

## Chintels Corporate Park



**Ar. Goonmeet Singh Chauhan**

**Location:** Sector 114, Gurgaon  
**Principal Architect:** Goonmeet Chauhan  
**Design Team:** Ashish Jaiswal  
**Site Area:** 3.2375 Acres  
**Built-Up Area:** 3200 Sqmt

Chintels Corporate Park is a boutique office space where efficiency meets clean and contemporary aesthetics to create a landmark building in the commercial hub of Gurugram. Designed to be iconic and distinctive through its form, the edifice is punctuated with a series of stepped green terraces. As one descends from the Dwarka Express line of the Delhi Airport, one can notice the crown along with the structure's rhythmic stepped profile.

The project shuns the typical office block morphology of closed box environments in favour of outdoor spaces where occupants can relax and decompress. Despite the trapezoidal site, the terraces and the built mass converge together as a singular composition, manifesting as an efficient workplace solution. The rectangular and triangular volumes at the front and the side are merged in a clean sweep, creating an illusion of a much larger building whilst diffusing the distinction between the front and the side.

The building rises 12 storeys, with a 4m clear height at every level and a flat slab structure to offer more height for services. Even with its immense mass, the top of the building appears narrow, slim and sharp with the terraces stepping up along the side. Long, linear balconies have also been planned to offer open spaces, wherever terraces could not be laid. The front setback of the building is designed as a vehicle-free zone—it serves as a refreshing landscaped entrance with waterscaping. A pattern of stone and grass cleverly interwoven in a piano theme is one of the highlights of this picturesque landscape.

A small cafeteria greets visitors in the lobby. Two atriums welcome them—one for arrival and one for lounging and



meetings—both of which offer stupendous views of the triple height internal green walls and plush stone-finished lift lobbies. The top three floors provide vast terraces, and are designed as resort offices that offer lavish working spaces. A food court is also planned on the 9th floor with a sit-out terrace, in addition to a gym, fulfilling modern day office requirements.

Due to a high-water table, the building only has a single basement underneath, and the parking facility occupies both the stilt and basement. A multi-level car park surrounded is situated adjacent to building. Since the building is long, two lift cores have been planned; one is near the arrival atrium and other is near the multi-level car parking. Designed as a LEED Gold-rated green building that uses glass intelligently, the façade employs high-performance, double glazed units and appropriately designed shading devices. The surfaces on the south and west have been treated with smaller openings that are finished in dry cladding of sand-blasted Gwalior stone with recessed windows. The lift cores and staircases are placed in the southwest corner to shield office spaces from the harsh sun. A dual flushing system has been installed along with a tertiary sewage

treatment plant in the basement. The basement has been designed with skylights for adequate natural day lighting. All staircases have been planned on the external walls for natural day lighting, while solar panels on the rooftop generate sufficient light for the common areas.

The facade cleaning system features an inclined rail and staircase along the outer periphery to ensure safety and convenience. Perceived as an iconic spot in the otherwise dotted skyline of Gurgaon workspaces, the project creates a new benchmark in the domain of green, productive and happier workspaces.

