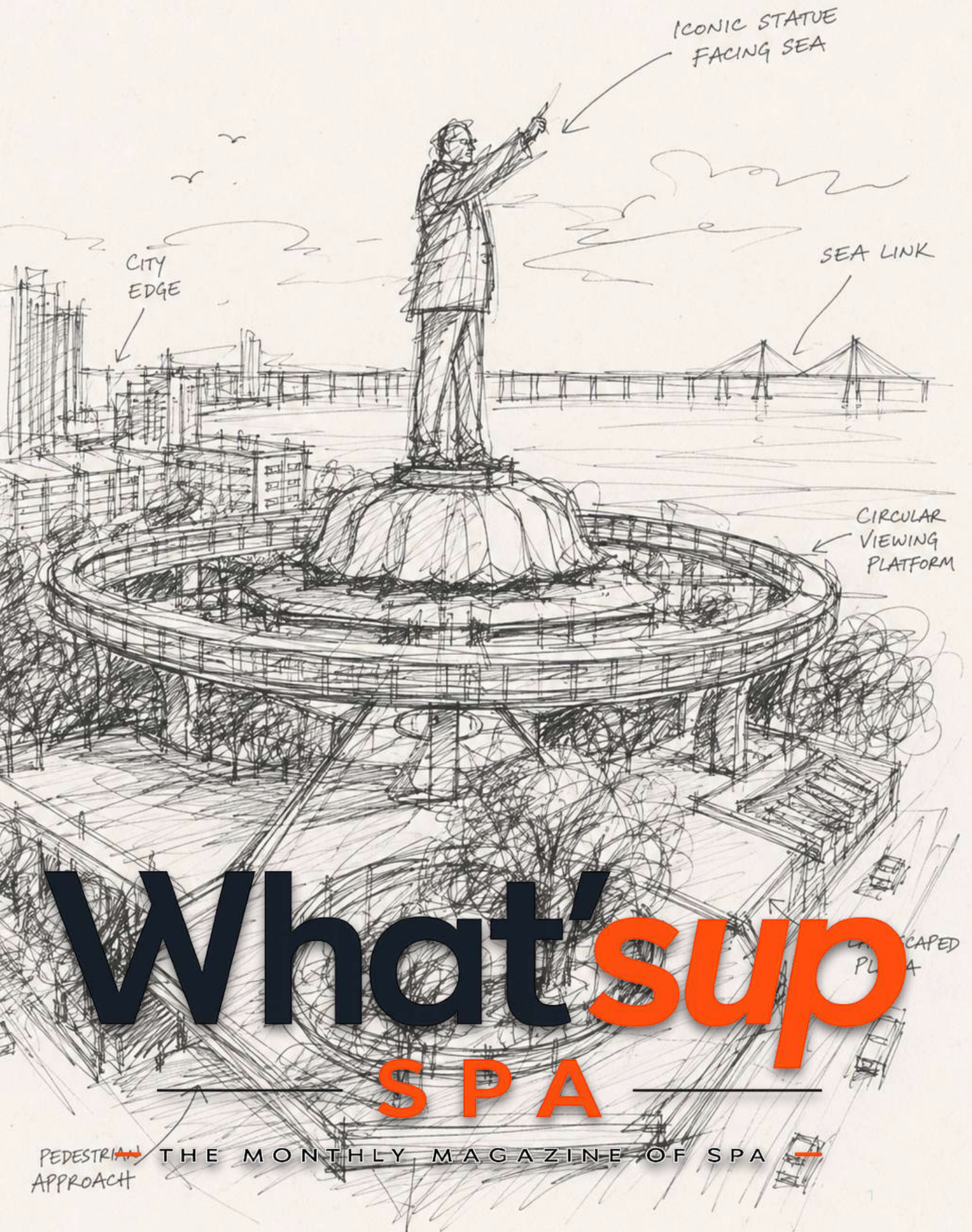




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Dear all,

Three editions in, and What'sup SPA! is starting to feel less like something we send out, and more like something you look forward to. That's not a small thing. We've heard from more of you this time — new joinees telling us it's the first thing they read to understand who's who at SPA, and old-timers pointing out project details even they didn't know about. That's exactly the kind of cross-pollination we hoped this newsletter would create.

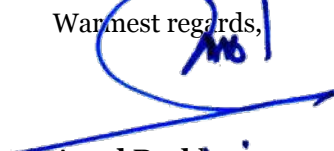
Three editions ago, this was an experiment — a hope that a bit of honesty and humour could sit comfortably next to the serious, meticulous work we do every day. Somewhere between the biryani promises, the chiller-plant crash courses, and the quiet, unglamorous pour of a column footing, we think that balance is starting to come through.

This edition carries the same spirit — real projects at real stages, the people behind them, and a few moments that remind us not to take ourselves too seriously even while we're building things meant to stand for a hundred years.

As always, we want this to be a newsletter written by SPA, for SPA. If a milestone was hit on your project, if your team pulled off something worth bragging about, or if you simply have a photo that made you laugh — send it our way. Edition 5 is already waiting to be filled.

Here's to another one.

Warmest regards,


Amol Prabhu,
Partner, SPA

Our New Home

by Ar. Amrita Parker, TL Pune

A workplace isn't built in a day—it's built by the people who bring it to life.

Our Pune team has officially moved into our new office, and what a journey it has already been! From packing and unpacking to assembling workstations, cleaning floors, arranging furniture, and setting up every little corner, the team came together with incredible

energy and ownership. Like every new beginning, we've had our share of surprises. Every day introduces a new challenge—be it water, electricity, parking, or an operational snag. We're still settling in, and there's plenty left to fine-tune.

The move has been physically demanding. Many of our team members now have longer commutes, some are exploring new lunch spots and tiffin services, and are even patiently waiting for our pantry to be fully functional so that our much-loved tea and coffee breaks can return. But through it all, one thing has stood out—our commitment!

Despite the exhaustion and the adjustments, the focus on delivering work and meeting deadlines has not wavered.

This move isn't just about changing an office address. It's about embracing a change, adapting together, and creating a space where collaboration, creativity, and teamwork continues to thrive. Here's to a new beginning, stronger bonds, and many memorable milestones ahead!



30 years and growing!

by canvas@saaec.com

Every office SPA has occupied in Pune tells a small part of our much larger story. We opened our doors in the city back in 1995, with a tiny 450 sq. ft. office near Kamla Nehru Park in Central Pune, when we were appointed to design the **Balewadi Sports City** — a 153-acre greenfield campus that would later become India's largest sports city and training ground for leading athletes.

The next move came in 2012, with our appointment as Architects and consultants for **Lusofonia Games in Goa**, where we were required to design all venues for

the competition. The intense workload demanded that we find a larger space that would support our work. We moved into a 900 sq. ft. studio on Baner-Pashan Link Road.

Today, we upgrade further — moving into our new office in the heart of Pune's new commercial hub, Balewadi High Street, a location that puts the team right at the centre of one of the city's most vibrant business districts, surrounded by the energy, connectivity, and conveniences that come with it. And there's good reason for that room to grow. Today, our Pune office manages SPA's entire sports portfolio with over 70 sports projects across the country, alongside a growing body of civic and infrastructure work. What began as a single 450 sq. ft. office appointed for one sports campus has, thirty years on, become the

studio steering an entire vertical of SPA's practice.

This 2,000 sq. ft. space has been efficiently designed to seat 35 to 40 architects, engineers, and interior designers — a meaningful jump in capacity that reflects just how much Team Pune has grown, and how much more room it needs to keep growing. Just as importantly, the layout has been planned with future expansion in mind — because if the last thirty years have taught us anything, it's that we should probably start planning the next upgrade before we've even finished settling into this one.

From a modest 1995 beginning to a 2,000 sq. ft. studio on Balewadi High Street, this move isn't just about square footage. It's a reflection of three decades of work, relationships, and reputation built by our team.

Home Turf!

by canvas@spaaec.com

Our Pune team was spotted, mid-huddle on a turf, in what could only be described as our weekly "Asana Coordination" meeting — except this time the deliverables were the Winning Trophy, and for once, they were chasing runs instead of RFI's.

The parallels were uncanny. Team Captains delegated "you cover the off side" with the same confidence Team leaders delegate "Draw the cross section!" A few missed targets, others delivered right on schedule, no follow-up reminders needed. Yet curiously, not a single argument broke — no disputes, no "let's take this offline." Interns did not complain about work life balance either. Tasks were assigned, trusted, and executed. Perhaps we all learn a thing or two from the pitch. For a team that spends weekdays debating column grids and structural spans, the shift from RCC to LBW was suspiciously seamless. Someone was overheard discussing "load transfer" though here it meant de-stressing after catching up to the score of the Knight Riders, captained by our Sr. Engineer **Shashiranjnan Shrivastav** who eventually lead his team to a win, who drove runs faster than the piles.



Four teams went to battle with tactical huddles serious enough to put any client presentation to shame. There were sharp catches, sharper commentary, and at least one wildly confident "that was clearly out," delivered with the conviction as someone who has never once lost an argument about project delays. Judging by the straight drives and array of 6's, at least two careers in architecture may be reconsidered, and one Engineer clearly believes he took up the wrong profession before he ever started. Whether this was Amrita's masterstroke of team building or simply the cleverest possible escape from a Saturday site visit still remains under investigation.

Either way, the Pune team brought the same energy to the pitch that they bring to a deadline — loud, excited, and somehow still standing at the end of it. And amid all that chaos, one has to ask — who'd have guessed this team moved their office just a week ago? **New desks, same do-or-die spirit!**

Farewell Rohini!

by canvas@spaaec.com

Today was a particularly emotional day at SPA as we bid farewell to Ms. Rohini Bapat, who has been with us in an off and on journey since last 15 years. Through her talent, dedication and perseverance, she grew from an intern into the role of our Senior Architects leading several key projects. Thank you, Rohini, for sixteen



wonderful years. You will always remain a part of the SPA family.

Training at SPA

by canvas@spaaec.com

Each Thursday evening at SPA is particularly interesting, with a conference room full of architects, interior designers, and estimation teams huddling around to listen to industry experts. Thursday sessions are part of a running series we've built into our week — inviting industry experts into our office to walk our teams through their products, technologies, and the thinking behind them. It is a simple format: they bring the expertise, we bring the questions, and everyone leaves knowing a little more than they did an hour earlier. Over time, these sessions have become less of an add-on and more of a habit — a standing appointment for knowledge-sharing across every department in the studio.



This particular session, led by experts from **Geberit**, walked our teams through the latest breakthroughs in plumbing technology ie adaptable piping systems to promise fewer joints, fewer failure points, and a lot less explaining to a client why there's a leak behind a freshly finished wall.

Continuous learning drives our design process, and sessions like this are exactly why. Staying ahead of material and technical innovation doesn't just make for better specifications — it lets our architects, interior designers, and estimators speak the same language before a single drawing gets issued, and design spaces that are as resilient below the surface as they are beautiful above it.

Ajni: Masterplan of a World-Class Multi-Modal Transit Hub

by canvas@spaaec.com
& Enakshree Bhatia

Ajni is a satellite railway station roughly 3 km from Nagpur Junction. In 2018, Ajni and Varanasi were selected as India's first two pilot sites for an entirely new station typology — a genuine multi-modal transit hub folding railway, metro, interstate bus, freight rail, and a future bullet-train corridor into a single precinct under one roof. Conceived under the Bharatmala Pariyojana, the project tested a premise rarely attempted at this scale in India: that road, rail, and metro need not remain separate systems stitched together by signage and shuttle buses. The target for the completed hub: more than three lakh (325,000) daily passengers by 2050.

In 2020, NCC Limited, appointed as EPC contractor by NHAI, in turn appointed Shashi Prabhu and Associates as Masterplanning and Architectural Consultant — a mandate considerably more ambitious than our earlier station work at Panvel Junction or the upgrades at Manasarovar, Grant Road, and Marine Lines. This time, four separate transit modes had to genuinely function as one.

Ajni functions as an active freight interchange between the Delhi–Chennai and Mumbai–Nagpur corridors and houses the Electric Loco Shed maintaining Central Railway's locomotive fleet. Beyond the platforms lay a living railway colony — homes, a health centre, a school, workshops — all occupied, all needing relocation before construction.



And then there were the trees. The colony earmarked for the hub is known locally as "The Ajni Vann" — Nagpur's green lung — with nearly 14,000 trees on the plot, some close to a century old. Mapping the inherited scheme onto the original footprint would have required felling roughly 7,000 of them, a number large enough to threaten serious public opposition. Reconciling an inherited high-capacity design with a shrinking, ecologically sensitive site became the central problem our team set out to solve.

The concept scheme we inherited from NHAI, with wide airport styled foot over bridges spanning the east and the west side above the tracks; had several demerits. Rather than preparing working drawings, our team first subjected it to a rigorous floor-by-floor critique, examining ground, first, and second floors in turn. Our team found:

- Lack of commercial frontage
- Limited transit-oriented development;
- Basement with perennial Waterproofing, ventilation, water-logging risks;
- Multiple non-aligned arrival and departure lobbies on first floor
- Duplicated passenger movement;

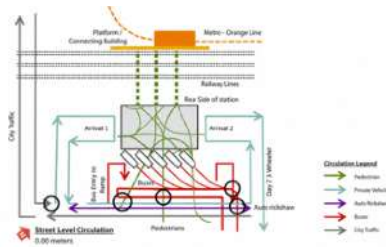
- Traffic conflicts at street level;
- Untapped retail potential;
- Impaired elderly mobility;
- Circulation conflict points at Street level ;
- Poorly related arrival zones.

Every design option that followed shared one underlying circulation strategy: segregate passenger and vehicular movement entirely; activate the station's underused rear side; connect all transit modes through a single legible sequence rather than duplicated lobbies; and open up more accessible road frontage to the city. Each option was then tested against five consistent metrics — circulation clarity, tree impact, construction sequencing, retail performance, and passenger experience.

Option 1 — Bringing the Station to the Forefront consolidated the fragmented lobbies into a single ground-floor zone, replaced the problematic basement with a multi-level parking tower, and pulled retail concourse space to the street edge. This resolved the private-vehicle/bus-transit conflict but did not reduce the tree-felling number.

Option 2 — Compressing the footprint of the terminal building to save trees by threading rail, metro, and interstate-bus passengers through a single connecting

concourse — escalators for short vertical transfers, travellers for longer horizontal ones. That compression cut tree removal



by roughly 30%, and critically, it unlocked parallel construction schedules: a smaller footprint meant less physical overlap between the areas being relocated and the areas being built.

Option 3 — Our preferred and final scheme — pushed this logic one step further. We introduced an elevated road dedicated entirely to the interstate bus terminal, lifting ISBT departure and lobby functions to a dedicated level, 16 metres above ground, while keeping the single-concourse principle from Option 2 intact below it. This further ground-level footprint reduction drove the largest tree-saving gains of all three options: design-stage estimates put the reduction

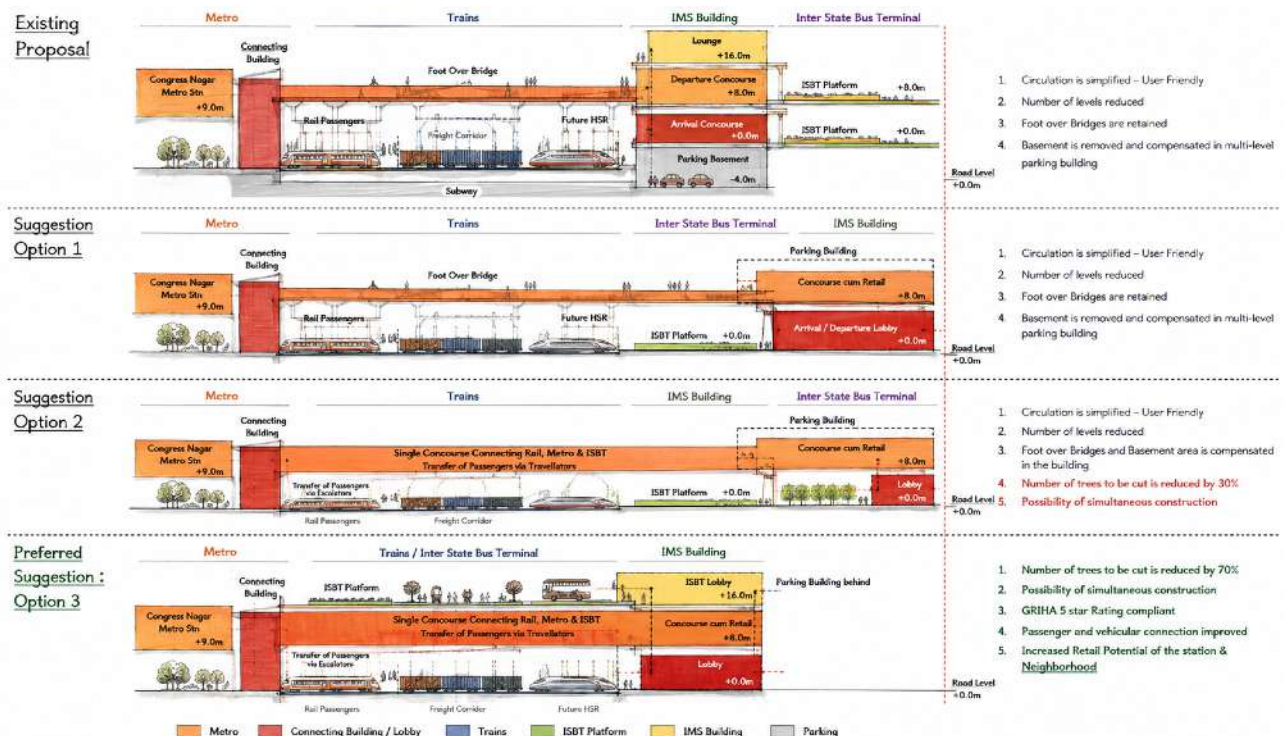
between 70–80%, with our final tally confirming a full 80% reduction against the original scheme. The same compact, elevated design also brought the project into compliance with GRIHA 5-Star sustainability benchmarks — and for a project that had already drawn public concern over its ecological footprint, Option 3 offered the path of least resistance for the communities whose green cover the station would otherwise have consumed.

Our final case for Option 3 rested on nine connected advantages, not a simple checklist. Construction area was optimised — less building for the same functional outcome. Tree-felling was cut by 80%. GRIHA 5-Star compliance was achieved. Passenger and vehicular connections improved throughout, directly resolving every circulation conflict identified in our critique. Because vehicular movement was now segregated rather than concentrated and conflicting, the scheme delivered reduced noise pollution and increased safety as natural knock-on benefits. The elevated ISBT deck allowed faster bus ingress, since buses no longer competed with other traffic for the same

ground-level access points. Retail potential was fully realised, resolving the topmost-level retail problem identified earlier. And because the scheme required cutting far fewer trees, it carried the least public resistance of any option — directly defusing the single greatest threat to the project's timeline.

Running beneath all three iterations was a conviction our team returned to repeatedly: a transit hub of this scale cannot survive on ticketing revenue alone. The same compact, well-organised footprint that saved the most trees was also the footprint that put retail space exactly where the most people, transit and non-transit alike, would actually walk past it.

As one of only two national pilot inter-modal stations, Ajni was always meant to be a template — a precedent for how India's next generation of transit hubs might be judged: not only by passenger counts, but by trees preserved, revenue generated beyond the farebox, and how genuinely transit infrastructure becomes part of the city around it, rather than something bolted onto it.



MSRTC Bus Station at Dhule

by canvas@sapaec.com

There is a particular courage in designing a bus stand.

Unlike the retail or a residential building, it offers no forgiving audience — only the unsentimental scrutiny of the daily commuters who judge the building not by its aesthetic appeal but by whether it kept the rain off their shoulders, offered ease of movement and efficient waiting areas. It is architecture without applause, and perhaps for that reason, among the hardest to get right.

The new **MSRTC Bus Stand at Dhule**, led by **Ar. Amrita Parkar** with **Ar. Aditi Sampagao** and the wider studio

team, understands this instinctively. Here is a public transportation project that resists the grand civic gesture in favour of something quieter and considerably more difficult: a building engineered, down to its last dimension, around the lived experience of the thousands who pass through it, day after ordinary day.

The material language speaks vernacular. A façade of exposed brick jaali work sets the building's tone — not ornament, but instrument. These perforated screens are working architecture: filtering harsh daylight, drawing cross-ventilation through the concourse, and offering privacy that glass alone could never provide — climate-responsive design that also roots the building in its regional identity, the terracotta clay reading as both material and memory.

It is in the choreography beyond the envelope that the project reveals its deeper intelligence. The forecourt — that chaotic threshold where most transit buildings quietly fail — has been treated with the rigour of a traffic engineer and the sensitivity of an urbanist. Private vehicles, aggregator cabs, rickshaws, and pedestrians are each given distinct, uncontested paths, dissolving the familiar tangle before it has the chance to form. Bus movements have been granted unrestricted entry and exit — a small mercy to the commuter, but really the building's entire premise distilled into one planning move: keep the bus moving, and everything else follows.

Then there is the canopy — the building's unmistakable signature and its structural dare. A 15-metre cantilever, unsupported at its leading edge, held aloft entirely by an exposed steel frame anchored back into the building's mass. The result is a roof plane that appears to float above the arrival sequence — engineering theatre that announces the building's presence long before a passenger reaches its doors. Beneath it, a continuous ramp and railing carry every arriving passenger from vehicle to threshold without a single step, without exposure to Dhule's punishing sun or monsoon downpours. Here, structure, accessibility, and climate control converge into one unified idea.

Out front, the design doesn't pretend the street will behave. It anticipates the honest chaos of Indian public infrastructure — queuing autos, the cart-side chai vendor, the traveller wrestling a suitcase across uneven ground — and designs generously around it. This is public architecture in its truest form: built not for the render, but for the rush.

It is, in the end, a quiet building making one very loud architectural statement — and letting that statement do the work a hundred grander gestures could not.



Onboard V.N.I.T !

by canvas@spaaec.com

This photograph captures SPA team signing the contractual agreement for the VNIT Nagpur alongside the client's team, marking an important milestone in Shashi Prabhu & Associates' association with the Visvesvaraya National Institute of Technology (VNIT), Nagpur. The engagement encompasses the masterplanning and architectural design of the project, bringing together SPA's experience in institutional architecture, campus planning, and the creation of contemporary, future-ready environments.

Spread across a 240-acre campus, VNIT Nagpur is undertaking one of the most significant transformations in its institutional history — a planned increase in student intake from approximately



5,000 to 15,000 by 2030. This threefold expansion calls for far more than incremental additions to the existing campus; it demands a

comprehensive rethinking of academic infrastructure, residential capacity, and shared civic spaces, all carefully sequenced to be absorbed without disrupting a fully functioning institution.

The project represents an opportunity to shape an important part of VNIT's physical and academic landscape, with the masterplan intended to establish a coherent framework for future development while integrating architecture, landscape, circulation, and campus infrastructure at this expanded scale. The signing marks the beginning of a collaborative journey towards creating a distinctive and functional environment that reflects VNIT Nagpur's institutional identity, academic ambitions, and vision for the future.

Kores Hospital Modernisation at Thane

by canvas@spaaec.com

A new project begins with a conversation with the stakeholders and the design team. SPA was recently entrusted with the Proposed Building extension, Façade modernisation and Interior Upgradation of Lokmanya Tilak Hospital and Training Center (Kores Hospital) in Thane.

The project involves the transforming 33,800 sq.ft. of the existing hospital building, along with an 8,200 sq.ft. one-floor extension. SPA's scope encompasses interior design, structural fit-out design, extension floor design and interiors, façade redevelopment, and the overall architectural look and feel of the upgraded facility.

The first project meeting brought together senior representatives from Thane Municipal Corporation, the

Health Department, PWD Department and the local civic administration, along with the SPA's Architecture and Interior Design team.

Following a detailed visual inspection of the existing hospital, the meeting focused on presenting the first-cut concept for the interior and exterior transformation. For SPA, the challenge goes beyond simply renovating an existing building. Healthcare architecture demands a careful balance between functionality, efficiency, durability, ease of maintenance and human experience. The proposed transformation seeks to create a more contemporary and welcoming healthcare

environment while respecting the operational realities of a working civic hospital. The façade will establish a renewed architectural identity for the institution, while the interiors will focus on creating spaces that are intuitive, organised and dignified for patients, visitors and healthcare professionals. The meeting marks the beginning of a collaborative design process — one that will translate the requirements of a major civic healthcare facility into a clear architectural vision.



Jasral Boxing Academy in Sikkim

by canvas@sphaec.com

Last month, we covered the award of the Jasral Boxing Academy to SPA. We now cover its construction — and its challenges.

Most construction sites fight gravity. This one negotiates with it, one contour line at a time. Tucked into the beautiful Himalayan region of Sikkim, the Jasral campus, designed by **Ar. Santosh Jadhav, Ar. Dipesh Dicholkar, and his team**, firmly supported by **Ar. Mausam Das** on site, is rising quite literally out of the hillside, with construction gathering pace against a backdrop most architects only get to dream about.

The photograph shows the construction of the Hostel building which is moving swiftly through its structural phase — foundation, columns, formwork, and upper-level slab shuttering all taking shape in tandem with the surrounding perimeter infrastructure. It's the kind of steady, layer-by-layer progress that doesn't photograph as dramatically as a topping-out ceremony, but is exactly what a hillside structure at this elevation demands: precision, patience, and a healthy respect for gravity.

None of it comes easy. Every stage of construction here is complicated by the terrain itself — foundations had to be cut into a sloped rock face rather than a level plot, with retaining structures and terracing built in tandem with the columns just to keep the site stable enough to build on. Material logistics are their own battle: cement, steel, and shuttering ply arrive not with difficulty and every delivery is a small logistical operation in itself. Add to that Sikkim's monsoon, which turns



access roads unpredictable and construction windows tight, and a site team that's constantly working around weather rather than a fixed schedule. Even something as routine as curing concrete demands extra care at this altitude, where temperature swings between day and night are far sharper than on a plains site.

A short walk away, foundation work for the Academy block is officially underway — excavation, earthworks, and footing reinforcement laying the groundwork for what will become the campus's core educational space. Here too, excavation on a hill slope isn't simply a matter of digging down; every cut into the hillside has to be sequenced carefully to avoid destabilising the ground above or below it, with earthworks and reinforcement often planned around the contour rather than a straightforward grid. Two buildings, two different stages,

one shared slope, and a fair few switchback drives to get material on site.

The Jasral Academy is coming together beautifully in one of the most scenic and demanding settings our teams have had the pleasure of building on. It's a reminder that in the mountains, every metre of progress on site is earned twice over — once on the drawing board, and once again against the terrain itself.

Stay tuned — this one only gets better from here.

IIM Mumbai Ground Zero

by canvas@spaaec.com

Every building starts the same unglamorous way — with a roller compacting bare earth and a few chalk lines marking out what could one day be something extraordinary.

We're excited to share the initial progress on the **IIM Mumbai Redevelopment Project** — the very campus whose academic building graced our earlier edition, now officially moving from render to reality. The project is designed by **Ar. Santosh Jadhav, Mr. Jinay Sampat, and team**, with **Atul Kawtikwar** as Sr. Project Manager and **Vivek Vigneshwar** as the resident site Engineer working under him.

Contractor **NCC Limited** has already mobilised on site, and survey and assessment work is currently underway. The stretch of open ground pictured here is a prime land currently obstructed by a run of high-tension HT cables which, after relocation, will be relocated underground to make way for the upcoming Fintech Building and other campus amenities. The program ahead is substantial. Once site

preparation is complete, construction is planned to commence across the Girls' and Boys' Hostels, the Student Activity Centre, the Academic Wing, and Residences for staff, teachers, and the Director — alongside exterior development covering power, storm water, and sewerage connections for the entire campus. It's a scope that spans the full 53 acres of campus life, from where students will live and learn to the infrastructure that quietly keeps it all running.

Site preparation is underway, with careful attention paid to preserving existing trees on the plot even as ground development proceeds — a small but deliberate choice that reflects the project's larger commitment to sustainable, considered construction from day one.

It's easy to walk past a cleared site and see just mud, a roller, and a few chalk marks. But for our team, this is the good part — the moment a grid on a drawing becomes a grid on the ground, and months of design intent finally meet soil.

A big thank you to Er. Vivek Vigneshwar for sharing this milestone. This patch of Mumbai's earth is about to become one of the India's most significant academic landmarks.



Anandibai Hospital, Thane

by canvas@spaaec.com

The proposed Anandibai Hospital for the Thane Municipal Corporation has been envisioned as a dedicated Mother and Child Hospital that places patient well-being and clinical efficiency at the centre of its design. The architectural team led by **Ar. Santosh Jadhav, Ar. Dipesh Dicholkar & Team**, is driven by unique needs of women, infants, and children, with clear segregation of patient, visitor, clinical, and service movements to ensure safety, privacy, and efficiency.

The compact vertical configuration maximises the constrained urban site without compromising of segregation of traffic, patient & doctor's safety while creating a healthcare environment that is intuitive to navigate, filled with natural light, and designed to reduce stress for patients and their families.

The building adopts a contemporary language with clean lines and a restrained material palette while paying greater attention to restricted budgets.

As architects, we approached the project with the objective of creating more than just a hospital — a welcoming healthcare destination that reflects dignity, comfort, and confidence for the citizens of Thane.



Divisional Sports Complex at Jalgaon

by canvas@spaaec.com

The Athletic Pavilion at the Divisional Sports Complex in Jalgaon, led by **Ar. Amrita Parkar and Team**, has been conceived as a contemporary and efficient facility that balances functionality with a strong architectural identity. The façade employs a rhythmic composition of concrete volumes, punched openings, and terracotta brick jaali screens, creating depth, shadow, and visual interest while serving as an effective climate-responsive element for the building's sports halls and

support spaces. Deep green accent volumes anchor the composition of the stair towers, complemented by warm terracotta brickwork and exposed concrete, lending the building a distinctive character that responds to the athletic energy of the campus.

The design you see here is the product of a process our teams follow on every project of this scale — one that rarely gets talked about, but shapes every façade we put out into the world. Rather than settling on a single direction early, the team develops multiple design options in parallel, each explored to a level of detail sufficient for honest comparison. These options are then opened up to **Internal Peer Review** — a candid design critique where ideas are pressure-tested, weaknesses are called out, and strengths are

sharpened, regardless of whose sketch it started as. Out of that process, a handful of options are shortlisted, refined further, and eventually distilled into the final design — the brick jaali, the concrete-and-green palette, and the rhythm of openings you see here being what survived several rounds of scrutiny before earning their place on the façade.

Zoom out from the façade, and the Pavilion reveals itself as just one piece of a much larger vision. The masterplan brings together a comprehensive sporting campus on a single site — a 400m, athletic track and football ground with pavilion, a cricket ground with stadium seating, an indoor multipurpose hall, a 25m shooting range, hockey ground, basketball and tennis courts, outdoor mud courts, and a canteen-cum-hostel block — each carefully positioned to share circulation, services, and green buffers. Perhaps the most interesting move on the plan is the area already reserved for future development — a zone earmarked for a residential facility on a PPP model, planned in from day one rather than retrofitted later.

And on the ground, that plan is already becoming reality. Peripheral works are complete, and site activity is now in full swing — excavators cutting through rock and rubble, dumpers moving in steady convoy, and the ground being reshaped in preparation for the structures to come. It's the least photogenic phase of any project — all dust, debris, and diesel — but also the most decisive.

Every load of rubble cleared and every metre of ground levelled here is quietly setting up the platform on which the Pavilion, and the rest of the sports complex, will eventually rise.





Design Thinking

By Amol Prabhu

In years of building buildings, I've learned one thing: great design and great execution are **never** in competition – but only the latter carries the project to its success. Designs give a project its ambition; systems are what carry that ambition into successful completion on the promised date.

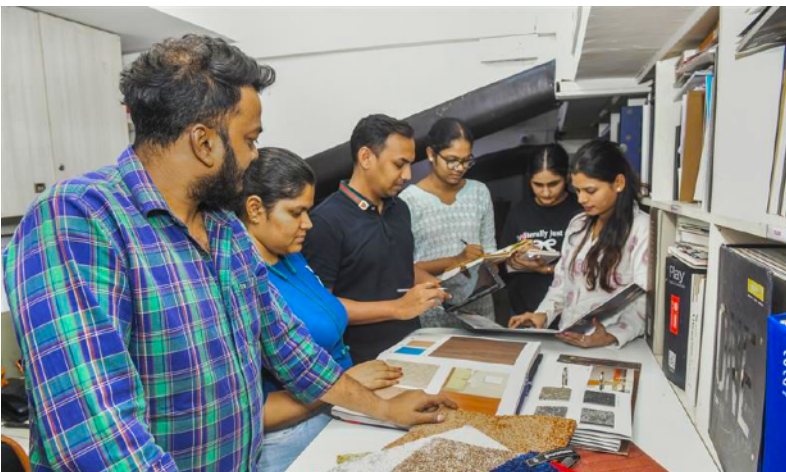
Every project at SPA starts with **Workshop** – before a single line or a schedule is drawn, before any consultants are appointed, before anyone has even sat across the table from the client. It's a room full of our own people, asking one simple question: what does project success actually mean? It's definition usually varies across the room.

Out of that workshop comes the **Project Budget** – the financial spinal cord of the project. Enough projects have unravelled to prove that half a day spent asking hard questions at the start saves months of firefighting later. Four more workshops follow during the course of pre-construction, carrying the project from concept creation through to contractor selection – each one a checkpoint, as against a formality.

Then comes the **Procurement Schedule**, which I consider the backbone of execution. It tracks every material, every delivery, every lead time – long before the site is anywhere near ready for it. I firmly believe that one shouldn't wait for a wall to go up before knowing when the cladding needs to be ordered. **Submittals** are the end product of the procurement schedule – documenting every shop drawing, every sample, every technical sheet from procurement through to delivery.

Through the entire life cycle of a project, there are RFIs – **Requests for Information** – the pulse check of a live site. A query, a clarification, a contradiction between drawing and tender – every one of these gets logged, owned, and closed, not left floating around in a WhatsApp thread that someone will "get back to." On our **Asana board**, nothing sits unanswered long enough to become a problem.

None of this makes for an impressive site photograph. Nobody has ever asked to tour an RFI log or admire a procurement schedule the way they admire a our finished façades. But after enough projects, one stops weighing just what looks impressive against what works, and starts valuing both for what they actually deliver. This invisible planning – unglamorous & relentless, done long before the excitement of construction kicks in – is the reason great design actually get to stand somewhere.



What 'sup SPA

This month, we welcome our new **interns** at the Pune office:



Ms. Poornima Pathare from Marathwada Mitramandal's College of Architecture,



Ms. Prachi Deshpande from the S. B. Patil College of Architecture and Design, Pune and



Ms. Gayatri Kumbhar from Dr. Bhanuben Nanavati College of Architecture, Pune. Over the course of

next 6 months, they will rotate through our seven departments learning the practice.



We are delighted to introduce **Ar. Vrushali B. Bangalorkar**, our newest Senior Architect. A B.Arch graduate from Pune University,

Vrushali brings 7+ years of experience steering high-impact projects at reputed firms like KNS Architects and Sanman Architects. She specializes in design coordination, client management, and seamless site execution. When she isn't busy delivering projects, Vrushali enjoys bike rides, traveling, and reading. Her extensive experience and leadership will greatly enhance our design and delivery capabilities. Welcome to the team, Vrushali!



We give a warm welcome to **Ms. Pratiksha Chavan**, who joins our firm as an Architect

Pratiksha is a B.Arch graduate from Pillai HOC College of Architecture, Panvel, with 5+ years of experience in residential, commercial, and interior design projects. Having worked with real estate developers and design studios, she brings strong expertise in space planning, construction documentation, consultant coordination, and site execution support. In her free time, Pratiksha stays active through sports, travelling, and sketching. Welcome to the team, **Pratiksha!**

precise working drawings, integrating RCC/MEP services, handling RERA area calculations, and managing site coordination. Outside the studio, Prathamesh enjoys travelling, photography, and cooking. Welcome to the team, Prathamesh!

We are delighted to welcome **Ar. Sabah Husain**, joining us as an Architect in Mumbai. A B.Arch graduate from Rizvi College of Architecture (Mumbai University), Sabah brings over 6 years of experience across residential, commercial, and major municipal projects—including schools, municipal staff quarters, and material testing labs. She specializes in detailed drafting, 3D modeling, working drawing sets, and seamless stakeholder coordination. Beyond her architectural work, Sabah loves expressing her creativity through sketching and singing. Welcome aboard, **Sabah!**



Giving a warm welcome to **Ar. Prathamesh Yadav**, who joins our team as an Architect!

Prathamesh holds a Bachelor of Architecture from Oyster College of Architecture and brings 5 years of rich experience in residential, commercial, SRA, and mixed-use building developments. Known for his keen eye for detail, he excels in producing



Birthdays

Great structures begin with the people who build them. This month, we celebrate the birthdays of the people who draw our details, complete our deadlines, and eventually build the buildings that become the iconic structures that get posted on our websites. Stop by, say hello, and make them feel special!

Mohit Kumar Jain

1st September

Anupriya

5th September

Akshata Saudagar

8th September

Ranveer Pisal

14th September

Vedesh Himanshu Gokhale

16th September

Tanvi Badde

16th September

Atul Kawtikwar

18th September

Sayali Madkaikar

19th September

Mahendrasingh Gosavi

20th September

Amrita Nilesh Parker

22nd September

Hitesh Vishnu Patil

23rd September

Anniversaries

At SPA, we have always believed in building lasting relationships – not just with our clients, but with our people too. Here are some of our members who have invested in the long-term vision of our firm, who grow with us, and who make SPA a bit better each year. Their work anniversaries this month are a reminder to us of that shared commitment.

The next time you see any of these colleagues, please stop and congratulate them in person. A simple acknowledgement goes a long way, and they deserve every bit of it!

Deepak Vaidya

30 years

Gargi Jathar

4 years

Nikhil Shelar

2 years

Yogesh Patil

3 years

Havagi Solapure

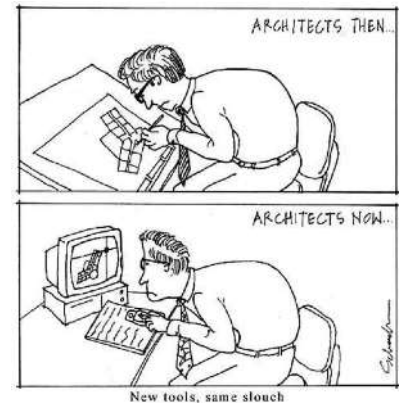
3 years

Akshan Bhide

5 years



Humour



Every time you
stretch
a font,
somewhere,
a designer cries.



Disclaimer

We've done our best to get every name, number and story in this edition right – but with a studio this large and this busy, we know something might slip through. If you spot anything we've missed, gotten wrong, or not quite done justice to, write in to canvas@spaaec.com or reach out to Team "Canvas" directly. We'll make it right in the next edition.

What'sup SPA

— THE MONTHLY MAGAZINE OF SPA —