



FOUR SEASONS
PRIVATE RESIDENCES
Mumbai

A PROVENANCE LAND DEVELOPMENT



PROVENANCE
LAND

41
4



SIXTY-FOUR FLOORS. FORTY-ONE MAGNIFICENT RESIDENCES.
FIFTY-FOOT-HIGH PANORAMAS OF CITY AND SEA. UNSURPASSED

An abstract graphic in a lighter blue shade on a dark blue background. It features a large circle on the left side, partially cut off by the edge. Several straight lines intersect: a diagonal line from the top left, a vertical line on the right, and a horizontal line at the bottom. These lines also intersect the circle.

ONE-TO-TWO FLOORS PER HOME. SIX HUNDRED AND
SERVICE. AN ICONIC DEVELOPMENT - THE FIRST OF ITS KIND IN MUMBAI.

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Mumbai 400018

India

For more information, visit
www.mumbaioresidences.com

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Depictions of the property design in this book are accurate at the time of publishing. Variations from the depicted design and service offering may occur as construction and implementation of Four Seasons Private Residences Mumbai proceeds. Certain elements designed by Yabu Pushelberg are optional for the buyer.

06 INTRODUCTION
AN ICON
IN THE MAKING
FOUR SEASONS
PRIVATE RESIDENCES MUMBAI

18 CHAPTER 1
A LIFESTYLE
LIKE NO OTHER
FOUR SEASONS' RESIDENTIAL LUXURY
ARRIVES IN MUMBAI

30 CHAPTER 2
AN EXCLUSIVE
FUTURE
A CLOSER LOOK AT HOTEL-BRANDED
LUXURY RESIDENCES

38 CHAPTER 3
A VISION THAT
WILL REWARD YOU
ADARSH JATIA ON CURATING
A LIFE OF LUXURY

44 CHAPTER 4
LIVING BY THE
GOLDEN RULE
THE FOUR SEASONS PROMISE
OF QUALITY AND SERVICE

50 CHAPTER 5
SVELTE
ICONOGRAPHY
PERFECTING THE ARCHITECTURE
OF THE SKY-HIGH HOME

58 CHAPTER 6
CONSTRUCTING
THE VIEWFINDER
STRUCTURAL ENGINEER
DONALD W. DAVIES SPEAKS WITH
ARCHITECT STEVE WEINDEL

64 CHAPTER 7
SPACES
OF SERENITY
THE QUIET BEAUTY OF THE MODERN
LUXURY INTERIOR

80 CHAPTER 8
PARADISE
GARDEN
A SECLUDED ESTATE AND
ITS FULFILLING NATURAL WORLD

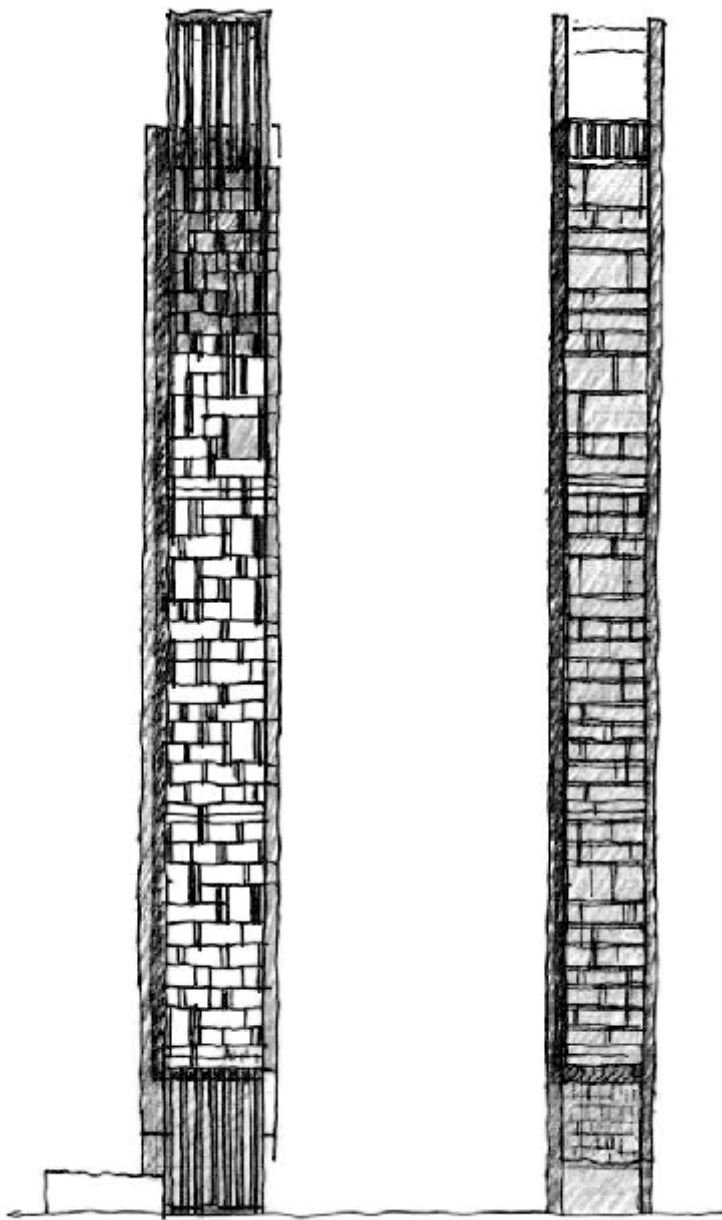
88 CHAPTER 9
ON ART AND
INSPIRATION

INTRODUCTION

Four Seasons and Provenance Land are pleased to announce the new benchmark for luxury residential real estate in India: Four Seasons Private Residences Mumbai. With design elements inspired by the precious jewels and gemstones beloved by maharajas through the ages, Four Seasons Private Residences Mumbai is set to become a treasured heirloom for the small circle of residents who will call this prestigious Worli address home.

AN ICON IN THE MAKING

FOUR SEASONS
PRIVATE RESIDENCES MUMBAI



The property will be distinguished from India's 'luxury norm' by a very modest number of residences and surprisingly expansive floor areas. Residents will be indulged by Four Seasons legendary level of service within a world-class property that is being crafted by a handpicked team of leading international design consultants and artists. These residences will offer true exclusivity the likes of which Mumbai has yet to see.

This book is a chronicle of the conceptualisation and development of this elegant property – Mumbai's first hotel-branded residential development, and an icon in the making.

Sixty-four floors. Forty-one magnificent residences. One-to-two floors per home. Six hundred and fifty-foot-high panoramas of city and sea. Unsurpassed service. An iconic development – the first of its kind in Mumbai.

A SHARED VISION OF EXCELLENCE

Four Seasons Private Residences Mumbai emerges from the successful collaboration between Four Seasons and Provenance Land – formerly Magus Estates, one of India's oldest hospitality development groups and the first to bring five-star international hospitality to the country. Through the years, group has become known for its successful development of five greenfield projects in India.

The successful relationship between Four Seasons and Provenance Land was cast in 2003 with the agreement to open India's first and only Four Seasons Hotel in Mumbai. Combined, the two entities boast eight decades of experience in crafting and providing impeccable hospitality experiences. They are aligned by their passion for authentic luxury and their commitment to delivering the finest possible service and care. Their partnership has led to the consistent ranking of Four Seasons Hotel Mumbai among the country's very best hotels.



VISUAL REPRESENTATION OF THE PRIVATE RESIDENCES ON THE LEFT
OF THE HOTEL TOWERS



CLOCKWISE FROM THE TOP LEFT: ADARSH JATIA - MANAGING DIRECTOR, PROVENANCE LAND;
STEVE WEINDEL- PRINCIPAL DESIGN DIRECTOR, GENSLER; GLENN PUSHELBERG & GEORGE YABU - PRINCIPALS,
YABU PUSHELBERG; ISADORE SHARPE- FOUNDER & CHAIRMAN, FOUR SEASONS HOTELS AND RESORTS;
WANNAPORN 'PUI' PHORNPRAPHA- FOUNDER & PRINCIPAL, P LANDSCAPE; DONALD W. DAVIES -
PRINCIPAL DIRECTOR, MAGNUSSON KLEMENCIC ASSOCIATES

THE MASTERY OF A WORLD-CLASS DESIGN TEAM

Consultants who count among the world's best providers of creative and technical expertise have been assembled to craft this unique property. The San Francisco team of international architecture firm Gensler (the team responsible for the design of Shanghai Tower) is providing master planning and highly considered architectural services. Respected interior design firm Yabu Pushelberg (Toronto and New York) is crafting impeccable modern interiors and impressive private amenity spaces – the settings for inspirational living. Landscape architecture studio P Landscape (Bangkok) is

nurturing serene private gardens around the tower.

Structural and civil engineering firm Magnusson Klemencic Associates (Seattle) is providing the structural innovations necessary to bring the tower's slender proportions to reality. Mechanical, electrical, and building services engineering firm J Roger Preston (Hong Kong) is delivering environmentally friendly systems and state-of-the-art home intelligence.



VISUAL IMPRESSION OF THE PENTHOUSE LIVING ROOM

THE POWER OF NUMBERS

This innovative property is being designed from the inside out with a focus on the valuable residential experience that will come from having an entire floor to call one's own. At a minimum, residences will offer three impressively large bedrooms (Three-bedroom Single-floor Residence), with the option to reconfigure for four bedrooms prior to occupation. North and South Duplexes, Garden Duplexes, and Penthouses will occupy one and a half or two floors each, with up to six

bedrooms for multi-generational families as well as a variety of additional spaces. Secure private entry lobbies (accessed by three private high-speed elevators) will lead into each residence, where the incredible western sea view will unfold like a painting. A rare degree of privacy will be granted by this planning approach, as well as a level of exclusivity that is unheard of in Mumbai.

The bedrooms at the Four Seasons Private Residences will be among

the largest to be found in the city. Residences will range in carpet area from 3,275 square feet for a three-bedroom single-floor Residence to over 6,500 square feet for a Penthouse. Ceiling heights of 11 and a half feet and floor-to-ceiling glazing unobstructed by structural components will allow for breath-taking views of Mumbai's architectural fabric, the expanse of Mahalaxmi Race Course, and all the colours of the sunset over the Arabian Sea. The Penthouses will offer an

incredible unbroken expanse of glazing stretching 80 feet from north to south.

Mumbai's skyline will be redrawn by the slenderness and height of the tower, which will have a width-to-height ratio of 1:10. The tower's seemingly impossible slender proportions are being designed in conjunction with innovative engineering solutions such as the use of water tanks as dampers to prevent the perception of building sway.



ACUTAL VIEWS

AN EXQUISITE ESTATE IN A LOCATION OF VALUE

Crisp and elegant in form, the residential tower will be located alongside Four Seasons Hotel Mumbai, surrounded by its own private gardens yet offering the convenience of the hotel's many amenities. The estate is being master planned as the ultimate lush retreat from the thronging urban grain of Mumbai, with an environment of

extensive landscaping unfolding beyond a secured gateway that brings the peace of mind of a well-established protocol.

Emerging as Mumbai's most exciting district, centrally located Worli is welcoming a surge of high-end residential and commercial developments as south Mumbai

approaches saturation point. With the Mahalaxmi Race Course and Willingdon Golf Course – two of the city's few 'green lungs' – at its fringes and the Arabian Sea lapping at its western edge, Worli occupies an enviable location made even better by its easy access to the nearby Bandra Sea Link.

Worli places the best of Mumbai at one's fingertips. The property is twenty minutes away from Marine Drive and Colaba, and just five minutes from the popular shopping malls in Lower Parel, Mahalaxmi Race Course, and Willingdon Golf Course. Frequent travellers will enjoy the fact that the airport is under forty-five minutes' drive away.





AER BAR | INTERNATIONALLY ACCLAIMED, AWARD WINNING ROOFTOP BAR AT FOUR SEASONS HOTEL, MUMBAI

UNFORGETTABLE SERVICE AND A LIFESTYLE UNSURPASSED

Residents will benefit from the existing hotel facilities as well as their own private amenities within the residential tower. Dedicated highly trained staff will cater to residents' needs and whims with the finesse for which Four Seasons is trusted and loved.

Impeccable art-filled ground-level lobby spaces connected to beautiful gardens will provide the ideal surrounds in which to greet guests. The Residents' Club on level fifty one will incorporate a conveniently accessed gym, comfortable lounge spaces, a generous terrace, and a dining room/conference room for special gatherings. Soaring an astonishing 650 feet over the city, The Rooftop Lounge and Outdoor Cinema will offer the ultimate sanctuary for residents and their guests. This will be Mumbai's

highest open-air lounge/cinema, providing for a new dimension of city enjoyment.

Throughout the public spaces, a collection of two- and three-dimensional international artwork will build on the magnificent environment, enriching the lives of residents and guests both indoors and out.

THE ART OF LIVING WELL

Four Seasons Private Residences Mumbai is being planned and developed with the driving philosophy that true luxury is an art form. Like an artwork of the highest order, true luxury is a composition and an ongoing experience that emerges from a long period

of conceptualisation, the studied response to context and subject, and the considered compilation of observations and components into an inspired and relevant whole.

On the pages that follow, a variety of insights will illuminate the intricate processes at work in the development of Four Seasons Private Residences Mumbai. You are invited to share the vision and the passion for an unparalleled residential property, and a mode of true luxury that will last a lifetime and beyond.



CHAPTER 1

A LIFESTYLE LIKE NO OTHER

FOUR SEASONS' RESIDENTIAL LUXURY ARRIVES IN MUMBAI

When Four Seasons Hotels and Resorts built its first property, the year was 1961. The location was Toronto – the home city of Four Seasons' Founder, Chairman, and CEO Isadore Sharp. Four Seasons Motor Hotel was a modest structure by today's standards – a three-storey construction true to the prevailing style of the era with a flat roof and modular window frames, surrounding a central courtyard and pool. It was the first hotel in Canada to offer small bottles of shampoo (in addition to the standard soap) in its bathrooms, as well as towels that were bigger and thicker than the norm – elements that, despite be-

ing commonplace today, helped establish a new hospitality standard at the time.

Aided by the allure of a yearly art show held in its car park and the charisma of celebrities from the CBC headquarters across the street, Four Seasons Motor Hotel quickly became an exceedingly prestigious and fashionable destination, as well as a profitable business. A world-leading hospitality brand was born, and over the decades to follow it would cement its position as the purveyor of the best design, quality, customised service, and lifestyle in the world's finest locations.

Today Four Seasons manages over 94 hotels in 36 countries, as well as exclusive residential properties in 14 countries with 35 slated to open in the next 5 years, that are called home by over 7,500 owners, including Residence Club owners. Four Seasons buildings have certainly become taller and more elaborately appointed since 1961. Unchanged is the high standard of service carried out within them, which continues to be based on a deep understanding of the needs of customers and owners – from the preference for shampoo in the early 1960s to today's desire for digital connection with a property's management team. At Four Seasons, the exceeding of expectations is to be expected.



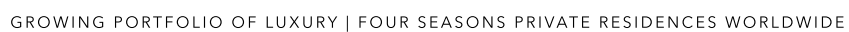
THE JOURNEY HOME

Four Seasons residences are created for anyone who has ever experienced a Four Seasons hotel or resort and said, "I wish I could live here." Private residences are a natural extension of the hospitality delivered by Four Seasons to its hotel guests, offering the now-legendary level of service on a permanent basis. Technically speaking, Four Seasons journey in the residential property arena began in 1981 with the contract to manage the famous luxury New York hotel The Pierre. The establishment was cooperatively owned by dozens of individuals, thirty of who lived in apartments interspersed among the hotel rooms. The Pierre was Four Seasons first experience of providing hotel-style service to owners – among

them the elite of New York's business and entertainment worlds.

A year later, the Four Seasons Residential programme began formally, with the construction of eight floors of luxurious condominiums (a total of 100 homes) atop the new Four Seasons Hotel in Boston. The opportunity to enjoy lifelong indulgence appealed to buyers, and as envisioned, the homes sold very well. Today the impeccably maintained property remains one of Boston's most desirable luxury residential locations, displaying remarkable investment retention rates.





A GROWING PORTFOLIO OF
EXCLUSIVITY



Four Seasons is now an expert in luxury residences, managing over 31 residential properties (condominiums, villas, and townhouses) around the world – from Bora Bora to Beijing. In all these destinations, Four Seasons residences count among the most prestigious and valuable addresses. More than

two-thirds of the 60 projects in the company's long-term development pipeline contain a residential component – an indication of the strong demand for finely executed property and an unsurpassed lifestyle. The movement of Four Seasons to branded residences is firmly established, and gaining momentum

every year. Currently, Four Seasons branded residential projects are at various stages of development in cities including New York, Miami, Los Angeles, Orlando (at Walt Disney World), Baltimore, Madrid, Shanghai, Beijing, Kuala Lumpur, Kyoto, Jakarta, Sao Paulo, Macao, and Marrakech.





The New York property – an 82-storey hotel and residential development under construction at 30 Park Place in Tribeca – will be downtown Manhattan’s tallest residential building when it is completed in 2016. It will also be one of the most impressive Four Seasons residential destinations, with residences of one to six bedrooms offering panoramic views of the Midtown skyline and New York Harbor. Living areas and master suites will be placed at the corners of floor

plates to maximise views, and ceiling heights will be a generous 11 feet. The development, designed by Robert A.M. Stern Architects, will include a landscaped park.

The oceanfront Miami property on Collins Avenue will also combine residences with a new hotel.

Slated for completion in 2016, Four Seasons Hotel at the Surf Club will incorporate a historic 1930s-era social club building as well as

new architecture designed by Richard Meier. Two residential towers, a private club, two restaurants, four swimming pools, and more than 40 beach cabanas will be created on the property, which offers 815 feet of unobstructed oceanfront. The sweeping glass-clad development will capitalise on the site’s natural beauty as well as its rich history and importance to the Miami community.



Four Seasons Private Residences Mumbai will share in this aura of exclusivity, leveraging on its position adjacent to Mumbai's well-established Four Seasons Hotel and offering a very small number of exquisite high-rise homes with some of the largest floor areas and room sizes in Mumbai – truly a niche development in a vibrant city, catering to the uber-elite. Ceiling heights of 11.5 feet and expansive swathes of column-free floor-to-ceiling glazing will see the panoramic views of the Arabian Sea

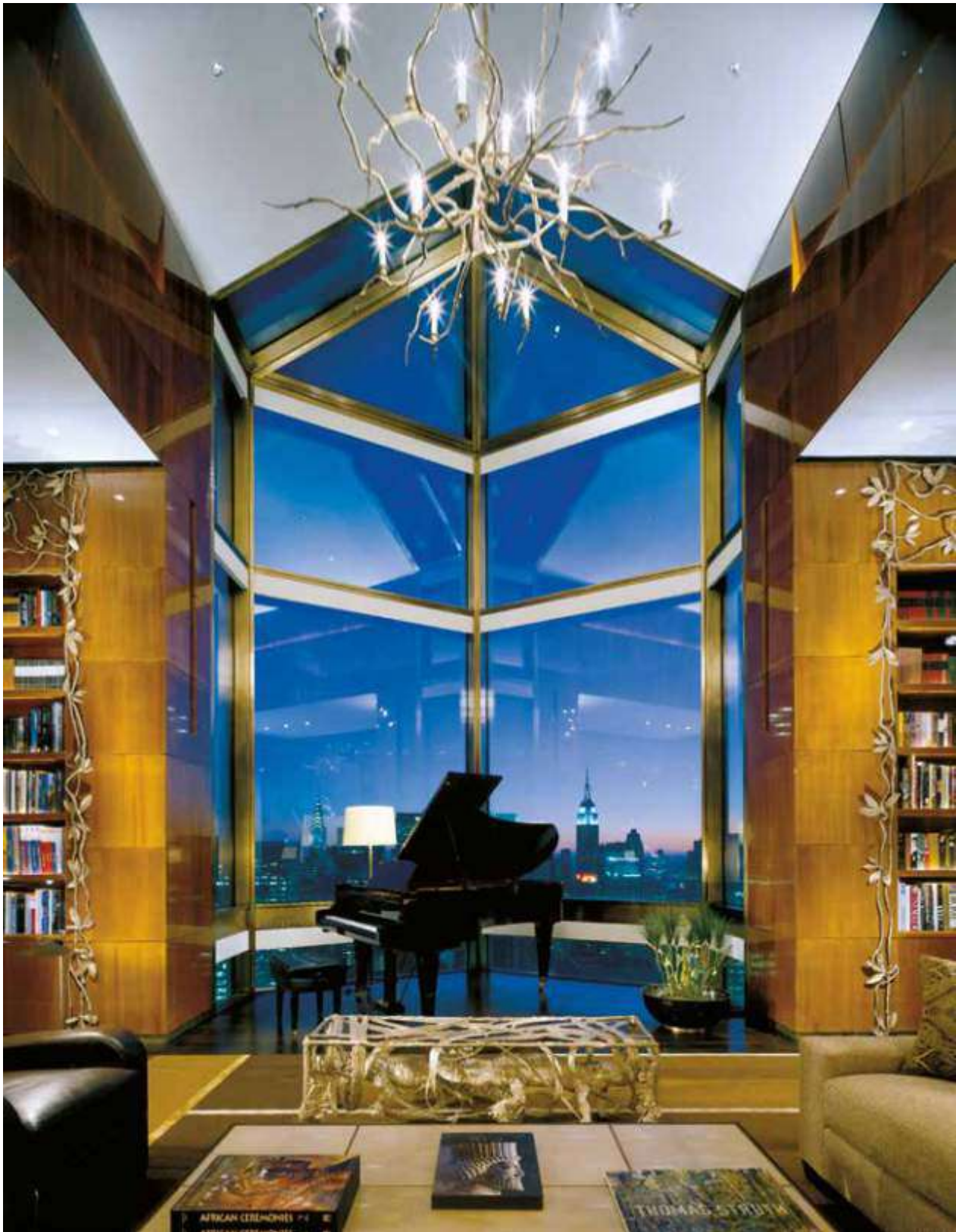
and the city becoming a beloved part of everyday life for residents. There is perhaps no other high-rise residential development in Mumbai that can offer views (be they sweeping or framed) through every façade that encloses the home.

"Four Seasons does not adopt a 'one-size-fits-all' approach – especially in luxury residential development," says Paul White, Senior Vice President and Co-Head of Residential, Four Seasons

Hotels and Resorts. "We develop residences that are in harmony with each market we enter in terms of culture, style, design, floor plans, and hotel-inspired amenities. We focus on creating genuine and authentic ownership experiences. While there is consistency in our service across our locations, each of our private residences is different and reflects the locale and culture. Mumbai is no exception. It has been conceived by developer Provenance Land as a property that will change perceptions about luxury high-rise

residences. It will be a property for those who know and appreciate the best."





FOUR SEASONS, NEW YORK CITY | THE TY WARNER PENTHOUSE AT THE FOUR SEASONS IS THE MOST EXPENSIVE HOTEL SUITE IN NEW YORK CITY AT \$45,000 A NIGHT.

AN ENDURING PARTNERSHIP IN MUMBAI

The successful hotel presence of Four Seasons in Mumbai was born in 2003, when, after a long search for a suitable development partner in India, Isador Sharp signed an agreement with the Jatia family of Magus Estates (now Provenance Land) for the management of a Four Seasons hotel in Worli. Sharp believes that a cultural match and shared vision with his development partners are the keys to enduring relationships. The partnership between Four Seasons and the Jatia family emerged from a mutual vision of delivering an unparalleled guest experience, and the shared belief in respect, quality, and trust. Setting a new standard for luxury hospitality in Mumbai, the sleek, glass-clad 33-storey Four Seasons Hotel opened in Worli on 12 May 2008. The partners' decision to develop private residences adjacent to the hotel was based on the expectation that as wealth creation

expands across India, so will the demand for high-quality branded residential developments that offer superior service, design, and brand prestige. Furthermore, as the demands on people's time continue to increase with the complexity of modern lifestyles in India, opportunities for worry-free living – now and many years into the future – will become ever more sought after. Being developed by the same team, the Mumbai hotel and residences will resonate with a succinct expression of brand and quality.

Those living at Four Seasons Private Residences Mumbai will be able to



SIGNING OF STRATEGIC ALLIANCE ON 24TH OCTOBER, 2003. ATTENDED BY CANADIAN PRIME MINISTER, JEAN CHRETIEN (STANDING IN THE MIDDLE) FOUNDER AND CHAIRMAN OF FOUR SEASONS HOTELS AND RESORTS, ISADORE SHARP (MIDDLE OF FRONT ROW) AND FOUNDER AND OWNER OF PROVENANCE LAND, RAJ KUMAR JATIA

enjoy their own private amenities and service within the residential tower, and also take advantage of the facilities at the neighbouring hotel. Just steps away, the hotel will be an extension of home, offering an extended selection of fitness facilities, food and beverage destinations, pool, and business centre. The transfer of the hotel experience to a residential development involves a faithful brand expression as much as the integration of hotel-style services and amenities. The combination of a high-quality property (every detail of which is being passionately curated by Provenance

Land) and Four Seasons standard of service will create a coveted lifestyle like no other.

A LONG-TERM COMMITMENT AND A FRESH VISION FOR THE FUTURE



THE FLAGSHIP FOUR SEASONS HOTEL IN INDIA

A new home represents the beginning of a new phase in life – one that any buyer will reasonably hope to be a fruitful and potentially long-term investment. Of all possessions, the family home is perhaps the principal item that one imagines bequeathing to their children in the tradition of the most treasured heirlooms. Four Seasons requires the finest quality of construction, fit-out, and maintenance to assure that a Four Seasons Private Residence will be an investment with a long future. As Four Seasons properties such as the Boston residences have demonstrated so well, a strict adherence to the highest standards assures longevity in physical terms, as well as lasting market appeal and an uncompromised lifestyle.

Four Seasons has itself recently embarked on a new phase with the appointment of a new President and CEO. Allen Smith was previously the CEO of Prudential Real Estate Investors. His appointment in September 2013 can be looked upon as a means of bolstering Four Seasons recent push for accelerated company growth. While further strengthening its iconic brand profile, this will also create new opportunities for its residential owners, hotel guests, employees, and hotel owner partners worldwide.

Smith commented at the announcement of his appointment, “Having led a global real estate investment business, I am convinced there is no greater hotel brand. The market demand for Four Seasons around the world is enormous. This is a remarkable situation for me to leverage the complete range of skills developed over my career and it is an honour to help take one of the world’s most admired companies to even greater heights and more great places.”

Isadore Sharp, true to the philosophy with which he developed Four Seasons, used the occasion to refocus attention on one of the building blocks of the brand: its culture. “I could not be more pleased with the selection of Allen to lead Four Seasons forward. He shares the vision and values of our organisation and will complement our outstanding executive management team and inspire our exceptional employees around the world. Allen has demonstrated a commitment to excellence and will ensure that Four Seasons further enhances its position as the world’s leading luxury hotel brand.”

In the cycle of the seasons, perhaps this period of growth is akin to a vibrant spring for the Four Seasons brand. The future certainly looks bright.

CHAPTER 2

AN EXCLUSIVE FUTURE

A CLOSER LOOK AT HOTEL-BRANDED LUXURY RESIDENCES

It was a hotel that developed what is considered to be the world's first branded residence. The Sherry Netherland Hotel in New York offered private residences when it opened way back in 1927. Today, the key drivers of the high-end branded residential sector include not only hotels, but also design personalities and fashion brands. From London to New York and from Singapore to Tokyo, branded luxury residential properties have become increasingly sought after in global financial capitals the world over. A principle attractor is the opportunity to associate with a known name – often seen as a means of reducing risk.

The past ten to fifteen years have seen a rise in the number of collaborations between high-end fashion brands and property developers, firstly in the hotel sector and thereafter in the luxury residential arena. Hotels and residences have emerged in prime locations with interiors designed by the likes of Versace, Armani, Missoni, and Bulgari. There is no question about the immediate stylistic appeal and desirability of developments associated with admired fashion and design brands. What they can lack, says Adarsh Jatia, Managing Director of Provenance Land, is the expertise of an established and trusted operator and the assurance

of long-term maintenance to an impeccable standard – by that same operator. "Mumbai is yet to see a hotel-branded luxury residence," he notes, "where service level and maintenance can match style and prestige."

A photograph of the Four Seasons George V hotel entrance at night. The building is a grand, multi-story structure with a light-colored stone facade. The entrance is framed by a large, ornate archway with intricate ironwork. Two large, white, classical-style urns filled with greenery stand on either side of the entrance. Above the entrance, a dark sign with white lettering reads "FOUR SEASONS" on the left and "GEORGE V" on the right. The building is illuminated by warm, yellow lights, and the sky is a deep blue. Two flags, the Canadian flag and the French flag, are flying from a pole in front of the building. The overall atmosphere is one of luxury and elegance.

FOUR SEASONS

GEORGE V



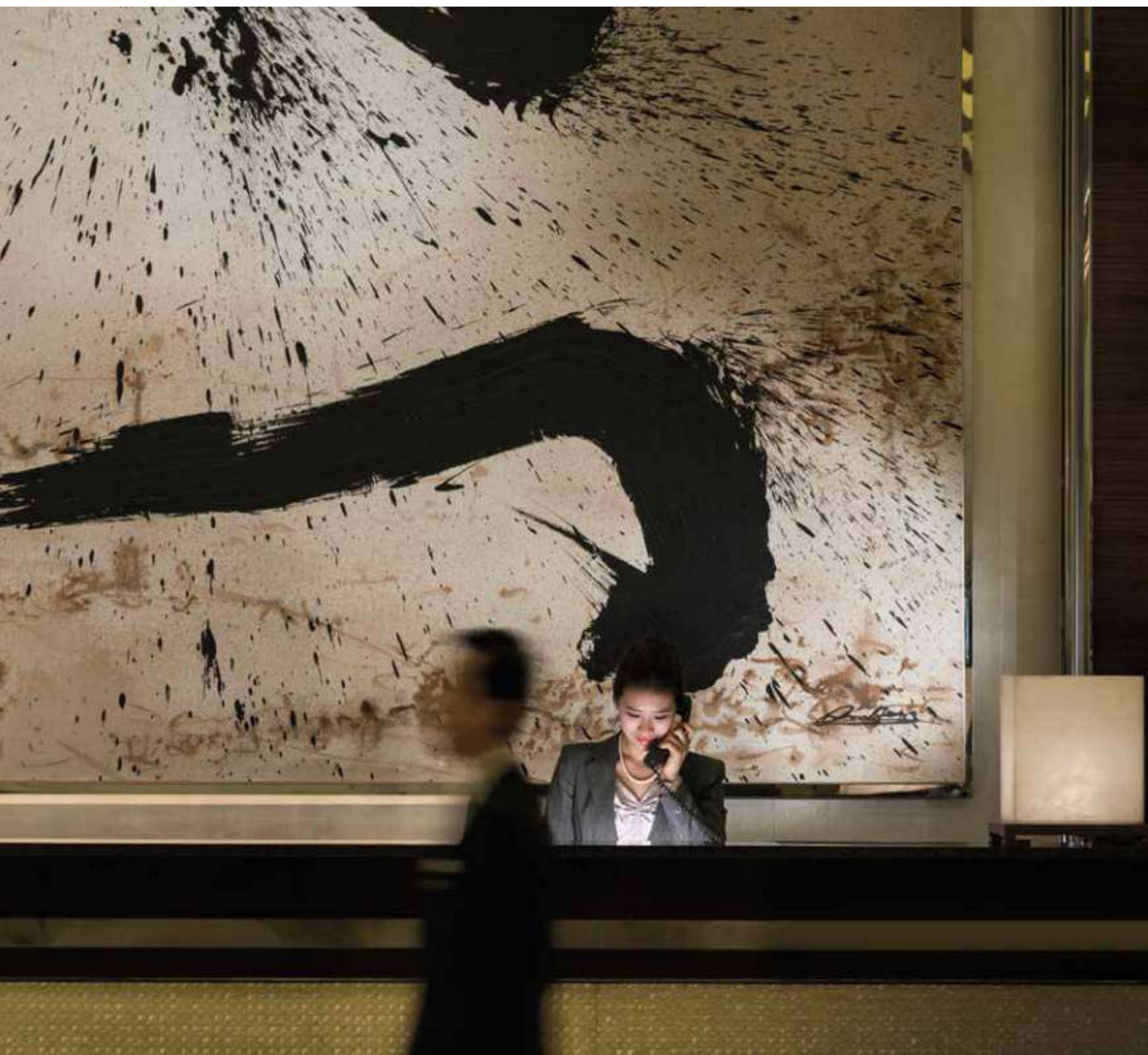


In fact, it is only in the past few years that India has seen the emergence of the branded residential category in general. In India, the sector has grown roughly 5-6% per annum, reports Anuj Puri, Chairman and Country Head (India) at JLL India. Most such properties are located in Mumbai, Pune, and Delhi NCR, he says, and of these centres, Mumbai has seen one of the highest concentrations of premium residential properties. Luxury residential properties that are branded specifically by hotels, however, remain in limited supply in India. It has been noted that the premium for hotel-branded residences is likely to be greater in emerging locations than in established areas.

Analysis of the price premiums achieved by the branded residential sector (in general) in the world's key developing markets has produced encouraging figures. In a paper titled 'Branded Developments: The impact of branding on luxury residential developments, 2012', Knight Frank reported that branded developments outperformed their non-branded counterparts with an average premium uplift of 31%. Branded developments, concluded the report, sit at the innovative edge of the market where competition is at its height.

The report also noted the shift in investment assets among the wealthy toward residential property in the turbulent several years leading up to 2011. This shift, said the report, encouraged developers to create premium propositions, and increased attention on branded residences has been a result. In London, the One Hyde Park hotel-branded residential development, for example, is reported to have bucked every trend in UK property; it is expected to reach £10,000 per square foot by 2016 according to independent research undertaken by Knight Frank in 2011. Some developers and commentators have suggested that luxury branded residences are among the most recession-proof of asset categories.





Four Seasons has been known to perform very well in the sector. Knight Frank reported in 2011 that Four Seasons branded residences boast premiums of between 20% and 40%. Four Seasons Private Residences Marrakech – a luxurious development of 43 townhouses and villas with views of the city and the Atlas Mountains – has seen price premiums of up to 40% against the market, stated an article on the UK-based 'Homes & Property' website. "Four Seasons is the most

successful internationally recognised brand for adding value," the article stated, highlighting the strength of this hotel brand in the branded residences sector.

"A hotel brand of pedigree – one that consistently delivers quality and chooses its locations carefully – is essential for the long-term success of hotel-branded residential properties," says Jatia. "I believe I have found the right partner in Four Seasons." Branded private

residences of true luxury, he says, are not to be confused with projects that are simply backed by a designer or endorsed by a celebrity. "True branded private residences are residential units that are managed by hotel brands and are part of a hotel compound. In fact," he says, "Four Seasons is one of very few global luxury hospitality brands that truly focuses on serviced residences."



He continues, "Buyers can feel assured that the physical standard of a property managed by a brand such as Four Seasons will remain high, because the building, its public interior spaces, and its landscape will be well maintained on an ongoing basis. The impeccable standards and consistency of Four Seasons will give any potential buyer confidence in the delivery and ongoing management of an address and a lifestyle that cannot be matched."

"This will be the first hotel-branded residence in Mumbai," says Jatia, who wishes to set new standards with the property using his experience in the hotel sector. "Provenance Land builds landmark assets with a focus on long-term asset management. Rather than following the many trends that continue to emerge in the branded residential property market, we prefer to concentrate our efforts, do fewer things, but do them well. Hotels have been

our business for many years, and we have chosen to open a hotel-branded residence with Four Seasons because that brand is the epitome of luxury."

Jatia believes that as wealth creation expands in India, the demand for high-quality residential property in Mumbai will undoubtedly rise. "I am confident that based on aspirations, service levels, design, quality, location, and ultimately brand provenance, the appeal of a

Four Seasons branded residential development is very likely to be maintained in the future."



CHAPTER 3

A VISION THAT WILL REWARD YOU

ADARSH JATIA
ON CURATING A LIFE OF LUXURY

For over thirty years, Raj Kumar Jatia and Adarsh Jatia have established a pre-eminent reputation in hotel development. Theirs is a leading voice in India's luxury hospitality industry, having been the first hospitality development group to bring five-star international hospitality to India. The Jatis introduced two of the most sought-after international luxury hotel chains to the coun-

try – Four Seasons (Mumbai) and Hyatt Regency (Delhi, Mumbai, Pune, and Kolkata) – and have long been regarded as innovators in this sector.

Turning their attention to the hotel-branded residences arena in partnership with Four Seasons has allowed the Jatis to keenly focus on bespoke design for an unparalleled residential lifestyle that

will nourish owners and impress their guests today and well into the future. In the interview that follows, Adarsh Jatia, Managing Director of Provenance Land (formerly Magus Estates), discusses today's changing perception of 'luxury', and reveals the driving forces behind his inspiring vision for Mumbai's most desirable new residential address – which will also be his own.



ADARSH JATIA, MANAGING DIRECTOR | PROVENANCE LAND

Your family had an accomplished track record of business in the textile, ceramic, and matchstick industries before turning to the luxury hotel industry in 1980. What has fuelled your passion for the development of high-end hospitality properties?

It has been our privilege to introduce respected luxury hotel brands with international standing to the Indian context. What has kept us passionate about this is the fact that we have been able to consistently raise the bar in terms of the definition of international luxury hospitality in India. Every hotel we've introduced has been at the top of its class. When we introduced the Hyatt Regency in 1982, there was nothing like it in India. Similarly, when we opened Four Seasons Mumbai in 2008, it redefined luxury here. All our hotels have been leaders in terms of architecture, design, construction technology, the reputation of their food and beverage outlets, and service levels. We aim to continue raising the bar in India through a painstaking attention to detail.

What are some of the ways in which the luxury hotel sector has been changing in recent years?

Today's luxury travellers are, on average, younger than they used to be. They travel far more frequently and expect a lot more – multiple casual dining and entertainment options, well-appointed gyms, and up-to-date technology just to

name a few. One thing that has remained the same is the customer's expectation of a high level of service. A superior quality of service is something we've always prided ourselves on. It's why we only partner with the best operators.

We believe it is extremely important for a hotel to have a soul and a personality, and to offer a sense of belonging. As opposed to the oversized lobbies, formal dining options, and white-gloved butler service of yesteryear, today's travellers are seeking modern environments that offer authenticity of experience. Developing a hotel that offers such authenticity really requires an ongoing labour of love.

The development of hotel-branded residences that will appeal to today's savvy investors takes the same amount of thought and effort. The difference is, of course, that the many dimensions of a cherished and adaptable home need to be factored in.

Do you think conceptions of 'luxury' have changed these days?

Luxury is in itself, evergreen. India is steeped in richness, and though the definition of luxury has evolved from being about opulence and grandeur, to being understated and sleek, heirlooms and traditional wealth continue to inspire luxury with a contemporary twist. Luxury has a heavy emotional connect and transcends trends.

What, in your view, makes for a luxury experience in the branded residential arena?

The only thing better than the thoughtful attentiveness, luxurious convenience and tasteful interiors of a five-star hotel, is home. The well-heeled business traveller may tackle his work with a single minded focus, but undoubtedly his priority will always be home and hearth. As a generational hotelier fascinated by fine living and bespoke services, it has been my vision to bring the two worlds of hospitality and home together and craft a quintessentially luxury residential development.

Our current endeavour made me realize that bringing two worlds of bespoke hospitality and home together is not only possible but is addressing an underlying want of our customers. My attempts at bridging this emotional divide have taught me that luxury is an intensely personal experience.

Privacy is a priceless luxury. Some of the most discerning guests of luxury hotels value privacy above ostentatious display. It is for the same reason that the most successful individuals prefer to live in bungalows rather than apartments. Privacy allows one to switch off from the chaos of the world and sink into a lifestyle that offers respite and reenergizes the mind. There is a quiet beauty in privacy that is priceless.

The most valuable life experiences are intensely personal. Bespoke experiences are a more sophisticated approach to luxury. The globally aware and connected consumer does not need to be told comprises luxury. He has gathered all his experiences and decided for himself what constitutes true value in his personal context. The new approach to luxury demands we listen more and speak less; that we adopt a more measured approach and preach less.

True beauty lies in the attention to details. A genuinely exclusive offering never goes half the distance. Luxury is an immersive, encompassing experience that lets the consumer put down his guard entirely. There is no room for prioritizing of silos in a luxury offering; there is only room for perfection in every silo and surprise in every thought. From a building perspective, technique and layering add tremendous value when it comes to detailing. All the times that I have succeeded in bringing value to the table, are times when I have questioned the impossible and pushed the envelope. When you get involved in details, making things possible is a matter of time.

Being global is a vision. Nothing is too far beyond reach anymore. From the super-food Quinoa to Broadway Musicals, experiencing global offerings are well within our reach. What is harder to come by is the understanding of a truly world class service offering.



GREENFIELD LUXURY HOTELS BY PROVENANCE LAND:
HYATT REGENCY IN PUNE



GREENFIELD LUXURY HOTELS BY PROVENANCE LAND:
THE MANSION AT THE FOUR SEASONS HOTEL IN MUMBAI

We make the mistake of assuming that most things international are top of the line. We couldn't be farther from the truth. Being international is simply a matter of being available mutli-nationally. On the other hand, a global offering is one that is world-class, and can stand up against the best that the world has on offer. Luxury necessarily needs to strive to be global rather than merely international.

It is these nuances of luxury that I am working on to bring to our homes. At a time when luxury living spaces offer designer interiors and celebrity endorsements, what's missing in my opinion, is the understanding of the luxury of privacy and a truly bespoke lifestyle. What the hugely successful, yet intensely reserved business influencer values the most is his personal space marked by an

understated, yet extraordinary environment.

Being in the thick of things but beyond reach has always been an exciting balance that contemporary life demands. This has inspired the Four Seasons Private Residences Mumbai, being built alongside the Four Seasons Hotel in Worli, Mumbai. Every aspect of living is being personally curated by me and shaped by the best global minds who share my vision of quiet beauty, intense privacy and state-of-the-art bespoke solutions.

Why have you planned for so few residences - just forty-one homes in a sixty-four-storey tower?

There are a lot of very large developments in Mumbai. Most of the city's high-rise developments accommodate at least 100 families – even up to 300 or 400. The concept of building a property that soars sixty-four storeys yet contains only forty-one residences is in itself highly unique. There is no other high-rise property in Mumbai that belongs to such a small number of residents. It goes without saying that this approach will make the property highly exclusive. But it will also allow for a lifestyle reminiscent of the landed residential tradition.

We embarked upon this project with the goal of embodying the advantages of bungalow living in a high-rise tower, so families accustomed to large private living

and garden spaces – with a certain level of individuality, privacy, and customised service – would also benefit from better views, access to well-appointed amenities, and the assurance of Four Seasons standard of services in the comfort of their own homes.

How did you select the architect, interior designer, landscape architect, and engineering consultants?

We believe in working with the world's best-in-class consultants. We studied the most successful residential projects the world over, and then, in conjunction with Four Seasons, selected a team of consultants that has an astounding track record of inspiring projects.

Our architectural team at Gensler designed the super-tall Shanghai Tower, which became the world's second highest building when it topped out in 2013. Our interior designers Yabu Pushelberg designed the penthouse at Opus Hong Kong – an extremely sought-after residential development that recorded the highest per-square-foot value in Asia. That interior has won them many accolades. P Landscape has designed the grounds of a number of luxury resorts around the region. The gardens spaces they are designing for us will, without question, be cherished by residents.

Our structural engineers Magnusson Klemencic Associates (MKA) have been industry leaders in the counteraction of wind-induced building movement, an important



SHANGHAI TOWER | GENSLER

factor when building such a slender tower. Our mechanical, electrical, and building services engineers J Roger Preston of Hong Kong International Commerce Centre fame will ensure our property's intelligent homes will be supported by state-of-the-art, environmentally friendly systems.

How would you put your vision for this development into words?

My vision is for this development to be the most respected and sought-after residential address

in Mumbai for time to come. My goal is to offer unparalleled and truly inspired living spaces and services to a select group of families. It will be a privilege well deserved by those who are redefining the times in which we live.

Life at these residences will be seamless. In today's hectic world, successful people lack only one thing: time. Every need will be taken care of by Four Seasons, without residents even knowing it's happening. Dare I say, people will be spoilt at home.



OPUS, HONG KONG | YABU PUSHELBERG



This will be a place where people can enjoy all the activities and rituals to which they are accustomed in an art-filled environment. It will redefine their perception of everyday luxury. I have painstakingly taken a personal interest in each and every detail of this tower. The fact that it will be my family home, where my wife and I will raise our children, makes it that much more special to me.

137 PILLARS HOUSE (CHIANGMAI, THAILAND) | P LANDSCAPE

CHAPTER 4

LIVING BY THE GOLDEN RULE

FOUR SEASONS PROMISE OF QUALITY AND SERVICE

By the late 1970s, after nearly two decades in the hotel business, Four Seasons founder Isadore Sharp came to an important realisation – one that would reinvent his company from the inside out in the years to follow. Sharp recognised that the consistent delivery of the finest level of personalised service relies not so much on a hotel's managers as its frontline staff – on their knowledge, passion, intuition, and capacity to promptly address situations and provide seamless service without the need to revert to their seniors for guidance and direction.

"Most managers had been trained under a system that assumed most employees don't work harder than they have to; they had to be driven by the carrot or the stick," he wrote in his 2009 book, *Four Seasons: The Story of a Business Philosophy*. He continued, "Now I was turning that prevalent style of management upside down, saying people who were considered expendable had to come first. It was a complete turnaround in attitude, theory, and practice."

If Four Seasons was to flourish as a world-leading purveyor of exceptional experiences, he acknowledged, an immense change in company management and culture was required. It would involve treating employees the way they are expected to treat customers – with understanding and care. "This was the attitude that had to be established throughout Four Seasons," he wrote, "an attitude based on mutual values: respect, fairness, honesty, and trust."



ISADORE SHARP - FOUNDER AND CHAIRMAN | FOUR SEASONS HOTELS AND RESORTS

"Service, I'm convinced, is key ..."

*"But every hotel company sells service," they argued.
"Look at all their ads: smiling employees, great service."*

*"You're right," I said, "they all say it and often do it.
By their standards. But we're going to do it differently.
Do it so it's something we'll become known for."*

Isadore Sharp, Four Seasons: The story of a business philosophy

A POWERFUL PHILOSOPHY



Before long, he had institutionalised a company-wide adherence to a simple, well-known adage: the 'Golden Rule'. This is the straightforward idea that if you treat people well, the way you would like to be treated, they will do the same for you. It sounds simple, perhaps, but as Sharp described in his book, achieving the company-wide adherence that now underpins the brand's success was a challenging process of transformation. It was certainly worth the investment. "The Golden Rule really is the ori-

gin of our high service standard. It creates raving fans, and it's a testament to how much the company invests in its people," explains Paul White, Senior Vice-President, Residential. "The Golden Rule transcends time, geography, religion, and culture. It's about pleasing our customers and homeowners, and also pleasing our employees. It's a very powerful component of Four Seasons, and it drives our company culture. It comes down to a family of like-minded people sharing a common goal, which is to

provide an uncompromised level of service to our guests and homeowners, and to respect each other."

He continues, "I constantly meet Four Seasons staff during my travels to our different properties. I ask them how long they've been with Four Seasons. I hear answers such as 'fourteen years' or 'nineteen years' – and it doesn't matter whether they're working at the concierge desk or they're the vice-president of a region. That kind of longevity is very common

because people become immersed in this culture and they find a home with us. That translates into how they interact with our homeowners and customers."

THE DETAILS OF SERVICE



Fully customised service means knowledge and understanding of guests and homeowners and their preferences, and the empowerment of staff to deliver their needs. Much admired but not easily replicated, Four Seasons service culture has achieved legendary status. True to this culture, Four Seasons Private Residences Mumbai will provide for highly personalised experiences and full customisation. Residents will enjoy a menu of exclusive residential and à-la-carte services, each one delivered with

intuitive Four Seasons personalised care by a highly trained team of hospitality graduates.

The property's range of included daily services will encompass 24-hour concierge and security, a doorman, mail and package acceptance and delivery, luggage assistance, transportation assistance, valet parking, property management services, maintenance of common elements, and access to the hotel facilities with charging privileges. In addition, a vast range of à-la-

carte services is being crafted with the varied anticipated needs of future residents in mind. Optional housekeeping services will include a pre-arrival/departure service, daily or periodic housekeeping, interior window cleaning, linen provision and processing, periodic inspections, carpet cleaning, and deep cleaning.

Optional maintenance services will include repairs, scheduled maintenance, vendor coordination, furniture cleaning and repair

services, and technical assistance. In addition, residents will have the option of a butler service, laundry services, grocery stocking, in-residence dining and event catering, personal training in the gym, spa/wellness/massage services, and business-centre assistance.



SATISFYING THE NEEDS OF TODAY

Over the years, service and facility standards in hotels have steadily risen, and there has been an equal demand for similar standards in branded residences. "Today's residential buyers have higher expectations than ever," says White. "They wish to use the property for socialising and working on top of living, and are seeking access to facilities that will facilitate these multiple uses. Most importantly, private residences need to cater to the most precious commodity of today's high-net-worth individuals: time. The one thing nobody can buy is time. That's why Four Seasons customised service is so highly valued."



In the residential context, the benefit of the Four Seasons promise of customised service and ultimate personalisation on a permanent basis, is efficiencies of time for owners. Four Seasons residential teams deliver the service excellence synonymous with its hotels, and more – from late-night room service, to tickets for the best shows, catered dinner parties, and even someone to walk the dog.

Concludes White, "We know that the trust associated with buying into a well respected and recognised brand is often the most important factor when someone is considering a branded

residential investment. There is no better brand than Four Seasons to define luxury residential ownership in India. We believe we know what our customers want better than anyone else, and we are focused – company wide – on continually evolving our products and services."

CHAPTER 5

SVELTE ICONOGRAPHY

PERFECTING THE ARCHITECTURE OF THE SKY-HIGH HOME

"What makes for a moving experience of architecture? Like a great piece of art, a great piece of architecture makes us think about life itself. It heightens our awareness of our surroundings and makes us think about how we perceive the world. Great architecture grabs hold of light, using it to define space and make dramatic settings. Moving experiences of architecture tend to be somewhat unexpected, but they are very powerful. They take your breath away.

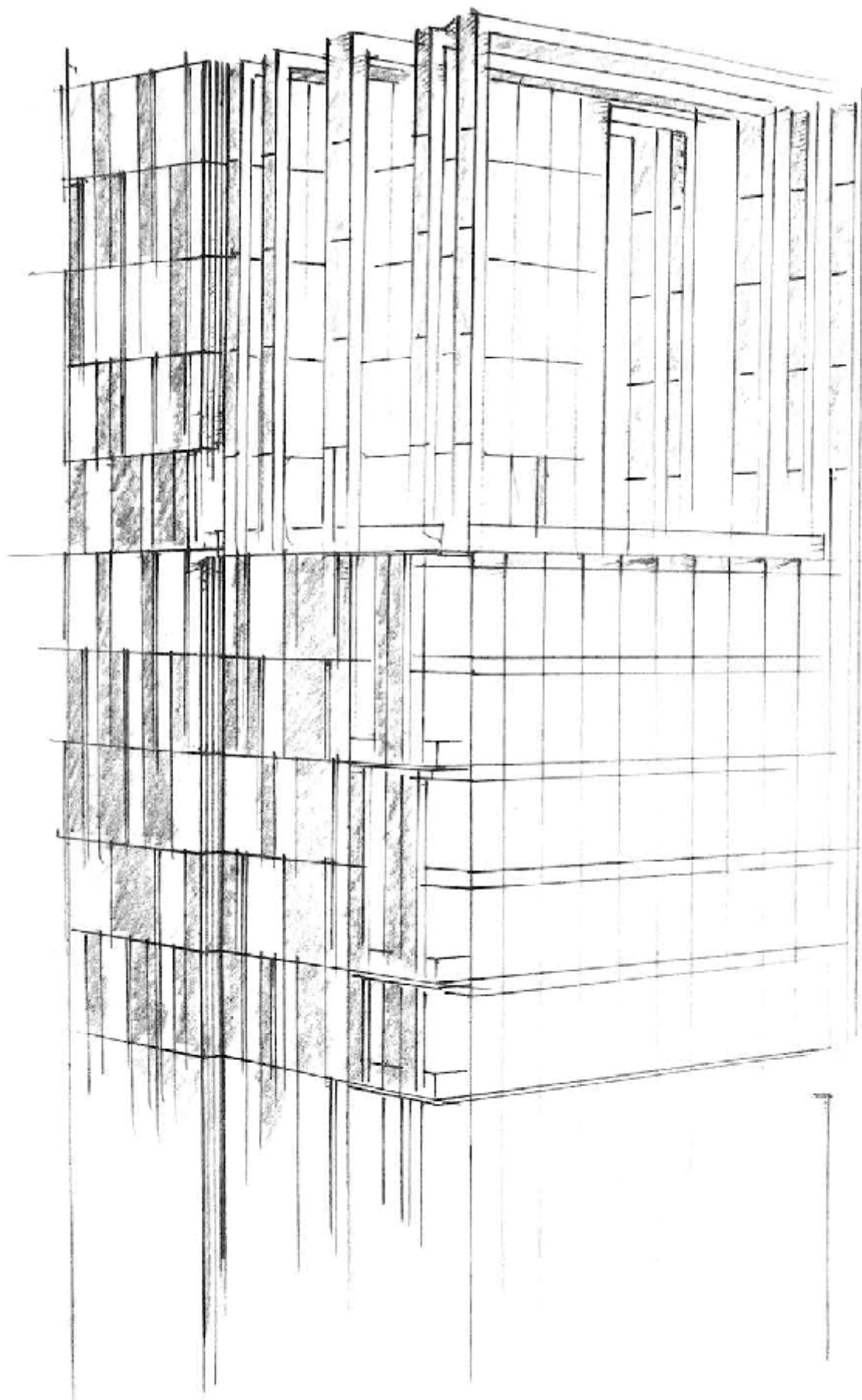
"Architecture is an art and a science at the same time, and the science component continually becomes more complicated. Architects today are faced with more regulations,

more codes, new requirements for the efficient energy performance of buildings, and more expectations related to cost performance. Our challenge is to ensure that the artistic component of architecture remains the driving force behind design. Magic happens when an architect can achieve both the quantitative requirements of a project and at the same time create moving, emotive experiences for the building's occupants. Seeking and achieving that balance is what maintains my passion for architecture."

Steve Weindel,
Design Director and Principal,
Gensler (San Francisco)

During his thirty-three years in the architectural profession, Steve Weindel has observed and responded to considerable changes in his industry and craft – from the increasing complexity of the architect's programme, to impressive new construction technologies, to the utter transformation of the manner in which architecture is documented and visualised.

One thing that has remained consistent for him is the power that architecture has to create experiences. "Our firm's philosophy," he explains, "is that architecture must be principally about the user experience. At Gensler, we begin all our projects with that foremost in mind."

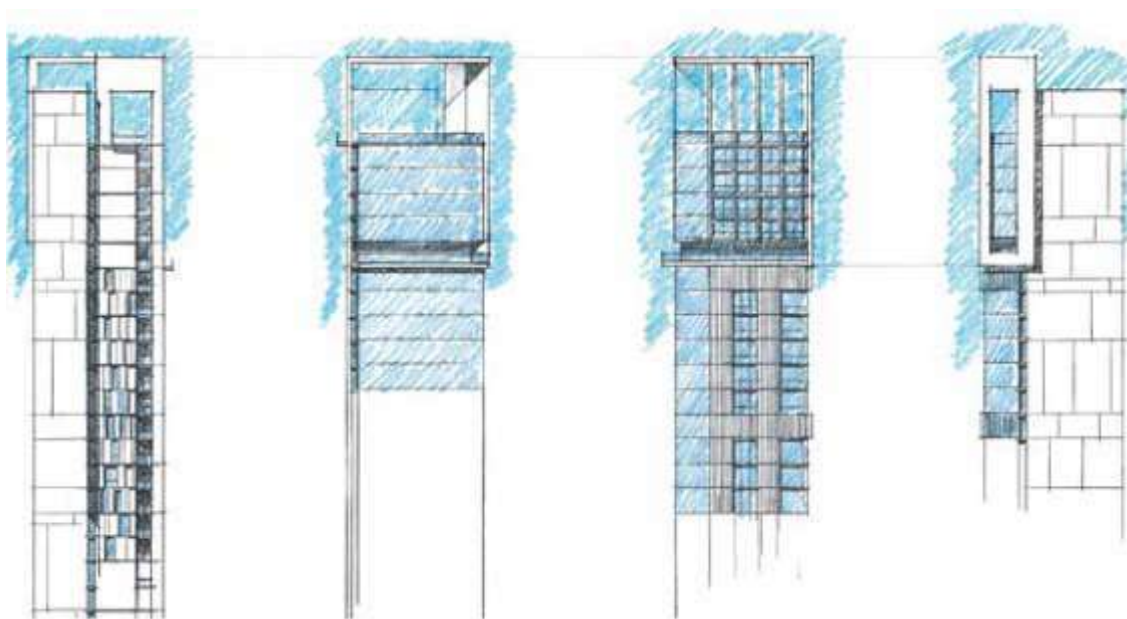


DESIGNING FROM THE INSIDE OUT

While many architects begin the design process by thinking of their building as a piece of sculpture (that is, concentrating on form rather than space), Weindel and his team focus first on the creation of moving experiences for people. "We begin each project with a very empathetic view toward people

and what they want," he explains. The crafting of the architecture of Four Seasons Private Residences Mumbai thus began with the planning of the residential floors and the concept of 'home'. One of the moving experiences that will be most keenly felt by residents is the rare privilege of occupying

an entire floor. "Adarsh's vision of allowing each homeowner to occupy an entire floor – or two in the case of the larger homes – really did surprise us in a pleasant way. We don't have the opportunity to design buildings like this very often. It's an extremely uncommon and exciting opportunity."



GENSLER | TOWER FACADES

VIEWS IN FOUR DIRECTIONS

What this planning approach brings to residents is the ability to look out from the interior in all four directions. "It's a relationship with the outside world that most apartments do not offer," says Weindel. "Residents will be able to see the sunrise as well as the sunset. They will be able to watch the weather approaching from all

four directions." Theirs will be a high-rise experience with strong links to the experience of living in landed housing, and to more traditional notions of 'home'. Observes Weindel, "With their courtyards, traditional Indian houses had a direct connection to the outdoors. With its provision for looking out in all four directions, this tower

will turn the traditional courtyard house inside-out, so to speak."

Another moving experience will be the encounter of a broad, unobstructed view of the Arabian Sea as one steps out of the private foyer and into the living and dining areas of their home. The 80-foot-wide unbroken expanse of glazing (50-feet-wide in the single floor residences) results from the strategy of pulling the western-most columns back from the building's perimeter.

The integration of the structural framework with consideration of the possibilities for user experience as well as safety and efficiency is a key contributor to the high-quality living experience that will be offered by the property.

ESCAPING THE CITY, EMBRACING HOME



VISUAL REPRESENTATION OF THE PORTE COCHERE

The prelude to the moving sensation of this expanded perception of space is the experience of arriving home – of entering a landscaped estate. Weindel explains, “Our guiding design principle for the wider property is that it becomes an escape – a retreat from the hustle and bustle of Mumbai.” He has envisioned a magical setting with extensive landscaping, which will provide palpable relief from the urbanity of the city. “As soon as people enter the property, we want them to feel that they’ve arrived at a special place where the pace of life slows down and they can relax,” he says.

“Some people say the front door is the most important part of the

home,” he continues. “Here, the resident’s arrival experience will begin with the compound’s approach road flanked by landscaping. At the building itself, the arrival experience unfolds in a series of rooms – first the Arrival Foyer, next the Art Gallery, and finally the elevator lobby itself.” These rooms are conceived as a sequence of decompression chambers, suggests Weindel. “As you move from one room to the next, you’ll feel further and further away from the pressures of urban life. I can’t think of anything more desirable or wonderful for a home than the feeling of being able to escape the hectic, everyday world – having a special place to live that constitutes a completely different environment.”

ZONED FOR ENJOYMENT

The residences have been carefully planned to contain three distinct areas that accommodate today’s living patterns. Entered directly from the central elevator lobby, the light-filled living quarters face west and constitute a broad

space in which family time can be enjoyed and guests may be entertained before a mesmerising ocean vista. The kitchen and service quarters are positioned in the northern zone, and bedrooms are located in the south. An existing tall building to the northeast of the site encouraged Weindel to position the stairs and mechanical shafts on the northeast corner of the tower, creating a more opaque surface there.

The residences will constitute the second tall building on the Four Seasons property, the first being the existing thirty-four-storey hotel. A third tall building – a second hotel tower – is also envisioned for the estate. In consideration of this current and future built context

(for which Gensler has undertaken master planning), the position of the existing and new towers has been factored into the planning of the residences, with unit orientation tailored for continued access to primary views.

VASTU REINSTATED

The traditional Indian 'science of construction' finds re-expression in Gensler's planning of the homes in collaboration with Yabu Pushelberg. "Learning about vastu was fascinating for us," says Weindel. "We were particularly inspired by the principle that a dwelling is not merely a shelter; it is a temple for human beings. According to vastu principles, the directional alignments and shapes incorporated into the design of the building can create a spiritual ambience that pro-

motes well being and prosperity," he says.

"Vastu planning suggests a square as the perfect shape for a building. With this in mind, the tower has been planned as a 72-foot by 72-foot square," notes Weindel. "Vastu doctrine also assigns each quarter a symbolic significance and a use most appropriate to that influence. The southwest corner, for example, is the most ideal location for the master bedroom, and that is where we have placed it.

This location also allows the master bedrooms to take advantage of the breathtaking views to the west and south."

The design team has also taken into account the orientation of the entrance, and the movement from east to west as one passes from the private foyer to the living area. Weindel further elaborates, "The northeast quadrant has traditionally been the location of the puja. We were able to locate the puja on the north side of the building."

AN ICON TO CALL HOME



VISUAL REPRESENTATION OF THE SOUTH FACADE

The exterior form of the tower has been designed to resonate with a timelessness that will allow it to retain currency and appeal well into the future. The easily dated pageantry of the signature 'starchitect' statement has been bypassed in favour of a subtler architecture that will stand the test of time. The slender elevations will be composed of refined rectilinear planes of glazing (operable and fixed), warm-toned stone, and perforated and solid metal cladding.

Just as Gensler's super-tall Shanghai Tower will become an icon in China, Four Seasons Private Residences Mumbai will take its place among the landmarks of Mumbai. The slenderness and height of the tower will assure its status as an icon in the Mumbai skyline. "The tower will contribute to Mumbai's global profile," says Weindel, "and help to solidify the city's stature as a top-tier global destination. It will be a very elegant building because of its slenderness, and very distinctive. It's going to be a

very unique and iconic building in the city."

Simultaneously, the expression of each floor – and hence each home – on the façade through the expression of the glazing system, the balconies on the northwest corner, and the staggered vertical strip windows on the south elevation will allow the visual recognition of individual properties in the sky. "This is not an office building. This is not a hotel. These are homes," says Weindel.

He elaborates, "We have spent a lot of time thinking about the image of the building. Not only do we want it to look unique; we

want it to be reflective of its use. We want it to look like home. Expressing each floor as a residence is one of the ways we'll do that."

Using warm materials is another – for example, warm-toned Indian stone inspired by India's long tradition of masterful stone carving. The

balconies and terraces (including the rooftop terrace) will also distinguish the building as an exclusive residential tower.

COOL ASPECT

Distinctive patterns in the facade panelling have been inspired by the traditional jali screens of India, as well as its traditional textiles and stone carvings. "The facade pattern is a contemporary interpretation of India's traditional ornamental patterns," says Weindel. Composed with a combination of rectangular elements in glass and metal, the intricate facade pattern modulates sunlight entering the residences. "Light is allowed in where it's desirable," explains Weindel, "but sunlight and heat are screened from areas where it is not invited."

The building's peak will be capped by a characteristic framework of vertical and horizontal components, which will wrap over the

rooftop terrace. This will screen the rooftop level from the harshness of direct sunlight. "Reminiscent of the jali of the past, the rooftop screen will bathe the terrace in a diffused, soft, dappled light," says Weindel.

The architect of any heavily glazed building, while providing incredible visual experiences and plentiful daylight, must also address the issue of heat gain through the glass. "We are using the very latest high-performance, insulated glass – two panes of glass with an air space between them. The inner surface of the inside pane of glass will be coated with an invisible film that, together with the air space, will catch the majority of the UV radiation – the solar heat gain – but allow as much natural visible light into the interior as possible. At the same time, the colours of the outside world will be seen as true – not distorted or tinted."



VISUAL REPRESENTATION OF THE NORTH FACADE

PARTNERING FOR PERFECTION

For Weindel, working on a Four Seasons property is demanding but ultimately very rewarding. "Gensler has worked with Four

Seasons for a long time. They sit at the pinnacle of lifestyle and luxury, and they expect the best. We enjoy working with them because they understand the value of design. They want to be part of the design process. They know that if things aren't just right, it won't be a Four Seasons project." Design aside, project documen-

tation and construction must be fastidiously managed to achieve a result of perfection. Ensuring that a high quality of construction is achieved and that all specifications are keenly followed requires a local presence and expertise. For this reason, Gensler has partnered with the Mumbai branch of RSP Design Consultants (India)

– an associate company of RSP Singapore, which is one of Southeast Asia's largest design, planning, and engineering practices. "RSP will be on site to help us ensure the quality of construction that everyone is expecting," says Weindel. The result will be a new benchmark for luxury residential architecture in Mumbai.

GENSLER

Gensler is an award-winning architecture, design, and planning firm with over 4,000 people in forty-six locations around the world. The firm is distinguished by an unparalleled commitment to enhancing its clients' success through the possibilities of design, and delivers a diverse set of services and creative talent through a highly entrepreneurial culture and dynamic network of practice areas and offices working as one team. Gensler is recognised as an international leader in the creation of innovative and engaging high-rise buildings, bringing key industry benchmarking to every project.

gensler.com

STEVE WEINDEL



As Design Director and Regional Design Leader for Gensler's Northwest(USA) Region, Principal Steve Weindel's design influence extends throughout the firm. He has designed major office buildings including Southeast Financial Center in Miami, which was cited by The Wall Street Journal as one of the ten most valuable commercial real estate assets in North America. His artistry and vision have won him extensive design awards for excellence.

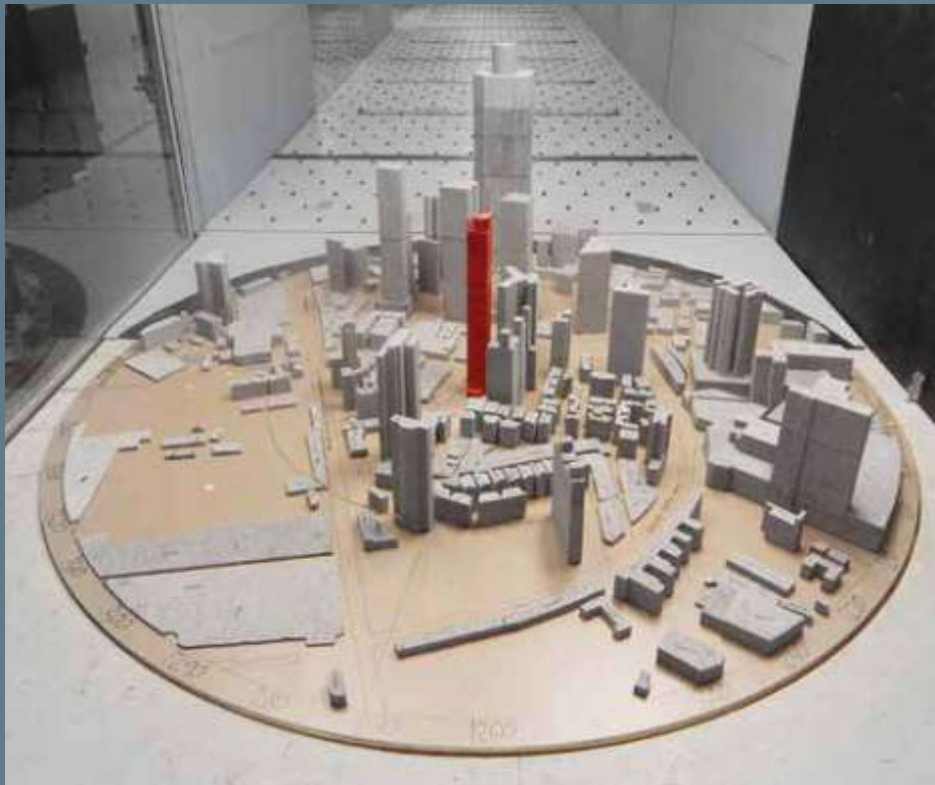
CHAPTER 6

CONSTRUCTING THE VIEWFINDER

STRUCTURAL ENGINEER DONALD W. DAVIES
SPEAKS WITH ARCHITECT STEVE WEINDEL

A design for a tall, slender tower that approaches pencil-like proportions may challenge the laws of physics, but with intelligent structural engineering it can certainly be brought to reality. Making one's experience of that tower compelling and consistently flawless, however, requires innovative engineering solutions coupled with a bold architectural vision.

Seattle-based structural and civil consulting engineers Magnusson Klemencic Associates (MKA) have worked closely with Gensler on conceptual design and design development, strategising the structural system and sculpting the iconic building massing. MKA Senior Principal Donald W. Davies and Gensler Principal and Design Director Steve Weindel discuss and explain the structural engineering approaches and their search for the solution that will make Four Seasons Private Residences Mumbai an incomparable world-class property.



RWDI'S WIND TUNNEL TESTS

DWD: The slender massing of this building makes for a beautiful and elegant tower and a very unique residency. But without a doubt, its slenderness presents the main technical challenge.

SW: Yes, in terms of aspect ratio – the ratio of height to width – a building as tall and narrow as this creates the challenge of how to design an appropriately stiff structural system. In addition to resisting the forces of gravity, the other main issue, as you might expect, is the wind.

DWD: The controlling wind factor in the design is what we call 'human perception to motion.' All buildings move with lateral sway in windstorms. There's a whole science of research on that topic, focused on identifying wind movements that are uncomfortable to the occupants and the probability of how frequently these movements occur within the tower. The last thing we'd want is for a resident who's lying in bed to regularly feel the tower swaying while they're trying to get to sleep.

SW: There's a lower tolerance threshold for sway in a residential tower than an office tower for that very reason. These are people's

homes, not commercial spaces that they leave at the end of the day.

DWD: You are right. For the science behind this, the Council on Tall Buildings and Urban Habitat (CTBUH) publishes criteria for acceptable building accelerations in high-rise residential living, defining the international standard that is generally accepted for human perception to motion due to wind. For a skinny tower like this, controlling building sway is actually a harder thing to design for than strength. Being located on the coast, Mumbai takes a direct hit of ocean wind. Stiffening the building enough so we don't have 'human perception to motion' issues has been our chief goal for achieving occupant comfort.

SW: You intend to do some wind tunnel testing, don't you Don?

DWD: Yes we do. Magus has a world-renowned wind tunnel testing lab involved in the project – RWDI in Toronto. They are constructing a physical model of the building, about a metre tall, based on cladding geometry input from Gensler and structural property input from MKA. They'll place the model in a wind tunnel to test its shape and form, as well as movement caused by

winds hitting the site from multiple directions. The lab will also build a proximity model of Mumbai, including all the buildings around ours. We'll be looking at building performance from this testing, and then iterating the design solutions with RWDI to further improve the design.

One of the strategies to help control building motions will be to put a damper system on the roof, using specially designed water tanks that are 'tuned' so the sloshing action of water within the tanks helps to counteract the building motions during wind storms. The water tank 'sloshing damper' is a great dual use of systems, as towers like this already require fire-suppression tanks – usually near the roof. We are using that water to our advantage, but likely increasing the size and tank shape. For life safety, we design the building assuming the tanks might be drained when a code-level windstorm occurs. For occupant comfort, the tanks are assumed to be there and working.

SW: MKA has been an innovator in the development of this technique. What kind of results have you achieved with it in the past?

DWD: It is a proven technology that we first used on two residen-

tial towers in Hong Kong, called Highcliff and Hang Lung. These towers are in the Happy Valley area of Hong Kong, up the hill from Wan Chai district. The projects were built about ten years ago, and at the time these two buildings were the most slender residential towers in the world. We instrumented the buildings and monitored their lateral movements over the last ten years to see how the damping system performs. This has included performance during several typhoons bearing down on Hong Kong, so we have been able to collect some really good building data. The system has worked close to our model predictions. Maybe the best testament to the dampers and our design is that we are yet to receive a call from building occupants complaining about any building motions.

Magus plans to instrument Four Seasons Private Residences Mumbai as well, so we can collect real-time data about how the building performs. Instrumentation is relatively easy to do these days, using accelerometers at the building rooftop and relaying the readings over the internet. We would be able to tell you how the building is doing even when sitting in our office all the way over in Seattle.

SW: That will be interesting! I look forward to it. Of course, your core wall and outrigger solution for the structural system is the key method of building stabilisation – using the full width of the building as a structural line to make it stable.

DWD: The outriggers serve two purposes. Firstly, as you say, they maximise the width of the structural frame. The wider its footprint, the more stable the building becomes. Secondly, it pulls the structure out of the way of the building exterior with the central concrete core, or spine, of the tower doing most of the lateral resisting work. The views offered by this building will be incredible, so we needed to preserve the openness of the floor-to-ceiling glazing to its fullest. After all, the views are one of the fundamental elements that make high-rise buildings enjoyable. The outriggers branch off the core at service levels at several points up the height of the building, engaging perimeter columns to make them part of the lateral frame.

SW: So Don, for the sake of people reading this who may not be familiar with the terminology of architectural structural systems, how would you explain the function of the outriggers?

DWD: OK, I'd ask them to think of a skier with their arms outstretched and ski poles in their hands. Their arms are like the outriggers and the ski poles are like the perimeter columns of the building. The ski poles help stabilise the core (or spine).

SW: That's a good analogy.

DWD: By pulling the structure off the skin, we're able to expose the sweeping views and great open expanses of glass with minimum interruptions by beams or columns. Some of the other very tall towers under construction in Mumbai today have very heavy, massive facades. They have very deep beams and wide columns that really impede your ability to walk up to the very edge of the interior space. Pulling the structure away from the skin is a strong design direction. It allows celebration of the views.

SW: I'd like to point out that the compelling thing about challenging projects such as this, in terms of how we work, is that the architect and structural engineer need to liaise from day one – right from the conceptual design stage. The design of the structural system has a huge impact on the overall building design.

DWD: And on the interior spaces.

SW: Yes, absolutely.

DWD: For example, because we want to eliminate beams and maximise ceiling heights to allow for better views, we're looking at flat-plate concrete floors.

SW: This will allow for beautiful flat-soffit ceilings.

DWD: And also faster, easier construction, with less formwork and on-site labour requirements. We're trying to bring a lot of first-world systems to the project – things that we would typically do in, say, the US, Singapore, or Hong Kong but which are less frequently seen in India today.

Another self-imposed challenge – from MKA, Gensler, and Provenance Land – is sustainability. We've been looking very critically at the embodied-carbon footprint of the materials that go into construction of the building. We're not simply specifying concrete, but looking at where and how it's made. The same goes for steel. If we have a choice of two material sources, and one offers a lower embodied-carbon footprint than the other, we're paying attention to that.

SW: That's something the team will be working closely with the contractor on. Architecture is never done by one person. A great piece of architecture expresses that communal effort. It's a celebration of what people can do when they work together and put their minds to it.

DWD: These kinds of projects don't come around every day. I'd like to add that I really admire the vision, passion, and determination of Adarsh as a client. He is really driven to raise the bar on quality and on how we do things. That can only be achieved when there's a driving mission from leadership.

Adarsh is one of those people who have the passion to actually do it. I think he has a really good understanding of what is inherent to the Indian context and how to bring that out, while also bringing in the best of the international consultancy crowd to really raise the game in both design and construction. He demands excellence, and he's infectious in getting people to want to bring excellence to what they do. It's the fun part of this project. I'm personally engaged with it because of that.

MAGNUSSON KLEMENCIC ASSOCIATES

Magnusson Klemencic Associates (MKA) provides structural and civil engineering services worldwide. The award-winning firm's passion is creating structural systems for buildings of all shapes, sizes, and complexities as well as civil, site, and infrastructure designs for architectural projects. Headquartered in Seattle with offices in Chicago, Shanghai, and Riyadh, MKA was founded 94 years ago and has a staff of 193 organized into specialist groups representing 14 facility types and 21 technical areas. MKA's experienced design leaders incorporate the latest technologies and the most advanced approaches.

mka.com

DONALD W. DAVIES



Don Davies is a Senior Principal at MKA. He leads MKA's hospitality and high-rise residential work globally, as well as the firm's sustainability committee, and has been active on more than 20 projects in India. Don is an Advisory Group Member for the Council on Tall Building and Urban Habitat (CTBUH) and a Founding Board Member of the Carbon Leadership Forum – an academic/professional collaboration focused on carbon-reduction strategies in the built environment. Over his 25-year career, Don has designed buildings up to 105 storeys high, and worked on projects in 16 countries.

CHAPTER 7

SPACES OF SERENITY

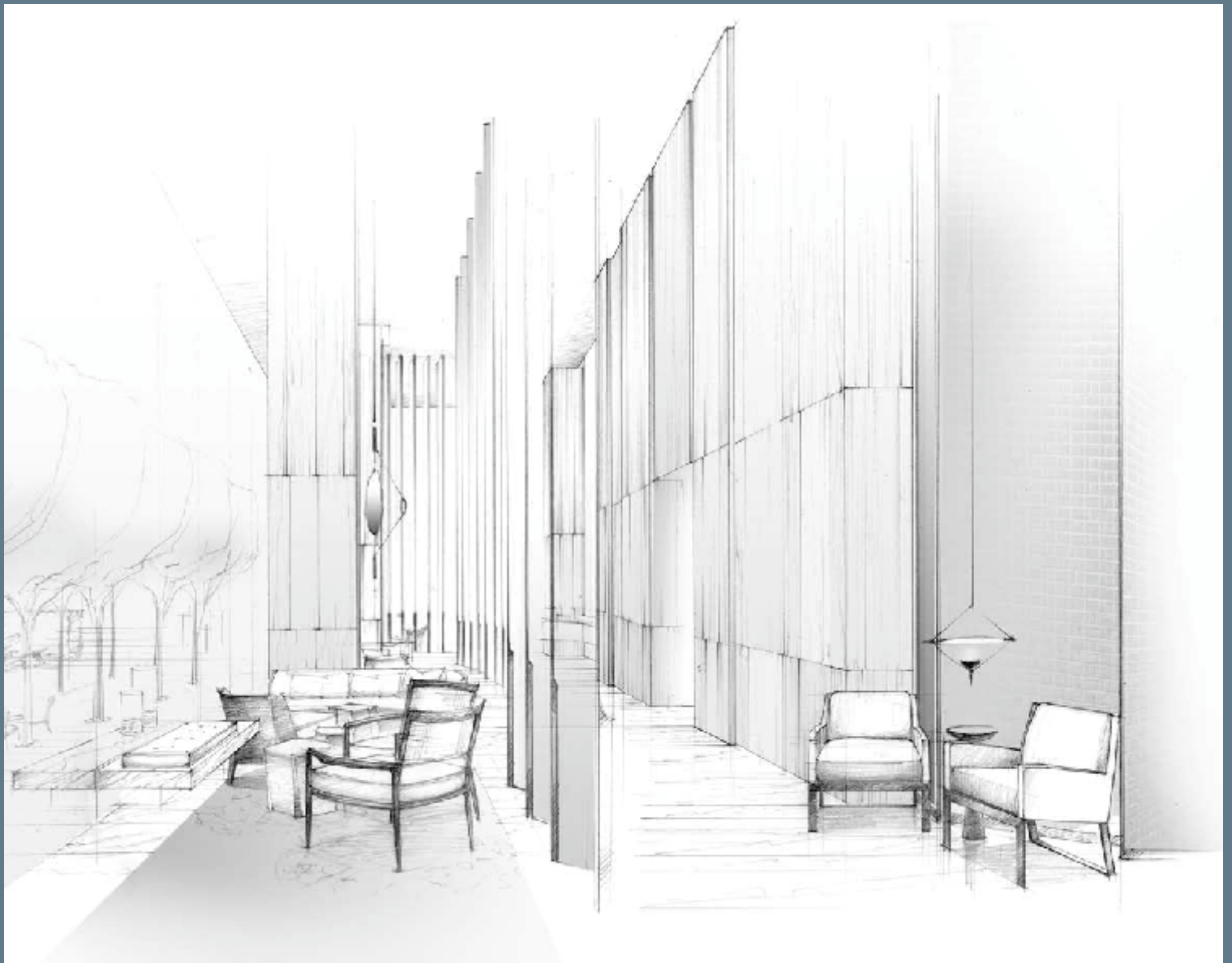
THE QUIET BEAUTY OF THE MODERN LUXURY INTERIOR

"There is so much information out there today; it's ubiquitous. What people see, hear, and experience these days changes incredibly quickly, so it's very easy to fall into trends. The challenge for interior designers is to create newness in a way that embodies a certain level of taste and longevity.

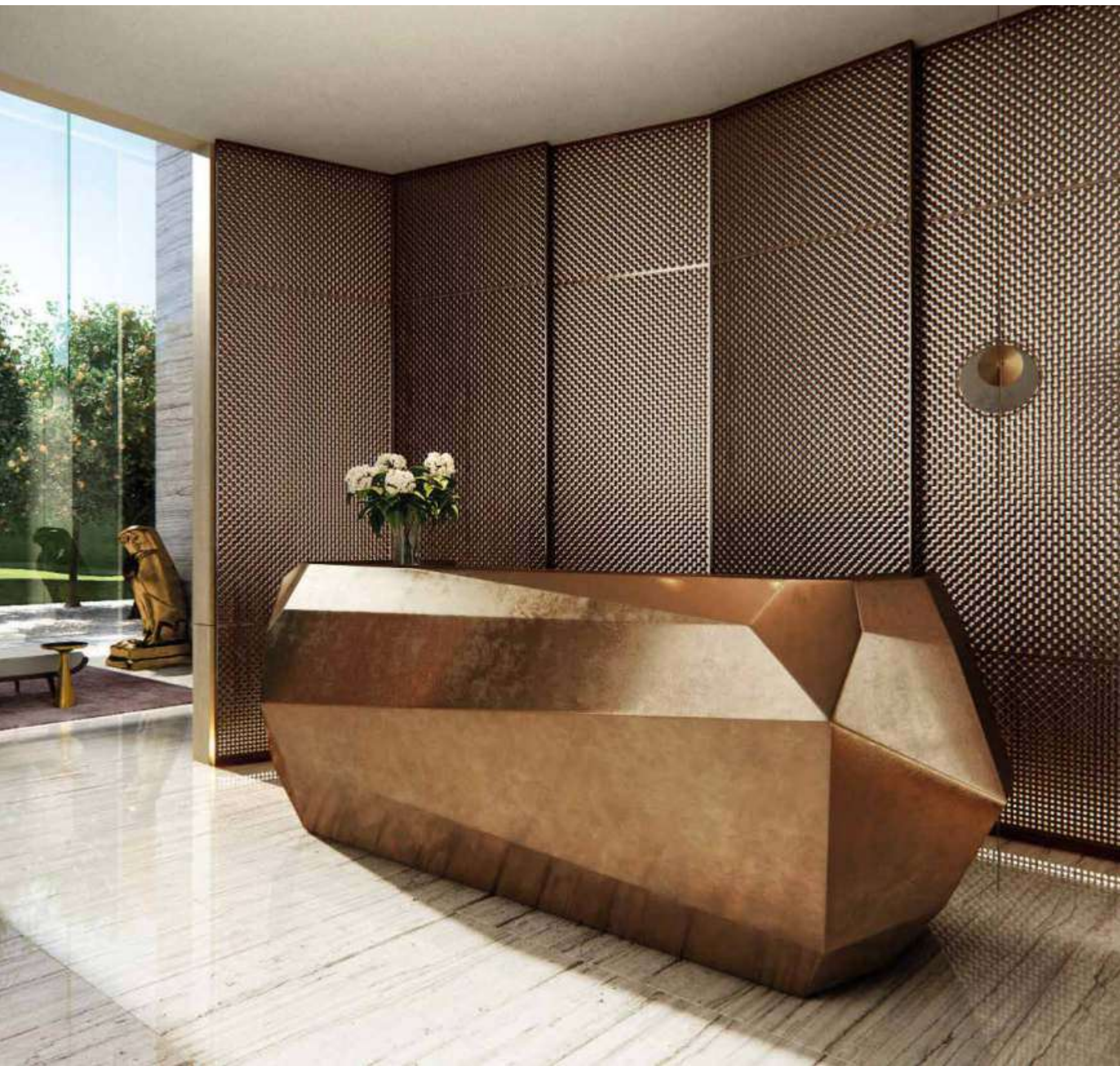
"A travelled, intelligent person is really looking for spaces that feel

good – spaces that exude beauty in a natural rather than artificial manner. That's achieved not only through the quality of the materials, but also through how the spaces work with each other, how they are lit, et cetera. It's about how your senses react as you move through space."

Glenn Pushelberg, Principal, Yabu Pushelberg (Toronto and New York)



YABU PUSHESBERG | EARLY PERSPECTIVE OF THE GALLERY



VISUAL REPRESENTATION OF THE HEIRLOOM INSPIRED ARRIVAL FOYER

Interior trends have certainly fluctuated through the years since 1980, when George Yabu and Glenn Pushelberg began working together in interior design practice. So too have people's attitudes toward material culture. "We have gone through an era of gilding the lily," says Pushelberg, "when luxury was measured by the amount decoration and ostentation – more and more layers on

top of each other." Today, a more considered perception and expression has come to dominate.

True to the firm's impressive portfolio, Yabu Pushelberg's interior design for Four Seasons Private Residences Mumbai embraces a particularly sophisticated approach to luxury. Throughout the property's private spaces (Arrival Foyer, Art Gallery, Residents' Club, and

Rooftop Lounge and Outdoor Cinema) and private residences (Three-bedroom Single-floor Residences, North and South Duplexes, Garden Duplexes, and Penthouses), one's attention will be focused not only on the impeccable array of finishes and objects, but also, importantly, on the spatial scale.

Finely tuned spatial sequencing will enliven daily life with a sense

of delight and an impression of discovery. Yabu Pushelberg's composition is one in which spaces of procession are joined by choreographed moments of pause – where views and spatial sensations can be embraced while refined material selections and a recurring gemstone theme establish an unforgettable canvas for modern life.

PRECIOUS GEMSTONES AND JEWELS



At key instances, the interior of the property will be punctuated by the sumptuous theme of heirloom gemstones and jewels – precious possessions that have been passed down through generations of Indian families. The theme calls

to mind the days of glamorously bejewelled maharajas and the fascination of famous brands such as Cartier and Van Cleef & Arpels with their extraordinary treasures. It also notions to India as a place where gemstones have historically been

found and cut. This theme for the ages will emerge, however, with a decidedly contemporary expression of angular lines and fine proportions.

"The jewel element will be expressed through objects (such as lighting and select furniture items in public areas) and diaphanous finishes (such as perforated bronze). This layer will add elegance and femininity to the masculine core of the building," says Pushelberg. In broader terms, it alludes to the scarcity of a true luxury experience by referencing an object that has traditionally represented and embodied family wealth and prestige. "When people think about quality," Pushelberg says, "they think about bespoke, one-of-a-kind objects. Heirloom jewels are the ultimate expression of this."



VISUAL REPRESENTATION OF THE DOUBLE HEIGHTED ART GALLERY

COMING HOME TO A GALLERY

The interior experience will begin as one enters the intimate Arrival Foyer from the *porte-cochère*. The concierge desk – a faceted gem-like sculpture as much as a functional item of furniture – will stand serenely among perforated bronze panels. Staggered in orientation to create an abstracted circular floor plan, the bronze panels will lead the resident or visitor through an opening to the left and into a lofty and uplifting double-volume Art Gallery.

Pushelberg explains, "You'll turn the corner from the intimate

Arrival Foyer and find yourself in a long promenade beside a double-height wall clad in beautifully book-matched wood panels and punctuated by fine artworks. Then you'll discover that there are sheltered lounge settings in which to sit, beside sculptures, and look out to a charming citrus orchard that beckons you into it." The Art Gallery space has been designed to be experienced as an extension of the private homes – where space and art are experienced at a human scale. Comfortable, contemporary furniture will be collected together between winged stone-

clad columns in a way that recalls a private residence, and rendered in neutral shades that express a quiet elegance.

Such a powerful sequential experience is much more impactful in our minds than "simply entering a room containing the world's most ornate chandelier," suggests George Yabu. The succession of interconnected spaces flowing into one another will draw people through the ground level of the property, unveiling one room (be it an interior room or a garden room) at a time. This approach of

drawing out an affecting spatial experience, in combination with the design mastery of fine materiality, detailing, and calibrated lighting, resonates from the ground-floor amenity spaces, to the Residents' Club and Rooftop Lounge and Outdoor Cinema, and to the residences themselves. "We want people to enter the interior of this property and feel as moved as they do in the finest galleries," says Yabu. "We want them to say, 'It's unlike anything I've experienced before.'"

THREE-BEDROOM SINGLE-FLOOR RESIDENCE - A WALK-THROUGH WITH GLENN PUSHELBERG



VISUAL REPRESENTATION OF THE DOUBLE HEIGHTED LIVING AND DINING ROOM OF THE PENTHOUSE

"To access their homes, residents will have the choice of any of the three high-speed private elevators. Each of them will be adorned internally with patterned laser-cut panels of bronze. You'll step out into a stately timber-lined private arrival foyer. Passing the threshold through the front door of the home will reveal the open-plan living room and the expanse of

the spectacular western view over the sea. The family's daily spaces – the living room and the dining area – will take full advantage of this aspect through the broad, full-height glazing. The view through this 50-foot-long wall of glass will be incredible.

"The premise of modern luxury will be set through materiality, pared-

back proportions, and a compartmentalised layout of private and public quarters. The space will be divided into a sequence of interconnected rooms that flow into one another on a cohesive floor of hexagonal timber or stone. The public spaces will unfold in sequence from the open-plan living room through to the dining room and show kitchen. Beside the family puja room,

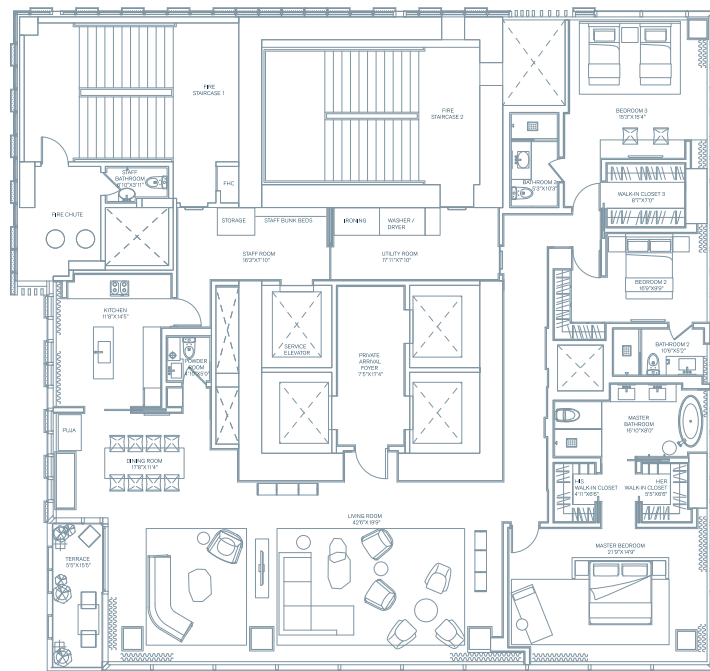
pivoting doors between the dining room and kitchen will allow for sightlines when open, or more formal separation when closed.

"Masses of book-matched exotic stone will anchor the spaces together. There'll be ample opportunity for groupings or conversation moments in the generous living area. It will have the spatial flexibility to



PRIVATE AMENITIES | VISUAL REPRESENTATION OF THE MEDIA LOUNGE AT THE RESIDENT'S CLUB ON LEVEL 51





3 BEDROOM RESIDENCE

accommodate large gatherings and parties. Groups of at least eight to ten people will be comfortably accommodated in the dining room, and a northern balcony will provide for intimate and casual outdoor dining moments. We've designed the open-concept plan for flexibility in living. It caters to the modern Indian family, and balances traditional household values with contemporary lifestyles.

"In line with the rest of the residences, we've taken a refined approach with respect to finishes in the kitchen; a continuous wood surface will wrap the room, drawing the eye to the monolithic stone-slab island. The kitchen is the heart of the home and will function as such, but it will remain a show kitchen in the sense that the design will maintain a clean, effortless look even when it's in use. Back-of-house spaces will be discretely accessed through this room.

"Within the residences, there'll be very little architectural lighting. That will be used only when it's needed, to ensure there is proper lighting on elements such as vanities and kitchen benches. Other than that, we will be relying on decorative residential lighting.

"Circulation areas will skirt the core of the building, allowing the perimeter, wrapped in glass, to be as open and unobstructed as possible. The three very generously sized bedrooms will be cloistered, accessed by the gallery-like corridor that acts as a division between public and private spaces. The corridor will encourage a sense of discovery, which will be rewarded by views of the vista to the south from the bedrooms.

"The master suite at the south-west corner will feature a column-less glass corner with wrap-around

glazing, allowing residents to enjoy the full spectrum of the view of the Arabian Sea and Mahalaxmi Race Course beyond the set-back column. This suite will contain areas for sleeping, lounging, working, and dressing. A generous walk-in closet will contain his and her sections. Beside it will be a luxuriously appointed master bath with generous wet areas, including a freestanding sculptural bathtub. Each of the other two bedrooms will have oversized closets and ensuite bathrooms.

"Bathrooms will highlight the highest-quality fixtures and finishes. Natural stone floors, walls, and counters will create a continuous surface that emphasises the details and accents within the space – such as custom-designed vanities and jewel-like sconces. This light-toned, minimalist palette makes one grand gesture.

Yabu Pushelberg's attention to detail includes a custom-designed faucet, which will be manufactured by Lefroy Brooks.

"We have designed two material palettes that will resonate with a diverse clientele of varying tastes. Both palettes will generate sophisticated, unique interior living spaces that are functional and highly luxurious. The material selection extends beyond the typical, and offers a number of variations. For instance, the hexagonal flooring will be available in either a deep-grey wood or a lighter white-with-grey stone. Wall finishes will include two types of wood. We have kept the palettes intentionally neutral with touches of colour coming through in special finishes in areas like the living room, where columns will be clad in a beautiful blue-purple stone with a silvery shimmer."



VISUAL REPRESENTATION OF THE MASTER BATHROOM



VISUAL REPRESENTATION OF THE MASTER BEDROOM

NORTH AND SOUTH DUPLEXES

The four or five -bedroom North and South Duplexes will each occupy one and a half floors, with the half floors sharing a single floor plate of the building. The Duplex plans allow for more division between public and private quarters. The North Duplex replicates the layout of the three-bedroom single-floor Residence on its main level, with the exception of staircase access to the lower half-floor and the master bedroom through the rear foyer. There, a generous north-facing family room unfolds, providing a more intimate space for family time or an ideal rumpus area for children. Two more large bedrooms straddle the north and west facades. Each bedroom offers closets and ensuites.

The South Duplex similarly replicates the three-bedroom single-floor plan on its main level, with rear foyer (or elevator) access to an upper half floor. There, a secondary master bedroom suite occupies the south-west corner, catering to the spatial and privacy needs of multi-generational families. Two smaller bedrooms as well as a media room stretch out along the south façade.

GARDEN DUPLEX

Substantial sky-high greenery can be a reality in the two-floor, six-bedroom Garden Duplex, which will offer a large private terrace at the north-east corner of the main level. This is the ideal retreat for those with green fingers – a private garden terrace with an incredible view over the city. A master bedroom suite is placed beside it in the south-west corner. The second level – a full floor – offers a family room, second master suite, and another four bedrooms (each with closets and ensuites). The common spaces are multi-functional, flexible rooms designed to cater to the needs of a modern family.



PRIVATE AMENITIES | VISUAL REPRESENTATION OF THE ROOFTOP
LOUNGE & OUTDOOR CINEMA

PENTHOUSE

The full spectacle of an 80-foot-wide western view will unfold in the spacious six-bedroom Penthouses. Residents will step out of their private elevator lobby into a double-height living room flanked on one side by the dining room and on the other by an open-plan library. This opens the western side of the residence to the full width of the building, with glazing wrapping around corners to allow maximum enjoyment of colourful sunsets. The implied

heaviness of the stone cladding on the columns, combined with the pared-back materials, will allow the eye to travel upwards, emphasising the grandeur of the living space.

The corridor leads around the core to a games and media room and two bedrooms with private closets and ensuites. The rear foyer staircase flows unhindered between levels. On the upper floor it delivers residents to a family

room from which a corridor leads around the core to a bedroom in the north-west corner, past the double-volume void over the living room, and to the master suite in the south-west corner. A private study and the fifth bedroom are placed along the southern facade. The double-volume space not only brings enhanced spatial proportions to the downstairs living room; it also opens up the sea view on the upper level for the enjoyment of all family members.

THE VALUE OF ARTISANAL CRAFT

Spatial experience will be enhanced by Yabu Pushelberg's attention to material detail. "The notion of craft is supremely important in a luxury property such as this," says Pushelberg. "Artisanal techniques will add a layer of detail to sculpted surfaces and architectural elements. There is particular value in designing elements unique to this property, and having them made by individuals with the most sought-after skills. We're creating something that cannot be found anywhere else," he says.

For example, while the designers have opted for traditional parquet flooring, they have curated its

characteristics for a unique expression. "When we talk about 'bespoke' flooring," says Pushelberg, "we're talking about a custom-cut pattern and a custom timber colour. These are the things that will make the project specific and unique." For the kitchens, a new computerised cutting technique developed in Italy will be used to slice extremely thin layers of stone. "The kitchen island will look like a big, beautiful, solid stone box," he explains. "But in fact the stone on the vertical surfaces will be just a thin layer – a lightweight frontage for cupboards and drawers. The island will be a strong elemental piece, and one of the key features of the home."

The stone applied within the residences will be sourced primarily from Italy, but the designers have turned to local artisans for other materials and objects. A number of custom-designed carpets and furniture pieces for the public areas will be sourced from local craftspeople and manufacturers. "This property and its interior design concept represent a departure from obvious notions of highly decorative luxury. The interiors are polished, sophisticated, and understated," says Yabu.



RESIDENTS' CLUB

The Residents' Club on level 51 has been designed as an extension of the private residences – a home away from home. It will provide lounging spaces with a library, meeting spaces, a private dining room, and a gym for private training sessions, all at an intimate scale. "These spaces have been designed

as a series of rooms – as you would find in a home," says Pushelberg. "Wood-panelled and finely detailed, they will feel residential rather than public in character."

The material palette in the lounge and private dining room will be textural and sophisticated,

bringing to life the concept of an intimate social space. "The grand gesture of wrapping the timber from wall to ceiling is an extension of the concept we are applying throughout the building," he adds. Furnishings will suggest relaxed refinement, quiet and neutral, with a modern, curated residen-

tial quality. The Residents' Club will emphasise the exclusivity of Four Seasons, with residents having the opportunity to train one-on-one with an instructor in the gym, or be served by a Four Seasons renowned chef. Round-the-clock service will make this space a haven at any time of the day or night.



VISUAL REPRESENTATION OF THE SHOW KITCHEN

SENSATIONAL VIEWS FROM THE ROOFTOP LOUNGE AND OUTDOOR CINEMA

The Rooftop Lounge and Outdoor Cinema will provide a spectacular crown to the slender tower, and equally spectacular views at a height of 650 feet. "This floor will act as an exclusive sanctuary or escape for residents and their guests, as well as a place to socialise," says Yabu. "It is all about creating a private social club atmosphere." The area will be comprised of three

zones: a viewing deck, an outdoor theatre, and a bar area. The multiple programmes will offer varied day and night experiences. During the day, the rooftop will provide a quiet refuge – a sanctuary beneath dappled sunlight without needing to leave the property. At night, it can be transformed for private parties and entertaining, or simply used as a space for residents

to socialise. Day and night, distinct exclusivity will be preserved. The space will be imbued with a yacht-club flavour to bolster the concept of escape. The theme ties in with the beautiful coastline view, and will be highlighted in the materials and surface conditions of the viewing deck. It also makes reference to the rich history of Mumbai's exclusive Royal Yacht Club.

Timber terracing lined with lanterns and upholstered cushioning will provide casual theatre seating for movie screenings. A gemstone-shaped bar with flexible seating areas will be flanked by a broad terrace capitalising on the exceptional views. Since this area is open to the elements, the materiality will be weather-resistant but remains in keeping with the overall airy feel.

DISCREET AMBIENCE AND AN ARTFULLY SERENE LIFESTYLE

Atmospherically, the public spaces have been conceptualised with a residential sensitivity. Pushelberg explains, "With the exception of the Arrival Foyer, where drama is created by the lighting of the perforated panels and gemstone desk from below, the spaces are somewhat under-lit to generate softness

and elegance." Ambient light will be minimal and discreet, while focussed lighting will be principally provided by residential-style fittings and products such as table and floor lamps. Artworks will be an exception, treated with strong lighting for full appreciation. In line with the overarching vision of an

art-filled property, the designers have catered for 'moments' of art, both inside and out. "The locations for artworks have been chosen and positioned to allow residents and guests to experience art on a human scale," says Yabu. "The art programme will add to the sense of discovery created through the

compartmentalisation of space," he explains. "Adding to the property's sense of quality and serenity, it will build on the atmosphere we've envisioned – that is, timelessness in a contemporary mode."



INSPIRATION FOR THE ROOFTOP LOUNGE

A UNITY OF INTERIOR AND ARCHITECTURE

Yabu Pushelberg's emphasis on the movement of space, modern proportions, and simplification of surfaces endorses Gensler's modern architectural envelope. "There was a joint effort between Yabu Pushelberg and Gensler to maintain the authenticity in the

expression of structure," says Yabu. "Since the building makes use of neat slab-to-slab construction, there was a concerted effort in the design process to keep openings to a minimum and to avoid added structure. The design process has been synergetic, with teams

working to maintain uninterrupted interior spaces and a clean continuous façade."

The final result will be a property of distinct style, true luxury, and rewarding experience. "Good interior design is a thoughtful and edited

process," says Pushelberg. "It's not about novelty, or simply styling and borrowing ideas from projects in magazines, which happens far too often all around the world. Our interiors are about subtlety. They're about an overall feeling and the parts coming together as a whole."

YABU PUSHELBERG

Award-winning international design firm Yabu Pushelberg is world renowned for its timeless and artistic environments within the specialised retail, luxury hospitality, and restaurant sectors. Since its establishment in 1980, the firm has grown to comprise a large and talented team of interior designers, architects, and industrial designers, with offices in New York and Toronto and a portfolio of prestigious clients and projects around the globe.

Yabu Pushelberg is known for its 'anything is possible' approach, experimenting with materiality and forging relationships with independent artisans to create an original design language that transcend trends.

yabupushelberg.com

GEORGE YABU AND GLENN PUSHELBERG



Principals George Yabu and Glenn Pushelberg together provide the creative direction and the foundation for the firm. They have been recognised as innovators in the hospitality and retail design industries, earning countless accolades for their work. They have been named 'Designer of the Year' by Contract magazine, and are Interior Design magazine's 'Hall of Fame' inductees. In 2013, George Yabu and Glenn Pushelberg were appointed as Officers for the Order of Canada for their contributions to design excellence internationally, notably by bringing their creative outlook to public spaces, and for promoting the Canadian design industry. Portrait by Thomas Whiteside.

CHAPTER 8

PARADISE GARDENS

A SECLUDED ESTATE AND ITS FULFILLING NATURAL WORLD

"For you to feel moved by a landscape, it must connect with you. That means it must trigger an emotional response. Landscape architecture is really a layering of many aspects of life – art, philosophy, and culture. We try to look at landscape as something that does more than fulfil a certain functional requirement.

"The garden is an integral part of any residence, because it's where

you layer the tangible and the intangible. The tangible refers to the functions required for everyday life. The intangible is the way you connect to nature, and to your inner self. It's that spiritual layering on top of the other things that people will be able to enjoy at this property, in addition to the aesthetic aspects of the garden spaces."

Wannaporn 'Pui' Phornprapha,
Principal, P Landscape (Bangkok)



P LANDSCAPE | ORCHARD



It is often said that the prestige of a property is a measure of the distance from the front gate to the front door. The approach to the Arrival Foyer door of Four Seasons Private Residences Mumbai will be a particularly long one – a stone-paved driveway, softened by the dappled shade of tree canopies and lush planting (jasmine, travellers' palms, bamboo, and lilies), that leads into the estate from Four Seasons' security gateway. It will pass by a soothing modern water feature before sweeping behind foliage and delivering

passengers to the secluded residential porte-cochère.

Indeed, this will be a grand entrance, but also a chance for recalibration, allowing residents to leave behind the city chaos and retune themselves to the Four Seasons lifestyle. As they step out of their vehicles beside a welcoming sculpture and garden beds, the vista of a perimeter of densely planted trees beside a discrete fence will endow the reassurance of privacy, intimacy, safety, and an environment for relaxation.

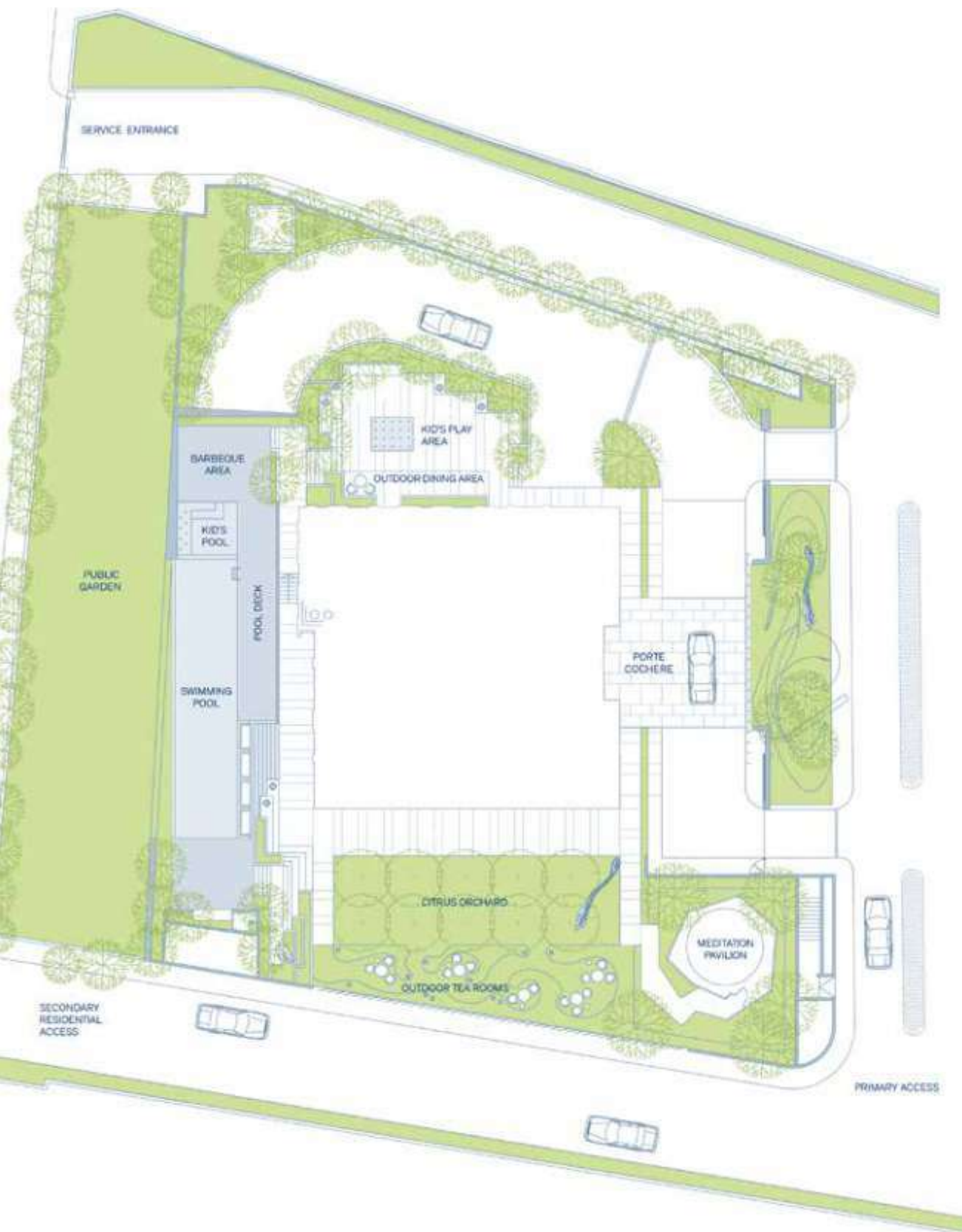
AN URBAN PARADISE

It is in this vein that landscape architect Wannaporn 'Pui' Phornprapha and her team at Bangkok-based studio P Landscape have designed a delightful series of lush garden rooms for Four Seasons Private Residences Mumbai. "We've looked at this property as an urban garden," says Phornprapha, "referring in our thinking to the history and lineage of the Persian walled garden. In Old Persian, the word for 'paradise' meant 'walled' or 'enclosed'. The walled garden has come to be referred to as a 'paradise garden'. The idea of a paradise within the walls of the residential property resonates beautifully with the

level of luxury and exclusivity that this development will offer."

Aiming to forge close connections between residents and the gardens, the studio has designed a serene realm from which the beautiful landscape of the wider Four Seasons estate is always just a step away. "We wanted to create a sense of intimacy and privacy for residents. How we're defining that is through enclosure – not only with the perimeter wall around the site, but by creating a series of garden rooms that will define a sense of varying experience as you move from one to the next. The idea of the property as an urban estate sits well with this concept," she says.





SOOTHING WATERSCAPES

GARDENS FOR CONTEMPLATION

The first encounter of the property's dedicated private gardens will be the view of the orchard from the ground-floor Art Gallery. With its genesis in the orchard gardens of stately European homes, this peaceful garden room will shade the full length of the western façade, and invite meandering strolls beneath its foliage. Beyond the two formal rows of citrus trees, a tracery of hedges will demarcate settings of faux-bois-style seating – the ideal garden location for the enjoyment of a cup of tea and a good book.

Beside the orchard, an outdoor meditation room will provide a space for introspective reflection, yoga, and a deeper connection with nature. It will also serve as an ideal venue for cherished spiritual celebrations and rituals. Echoing the Arrival Foyer, a series of vertical panels will be arranged in a circular fashion, creating a private inner sanctum shielded from view. Tall trees, including magnificent jacarandas, will shade and colour this contemplative space.

As illustrated by the relationship between the Art Gallery and orchard, there will be a strong connection between the gardens and the interior. "I must give credit to Yabu Pushelberg," says Phornprapha, "because a lot of the spaces in the landscape were defined in relation to their interior design. For example, they initially proposed the orchard space, which is directly connected to the ground-level interior. We are very happy to see this connection between interior and exterior. It's an important part of the experience."

Similarly, a distinct visual connection will exist between the Art Gallery and the raised pool. As envisioned by the interior designers, a cascading water feature, channelled from the pool, will be positioned as the termination point of the circulation axis through the Art Gallery. It will create a vista of glistening steps. Adjacent, a series of dry steps will elevate residents to an upper deck, where an over 21 metre lap pool lined with white marble stretches from west to east. At its shallow end, water jets will be the delight of children. Along the pool's length, sun lounges will take advantage of the bright aspect beside a lush hedge screen.

A GARDEN FOR PLAY

Beyond the pool, children will find another special place in the landscape. A lush play garden on the eastern side of the building has been designed as a multipurpose zone – perfect for running, jumping, climbing, and giggling. Imaginative hardscape and landscape elements will engage children and encourage play. This garden's position beside the tower's solid staircase enclosure ensures the laughter won't disturb the peace on the residential floors above.

An adjacent barbeque area with outdoor dining furniture will allow family members to keep a close eye on the little ones and enjoy the opportunity to relax, indulge in a picnic, or simply take in the fresh air. Partially shaded by trees, this garden room will be the perfect spot for Sunday brunch with the family, or a party during periods of fine weather. Screened from the pool by a feature wall and enlivened by flowering shrubs, this will be a comfortable space for times of family togetherness.



VISUAL REPRESENTATION OF THE 21 METRES LONG, ELEVATED SWIMMING POOL

THE GROWTH OF A DYNAMIC SENSE OF PLACE

With the exception of the citrus orchard, native or adapted species will be planted wherever suitable. Says Phornprapha, "In all of our projects, we try to accommodate plant species that are low-consumption in terms of water usage. Our design needs to stem from an understanding of ecology and the conditions of the site. We have a similar attitude about other materials; we try to

use materials that align with the specific interior and architectural expressions of the project, but that are also as neutral and natural as possible – such as marble." Overall, P Landscape's goal has been to provide luxury, comfort, and exclusivity through an articulation of the garden spaces in keeping with the special experiences provided by a Four Seasons property.

"Architecture principally deals with static materials," she continues, "but nature's materials are earth, water, and vegetation. Nature changes and evolves. Natural environments can become something else tomorrow, and something very different in five years. So when I practice landscape architecture, I try to look to the future as well. I think the capacity to change is part of the charm of the landscape.

We view landscape as something that will continue to grow beyond the design." As the gardens at Four Seasons Residences Mumbai mature and evolve through the years, an aspect that will remain is the sense of fulfillment that an intimate connection with nature can bring to one's experience of life.

P LANDSCAPE

P Landscape was established as a boutique landscape studio in Bangkok in 1997, and has since grown into an association of diverse, creative, and talented individuals including landscape architects, designers, horticulturalists, and artists. The award-winning studio specialises in high-end resort, hotel, and residential projects, both in the Southeast Asian region and abroad. P Landscape regards landscape architecture as an art that surpasses the physical and functional aspects of a site. Its aim is to convey the vision of its clients into memorable designs that are refined, economically sound, and capture the essence of a site.

plandscape.com

WANNAPORN 'PUI' PHORNPRAPHA



P Landscape's founder and Principal Wannaporn 'Pui' Phornprapha approaches contemporary landscape architecture by taking into account the practical integration of art and the cultural heritage of the surroundings. By doing so, she hopes to maintain and enhance the environment and ecology of the places in which she works. Throughout her career, she has developed a stronger interest in the public landscape. This has led her to projects such as Plum Village in Nakhon Ratchasima, Hospice Hua Hin, and The King Memorial Park and Community Center in the Yala province.

ON ART AND INSPIRATION

"The world of art is fantastic in the sense that its elements are not those of reality; but its fantasy is intrinsic and fundamental, quite other than the wayward imaginings of the daydream..."

André Malraux,
The Voices of Silence

A. Malraux (translated by S. Gilbert),
The Voices of Silence, Princeton, Princeton University, 1978, p. 312



FOUR SEASONS | TORONTO



FOUR SEASONS | TORONTO



ARIK LEVY | MIRROR POLISHED ROCK TOTEM SCULPTURE IN THE CITRUS ORCHARD



FOUR SEASONS | TORONTO



FOUR SEASONS | HONG KONG

When the process of creating Four Seasons Private Residences Mumbai culminates—when its interiors are fully appointed, its gardens have taken root, and its population of owners and families have embarked on their new lives within it—another process and story will begin.

The story of the artwork at Four Seasons Private Residences Mumbai will be a richly told and experienced narrative. Great art has the power to enhance space, and its presence in the public areas of the property will amplify the experience of residents by drawing out mental and emotional engagement and exploration, as well as distinct impressions of interior and landscape spaces.

“Art interacts with its viewer in ways nothing else does,” says Adarsh Jatia,

Managing Director of Provenance Land. “It appeals to and connects with human emotion. Of significance is the fact that a single work of art can generate a plurality of experiences; individuals will naturally have their own varied responses to any one piece of work. Most certainly, art can bring joy and impart a therapeutic effect. I believe it is essential for holistic living,” he says.

Two- and three-dimensional artworks will be placed in the public areas of the property. Some prominent sculptures will be positioned in the Art Gallery and garden, for example, and the Residents’ Club will house an impressive collection of paintings. The Art Gallery on the ground floor has been designed as a space where residents can linger, enjoying a collection of artwork as well as the

view of the orchard. “The idea,” says Jatia, “is that the residents should be able to relate to the art – that the art installed in the public areas will become an important element in their lives.”

The idea of living with art will extend to the residential interiors. “Within the residences, we will provide spaces for collectors to install their own pieces. There will be no need to prepare the walls,” Jatia explains. As construction of the property nears completion, Provenance Land will be appointing an art consultant, and investing in a collection of work by Indian and international artists. In recent years, works by leading modernists M. F. Husain, S. H. Raza, Vasudeo Gai tonde, and Jehangir Sabavala remain perennial favourites with collectors, while the works of Contemporary art-

ists Bharti Kher, Subodh Gupta, and Jitish Kallat, among others, remain highly sought after. “The Indian art scene is very strong, and there are some particular artists we’d like to showcase,” says Jatia. “Every piece will add value to the spaces and to the lives of the residents.”

Art’s powerful allure is its ability to initiate a process of discovery and exploration. In the words of Richard Bartholomew who was one of India’s leading art critics, “Art is the transformation of man’s personal and collective experience—the humanistic spirit—into form.” Art could serve as a vehicle for a stronger understanding of one’s family members, friends, and neighbours through its shared appreciation—and of the art of living at Four Seasons Private Residences Mumbai.



JEHANGIR SABAVALA | THE FLIGHT INTO EGYPT-I

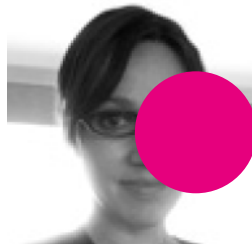


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NARELLE YABUKA



NEED BETTER IMAGE

Narelle Yabuka is a Singapore-based Australian writer and editor specialising in architecture and design. She has worked in the architectural publishing industry since 2002 in Singapore and Australia, and contributes to magazines and websites in both countries. She also writes and edits for a variety of clients in the creative industries — both commercial and institutional. While working at architecture and design publisher an\lb editions, she wrote the books Cardboard Book (2010), Interior Pop! (2011), and Upcycle (2012). She has also worked as a lecturer at Curtin University of Technology's Department of Architecture and Interior Architecture (Perth).

