
M&S

Estate-Size Luxury Family Home · ~8,000 sq ft · Prepared for Architect

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15-Section Functional Requirements Book

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01

PROJECT OVERVIEW

PROJECT TYPE

- Estate-size luxury family home

OVERALL SCALE

- Total target area: approximately 8,000 sq ft
- Ground floor: approximately 5,000 sq ft — dominant floor carrying most daily-use spaces
- First floor: approximately 3,000 sq ft — private retreat level

HOUSE FORM PREFERENCE

- Strongly preferred: non-square, non-rectangular footprint
- Avoid simple rectangular or square floor plates

ROOF DESIGN PREFERENCE

- Complex, layered roof composition strongly preferred
- Multiple roof planes, varying heights, feature cantilevers, bladed overhangs, or a combination of pitched and flat sections
- Roof should be an architectural statement visible from street and garden
- Avoid single-pitch or plain flat roofs

— *Luxury feel first. Grand spaces, premium materials, strong architectural impact, large glass openings, and a high-end estate feel.*

— *Best views must go to the master suites and main living spaces.*

02

FLOOR PLANNING STRATEGY

Ground-floor dominant estate layout. Almost all daily-use functions are on the ground floor so the family lives primarily on one level.

GROUND FLOOR — KEY SPACES

- Second Master Suite
- Large Suite
- Formal Living Room
- Family Living Room
- Dining Room
- Main Kitchen
- Dirty Kitchen
- Walk-in Pantry
- Entertainment Room + Bar
- Home Office
- Gym
- Puja Room
- Laundry
- Storage
- Powder Room
- Entry Foyer
- Garage
- Drop Zone

FIRST FLOOR — KEY SPACES

- Primary Master Suite (with private balcony)
- Guest Suite
- Small Family Lounge
- Partial double-height staircase / foyer-living zone
- Service-only roof access

03

BEDROOM PROGRAM

4 bedrooms total — all with attached bathrooms

BEDROOM 1 — PRIMARY MASTER SUITE

Location: First floor

- Large bedroom with generous sitting area
- Luxury bathroom
- Large walk-in closet
- Private balcony — one of the best views in the house

BEDROOM 2 — SECOND MASTER SUITE

Location: Ground floor

- Large bedroom with larger sitting area
- Big luxury bathroom
- Walk-in closet
- Private outdoor sit-out with direct garden connection
- Excellent view priority

BEDROOM 3 — LARGE SUITE

Location: Ground floor

- Spacious bedroom
- Walk-in closet
- Attached bathroom
- Optional small sitting area

BEDROOM 4 — GUEST SUITE

Location: First floor

- Bedroom with attached bathroom
- Built-in wardrobe wall or closet
- Small desk or sitting corner

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BATHROOM REQUIREMENTS

SUMMARY

- 4 attached bathrooms — one per bedroom
- 1 powder room near formal/common areas — guests must not enter bedroom zones

FINISH LEVELS

- Primary Master + Second Master: luxury level
- Large Suite + Guest Suite: premium level
- All bathrooms follow the same consistent material language

UNIVERSAL REQUIREMENTS

- Floating vanity — single large vanity only, no double vanity
- Glass walk-in shower in all bathrooms; larger showers in master bathrooms
- Shower niche / built-in storage in every shower
- No bathtubs anywhere
- Good ambient and task lighting
- Easy-clean surfaces throughout
- Strong ventilation — natural or mechanical

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CLOSET & WARDROBE REQUIREMENTS

WALK-IN CLOSETS — PRIMARY MASTER, SECOND MASTER, LARGE SUITE

- Premium walk-in closet level for all three suites
- Full hanging space — long and short sections
- Built-in drawer storage
- Open shelves for accessories and folded items
- Dedicated luggage storage
- Full-length mirror
- Dressing counter / island if space allows
- Good lighting — natural and artificial
- Ventilation provision
- Practical daily-use layout — form follows function

GUEST SUITE

- Built-in wardrobe wall is sufficient — no full walk-in required

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LIVING, DINING & SOCIAL SPACES

FORMAL LIVING ROOM

- Guest-facing space — grand, spacious, impressive
- Strong indoor-outdoor connection via large glass openings
- Views toward garden, pool, or koi pond
- Premium materials and feature lighting
- Comfortable guest circulation — should feel effortless to move through

FAMILY LIVING ROOM

- Daily-use relaxed family space
- Connected to family dining and kitchen zone
- Large glass openings to garden / patio
- Premium finish — comfortable and liveable

DINING ROOM — 12-SEATER

- Spacious table clearance for 12 with comfortable circulation all around
 - Easy direct access to main kitchen
 - Access to outdoor patio — indoor-outdoor dining connection
 - Suitable for both daily family use and large-scale hosting
- *Both living spaces should feel very large. When in doubt, size up.*

07

KITCHEN, PANTRY & APPLIANCES

MAIN KITCHEN — SHOWPIECE ENTERTAINING KITCHEN

- Very large statement island — the centrepiece of the kitchen
- Island seating for 4–5 people on one side only
- Remaining island area for prep, serving, display, and storage
- Strong visual and physical connection to dining room and outdoor patio

DIRTY KITCHEN

- Hidden from main kitchen view — concealed but immediately accessible
- For heavy Indian cooking, prep work, and cleaning
- Strong dedicated ventilation / chimney
- Separate gas cooktop

WALK-IN PANTRY

- Hidden but easily accessible from both kitchens
- Bulk dry goods, appliance, and supply storage

APPLIANCE PACKAGE — LUXURY BUILT-IN LEVEL

- Built-in refrigerator + separate built-in freezer
- Built-in oven + built-in microwave + warming drawer
- One dishwasher in main kitchen
- Main kitchen cooktop: gas + electric (dual fuel)
- Dirty kitchen cooktop: gas only
- Strong range hood / chimney in both kitchens
- All electrical, gas, plumbing and ventilation planned around final selected models

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ENTERTAINMENT, OFFICE, GYM & PRAYER

ENTERTAINMENT ROOM + BAR

- Lounge-style social space — not a cinema room
- Bar counter with back-bar storage and display
- Lounge seating zone + TV / media wall
- Games and conversation area
- Preferably adjacent to outdoor patio, pool, or firepit zone

HOME OFFICE

- Compact, focused workspace
- Desk, ergonomic chair, basic shelving
- Good natural light if possible
- Quiet location — away from social and kitchen noise

GYM

- Medium home gym — cardio zone + weights zone
- Mirror wall, built-in equipment storage
- Stretching / yoga area
- Strong ventilation — natural or mechanical

PUJA ROOM

- Small dedicated prayer room — calm and private
- Storage for puja items
- Simple, clean layout — no clutter

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SUPPORT SPACES

LAUNDRY

- Washer and dryer, utility sink
- Basic storage and laundry basket space
- Hidden from all guest-facing areas

STORAGE

- General household storage room
- Linen and cupboard storage
- Seasonal and bulk item storage
- Cleaning supplies storage

DROP ZONE

- Located near garage or internal entry point
- Shoe storage — family scale
- Bag and key drop, coat / umbrella storage
- Small bench if space permits
- Completely hidden from formal guest areas

STAFF / DRIVER ROOM

Not required.

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OUTDOOR ESTATE FEATURES

Full resort / estate outdoor experience

POOL

- Medium family pool — main swimming zone + shallow lounge / tanning area
- Non-slip pool deck throughout
- Clear connection to patio and firepit zone
- Easy visibility from living / dining through glass where possible

SUNKEN FIREPIT LOUNGE

- Sunken seating with built-in lowered benches around central firepit
- Safe step access, drainage planning, weather-resistant materials

KOI POND

- Visible from living / dining through glass openings
- Proper depth for koi, filtration, aeration / oxygenation
- Shade planning, maintenance access, safe edges, night lighting
- Leaf / debris control

OTHER OUTDOOR ELEMENTS

- Main outdoor dining patio — connected to dining room and kitchen
- Smaller private sit-out for second master suite (ground floor)
- Garden paths and landscaped walks
- Covered areas throughout for monsoon protection

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ENTRY, FOYER, STAIRCASE & PARKING

ENTRY FOYER

- Large estate-style foyer — strong first impression
- Connected to formal living on the central axis
- Console / display / art area
- Hidden shoe and coat storage nearby
- Clear guest circulation — guests should never feel lost

FEATURE STAIRCASE

- Floating / modern staircase visible from foyer and living zone
- Premium detailing — glass, metal, timber, or stone
- Strong dedicated lighting — a sculptural experience
- Part of the overall architectural narrative of the house
- Safe railing with glass or premium metal balustrade

DOUBLE-HEIGHT VOLUME

- Partial double-height zone near staircase / foyer-living area
- Creates dramatic but controlled estate feel — not the entire floor

PARKING

- 1-car enclosed garage attached to the house
- Driveway to accommodate guests informally — no dedicated guest bays required

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CLIMATE, GLASS & INDOOR–OUTDOOR CONNECTION

HEAVY MONSOON-READY DESIGN

- Anti-skid flooring on all outdoor and transition surfaces
- Strong site drainage and extra roof drainage capacity
- Comprehensive waterproofing throughout
- Cross ventilation planned into the floor layout
- Humidity-resistant materials in bathrooms, laundry, and wet areas
- Mosquito and insect control at all openings

GLASS OPENINGS — LARGE SCALE THROUGHOUT

- Multiple large sliding or folding glass doors from living areas
- Views to garden, pool, patio, and koi pond
- Deep covered overhangs at all glass openings
- Mosquito screens integrated into all openable elements
- Drainage channels outside all sliding glass doors
- Heat control and shading strategy — louvres, screens, or overhangs
- *Indoor-outdoor connection is a core design priority — not an afterthought.*

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CEILING HEIGHTS, UPSTAIRS LOUNGE & ROOF

CEILING HEIGHTS

- Ground floor: 11–12 ft minimum throughout
- First floor: 10–11 ft minimum throughout
- Foyer, formal living, dining, and kitchen — tallest ceilings possible
- Double-height volume at staircase / foyer zone

FIRST-FLOOR FAMILY LOUNGE

- Small, cosy upstairs lounge — private and quiet
- Comfortable seating; small TV or reading setup optional
- Natural light preferred
- Acts as buffer between master suite and guest suite

MASTER BALCONY

- Private balcony off Primary Master Suite only
- Views priority — best available view from first floor

ROOF — SERVICE USE ONLY

- Not a usable terrace — service and equipment access only
- Solar panel zone, water tank, AC outdoor units
- Full waterproofing and drainage
- All equipment hidden from key elevations where possible

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TECHNICAL SYSTEMS

AC / COOLING — CONCEALED THROUGHOUT

- All bedrooms, formal living, family living, dining, and main kitchen
- Concealed / ducted units preferred — minimal visible wall units
- Service access panels integrated into ceiling / wall design
- Hidden outdoor unit placement — away from key views
- Drainage planning for all indoor units

SMART HOME — PRACTICAL LEVEL

- Lighting control system
- CCTV provision + video doorbell + gate camera
- Wi-Fi mesh network planning
- Smart locks on main entry points
- Basic home automation, TV / data / network points in all rooms
- Dedicated network rack location

BACKUP SYSTEMS

- Solar provision on roof
- Inverter battery backup for essential loads
- Generator provision with dedicated utility space

WATER SYSTEM

- Main water tank provision, normal plumbing with good pressure throughout
- Basic drinking-water filtration provision in kitchen if needed
- Maintenance access for all tanks and systems

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FINAL PLANNING PRIORITIES

TOP BUDGET PRIORITIES

01	Master Suites	Larger bedrooms, walk-in closets, luxury bathrooms, views, balcony / sit-out
02	Living + Dining + Kitchen	Grand daily-use and hosting spaces — strong proportions, premium finishes
03	Materials, Finishes & Lighting	Better stone, timber, glass, fixtures, and layered indoor lighting throughout

INDOOR LIGHTING — PRIORITY ELEMENTS

- Cove lighting and hidden LED strips
- Accent and feature lighting on key surfaces
- Wall washing on textured stone or panelled walls
- Under-cabinet lighting in kitchen
- Shelf lighting in entertainment areas
- Soft indirect lighting as the dominant mood throughout

— **OVERALL RULE** — *Luxury feel first. When there is a conflict, prioritise grand proportions, premium materials, strong views, indoor-outdoor connection, hidden lighting, and architectural impact.*

— **FORM** — *The house should read as a bespoke estate. Avoid simple box-like massing.*

— **VASTU** — *Moderate Vastu only. Follow major rules where they do not compromise function, views, climate response, or design quality.*