

# COMMERCIAL DESIGN

The definitive guide to successful commercial spaces and facilities management

Exploring the latest trends  
in workplace seating  
solutions; Innovations and  
developments in solar  
energy systems

Total pages: 52  
Volume 7 | Issue 5 | January 2020 | ₹1.00



## LEVERAGING THE POWER OF DESIGN

ARUN KUMAR, COUNTRY HEAD, CORPORATE REAL ESTATE, HSBC INDIA, ELABORATES ON HOW THE COMPANY FACILITATES THE CREATION OF A HIGH QUALITY WORKSPACES THAT DELIVERS THE ETHOS OF THE HSBC BRAND AND ENCOURAGES EFFICIENT USE OF THE OFFICE PORTFOLIO SPACE.





Speakers of the Big Debate: Architects v/s FMs: (L to R) Deben Moza from Knight Frank India; Ahana Miller from ABM Architects; Apoorva Shroff from reD Architects; **Gaurav Sanghavi of Pentaspaces Design Studio**; Hiten Sethi of Hiten Sethi and Associates; Architect Prasad Mullerpatan; Jagvinder Pinny Mann from Microsoft India; Amit Desai of Wipro Technologies; Dr Abhijit Sarkar from Sharekhan; CT Sadanandan from Tata Communications; and Sameer Saxena from Marsh & McLennan Companies.

## HIGHLIGHTS FROM KARL WADIA'S KEYNOTE ADDRESS

Architect Hafeez Contractor conceptualised the Ascendas's capital land at Amravati for a government competition. Wadia showed the design entry that consisted of residential, commercial and hospitality blocks along with a recreational park. For a seamless connection between the park and the buildings, located on either side of the public road, the design team created a landscaped 'Ribbon' path and topped it with galleries and shaded walkways to encourage movement. "The climate, wind patterns and sun paths of Amravati were studied thoroughly. We carried out a detailed 'irradiation study' for developing the facade with cleverly integrated shading systems for solar and temperature control," explained Wadia. Plus, solar panels, intelligent fins and indoor plants made the whole design more comfortable and efficient.

The second project that Wadia presented was a dense commercial development situated at Mumbai's BKC. Food options, fitness centres, lockers and showers, indoor and outdoor workspaces, common lounge areas, shared conference spaces, retail zones, etc, had to be incorporated in a limited setting. "We decided on a twin-building concept, where the massing and floor plan options were derived on the basis of shading, climatology and wind directions. A huge central courtyard was modelled to bring a sense of openness and community appeal."

Wadia, then, showcased an office building in Pune. After a detailed study of the site's climatology, the team conceptualised a single atrium, around which different formal and informal spaces were laid out as part of an inclusive yet fulfilling design. He also touched upon some upcoming mixed-use development projects as well as several completed commercial projects from the firm's portfolio.



Romí Furtado's address 'From Fearful, to Fearless, to Fearfree - I Win' engaged the audience in an interactive session.

the basic idea of a smart office: "A smart office is based on the availability and analysis of data. An ideal workplace should not only integrate technology, IoT, AI, sustainability and wellness at large but also make room for various social, physical and external elements."

"With businesses becoming dynamic," shared Moza, "We, the facility designers and managers, should always respond to the latest innovations and trends in the industry and cater to the diverse fraternity with hybrid and agile solutions." On the other hand, Puri gave a glimpse of the