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INSTITUTE  
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A WALK THROUGH THE WORLD OF IIID AND BEYOND

INSITE STORY

living the  
**LUXURIOUS  
LIFE**

KRUPA & ZUBIN ZAINUDDIN

**DESIGNING  
DUO**



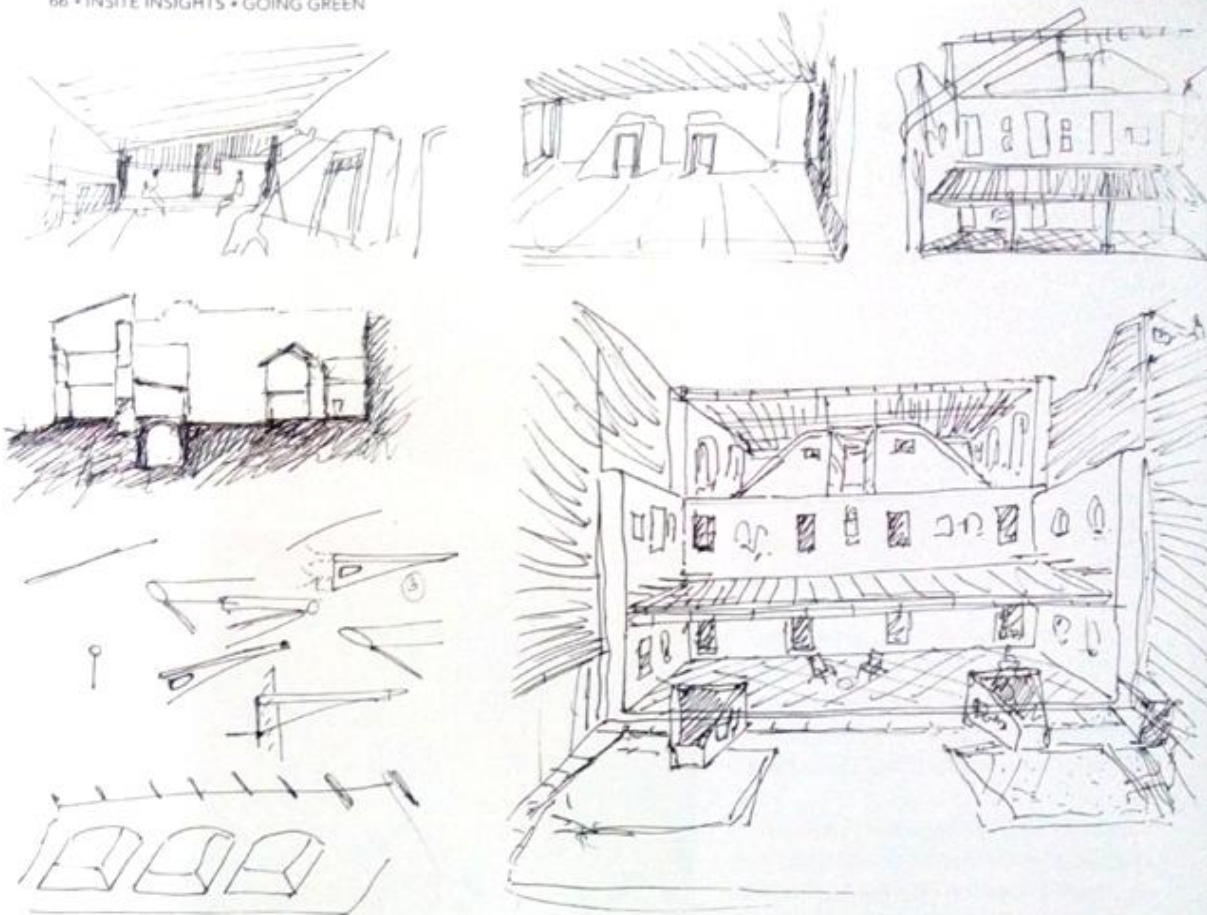
**AT HOME  
WITH  
SIMPLICITY**

SONALI & TANUJ DESAI



**B2B DESIGN MAGAZINE ON INTERIOR ARCHITECTURE**





# the **JANAKEE SADAN** story

*Artha Studio won the 2012 IIID National Award in the Sustainable Interior Design Category for the restoration and refurbishment of Janakee Sadan, a dilapidated old family home.*

TEXT: Sushama Jain | PHOTOS COURTESY: Artha Studio

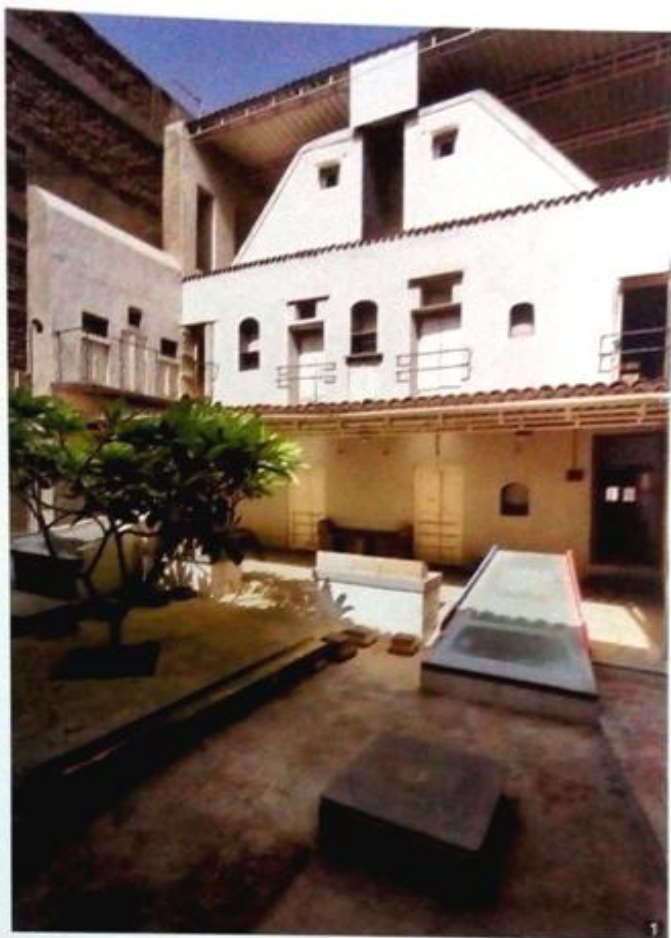


Janakee Sadan, a 150-year-old house, had been neglected by its family for over 25 years. The house fell into disrepair due to lack of use and lack of maintenance. A part of the house had collapsed. The house had been constructed with traditional materials such as stone, flat brick, lime, mud and wooden post and beam with wooden joists for slab.

The original building, constructed around 1860-70, was a family residence-cum-office. The family wanted to restore their ancestral property but was not keen to inhabit the entire space. As a gesture of philanthropy, they gave the house to a local NGO although they funded the restoration. The NGO is involved in various activities – providing a platform for upcoming artists; providing self-employment opportunities to the unemployed; and providing a recreational space for children as well as senior citizens. The restoration had to cater to all these needs.

The family also needed a small studio apartment. The project brief as required by the NGO and the family was to accommodate the basic functions of an administrative office, art gallery, multi-functional hall, semi-covered space for informal meetings, a play area for children, as well as a garden.

The present edifice is a combination of the old and the new: Spaces, materials, craft and technology. Traditional details were respected for reuse of materials and aesthetics. Reuse of existing material from the site made the project cost effective.



1. The central court ties the entire space together – the contemporary and the existing
2. A champa tree in the background acts as a nexus to the central court and small restored 'aad' (well) in the new verandah
3. A vibrant intervention annually painted by neighborhood children attributes the space as a part of the urban playground

The present edifice is a combination of old and new: Spaces, materials, craft and technology



The front room, which was an old post and beam wooden structure with two old stairs ascending from basement to the terrace, became a public zone for the NGO. A basement that was originally used for grain storage became a single long art gallery after removing the brick partition wall.

#### PROJECT FACT FILE

**Project:** Janakee Sadan

**Location:** Sangamner, Maharashtra

**Client:** Dr. S.N. Lohe

**Typology:** Restoration

**Design team:** Saurabh Malpani, Deepti Bhadbhade, Vinit Patil

**Contractors:** Ramdas Shinde, Deepak Joshi

**Carpenters:** Dnyaneshwar, Bharat and Sujit

4. An ancestral swing has been revived and hangs near the 'aad' that was closed in the 60s

5. The upper level has one big space that includes a living area, dining area, a kitchenette, a sofa-cum-bed and a balcony that overlooks the main courtyard

The central courtyard connected the old wing to the new annex and became a small urban playground with semi-covered areas on both sides. This also serves as a gathering space for the elderly as well as an informal meeting point. The new annex at the rear with a private garden uses the restored old staircase and is built in stone, steel and wood. The ground floor of the studio apartment has an ancestral swing and a new stone platform around a small well. Its informal character provides a smooth transition to the first floor. The upper level has one big space which includes a living area, dining area, a kitchenette, a sofa-cum-bed as well as a balcony that overlooks the main courtyard.

This project created awareness in the locality for preservation and for valuing traditional materials and spaces. ●