SELECTED WORKS

REDEFINE DESIGN STUDIO

PORTFOLIO

ARCHITECTURE · INTERIORS · LANDSCAPE · PLANNING

SINU RAO

KOLKATA · BHUBANESWAR



THE PRACTICE

ARCHITECTURE WITH THE DISCIPLINE OF DELIVERY

Redefine Design Studio is an architecture and interior design practice working across Kolkata and Bhubaneswar, led by Sinu Rao, a registered architect with over twenty years of experience. The work spans high-end residential, commercial, hospitality, institutional and industrial projects, and carries the rigour of large-scale development delivery into every commission, from concept and statutory approvals to coordinated construction documentation.

The projects shown here were designed and delivered during professional engagements with real estate developers and design consultancies.

EDUCATION

B.Arch, NIT Calicut · M.Arch, Urban Development

REGISTRATION

Council of Architecture (COA) · Registered Architect

OFFICES

Kolkata · Bhubaneswar

SERVICES

- **ARCHITECTURE**
- **INTERIOR DESIGN**
- **LANDSCAPE**
- **GREEN BUILDING (IGBC) CONSULTANCY**
- **BUILDING SANCTION AND MASTER PLAN APPROVALS**
- **PCB AND EC CLEARANCES**
- **DPR AND DESIGN FEASIBILITY STUDIES**
- **VAASTU CONSULTANCY**
- **PROJECT MANAGEMENT CONSULTANCY**









RESIDENTIAL · HIGH-END LUXURY

SIGNATURE RESIDENTIAL TOWER

A slender luxury tower conceived as a landmark on the city skyline. The shaft flares gently as it rises and closes in a crown of pointed arches, giving the building a distinctive silhouette from near and far. It stands within a quiet, leafy neighbourhood, pairing a strong vertical presence with the calm, low-rise fabric around it.

TYPOLOGY

High-rise luxury residential

DESIGN IDEA

Flared shaft with an arched crown

CONTEXT

Low-rise, tree-lined neighbourhood and a historic skyline







RESIDENTIAL · HIGH-END LUXURY

THE CROWN AND THE ARRIVAL

The crown is the building’s defining gesture: tiers of pointed arches rise above the upper floors and glow at dusk, reading as a lantern over the city. At ground level the entrance is framed by a tall colonnade of slender, branching columns, a tree-like structure that draws residents into a glazed, landscaped lobby.

FEATURES

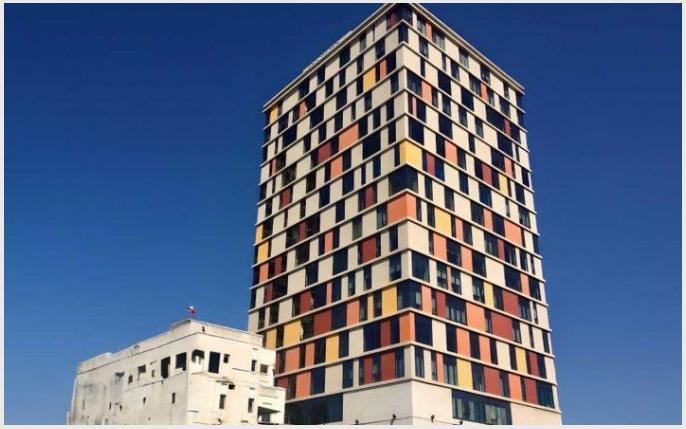
Illuminated arched crown, branching-column entrance

VIEWS

Dusk and daylight renders, entrance lobby







COMMERCIAL · OFFICE & RETAIL

OFFICE AND COMMERCIAL BUILDINGS

Commercial buildings shaped by clear planning, efficient floor plates and expressive façades. The concept render breaks a large glass-and-fin volume into stepped, rhythmic blocks. The completed buildings show façade ideas carried through to site, from a dark metal-and-glass retail and office frontage to a tower wrapped in a patchwork of coloured panels.

TYPOLOGY

Office, retail and commercial

VIEWS

Concept render and as-built photographs







COMMERCIAL · EXHIBITION & TRADE

EXHIBITION AND TRADE COMPLEX

A campus-scale complex organised around landscaped courts and a vertical marker tower. Long-span halls under white sawtooth roofs give the scheme a recognisable profile from the adjoining flyover, while light tensile canopies and low pavilions shape open public spaces between them. The night view reads the plan as a sequence of courts, halls and routes.

TYPOLOGY

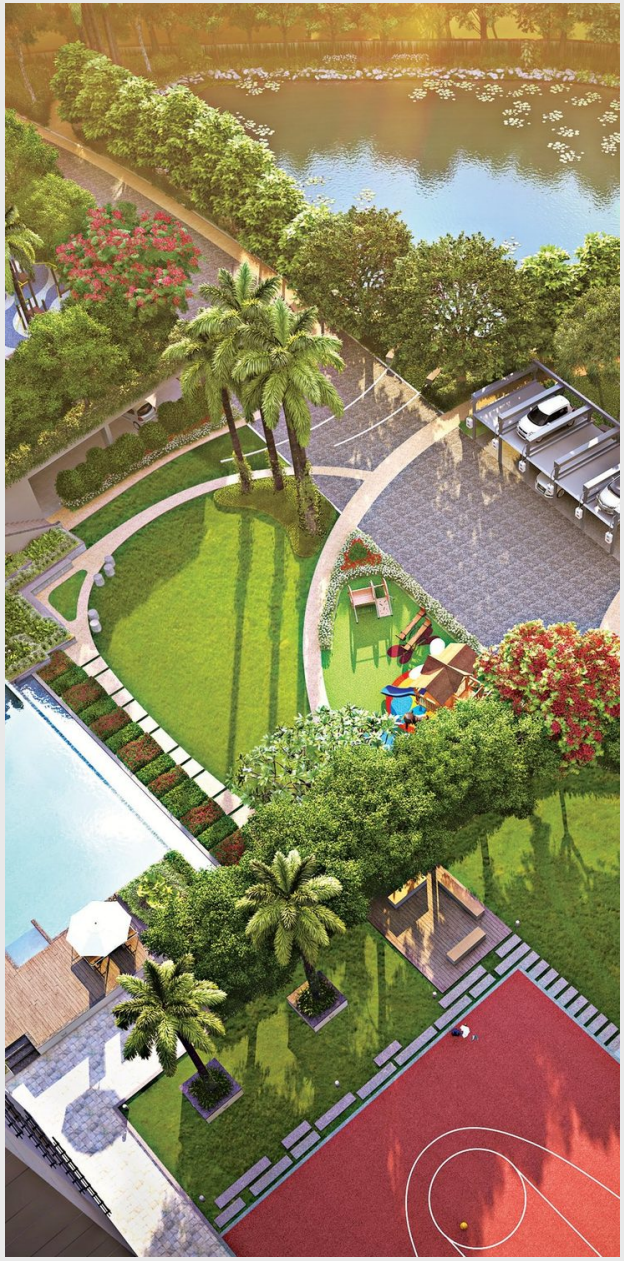
Exhibition and trade complex

FEATURES

Long-span halls, tensile canopies, marker tower, landscaped courts

VIEWS

Aerial, day and night







RESIDENTIAL · HOUSING

RESIDENTIAL COMMUNITIES

Housing designed around shared landscape. The apartment community stacks staggered blocks in a warm palette of cream, timber-toned and white finishes above a landscaped amenity deck with a pool, lawns, a sports court and a water edge. The row houses line a planted lane, with deep balconies, terraces and a parking bay at each doorstep.

TYPOLOGY

Apartment blocks and row houses

FEATURES

Amenity deck, water edge, planted terraces





INSTITUTIONS · STUDENT HOUSING

STUDENT HOSTELS

Simple, durable hostel blocks planned on repeating room modules around a clear circulation core. Bands of white, grey and terracotta break the mass into readable parts, and the entrances are clearly marked at street level. Landscaped greens and cycle-friendly frontages keep the campus edge active and welcoming.

TYPOLOGY

Boys’ and girls’ hostels

FEATURES

Modular rooms, terracotta and white massing





INSTITUTIONS · HEALTHCARE

HEALTHCARE BUILDING

A multi-storey healthcare building with a clear approach from the street, an ambulance bay at ground level and a calm, landscaped forecourt. The restrained palette of white, grey and terracotta is shared with the hostel blocks, tying the buildings together as one campus.

TYPOLOGY

Healthcare

FEATURES

Ambulance bay, landscaped forecourt, shared campus palette





RESIDENTIAL · VILLAS

CONTEMPORARY VILLAS

Villas that balance formality and warmth. One is composed symmetrically around a tall entrance portico, a stepped approach and a planted forecourt in warm stone tones. The other is a contemporary composition of timber slats, pale render and planters, opening onto a landscaped drive.

TYPOLOGY

Luxury villas

FEATURES

Formal portico entrance, timber-slat screens, landscaped approach





RESIDENTIAL · URBAN HOUSE

CONTEMPORARY URBAN HOUSE

A three-storey house on a compact urban plot. A vertical timber-slat panel, a textured stone-clad pillar and a pergola-topped terrace give the façade depth, while planters on every level and a slatted gate bring greenery up to the street.

TYPOLOGY

Urban residence, three storeys

MATERIALS

Timber slats, stone cladding, white render





RESIDENTIAL · COMPACT HOUSE

THE WHITE COURTYARD HOUSE

A small single-storey house with a sculpted white parapet, an arched blue door and a bougainvillea-draped façade. The rendered plan shows a compact two-bedroom layout: open living, dining and kitchen on the street side, bedrooms to the rear, and a small garden court that brings light and green into the heart of the plan.

TYPOLOGY

Compact two-bedroom house

FEATURES

Arched entrance, sculpted parapet, garden court





INTERIORS · HOSPITALITY

GUEST ROOM AND RECEPTION

A restful guest room in a layered palette of taupe, charcoal and warm timber. A bold sculptural artwork above the upholstered headboard gives the room a focal point, with sheer and heavy drapes to control light and view. The reception lounge is set out around a ring ceiling and a patterned stone floor, with glazed meeting rooms opening off it.

TYPOLOGY

Hotel and reception interiors

MATERIALS

Timber, stone, upholstery, layered lighting





INTERIORS · HOSPITALITY

RESTAURANTS

Two restaurants with distinct characters. One glows with circular back-lit panels set into carved screens above banquette seating. The other is darker and more formal, with a patterned lattice ceiling, framed portraits and deep-toned upholstery under warm wall lights.

TYPOLOGY

Restaurant interiors

FEATURES

Back-lit feature panels, lattice ceiling, bespoke seating







INTERIORS · BARS & LOUNGES

BARS, LOUNGES AND CLUBHOUSE

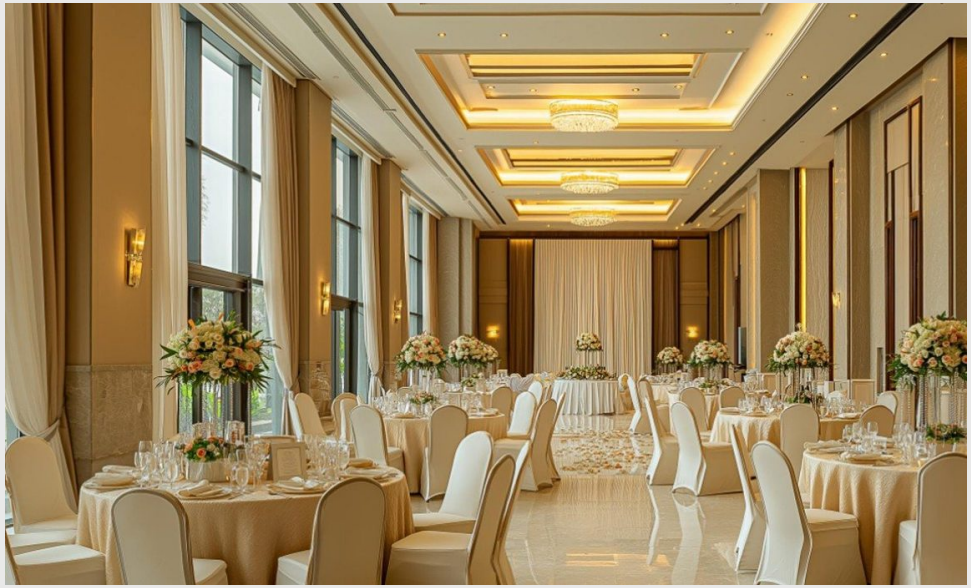
Social spaces built around the bar as a luminous centrepiece: back-lit shelving, warm timber and stone, and layered lighting for evening use. The clubhouse extends the language with a billiards area, lounge seating and a long bar under a timber ceiling, while the curved bar opens to tall glazing and palms.

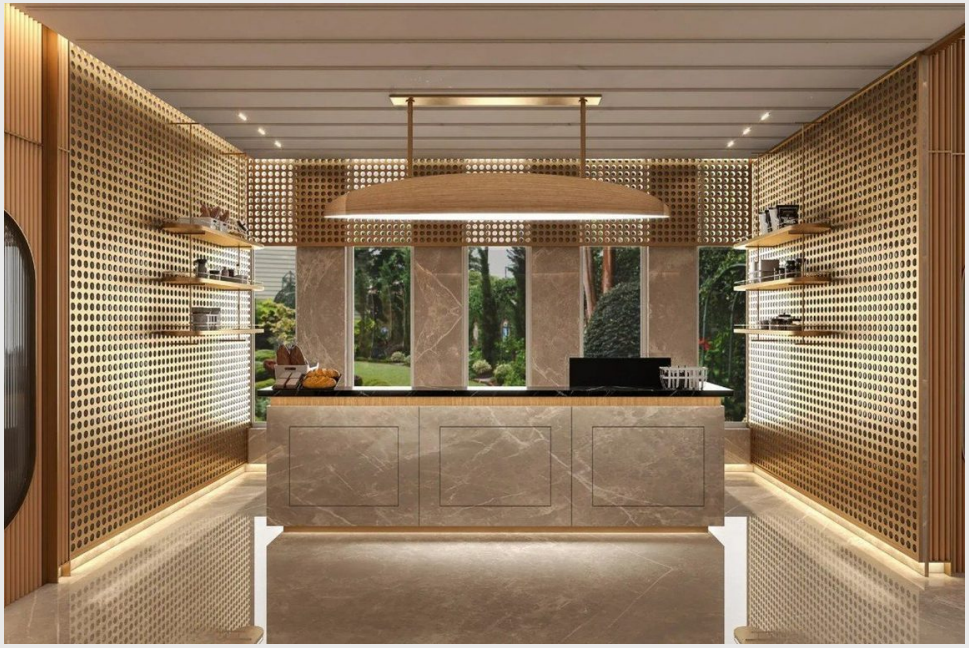
TYPOLOGY

Bars, lounges and clubhouse interiors

MATERIALS

Timber, dark stone, brass tones, soft lighting





INTERIORS · HOSPITALITY

BANQUET AND SERVICE SPACES

A light, formal banquet hall dressed in champagne and gold, with tall windows, layered cove ceilings and a clean grid of round tables. A refined service counter, framed by gold lattice screens that open onto greenery, carries the same palette into the smaller spaces.

TYPOLOGY

Banquet hall and service counter

FEATURES

Cove lighting, lattice screens, champagne palette











INTERIORS · RESIDENTIAL

RESIDENTIAL INTERIORS

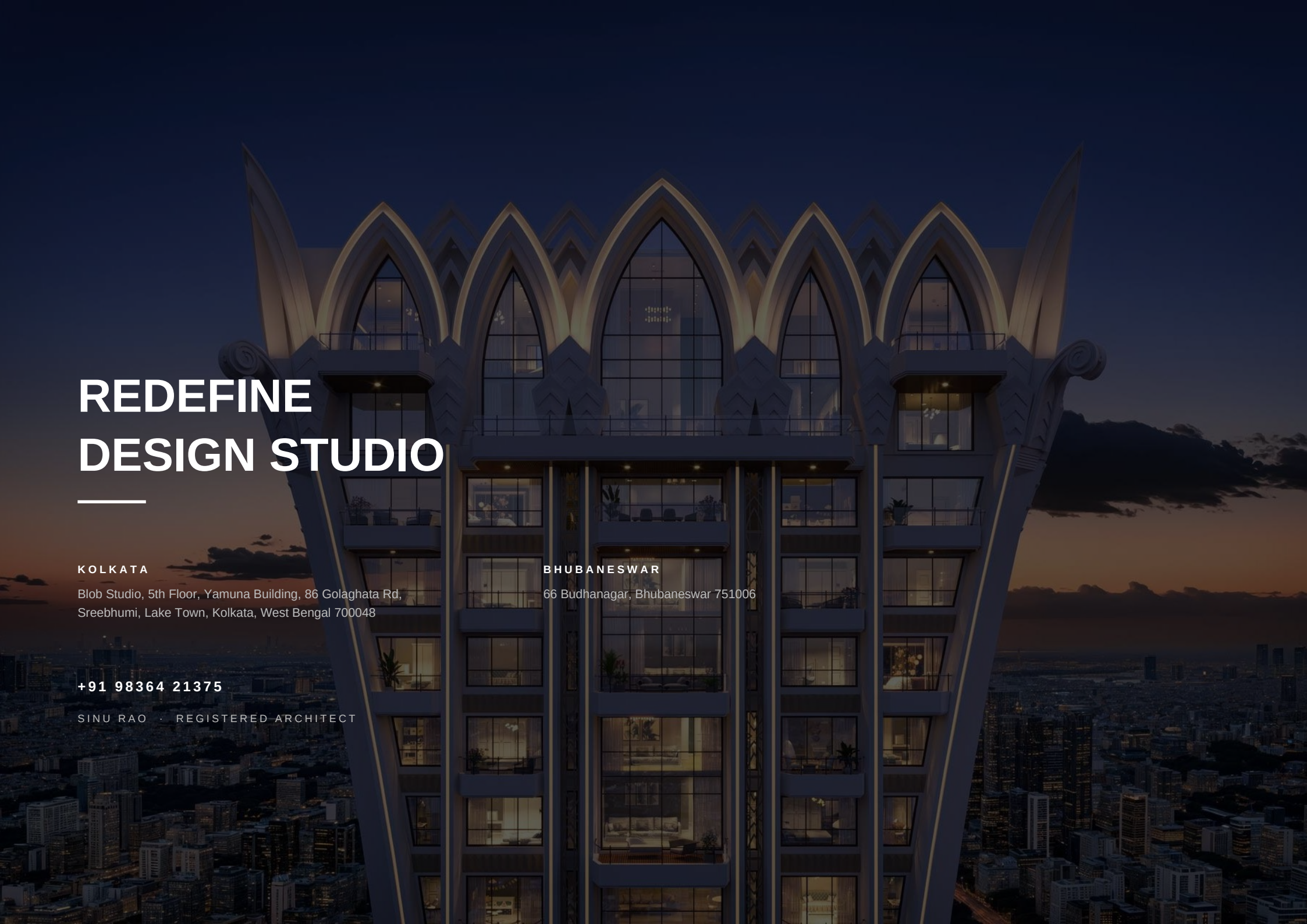
Homes finished in calm, layered materials. A classical bedroom suite pairs panelled walls with a tufted headboard and crystal lighting, supported by a plan and detail views. A contemporary duplex dining and stair space uses warm timber doors, pendant lighting and a slim black balustrade.

TYPOLOGY

Luxury and contemporary residential interiors

VIEWS

Renders, plan and joinery detail



REDEFINE DESIGN STUDIO

KOLKATA

Blob Studio, 5th Floor, Yamuna Building, 86 Golaghata Rd,
Sreebhumi, Lake Town, Kolkata, West Bengal 700048

BHUBANESWAR

66 Budhanagar, Bhubaneswar 751006

+91 98364 21375

SINU RAO · REGISTERED ARCHITECT