

# COMMERCIAL DESIGN

The definitive guide to successful commercial spaces and facilities management

Sustainable buildings and how  
where you live can reduce  
your carbon footprint;  
Top tools and technologies  
shaping the future of FM

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**PATHFINDERS**  
**MINDS  
BEHIND  
THE BEST  
WORKSPACES  
IN INDIA**

**8<sup>th</sup>**

**ANNIVERSARY  
SPECIAL**



## ANAND SHARMA

Founder & Partner, Design Forum International

*"Today, the automation in buildings is being supported by automation in design. BIM is being increasingly adopted as a method of integrating various aspects of building and services design from the inception stage."*

**A**nand Sharma believes that an architect's role as a facilitator of change is to create contextually and socially relevant designs. For anything that he endeavours to do, the inherent design philosophy is responsive to the end user's aspirations and expectations from the built volumes, that they intend to inhabit eventually.

Divulging on some of the latest technologies in the industry, he states that "Today, the automation in buildings is being supported by automation in design. BIM is being increasingly adopted as a method of integrating various aspects of building and services design from the inception stage."

Additionally, the insertion and adaptation of IoT devices into various building monitoring systems and services such as air quality monitoring, occupancy monitoring, HVAC systems, much like the trends we are seeing in the design of offices and workspaces, is going to be accelerated from here on and is going to be focused upon more and more in the near future.

In a nutshell, automation in building will be visibly

supported and will be, hopefully, accompanied with automation in the overall design environment."

Commenting on the premonition that sustainability will now take a back seat in the aftermath of the pandemic, he adds that "If at all there is an impact on sustainability in the pandemic and post-pandemic era, it is a positive impact. Amongst the many aspects that it encompasses, sustainability's key focus area has always been concerned with the well-being of people and promoting the cohesive coexistence of occupants of a space with each other and with nature. As a result of this, we are noticing an increased emphasis on natural ventilation, a focus on creating an intermix of semi-indoor and semi-outdoor spaces, intermediate breather zones as well as congregation spaces combining the indoors with the outdoors. This trend will only continue to increase. In fact, in contrast to taking a back-seat, I would say that sustainability has actually received an endorsement push as a result of the safety concerns that have arisen due to the pandemic."



## ANUJ PURI

Chairman, Anarock Property Consultants

**A**n entrepreneur with 30 years of experience in the real estate industry, Anuj Puri believes that there is an industry-wide adoption of the hybrid workplace strategy with staggered office occupancy and strict safety protocols to ensure the safety of employees and clients.

Commenting on how PropTech is impacting the real estate sector, he observes that "PropTech is the future of real estate – particularly artificial intelligence and machine learning. For instance, at Anarock, we have developed ASTRA. This AI/ML based technology platform accelerates housing sales and enhances revenue turnover by 12-15%. The system's algorithm analyses customer behaviour data to yield highly accurate leads, thereby boosting marketing efficiency, reducing costs, and delivering an engaged user experience to developers and their customers."

Shedding light on how companies are working towards balancing sustainability with safety in the post-pandemic era, he states that "To an extent, the previous hard focus on sustainability took a backseat during the pandemic as there were more pressing compulsions to deal with. However,

factors like lower office population density, reduced in-office energy and water consumption, and increased focus on technology to get work done have compensated for this brief focus deviation. Today, decreased employee commuting and site visits have brought the most important elements of sustainability back to the forefront. Any situation that involves less people movement and increased technology adoption - with the exception of functions like cryptocurrency mining, of course - can potentially reap positive environmental dividends."

Talking about the permanent shifts and changes in workplace, he says, "It is, perhaps, still too early to make any definite predictions on this. Much depends on how soon the pandemic is stamped out and when (or if) things return to normal. Apart from 'sneeze guards' becoming a more prevalent feature, we can reasonably expect that corporates will now maintain larger distances between workstations. We may also see many large centrally-located offices splitting up into smaller ones located closer to residential hubs, and safety-first coworking spaces may become a lot more popular."

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