



TEN HOMES · ONE PLOT SIZE

THE 40×60 LOOKBOOK

Ten real homes on the same 2,400 sq ft footprint. Same site, ten different answers. See which one matches how you actually want to live, before you brief your architect.

2,400 sq ft buys options, not answers.

A 40×60 is the point where a plot stops being a puzzle and starts being a decision. There is room here for a family home, or a family home that pays for itself, or six separate front doors. The ten projects in this book take that same footprint in ten different directions.

Each is shown on the same six fields, so you can compare them rather than just admire them. Each one also names the trade-off it made, because even at this size every gain is paid for somewhere.

Decide about rental first

Six of these ten carry rental units. That single decision changes the entrance, the staircase position and the whole ground floor, so it belongs at the start of a brief, not the end.

Watch the built-up numbers

The same plot produces 5,100 sq ft in one project and around 8,000 in another. Floors and setbacks, not the site, decide how much house you actually get.

Read the trade-off box

Every page names what was given up to get the headline feature. That is usually the most useful line on the page when you are writing your own brief.

Then bring us your plot

Facing, setbacks, road width and neighbours change what is possible. The last page lists exactly what to have ready so the first conversation is a useful one.


2010

ESTABLISHED

400+

PROJECTS DELIVERED

1M+

SQ FT OF HOMES BUILT

30+

IN-HOUSE PROFESSIONALS



01/10

The Modern Elevation Duplex

A South-facing G+3 in Vidyanagar, Sahapura, with a rental floor at the base

PLOT

40×60 | 2,400 sq ft

BUILT-UP

6,700 sq ft

FLOORS

G+3

FACING

South

ON THE PLOT

Rental unit + duplex

STYLE

Modern

ON EACH LEVEL

Ground	Rental unit, parking and the circulation lobby
First + Second	The duplex: open-plan living and dining, kitchen, utility, three master bedrooms plus a guest bedroom, balconies on both levels
Terrace	Multipurpose hall, toilet, storage, terrace garden and pergola seating

DESIGN NOTES

- A double-height living and dining volume forms the core of the duplex.
- Cut-outs and voids open the internal staircase rather than boxing it in.
- Exposed concrete panels, vertical wooden slats, white plastered frames and glass railings set the elevation.

THE TRADE-OFF

A south face takes the harshest sun of the four. Louvres, projecting balconies and semi-open areas are doing heat management, not decoration, which is why the facade is layered rather than flat.



02/10

The G+3 North-Facing Residence

Curves, fin walls and wraparound greenery in JP Nagar

PLOT

40x60 | 2,400 sq ft

BUILT-UP

7,690 sq ft

FLOORS

G+3

FACING

North

LOCATION

JP Nagar, Bangalore

STYLE

Modern

ON EACH LEVEL

Throughout	Open planning carries daylight and ventilation through living, dining and kitchen
Facade	Curved walls, vertical fin walls and a floating slab effect
Third floor	Puja hall with a skylight and mild-steel louvres
Balconies	Planted pockets wrapping the elevation

DESIGN NOTES

- Vertical fins give privacy to the street-facing rooms while still letting air through.
- Wraparound greenery works as a barrier for dust and noise, not only as a finish.
- Vastu principles are built into the planning alongside the light and ventilation strategy.

THE TRADE-OFF

A tree at the front of the plot could not be removed, so the elevation was developed around it. The curve that defines this facade began as a constraint, not a styling choice.



03/10

The Multi-Unit Rental Home

Six separate homes on one 2,400 sq ft plot in Jigani

PLOT

40×60 | 2,400 sq ft

BUILT-UP

Shared on request

FLOORS

G+1

FACING

North

ON THE PLOT

6 units

STYLE

Modern rental

ON EACH LEVEL

- Ground** One 3BHK and one 2BHK, each with balconies and decks
- First** Four studio apartments, each with a kitchenette, private bathroom and a compact living and sleeping area
- Circulation** Corridors and lobby areas on the eastern side serving every unit

DESIGN NOTES

- The 3BHK holds a living room, master bedroom, guest room, parents' bedroom and kitchen.
- Studios are positioned to avoid visual overlap into one another and to keep cross-ventilation working.
- Large windows and decks keep rental units from feeling like cells.

THE TRADE-OFF

Six front doors on one plot means circulation eats floor area that could have been rooms. Common corridors and a shared lobby are the price of giving every unit its own private entrance.



04/10

The Modern Traditional Villa

A sloped-roof villa in brick, local stone and cast-in-place concrete

PLOT

40×60 | 2,400 sq ft

BUILT-UP

Shared on request

FLOORS

Shared on request

FACING

East

ON THE PLOT

Single villa

STYLE

Modern traditional

ON EACH LEVEL

Ground

Living and dining, Puja room, step-down living opening to an outdoor deck through French windows, lift with skylight

Upper

Bedrooms and the private spaces

Throughout

Landscaped pockets, balcony greens and spill-out spaces

DESIGN NOTES

- The double-height living room connects both levels visually rather than stacking them apart.
- Clerestory windows carry daylight deep into rooms a sloped roof would otherwise darken.
- Exposed brickwork, local stone and cast concrete are left as finishes, not covered over.

THE TRADE-OFF

A traditional sloped roof and a modern open plan pull in opposite directions. Pitched ceilings gain volume and character, and give up the usable floor a flat slab would have handed to the level above.



05/10

The Neoclassical + Art Deco Fusion

An East-facing 4BHK duplex with a gym, multipurpose room and terrace lounge

PLOT

40×60 | 2,400 sq ft

BUILT-UP

Shared on request

FLOORS

G+1 + terrace

FACING

East

ON THE PLOT

4BHK duplex

STYLE

Neoclassical + Art Deco

ON EACH LEVEL

Ground	Kitchen to the south-east, L-shaped living room with a double-height balcony, circulation and lift on the south side
First	Bedrooms and a large cut-out opening to the balcony
Terrace	Lounge space, with the north-east corner left open per Vastu

DESIGN NOTES

- Cornice details, fluted pillars, arches and ornate elements carry the Neoclassical character.
- Metal accents, stylised motifs and groove detailing bring the Art Deco layer.
- Living, kitchen and dining sit toward the front, bedrooms to the rear.

THE TRADE-OFF

Putting the lift and circulation on the south side keeps the central Brahmasthana unobstructed. That is a Vastu decision made before the plan, and everything else had to be arranged around it.



The Modern Duplex Renovation

An existing home in Doddabommasandra rebuilt around its old staircase

PLOT	BUILT-UP	FLOORS
40×60 2,400 sq ft	5,100 sq ft	G+2 + terrace
FACING	ON THE PLOT	STYLE
Shared on request	2BHK + duplex	Modern, vernacular touches

ON EACH LEVEL	DESIGN NOTES
Ground A 2BHK residence	Most of the existing house was altered; the staircase was the one element kept.
First + Second The duplex, with open living and dining arranged along the internal staircase	New balconies and an interior staircase were added to improve circulation between levels.
Terrace Gym and home theatre	A brick-wall facade, semi-open pergola, wooden false ceiling, box balcony projections, vertical metal louvres and creepers make up the final elevation.

THE TRADE-OFF

A renovation inherits its problems. The site measures differently on all sides, so protruding walls absorb the irregularity rather than the rooms losing shape.



The North-Facing Wood-Finish Triplex

A completed home in HSR Layout, with four-car parking on the stilt floor

PLOT

40×60 | 2,400 sq ft

BUILT-UP

Shared on request

FLOORS

Stilt + triplex

FACING

North

PARKING

4 cars

STYLE

Modern, wood-finish

ON EACH LEVEL

Stilt	Four-car parking with servant space
First	Living, dining, wet and dry kitchen, Puja room
Upper	Master, guest and a luxury bedroom with balcony, home theatre, gym and seating areas
Terrace	Shaded area finished in Mangalore tiles

DESIGN NOTES

- An interior lift and a U-shaped staircase with a skylight connect the three levels.
- The double-height dining area takes expansive windows that pull daylight into the centre of the plan.
- Cladding, metal frames and restrained wooden features handle the exterior, with wood carrying the interiors.

"His daughter, an architect, was an integral part of the

THE TRADE-OFF

Built plots sit to the west and south, leaving only the east open. Openings had to be concentrated where there was something to open onto, which is why daylight arrives through the skylight and the double-height dining.



The Connecting Heights Residence

A West-facing G+3 on Ullal Main Road, built around stacked double-height volumes

PLOT

40×60 | 2,400 sq ft

BUILT-UP

~8,000 sq ft

FLOORS

G+3

FACING

West

ON THE PLOT

1BHK + duplex

STYLE

Contemporary

ON EACH LEVEL

Ground	1BHK rental unit, lobby and parking
First	Open-plan living with step-down seating, kitchen and a double-height Puja space
Second	Double-height family lounge, two bedrooms with walk-in wardrobes and work areas
Third	Kids' and sister's bedrooms, each with a balcony

DESIGN NOTES

- Double-height volumes connect first to second, then second to third, which is where the name comes from.
- A glazed creative corner and a dedicated music zone were planned in, not carved out later.
- Flowing curves, west-facing balconies and a Y-shaped terrace column supporting a semi-open roof shape the facade.

THE TRADE-OFF

Every double-height volume is floor area given away on the level above. Four of them on a 2,400 sq ft plot is a deliberate choice to spend area on the feeling of the house.



09/10

The Neo-Classical Residence, Arekere

Three rental units and the owners' duplex, completed 2023

PLOT	BUILT-UP	FLOORS
40×60 2,400 sq ft	Shared on request	Shared on request
FACING	ON THE PLOT	STYLE
West	Duplex + 3 rentals	Neo-Classical

ON EACH LEVEL		DESIGN NOTES
Ground	Parking, plus a 1BHK rental of about 500 sq ft beside the staircase lobby	■ Projecting balconies on the west facade act as a buffer against the afternoon sun.
First	Two rental units with balconies, planned so the units barely meet	■ Columns, pediments and symmetry establish the Neo-Classical character.
Upper	The owners' duplex residence	■ Cornice detailing frames the balconies, windows and arches.

THE TRADE-OFF

Setbacks are restricted to two feet six inches on both sides, trees had to be retained, and buildings crowd three sides. Windows went where there was light to be had, and parking for four to five cars had to come out of liveable area.



10/10

The Classical Bungalow

Rental floors below, the family duplex above, in Electronic City

PLOT

40×60 | 2,400 sq ft

BUILT-UP

Shared on request

FLOORS

G+2

PARKING

3 cars + 2 bikes

ON THE PLOT

Rentals + duplex

STYLE

Classical

ON EACH LEVEL

Ground + First Rental spaces, plus the lobby, living area with level changes, U-shaped open kitchen, dining, an informal space with the Puja room, and a 21'×15' master bedroom with a large balcony and laundry

Second The duplex residence, with a 12'×15' office and a bay window overlooking the double-height casual living space

DESIGN NOTES

- Columns, ornate mouldings and pediments carry the classical language.
- The living area uses level changes and multiple openings for daylight and ventilation.
- Double-height columns, classical-style windows, front balconies, white plaster, groove detailing and cornice designs make up the elevation.

THE TRADE-OFF

Giving the ground and first floors to rentals pushes the family home to the top of the building. The trade is rental income against two flights of stairs before you are home.

Sixteen years of Bangalore plots.

Design Thoughts Architects is a Bangalore practice working across residential, commercial, mixed-use, hospitality and institutional projects. The firm is led by Principal Architect Mahantesh Yalameli, who brings over two decades of experience and has delivered more than a million square feet of residential villas and bungalows.

2010

Year the practice was established

400+

Residential and commercial projects delivered

1M+ sq ft

Of residential villas and bungalows built

30+

Architects, interior designers, visualisers, draftsmen, structural engineers and site supervisors, in house

"He truly gave his best. Now, everyone who visits our house is surprised when they learn the dimensions."

PALLAVI BM

"Everyone, from the engineers to the supervisors and laborers, was perfect."

KANNAN S

"He patiently listened to my requirements and provided a wonderful design for my dream home."

SURAJ RV

BEYOND THE DRAWINGS

Site coordination and execution support, including audits and supervision

Documentation support for banking and approval processes

Interior conceptualisation with sketch-based visualisations

Survey sketch facilitation for official boundary and land measurement

Soil test report facilitation through qualified geotechnical labs

Vendor and contractor connect for execution

HOW THE PRACTICE WORKS

Vastu-compliant designs

Traditional principles blended with modern aesthetics, where the client follows them

Complete design package

All architectural and structural drawings finalised before construction starts

Budget clarity before you build

Detailed BOQs and cost estimates, so there are no mid-project surprises

Which 40×60 approach fits your brief?

Tell us the number of the home closest to what you have in mind. We will tell you what is feasible on your actual plot, with its own facing, setbacks and road width. The first consultation is free, runs about forty five minutes, and happens online or at our office.

01

You send your plot details

Location, dimensions, facing and the number of floors you are considering.

02

We talk through the brief

Family size, rental plans, style preference, Vastu if you follow it, and budget range.

03

You see comparable work

We walk you through projects closest to your site and requirement, and what each one cost in area terms.

04

Zoning and concept

If we go ahead: digital site survey, concept and zoning, schematic layout, then final plans and full construction drawings.

HAVE THESE READY AND THE FIRST CALL DOES REAL WORK

- Site location and plot dimensions
- Number of floors you want
- Family members who will live there
- Whether you want rental units
- Approximate budget range
- Survey sketch, if you have one

If you do not have the survey sketch or the soil test yet, that is not a problem. We coordinate both, along with documentation support for banking and approvals.

Book your free consultation

Share your plot details →

See more of our work

designthoughts.org →