

## Petit Towers



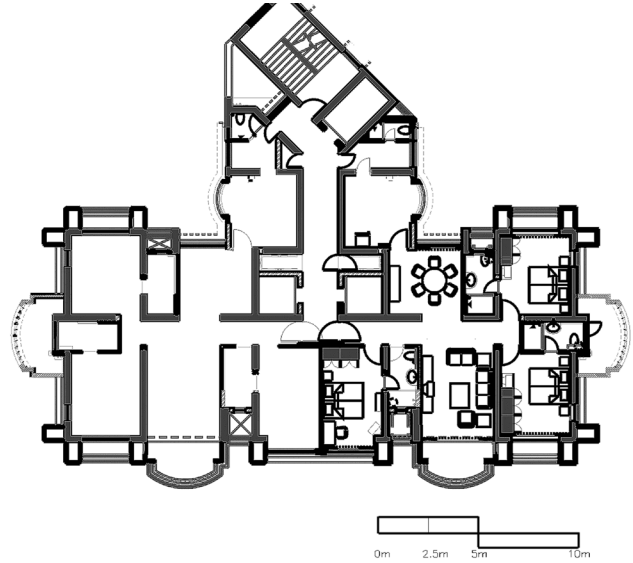
Building type  
Residential  
Location  
Mumbai, India  
Site Area  
N/A  
Project Area  
100,000 sf  
Client  
Petit Trust  
Completion Year  
2003

**Patell Batliwala merged with CSA Partners Ltd.**

**Context:** The Petit Sanatorium was built in a colonial neoclassic style over a century ago. In a state of disrepair, and short of maintenance funds, the trustees sold part of the premises for the development of luxury condominiums. They set down a stringent set of design requirements, which included the refurbishment of the existing sanatorium.

**Design Response:** Being attached to a heritage building in a prime locality of Mumbai, the plans for the new apartment building underwent scrutiny by a number of regulatory and historic preservation bodies; ensuring that each architectural gesture maintained the integrity of the sanatorium. In the first phase, the existing kitchen and toilet facilities, which were originally detached from the main residential

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In lieu of this each unit was provided with a kitchen and toilet facility. Such a provision, created much needed floor space that was added to the new tower. As it stands the twenty-six-story 'T' shaped tower consists of forty-eight luxury condominiums on the bottom twenty-four floors, planned symmetrically around a central stem of services. The top two levels house a state of the art health club and a terrace pool. In terms of its facade, the building is founded and cantilevered on tall arches with deep brackets, created to harmonize with the existing ground floor facade of the sanatorium. Large fluted balconies on three sides help define deep shadows and channel wind flows through the units. To achieve a rusticated look like the existing façade, face cut plaster and exposed brick are alternately used. An open penthouse, that attempts to refer to the scroll and panel motifs of the existing sanatorium crowns the building.

Team

Daraius Batliwala-Principal Designer  
 Shobha Rajopadhye-Associate  
 Cyrus Subawalla Architect

Left : Ground floor Arch details  
 Right : Floor Plan

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