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Future of Living & Working

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LEAD FEATURE: COMPACT, FLEXIBLE, AND SMART—RETHINKING SPACES FOR URBAN LIFESTYLES



WoCO One, Gurugram



The economic hotspot around the NH-8 neighbourhood in the fast-evolving Gurugram has been witnessing a wave of commercialisation. Premium hotels, IT Parks, office campuses, and

recreational arenas collectively exhibit this rapid progress.

Amidst this, WoCO, the World of Cool Offices, introduced a refreshed work environment by centring the aspirations of an evolved workforce. Located in a verdant,



commercially thriving neighbourhood around the NH-8 intersection in Gurugram, WoCO One reimagines the workplace design through the values of inclusivity, flexibility and sustainability.

Within a 15-minute walk, the site enjoys proximity to the National Highway, marquee hotels, transit connection nodes, and popular commercial centres. Leveraging this unique position, WoCO One is conceptualised on the Walk-to-Work model: a transit-oriented development approach that reduces dependence on vehicular transit. Thus, WoCo Vault, a facility housing sustainable mobility solutions like smart bicycles and EV charging stations, aligns well with the aspirations of the next generation of eco-conscious professionals.

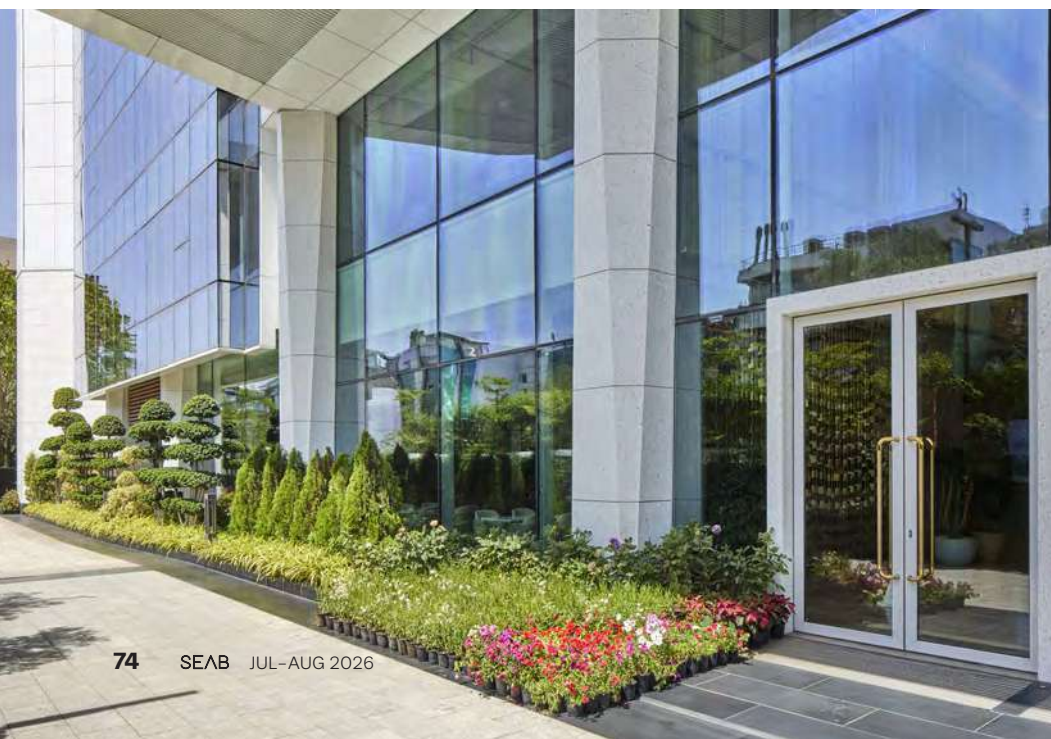
The master plan favours Walk-to-Work by establishing a direct pedestrian connection to the subway system. With less than 650 metres of distance to the nodal IFFCO Chowk Metro Station, the site opens onto the arterial road, ensuring a seamless on-foot commute for everyday office-goers. This intervention furthers the passive sustainability intent of the overall scheme.

At the same time, the design also ensures privacy by lacing the tower with strategic landscaping: a multi-layered plantation that varies in height and foliage spread. This buffer of varied plants and trees retains a visual connection to the outside while also blanketing the office tower.

WoCO One tower rises nine floors, topped with a terrace, and extends to a spacious triple-level basement below. Spread over 200,000 sq ft, WoCO One advocates 'passive sustainability' and new-age workplace design to concretise its standing in the fast-evolving city of Gurugram. A strategic mix of active and passive sustainability measures grants the design an IGBC Platinum certification.

Shaping a future rooted in sustainability

Spanning 5 acres across nine floors, the building is segregated into three segments. The Greens are





The terraces on the eighth and the ninth floors are grand double-volume, landscaped workspaces. The light-infused interior halls could boast of maximised energy efficiency. The workspaces are designed as expansive, unpartitioned spaces for maximised collaboration.

The semi-covered Sky Garden above the ninth floor is a community space with landscaped terraces and collaborative placemaking designed for relaxation. Equipped to collect and recirculate 100% of the rainwater, the design smartly integrates the requirements of the terraces with the buildings' passive sustainability interests.

A workspace beyond work

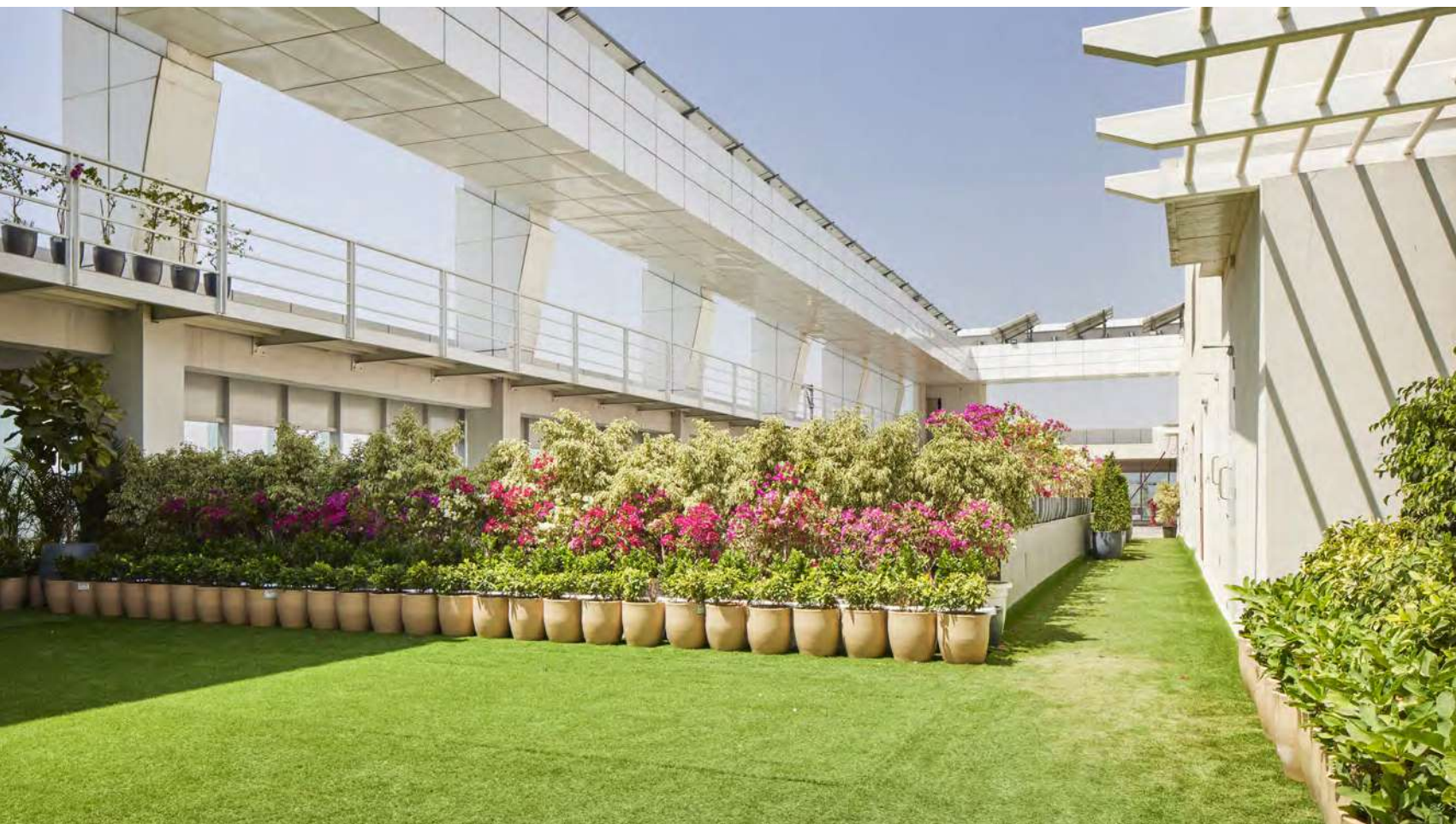
The pandemic-recovered world has adapted to a renewed way of working, and an environment conducive to this is the need of the hour. The floorplates are designed with optimal floor efficiency. This 17,000 sq ft open floor expanse allows flexibility in internal configurations. The double-volume cut-outs transform the floor into duplexes or triplexes. With deep spill-out terraces on most floors and an unconventionally expansive balcony space protruding 24 feet, the design seamlessly transitions from the workspace to a relaxed zone. Decentralised service blocks, cornered towards the extremes, allow a clean floor plate

single-height spaces from floors 1 to 4, including open, uninterrupted expanses as dedicated workspaces. The Woods, the triple-volume workspaces from floors 5 to 7, are designed with a similar vocabulary to The Greens.

The Woods and The Greens spill over into balconies on the southwest facade. The vertical fins abutting the open terrace are designed as shading devices that filter the harsh sunlight. With trellis-guarded projections, the southwest facade allows filtered permanence of

breeze into the double volumes of the workspace. The transparent veil of the insulated glass promises a clear connection to the outside and infuses the internal workspace atrium with natural light without heat gain and excessive glare. With this, the LPD Index—a gauge of the electrical load per square unit—is also lowered by 32%. Through the controlled lighting layout, technical cut-sheet, intelligent lighting fixtures, and tactical HVAC design, the overall planning facilitates a sustainable, post-construction lifespan.







with minimal interference from the structural elements. This facilitates high flexibility in furniture layout, allowing for a refreshed configuration whenever necessary.

The concept of ease of working is integrated into the veins of the building. For instance, to ease the rush-hour internal commute, streamlined Vertical Circulation DCLs (Destination-Controlled Lifts) reduce waiting times by providing stoppages on each floor. A set of eight elevator clusters adds to the convenience.

The aspect of play or leisure is also integral. The break-out spaces, including the Sky Garden on the top floor, are woven into the design incidentally to create a common space for collaboration. The layout of the recreational spaces follows a vocabulary of unfolding spaces, imbuing the element of discovery—an experience often amiss in conventional work environments. Additionally, the bar, rooftop cafe, and lounge areas set the building up for an evening unwind.

Reduction of the urban heat island effect

The 352 sqm of landscaped area on the ground floor is lined with native



shrubs. The hierarchically layered plantation of grass turfs, shrubs, and trees prevents soil erosion in the targeted patch. About 95% of the total exposed roof area is finished with high-SRI paint and vegetation cover, lowering the heat-Island effect significantly. The rainwater harvesting systems allow the roof to maintain itself. With a 100% rainwater collection, many building

maintenance processes become circular.

WoCO One in Gurugram challenges a conventional workplace approach. The planning of WoCO, from the open-plan layout to amenities like the WoCO Vault and WoCO terrace, confirms the reimagined approach to work life.

The design reinforces its philosophy to blend work and leisure. The master plan prides itself on delivering a transcendental experience, unfolding smoothly with impact. The element of walkability only bolsters the concept of 'Passive Sustainability'. WoCO is a guide to planning the reimagined environment in which we work.



> PROJECT DETAILS

Project Name: WOCO One
Typology: IT/ITES Building
Location: Udyog Vihar Phase 3
Name of Client/Developer: Toshniwal Brothers Pvt. Ltd.
Principal Architect: Goonmeet Singh Chauhan & Anand Sharma
Design Team: Anuj Prabhakar, Chander Shekhar, Manisha Mittal, Lokesh Sethi, Lalit Kumar
Site Area: 3,437 sqm
Built-Up Area: 19,047 sqm
Start Date: 2019
Completion Date: Feb 2025
Photographer: Paul J. Raftery