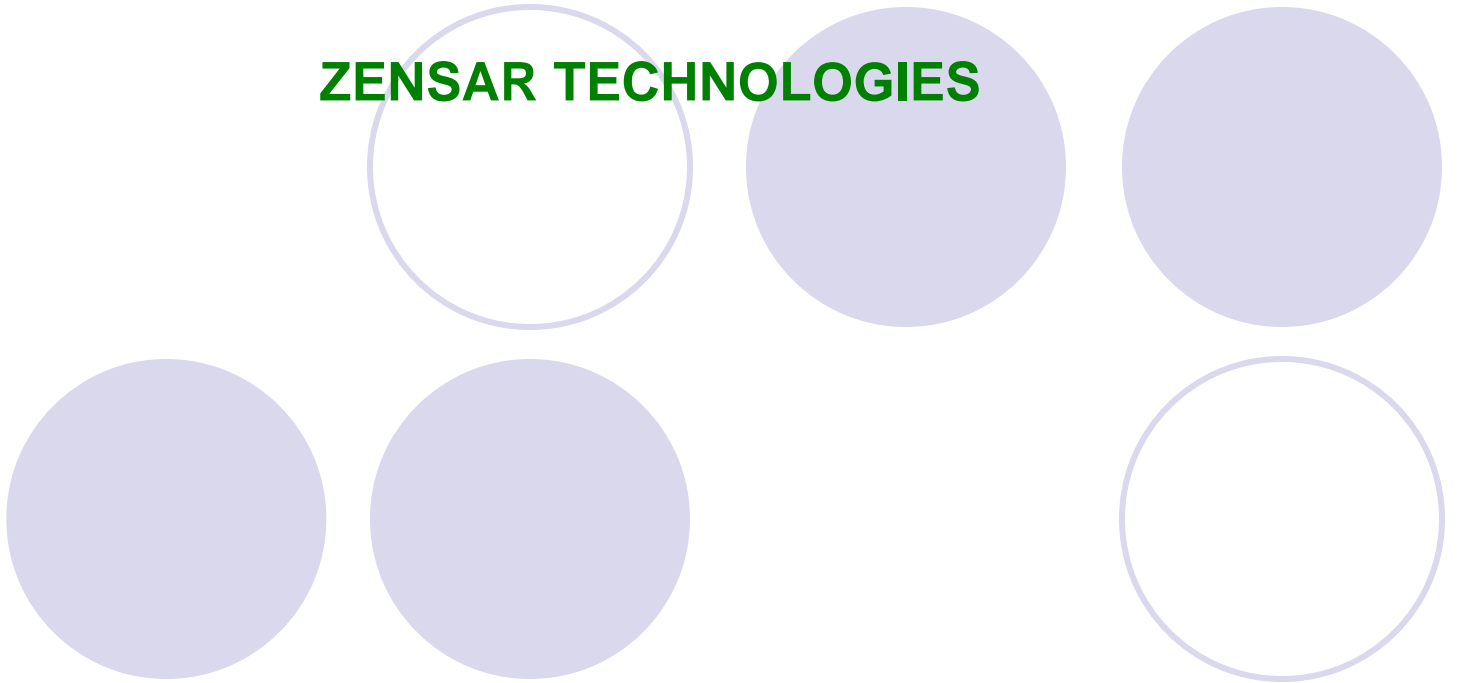


**LANDSCAPE APPRAISAL
INDUSTRIAL LANDSCAPES**

ZENSAR TECHNOLOGIES



**DESIGNED BY
LANDSCAPE ARCHITECT
RAVI AND VARSHA GAVANDI**

ZENSAR TECHNOLOGIES. LTD. - SOFTWARE SOLUTIONS AND BPO.

About Zensar technologies development center

Introduction

A new campus for the Zensar technologies development center is located in Kharadi at Pune, India. Zensar is a multi-cultural organization with a global workforce. The center comprised of one administrative building and 3 training centers.

Architects - Somaya and Kalappa consultants Pvt.Ltd. Mumbai.

Landscape consultant - Ravi and Varsha Gawandi. Garden consultant - Nandini Gardens.

Built-up area - Phase 1= 170200 sq.ft. Cost =30cr.
Phase 2 = 56000 sq.ft. Cost =10cr.
Phase 3 = 150000 sq.ft. Cost = 45cr.

Year of commencement - 2003.

Year of completion - Phase -1 = 2004.

Address - Zensar technologies Ltd., knowledge park, plot no-4, M.I.D.C. - Kharadi, off. Nagar road, Pune. Tel - 91 20 56057550.
Web site - www.zensar.com.



Image showing Zensar technologies from outside

The Context

Physical context

Zensar is situated in Kharadi knowledge park, Pune within a municipal limits of Pune corporation on Pune - Ahmednagar state highway.

Located on the North - East fringe of Pune.

Socio-cultural context

2000 people from all over world are working in Zensar.

Considering the use of areas, outdoor interaction spaces are provided inside the campus for them.

No. of handicapped people are working for zensar, so the Zensar has provided all the facilities inside the campus.

Environmental context

It is a Green Oasis in the barren M.I.D.C. Area.

Campus is not at all flashy in terms of articulation, plantation and lighting.

Campus has pleasant environment of clarity, simplicity and timeless beauty.

Storm water is percolated inside the site and recycled.

All natural and local material and native trees are planted.

Visual context

Zensar building and landscape is simple, natural, low rise and calm place.

One can feel dignity in space and environment.



Location of Kharadi in Pune



Kharadi knowledge park



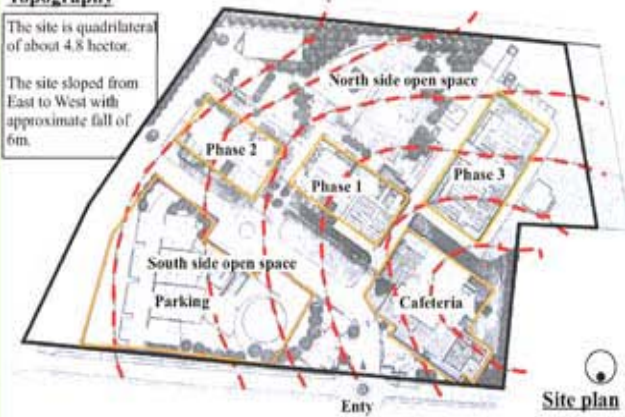
Green Oasis in barren area

Natural elements

Topography

The site is quadrilateral of about 4.8 hectore.

The site sloped from East to West with approximate fall of 6m.



Site plan

Geology

Site is located on outskirts of Pune.

Area is very rocky and barren with a few boulders indicating the hard strata below.

Soil depth is almost nil.

Hydrology

Natural source of water is not available.

But site comes under corporation limits, the P.M.C. Water source is there.

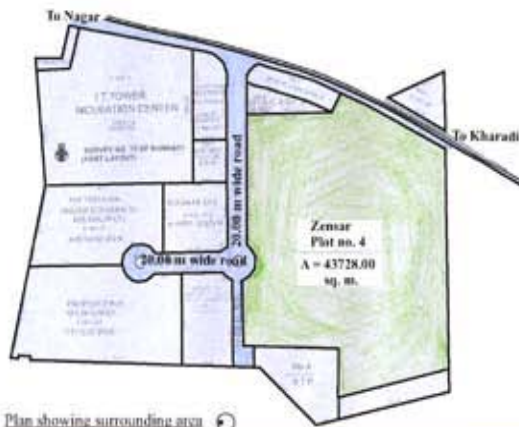
Climatology

Climate of the site is same as the city.

It is on the outskirts of the city, there is no wind barriers and wind flows fast.

Temperature varies between 20 to 35 degree c. And average rainfall is 2000 mm/yr.

Analysis of the site and it's surroundings



Plan showing surrounding area

Philosophy and landscape design approach

The concept plan is an outcome of layering of different aspects of design namely -

1. Philosophical
2. Functional
3. Environmental
4. Aesthetical



Conceptual plan



Conceptual plan



Water bodies along the pathways symbolizes Life

Philosophical concept

The Allegorical nature of design make the landscape meaningful.

Placement of Banyan tree on the axis symbolizes stability and longevity.

Use of water along the movement path symbolizes Life.

Levogyre the most dynamic in the nature symbolizing Growth.

Functional concept

Zone 3
All play areas, which will be governed by the functional requirement of the particular sport.

Zone 2
This zone is to be meant predominantly for pedestrian movement not only to be viewed, but also to be experienced.

Zone 1
Area around Corporate block - visualize as a setting for the Corporate block, to enhance its identity.

Environmental concept

Creating pleasant environment of clarity, simplicity and timeless beauty.

Aesthetical concept

Creating an Oasis in otherwise barren land and simple, natural and low rise landscape.

Zensar Technology Pvt. Ltd.

About Zensar, The context, Analysis of natural elements, Concept



Dr. B. N. College of Architecture
Landscape Design I
Landscape appraisal for designed landscape
Poonam Sikachi
M. Arch F. Y. (LA) Sem I Yr. 2008 - 2009

Sign/Stamp

Analysis of the site plan

Main axes



The building layout evolved two main open spaces -
On the North side open space
On the South side open space

North side space - A public and vehicular zone
South side space - Interaction zone

Two main axes -
One is straight axis with Banyan tree as its focus.
Other is a shifting axis with amphisculpture as its focus.

Master plan

Movement pattern



Legend:
- Pedestrian
- Vehicular
- Ramps
- Key species: Banyan tree, Pipal tree, Champa tree

Master plan

Landscape design

Mass plantation - barrier against the barren land.

Seats are provided where teams could work with their laptops or take a break with nature.

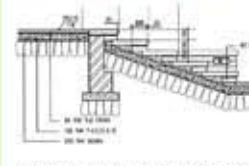
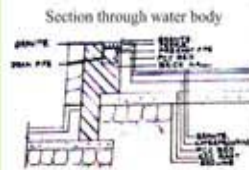


Fog pool is an end feature of the landscape, creates dramatic effect with lighting at night.

Banyan tree placed at the end of the central spine beyond fog pool symbolizes the strength.



Water bodies emphasizing the central spine.



Section through amphitheatre



Master plan

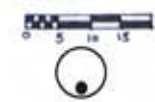


Amphitheatre is treated as a sculpture in landscape with the backdrop of trees.



Screen walls are used to hide the services and also used to scale down the spaces.

- 1. ENTRANCE
 - 2. VISITORS PARKING
 - 3. GREEN PARKING
 - 4. DRIVEWAY
 - 5. DROP OFF
 - 6. ENTRANCE PLAZA
 - 7. WATER FEATURE
 - 8. AMPHITHEATRE
 - 9. SITOUT
 - 10. COURTYARD
 - 11. FEATURE WALL
- A. DEVELOPMENT BLOCK
 - B. CORPORATE BLOCK
 - C. RECREATION BLOCK
 - D. ELECTRICAL YARD
 - E. SECURITY



Elements	Form	Visual	Functions
1. Land	Pathways Roads Amphitheatre	Rough Shahabad tiles concrete pavers Lawn with Shahabad, Basalt and fine Ashlar	Pedestrian movement Vehicular movement Interaction purpose
2. Water	Linear pools Fog pool	Black granite with pebbles	Gives direction Act as a Kund
3. Vegetation	Trees Shrubs Climbers Grasses	Focus of the spine Gives shades of green	Gives strength Act as a divider For screening For lawn

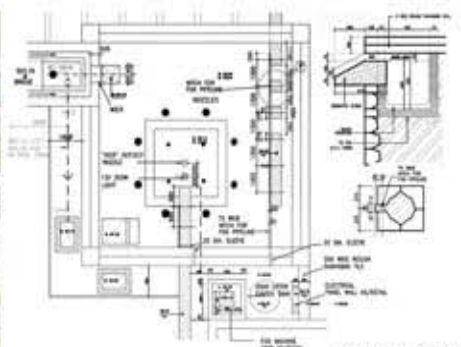
Main spine begins with big entrance court of Plumeria which is act as a sculpture.



Amphitheatre



Fog pool



Fog pool detail



Materials used in landscape

Local materials are used for regional expression.

Use of local craftsmanship, for stone work, screen walls, tile edging and water feature etc. All crafted out of stone.



Round at the entrance plaza - Fined tooled Ashlar

Entrance court - Rough Shahabad tile

Tree crating - Black marble, pebbles



Water bodies at the entrance - Black polished marble with pebbles

Fog pool - For walls Rough Shahabad dollar, fine and rough tooled Basalt. For flooring - Black granite.

Americal blue grass with rough Shahabad tile and Hasalt stone for curbing



Paving - Hand tooled rough Shahabad tile

Sitting area - Black marble

Drive way - Concrete pavers

Landscape vocabulary

Indian landscape vocabulary is used for the regional expression.

Traditional landscape element is used to create contemporary metaphors.

Kund and Gomukh - A traditional water feature of Indian architecture transformed into an excellent water feature.



Amphitheatre is derived from the ghats which act as an interaction space.

Banyan tree is used to symbolize strength and growth of the company.



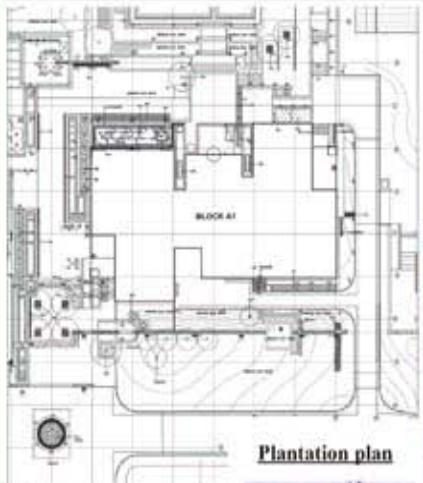
Screen walls are introduced in landscape to establish a landscape frameWork.

Vegetation

Native plant species are juxtaposed with the modern building.

The criteria for selection of trees are-

1. Less water requirement.
2. Key species for habitat creation.
3. Considering hard strata on site it was recommended to fill rather than cut.
4. Wherever possible to facilitate establishment and growth of plants.
5. Native species were used.
6. Regional grasses were used for soil erosion control.
7. Ground covers to improve the quality of soil (as the soil was rocky and barren).
8. Possibility of soft development on terraces for the micro climatic Control was explored.



Plantation plan

Sl. No.	Plant Name	Quantity	Remarks
1	Plumeria alba	1	Act as a sculpture at the entrance court
2	American blue grass	1	For curbing
3	Wild vegetation	1	Retained on site
4	Shrubs	1	Used as space dividers
5	Plumeria alba	1	Act as a sculpture at the entrance court
6	American blue grass	1	For curbing
7	Wild vegetation	1	Retained on site
8	Shrubs	1	Used as space dividers
9	Plumeria alba	1	Act as a sculpture at the entrance court
10	American blue grass	1	For curbing
11	Wild vegetation	1	Retained on site
12	Shrubs	1	Used as space dividers
13	Plumeria alba	1	Act as a sculpture at the entrance court
14	American blue grass	1	For curbing
15	Wild vegetation	1	Retained on site
16	Shrubs	1	Used as space dividers
17	Plumeria alba	1	Act as a sculpture at the entrance court
18	American blue grass	1	For curbing
19	Wild vegetation	1	Retained on site
20	Shrubs	1	Used as space dividers



American blue grass

Wild vegetation from the site retained.

Types of planting -

1. Sculptural
2. Hedge effect
3. Scented
4. Boundary plantation



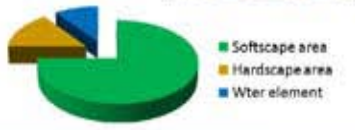
Plumeria alba - Act as a sculpture at the entrance court



Shrubs are used as a space dividers



American blue grass



Requirements

The functional requirements included -

- 1 - A parking lot with a drive way and drop of point.
- 2 - An amphitheater of 1000 seating capacity.
- 3 - Play courts
- 4 - Outdoor interaction areas which would be use Even in the late evening.
- 5 - Traditional landscape elements.

Tools -

1. Traditional features for contemporary metaphors.
2. Clean geometric lines
3. Restricted material palate
4. Use of local materials.
5. Waste water reuse.
6. Composting.
7. Rain water harvesting.

Lighting

Mainly lights are used for focusing purpose.

Focus of the lights is on the texture of the materials used, it gives dramatic effect at night.

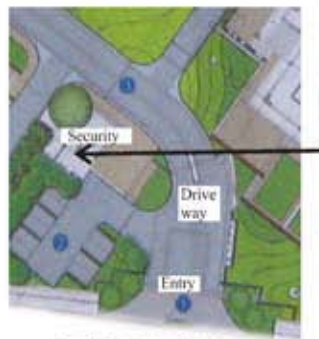


Mostly upward lighting is used to enhance the elements and gives sculptures effect .

Zensar campus at night
Amphitheatre lighting - embedded into the risers.



Security zone



Location of security zone



Main security area is placed at the entrance near visitors parking.

Landscape features



Fire extinguisher use as a landscape element



Trees are planted on the axis



Dry fog pool with a Gorgyle as a focus of plaza



Stone feature wall as a tying element creating visual drama, variety of spaces and negotiating level drop



Internal niches act as a court



Ramps are provided for handicap people

Environmental issues

The site was barren with exposed boulder indicating hard strata below. Lack of vegetation and well-drained land has rendered harshness to the surrounding landscape hence, the development needed to address following environmental issues.

Microclimate control-

Two important elements of landscape which will help realize the dream of converting the site into oasis are trees and water.

Rainwater harvesting-

It was recommended to store water generated on hard surfaces to be used for irrigation and recharge water generated on soft surfaces.

Composting-

It was proposed to use Vermi-composting methods for disposing all biodegradable waste generated from canteen and the landscape.



Recycling of used water-

It was proposed to use Gray water for irrigation.



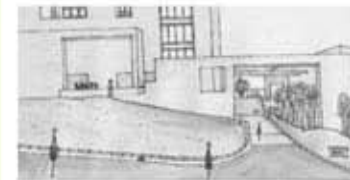
5F culture of the company

5F culture of company

- 1. Fast -**
Project is implemented very fast within a year.
- 2. Flexible -**
Each area designed is very flexible for night and day use and for various activity and functions of a company.
- 3. Fun -**
Fun is added as a dry fog to the pedestrian spine.
- 4. Friendly -**
Project is ecofriendly in terms of plants and materials.
- 5. Focus -**
Landscape is going with the site and culture of the company. Workmanship is very good.



Summary



Linear water pools



Linear water pools



Steps leading to the amphitheater



1. Landscape is not fancy otherwise it will be distraction for people from its content.
2. As the soil is shallow all native and naturalized plants are used.
3. Screen walls are provided to hide the services and scale down the landscape area.
4. Linear water bodies gives direction for movement.
5. Essence of design is Indian.
6. Focus of lights is on the texture of the material used. Gives dramatic effect at night.
7. Reflects all culture of the company.
8. Campus is not colourful, less colourful plants are Used, giving shades of green.
9. Fog pool is very interesting feature used in landscape.
10. All local materials and craftsmen are used for Regional expression.
11. Clean, geometrical lines are used, it indicates Continuation of building lines.
12. Mass plantation is done at the edges of the site, act as a buffer.
13. The landscape is orthogonally structured and continues the building lines, which is emphasized by trimmed hedges, paving pattern, linear reflecting pools, and stone walls.

