

Ingrain is a versatile architectural and allied consulting firm, which operates through a team of architects, urban designers, civil engineers and professionals from diverse backgrounds. The firm provides complete one point comprehensive architecture and allied consultancy, from project formulation to construction documentation.

**EXCLUSIVITY**

Energy  
Construction cost

**EFFICIENCY**

Hospitality  
Image

**ENVIRONMENT**

Self-sufficiency  
Sustainability

# integrated services

- architecture
- urban master planning
- interiors
- project management
- redevelopment
- sustainable consulting
- strategic accounts
- visual communications
- feasibility design strategy
- tendering estimation
- audit
- retro fit design
- green building audit

# professional competitions

- BDD chawl design competition by MHADA ( project awarded, lower Parel)
- Advanced Workshop) and lab block, IIT Madras, (project awarded)
- Mailargest Redevelopment of BDD chawl in Mumbai @ Worli, Parelgaon (2nd prize).
- Redevelopment of BDD chawl in Mumbai @ Naigaon, Parel, (3rd prize).
- Redevelopment of Gov staff colony in Mumbai @ Bandra, (project awarded).
- Residential project of 5500 units in MMRDA (project awarded).Residential housing at PCMC for 3500 tenants (project awarded)
- Sustainable Software park for a Corporate company at Shanghai, China (Design appreciation) and many more.....



EDMONTON, CANADA

# offices

- mumbai
- pune
- bengaluru
- nagpur
- jakarta
- edmonton

MUMBAI, INDIA

PUNE, INDIA

NAGPUR, INDIA

BENGALURU, INDIA

JAKARTA, INDONESIA

# typology

- residential
- commercial
- institutional
- healthcare
- hospitality industrial
- corporate
- goverment mixed use etc.

# strength

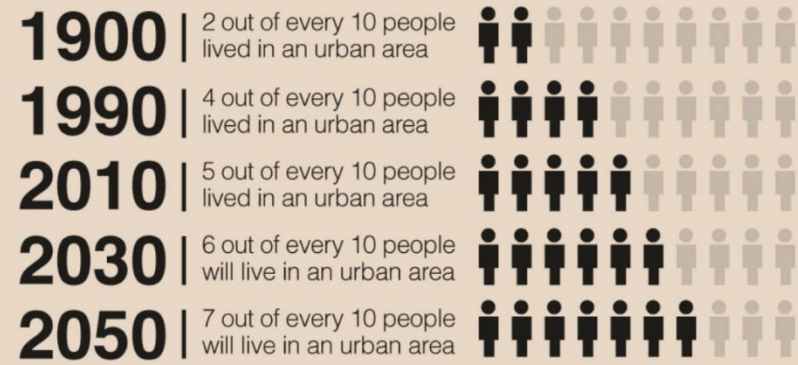
- 18 ASSOCIATES
- 14 TEAMS OF ARCHITECTS, CIVIL ENGINEERS,DRAFTS MEN
- 152 CORE SUPPORT, TRAINEES AND JUNIORS

# firsts

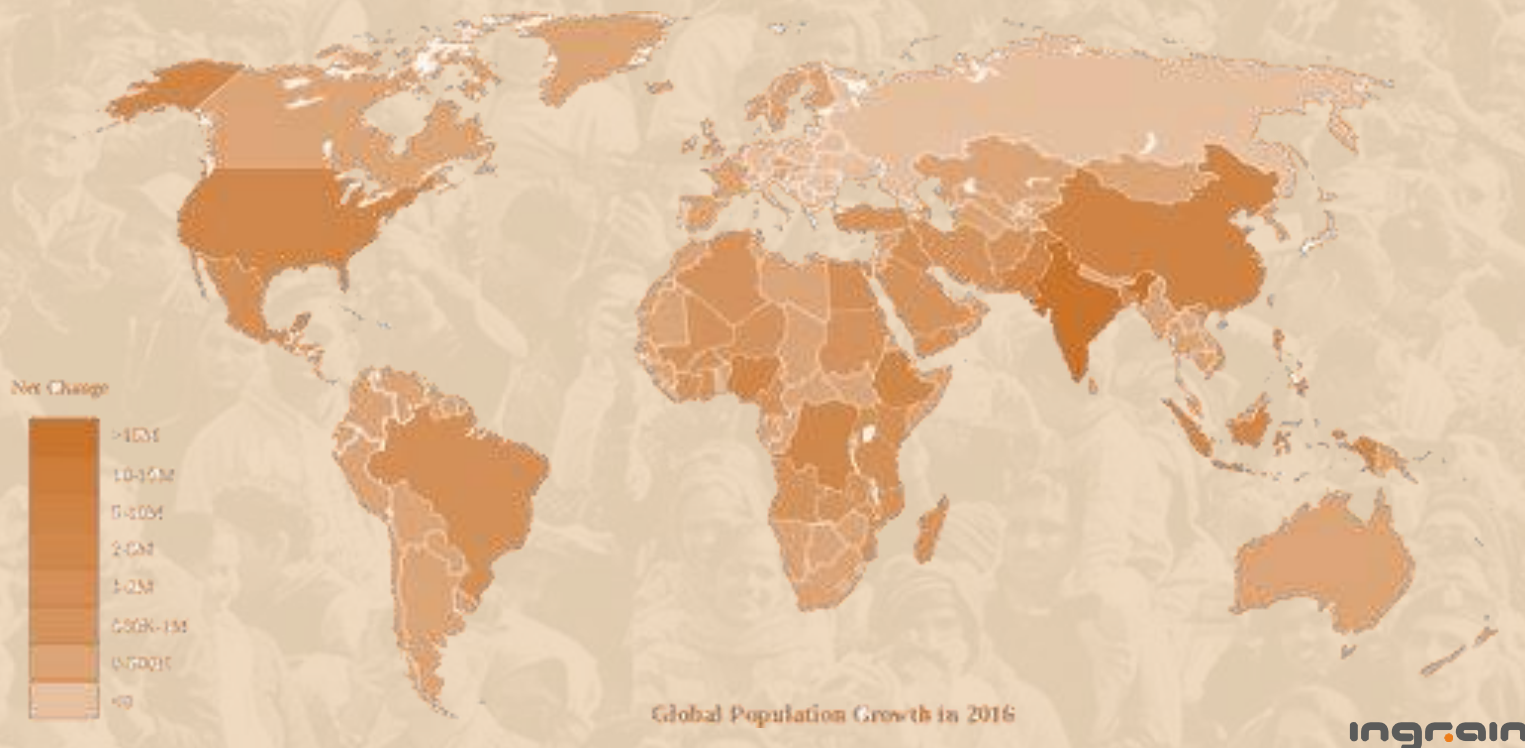
- 72 acre URBAN REJUVENATION at BANDRA EAST
- Core city revitalization – BDD CHAWLS NM JOSHI MARG
- Commercial node at AHMEDABAD
- GREEN – ITES development at CHAROLI PUNE
- HIGHTECH – GREEN CAMPUS for it development
- Mixed use suburban MEGA URBAN DESTINATION
- Research and development TECHNOLOGY PARK IITM
- Iconic HIGHRISE development at HAJIALI BAY WORLI
- Affordable housing under PMAY at PCMC PUNE
- Compact smart home REDEVELOPMENT, HIGH-TECH IT GREEN CAMPUS and premium residential development.



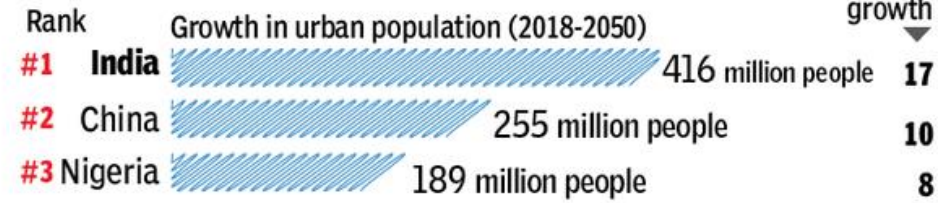
# Urbanization



macro dynamics impacting micro context...

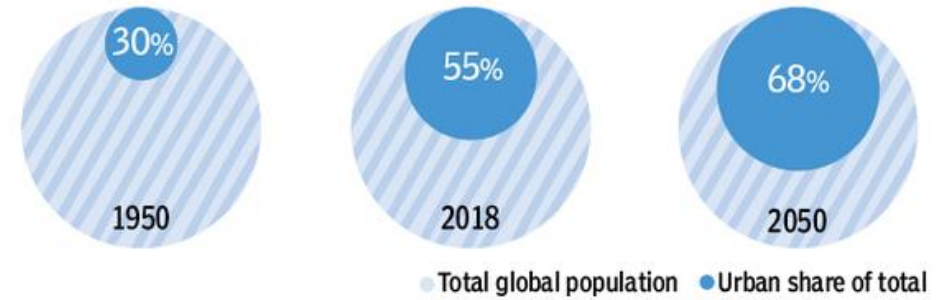


## 2. India will lead the world in urban growth



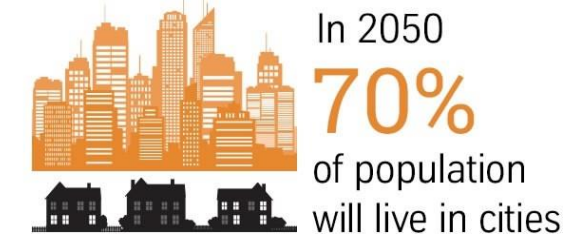
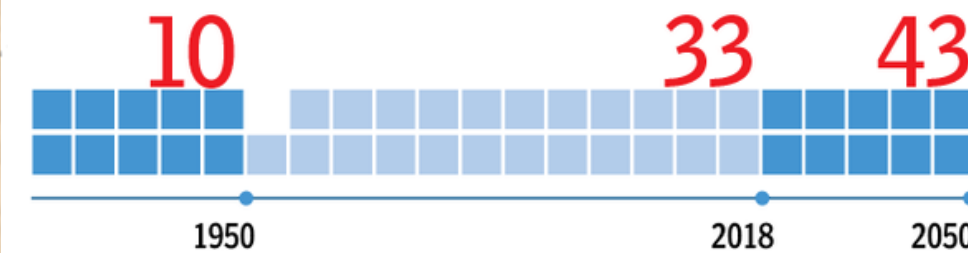
Just India, China and Nigeria will account for 35% of global urban population growth

## 1. More than 2/3rd of the world will be urban in 2050



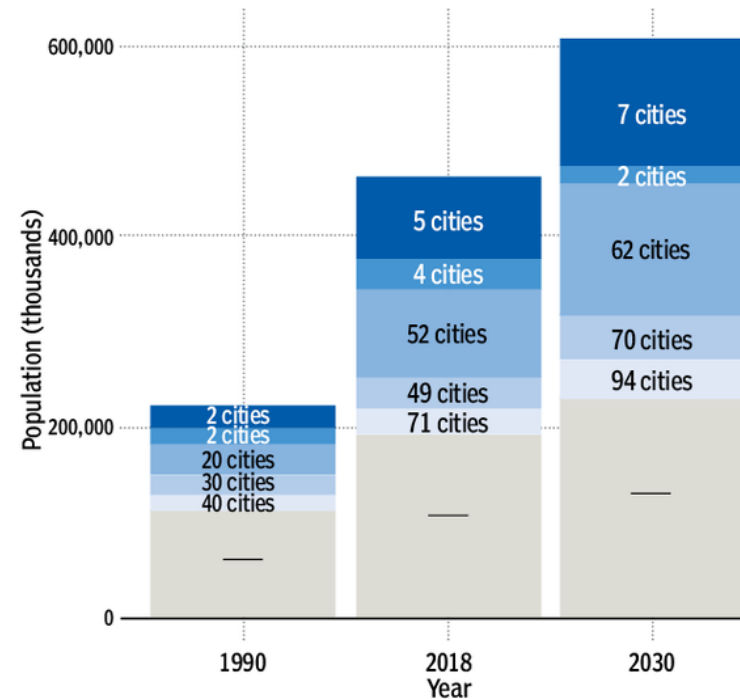
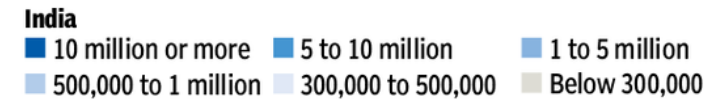
## 5. 10 new megacities will emerge in the next three decades

Number of megacities in the world, which are home to 10 million inhabitants or more



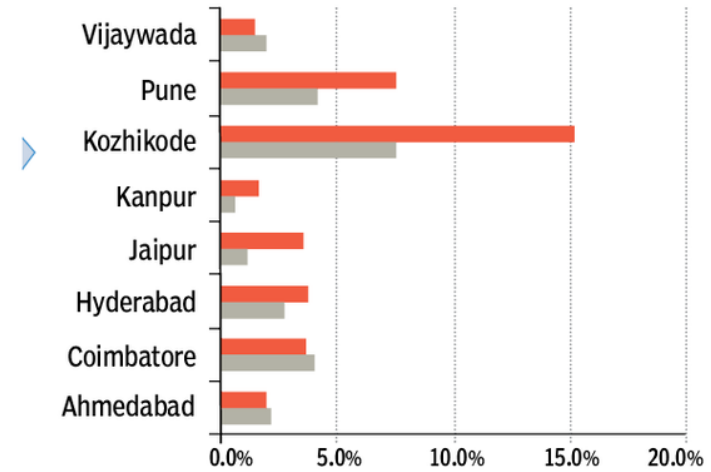
## 6. India will have 7 megacities by 2050

Urban population by size class of urban settlement



## 7. Kozhikode a leader among emerging urban centres

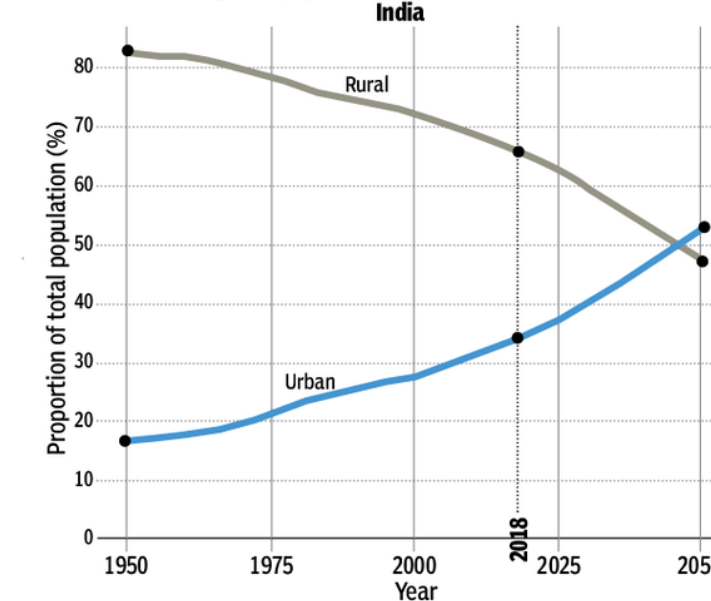
Change in urban area from 2000 to 2014 (red bar)  
Change in urban population from 2000 to 2014 (grey bar)



Source: UN, Atlas of Urban Expansion, Visual Capitalist; Graphic: Deepti Singh

## 3. Most Indians will live in urban areas before 2050

Percentage of population in urban and rural areas



## developers and companies



## institutions



## government bodies



# INDEX

- **ABOUT INGRAIN** Founders. Working methodology, values
- **RESIDENTIAL (REDEVELOPMENT)** High rise, premium
- **RESIDENTIAL DEVELOPMENT** Pan India and international
- **COMMERCIAL, INSTITUTIONAL, URBAN DESIGN** Campus, sustainability, it, waterfront
- **INTEGRATED TOWNSHIPS** Urban rejuvenation, budget housing
- **MASTER PLANNING** Integrated mixed use development
- **INGRAIN TEAM** Partners and associates

# ingrain's project portfolio includes



residential



commercial



Villa and resorts



IT and corporate



hospitality



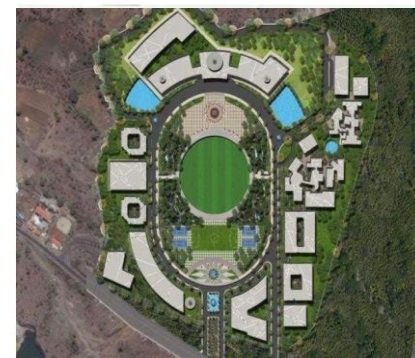
recreational



redevelopment



Mixed use



institutional



healthcare



integrated township



Urban design and planning

architect Ludwig Mies van der Rohe ... **Less is more**

Robert Venturi ... **Less is a bore**

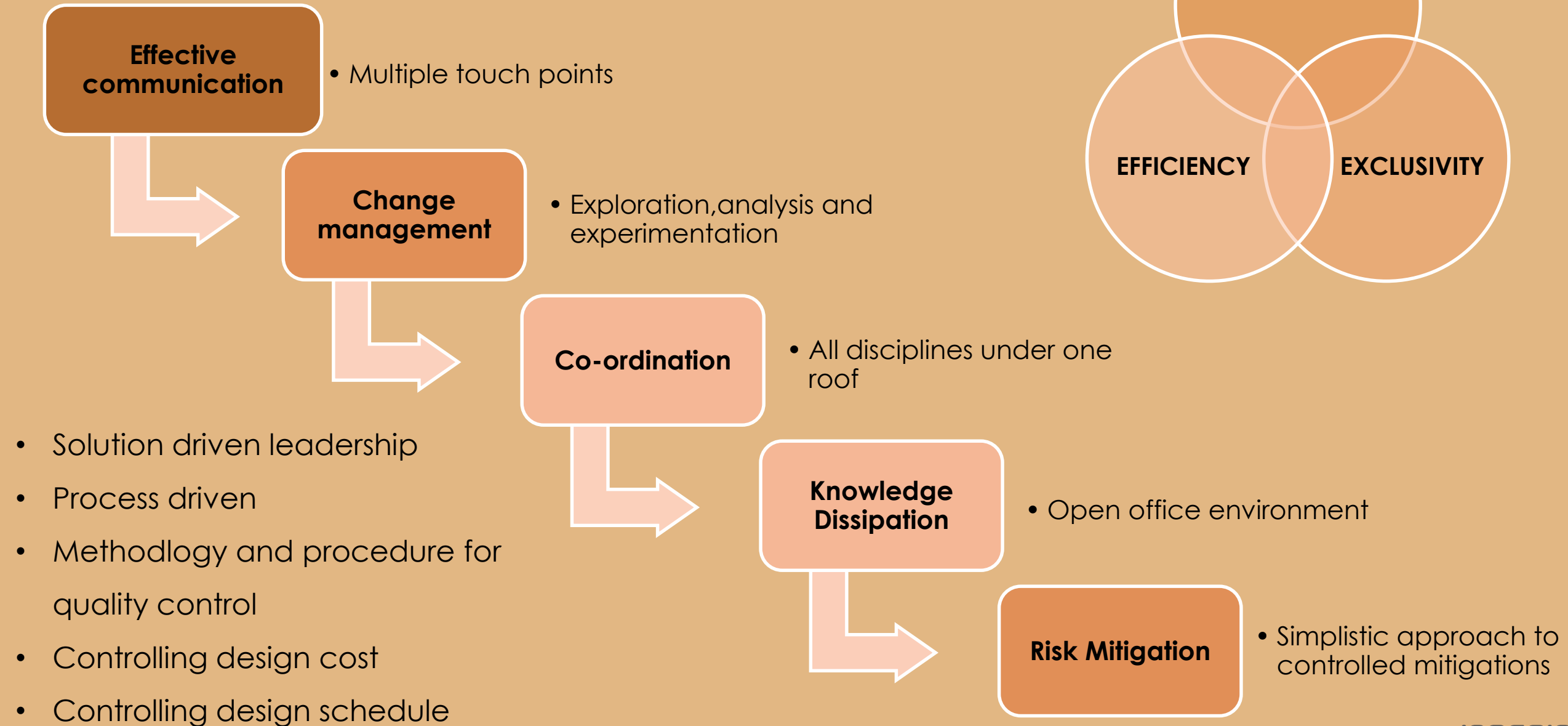
Frank Loyd Wright... **Less is only more , where more is no good**

BIG... **Yes is more**

We believe in... **Doing more with lesser resources**

ENDUE EMBED IMPLANT IMPACT CONSTITUTIONAL  
ENTRENCH ENROOT CONSTITUTIVE SUBMERGE LEAVEN  
ROOT BUILT-IN HARDWIRED ESSENTIAL  
IMBUE ESTABLISH FUNDAMENTAL  
ETCH HEREDITARY IMMANENT FIX IMPRESS  
DEEP-ROOTED ELEMENTAL PLACE  
IMPRINT ENGRAVE INNATE SATURATE INHERITED  
INFUSE INDIGENOUS INFIX  
STAMP NATIVE INBORN INHERENT PERVADE  
INMOST INTERNAL CONSTITUTIVE  
INDIGENOUS INVEST INTEGRAL  
SATURATE INTRINSIC HARDWIRED  
CONSTITUTIONAL INNER INBRED  
INTERNAL CONSTITUTIVE  
INCULCATE  
IMPLANT INNATE SATURATE FUNDAMENTAL  
INDIGENOUS INFIX

guiding principles for our working methodology....





## about ingrain:

The **ingrain studio** is located in the heart of the Art district of Mumbai. **Kalaghoda** is a hub of cultural activity, an urban node with institutions like the Jahangir Art Gallery, Max Mueller Bhavan, Bombay University, Prince of Wales Museum, National Gallery of Modern Art Bombay Natural History Society, Elphinstone College, and David Sassoon Library.



Apart from entertainment, art and education, the area also offers a host of famous city restaurants and cafes, along with art galleries, designer boutiques, and many culture-related activities and venues-the most popular one being the annual Kala Ghoda Arts Festival, where many artistes, performers and crafts-persons gather every February.



The studio is organized on the **open office ideas**, where interaction and discourse forms the driving force for all our work. The creative environment is a product of careful emphasis on a cyclic system of review, learning and application.

Our teams enjoy healthy working relationships between colleagues coming from diverse backgrounds, age groups and skill sets.

## company history:

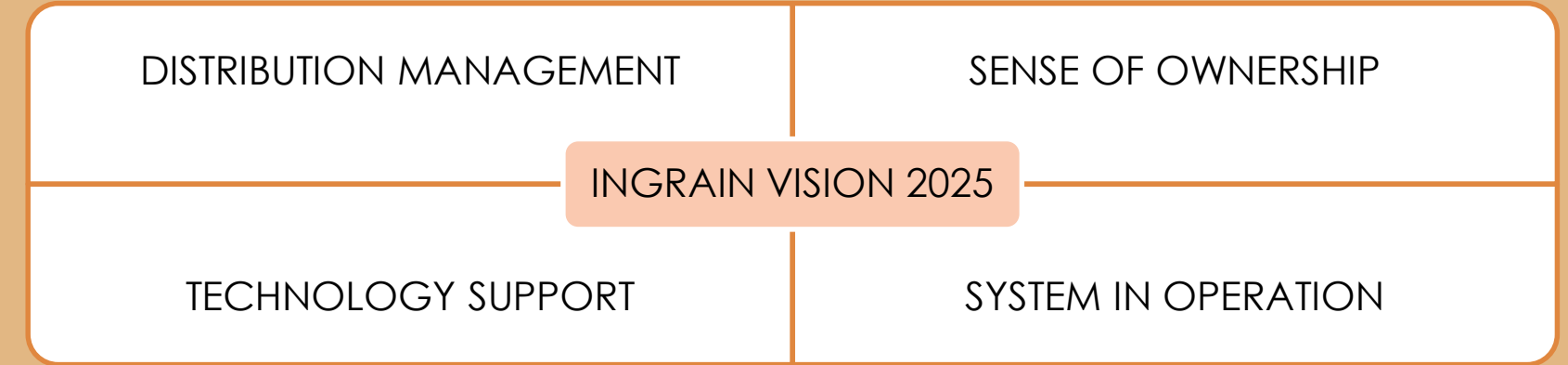
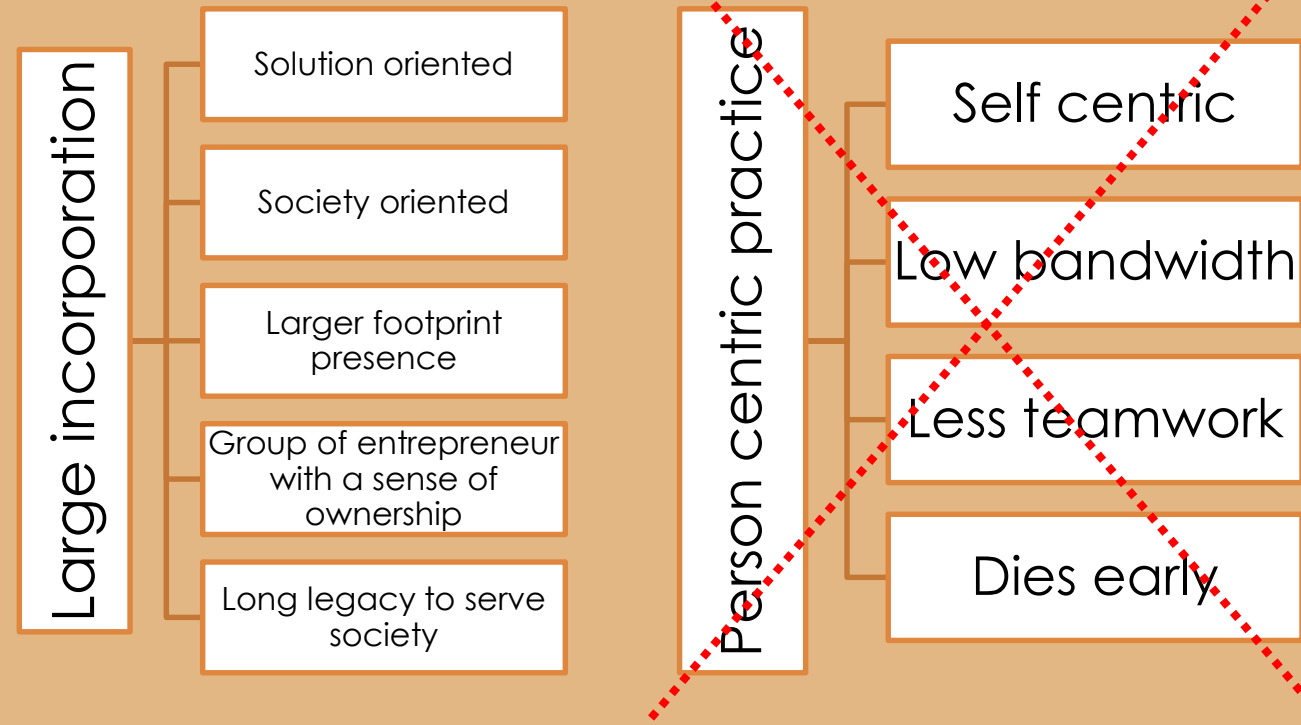
**Abhay and Kiran** have been working on projects of varying scales based on sustainable low carbon developmental models, with architecture as a tool of making more meaningful communities. They have a vast experience of more than two decades, of working on projects such as mass housing, master planning for integrated townships, ITES and IT SEZ's, amusement and hospitality destinations, core city revitalization and urban design for urban spaces and plazas, high-rise residential and mixed use redevelopments, public and academic institutions, retail developments and corporate buildings, etc.

**Ashwini** is currently working on projects within the domain of art installations, art integration, product design, graphics design along with major boutique interior design projects, with origin within our architectural design studio.

**Ashlesha** has been working in association and collaboration with various prestigious architectural organizations in Mumbai, Pune, Ahmedabad. As an Urban designer, she has also worked on a large number of urban rejuvenation and tourism related projects in many cities of India through the Research lab at CEPT Ahmedabad Sankalan research Foundation.

ingrain





**LONG TERM VISION** – teamwork consisting of entrepreneurs

**AFFORDABILITY** = Construction cost + market + efficient design + comfort (environment)

Through estimating, monitoring, improvising, standardizing, educating and empowering



# Residential(redevelopment)

- Redevelopment at Borivalli
- High rise residential towers at Mazgaon
- High rise residential towers at Parel
- Premium residential towers Hughes road
- Premium midrise Mumbai
- High density redevelopment Bandra
- High density redevelopment , Lower parel



**Ultra Luxurious Residential Project In Rich Natural Context @ Borivali**

Location: Borivali, Mumbai, India Typology: Housing

Site Area: 5.7 acres

Built-Up Area: 480304. ft<sup>2</sup>



**High-rise Residential Towers @ Mazgaon, Mumbai**

Location: Tarwadi , Mazgaon, Mumbai .

Typology: Residential Twin Towers.

Site Area: 2.6 acres

Built-Up Area: 2,40,000 ft<sup>2</sup>



**High-rise Premium Residential Tower @ Bhoiwada Parel, Mumbai.**

Location: Bhoiwada Parel, Mumbai, Maharashtra, India.

Typology: Iconic Residential Tower.

Site Area: 2.3 acres

Built-Up Area: 2.24 lac ft<sup>2</sup> .

Redevelopment at Bhoiwada Parel



**Premium Residential Tower @Mumbai**

Location: Hughes Road, Mumbai, Maharashtra, Typology: Premium residential development Site Area: 1.2 acres

Built-Up Area: 1,20,000 ft<sup>2</sup>

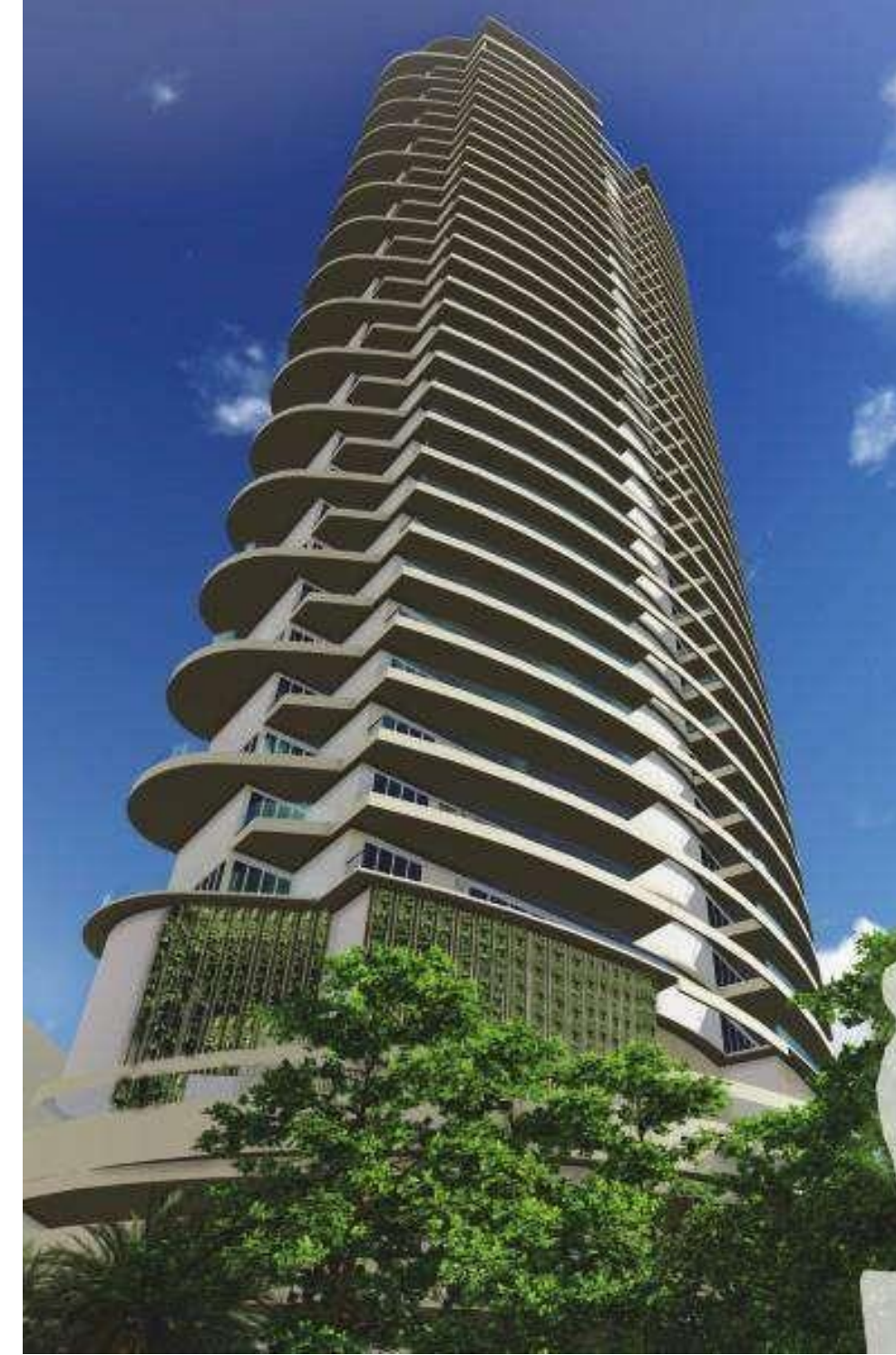


**Premium midrise residential @ Mumbai**  
**Location: Malad, Mumbai Maharashtra, India**

**Typology: Housing**  
**Site Area: 0.32 acres**  
**Built-Up Area: 64,000 sq.ft.**



**High density Redevelopment Project @ Bandra Mumbai**



**High density Redevelopment Project @ Mumbai**

**Location : Lower parel , Mumbai, Maharashtra**  
**Typology : residential**  
**Site area : 1.2 acres**  
**Built up area : 129166 cubic feet**

# Residential

- Residential development at Kalina Mumbai
- High rise premium residential development at Nepensea road, South Mumbai
- Residential township Borivalli, Mumbai
- Luxurious residential towers, Lullanagar
- Residential development at Kalyan
- High rise residential towers Bangalore
- Premium residential towers Worli, Mumbai
- Luxury residential towers, Ballyganj Kolkata
- Residential development Maldives
- Residential development at Greater Noida



**Residential Development at Kalina Mumbai**



**Residential Development at Kemps corner, Mumbai**



**Residential Township @ North Mumbai suburb, Borivalli Mumbai**

**mixed-use high-rise premium residential redevelopment**  
**Location: Nepensea Road, South Mumbai, Maharashtra, India.**  
**Typology: Residential**  
**Site Area: 0.8 acres**  
**Built-Up Area: 112000 ft<sup>2</sup>**



**Luxurious Residential Towers  
In Prime Urban Context @  
Pune Suburbia Location:  
Kondhawa, Lullanagar  
Pune, Maharashtra, India**  
Typology: Housing  
Site Area: 14.6 acres  
Built-Up Area: 35953 ft<sup>2</sup>



**Residential Development at Kalyan**



**High-rise Residential Twin Tower @ Bangalore Location: Bangalore  
Suburbs Typology: Residential  
Site Area: 5.25 Acres  
Built-Up Area: 227000 sq.ft.**



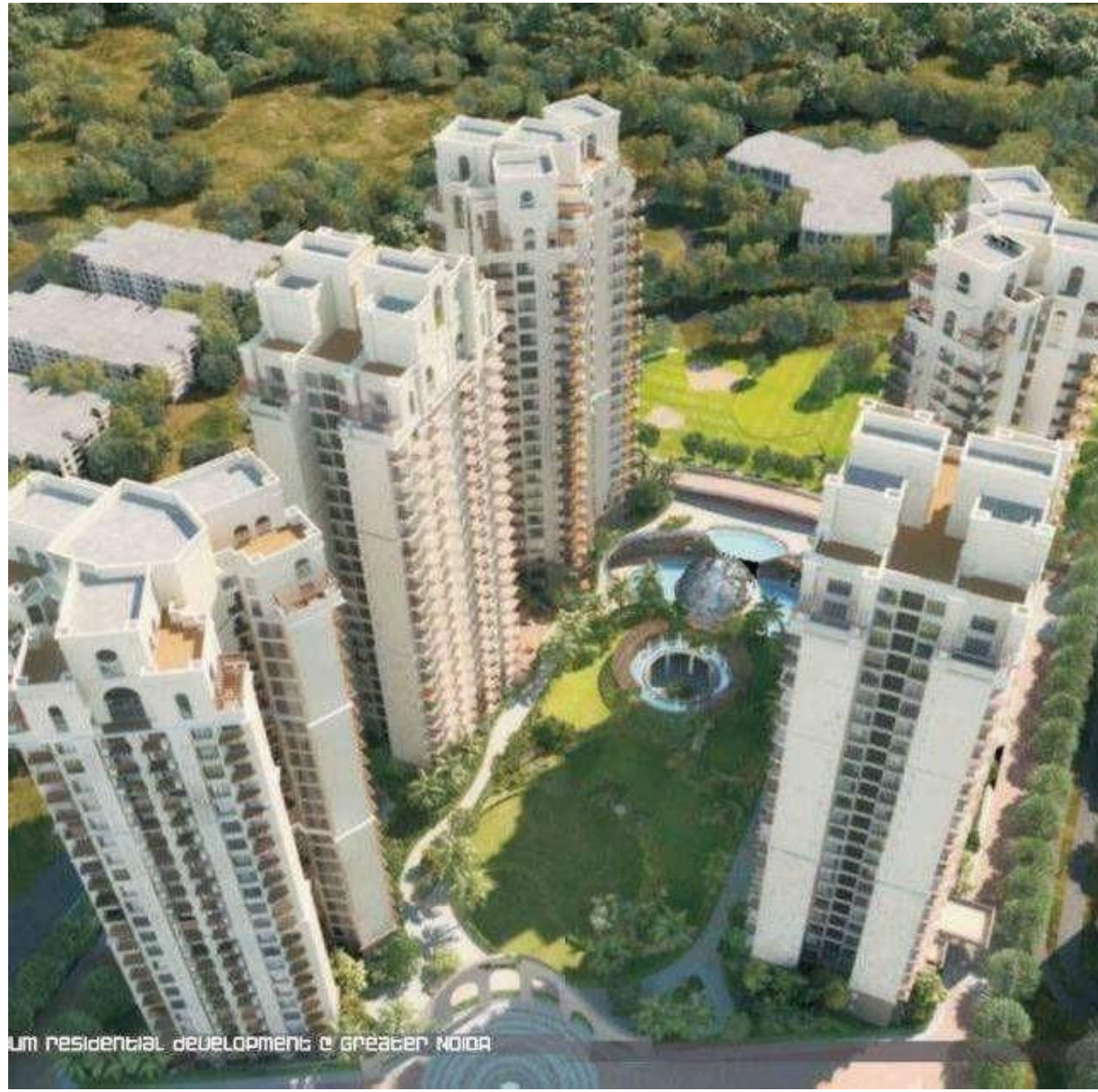
**83 floors Premium residential towers at Worli, Mumbai**



**Luxury Residential Towers @ Ballyganj, Kolkata**  
Location: Ballyganj, Kolkata , India. Typology: Premium Residential Tower. Site Area: 3 acres  
Built-Up Area: 1,20,000 ft<sup>2</sup>.



**PROJECT NAME: Residential Development @ Maldives**  
Location: Maldives, South East Asia



Residential development at Greater Noida, New Delhi



# commercial | institutional | urban design

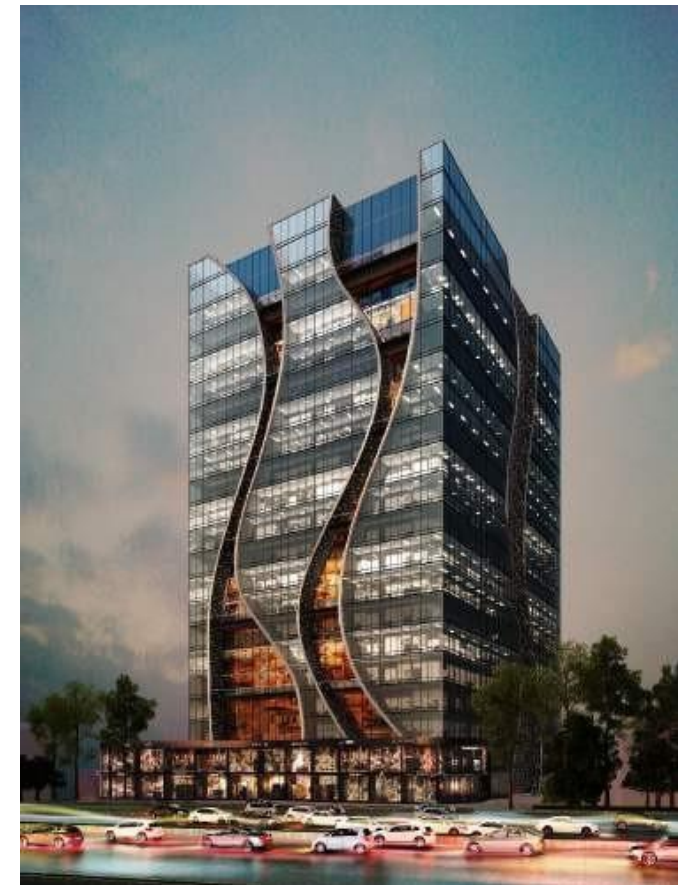
- Commercial development Mumbai
- Commercial development Ahmedabad
- Commercial Development Bandra
- Next generation office building campus in Mumbai
- Green commercial office campus at Pune
- Sustainable commercial office campus , Mumbai
- Sustainable green building hospitality campus, Vijaywada
- Institutional campus of Pune
- Institutional campus of Bangalore
- School campus at Hissar Haryana
- Mumbai eastern water front conceptual strategy



**Commercial Development @ Mumbai**



**Commercial Building at Ahmedabad**



**Commercial Development @ Bandra**



**Next generation office building campus in Mumbai**



**Green commercial office campus at Pune**



**Sustainable commercial office campus, Mumbai**



**Sustainable green building hospitality campus, Vijaywada**



**Institutional Campus at Pune**



**Institutional Campus at Bangalore**

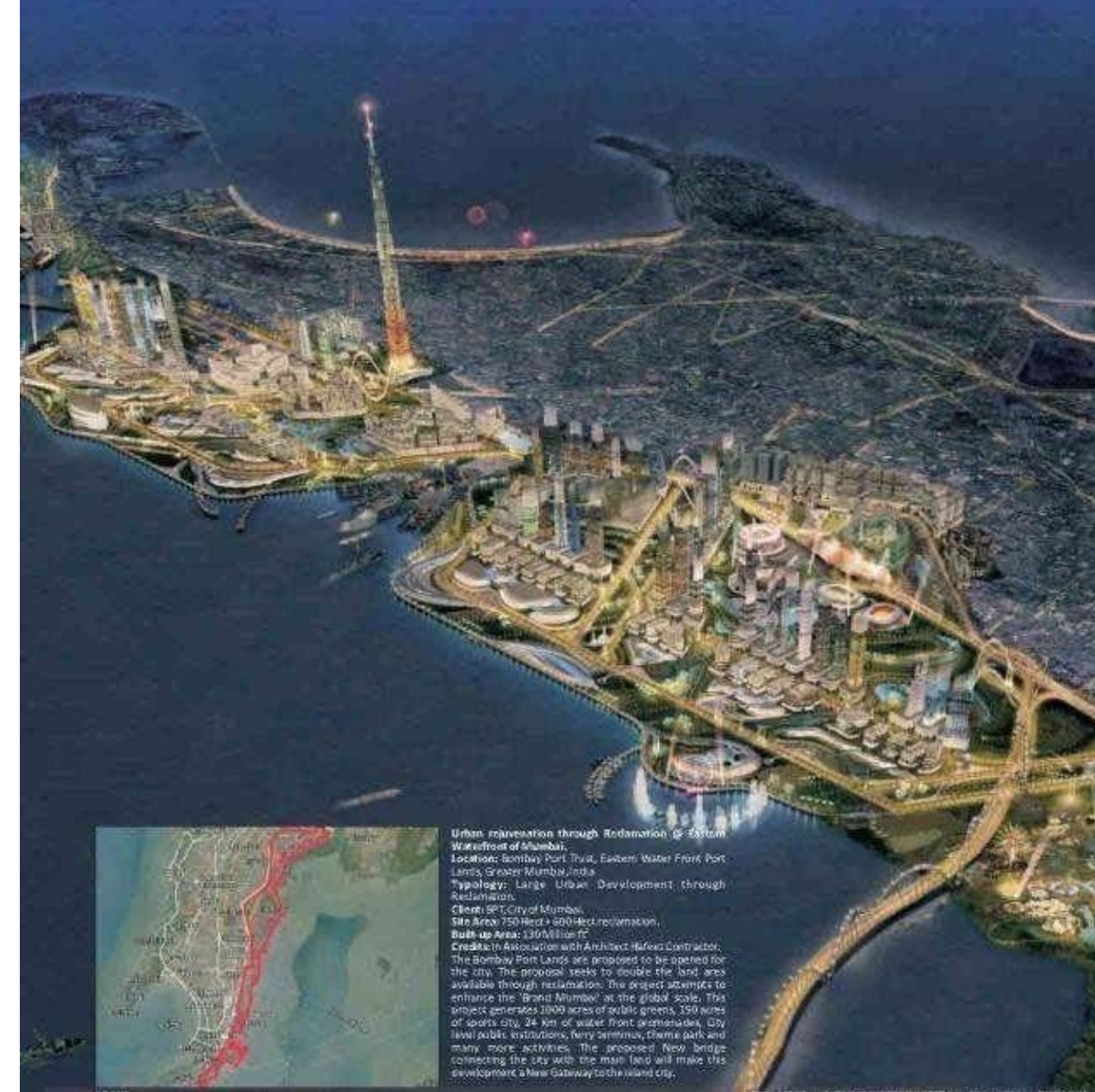


**University Campus For Trinity @ Pune**  
Location: Pune, Maharashtra, India Typology:  
University & Educational institutes Site Area: 140  
acres  
Built-Up Area: 62 lakh ft. 2





School Campus at Hissar Haryana



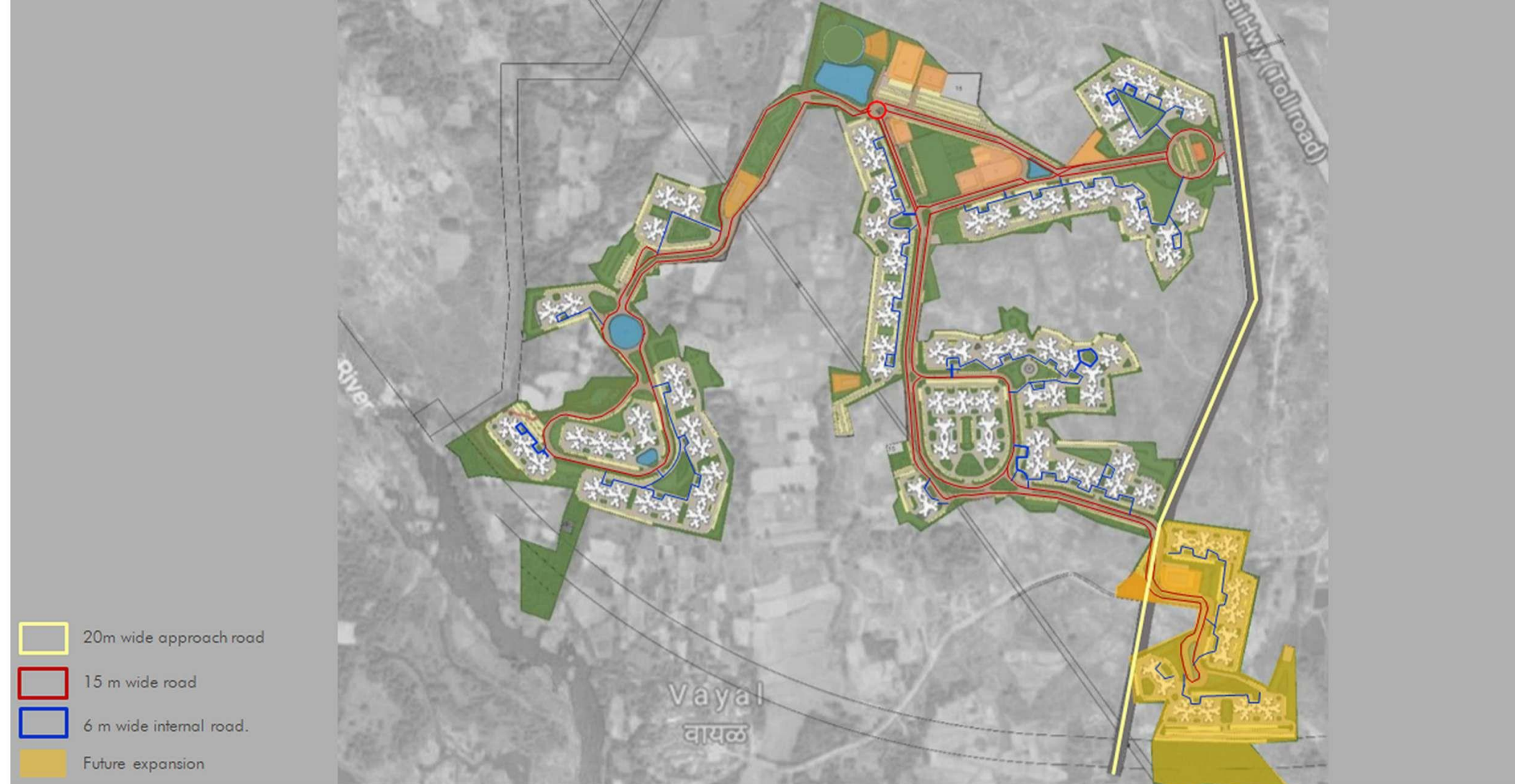
Urban rejuvenation through Redamation of Eastern Waterfront of Mumbai.  
 Location: Bombay Port Trust, Eastern Water Front, Port Land, Greater Mumbai, India  
 Typology: Large Urban Development through Redamation.  
 Client: GP, City of Mumbai.  
 Site Area: 750 Hect + 600 Hect reclamation.  
 Built-up Area: 130 Million sq ft.  
 Credits: In Association with Architect Harish Contractor.  
 The Bombay Port Lands are proposed to be opened for the city. The proposal seeks to double the land area available through reclamation. The project attempts to enhance the 'Brand Mumbai' at the global scale. This project generates 1000 acres of public greens, 150 acres of sports city, 24 km of water front promenades, 100 level public institutions, ferry terminals, theme park and many more activities. The proposed New Bridge connecting the city with the main land will make this development a New Gateway to the island city.

Mumbai Eastern waterfront Conceptual Strategy



# integrated townships

- Police Housing, Panvel
- Godrej Shivam - Residential Development at Kandivalli, Mumbai
- Proposed residential development at Mahim
- Cornerstone Worli
- Poonawala Township
- Stratos Budget Residential Development
- Nishchay, Dahisar Mumbai
- Mixed Use Integrated Commercial Bangalore
- Urban Rejuvenation of the BDD Chawls at Mumbai
- Integrated Commercial Development Ahmedabad



**PROJECT NAME- POLICE HOUSING, PANVEL (ARCHITECTURE)**

**PROJECT TYPOLOGY-** Integrated Township Project **LOCATION-** Vayal Village, Panvel, Navi Mumbai

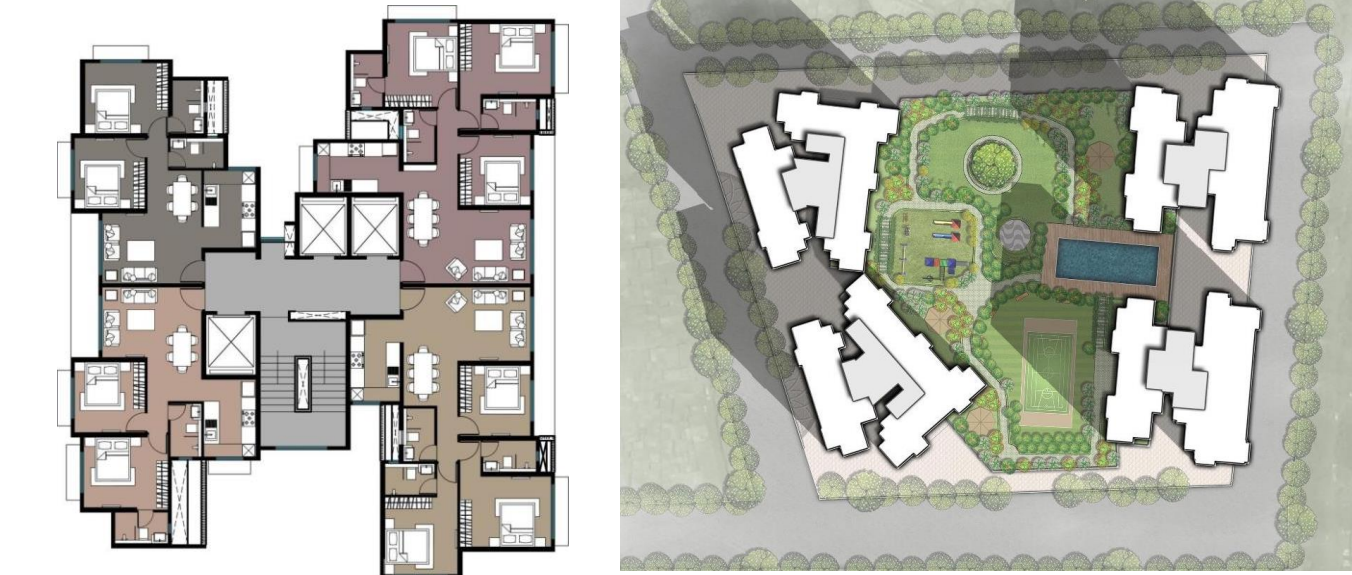
**PLOT AREA-** 105.98 acres

**CONSTRUCTION AREA-** 929030.4 sq. m

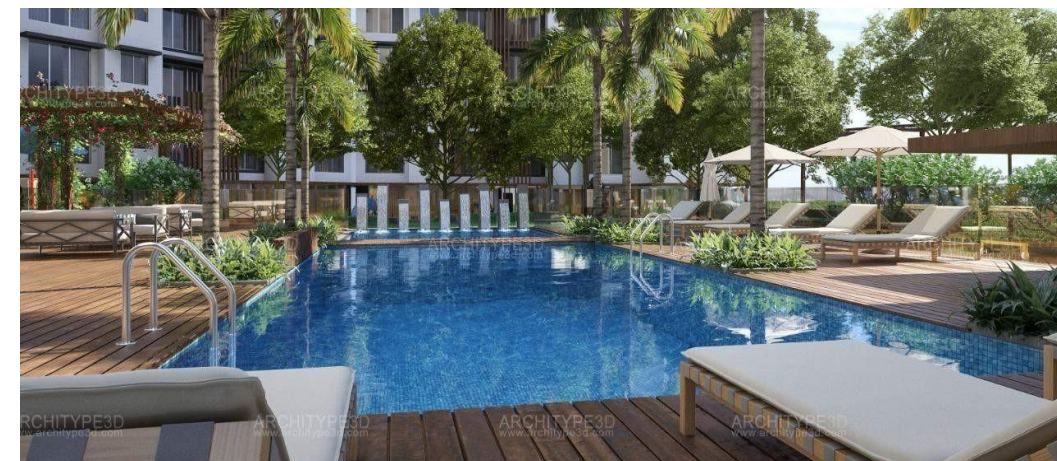
**PROJECT COST-** Rs. 17,597,344,324.00

**PROJECT STATUS-** Approval stage

**NO. OF UNITS-** 10,000



**GODREJ SHIVAM - Residential development at Kandivali, Mumbai**







**JODI APARTMENTS POSSIBILITIES-** This will help in post Covid unpredictable market

**NO ARTIFICIAL VENTILATION-** All kitchens and toilets are naturally ventilated. 0 FSI wastage in lobbies

**VIEWS of Sea link & mangroves** for major number of apartments

**UTILITY** provided for all apartments



**PHASING POSSIBILITIES** - All towers are detached from each other and accessible from DP road

**SIMILAR/ IDENTICAL TOWERS-** Achieving maximum repetitions and max use offormwork, which will save significant time and money



**PROJECT NAME - Proposed residential development at Mahim**

**PROJECT LAND AREA - 1.66 Acres**

**LOCATION – Mahim, Mumbai, Maharashtra, India**

**PROJECT BUA - 7,34,292.30 SQM**

**NO. OF BUILDINGS - 4**

**TOTAL NO. OF UNITS - 1218**

**HEIGHT OF BUILDING - 127.96M**





39 floors of residential tower with compact 2 BHK apartments, along with roof and podium top garden and amenities, enjoying the view of racecourse. A perfect architectural expression for a compact piece of land in a very dense urban context of Worli.

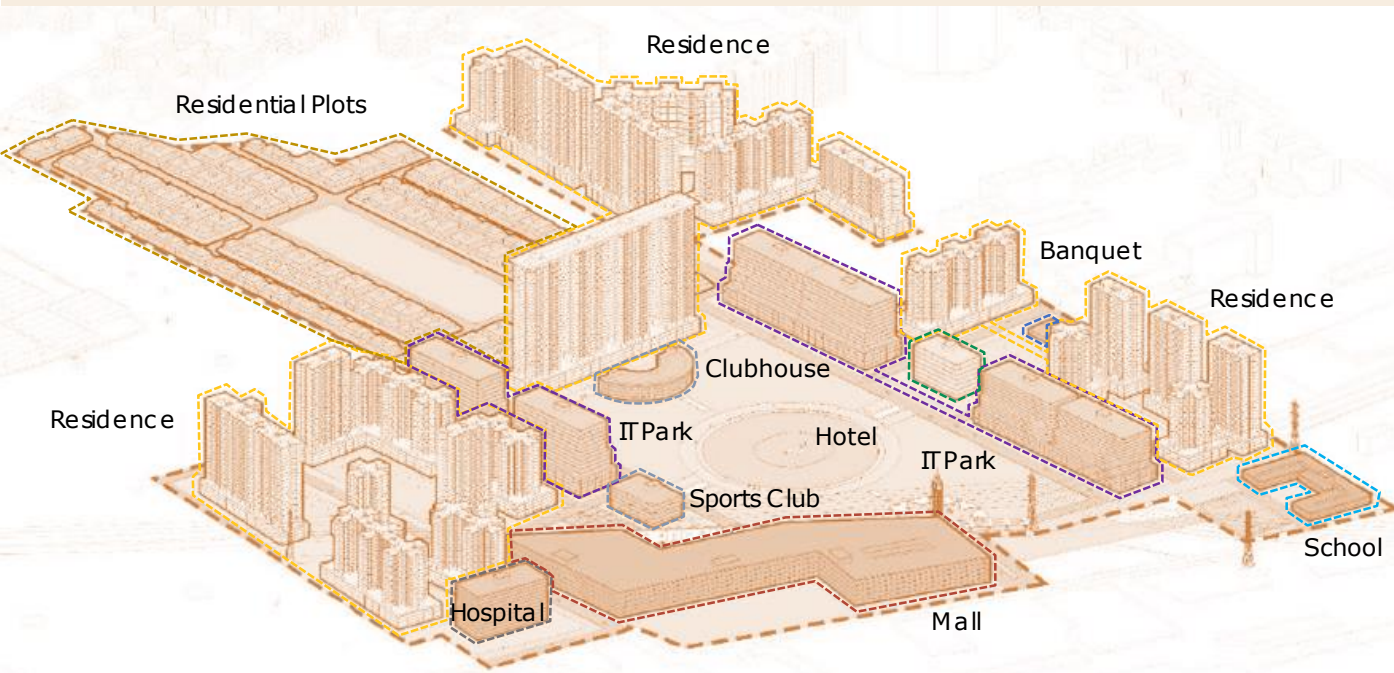
One of the most successful projects in Mumbai.

- Podium deck equipped with sky lounge and infinity pool
- Podium top enjoys green space full of breeze and views at stunning 54' from ground



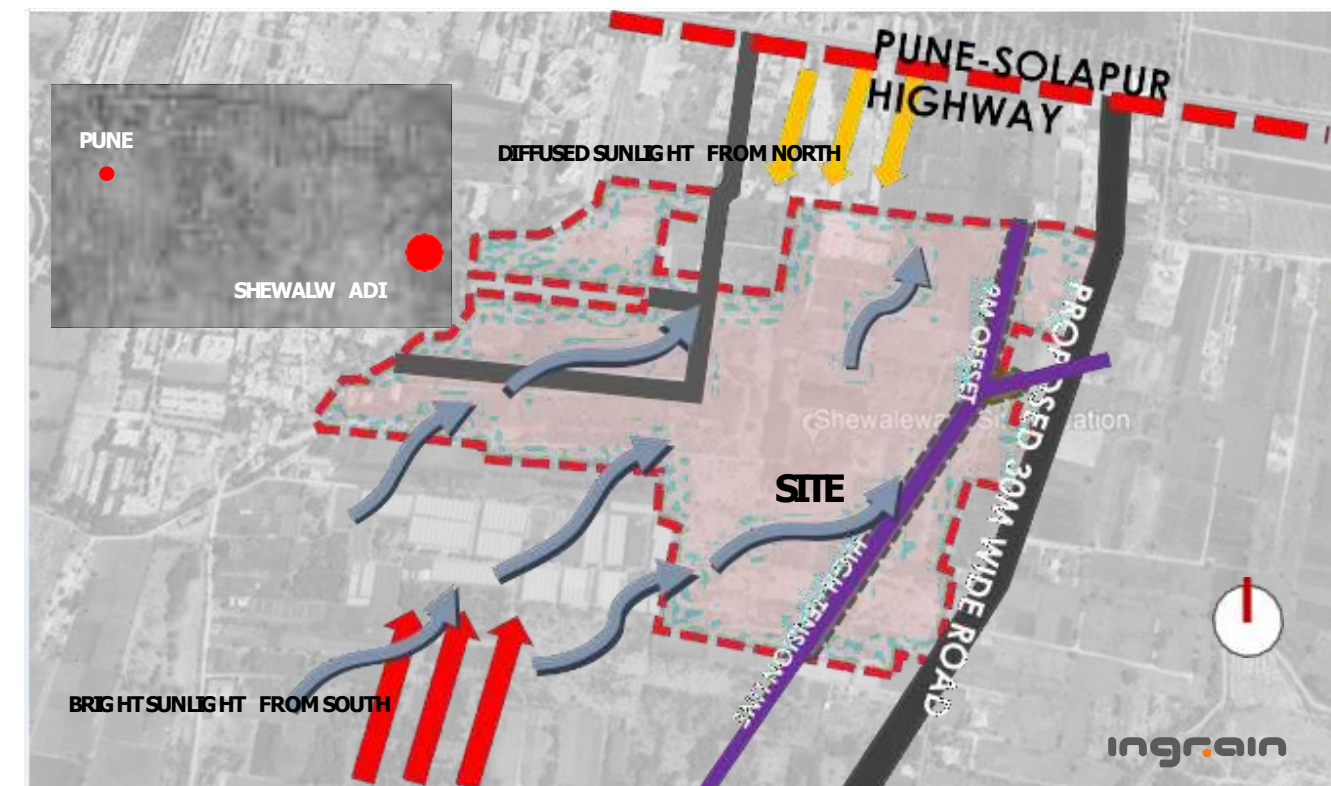
**CORNERSTONE WORLI- Residential development at Mumbai**

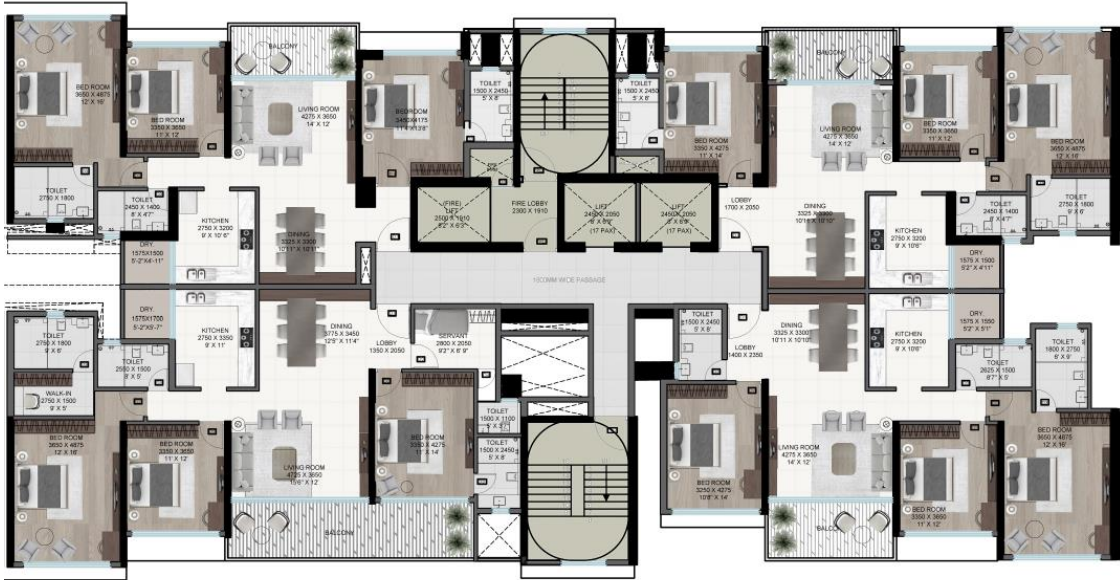
**ingrain**



## POONAWALA TOWNSHIP

- PROJECT NAME - POONAWALA TOWNSHIP @ SHEWALWADI, PUNE
- PROJECT LAND AREA - 127 Acres
- LOCATION - Shewalwadi, Pune, Maharashtra, India
- PROJECT BUA - 13 million Sq ft.
- NO. OF BUILDINGS - 51
- HEIGHT OF BUILDING - S + 35 MAX.





Typical floor plan layout

PROJECT DESCRIPTION	BRAMHA
LAND AREA (IN ACRES)	3.42
BUILDING HEIGHT	2B+G+4P+43
TOTAL UNITS	352
CONFIGURATION OF APARTMENT PER FLOOR	(2BX1) + (3B X 3)
APARTMENTS PER FLOOR	4
STAIRCASE PER FLOOR	2
FIRE TOWER	Y
TOTAL CORE (IN SQM.)	81.12
TOTAL CARPET	553.65
TOTAL FSI	648.43
TOTAL SALABLE	907.80
TOTAL CONSTRUCTION W/O LIFT SHAFT WITH BAL.	648.43
TOTAL CONSTRUCTION W/O LIFT SHAFT & BAL.	607.57
TOTAL CONSTRUCTION WITH LIFT SHAFT WITH BAL.	663.38
CORE TO FLOOR PLATE	12.51
CARPET AREA TO FSI BUILT UP	0.85
CONSTRUCTION TO CARPET AREA	1.17
CONSTRUCTION TO FSI	1.00
CONSTRUCTION TO SALABLE	0.71
SALABLE TO FSI	1.40
PARKING EFFICIENCY / AREA PER CAR	35.26
TYPE OF CAR PARKS	CONV - P + ST + B
TOTAL CAR PARKS	568
TOTAL STILT AREA	-
TOTAL PARKING AREA	20,027.00



STRATOS (Budget) - Residential development



Luxurious residential development at Khar Mumbai



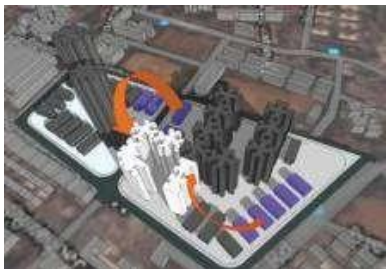
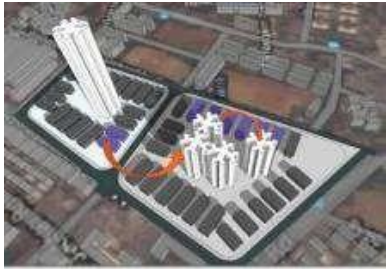
NISHCHAY , Dahisar, Mumbai



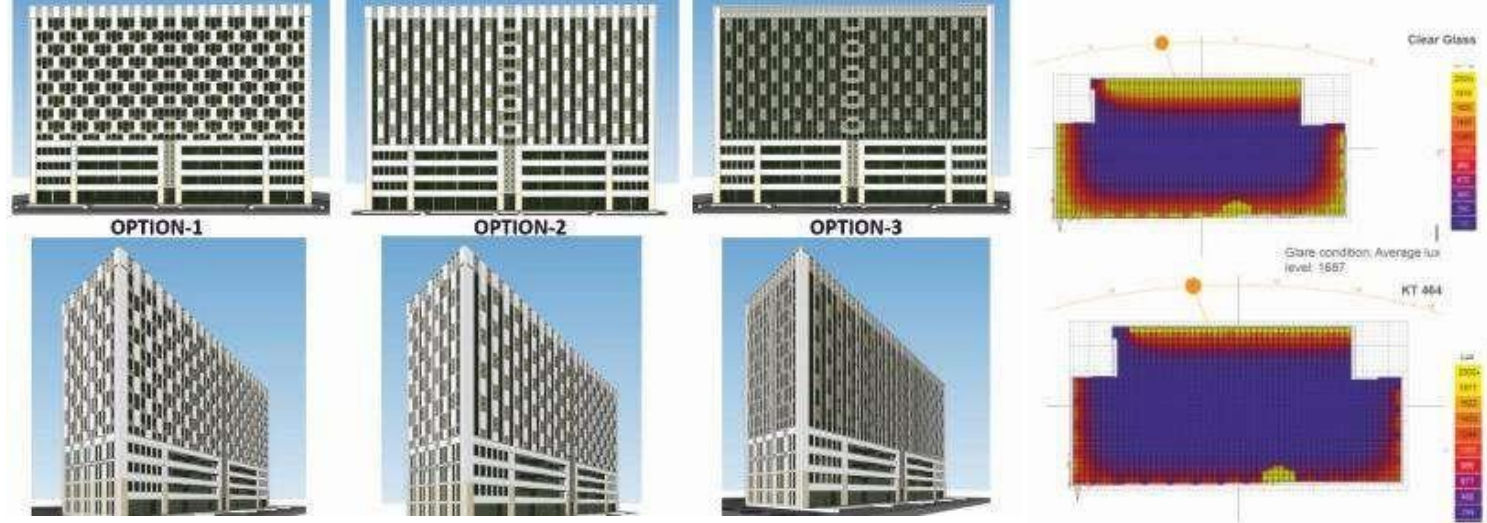


Mixed use Integrated Commercial, Bangalore



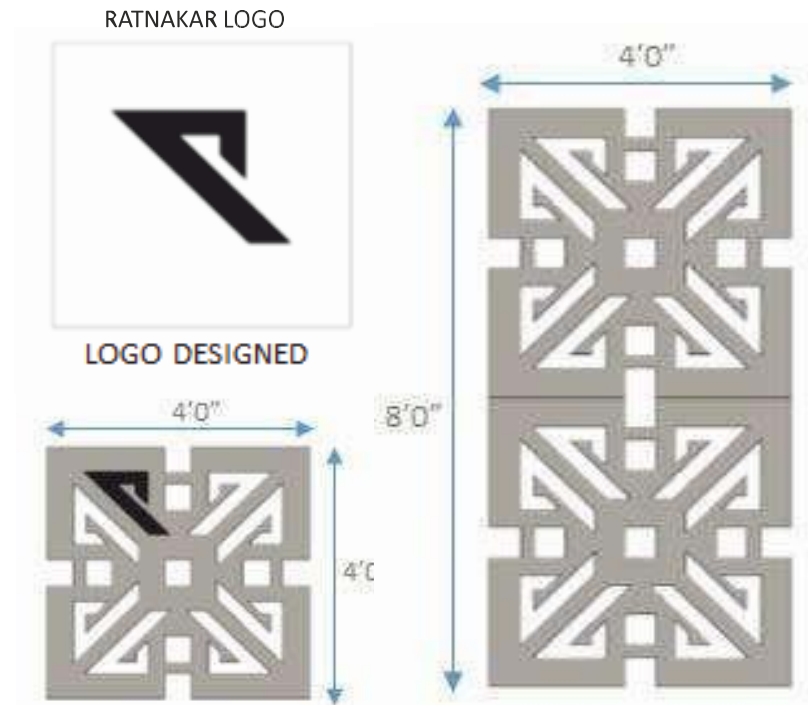


Urban Rejuvenation of the BDD chawls at the island of Mumbai



# Integrated Commercial Development & Judges Bungalow Road Ahmedabad

JALI EVOLUTION AND USE OF LOGO | IN DESIGN





# master planning

- Master planning – South Cambodia
- Riverfront development China
- Gateway emblem towers and public plaza at Sangvi PCMC
- Lake homes rejuvenation
- It Parle Hinjewadi
- Commercial development at Telangana
- Commercial development at Sangvi Pune
- Commercial development at Aurangabad Maharashtra
- Commercial development at Palghar Maharashtra
- Township development at Shilphata
- Integrated mixed used development at Telangana Raipur



Master planning and Strategy presentation for Islands – South Cambodia



Riverfront Development China





**Gateway emblem towers and public plaza at Sangvi, PCMC**

Gateway Emblem Tower @ Pune

Location: Pimpri Chinchwad, Pune, Maharashtra, India

Typology: Urban Plazas & Gardens

Site Area: 3 acres

Built-Up Area: 2,40,000 ft<sup>2</sup>





Information technology park, IT PARLE. Hinjewadi





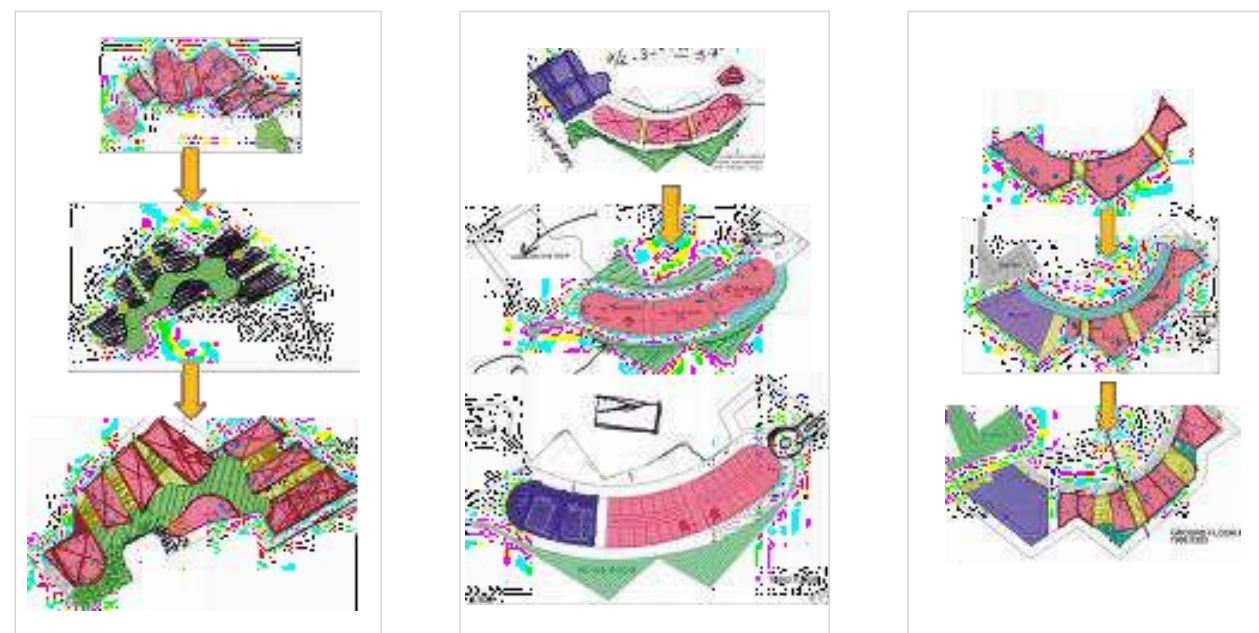
**Commercial development at Telangana Raipur**



**Commercial development at Aurangabad Maharashtra**



**Commercial development at Sangvi Pune**



**Commercial development at Palghar Maharashtra**



**Township development at Shilphata**

**Integrated mixed use development at Telangana Raipur**



# ingrain leadership....



**Kiran Kale**  
Principal Partner



**Abhay Bhosale**  
Principal Partner



**Suresh Loni**  
Managing Director  
Project Management



# we are ingrain....



**Ashlesha Kale**  
Director – Research Cell



**Ashwini Bhosale**  
Director – Admin



**MUMBAI**

5TH Floor, ITTS House,  
Kala Ghoda Fort,  
Mumbai 400001  
C- 8652360114/  
022-66355760

**PUNE**

Abja Pavillion, Office  
no 06.  
4th floor, Baner DP Rd,  
Aundh, Pune,  
Maharashtra 411007

**BENGALURU**

Basement floor,  
Chiranjeevi  
complex, no-1, income  
tax layout Chandra layout  
main road, Vijayanagar,  
Bangalore-560040.

**NAGPUR**

206, Plot no 1,  
suryakiran  
complex, Bajaj  
nagar, Nagpur-  
440010

**JAKARTA**

XXXXXXXXXX  
XXXXXXXX  
XXXXXX  
XXXXXX  
XXXXXXXXXX

**EDMONTON**

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XXXXXXXX  
XXXXXX  
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XXXXXXXXXX