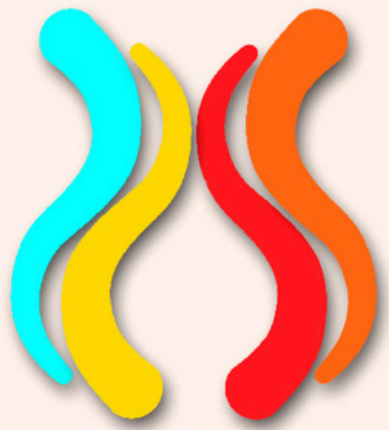
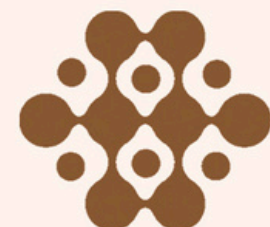




KALAA-HANDI
DESIGN STUDIO

 **NEXUS**
Connects with Future

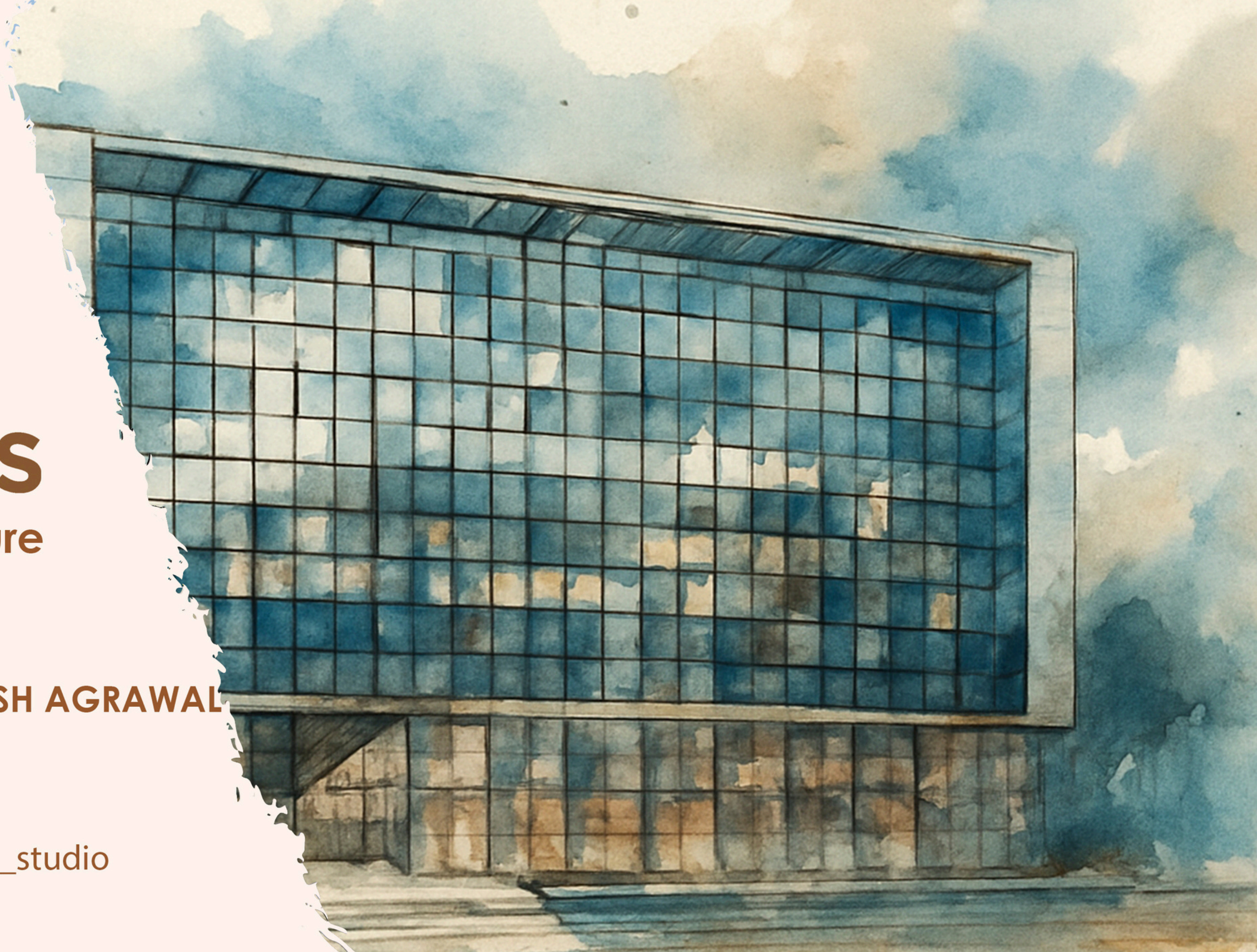
ARCHITECT - AR.ADARSH AGRAWAL

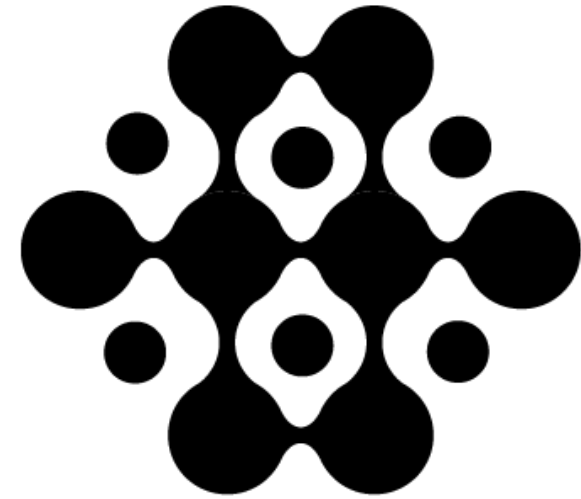


7735803022



@kalaahandi_design_studio





NEXUS

Connects with the future .



NEXUS !i



WHY THE NAME NEXUS ?



> **"NEXUS"** is more than just a name — **it is a statement of purpose.**

Positioned in the heart of Raipur, ***NEXUS*** symbolizes a ***central connection point*** — where innovation, enterprise, and opportunity converge. It reflects the building's role as a ***dynamic hub*** for modern businesses, entrepreneurs, and thought leaders shaping the future of Chhattisgarh.





Nexus is envisioned as a landmark of futuristic commercial architecture in Raipur — a bold, rectilinear structure defined by its rhythmic glass grid façade. The elevation merges modernist precision with urban dynamism. A suspended central void creates a powerful architectural pause, drawing attention to the grand entrance and inviting natural light deep into the structure. The double-height transparent plinth anchors the building visually and functionally, activating the street edge with public engagement and retail life. Vertical fins on the roof and clean white frames on the sides add a striking contrast and rhythm, completing the sleek, high-tech identity of the building.





CONCEPT STATEMENT

"Nexus"—a point of convergence—translates architecturally into a symphony of structure and transparency.

The design is driven by the concept of connection and interaction—between people, spaces, and time. The grid acts as a symbolic digital network, embodying the integration of technology, commerce, and community. The transparent lower base invites interaction, while the upper modules represent compartmentalized yet interconnected zones of productivity and innovation. The overall form celebrates urban fluidity within a disciplined geometric order.



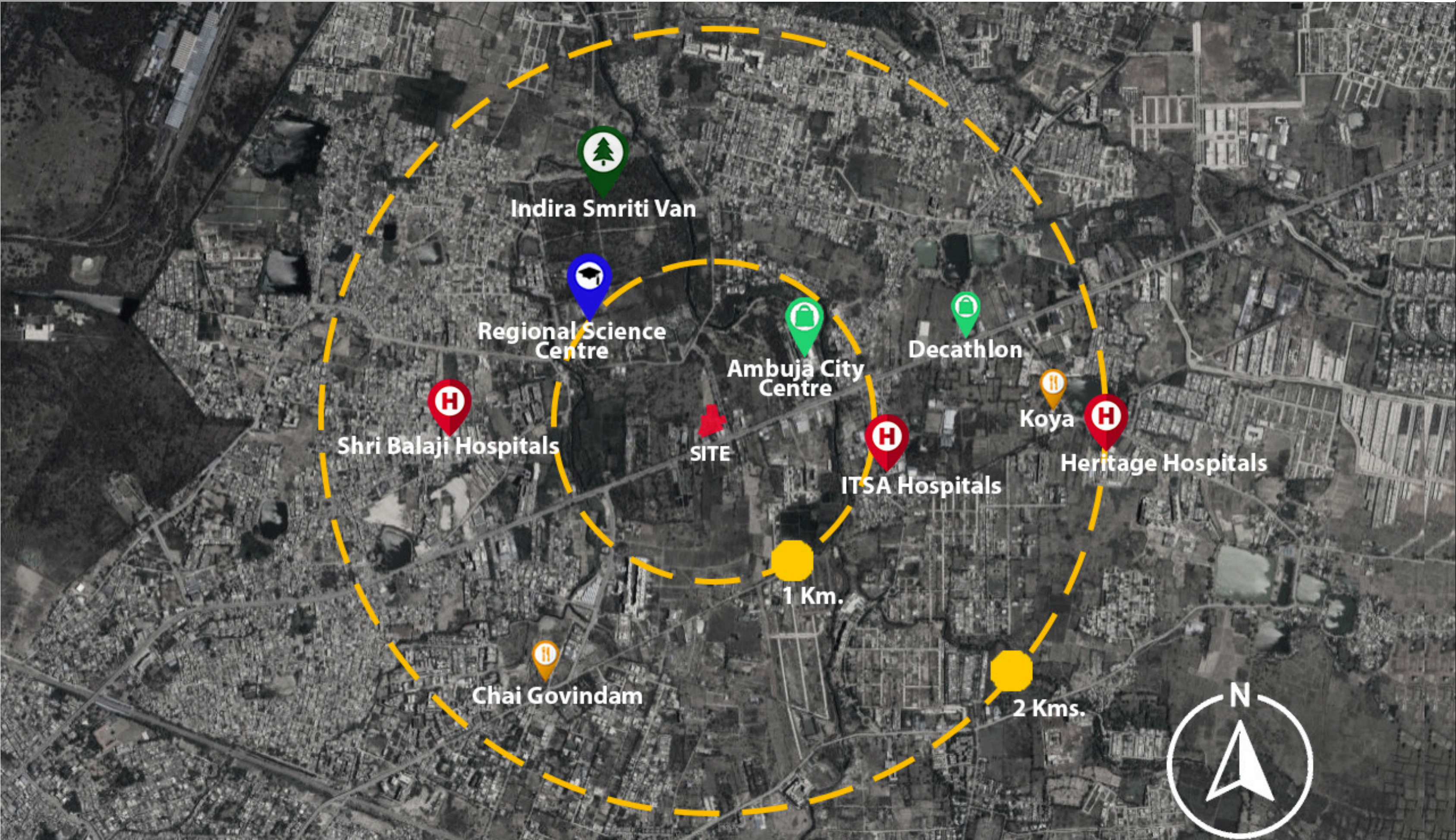
SITE LOCATION





-  Gentle Winter Breeze
-  Strong Summer Monsoon Wind





Use case ...



Small offices

Ideal for freelancers and startups, these compact offices offer flexibility, shared amenities, and a productive work environment within a thriving commercial setup.



Corporate offices

Premium office spaces for established businesses, offering privacy, scalability, and a strong corporate presence in the heart of Nexus Commercial.



Studio retails

Compact, high-visibility retail units perfect for boutique brands and designers to showcase unique products and create a personalized shopping experience.



Anchor shops

Spacious retail outlets for leading brands, designed to attract high footfall and act as major commercial anchors within the complex.

Use case ...



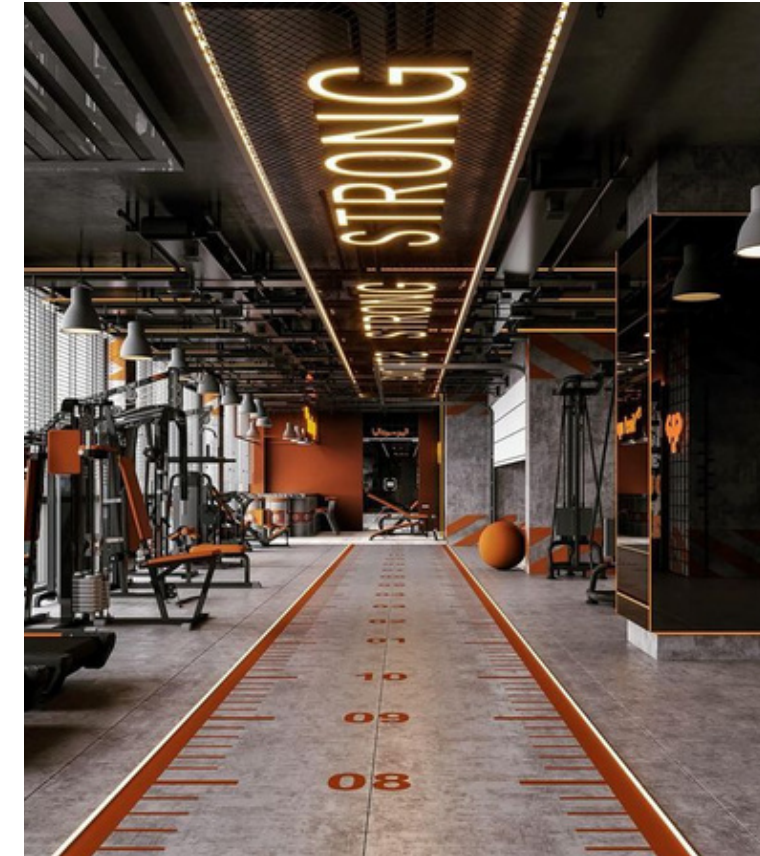
Cafes

Lively café spaces designed for casual meetings, coworking, and everyday hangouts—bringing energy and warmth to the central zone.



Restaurants

Versatile dining spaces that cater to quick bites and fine dining alike, attracting both professionals and local visitors with ease.



Gym

A modern gym designed for busy professionals and residents—promoting fitness and balance without stepping out of the complex.

While each space at Nexus Commercial is thoughtfully planned—be it offices, retail, or lifestyle zones—they are not rigid in function. The layouts and design allow for easy adaptability, meaning these units can be repurposed or reconfigured in the future based on changing demands, trends, or business opportunities. Whether it's transforming a retail space into a clinic, a studio into a coworking zone, or merging units for a flagship store—the development is built to evolve with time, ensuring long-term value and flexibility for investors and users alike.

Iterations ! ...



option 1.

"The building features a double-skin façade composed of perforated mild steel panels, designed for optimal thermal performance and daylight control, while creating a dynamic visual identity through a rhythmic grid of illuminated voids."



option 2.

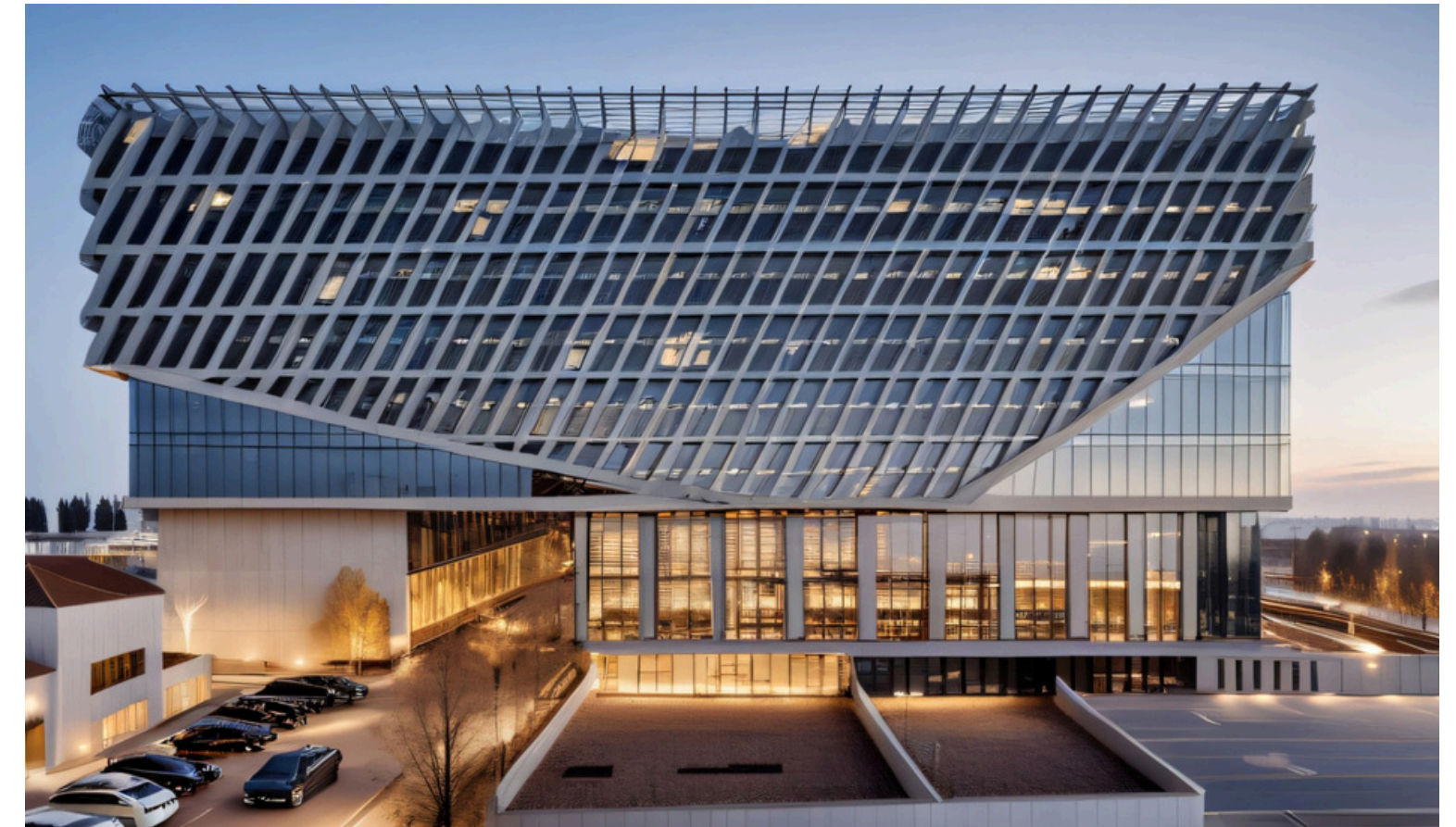
This building is designed to be a bold, modern landmark. The signature mild steel facade forms a rhythmic, wave-like pattern that's both striking and functional—offering natural shading, reducing heat, and adding sculptural depth to the elevation.

Iterations ! ...



option 3.

"A contemporary commercial landmark that fuses modern glass architecture with a rhythmic mild steel exoskeleton, creating both structural expression and visual identity — designed to embody strength, transparency, and urban elegance."



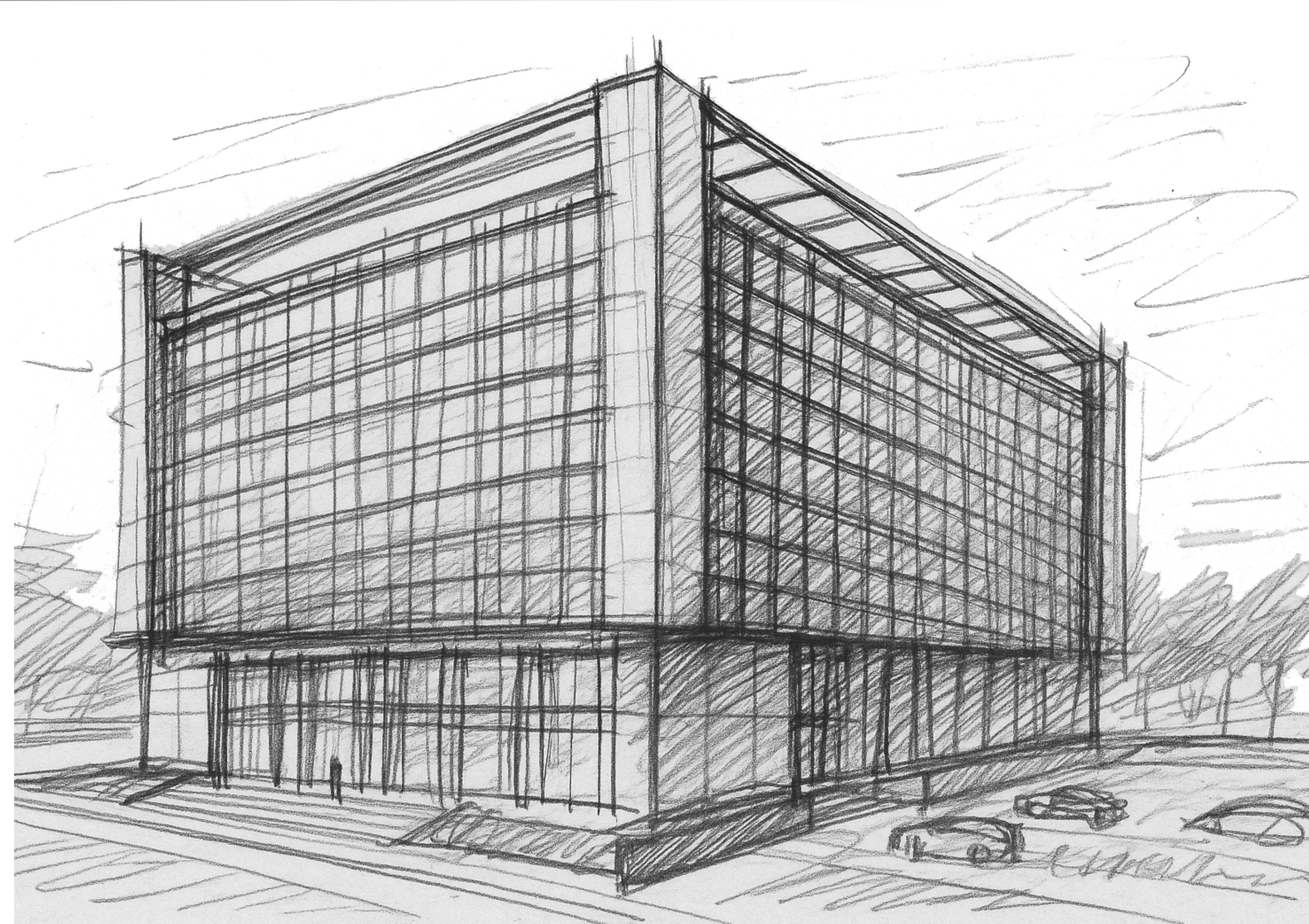
option 4.

"A sculptural expression of dynamic geometry and structural innovation, the design integrates a kinetic façade system with a cantilevered massing strategy to optimize natural light, solar control, and spatial hierarchy — creating a futuristic landmark that embodies movement and modernity."

Design Evolution Statement



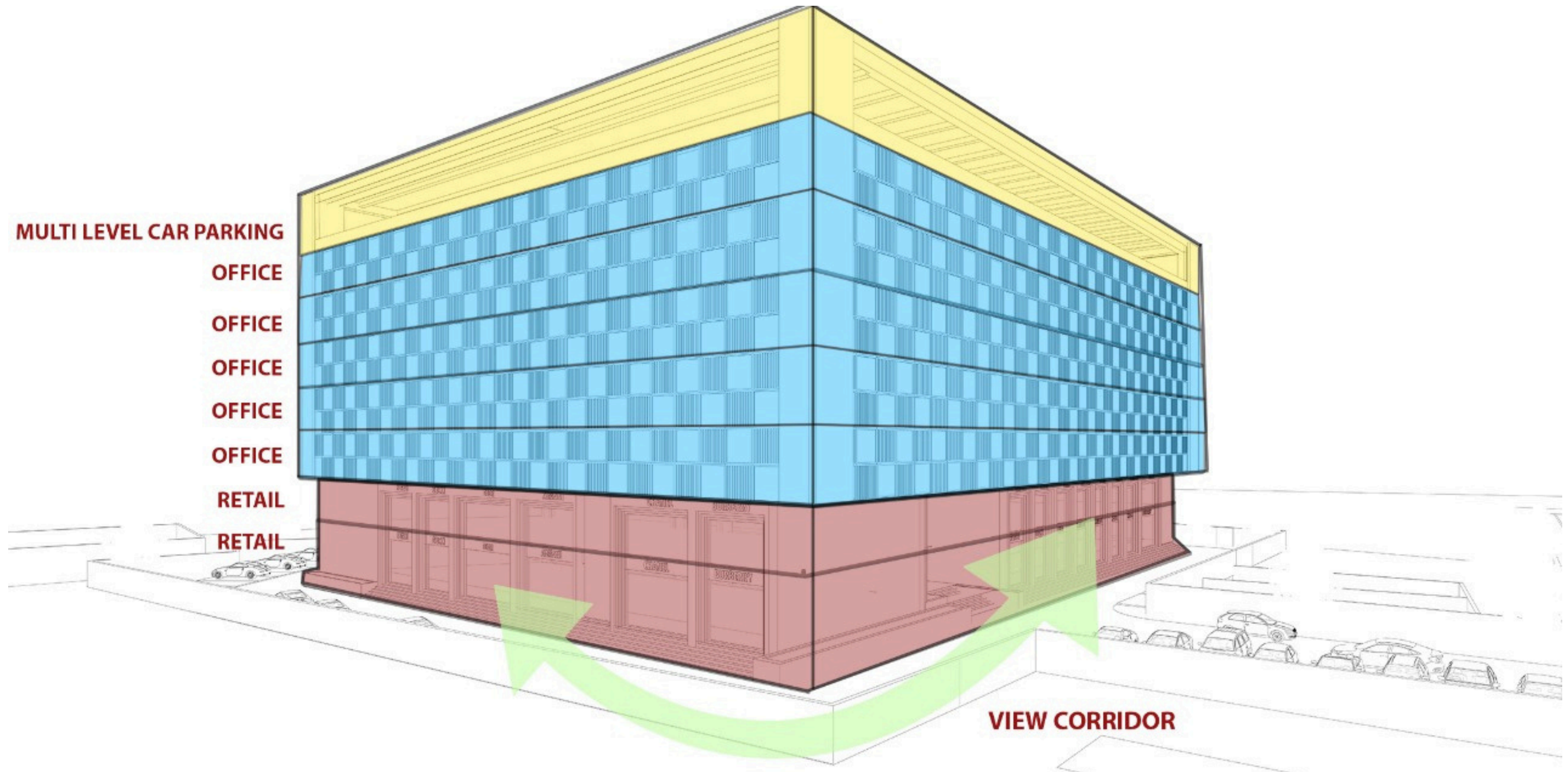
This initial sketch captures the core vision of the **Nexus Commercial building** — a **bold, rectilinear** form elevated above a transparent base, emphasizing **openness** and **modernity**. The final design evolves from this concept, refining the massing with stylistic layers drawn from **Classical symmetry, Gothic verticality**, and Modern minimalism. While the foundational geometry remains intact, elements like **façade detailing**, shading devices, and entry articulation were enhanced to create a more refined, functional, and **visually compelling structure**.



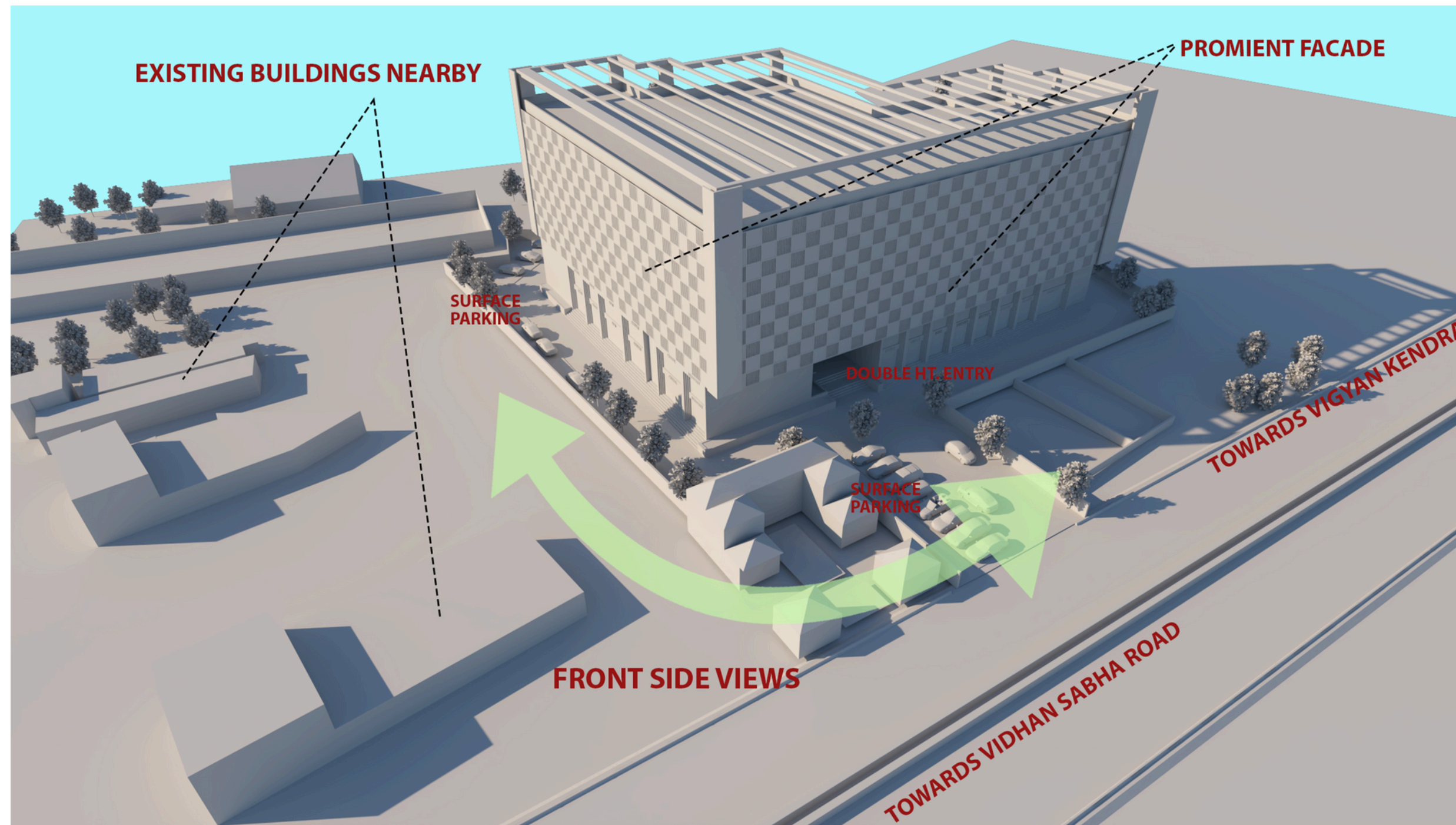
NEXUS



Stacking !



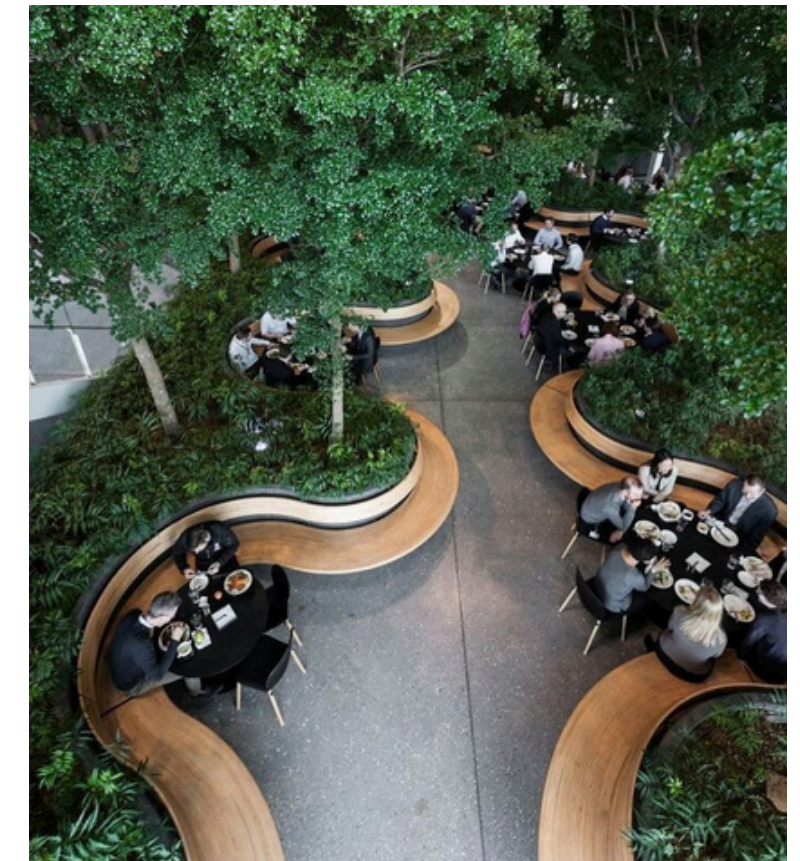
Fascade conceptualisation !



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Central Atrium !



At the heart of Nexus Commercial, the **Central Atrium** is envisioned as a one-of-a-kind space that brings together the best of four architectural styles to create a timeless experience. **Classical symmetry and Roman arches** establish a grand, balanced foundation. **Gothic-inspired height and detailing** introduce drama and elegance through vertical lines and sculpted forms. The richness of **Renaissance and Baroque** is reflected in lush landscaping, central features, and ornamental textures. All of this is seamlessly tied together with **modern minimalism**, open layouts, **sustainable materials**, and biophilic elements like **green walls and natural light**. This fusion transforms the atrium into a dynamic, multi-purpose hub — where heritage meets functionality and every element is designed to inspire.

Site plan



AREA DETAILS – 4842 SQ MT (52100 SQ FT)

Allowed ground coverage in sq m – 1936.8 SQ MT

Allowed ground coverage in sq ft – 20840 SQ ft

Achieved Ground Coverage – 20282 SQ FT

Allowed FAR – 2.5 = 12105 SQ MT

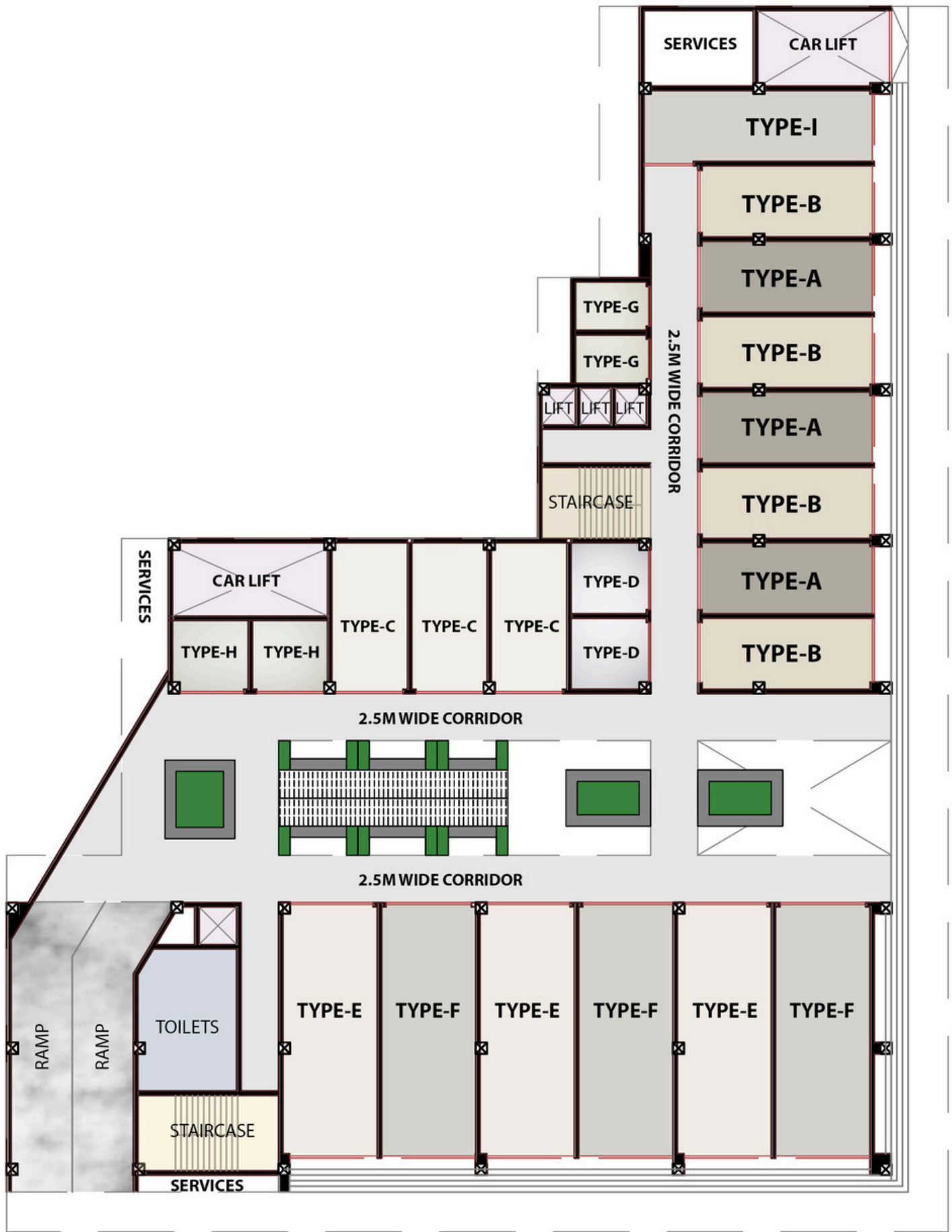
Allowed FAR in sq ft – 130250 SQFT

PROPOSED HEIGHT OF BUILDING –27 MT

REQUIRED MANDATE OPEN SPACE – 9 MT

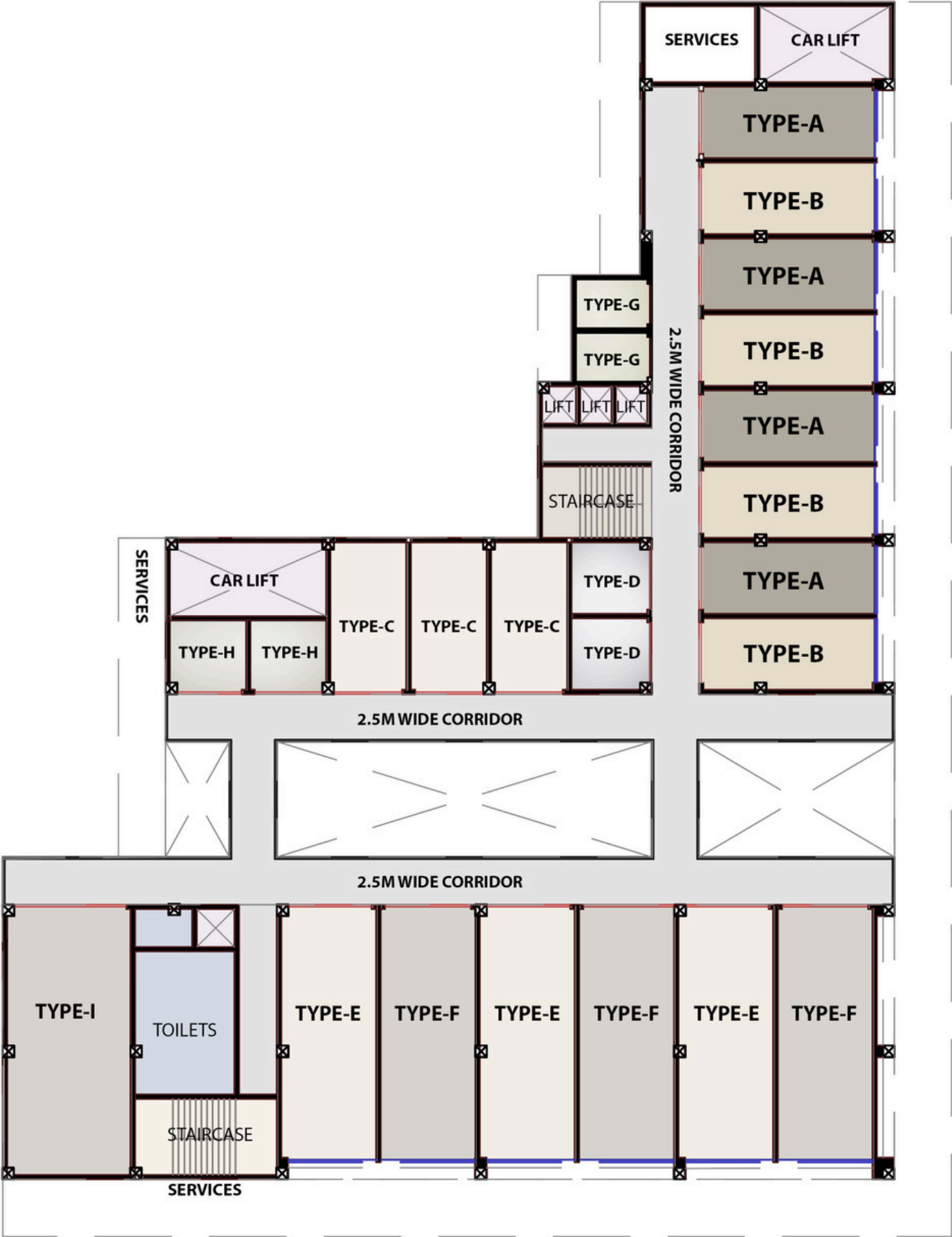
PROPOSED SET BACK – 9.1 MT

Ground floor plan



Area Statement			
S.No	Type (m)	Saleable Area	Unit
1	Type-A (9.4 x 3.8)	543	SFT
2	Type-B (9.4 x 3.8)	543	SFT
3	Type-C (4 x 8)	492	SFT
4	Type-D (4.2 x 3.8)	245	SFT
5	Type-E (5 x 13.6)	1044	SFT
6	Type-F (5 x 13.6)	1044	SFT
7	Type-G (4 x 2.6)	159	SFT
8	Type-H (4 x 3.9)	240	SFT
9	Type-I (9.4 x 3.8)	718	SFT

First floor plan

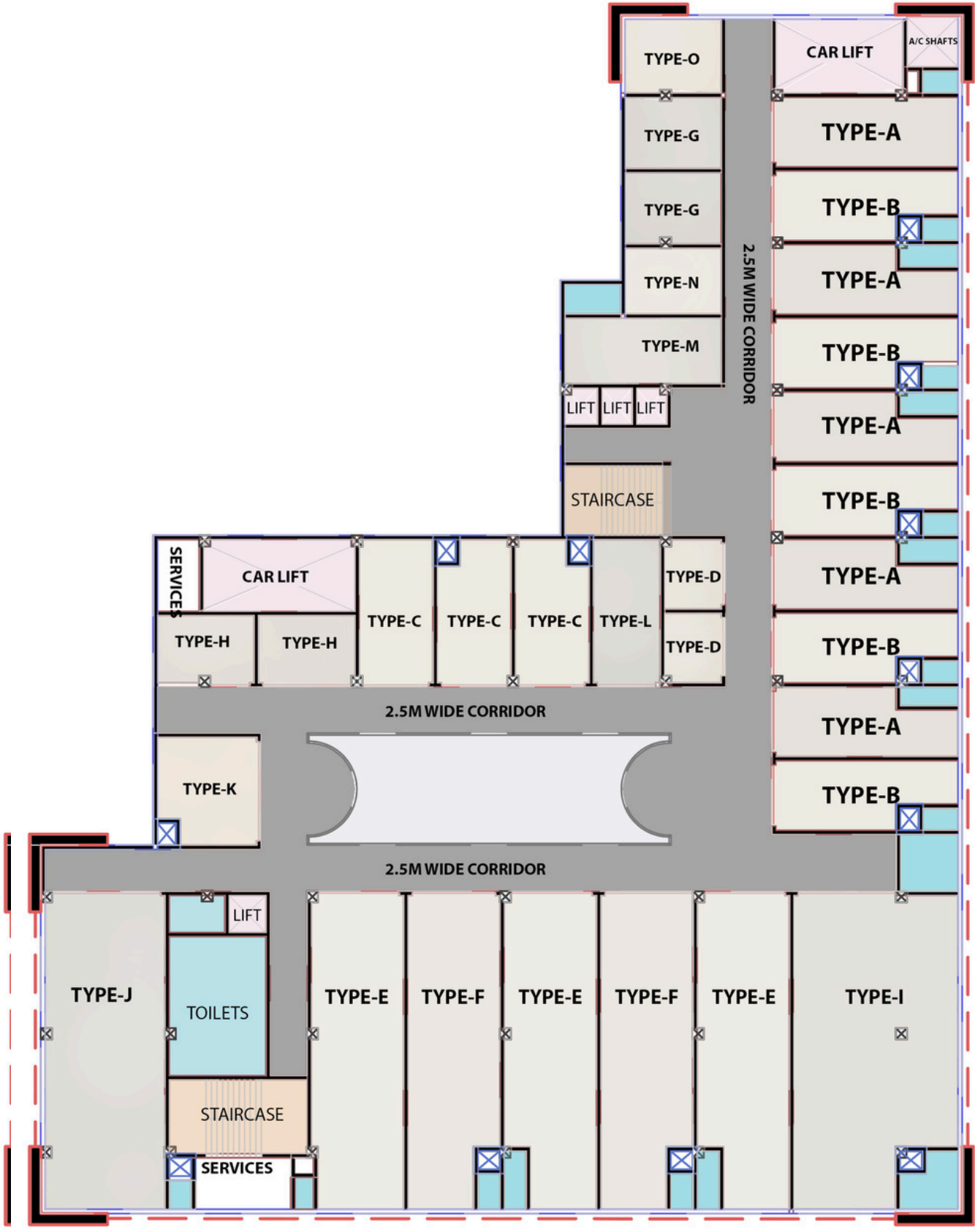


Area Statement			
S.No	Type (m)	Saleable Area	Unit
1	Type-A (9.4 x 3.8)	543	SFT
2	Type-B (9.4 x 3.8)	543	SFT
3	Type-C (4 x 8)	492	SFT
4	Type-D (4.2 x 3.8)	245	SFT
5	Type-E (5 x 13.6)	1044	SFT
6	Type-F (5 x 13.6)	1044	SFT
7	Type-G (4 x 2.6)	159	SFT
8	Type-H (4 x 3.9)	240	SFT
9	Type-I (6.5 x 14.5)	1424	SFT

Floor Plans (Typical Area Statement)

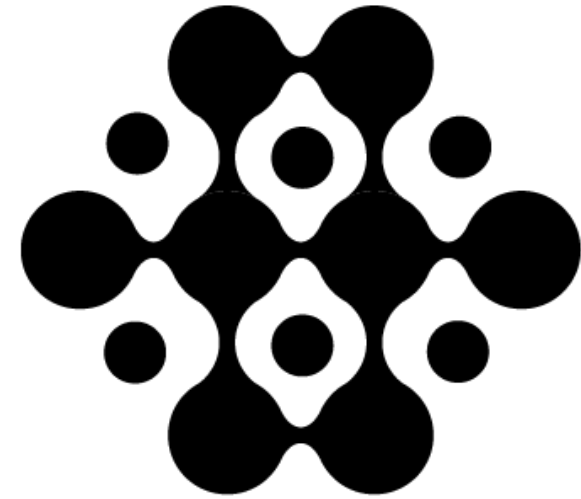


even floors – 2nd, 4th, 6th floor



odd floors – 3rd, 5th, 7th floor

Area Statement			
S.No	Type	Saleable Area	Unit
1	Type-A (10 x 3.8)	586	SFT
2	Type-B (10 x 3.8)	565	SFT
3	Type-C (4 x 8)	492	SFT
4	Type-D (3.3 x 3.8)	193	SFT
5	Type-E (5 x 17.3)	1333	SFT
6	Type-F (5 x 17.3)	1326	SFT
7	Type-G (5.2 x 3.9)	320	SFT
8	Type-H (5.2 x 3.8)	312	SFT
9	Type-I (8.9 x 17.3)	2528	SFT
10	Type-J (6.5 x 17.3)	1765	SFT
11	Type-K (5.6 x 5.9)	498	SFT
12	Type-L (3.6 x 8)	446	SFT
13	Type-M (8.5 x 3.6)	563	SFT
14	Type-N (5.4 x 3.6)	299	SFT
15	Type-O (5.4 x 4)	332	SFT



NEXUS

FUTURE AHEAD ...

