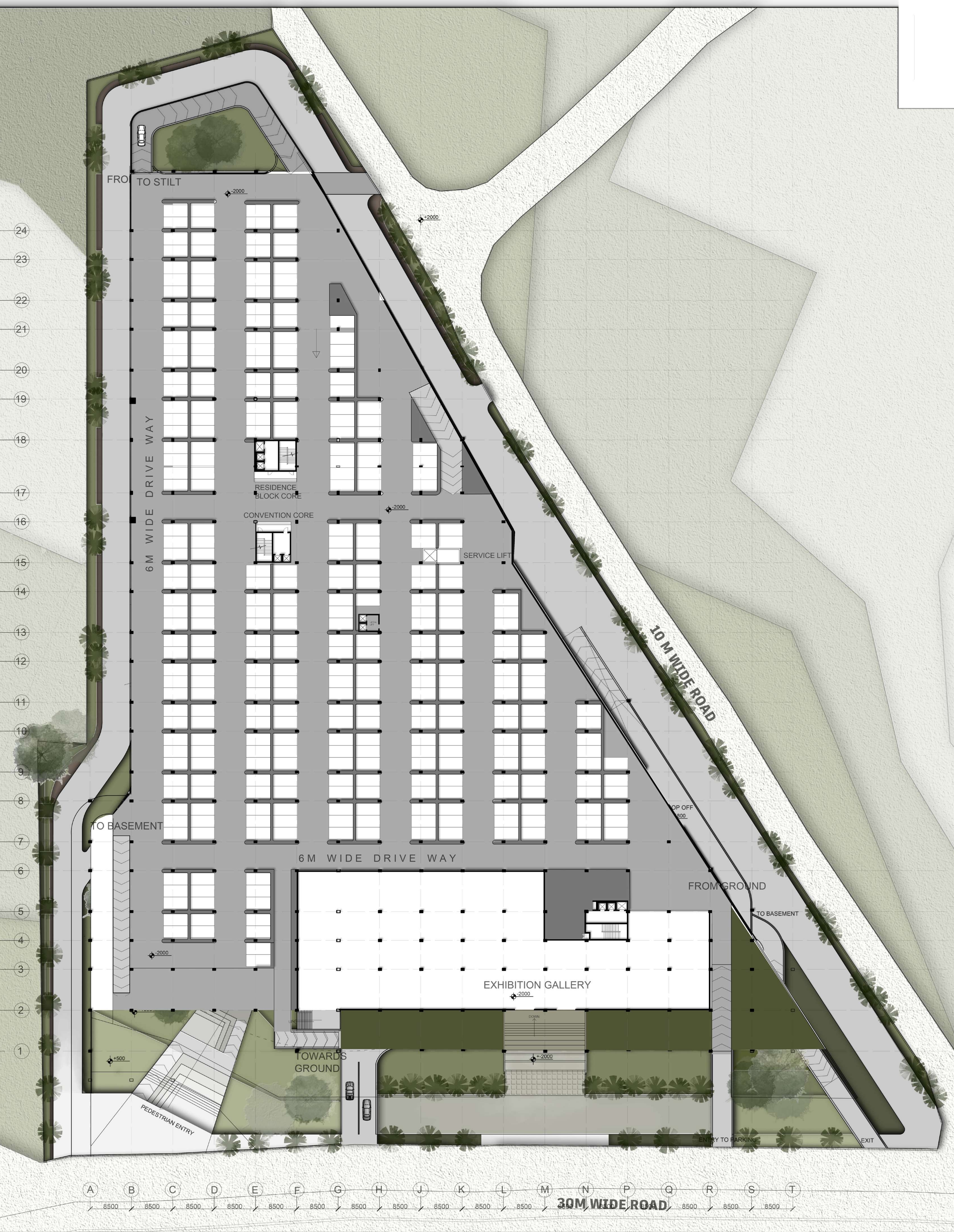
**15TH FLOOR PLAN (+50100)**  
AUDITORIUM, RESTAURANT



**IKA TOWERS**  
INTEGRATED CONVENTION, BUSINESS AND URBAN LIVING COMPLEX

**16TH FLOOR PLAN (+59100)**  
AUDITORIUM, RESTAURANT



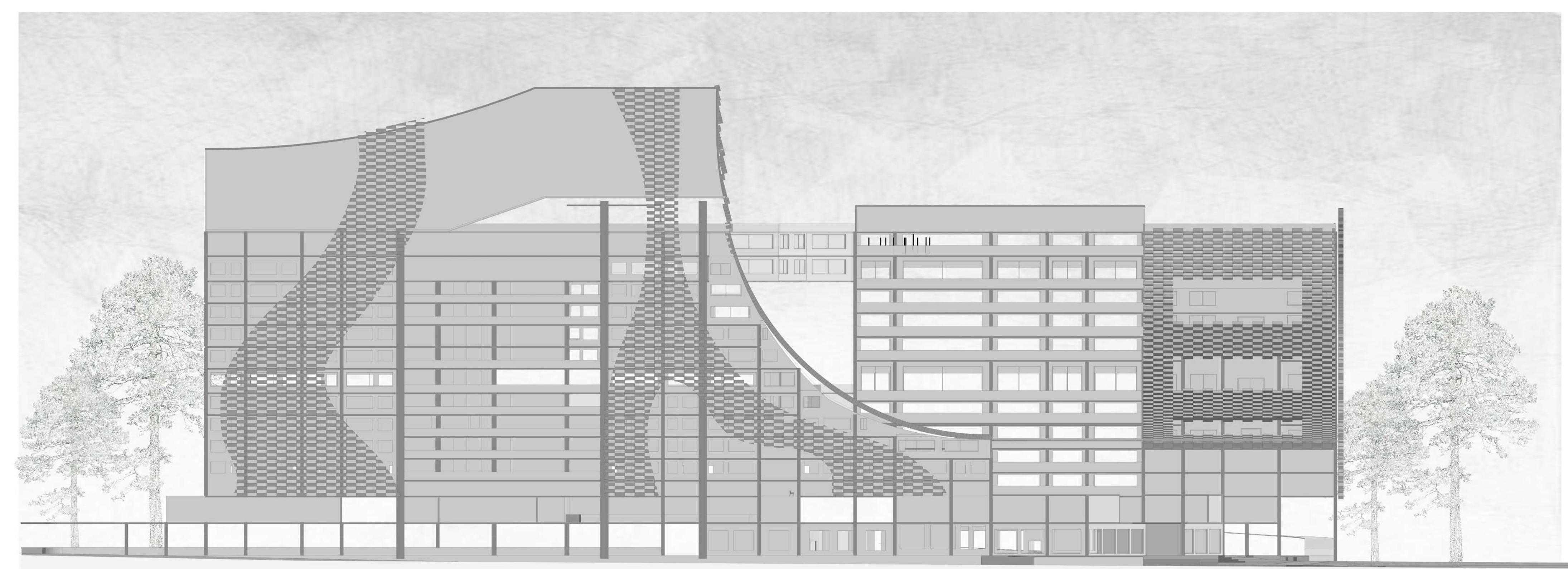


**GROUND PLAN (-2000)**  
EXHIBITION, PARKING

1:300

PURVIKA KALANTRI

# ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

# SECTIONS

