

Case Study: Project Giri Mandiram by BuildNext

Project Name: Giri Mandiram

Location: Kangazha, near Changanassery, Kerala

About the Location: Kangazha, Changanassery

Kangazha is a serene village nestled in the verdant landscapes of Kottayam district, Kerala. Its remote setting offers tranquility and a close connection to nature, making it an ideal location for a traditional home. However, the remoteness posed significant challenges in terms of logistics and resource availability. The nearest major town, Changanassery, is some distance away, complicating the procurement of materials and skilled labor.



Design Intent and Concept

Giri Mandiram was envisioned as a harmonious blend of traditional Kerala architecture and modern functionality. The design draws inspiration from the classic 'nalukettu' structure, featuring a central courtyard. However, to adapt to contemporary needs and environmental considerations, the courtyard is covered, providing protection from the elements while maintaining the essence of open space.

The home is situated amidst a fortified natural setting, offering panoramic views of the surrounding greenery. The design emphasizes simplicity and elegance, with clean lines and natural materials that complement the environment.



Execution Challenges

Land Development and Site Preparation

Topographical analysis revealed that the plot featured multiple levels with varying gradients. This added a layer of complexity to land development, as it required careful grading, cut-and-fill strategies, and customized foundation solutions to adapt to the terrain. Ensuring consistent structural stability and effective water drainage across these varying elevations demanded precise planning and expert soil management. These efforts were crucial to preventing long-term settlement issues and ensured the foundation was both durable and safe, although they extended the duration and intricacy of the initial phase of construction. The final design embraced the site's natural undulations by incorporating multiple levels within the structure, carefully integrated to maintain harmony with the terrain and avoid disrupting the surrounding landscape.

Logistics and Material Procurement

The remote location of Kangazha meant that transporting construction materials required meticulous planning. Limited access roads and the distance from suppliers in Changanassery necessitated careful scheduling to ensure timely delivery and prevent delays.

Skilled Labor Availability

Traditional Kerala architecture demands specific craftsmanship, particularly for elements like sloped tiled roofing. Sourcing artisans skilled in these techniques was challenging due to the location. BuildNext addressed this by bringing in experienced craftsmen from other regions, ensuring the authenticity and quality of work.



Extensive Fabricated Roof Structure

To ensure the authentic feel of a traditional Kerala home with tiled roofing, an extensive fabricated roof structure was designed and executed. This structure faithfully replicates the proportions and detailing typical of vernacular Kerala architecture. Skilled fabricators were brought in to create the custom components, ensuring both durability and visual authenticity. The tiled roofing system not only enhances the traditional aesthetic but also contributes to the thermal comfort and character of the home.

Integration of Modern Amenities

Incorporating modern amenities into a traditional design required innovative solutions. For instance, integrating concealed wiring and plumbing without disrupting the aesthetic integrity of the traditional design was a complex task that was successfully managed through careful planning and execution.

Outcome

Giri Mandiram stands as a testament to BuildNext's ability to delivering quality homes that respect aesthetics while embracing modern comforts. The successful completion of this project, despite the logistical and resource challenges, highlights the team's dedication and expertise. The home not only fulfills the client's vision of a traditional abode but also serves as an example of how modern construction techniques can be harmoniously integrated with classic design principles. The project showcases the seamless blend of tradition and modernity.

Importantly, even with the project's complexity and the remoteness of its location, BuildNext successfully maintained a strict execution timeline, delivering the completed home in under 12 months.

For a visual tour of Giri Mandiram, you can watch the video here: [YouTube Link](#)
This case study underscores the importance of adaptability and meticulous planning in executing construction projects in remote locations, ensuring that the final outcome aligns with the client's vision and the site's unique characteristics.

