

our experience

STUDIO K.I.A.

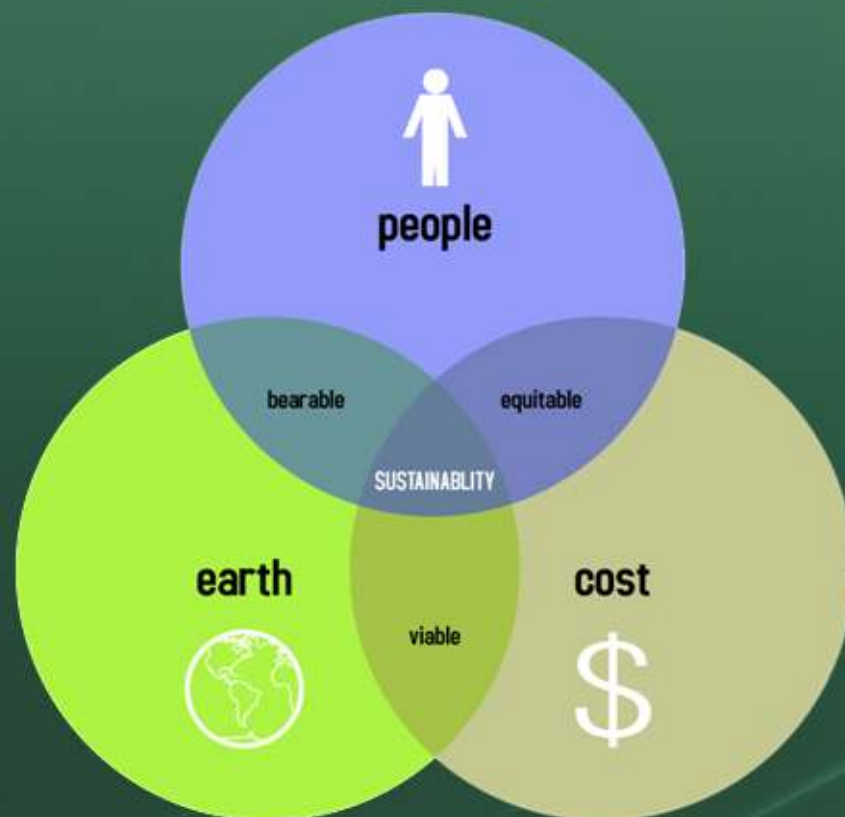


create inspire achieve

vision architecture designing master planning value engineering Business strategy project management concept feasibility due diligence construction asset management

Our Profile:

- Spearheaded by professionals from the field of architecture , engineering & planning
- The principals have a collective experience of over 140 years.
- Project profile includes work with real estate funds & large developers, renowned hospitality chains, housing development authorities as well as the government
- Delivery strength, adherence to timelines & professional competence converts into client confidence.



Our Experience:

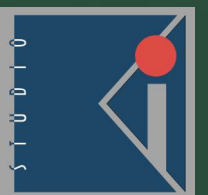
- Over three decades of designing meaningful architecture through professional existence
- Studio K.I.A is a business consultancy firm providing multi-disciplined technical services to the built environment.
- Studio K.I.A. has a very versatile portfolio of projects
- Studio K.I.A. has lent design expertise to all disciplines and project types.

towards a
GREEN
&
SUSTAINABLE
future

Our Expertise:

- Master Planning, Townships & Urban Design projects
- Institutional and I.T. projects
- Residential Developments
- Retail Environments, Amusement Attractions, Entertainment Centers
- Resorts & Hospitality sector
- Studio K.I.A. takes great pride in all projects done in India and globally
- Rendering services for multiple projects with clients.

Enter Our World : Rajiv Khanna & Associates Pvt. Ltd. and Crisp Design Solutions (sister concerns)





Ar. RAJIV KHANNA

*Bachelor of Architecture,
Chandigarh College of Architecture, 1980*

Rajiv has nearly 35 years of experience in the inter- disciplinary fields of Architecture, Design, Management and Real Estate.

Founder Principal of the Design studio, he spearheads a team of creative professionals whose comprehensive design expertise and international work background lend a unique creativity to each project.

Rajiv's works span across the length and breadth of the country as well as engaging with international concerns. The magnitude and type of projects include Master planning & urban design, Residential developments, Mixed Land Use projects, Hospitality and Retail environments, Recreational and leisure projects, Institutional and Educational profiles as well as Corporate Interiors.

“Each project designed is unique to its site and setting, planning and purpose, having a strong sense of belonging. My designs seek inspiration from real life.”, says Ar. Rajiv Khanna. Under his leadership the firm has established several local and international alliances thus bringing innovative techniques and design practices to the firm that are global in nature yet customized to the local needs. His passion for architecture is reflected in his design ideology.

The international concerns include the Dubai Lifestyle City, Dubai and for ETA Group, Concept Creation of a mixed land-use development at Sharjah on a landlot measuring 9 sq.kms., Hospitality Project Design, Jeddah, Saudi Arabia as also a 500 acre mixed land use cum residential development in Riyadh, Saudi Arabia.

He has been recognized by various publication houses and his works have been talked about in prestigious magazines and newspapers like the HAI (Hotel Association of India) Journal, Business Today, Business Standard, The Pioneer, Financial Express, HT and The Times of India. Some of the recent projects include Al Wathba and Mussaffah schools in Dubai, UAE; Housing projects- Palm Drive, Emaar MGF, The Grand and The Petioles based in Gurgaon (NCR).



Ar. SABEENA KHANNA

*Bachelor of Architecture (Honors)
Chandigarh College of Architecture, 1987
Recipient - Le Corbusier Gold Medal for Best Thesis
Recipient – University Gold Medal for Academic Topper
Fellow Member - Indian Institute of Architects (IIA)
Associate Member – Indian Institute of Interior Designers (IIID)*

Creative head of the design studio, Sabeena leads and energetic & enthusiastic team through inspiration, vision and leadership. An architecture critic and designer, she is the master – mind behind each project undertaken.

Recipient of Le- Corbusier Gold Medal for best thesis, Sabeena topped the University with her creative intellect.

Fellow member of Indian Institute of Architects (IIA) and Associate member of Institute of Interior Designers (IIID), she is on the Juries for many a renowned architectural awards recognizing fresh talent. With a inclination & flare for writing, she has authored various articles and papers subjected to Architecture for leading publication houses in the country.

'I believe in Leonardo Da Vinci's “simplicity is the intimate sophistication” as also that “Life is short. Let's build stuff that matters”’, says Ar. Sabeena.

With a consistent record of delivering designs close to original intent and within the stipulated time and budget, the projects have won many accolades and received much acclaim from the press, profession and general public alike like the ICI- Ultratech Awards 2012 for Outstanding Concrete Structure.

Some of the known projects include the Timber Trail in Himachal Pradesh, The Umrao – Boutique Hotel on National Highway-8 in Delhi and District Headquarters in Goa. The variety of projects won through national and international level design competitions include sprawling commercial complexes designed with a vernacular ethos in Bhopal, District Headquarters in Goa, Ultra Modern Transport Hub in Goa, Multi storied residential developments in Bhubneshwar and Interior designing of the prestigious Cottage Industries Emporium at STC building, Janpath, New Delhi.





The Collectorate building has a built up area of nearly 4,00,000 sq.ft across 6 floors. It houses various departments and facilities for public convenience.

It 's architectural character is Portuguese inspired having a sense of belonging. It stands today having a historic connect but with futuristic offerings.



**District Headquarters of
South Goa Collectorate Margao, Goa**



**District Headquarter of
South Goa Collectorate Margao, Goa**



Emaar MGF, Palm Drive, Gurgaon



The Palm Drive is situated only 15 mins. From the IGI Airport, in Gurgaon. It is located in a serene sanctuary setting and enjoys wide open spaces & a fresh green environment. It is the city's most desired address with the Sky Terraces offering amazing 180 degree views of the surroundings. Highly functional layouts comprise of Villas, Sky Terraces in Iconic Towers, Premier Terraces in Joint Towers, Palm Studio, Palm Enclave and stackable Homes

To make the community vibrant and exciting, quality of life has been ensured by the provision of club lounge and café, games room, pool and other recreational activities..



Emerald Floors Premier by Emaar MGF, is located in sector 65, Gurgaon. Spread over 25 acres of prime land, large landscaped greens with club and shopping facilities makes Emerald Floors Premier a sought after address.

Rising G+5 floors, each of the independent homes is designed to give the feel of life in a villa embellished by features like modern elevators and covered parking.

Walk into your home and experience a great sense of space. Enjoy the feeling of luxury, quality and workmanship – truly a lifestyle unlike any other.



Designed for the Emaar MGF business house , this residential development , is a lifestyle unlike any other.

Surrounded by residential neighborhoods with excellent infrastructure and access to the city's commercial sectors, Palm Terraces Select enjoys wide open spaces and a fresh, green, natural environment. The development will have extensive recreational facilities that celebrate the outdoors, such as landscaped public areas, parks, jogging trails, walkways, an exclusive clubhouse and a golf driving range.

Ultra luxury residences are on offer across 4 BHK & 5 BHK featuring the highest of design standards , amenities and features.



Emmar MGF, Palm Select, Gurgaon

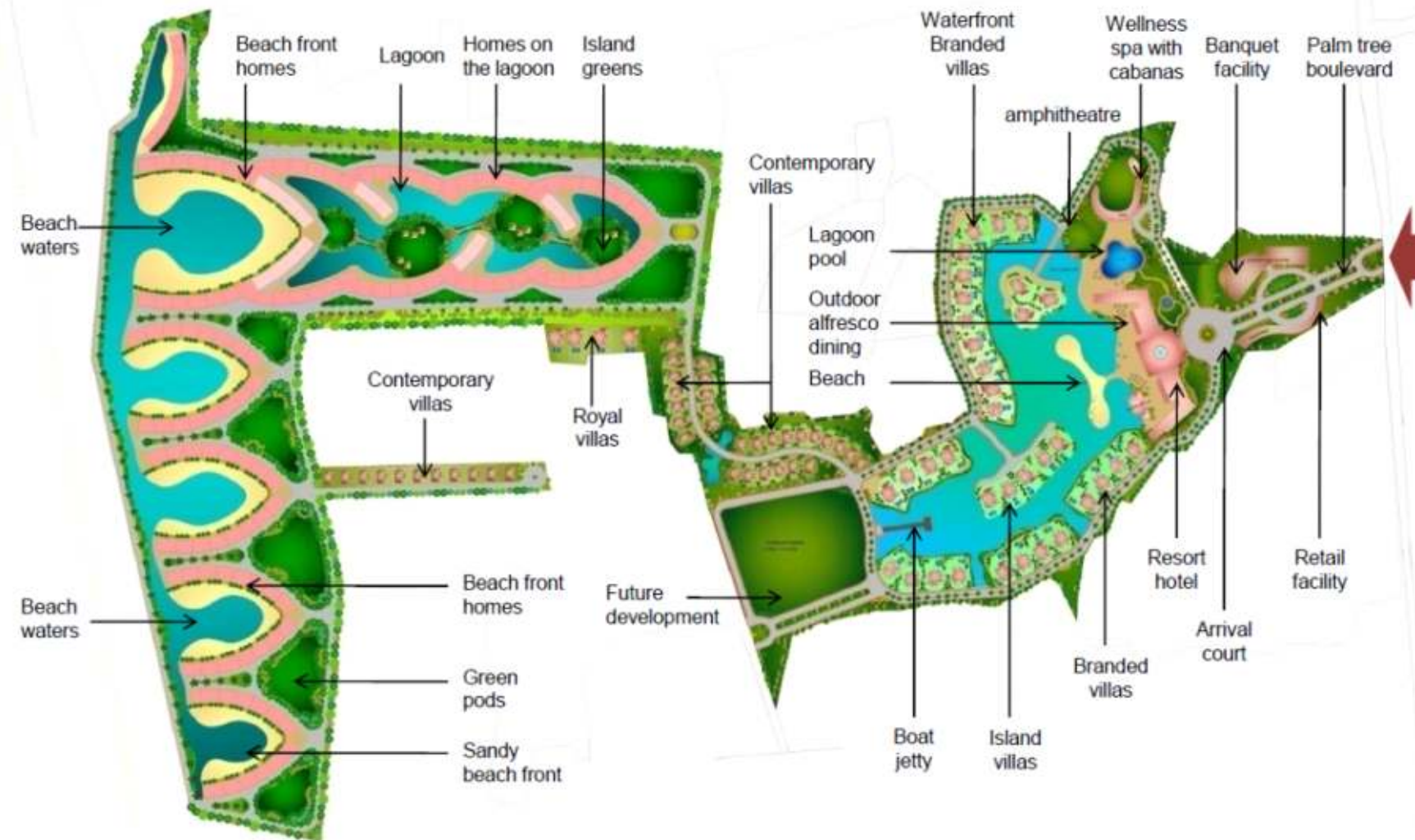


Sports City, Pali, Mumbai

Master planning for Residential community at Alibagh, Mumbai entailed creating a high end , luxury destination with exclusive offerings of branded cottages / villas with private beach & lagoon.



Sports city at Pali, Mumbai is a green community with a school and sports offerings namely cricket, football, swimming pool, golf, basket ball and other indoor sports. Golf view villas and apartments as well as lake view villas offer expansive views of the greens & the water.





MIXED USE DEVELOPMENT RIYADH, SAUDI ARABIA

500 acres of pristine development



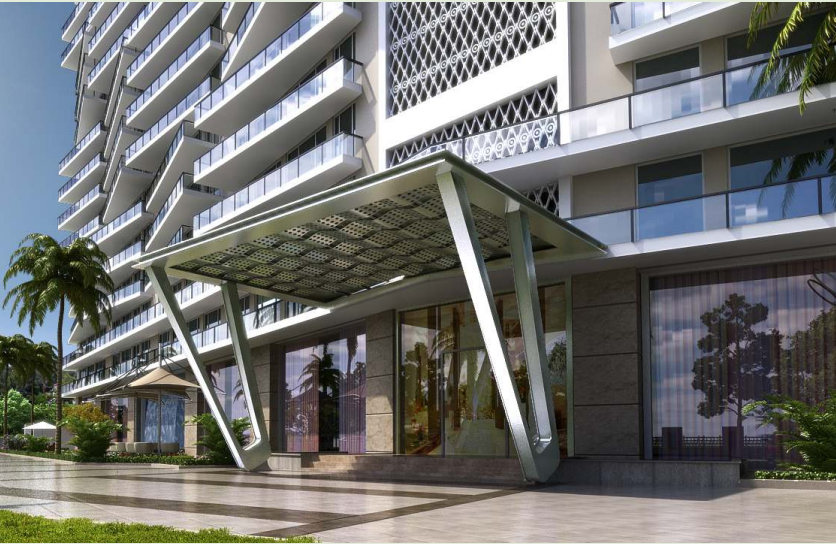
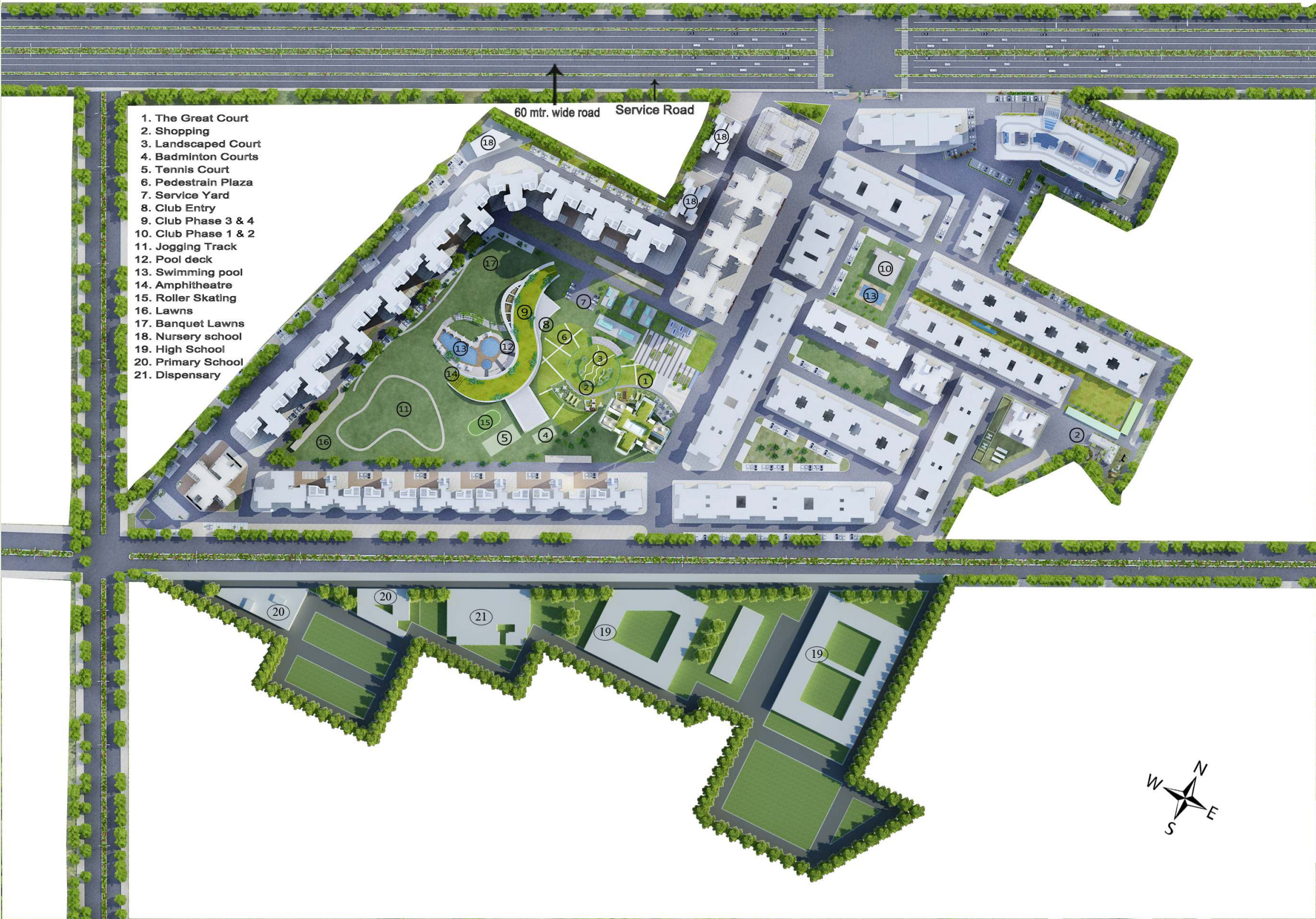
SARE, Royal Greens, Gurgaon



42 acres of residential development is being developed in phases in sector 92 Gurgaon.

Highrise and mid rise apartments with 2 BHK, 3 BHK & 4 BHK are on offer.

Large open greens and community spaces lend this project a unique charm.





Sprawling 5-star lobby with 23 storey high atriums, concierge services, coffee shop, reception lounge, kids play zone, reading corner, dining with landscaped sit-outs .



SARE, The Grand, Gurgaon



SARE

SARE, The Grand, Gurgaon



Rising 24 floors in sheer luxury ,
The Grand is opulent in its
residential offerings with an
impressive lobby and Club
activities for the privileged few.





SARE, Club, Gurgaon



Gurgaon's finest Club is sited within sprawling 7-acres of landscaped greens with pools, amphitheatre, banquet lawns, tennis courts, roller skating, jogging trail, sit out decks, etc.



Within 7 acres of designed privacy - A coveted residential address to live life in comfort & privacy within an alluring environment .



Petioles ,Gurgaon boasts of the first Sky Deck in the region. It offers an array of activities namely sky walk, meditation & yoga zone, landscaped decks, barbecue pit, aromatic garden, water wall, herbarium and fitness trail.



An urban design Midrise affordable housing with 2 BHK & 3 BHK units within a gated community is located in Ghaziabad. The suits are functional and well ventilated having sit out, landscaped balconies.

Unique in form and character , yet part of a composite whole , each cluster offers expansive views.

Minimalistic, straight line visual character with an international flavor, makes Ebony Greens a sought after address. Community interactive spaces and large open greens add quality of life.



SARE-SAAMAG, Ebony Greens, Ghaziabad





SARE Sports Parc is a residential hub amidst a business hub. Sports theme runs across this 17.2 acre gated township in Gurgaon.

Each tower has a sports lounge. Sports Parc ushers in a new concept in active living. It has been designed with the insight that sports is an integral part of an individual's lifestyle.

Planned as an IGBC Gold rated building, it promotes healthy living and has breathtaking views with optimum privacy.



SARE, Sports Parc, Gurugram





The overall development is very diverse yet retains a community fabric at both micro and macro level.

The built structures connect with the open spaces immediately around them and also have a semblance with the larger landscaped greens which integrate the entire development.

These high-rise apartments create a sleek & graceful skyline that contrasts with the verdant greenery of their landscape. It celebrates living and is an endeavor to be a step ahead of the present times.



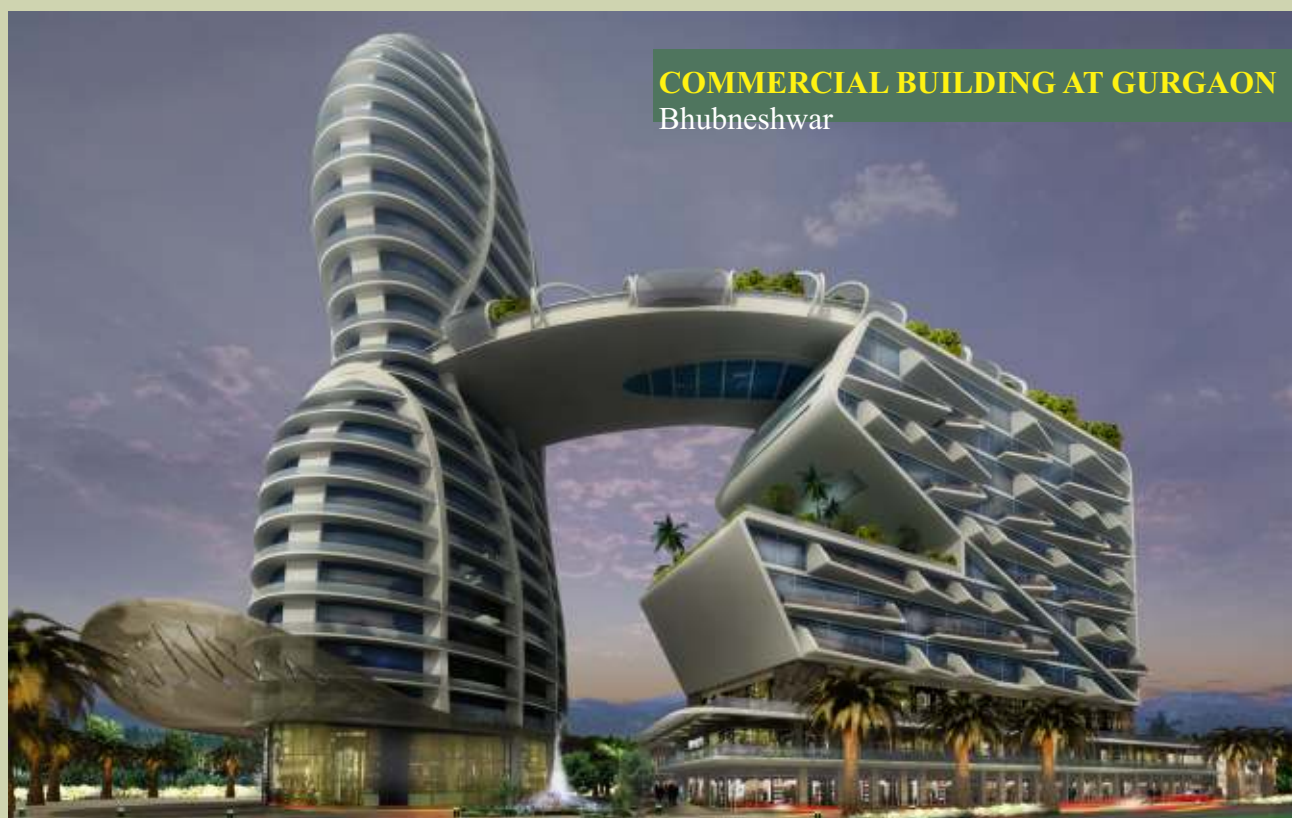


Creating an iconic form to make a bold statement was the brief received, based on which this design was evolved.

Unique in form and character, this marvel of architecture will have a luxury hotel, retail environment and offices.



COMMERCIAL BUILDING AT GURGAON
Bhubneshwar



COMMERCIAL BUILDING AT GURGAON



The Umrao, Delhi

The Umrao is a boutique hotel located in close proximity to the IGI International Airport, Delhi.

Resting stately amidst lush green lawns, an imposing tree lined avenue takes the visitor to the transitional court wherefrom the guest experience begins to unfold. A large entrance foyer is topped in a glass dome creating an impressive impact. A total of 60 well- appointed guest rooms have suites, double rooms, twin rooms and rooms with outdoor Jacuzzis on offer.

Fine dining restaurant, coffee shop, tea lounge, banquet hall with lawns and a beautifully landscaped pool with deck & change rooms enhance the guest experience.





The Umrao, Delhi





The Umrao, Delhi





The Umrao, Delhi





An Italian themed Tuscan City at Kundli brings a marvel of a creation, beautiful landscapes and independent floors in Italian Renaissance style architecture. The environment transports one to the beautiful, picturesque countryside of Tuscany.

A gated community on NH 1 offers a club with pool and indoor recreation as also retail shopping.

Enter the portals of Utopia.....

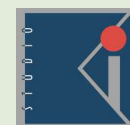


TDI, Tuscan City, Kundli





TDI, Tuscan City, Kundli





Standing stately and tall , the imposing towers have a rounded profile comprising of Deluxe units , Executive suites and Penthouse duplex units .

Kingsbury Terraces is exquisite high-rise apartments. A set of towers with a total of 66 apartments, Kingsbury Terraces stand tall amidst inter flowing green space and beautiful landscaping. Residents of each of these Kingsbury apartments will have their select king size living space and style. This is ensured by exclusive gated access, with the block sporting modern amenities like gymnasium, swimming pool, billiards room and community club to name the basic ones.

Interestingly flowing elevations with Terrace gardens, Jacuzzi pools, Balcony greens and bar – be – cue sit outs lends an international visual appeal.



TDI, Kingsbury Terraces, Kundli





Located on Delhi-Chandigarh highway at Kundli , My Floors forms a part of 1600 acres township. The project has a unique concept of large open spaces and flowing elevations.

An urban design exercise for this project involved the designing of independent floors offering a villa like lifestyle in close proximity to the national highway.



TDI, My Floors, Kundli



Spread over 10 acres of land lot , this project is a mix of an Iconic Tower , Gates and Economy towers.

With heights varying from 35 floors to 12 floors across the built forms , the project is a one of its kind architectural statement.

Offering luxury apartments of 4 BHK & 3 BHK in the Iconic Tower , the Gates and the Economy segment include 2 BHK, 3 BHK , 3+S BHK & 4 BHK offerings. A clubhouse within the community provides social offerings.



GARDENIA GITANJALI, Ghaziabad,
Bhubneshwar



Elliptical towers rise majestically with the private decks & sit-outs enjoying uninterrupted views. Rising 20 floors, the towers boast of infinity pools and club at the terrace level.

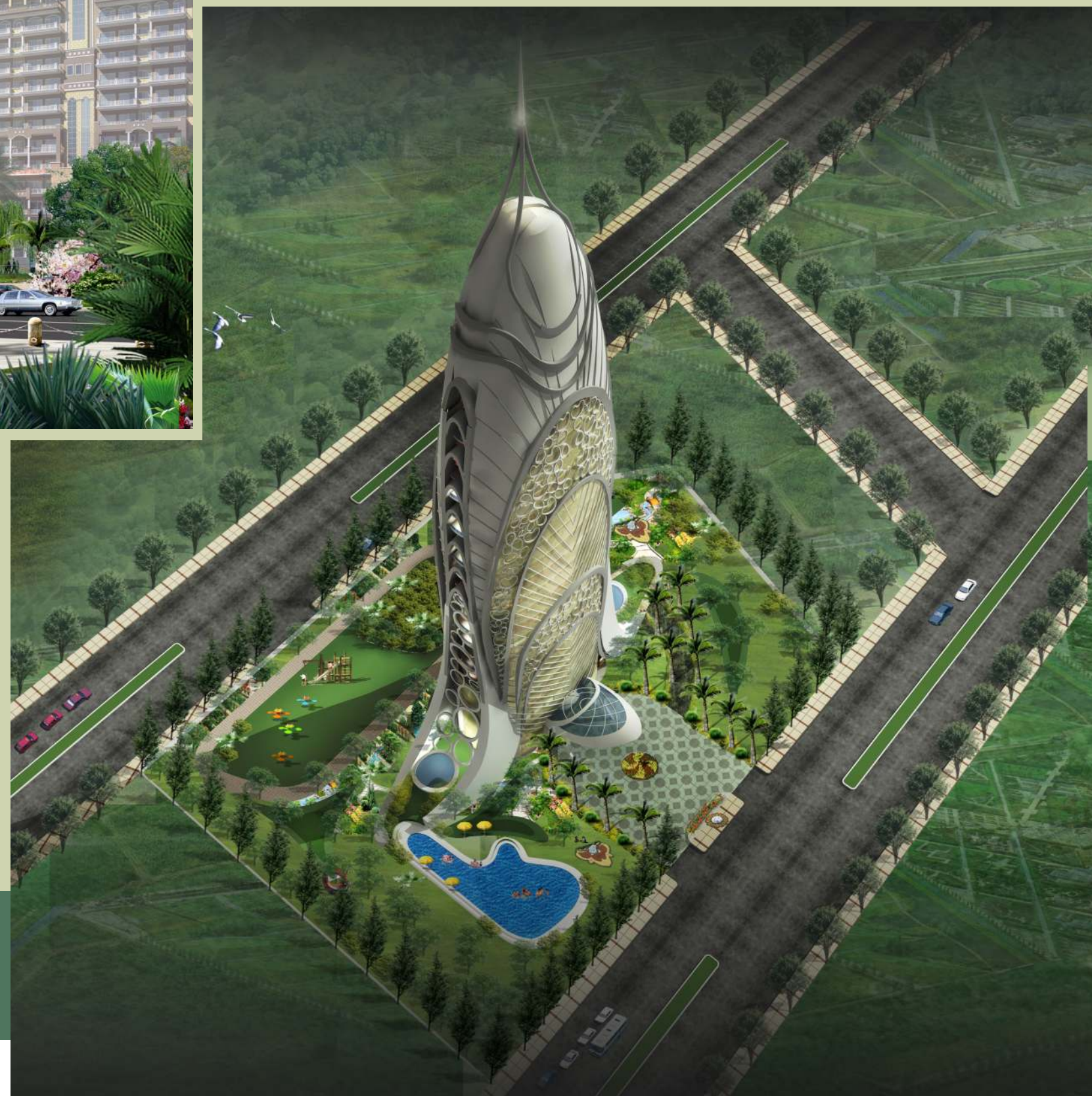
Private plunge pools have also been planned on pent house decks. State-of-the-art landscaping with children's' play area, jogging trail, pruned vegetation and water features enhance the offerings to the owners.

Terrace gardens of three floor heights are virtual sky gardens, and bring the greens indoors





TDI TOWERS







Marina & Rivera at AQUAPOLIS, Gurgaon



Located prestigiously on a 60m road , the land parcel of 12 acres , is divided by 24m wide approach roads in such a way that three distinct segments get created.

The project boasts of high – end luxury offerings with only two units on a floor , and each approached by personal elevators. Nature deck, personal Spa with Steam, Sauna, Jacuzzi as also plunge pools are offered in each apartment. Separate utility zone with two servant rooms, balcony, store, etc has been planned within each unit.

Rising 28 floors high , the ground level is a state-ofthe- art club with indoor games , aquarium , pool tables , business lounge , conference facilities , community hall with pantry with outdoor spill over areas .

Swimming pools , jogging trails , bar-be-cue area with deck are supplemented with a lazy river and childrens tot lots. Surface parking for visitors and below grade parking for the residents has been planned.



NEPTUNE AT AQUAPOLIS, Gurgaon



ULTRA MODERN TRANSPORT HUB, Margao, Goa

The Ultra Modern Transport Hub is a transport inter change facility , promoted by GSIDC, wherein the main function is TRANSPORT .

Its dimension would be iconic as it stands to be the face of Goa for a visitor . The proposed facilities will be modern and futuristic , yet the technology will be sustainable keeping the public in mind.

Spread over a land lot of over 16 acres , it would have a covered area of 99,000 sq.m. Located on NH 17 along the Margao - Panjim highway , the site is a prominent location .

The proposed built form is so designed that its architecture forms a backdrop to a large green podium welcoming the visitors into the facility. The pedestrians can enter directly from below grade level or up to the grand hall level for the mall.

The Transport Hub will comprise of the Bus Interchange , Bus depot , workshops , fuel station , KTCL offices , Tourist Information Centre , Hotel facility , Retail environment & Mall , Offices , Food courts and restaurants , ATM's , Rest rooms , public facilities , Roof top water park , etc. along with idle / night parking for the buses.





ASTRUM BUENA VISTA, Amritsar



Spread over 18 acres of land, Astrum Value Homes are developing Personal Floors in Amritsar.

An interesting blend of Mediterranean architecture has been proposed along the landscaped avenues. An imposing, arched entrance gateway with a Pavilion Tower creates a stately impression at the entry.

The gated community will provide high-end luxury in green environs where safety & security will be multi-tiered.

Varying lot sizes ranging from 200 sq.yards to 500 sq.yards have been designed to offer ample options. A total of 507 units across a G+2 storey design have been planned.

The residents will enjoy the luxury of a state-of-the-art Club with indoor & outdoor activities. Retail facility is also proposed within the complex.





AMAYA, Rishikesh

amaya
the abode at rishikesh



Located in the holy town of Rishikesh, the residential development enjoys views of the holy River Ganges. Designed on a triangular plot, large central greens for community gatherings have been planned with the residential apartments around it. Below grade parking has been planned for the residents.

Themed façade treatment with ornate moldings and cornices, gives the project a distinctive appeal.



Cottages & Villas in Kufri



Nestled among the verdant pine forest in Kufri , the site offers spectacular valley views and forest walks . A destination Hotel with all facilities such as comfortable rooms , sports activities , pool with a bar-be-que deck and health spa are on offer for the guest .

Quaint cottages in stone , with sloping roofs , fireplace chimneys , dormers and attics , as well as cast-iron railings , cobble-stone paving and arched portals , wild iris lilies , geraniums and roses , all lend an old-world charm to the resort.

Private , luxury villas with independent drive-ins and manicured lawns offer serene & tranquil environs .





VIPUL, Multistoreyed Housing, Bhubneshwar



High rise condominiums with a contemporary façade have been grouped around a large community space. Multi – storeyed apartments in Bhubneshwar are located in two parcels of land, in close proximity to each other.

4 BHK & 3 BHK apartments were treated differently, so as to make each community an identifiable entity.



54 acres of institutional development for renowned I.T. companies . The site has a natural gradient which has been used to advantage for creating below grade parkings.

Office blocks of varying heights run the length of the site with the central landscape flowing uninterrupted under the office blocks. The stilt levels accommodate the social infrastructure, namely eateries, banks & atms, health club, indoor and outdoor sports as well as the fine dining.

Multi level car parks have been provided for car parking.

VIPUL, I.T. SEZ, Nagpur

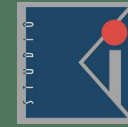




The Connaught Place located in Greater Noida, is in close proximity to New Delhi. It is the largest shopping destination in Delhi and the surrounding region.

A dream destination with international vision , offering stylish shopping , eclectic dining and captivating environment – a harmonious blend of retail, leisure, hospitality, entertainment and office offerings , like never before

Turning opportunity in to reality as possibilities are infinite.



OMAXE, Connaught Place, Greater Noida



The strong triangular geometry of the site was made to flow with the circular composition designed. A bold, contemporary façade and deft landscaping does a value-add to the project.

Beautifully landscaped open spaces offer a coherent mix of pools, Ornamental gardens, pruned shrubs, manicured lawns as well as paved walkways, Jogging trails and cycle tracks.

Pedestrian movement is free of any vehicular interference.

Quality of life is assured.

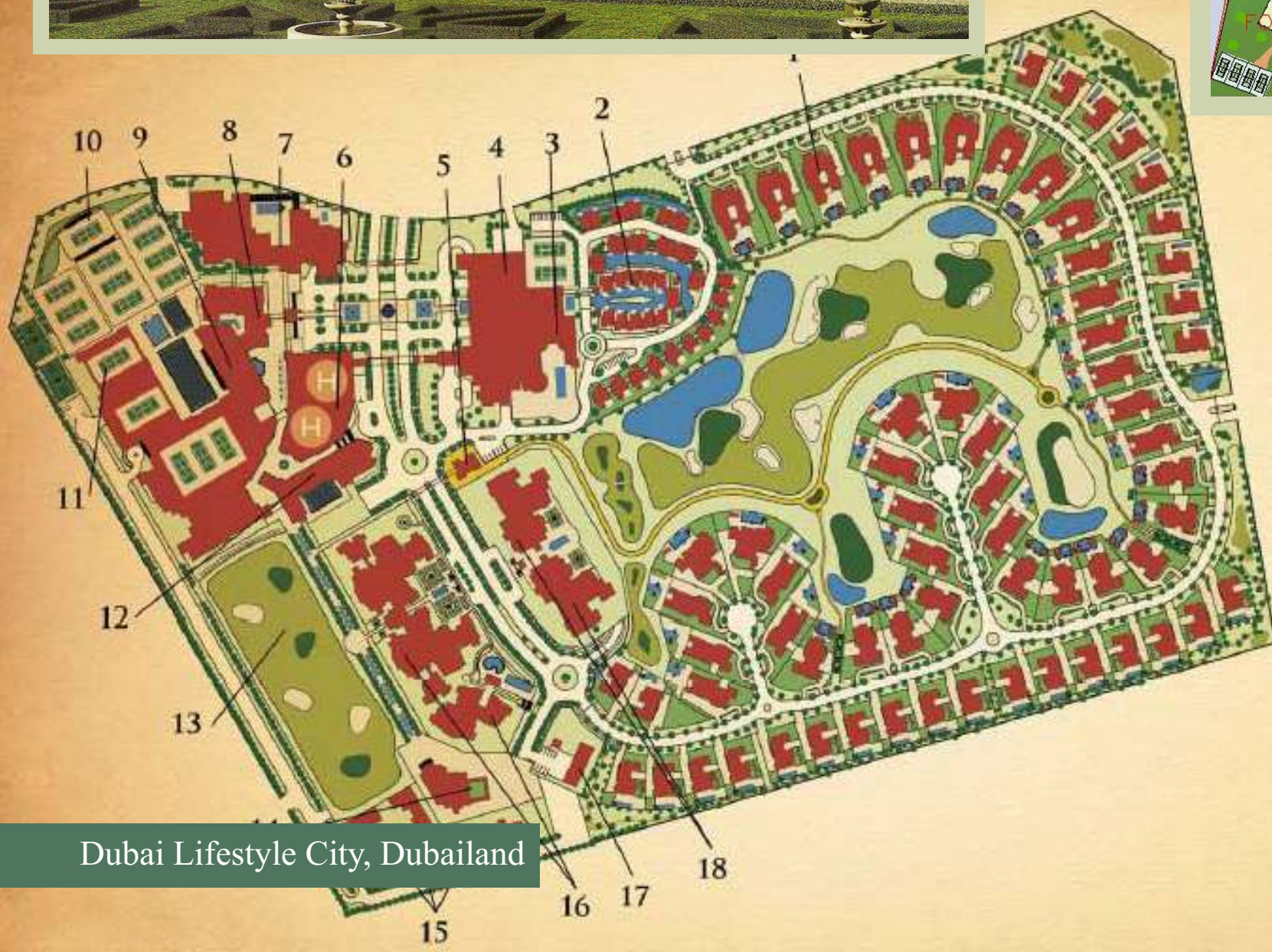
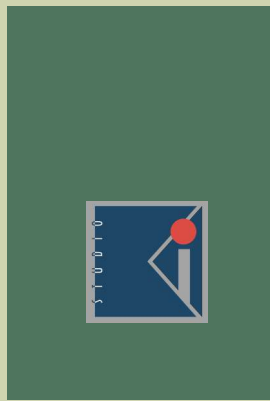


Raj Developers, Residential Commune, Dharuhera

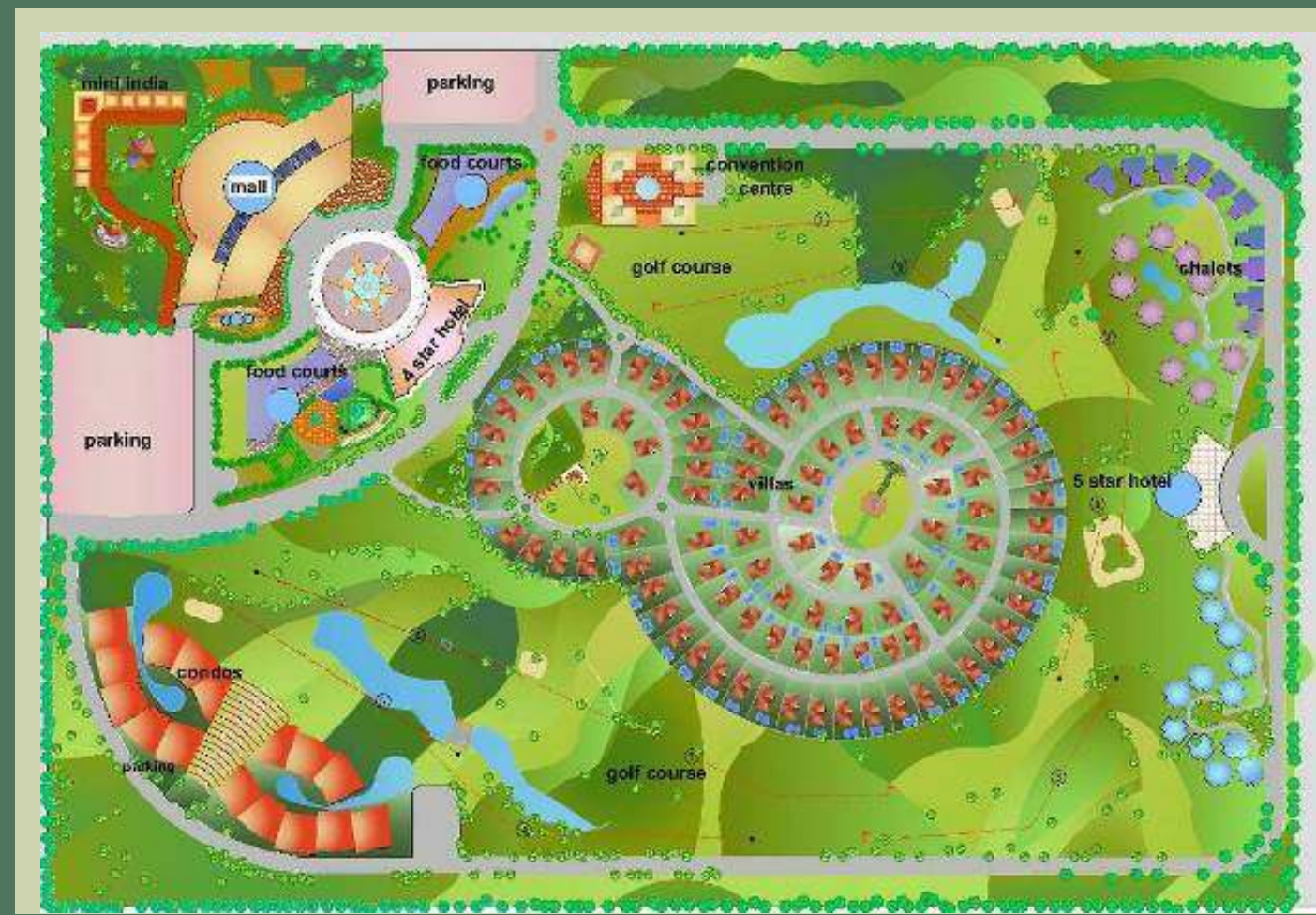


Tuscany is not just architecture style, it is a lifestyle. A lifestyle of relaxed environment. Adopted from the famed city of Venice known from its peculiar narrow streets & small canals, Tazzano villa gives you an opportunity of living a true Tuscany lifestyle.

At Dubai Lifestyle City, spread over 100 acres, we have brought the world's most prestigious conglomerate of academies-IMG Academies to give you the best in sports facilities in the world.



Dubai Lifestyle City, Dubailand





Amusement & Snow Facility, Australia

An Amusement Park consisting of a “Water Park”, “Snow Park” and “City Walk” spread over an area of 75 acres of land in Gold coast, Australia, located on the main Gold Coast-Brisbane Highway. The Water Park design consists of State-of-the Art Water Slides including large wave pool with an Interactive Children’s Play Area as well as Turkish Baths. The exclusive features of the Water Park are Surfing, River Rafting and Coral Reef which would showcase the natural wonder of the Australian waters.



Water Park and Amusement park is a platter of entertainment spread over an area of 26,240sqm. Located linearly next to a main road, the site provides ample opportunities for an amusement park. An exclusive water park conceived with Lazy river, Wave pool, Crazy slides, Kids pool etc. in a natural setup marks one end of the site.



Water Park, Nagpur



Amusement Theme Park, Chhotupul

Recreational Township at Chotupul, Hyderabad (450 acres), comprising of Farm Units, Condominiums, Cottages, Plotted Development and Luxury Villas, Amusement Park having all state-of-the-art rides, Water Park, Tremor World, Future Zone, Crater Island, Discovery Island, Museum of Indian History, Mountain Ranges and Rivers of India, Family Entertainment Centre, & an Executive Golf Course

Oasis Heights, Sharjah spread over 9 sq.km. of area is a cornerstone development for providing quality life , luxury living and Hospitality, Recreation with 18 hole Golf course , Health , Wellness zones and Educational facilities to the region of Sharjah. Villas , chalets , apartments, condominiums , & serviced apartments offer a variety of residential options.

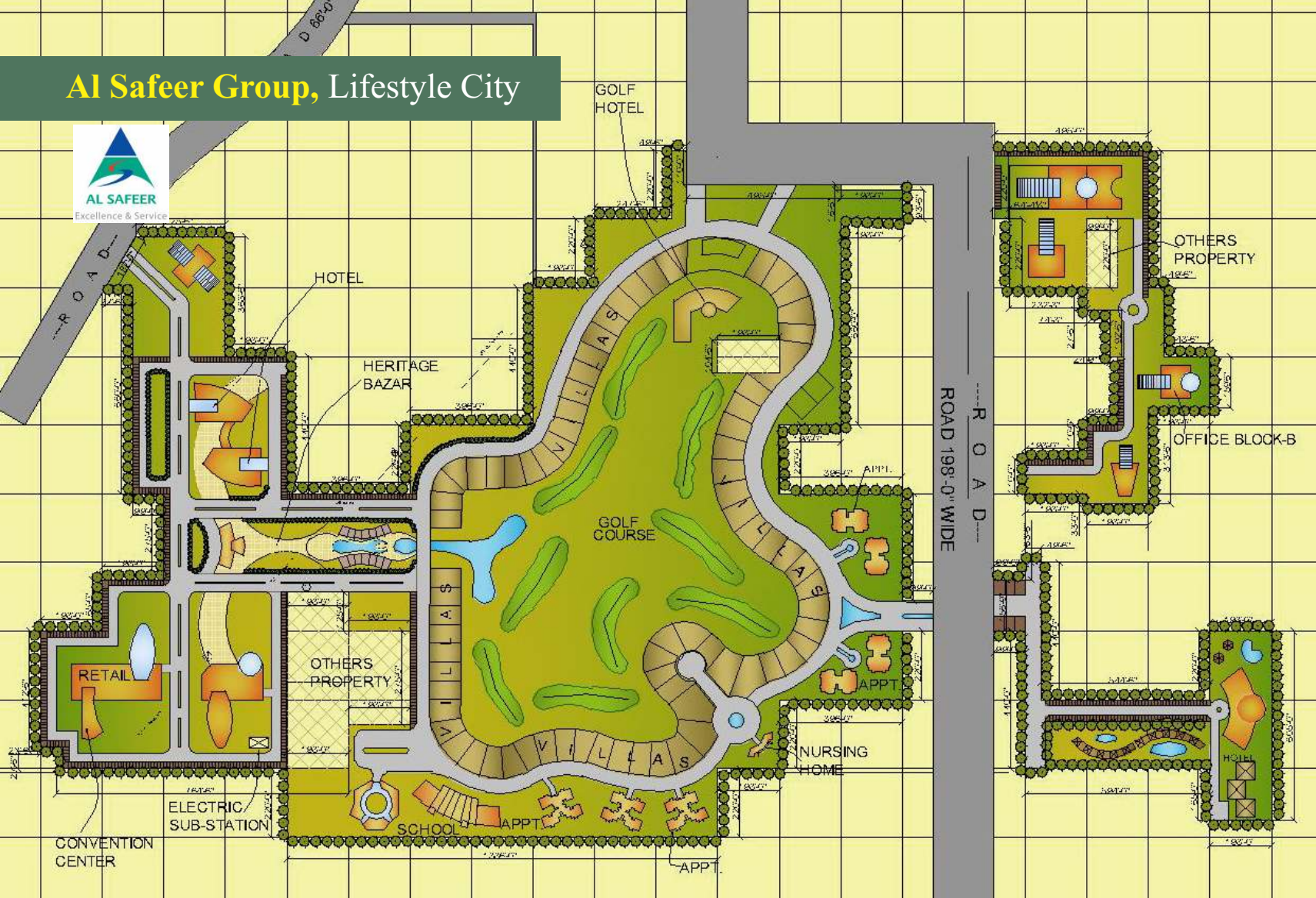
A natural hill occupies one-third of the site area and has premium villas and a club located on top , as well as a shopping souk in the form of a citadel....



Oasis Heights : SHARJAH

(1000 acres : 9 sq.km. of site area)

Al Safeer Group, Lifestyle City



High-end lifestyle villas wrap around an 18-hole golf course . The golf club and state-of-the-art landscaping boasts of luxury in the true sense.

Located in the verdant greens of Kazakhstan this golf community offers ultimate luxury with all villas being practically on the golf course.

Golf Community Kazakhstan



Al Safeer Group of Dubai intends to develop a 100 acre development of villas around a golf facility supported with hotels , apartment towers and retail facilities.

The staggered profile of the site was a challenge to design the facilities. A central flowing golf greens were placed with villas over looking these greens for premium visibility.

Vehicular access towards the outside enables un interrupted views.

Hotels, apartments, offices and retail facilities were scattered in the smaller pockets.





Residential Commune, Badshahpur

Residential commune comprising of multi-storeyed towers with dwelling units of varying sizes, in a concentric circular shape, tend to be eye-catching in the master plan.

Interesting community spaces, landscaped greens, water features, floral gardens, pathways and jogging trails have been created.



Prominently located on the NH-8 (Delhi – Jaipur Highway), Legend Towers boasts of a high visual prominence and grandeur.

Towering tall, these twin-towers, will house exclusive office space with state-of-the-art facilities.

A double storeyed retail development forms the podium for the facility, offering the best of brands and a comfortable shopping experience.

Legend Towers, Gurgaon





FUN CITY

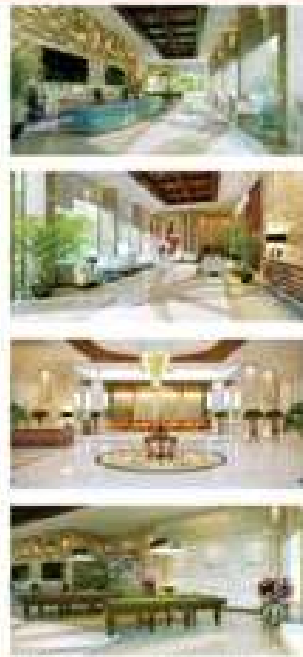


Fun city at Al Reef Mall spreads over an area of 25,000 sq. feet . The themed entertainment center has a CUTE GREEK flavor and is a world of color and fun.

Brightly colored vinyl flooring, specially designed to match the layouts of machines, rides and fencings. Digitally printed flex panels with cute kid character in Greek theme, on the walls, add dynamism and vibrancy to the interior.

Residences for the privileged few

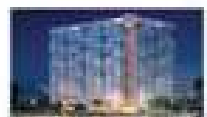
At Sector 92, Gurgaon



Sprawling 3-star lobby with 25-metre-high atrium, concierge services, coffee shop, reception lounge with billiards, kids' entertainment, landscaped sports...

The Grand

Air-conditioned 3 & 4 BHK apartments with SQT



Air-conditioned apartments (VRF)



Party-sized large balconies



25,000 sq ft Rooftop Garden



Gurgaon's finest Club

SARE HOMES



CM says upkeep of Collectorate a challenge

Asserts, it will be prudent to bring revenue and other offices in the new big building to save overheads on maintenance

...justifies his decision over names on plaque

TEAM HERALD
teamherald@herald-goia.com

MARGAO: The new South District Collectorate building was finally inaugurated on Thursday with Chief Minister Manohar Parrikar maintaining that it would take minimum three months to stabilize the services and set May 30 as the deadline to complete the shifting in all respects.

Unveiling the plaque in the presence of his deputy Francis D'Souza, Fisheries Minister Avertano Furtado and MLAs and later addressing the gathering after unfurling the national tricolour, Parrikar said the building was not designed properly on the maintenance and security front.

He said the maintenance and security of the building will be a challenge and urged the District Collector to ensure the building is maintained properly.

phment because the estimated cost of the project was just Rs 59 crore, which has now jumped by Rs 14 crore. It was supposed to be completed on December 2010, but has now been finally inaugurated in February 2013. Such buildings look good, but maintenance is indeed a problem. That's the reason why I am trying to get all revenue and other offices in the new building to save the overhead costs on maintenance and security," he said, adding that the around 30-40 policemen will be deployed at the building to maintain round-the-clock vigil.

"This building had a provision for cabin for the Chief Minister with Jacuzzi facility. I got rid of the facility for a bedroom and tub. This may be a bit odd only if it is put to use," he added.

address, Deputy CM Manohar Parrikar said that people should not be afraid of the Collectorate building. He said the building was not designed properly on the maintenance and security front.



Chief Minister Manohar Parrikar addressing the people after inaugurating the new Collectorate building.

facilities, but what's important from the people's point of view is a good administration. The staff should put up good work. The officials should be people friendly. They have to change their attitude towards citizens. We have to change our work culture," D'Souza said.

offices housed in one building. He sang praises of the Chief Minister for his efforts to streamline the administration and to make Goa a model state in the country.

MARGAO: Chief Minister Manohar Parrikar on Thursday defended government's decision to restrict only three names on the South District Collectorate building name plaque, saying names of ministers figured on the plaque as per protocol.

The CM made a mention of the controversy during his address, even as former Chief Minister Digambar Kamat, Fatorda MLA Vijai Sardesai and the First Citizen of Margao and MMC Chairperson Arthur D'Silva stayed away from the inaugural function.

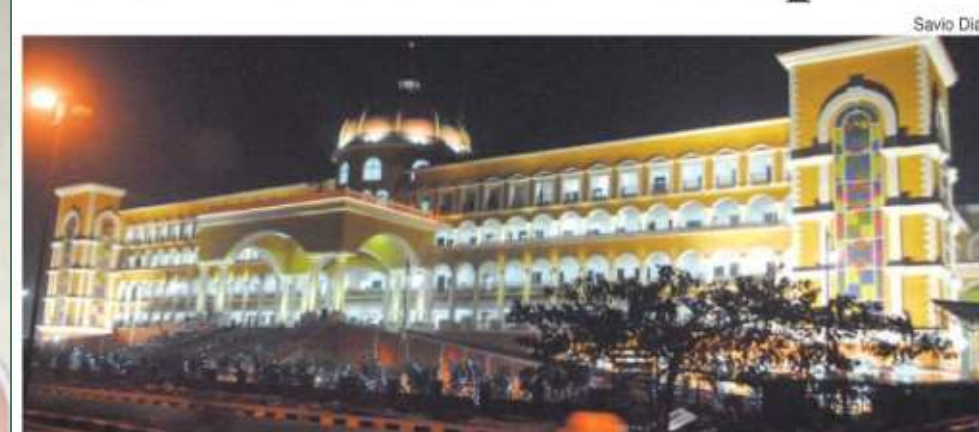
"We had given invitations to everyone. But, according to protocol, only the names of ministers could find mention on the plaque. There are so many VIPs in Salcete, the list would have jumped to 40," he said.

The CM said he wished well for those who were conspicuous by their absence at the inaugural ceremony and reminded that the previous Congress government had not bothered to invite MLAs for many a function in Panjim despite the fact he was the local MLA.

The issue of names on the plaque had raised a controversy with the MMC Chief Arthur asserting the name of the First Citizen had to be there as per protocol.

The plaque had only the names of the Chief Minister, Deputy Chief Minister Francis D'Souza and...

New Collectorate: Cops brace for extra work



Savio Dias

The well-illuminated new Collectorate building all set for its inauguration.

TEAM HERALD

teamherald@herald-goia.com

MARGAO: It's an architectural marvel. The iconic building rises majestically along the NH-17 in a Portuguese character and has a strong feel of belonging as it is in keeping with the architectural heritage of Goa, says project consultant Rajiv Khanna & Associates Pvt

But for the Traffic police and the Margao police too, the shifting of the Collectorate to the new building from Friday means additional work and nightmares for the men-in-uniform from the traffic and security point of view.

Traffic police in the know said the new Collectorate would require them to man two additional points in the

10 traffic personnel to work in shifts. But, the traffic cell is already hit hard with acute manpower shortage and a proposal made to the higher ups to sanction additional personnel has not fructified till date.

Traffic officials said the entire stretch of the route from Ambaji junction to Grace hotel may turn out a bottleneck after

torate building. "Unless, the two points are manned and regulated by traffic personnel, traffic on the NH-17 at the entrance to the city may come to a standstill," an officer said.

Similarly, Margao police said they will be hard pressed to make available additional personnel to man the Collectorate building. Right now, the Mar-

gao police have deployed eight personnel at the building, but officers said they cannot deploy its staff for the building security forever when the PS is already facing a manpower shortage. "The best option would be for the administration to outsource security to a private agency a la Secretariat," remarked another police official.

PROJECT AT A GLANCE

- * Total project cost Rs 140 crore [This includes air conditioning, façade lighting, IP Telephony, UPS back-up, signages, furniture, power back-up, video conferences, elevators, landscaping, audio visual, decorative glazing etc].
- * The building consumed 21,000 cu m of concrete.
- * 3,000 tons of steel
- * 2.50 lakh bags of cement.
- * The building is located on the sprawling 30,375 sq mts of land. The total built up area is put at 38,054 sq mts. It has six floors plus an attic floor.

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Within 10 months from booking / Casting of 4th floor slab **	5% of the SP
Within 14 months from booking / Casting of 8th floor slab **	10% of the SP
Within 18 months from booking / Casting of 14th floor slab **	10% of the SP + 20% of Aided Charges
Within 24 months from booking / Casting of 20th floor slab **	10% of the SP + 20% of Aided Charges
Within 28 months from booking / Casting of top floor slab **	10% of the SP
Within 32 months / External Plaster till 2nd floor **	10% of the SP
Within 36 months / Completion of MEP **	10% of the SP + 10% of Aided Charges
On possession	5% of the SP

** Withdrawing is better. SP (Sale Price) = BSP (Basic Sale Price) + PGC (Preferential Location Charge)

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Projects Launched....

Leisure plaza

Sabeena Khanna & Rajiv Khanna dwell upon City-Walk, a concept that goes beyond the idea of family entertainment centres that we are witnessing today

I was Aristotle who said that the highest purpose of a civilisation is to create meaningful leisure for its citizens. And for the individual, he added, the ideal to be sought is leisure as an expression of good life.

In recent times, our social fabric has undergone drastic change. Large joint families have given way to smaller, nuclear units. Higher income levels have resulted in better living standards and greater earnings. The urge to play is very much pronounced today. Yesterday's leisure has become today's necessities.

NEWS WATCH

LIC Housing Finance registers high growth. Raising the tide of strong growth in the real estate sector, LIC Housing Finance Ltd has recorded a spectacular growth of 62.52 per cent in home loan disbursements during 2002-03. The company has disbursed Rs 3,190.03 crore, including pre-loans. During 2002-03, it sanctioned 84,126 loans amounting to a total of Rs 2941.26 crore. On December 31, 2002, its outstanding mortgage portfolio stood at Rs 7,297 crore. The company has said that the high growth rate can be attributed to rapidly growing housing finance market propelled by low interest rates, tax benefits, property prices and the company's focus on aggressive marketing.



Today's working parents are finding it difficult to make up for the lack of hours spent with the family by spending quality time with the children. For all these reasons, the longing for a good life, for enrichment, discovery and personal renewal, has never been greater.

Therefore, creating a destination for leisure and recreation is a special challenge to this day and age. Perhaps the sense of this ideal destination is best articulated by the Latin word 'destinare' that connotes both a journey and a promise.

Today our leisure time is spent in disparate and scattered venues offering fragmented entertainment - shops, restaurants, pubs, discotheques and theatres.

The traditional market place, with rows of shops on either side of the street, selling everything - ready-made garments, watches, shoes, toys, crockery, utensils, electronic appliances, electronic



The Innovative Interior Design Award

JURY MEMBERS



Mike Knowles



Ashok Butala



Sabeena Khanna



Christopher C Benninger



The Jury for the Innovative Interior Design category mulling over a project: (L-R) Sabeena Khanna, Mike Knowles, Ashok Butala and Christopher Benninger

HIGH TIMES OF INDIA

Capital 44 pages. Invitation Price Rs. 1.50

Amusing designs for amusement parks

By Rita Sawhney

SLICKER designs and Sabeena Khanna of SAKA Pvt Ltd are leading the way in the country in creating the most delightful of all spaces - amusement parks. The company is involved in setting up amusement parks, water parks, and other recreational facilities. The company has recently designed an amusement park with a theme of 'The Great Escape' near the town of Gurgaon. The park is a perfect blend of fun and adventure, with a variety of rides and games. The company has also designed a water park with a theme of 'The Great Escape' near the town of Gurgaon. The park is a perfect blend of fun and adventure, with a variety of rides and games.



Their design and construction firm, SAKA Pvt Ltd, is a leading firm in the country in creating the most delightful of all spaces - amusement parks. The company is involved in setting up amusement parks, water parks, and other recreational facilities. The company has recently designed an amusement park with a theme of 'The Great Escape' near the town of Gurgaon. The park is a perfect blend of fun and adventure, with a variety of rides and games. The company has also designed a water park with a theme of 'The Great Escape' near the town of Gurgaon. The park is a perfect blend of fun and adventure, with a variety of rides and games.



They'll take you for a ride!

Meet Rajiv and Sabeena Khanna, who claim to be the only architects in Delhi specialising in amusement parks: they've done work in Delhi and Nagpur and their latest assignment is in Kangarooland

Vanita Singh

THEY DID the interiors of Hotel Ashoka besides giving a facelift to several other hotels in the city. But, now architect-couple Rajiv and Sabeena Khanna are on to other happening things.

The duo, hitherto into hospitality and retail designing, has been concentrating on designing amusement parks of late. Not just in India, in Kangarooland as well!

"We are perhaps the only architects in the city who specialise in this field," says Rajiv, who runs his own firm along with his wife. They are currently working on amusement parks in Delhi and two in Nagpur. Plus the one at Gold Coast, Australia.

besides a number of amusement parks and a theme park at Gold Coast, Australia.

They are currently busy with revamping the Fun 'n' Food Village in Gurgaon, which will have India's first ski rink and a snow park. "In the next five years, India is going to see amusement parks of international standards. The safety issue is also going to be of high priority due to bad experience in the past," says Rajiv, adding that they are pioneers in the field.

While Sabeena handles all the studio and production work, Rajiv meets clients and visits sites. But he admits, "She is definitely the boss." Their two children, Sakshi, 14, and Himanshu, 5, are evidently the couple's prime priority. "Our professional choice has benefited the children the most," says Sabeena. She also adds, "He gives us daily advice on how he would like a water-ski slide from his bedroom window to a pool in our new house."

They have done interiors for the bar and family holiday. "When our clients asked us to design amusement parks, we were excited. There aren't too many designers who specialise in amusement parks here, and we thought to

never friends in college. Since Rajiv was seven years her senior.

However, the same area of work interest has led the couple to indulge in recreation and leisure designing.

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PLAY ON: Sabeena and Rajiv Khanna with their son Himanshu at Fun 'n' Food Village

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... and the Media says...

Indian leisure promoters target Australia

As opportunity in the recreation business grows, Rajiv Khanna & Associates is priming itself to play a key role in professionalising the industry

KISHORE SINGH



The Khannas believe in designing spaces that respond to human needs and imagination

Chance led them to Rajiv and Sabeena Khanna of Rajiv Khanna & Associates, who had developed an aborted 450-acre recreational township at Chitpal near the Hyderabad-Vijayawada highway. Though the park did not take off, a CD of the project found its way to the Khannas, and an MoU was inked.

"There are no professional architects in the recreational and

leisure business," says Rajiv Khanna who has self-taught himself through participation in the International Association of Amusement Parks annual conventions fairs at Orlando, and through a 21-year stretch of clients that have included hospitality and retail projects in large measure.

In Australia, the project of designing was begun a year ago, and is currently in the process of getting the land use changed. "We have had to use 17 consultants from different fields to submit the project," shares Khanna. The fully commissioned in three years, its first phase will be operational by mid-2004.

When ready, the park will consist of a water park, snow park, city walk, trampoline, extreme sports park, and as a nod to its Indian promoters, a health spa with yoga in

Changing trends in the leisure industry

Travel and tourism, the world's largest industry, is dependent on the smallest players - the individuals. It is their longing for leisure which decides the parameters. The wider the travel circuit becomes, the more distinctive an experience needs to be offered to the traveller. The growing expectations of the experienced traveller has set the stage for changing trends, and it is the creation of a distinctively different experience, which holds the key to what the travellers are looking for.

The destination is firstly an imagined place, and then an ideal experience, and it is this experience that alters the travellers' perspective of his context and his purpose of visit, even though, eventually, he has to return to the everyday world of established routines.

The destinations cannot be enjoyed passively but require an interactive involvement, to be able to treasure and cherish memories of the same. The destinations must offer a sense of discovery and renewal, making it a special place. Destination, derived from the Latin word, 'destinare', represents both a journey and a promise, and it is the creation of these leisure destinations



The husband-wife architect duo Rajiv and Sabeena Khanna, specialise in hospitality and retail design projects, especially for the recreation and leisure industry. They are presently developing a major Amusement Park, spread over 75 acres of land in Gold Coast, Australia.

offering wholesome experiences which hold a special challenge in this day and age.

The destinations today need to go beyond the usual fragmented entertainment venues of a shopping arcade, restaurants, pubs, health clubs, swimming pool and other sports activities. They need to become a one-stop destination offering wholesome entertainment, which is the epicenter of fun and excitement. A destination that has something to offer to all age groups, and is interactive in nature so that all the people visiting it, feel a sense of



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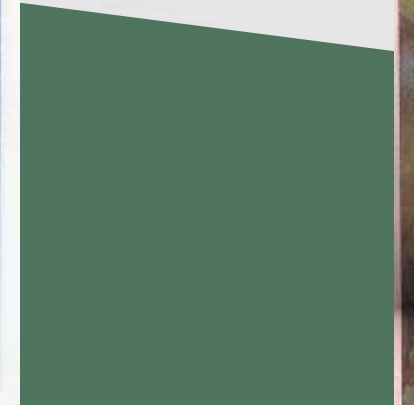
PLAYFUL PLATTER



PLAY ON: Sabeena and Rajiv Khanna with their son Himanshu at Fun 'n' Food Village



PLAY ON: Sabeena and Rajiv Khanna with their son Himanshu at Fun 'n' Food Village



PLAY ON: Sabeena and Rajiv Khanna with their son Himanshu at Fun 'n' Food Village

Design & Architecture

When Work Means Joyrides

AMBA BATRA

Designing amusement parks around the world? Yes, the dream of every child is also the latest assignment of this Gurgaon-based architect couple.

When our clients asked us to design amusement parks, we were excited. There aren't too many designers who specialise in amusement parks here, and we thought to

never friends in college. Since Rajiv was seven years her senior.

However, the same area of work interest has led the couple to indulge in recreation and leisure designing.

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Rustles is back in action, finally

Kumar Rakesh

THE AMBIENCE is soothing, the menu runs long and has now exotic names to it and Hotel Mountview's restaurant Rustles turns over a new leaf. With UT administrator Lt Gen JFR Jacob (ret) opening the all-new looking eatery on Wednesday, Rustles is back in its old place - after being operational from a different venue at the hotel for months due to the renovation - looking jazzed up and promising to set the pace for fine-dining for City people.

Among the changes, the

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most prominent is the central dome which emits a subdued blue lighting, and then there are etched-glass por-

tals with lovely photographs of leaves of chinar tree, the one in the Governor House, and the wooden panels on walls and columns.

The change was long overdue for Rustles never going for any major refurbishment after its appearance about a decade ago," says SP Singh, MIA CITCO. And the change has been almost total with the only aspects left untouched being the 'name Rustles and its logo'.

Nareesh Jacob's repute also has modern equipment and an exclusive arrangement has been made for the bar and family,

diners in the 156-seater restaurant, perhaps the biggest in town.

The renovation has taken over seven months and the budget has run in the tune of Rs 50-55 lakh. But, we hope, the end result is worth it," said NS Brar, Chief General Manager, CITCO. To take care of the menu, a CITCO team including Rustles' chef Somnath Sahni, had visited major Delhi five-star hotels and interacted with their chefs. All said and done, the proof of pudding lies in the taste. Happy dining!

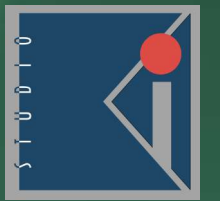
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