

INTRODUCTION

A Gated community is a residential enclave designed to provide a secure, exclusive, and serene living environment. Enclosed by walls or fences, it features restricted access points, often manned by security personnel or controlled by automated systems. These communities typically include a mix of villas, apartments, or townhouses and are complemented by shared amenities such as parks, swimming pools, gyms, and clubhouses.

The design philosophy of gated communities revolves around blending functionality with aesthetics. Streetscapes, landscaping, and architectural coherence play a pivotal role in creating a harmonious environment. Emphasis is placed on walkability, traffic management, and the integration of natural elements to promote sustainable and livable spaces.

Gated communities cater to individuals seeking privacy, safety, and a sense of community while offering a lifestyle that balances luxury and practicality.

DESIGN REQUIREMENTS - as per design brief

Site shall comprise of the following percentage of development -

(A) Residential area	: 40 %
(B) Open recreational areas	: 35%
(C) Road network & parking	: 15%
(D) Amenities	: 10%
Total	: 100 %

(A) Residential planning shall be classified as follows :

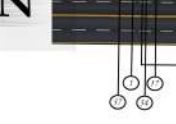
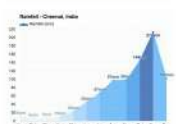
•LOW INCOME GROUP (L.I.G.)	: 15 %
•MIDDLE INCOME GROUP (M.I.G.)	: 40 %
•HIGH INCOME GROUP (H.I.G.)	: 25 %
•T.L.L.A.S	: 20%
Total	: 100%

(B) Open Recreational areas shall include open parks, play areas and other recreational spaces.
(C) Road network shall include appropriate road widths for primary and secondary roads with footpaths.
Adequate car parking to be accommodated (providing a ratio of 1 car for each unit).

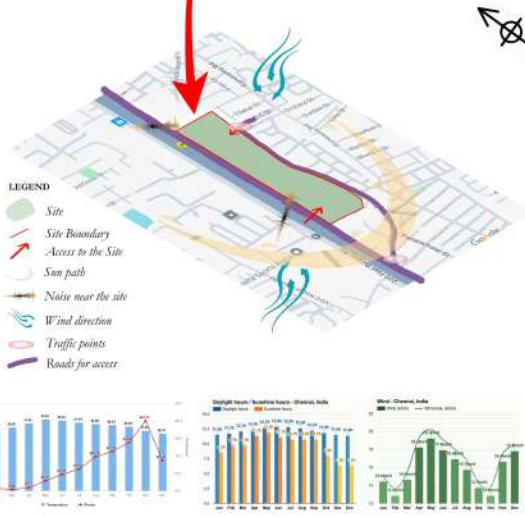
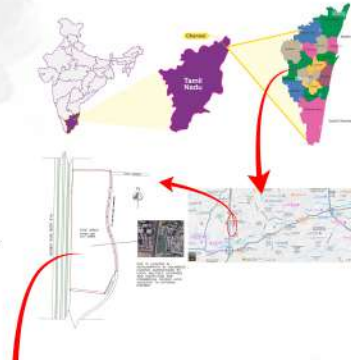
- (D) Amenities :
- Secondary school (up to S. S. C.) : Area : 3000.0 sqm
 - Adjacent Play ground : Area : 8000.0 sqm
 - Health Care Centre : Area : 300.0 sqm
 - Welfare Centre : Area : 3000.0 sqm
 - Multipurpose hall accommodating 500 no. of people
 - Gymnasium
 - Library
 - Swimming pool
 - Indoor games
 - Post office / Courier
 - Bank, ATM
 - Daily need shops / market

SITE ANALYSIS

The site is located in Adityanagar near Nalambur - the developing roads of Greater Chennai Corporation, surrounded by multiple Residential communities and Institutional buildings. The site is abutting the Service road of the Chennai Outer Ring road connecting from Tambaram - Porur. The area of site shall be approx. 67600 sqm. The access road will be 15 m wide in west direction.



SITE LOCATION



- LEGEND**
- Site
 - Site Boundary
 - Access to the Site
 - Sun path
 - Noise near the site
 - Wind direction
 - Traffic points
 - Roads for access

DCR CALCULATIONS

GENERAL FOR THE GIVEN SITE

SITE AREA - 16.7 ACRES = 67,582.5 sq.mts

FSI - 2.5 = 67582.5 x 2.5 = 168956.25 sq.mts - Maximum allowable builtup area

Site coverage - 50% = 33791.25

(A) Residential area	: 40 % = 67582.5 sq.mts
(B) Open recreational area	: 35% = 59134.69 sq.mts
(C) Road network & parking	: 15% = 25383.43 sq.mts
(D) Amenities	: 10% = 16895.62 sq.mts
Total	: 100 % = 168956.24 sq.mts

OSR = 6738.25 sq.mts

RESIDENCE (40%) : 67582.5 sq.mts

•LOW INCOME GROUP (L.I.G.)	: 15 % = 10137.375 sq.mts
•MIDDLE INCOME GROUP (M.I.G.)	: 40 % = 27033 sq.mts
•HIGH INCOME GROUP (H.I.G.)	: 25 % = 16895.625 sq.mts
•T.L.L.A.S	: 20% = 13516.5 sq.mts
Total	: 100% = 67582.5 sq.mts

WHAT WE HAVE ACHIEVED IN BRUTOPIA

SITE AREA - 16.7 ACRES = 67,582.5 sq.mts

168956.25 sq.mts - Maximum allowable builtup area

(A) Residential area	: 150705 sq.mts
(B) Open recreational area	: 8925 sq.mts
(C) Road network & parking	: 18150 sq.mts
(D) Amenities	: 11984 sq.mts
Total	: 189764 sq.mts

At road network and open recreational spaces exceed rates under builtup area. Achieved builtup area = 162689 sq.mts = 96.3% achieved

The number of units to be achieved = 946 units

1 blk. - 6 units x 13 floors x 2 blocks	= 156 units
2 blk. - 6 units x 13 floors x 4 blocks	= 312 units
3 blk. - 6 units x 13 floors x 4 blocks	= 312 units
4 blk. - 6 units x 13 floors x 2 blocks	= 156 units
villa - 10 numbers	= 10 units
TOTAL	= 946 units

SET BACK - 7mts all around the site; after 30mts of height, +6 mts = +1 mt setback

2 plot + 13 floors = 15 floors = 15 x 3.2 = 48 mts high setback provided = 10 mts

car parking provided - 864 for apartments, 20 for villa bike parking provided - 500 for apartments.

AS per the area, The number of units to be achieved = approx. 900 - 950 units

SET BACK - 7mts all around the site; after 30mts of height, +6 mts = +1 mt setback

CAR PARKING :

If the area of the site is less than 75 sq.mts = no car parking; only bike parking; If it exceeds 75 sq.mts of area = 1 car parking must be provided (source : CMDA)

CONCEPT

Brutalism in architecture is a style characterized by its bold, geometric forms and an emphasis on raw, unadorned materials. It celebrates functionality and structural expression, often using concrete, wood, and glass in highlight textures and create a sense of honest materiality. For our gated community project, this interpretation blends the stark aesthetic of Brutalism with a softer, refined palette of white concrete, warm wood, and transparent glass to achieve a modern, welcoming look.

Brutalism is a post-war architectural style known for its bold, raw, and unapologetic design. It emerged in the mid-20th century, drawing from modernist principles. Below are the key features and characteristics of Brutalism in architecture:

- Material Expression**
Exposed Concrete: The hallmark of Brutalism is the extensive use of bitum brent (raw concrete), often left unfinished.
Material Authenticity: Natural textures of construction materials, such as brick, steel, and wood, are celebrated and left visible.
 - Structural Honesty**
Massive Forms: Load-bearing structures, beams, and columns are emphasized and clearly visible.
Functional Aesthetics: The design often highlights a building's functional components, such as staircases, ducts, and joints.
 - Monolithic Appearance**
Minimalist Facades: Brutalist buildings often appear heavy, monumental, and fortress-like.
Geometric Shapes: The style employs bold, geometric, and often asymmetrical forms.
 - Minimal Ornamentation**
Raw Aesthetic: Little to no decorative elements; the focus is on the purity of the form and material.
Utilitarian Design: A focus on function over embellishment.
 - Play of Light and Shadow**
Deep Recesses and Protrusions: Overhangs, terraces, and facades create dramatic shadow effects.
Dynamic Light Interaction: The interplay of light enhances the textural surfaces.
- Examples of Brutalist Architecture:
Unité d'Habitation (Marseille, France) by Le Corbusier.
Boston City Hall (USA) by Kallmann McKinnell & Knowles.
Barbican Estate (London, UK) by Chamberlin, Powell, and Bon.

MIVAN CONSTRUCTION

Mivan construction is a modern technique that uses reusable aluminum formwork for rapid, durable, and monolithic construction. Ideal for large-scale residential and high-rise projects, it ensures speed, uniformity, and high-quality finishes. The system enables simultaneous casting of walls, slabs, and staircases, reducing construction time to as little as 7-10 days per floor. Mivan structures are earthquake-resistant, cost-effective over large projects, and eco-friendly due to minimal waste. While the initial formwork cost is high, its reusability and efficiency make it a preferred choice for mass housing and repetitive layouts.

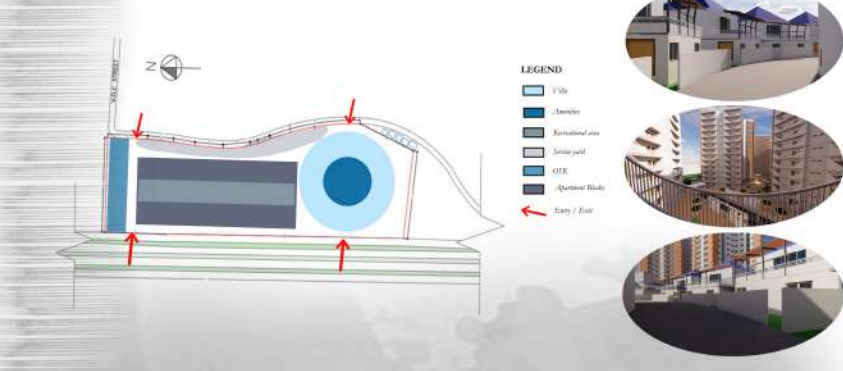
SITE MODEL VIEWS



SECTIONS

PLANS

SITE ZONING



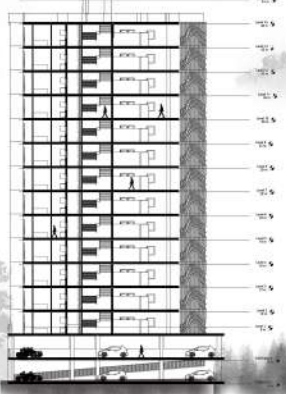
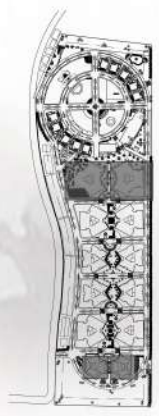
- LEGEND**
- Villa
 - Recreational area
 - Service yard
 - OIK
 - Apartment Block
 - Empty / Road

B R U T O P I A - T H E G A T E D C O M M U N I T Y

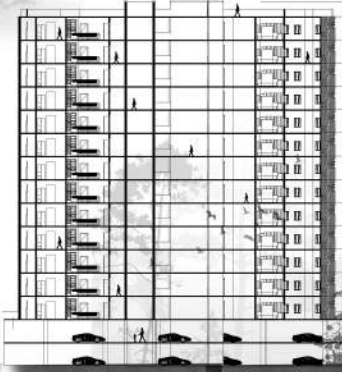
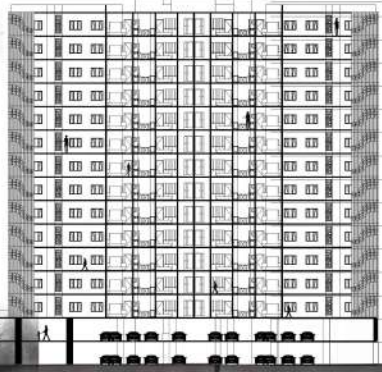
ARCHITECTURAL DESIGN
 FACULTY OF ARCHITECTURE
 THE ARCHITECTURAL AND SCULPTURE DEPARTMENT
 BATCH: 2021 - 2026

1 BHK

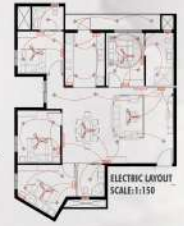
4 BHK



SECTION



EXTERIOR & INTERIOR VIEW



A perfect blend of contemporary living and thoughtful design.

Project Highlights:
Apartment Details: Spacious 1BHK units spanning 51 sq.m each, complete with a private balcony for relaxation and outdoor views.
Architectures: New residential blocks.
 13 Blocks plus two still levels dedicated to parking and utility spaces.

Safety Features:
 with fire staircases for enhanced safety in each block.

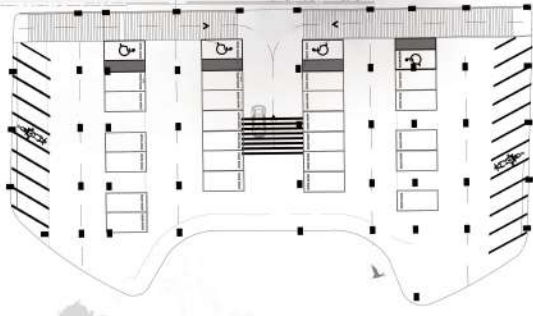
Amenities:
 Grand security for peace of mind.
 Modern elevators and vertical circulation to ensure ease of movement.
 Well-ventilated corridors connecting all units.
 Community spaces and landscaped gardens.

Unit Configuration:
 Premium 4BHK apartments with a spacious layout of 209 sq.m, offering comfort, elegance, and functionality. Each unit includes a private balcony for serene outdoor views.

Design & Layout:
 Two architecturally stunning residential blocks.
 13 residential floors with two still levels for parking and utility areas.
 Thoughtfully designed vertical circulation, including modern elevators and fire staircases, ensuring safety and accessibility.

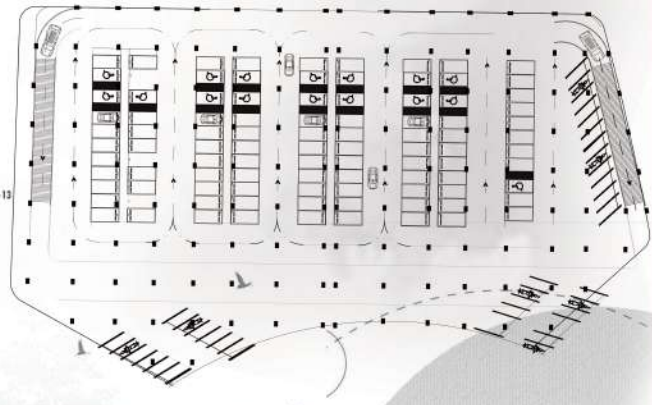
Key Features:
Spacious Homes: Open-plan layouts with ample natural light and ventilation for an elevated living experience.
Getted Security: A secured environment with controlled access to ensure privacy and peace of mind.
Balcony Views: Enjoy expansive views from private balconies attached to each unit.
Fire Safety: Equipped with fire staircases in compliance with safety standards.

Amenities:
 Landscaped gardens and recreational areas for a perfect community lifestyle.
 State-of-the-art fitness center, clubhouse, and children's play area.
 Ample parking space and organized utilities for convenience.
 Dedicated maintenance and support facilities.



PARKING LAYOUT
 NOT IN SCALE

NO.OEUNIT - 156
 NO.OEBLOCK - 2
 NO.DEFARKING - 156B
 NO.DEFLOORS - STILT2 + 13

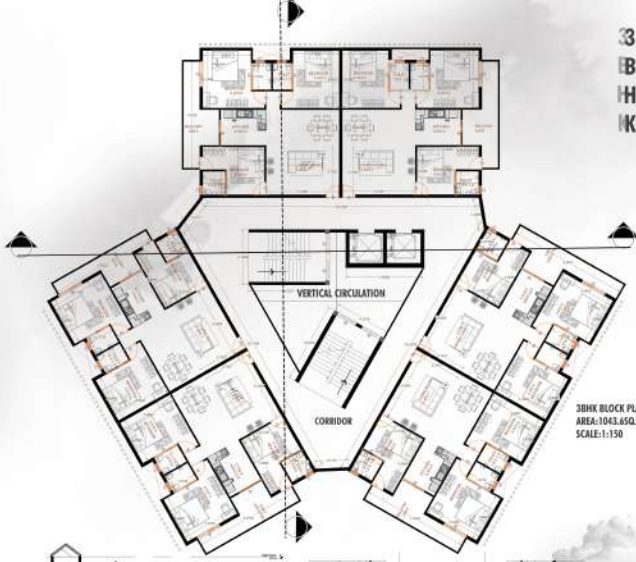
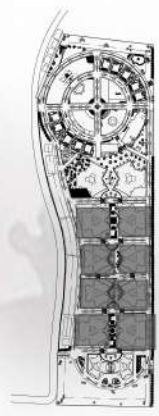


2 BHK

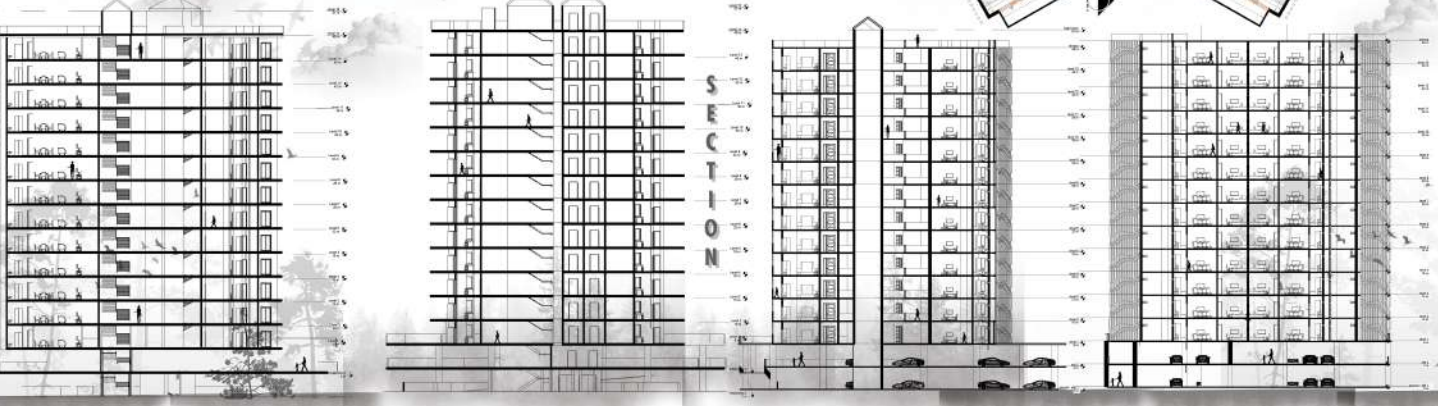
3 BHK



2 BHK BLOCK PLAN
AREA: 793 SQ.M
SCALE: 1:150



3 BHK BLOCK PLAN
AREA: 1043.450 M
SCALE: 1:150



EXTERIOR & INTERIOR VIEW



2 BHK UNIT PLAN
AREA: 111 SQ.M
SCALE: 1:100



3 BHK UNIT PLAN
AREA: 126.550 M
SCALE: 1:100



ELECTRIC LAYOUT
SCALE: 1:150

Each unit offers a spacious layout of 111 sq.m, including a private balcony for relaxing and enjoying the outdoors. Modern interiors with optimal space utilization for maximum comfort and functionality.

Building Structure:
4 Residential Blocks
13 Floors in Each Block with 2 with levels for parking.
Dedicated fire staircases to ensure safety and compliance with regulations.

Amenities:
Landscape gardens and green spaces.
Children's play areas.
Community hall for social gatherings.
Gym and fitness center.
Swimming pool and jogging tracks.

Safety and Security:
Gated entry with 24/7 security personnel and CCTV surveillance.
Fire safety measures including extinguishers and hydrants across all floors.

Parking:
Ample parking space in the 2 with levels, catering to residents and visitors.

Connectivity and Accessibility:
Strategically located near key areas like schools, hospitals, and shopping centers.
Smooth access to public transportation and major roads.

Architectural Excellence:
The design emphasizes natural lighting and ventilation in each unit, along with well-maintained common spaces.
The elegant facade and modern aesthetics add to the project's appeal.

Each unit spans 126.5 sq.m, designed to offer ample space for your family's needs. Includes a private balcony for relaxation and enjoying the outdoors. Modern, well-lit, and ventilated interiors for a luxurious living experience.

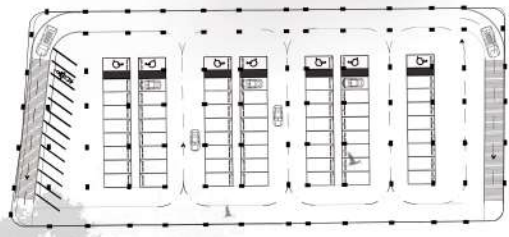
Building Structure:
4 Residential Blocks, each with 13 Floors for an exclusive community experience.
2 With Levels for parking and utility areas.
Fully equipped with fire staircases for safety and regulatory compliance.

Amenities:
Lush Green Landscapes:
Open spaces and landscaped gardens for peace and rejuvenation.
Children's Play Area: Safe and fun spaces for kids to enjoy.

Recreational Facilities:
Fully-equipped gym and fitness center.
Swimming pool with a deck area.
Jogging and cycling tracks for health enthusiasts.

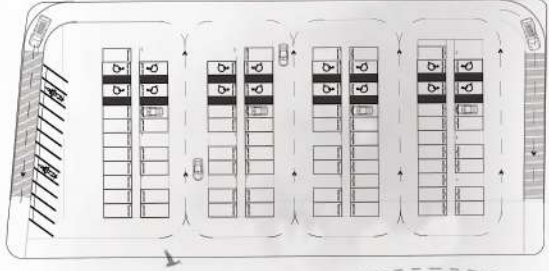
Community Hall:
For social events and gatherings.
Convenience stores and seating areas for residents.

PARKING LAYOUT
NOT IN SCALE



NO.OEUNIT - 312
NO.OEBLOCK - 4
NO.OEPARKING - 252
NO.OEFLOORS - STILT2 + 13

NO.OEUNIT - 312
NO.OEBLOCK - 4
NO.OEPARKING - 352
NO.OEFLOORS - STILT2 + 13



Safety and Security:
24/7 gated security with surveillance cameras and trained personnel.
Fire safety systems on every floor, including extinguishers, hydrants, and emergency exits.

Parking:
Ample Parking Space across the 2 with levels for residents and visitors.

Location Advantage:
Strategically situated close to schools, hospitals, shopping centers, and public transportation hubs. Easy access to major roads for seamless connectivity.

Architectural and Lifestyle Features:
Our gated community boasts modern architectural design with an emphasis on natural lighting, cross-ventilation, and elegant aesthetics. Common areas are well-maintained, offering a sophisticated and inviting environment for all residents.



SHEET NO.	3
ARCHITECTURAL DESIGN	V7
FACILITY OF ARCHITECTURE	
DR. MGR. EDUCATIONAL AND RESEARCH INSTITUTE	
ENGINEERING	
NAME:	GOPIKASH SURESH (A1174)
REG. NO.:	2100103013 / 2100103014
CLASS:	A-ARCH (1st yr) / 1st of sem
BATCH:	2021

VILLA

A premium gated villa enclave featuring 10 meticulously designed villas. Nestled in a serene environment, each villa is thoughtfully planned to combine contemporary architecture with functional spaces, offering the perfect blend of luxury, privacy, and community living.

Villa Features
 Spacious 3 BHK Layouts
 Designed to maximize comfort and functionality, each villa offers open and airy interiors with ample natural light and ventilation.

Generous Built-Up Area:
 Ground Floor: 187.2 sq. m
 First Floor: 139 sq. m

Exclusive Private Plot:
 Each villa is situated on its own 350 sq. m plot, ensuring ample space for landscaping, outdoor activities, or family gatherings.

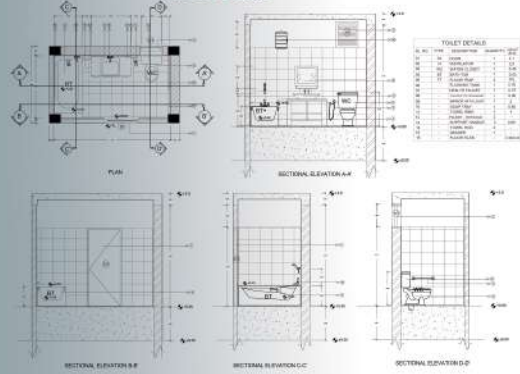
Luxurious Amenities:
 Dedicated 2-car parking spaces for every villa.
 A serene private swimming pool for your relaxation.
 A fully equipped home theater to elevate your entertainment experience.
 A stylish terrace, ideal for hosting small gatherings, unwinding after a long day, or enjoying the views.

Architectural Features
Modern Façade Design:
 A sleek and contemporary look with clean lines, textured finishes, and thoughtfully incorporated geometric elements.
Premium materials like stone cladding, wooden paneling, and glass balustrades elevate the façade.
Green Architectural Elements:
 Private garden spaces within each plot, promoting greenery and environmental harmony.
 Provisions for rooftop gardens and terrace landscaping for eco-friendly living.

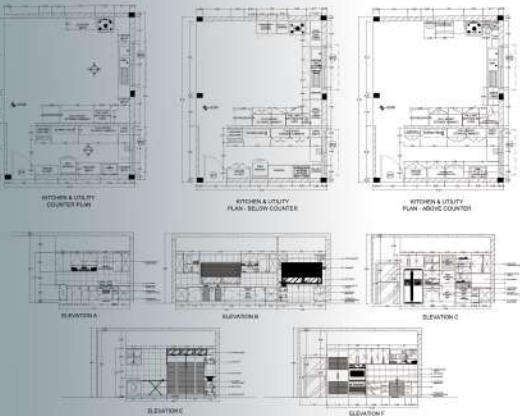
Amenities for All Ages:
 Children's play area.
 Jogging tracks for fitness enthusiasts.
 A clubhouse with recreational facilities for socializing and leisure.



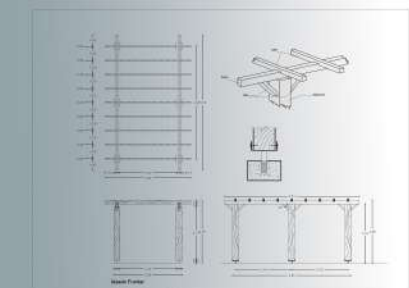
MOOD BOARD



TOILET DETAILING



KITCHEN DETAILING



PERGOLA DETAILING



SECTION



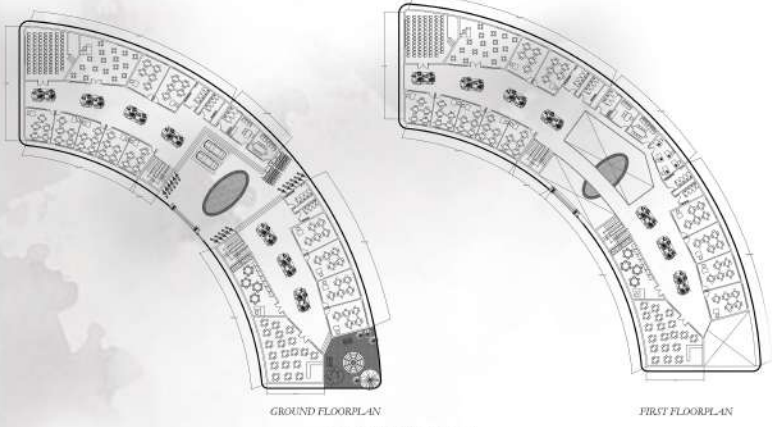
ELEVATION



B
R
U
T
O
P
I
A
-
T
H
E
G
A
T
E
D
C
O
M
M
U
N
I
T
Y

SHEET NO.	4
ARCHITECTURAL DESIGN 13	
FACULTY OF ARCHITECTURE	
DR. MGR. EDUCATIONAL AND RESEARCH INSTITUTE	
FACULTY, DORN	
NAME:	GOPAL S NEELABHATHY
REG. NO.:	21001100013 21001100024
CLASS:	B-ARCH 1 ST SEM 1 ST SEM
BATCH:	2021 - 2024

AMENITIES AND RECREATIONAL SPACES



GROUND FLOORPLAN
FIRST FLOORPLAN
PRIMARY SCHOOL

The Primary School in Brutopia spans two floors, each covering 1,645 sq. m, embodying Brutalist design with white concrete, wood, and glass. The ground floor features spacious classrooms, an auditorium, a library, an indoor games room, and direct access to a soft playground. The first floor includes well-equipped science and computer labs, additional classrooms, and staff areas. Designed to maximize natural light and ventilation, the school provides a functional and inspiring learning environment for students.



GROUND FLOORPLAN
HEALTHCARE CENTRE

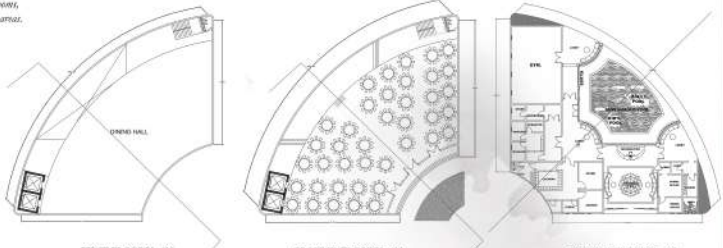
The Healthcare Centre in Brutopia spans 833 sq. m, featuring consultation rooms, diagnostic labs, and a pharmacy. Designed with Brutalist aesthetics, it offers numerous functionalities with patient comfort and accessibility.



ELEVATION



SECTION



FIRST FLOORPLAN GROUND FLOORPLAN GROUND FLOORPLAN
BANQUET HALL - 828.1 sq. mts. **CLUBHOUSE - 828.1 sq. mts.**

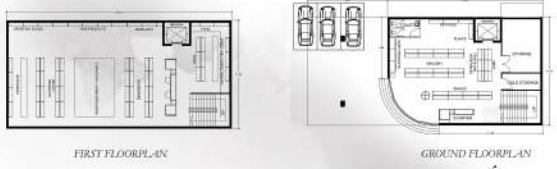
RESTAURANT: A stylish dining space with indoor and outdoor seating, combining Brutalist design with a cozy ambiance.

CLUBHOUSE: A recreational hub with a lounge, fitness room, and games area, offering a spacious and inviting environment.

BANQUET HALL: A versatile event space with contemporary interiors, ideal for celebrations and gatherings.

ADMIN BLOCK WITH ATM: An operational hub with office spaces and an ATM, designed for efficiency and accessibility.

MULTIPURPOSE HALL: A flexible venue for community events and activities, featuring a minimalist and adaptable design.



FIRST FLOORPLAN

GROUND FLOORPLAN



SECTION

SECTION

SUPER MARKET

The Primary Supermarket in Brutopia is a modern two-story facility designed for convenience and accessibility. The ground floor spans 185 sq. m and serves as the main retail space, with organized aisles for groceries, daily essentials, and fresh produce. The first floor, covering 277.9 sq. m, accommodates additional sections such as a household goods area, a bakery, and storage rooms. Large glass facades allow natural light to illuminate the interiors, while white concrete and wood accents reflect the Brutalist aesthetic, creating a functional yet visually appealing space for the community.



The 16.7-acre site in Brutopia is a thoughtfully designed gated community offering extensive recreational facilities, including a park, gym, spa, sauna, restaurant, library, yoga and meditation area, amphitheater, elders' corner, food kiosks, and jogging tracks.

With lush landscapes and spaces promoting wellness and leisure, it provides a perfect blend of functionality and tranquility.



M For the Brutopia project, the primary materials that contribute to the Brutalist aesthetic and functionality are:

White Concrete: White concrete is used prominently across the site, emphasizing bold, geometric structures. It provides a sense of permanence and solidity while maintaining a minimalist appearance. The material is also durable and versatile, suitable for both interiors and exteriors.

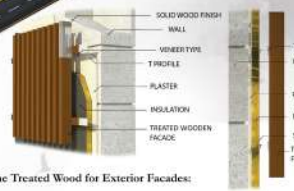
Wood: Wood is used as an accent material, particularly in areas that require warmth and comfort, such as in classrooms, library shelves, and furniture. The wood provides a tactile contrast to the cold, hard concrete, creating a balance between modernity and nature.

Glass: Large glass windows and facades are used extensively to allow natural light into the buildings, creating open, airy spaces. Glass is used in common areas, classrooms, and other public spaces to foster transparency and connectivity with the outside.

Steel: Steel elements are incorporated for structural integrity and to complement the raw concrete. Steel is used for supports, railings, and as a framing material in areas where a more industrial aesthetic is desired.

Stone: Natural stone is used for flooring in high-traffic areas and to introduce textural, tactile texture and natural beauty to the environment. Pathways, courtyards, and garden walls are integrated throughout the development.

WOOD FACADE



The Treated Wood for Exterior Facades:

Treated wood for exterior facades is specially processed to withstand environmental factors such as moisture, UV radiation, and pests. The treatment extends the wood's durability and enhances its appearance. Concrete and steel structures include color, finish, and engineering wood like thermally modified wood.

Key Characteristics of Treated Wood for Facades:
 Resistance to Moisture, Pest Resistance, UV Protection, Dimensional Stability, Eco-Friendly.

The facade detail comprises multiple layers for structural and thermal performance:

Solid Wood Finish: Provides aesthetic appeal and durability.
Wall: The base structure (Masonry or concrete) for stability.
Veneer Type: Thin layers of natural or engineered wood for decorative purposes.
T-Profile: Metal profiles for fixing and support.
Plaster: Ensures a smooth surface for insulation and finishing layers.
Insulation: Thermal insulation material, like mineral wool, to enhance energy efficiency.
Treated Wood Facade: Outer cladding layer for aesthetics and protection.

Simplified Step-by-Step Process for Installing Treated Wooden Facades:

Material Preparation: Select high-quality, treated wood (thermally modified or pressure-treated) suited for exterior use. Sand, seal, and coat the wood with weather-resistant and UV-protective finishes. Prepare T-profiles (steel or aluminum) for fixing. Ensure the Masonry-constructed concrete walls are smooth and ready for installation.

Installation: Attach thermal insulation (like mineral wool or rigid boards) to the walls using adhesive or mechanical fasteners. Seal gaps to prevent thermal bridging.

Fixing T-Profile: Secure T-profiles onto the standard walls (with anchors), ensuring proper alignment and spacing to hold the wooden facade.

Mounting the Wooden Facade: Position the treated wood panels onto the required size. Attach the panels to the T-profiles using screws or specialized fasteners, leaving small gaps for thermal expansion.

Finishing: Apply an additional UV-protectant or protective coating to the facade for durability and aesthetics.

Inspection: Check for proper alignment, stability, and finishing to ensure a seamless installation.

ALL MEASUREMENTS ARE IN METRES - SCALE: 1:200

BRUTOPIA - THE GATED COMMUNITY

SHEET NO.:	5
ARCHITECTURAL DRAWING V2	
CATEGORY OF ARCHITECTURE	
PROJECT LOCATION AND IDENTIFICATION	
PROJECT NO.	
NAME:	GURU AS NEEL-AT-070
REG. NO.:	21101101013 21101101024
CLASS:	II-ARCH II-B-3 II-B-300
BATCH:	2024_2026