

# ARCHITECTURE+DESIGN

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## A Sustainable Design

**Project:** Chintels Corporate Park, Gurugram  
**Architects:** Design Forum International, New Delhi



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The project is conceived as a boutique office complex where efficiency meets clean and contemporary aesthetics to create a landmark office building in the suburban commercial hub of Gurugram. The office complex is visible along a flight descent and is designed to be iconic and distinctive through its form. As one moves down from Dwarka express line of the Delhi airport, the crown is witnessed along with the rhythmic stepping of the green terraces.

Anticipated as a green office building with a series of stepped terraces starting from the human scale at the ground floor roof up to the sixth floor, the terraces at the sixth floor transform into large deck balconies until the eighth floor and eventually leading to become large terraced lawns that go up to the twelfth floor, creating a sharp tall front corner that becomes the crown of this very elegant structure.

Designed with an intention of moving away from the typical office block morphology of closed

box environments, these offices are planned with garden terraces, with little connection to the outside world, so that the people can experience the joy of outdoor spaces and use them as break-out spaces to refresh themselves. Despite the odd-shaped, trapezoidal site, the terraces and the built mass converge together as a singular composition, manifesting itself 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 while diffusing the distinction between the front and the side.

The building has been planned as a six + 12 floors structure with a 4m clear height at every level and a flat slab structure to offer more height for services. Two interesting atriums have been planned; one for an affair and the other for lounging and meetings both of which offer stupendous views of the triple height internal green walls and plush stone finished lift





lebles. In order to create a skyline for this rather large mass and in keeping with the philosophy of a stepped volume, a design where the pointed tip became the highest point was explored. Thereby, despite the large size, the top of the building seems narrow, slim and sharp with the terraces stepping up along the side of the building. Long linear balconies have also been planned to offer open spaces, wherever terraces were not possible. The front set back of the building is designed as a vehicle-free zone. It serves as a refreshing landscaped entrance with water features. An interesting pattern of stone and grass cleverly interwoven in a piano theme is one of the highlights of this picturesque landscape. A triple height atrium built into the front triangular corner of the building forms the grand entrance foyer, wherein the central reception and security are planned.

To welcome the visitors, a small cafeteria has been constructed in the corner. Post screening, the visitors would be offered access cards and



then have to cross security to access the main lobby which takes them to the respective floors. The top three floors have large terraces of 3000-4000sq ft each, and are designed as resort offices that offer lavish working spaces. A food court is also planned on the ninth floor with a sit-out terrace, so that the occupants can enjoy the outdoor environment in good weather with a gym, fulfilling the modern-day office requirements.

Due to a high water table, the building has only a single basement underneath, where the car parking is accommodated in the silt and basement. A multi-level car park surrounded by the green planters at all levels is placed adjacent to the building. Since the building is long, two lift cores have been planned; one is near the arrival atrium and the other is near the multi-level car parking. Designed as



