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Proposed Project WORKPLACE FOR THE NEW NORMAL  
BY KHAN SAHIBA AFREEN QAMARUL ISLAM

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# WORKPLACE FOR THE NEW NORMAL

BY  
KHAN SAHIBA AFREEN QAMARUL ISLAM

A REPORT  
Submitted in partial fulfillment of the requirements  
for the degree of Bachelor of Architecture.



University of Mumbai

2020-2021

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## CERTIFICATE

This is to certify that the Design Dissertation titled

Workplace for the New Normal is the bonafide work of the student Khan Sahiba Afreen Qamarul Islam from final year B.Arch. of AIKTC school of Architecture and was carried out in college under my guidance

### Sign of the guide:

Name of the guide: Prof. Prajakta Wadwalkar

Sign of the Dean: Prof. Raj Mhatre

Date: 2020



## DECLARATION

I hereby declare that this written submission entitled

“ WORKPLACE FOR THE NEW NORMAL ”

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Signature of the Student:

Name of the Student: **KHAN SAHIBA AFREEN**

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Date: 12 DECEMBER 2020

## Acknowledgement

Thanks to Almighty Allah for giving me strength and ability to understand learn and complete this book

Firstly , I would like to express my thanks and gratitude to my guide , Prof . Prajakta Wadwalkar without whom this research wouldn't have been possible

This would not have been possible without the support of my loved ones . I would like to Thank my Family , mom for believing in my goals , without your affection and support it would have not been possible . To my brother Aman thankyou for always being there . I would like to thank Razik for his constant support and for being my mental support while we worked through this time . A constant source of Motivation and happiness were my friends Razik , Shoeb, Arshiya, Atiq, Maaz , Hafsa , Aqsa who despite going through their own battles and hardship were always there to pick me up and act as my support system

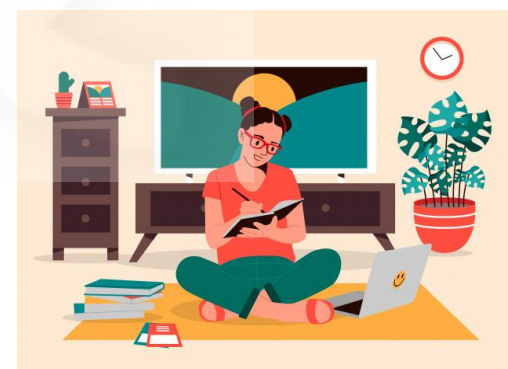
I've been lucky for over the years many people have helped me learn and grow in their own big and small ways

I would also like to acknowledge all my friends , seniors and my classmates for being part of this journey

## ABSTRACT

Office is the place where people carry out the daily work of their businesses. Employees can meet face to face, so they can enjoy professional and social interactions during their work. To do their work requires suitable environment and sophisticated technologies. The office is a fluid space greatly influenced by the requirements, values, technology and culture of the time. The office as we know it was 'invented' to solve a problem: the need to host a large number of people and enable easy communication as well as ensure proximity to important documentation. Today such needs are becoming less relevant with cloud-based hosting and conference calls. In our times the focus is very different: to create a space where people feel inspired, motivated and happy, so that employees produce the best work possible. It can be said with certainty that office design doesn't happen 'by chance'. Research into work-psychology, developments in technology and other cultural factors have given shape to the office you're sitting in now, and it will continue evolving. Now in modern world due to the rapid growth of technologies significantly affected on office work place. As computers replace the typewriter, servers replaced the bulk files, punching machine/card machine replaces the huge register, email and voice mail eliminates stackable "inbox" and telephone message slips and many more. Technologies will change as the world is going on at the same time the role of office workers will change and it will be much more easily in future than technologies which we are experiencing today. When we are talking about the modern technologies mean time we have to think about changes and new ways to do works. In other words, we can say try to innovate our self's. We have to get experience from old technologies and try to develop new ones. After the impact of COVID -19 so many of us are now working from home and enjoying some of the benefits, like skipping the struggle of a morning commute, there have inevitably been questions raised about whether this pandemic spell the end of the office. Humans thrive on social interaction, and the thought of not stepping foot in an office again is incomprehensible for many people. It's true that there will be less of a need for one desk per person or masses of meeting space, but we're still going to rely on the office as a hub for employees

# Wellbeing



# Identifying Research Area



Google



## Research Question

- Difference between office and workspace?
- What are the benefits of innovative design ?
- Can Color and layout options make a productive and inspiring work environment ?
- How can we Integrate nature into the work place to provides a healthy balance and atmosphere for employees ?
- Why Ergonomics ?
- Why COVID-19 Is Changing Office Space Not Ending It ?
- How can we design workplace to meet the needs of many ?
- How to create a sustainable ergonomic professional environment ?
- How can we use analogue architecture to create the new workplace ?



# 01 CHAPTER



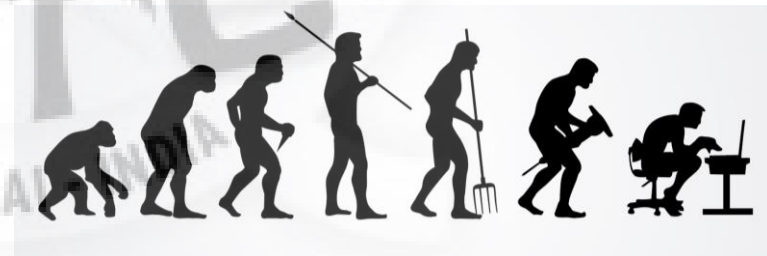
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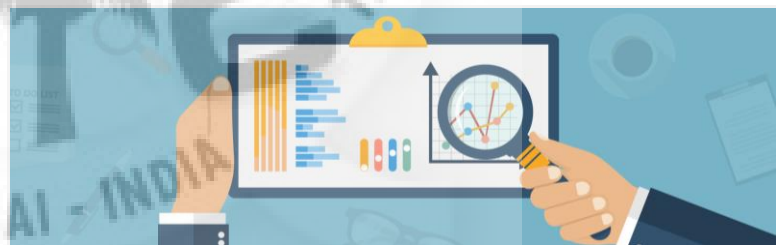
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## AIM

To create a healthy environment in workplace that enhance productivity so that employees produce the best work possible and to study the pattern of workplace.

## OBJECTIVE

- To study about the workspace's evolution
- To study the employment pattern of user
- To study the spatial quality that can enhance social interaction in working space
- To study workspace attributes that improve employee productivity
- To investigate a solution for achieving an environment that can encourage people to interact
- To develop an effective space in so that people can be productive , active & creative
- To study about healthy workspace that can boost productivity
- To study the current trend in future workspace

## SCOPE

Through this thesis , I would like to engage in one such project where the creation and sustenance of an active public space can be explored  
This has been made possible by CIDCO proposal in Kharghar sector 20 , currently titled Kharghar "Corporate park"

## LIMITATION

The study will be based on different work cultures and research will consist of different activity , social spaces of work spaces. In an corporate park my scope will be limited to commercial sector only

office  
/'ɒfɪs/  
a room, set of rooms, or building used  
as a place for commercial,  
professional, or bureaucratic work.

workspace  
/ˈwɜːkspets/  
a place where people work, such as  
an office or factory.



# The employment pattern of user



## Who are the unemployed?

Overall Unemployment Rate

	NSS 1999- 2000	NSS 2004- 05	NSS 2011- 12	LB 2011- 12	LB 2015- 16	CMIE 2016	CMIE 2018
Overall	2.7	3.1	2.7	3.8	5.0	8.2	6.0
Male	2.9	2.7	2.4	2.9	2.9	5.5	4.9
Female	2.4	4.2	3.7	6.9	8.7	22.4	14.2

Another important point to note is that both overall unemployment as well as unemployment among the educated tends to be much higher for women compared to men. This is true across all surveys (NSSEUS, LB-EUS, PLFS, and CMIE-CPHS) and hence is likely to be a stable feature of the labour market, not driven by choice of survey questions or method..

The overall unemployment is likely to be driven by what is happening to the educated section of the labor force. This is because it is this section which tends to aspire to a regular, formal sector job and who can 'afford' the luxury of being unemployed.

Therefore, they are more likely to report as unemployed and looking for work rather than working at any available job in the informal sector. This is made clear in Table 2.2. During the entire time that the overall unemployment rate was around 3 per cent, the unemployment rate among the educated was 10 per cent. It has increased since 2011 to around 15-16 per cent.

We would like to know the demographic composition of the pool of unemployed workers, in particular, with respect to education and age. The rate of unemployment, as we noted earlier, is subject to a compounding of errors especially in the case of women, leading to large variations and loss of comparability across surveys. Instead of using the unemployment rate, we analyze the share of various demographic groups in the total pool of unemployed workers in 2018. For the purposes of this analysis, those who report being willing to work and are looking for work, are counted as being unemployed

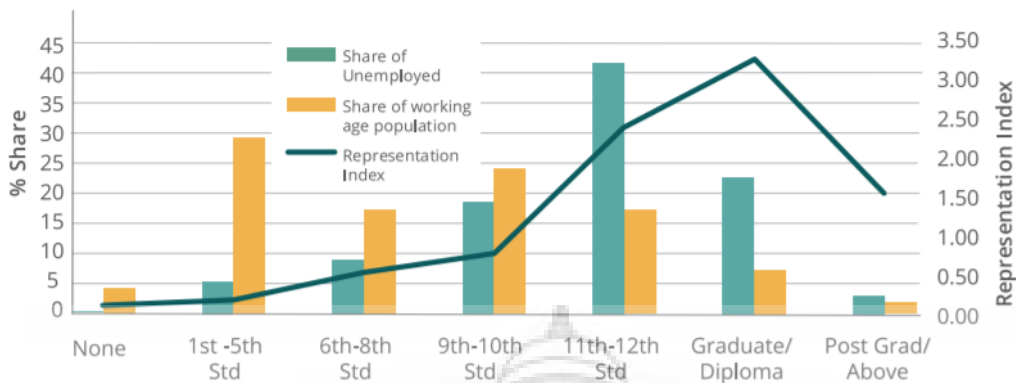
Unemployment Rate among Educated  
(Degree/Diploma beyond Class 12)

	NSS 1999- 2000	NSS 2004- 05	NSS 2011- 12	LB 2011- 12	LB 2015- 16	CMIE 2016	CMIE 2018
Overall	10.3	10.7	10.3	9.0	15.2	16.2	12.7
Male	8.4	7.5	8.4	5.9	11.4	12.1	9.7
Female	21.1	24.3	21.3	25.8	30.6	40.1	34.0

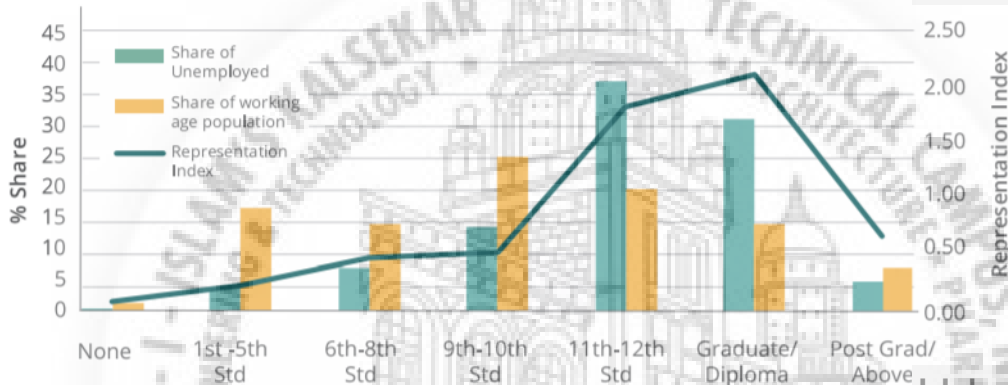
Sources and notes: Based on NSS EUS, LB-EUS, CMIE-CPHS. Unemployment Rate for Educated Unemployed for LB 2011 is for Graduates only since unit-level data is not available.



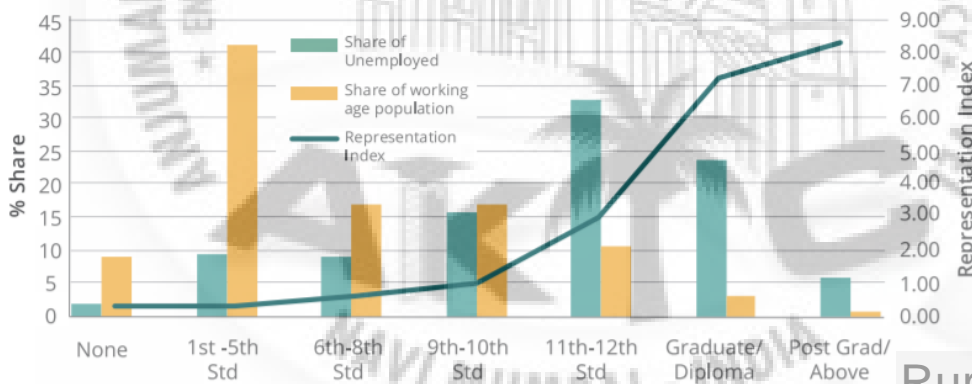
# Share of various education groups in the unemployed visa-vis their share in the working age population,2018



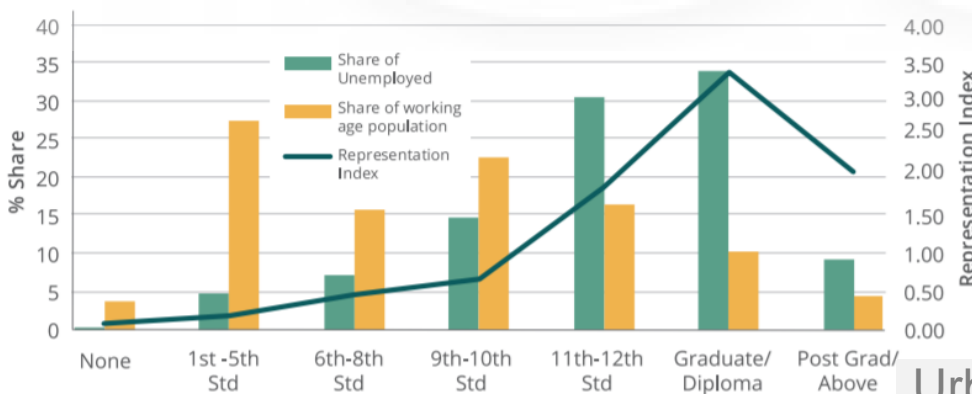
## Rural Men



## Urban Men



## Rural Women



## Urban Women





## Productivity And Well Being

### Effective use of space

Your employees don't need a lavish multi-story office to feel more profitable. By approaching normal light, synergistic spaces and private gathering rooms, you'll increment representative fulfillment and profitability. Individuals will don't hesitate to move around and won't feel attached to their work areas, making more open doors for inventive coordinated effort.

### Productivity

By having working environments that are lovely and fascinating, representatives become more profitable. Dirty lighting, confining desk areas and dull workplaces all work together to establish a climate that is sub-par and off-putting. Putting resources into the ambiance of your office will change the general state of mind. Individuals will anticipate coming to work as opposed to checking during the time to opportunity.

### Collaboration

Innovative workplaces shake things up. They smash glass ceilings and break the mold of what is expected. As a result, employees in this environment adapt the same attitude. They are more creative, different departments are bouncing off ideas, and people are coming together instead of working in silos to solve problems.

# 01 What are the benefits of innovative design ?

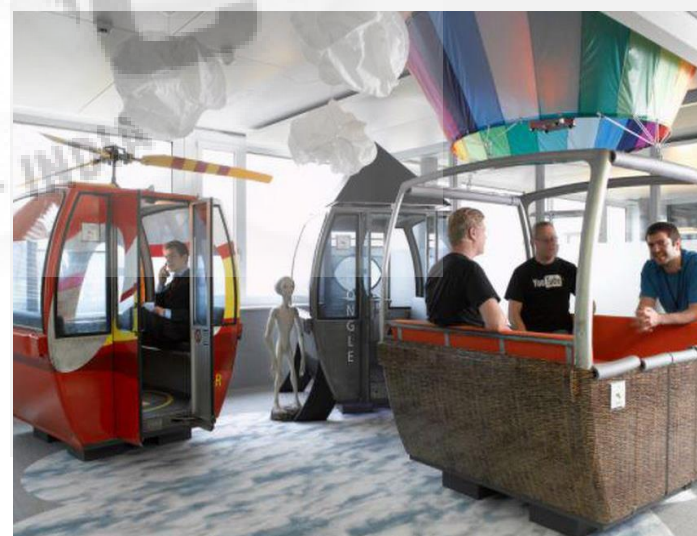


Fig 2.5 google Zurich ,Meeting room

## Productivity And Well Being

### Movement

In the present current world, our thumbs get even more an exercise than some other body part. To such an extent that it's conceivable to go through a whole day sitting, tapping on one gadget to the following. In any case, did you realize that during an eight-hour workday we should just be sitting for two hours all things considered? As per an investigation by natural chemist Jack P. Callaghan, PhD, he found that workers long haul objective should be to stand more than you sit.

In any case, why is advancing development in the work environment so significant? Indeed, not exclusively does actual movement improve our stances however it's an essential element for joint effort. Workers are more ready subsequent to going for a stroll or having a savvy discussion with an associate. These sort of good associations exceed negative emotions about the working environment and improve in general satisfaction. Google is one of the pioneers in advancing development in its workplaces. It's New York Base camp flaunts a huge stone climbing divider where representatives can come and work out their strain.

### Flexible Layouts

The advanced labor force is not, at this point static. With the ascent of telecommuters and the development pace of new businesses, adaptable plan is a significant component. Perhaps the most ideal approaches to fuse this pattern into your office space is to have spaces that aren't static. For model, workstations that convert into standing work areas, movable walls, and zones that can fill in as meeting rooms and parlors.

This will assist you with updating the space as you grow, keep representative wellbeing front of mind and make protection as and when it's required. Red Bull's workplaces in London have completely grasped this pattern. Tossing out the corporate office rule book, its space feels like a monster relax. The banquet room is additionally intended to transform into a bar twilight, exchanging into a popular space where collaborators can slow down after the monotonous routine.

## 02 Color and layout options make a productive and inspiring work environment

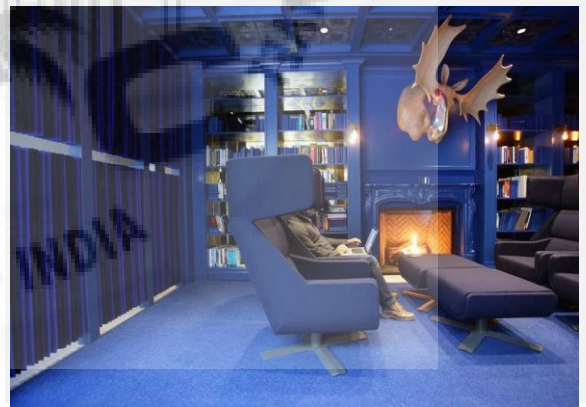


Fig 2.5.2 Flexible layout

## Productivity And Well Being

### Health

At the point when the wellbeing and well being of representatives are key to plan, efficiency, satisfaction and wellbeing all expansion. Other than advancing a solid way of life, settling on supplement rich office snacks and empowering walk and talk gatherings, perhaps the best thing to set up with the greatest effect is sit-stand work areas.

By standing and evolving position, individuals get a kick of energy, decreased back agony and improve their stance. Google makes wellbeing a stride further in their cafeteria. At the serving of mixed greens bar, fixings are marked by their dietary benefit. While this probably won't appear to be a progressive thought, it has any kind of effect during a snapshot of careless snacking. By helping your representatives settle on more beneficial choices, your business benefits with diminished non-attendance and more gainful energy.

### Nature

Going through over eight hours every day inside denies us of characteristic components. Biophilia, our motivation to associate with nature, expands work profitability by 15%. There are additionally a few different examinations that have indicated plants booting discernment and improving our general health. Apple is perhaps the greatest organization that has bounced onto this plan pattern. Their new workplaces suitably called "Apple Park" is spotted with more than 10,000 trees.

## 03 Integrating nature into the work place provides a healthy balance and atmosphere for employees



Fig 2.5.3 LINKEDLN office



# OFFICE LAYOUT



Fig 3.1.1 Traditional Office

## 01 Traditional Office

Traditional office spaces are there to show an extravagant corporate inclination. They are ordinarily situated in an individual structure. In a Traditional office space, you should bargain either through intermediaries or with property managers straightforwardly. It tends to be outfitted or empty in nature



Fig 3.1.2 Business Centres

## 02 Business Centers

Business focuses are great if your necessities are for more modest office spaces. They are commonly one major structure which houses numerous more modest workplaces situated at premium territories of any city. Typically in a business place you get the exceptional offices like gathering, cafeteria, dispensed stopping and so on

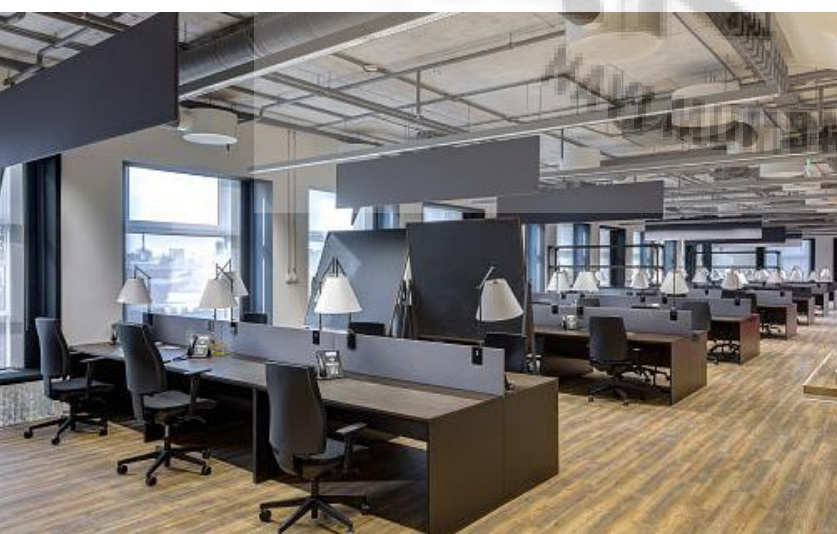


Fig 3.1.3 Manged office

## 03 Managed Office

Overseen workplaces resemble business focuses. Comprises of places of business that are completely prepared and are overseen by office supervisory group. You don't need to take any migraine for benefiting the everyday operational exercises like cleaning of the workplace premises, web, gathering, power back up and so on Everything is cared for by the office supervisory crew.





Fig 3.1.4 Coworking space

## 05 Virtual Office

A virtual office space gives a business email address and an actual location without a real committed office space. Different offices incorporate telephone or replying mail, where an expert secretary would deal with your call from customers and forward them to your committed telephone numbers. Virtual office gives you an expert picture before your customers without you paying for the workplace space.



Fig 3.1.5 Virtual office

## 06 Working From Home

Working from home has its own advantages zero drive time, no additional costs for office space and you can work from the solaces of your home. That sounds astounding! You can either have a different committed space, similar to a space for your home office. Numerous prestigious organizations additionally utilized carport space which is an expansion of the home office space model. You can commit more hours towards function as you have less interruptions. In any case, now and then, office at home likewise has its a lot of detriments. Hindrances like diverting relatives, forthcoming family errands can add to your burdens of telecommuting.

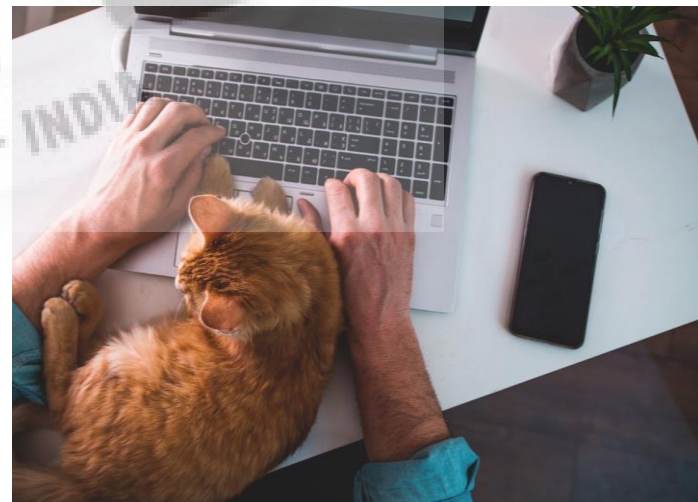


Fig 3.1.6 Work From Home

## 04 Coworking space

Collaborating and shared office spaces is the pattern of the period. You can benefit workstations on per seat model. Cooperating and shared office spaces are extremely mainstream for the offices that they offer to the tenants at moderate rates. Here, you will share your office space with people from different organizations. Cooperating spaces are dynamic in nature and provide food generally to new companies and specialists.

# ERGONOMICS



## ERGONOMICS

“Ergonomics is the scientific discipline concerned with the understanding of interactions among humans and other elements of a system, and the profession that applies theory, principles, data and methods to design in order to optimize human well-being and overall system performance.”



Adjustable desks that will put yours arms at the sides and elbows on a 90 – degree angle

DESK



01

Adjustable chairs that can be swivelled and rolled with armrest cushioning and lumbar support

CHAIR



02

Placed in front and at about an arms length away with the top of the screen slightly below eye level

MONITOR



03

Placed as close as possible on the same surface and within easy reach to keep the wrist straight when working

KEYBOARD & MOUSE



04

# Workspace Evolution



## HISTORY

A significant number of us invest more energy at an office than any other time in recent memory, seeing a greater amount of our managers and partners than we do of our families. The workplace is our subsequent home, and its structure and configuration can have genuine ramifications for our profitability, bliss and prosperity. All streets lead to Rome. Not substance with imagining streets, solid, water passages, papers, sewers and sterilization for us, the Romans additionally left us the tradition of the workplace. Old Rome had its own personal business area, and with quite a huge realm to control, request and association were critical. At the core of every Roman town lay its gathering, a huge square, limited by shops, workplaces and government workplaces. It's the Roman Latin 'officium', term freely signifying 'department,' that gives us the word we use today. The home office thinks telecommuting is an advanced extravagance? Reconsider. Following the breakdown of the Roman Realm, devoted office spaces would fall by the wayside until the eighteenth century. Most 'office' work was done at home, with many retailers living over their stores and utilizing representatives who lived there too to help with the records, desk work and every day homegrown errands. The favorable circumstances and drawbacks of telecommuting at that point were equivalent to now – there was no drive, yet there was additionally no way out.

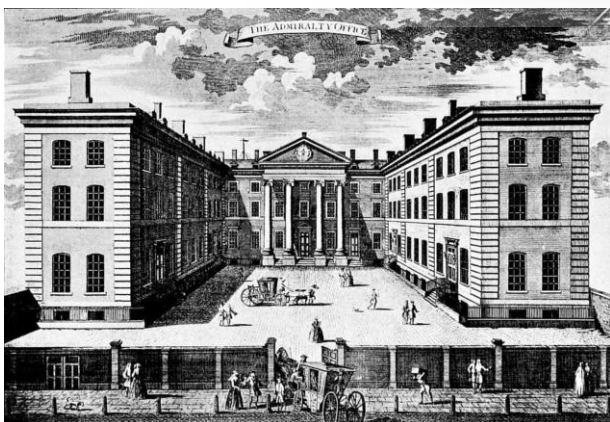


Fig 3.3.2 East India House



### The home office

eighteenth century. Most 'office' work was completed at home, with many retailers living over their stores and utilizing representatives who lived there too to help with the records, administrative work and day by day homegrown assignments. The favorable circumstances and burdens of telecommuting at that point were equivalent to now – there was no drive, yet there was additionally no way out.

### The 18th century

Eighteenth century sees the development of two of the primary committed places of business in Britain Old Admiralty Building: History of the Office; Now known as the Ripley Building, after its planner Thomas Ripley, was inherent 1726. The primary reason manufactured place of business in Great Britain, this directing u-formed structure in Whitehall actually dazzles. Worked for the Royal Navy, and multipurpose, it contained the Admiralty board room, which is as yet utilized by the Admiralty, state rooms, workplaces and condos for the Lords of the Admiralty. It's presently involved by the Department for International Development.

## HISTORY

East India House East India House 1729 saw the launch of the nation's subsequent reason constructed place of business, which was just as forcing as the first. On Leadenhall Road, it housed the East India Organization, which required a central command for a huge number of staff utilized to deal with the enormous and complex administration it experienced in its significant distance exchanging with India and Asia. East India House in London Creator Charles Sheep who functioned as a representative at the East India Organization has given us a thought of what office life resembled there through his journals – and it bears some surprising similitudes to office life today. He leaves us a great deal of proof of business related pressure, stories of discouraged associates, drudgery – even self destruction. It was the ideal opportunity for change

1960s Burolandschaft 1960s Burolandschaft the controlled methodology was tossed out the window in Europe during the 1960s with the advancement of Burolandschaft office finishing. Here staff would sit in more natural examples, freely isolating zones with the utilization of plants and furniture, to permit simpler connection between groups.

Burolandschaft: The Historical backdrop of the Workplace another 'socially just' work environment was on the ascent, on account of any semblance of Germany Fig 3.3.4



Fig 3.3.3 Larkin Administrative building  
The Netherlands and Scandinavia having more definitive laborers' gatherings battling for better, more beneficial working conditions for their representatives

20th Century the introduction of Open Arrangement Larkin Organization Building – opened in New York in 1906, Lloyd Wright imagined an office like an open arrangement plant, with few dividers Early Open Arrangement workplaces followed the standards of Taylorism, established in crafted by modern specialists and effectiveness specialists like Frederick Taylor .Electric lighting, the message, phone, typewriters, adding machines work and correspondence measures were evolving. Land costs were expanding, however with the innovation of steel outline development and lifts, structures could scale in excess of 10 stories unexpectedly. High rises would clear the land, permitting huge labor forces to possess ever more modest square feet of progressively costly land. The workplace set up right now was amazingly controlled, with laborers sat at unlimited lines of work areas and supervisors in encompassing workplaces glancing in. Cooling and fluorescent lighting implied that new tall structures had little requirement for normal light and ventilation and would progressively cut specialists off completely from the rest of the world. The outcomes could be dehumanizing and discouraging

## HISTORY

### 1960s Action Office

The freewheeling open arrangement formats of Burolandschaft weren't for everybody. A few laborers required more protection. The Activity Office line was one of the principal measured office furniture assortments, still being used today. It presented the idea of adaptable, semi-encased workspaces. It permitted office spaces to be customized and as often as possible changed to suit the requirements of the organization and its laborers.

**1980s Cube Farm** 1980s Solid shape Homestead During the 1980s, modest and compelling particular dividers prompted an ocean of work spaces jumping up in workplaces everywhere on the globe. Desk areas showed up as financial development made a swell in the quantity of center chiefs. These were laborers too imperative to be in any way given simply a work area, yet not significant enough to be given their own office or seat by the window.



Fig 3.3.6 cube Farm



Fig 3.3.7 Google office



Fig 3.3.5 Burolandschaft

Today as innovation progressed, laborers turned out to be more versatile. Workstations, cell phones, WIFI – no requirement for links, no should be secured. Open arrangement was back, permitting laborers to break out of the segregation of desk areas and connect and team up more uninhibitedly in the work environment. Hot desking and cooperating are the popular expressions today, as an expansion in the quantity of consultants sees an increment sought after for low maintenance, adaptable office space and innovative coordinated effort.

The workplace is a liquid space enormously affected by the prerequisites, qualities, innovation and culture of the time. The workplace as we probably am aware it seemed to be 'imagined' to tackle an issue: the need to have numerous individuals and empower simple correspondence just as guarantee vicinity to significant documentation. Today such necessities are getting less applicable with cloud-based facilitating and telephone calls. In our occasions the center is totally different: to make a space where individuals feel roused, inspired and glad, so representatives produce the most ideal work. It very well may be said with assurance that office configuration doesn't occur 'by some coincidence'. Investigation into work-brain science, advancements in innovation and other social elements have offered shape to the workplace you're sitting in now, and it will keep developing.

# PANDEMIC & ITS IMPACT





## PANDEMIC & ITS IMPACT

Huge numbers of us invest more energy at our workplaces than any other time in recent memory and in some cases see our partners more than our own families. Working environments can be our subsequent homes, which is the reason the manner in which we purposely plan them in the current day has earned so much consideration. The overall plan of work environments expects to make an ideal harmony between heads-down center work and layers of cooperation to improve the efficiency and general prosperity of representatives. As working environment patterns go back and forth, there's another movement on everybody's brains and it predicts what a post-Coronavirus office may look like both in the quick and long haul future. Despite the fact that there's no gem ball answer, numerous engineering firms, research gatherings, and land organizations have been tapped to ideate and actualize ground breaking plan arrangements and wellbeing security approaches that will be basic in reclassifying how we use our work environments for the years to come.

The 1960s was a time of productive headways in plan, with the working environment being at the exploratory cutting edge. Excusing old thoughts of unlimited lines of workstations, more equitable designs that improved joint effort and socialization turned into the new norm. Later named the Burolandschaft, a German office idea which generally means "office scene", these workspaces set accentuation on gathering the necessities of the labor force as opposed to making a predictable "one size fits all" approach. Among this and the later evolved Activity Office idea, elective seating choices and workstations grouped together encouraged a lot more social associations that happened between staff individuals from all levels. These two work environment models are frequently referred to while depicting the first standards of current office plan.

[ir.aiktclibrary.org](http://ir.aiktclibrary.org)



Just twenty years after the fact, enormous enterprises totally flipped the switch on work environment plan with the presentation of the desk area and the "sell them modest, stack them high" outlook. The sole spotlight on productivity to the detriment of working agreeableness was the main thrust behind this move towards this time of burdensome office plan. After almost twenty years of workers being caught behind these work area dividers, the rise of new innovation and the rediscovered want to team up made ready to our present-day pseudo-Burolandschaft-Activity Office

With the beginning of the Coronavirus pandemic, some working environment plan pundits are anticipating the arrival of the high walled desk area labyrinths to implement social separating and requiring the passing of the open office plan for a perpetual telecommuting arrangement. Notwithstanding, mulling over all that creators have found out about working environment patterns, human variables in plan, and the potential for innovation to affect where and how we work, numerous in the calling accept that the fate of workplaces looks more splendid than any time in recent memory. The worldwide respite brought about by the Coronavirus pandemic has enabled creators to reexamine working environments by joining the best components of the past with the guarantee of things to come to give us more advantageous and more powerful working environments than we might have envisioned previously..

With the beginning of the Coronavirus pandemic, some working environment plan pundits are foreseeing the arrival of the high walled desk area labyrinths to implement social separating and requiring the demise of the open office plan for a perpetual telecommuting arrangement.

Notwithstanding, mulling over all that planners have found out about working environment patterns, human variables in plan, and the potential for innovation to affect where and how we work, numerous in the calling accept that the fate of workplaces looks more brilliant than any time in recent memory. The worldwide delay brought about by the Coronavirus pandemic has enabled planners to rethink work environments by consolidating the best components of the past with the guarantee of things to come to give us more advantageous and more powerful work environments than we might have envisioned previously. One of the primary contemplations with respect to re-visitation of work systems has been the means by which to execute new arrangements and innovation that will permit representatives to keep on working distantly, and whether this choice will affect singular work environments and huge scope land portfolios.

*"With the lack of a commute, I approach the day feeling refreshed instead of stressed."*



## Why might they be feeling great?

82% Reduce commute time

51% Increased time with family, pets, or loved ones

42% Ability to craft a schedule and routine that work for them

With numerous organizations saying that a segment of their staff will currently have the choice to telecommute uncertainly, I don't get this' meaning for the eventual fate of cooperation and the spaces that encourage those essential communications? B. Sanborn, Plan Exploration Pioneer, and Jeremy Reding AIA, the Worldwide Working environment Head of DLR Gathering accept that one reason telecommuting during the pandemic appears to be simple, is on the grounds that everybody is compelled to partake in this method of teaming up. In any case, the matter of telecommuting or working from the workplace isn't paired, as it was never a high contrast question of on the off chance that you were in the workplace 100% of the time, or in the event that you were definitely not. Regularly, representatives experience a cross breed feeling of adaptability in where they can play out their positions, and as organizations slowly re-visitation of the workplace, Sanborn and Reding state that representatives may locate that a portion of the old difficulties of working distant may reemerge. The individuals who are in the workplace will encounter recovered open doors for off the cuff coordinated effort and will be able to be locked in by catching their colleagues talk about their every day undertakings.

*"Meetings cause fatigue if they happen too often, and can be wasteful if there is no true purpose."*



Despite their resilience, people across all role, age group, are facing similar obstacles ?

59% Increase in meetings

54% Lack of in person interaction

45% Workplace ergonomics

## How offices will change after COVID -19

The expanded capacity to work distantly will likewise accompany the occasions to totally reshape how our work environments are planned. Reding noticed that in the long haul, it will be basic to reconsider the reason for specific kinds of office spaces and comprehend why they were initially brought into the working environment. Workplaces may see more specific gathering rooms, re-created work bistros, and more modest coordinated effort centers to lessen the quantity of representatives permitted in a space at a time. Unobtrusive viewable signs, for example, an example on a table or floor, may likewise get present, and will unpretentiously show the number of individuals will be permitted in a room. When the pandemic is finished, these prompts will mix in and turn out to be only an extra plan include. Cushman and Wakefield built up a constantly developing model of their own post-Coronavirus working environment, named the "6 Feet Office". The idea tends to configuration issues seeing social separating rules as a transient answer for the quick re-visitation of work concerns. The thought is that by observing 6 guidelines about looking after separation, strolling in specific ways, carefully following different signage, going into and leaving meeting rooms as demonstrated, and wiping off your work area day by day, representatives will be permitted to re-visitation of their workplaces both more secure and sooner. All appear to concur that this isn't the finish of the open work environment, yet that workplaces may just move in the reason that they serve. Rather than being center points for heads-down center work, they will become spaces that cultivate social associations in the types of venture coordinated effort and mentorship. Maybe our present worldwide difficulty is really the ideal occasion to propel ourselves justified to roll out the improvements by they way we consider working environments. Rachel Casanova underlined that the employment of planners is to have either a positive or impartial effect on all that we contact, and we have to see how to fix the damage that individuals believe is unavoidable in a post-Coronavirus world. This is a second that will characterize organizations as they can adjust to a progression of changes to propel their workstyles and keep their way of life flawless. As DLR Gathering maybe summed up it best, "There are a great deal of genuine occasions we think will change our reality everlastingly yet wind up returning to our old propensities. The working environment of things to come is a meaningful discussion, and once the pressure of this current circumstance is taken out, we will have an away from of what it implies for us all to manage our responsibilities in the best manner."



## Why COVID-19 Is Changing Office Space Not Ending It

Despite the fact that Coronavirus has fundamentally adjusted each part of our carries on with, probably the greatest change has been to the manner in which we work. Regardless of whether it's in an extra room, at the kitchen table or from the love seat, more individuals than any other time in recent memory are telecommuting—rather than going into an actual office. This has made some guess that the move to required distant work will make the end structures and office space as we probably am aware it. Be that as it may, for some organizations and representatives, working in an office setting advances more prominent profitability, cooperation, and significant socialization.

While the pandemic has quickened a boundless acknowledgment of far off work, it won't make structures old. In any case, it will change the manner in which we utilize and cooperate in office space it will be an advancing, and testing, measure. The resuming of structures will occur in a moderate, staged methodology, yet once limitations extricate and it's regarded protected to be in an office once more, structures will begin to return to life. There will be new rules to follow, and a huge number will have new or changed necessities, not long after the pandemic finishes as well as for years to come.

Building activities should develop quickly to help occupants and their workers over these stages. Administrators should have and be considered responsible for setting up cycles and frameworks that guarantee they are focusing on running a protected and solid structure, as indicated by state rules and the desires of occupants. That is the place where building tasks innovation comes in. This tech can help places of business endure the pandemic as well as flourish thereafter. Also, those that generally had an instinctive stage set up, likely didn't feel the power of disturbance as others did.

While organizations will keep a few representatives far off as they hope to reduce expenses and limit illness spread, it doesn't mean workplaces will vanish. In-office work actually upgrades profitability, joint effort and socialization.

During the pandemic, numerous representatives battle to make or repeat a peaceful and profitable workplace. Furthermore, representatives need great time and venture the executives abilities to be fruitful when telecommuting. Thusly, workplaces will keep on being important to expand the profitability of numerous representatives. Also, when representatives team up in a similar space, correspondence and innovativeness fall into place permitting thoughts to stream and more huge work and discussions to occur.

Before the pandemic, most representatives had the occasion to mingle each non-weekend day in an important manner and many need to re-visitation of having those social communications and connections at work. Telecommuting likewise obscures the limits among work and individual life, prompting exhausting.

Workplaces will in any case be essential post-pandemic, yet they will appear to be unique and they will serve another function in our work processes. Expanded adaptability between at-home and in-office work is one of the greatest and most important changes the impacts of Coronavirus will bring to workplaces. Organizations are likewise reexamining spaces to plan for workers' profits. Since they're making, sometimes, extreme changes to their office formats, organizations will probably need adaptable reconfigurations that can be changed with little exertion and help from the structure tasks group.

# Why COVID-19 Is Changing Office Space Not Ending It

More limited and more adaptable rent alternatives are another change building administrators and proprietors ought to anticipate. With organizations being compelled to scale back or close inside and out, numerous organizations are hoping to exit or reevaluate their leases. This sudden powerlessness to make their present leases work will move organizations to search for help from their property manager. To keep up connections and augment rentable square feet, it's in proprietors' and administrators' wellbeing to join this kind of adaptability into their strategic policies.

Since occupants are gradually getting back to work, building proprietors and administrators need to zero in on business progression and improved structure tasks to move to the major changes shot by the pandemic. This implies not just creation sure structures are working at ideal proficiency, they additionally need to improve structures to make them more serious than before the pandemic.

As inhabitants are returning, they anticipate that their workplaces should be completely practical when they get back. In the event that building administrators have proceeded with essential exercises like deterrent support, security and examinations, it will be a lot simpler to meet these desires. Ignoring urgent structure activities when inhabitants are gone can likewise bring about more exorbitant hardware fixes or substitutions. Building proprietors and administrators likewise need to anticipate upgrading incorporating tasks and contemplate new commands. This can go from a large group of things like touchless passage and registration, diminished lift limit, hand cleaning stations all through regular spaces and temperature check contact focuses through outsider administrations.

Given our present climate, occupants are intensely mindful of how protected (or not) it is to re-visitation of places of business. On the off chance that building tasks groups grasp and execute forefront innovation like proactive support, moment and expanded correspondence, and productive information examination they'll have an edge over rivalry, however will make a more consistent re-inhabitation measure for their groups and occupants. Also, building tasks innovation can help building proprietors and administrators explore new difficulties with inhabitants having diverse space needs. With the correct innovation, building proprietors can oblige occupants all the more without any problem.

Place of business proprietors administrators actually have a lengthy, difficult experience ahead before inhabitation arrives at anything like we saw before the pandemic. Those that will come out on the opposite end effectively will be the individuals who can couple great confidence endeavors to serve their inhabitants with the tight cycles, frameworks, information examination, correspondence, documentation and records that have consistently been best practice.

The logo of AIKTC (All India Karamia Technical College) is a circular emblem. It features a central illustration of a large, domed building with multiple minarets, resembling a mosque or a traditional Indian architectural style. The text around the emblem includes "ANJUMAN - ISLAM'S KALSEKAR" and "ENGINEERING & TECHNOLOGY" on the left, "TECHNICAL CAMPUS" and "ARCHITECTURE" on the right, and "NAVI MUMBAI - INDIA" at the bottom. The acronym "AIKTC" is prominently displayed in the center of the emblem, with a palm tree integrated into the letter 'K'.

# FUTURE Workplace trends to discover

# DIVERSE DESIGN

1. Without precedent for history, we will have four ages working next to each other, implying that their various perspectives and acting must be thought about when planning working conditions.

2. The battle for correspondence among ladies and men in our expert lives is entering another stage. Scrutinizing the current plan the norm from a sex viewpoint will be a driver for establishing a really comprehensive working environment climate.

3. Everybody has an alternate perspective to discover arrangements and tackle issues. A primary distinction is the one between the self observer and the outgoing individual character, and the future working environment ought to take into account both.

These three primary movements, combined with the more worldwide labor force, make a genuine social blend. Together, they drive the interest for plan that caters for a wide range of actual contrasts while underlining the requirement for comprehensive plan: plan that thinks about the full scope of human variety concerning capacity, language, culture, sexual orientation, age and different types of human distinction.

01  
TECHNICAL  
ARCHITECTURE  
HOW CAN WE  
DESIGN  
WORKPLACES TO  
MEET THE NEEDS  
OF THE MANY?



Fig 5.1 equality and inclusive environments will be a matter of course in all workplaces.



# OFFICE BIOLOGY

Wellbeing is riches, they state. Today, our intellectual gear-teeth, and the variety between them, are as a rule progressively observed as similarly essential to our actual requirements in the working environment. To fabricate a solid business brand for the future, organizations have to bring to the table workplaces adjusted to both our bodies and our brains.

By making ergonomic working environments that effectively make clients move around, as sit/stand work areas and ergonomic Free Movement office seats the dangers for business related wounds are viably decreased. Shouldn't something be said about the psyche? How would we offer a careful work environment when innovation is developing at a fierce movement, flipping around the working circumstance for a great many people? Examination shows that exhausting workplaces that don't work are an out and out wellbeing risk and result in more days off work debilitated. Our environmental factors have the best effect on our cerebrums. In a careful working environment where individuals are in center, there is an agreement that delicate qualities assume a crucial job with regards to prosperity and that plan and brain research are interlinked.

The undeniable arrangement is to put the necessities and requirements of the individual representative in center, letting individuals pick their own blends of connections and conditions at work. To evade tech weakness we could take exercises from an organization like Google that has chosen to present innovation free gatherings where the two PCs and mobiles are not permitted.

## 02

### HOW TO CREATE A SUSTAINABLE AND ERGONOMIC PROFESSIONAL ENVIRONMENT?



Fig 5.2 Physical Activity and Ergonomics

# TECHITURE

The connection among innovation and engineering is called techiture, and is a primary driver in the following extraordinary plan move. Computerized answers for more consistent methods of work are as of now here, causing the individuals who to take advantage of these lucky breaks victors in the coming decade of variety. The specialty of planning for working environments adjusted to human importance, not equipment predominance, is vital to the future representative climate.

Future corporate workspaces will glance and work in on a very basic level various manners from how they have previously. Web of things, network and large information are cutting us free from topography making it conceivable to move openly. The customary office is gradually vanishing and fruitful organizations must be available to acknowledge a wide range of working environment arrangements. Out of nowhere all the unbending necessities for normalized PC links, floor boards, lighting and cooling are no more. The work spaces of things to come will be described by work environments tweaked considering individuals and not equipment. The objective is to establish conditions that are as intelligent as could be expected under the circumstances. The work environment ought not exclusively be where representatives sit latently, accepting crowds of data, yet should be where you can fabricate living conditions that empower discussion and imagination. An innovative way of life in an obviously loosened up climate.

## 03

HOW CAN WE  
USE ANALOGUE  
AND DIGITAL  
ARCHITECTURE  
TO CREATE THE  
NEW  
WORKPLACE?

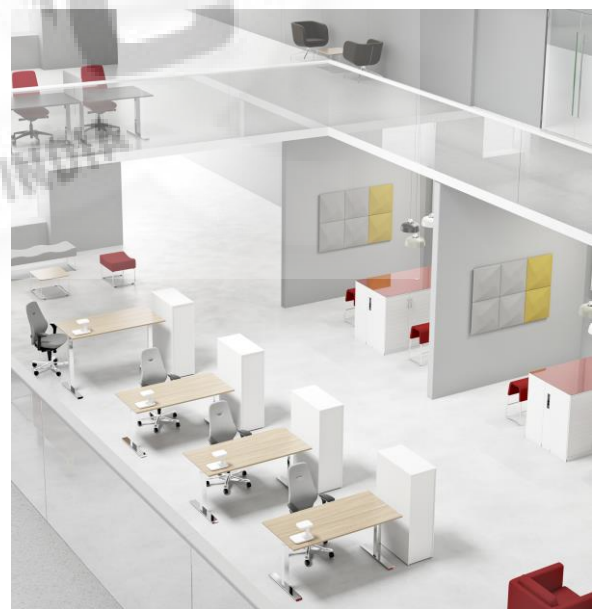


Fig 5.3 A high-tech lifestyle in an apparently relaxed environment.

# CO-CREATION

In what capacity will the upcoming organizations work? The times of organizations attempting to shroud their strategies for creation away from plain view are a relic of times gone by. Rather organizations and clients work together to drive the plan cycle. The fundamental issue for organizations is to get straightforward, to assemble trust and make a plan discourse along with workers and colleagues around the globe.

Teaming up and making together – from anyplace, whenever, in little organizations just as enormous enterprises – is getting easier and smoother, and these additional opportunities are affecting the plan of everything from little items to work stations and entire structures. This will likewise obviously change and spot completely new requests on our work environments.

Building a cutting edge working environment is a broad cycle for the whole organization. To fabricate a community oriented association you have to sustain a collective culture. There's no straightforward recipe, the test we face is taking all features of an organization and fitting spaces as needs be. Association, innovation and initiative must have an impact all the while. This additionally implies that associations should change and plan their actual work environments with multi-use spaces, venture assigned zones and state-of-the-art innovation.

04  
TECHNICAL CAMPUS  
INDIA  
HOW CAN WE  
COLLABORATE  
WITHOUT  
BORDERS?



Fig 5.4 Physical workplaces with multi-use spaces

# MICRO-MULTINATIONAL

To successfully update the work environment one must reevaluate the way we live and take a shot at a lot more extensive level since this time of multi-micronational colleagues is changing the manner in which our general public is assembled. Society is thus based on network, and those set on planning for cooperating do best in zeroing in on network to pull in the variety that interdisciplinary joint effort requires.

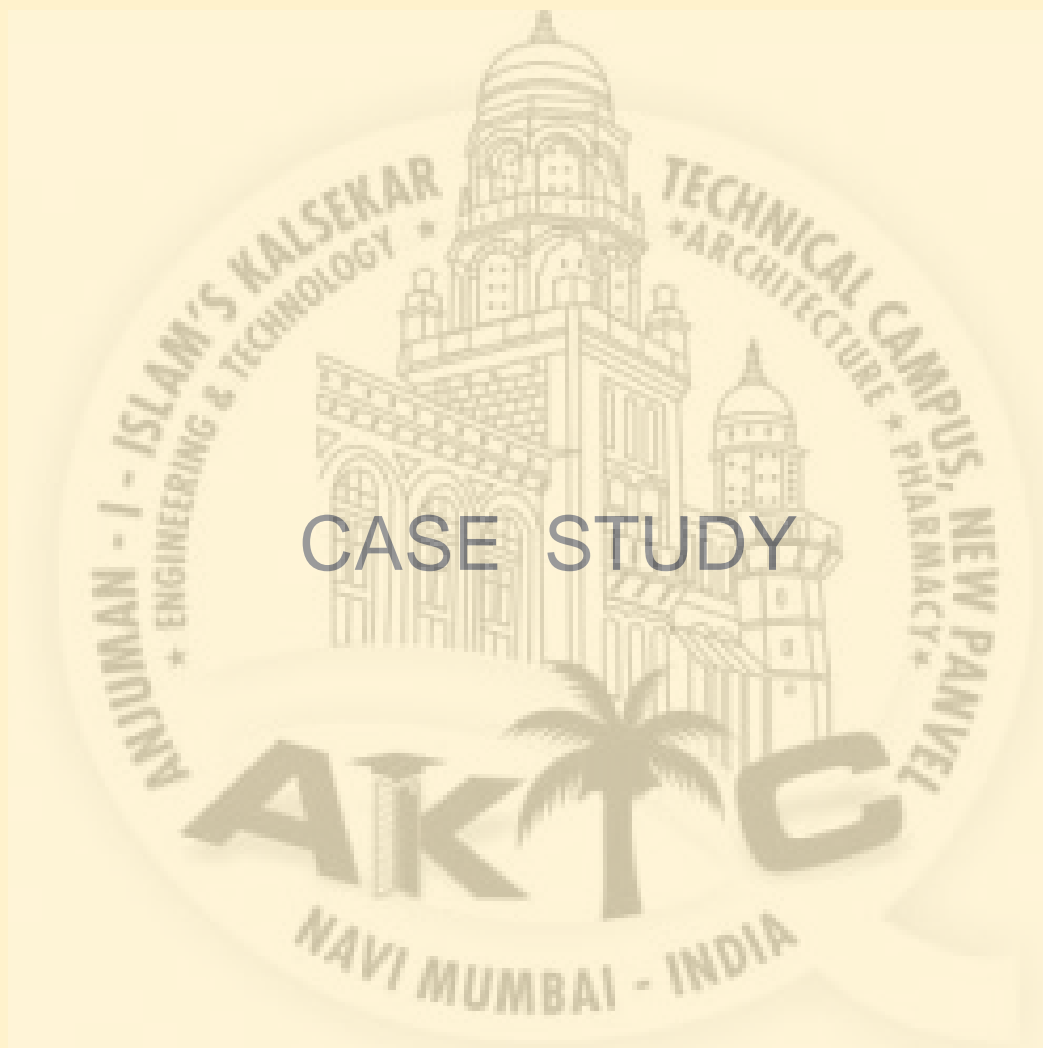
This implies that our perspective on the customary working environment is evolving. For what reason would it be a good idea for us to be happy with exhausting decorations and dark metal file organizers since we are grinding away? Rather our working environments must be increasingly more like home to pull in gifted representatives, and offer specialists and transitory laborers the occasion to mix into with organization staff. Individuals need their work environments to offer the very solaces that they would have at home, whether or not it is having a spot to store their things, permitting individual space or making a feeling of network.

## 05

### WHERE HAS THE WORKFORCE GONE?



Fig 5.5 People want their workplaces to offer the same comforts that they would have at home, regardless of whether it is having a place to store their things, allowing personal space or creating a sense of community.



# CASE STUDY

01 INDIAN HABITAT CENTER

02 CORPORATE OFFICE FOR INDIAN GLYCOLS

03 SUZLON ONE EARTH

The diversity of the proposed projects inform different aspects of the proposal

# 01 INDIAN HABITAT CENTER



## India Habitat Centre

Architect : Joseph Allen Stein

Location : Lodhi road , Delhi

Area : 9.6 Acres(38850 sq. m)

Year : 1993

Climate : Humid Sub tropical

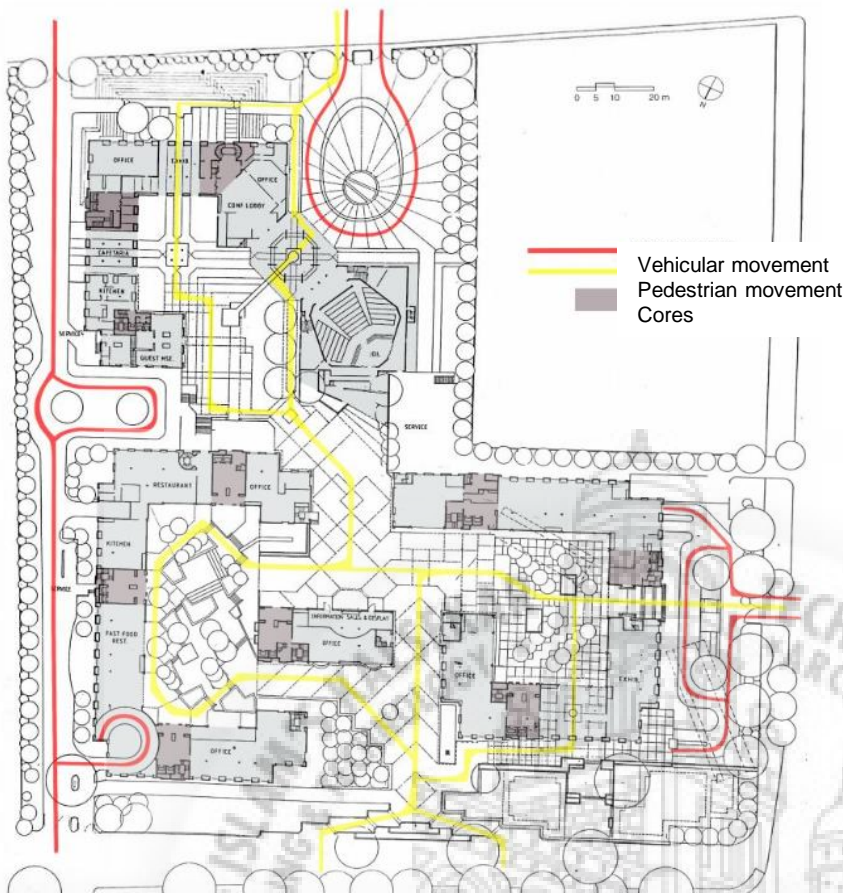
Connectivity & Access :

IHC Has Lodhi Road On The North Side ,  
Vardhaman Marg On The South And The  
Max Muller On The Western Side

India Habitat Centre

The Indian Habitat Center

A complex of six-to-seven- storey structures in a campus-like plan grouped around interlinked plazas and courtyards. The center contains office spaces, an auditorium, conference and library facilities, exhibition and museum space, and support services. The construction is a concrete frame with brick infill.



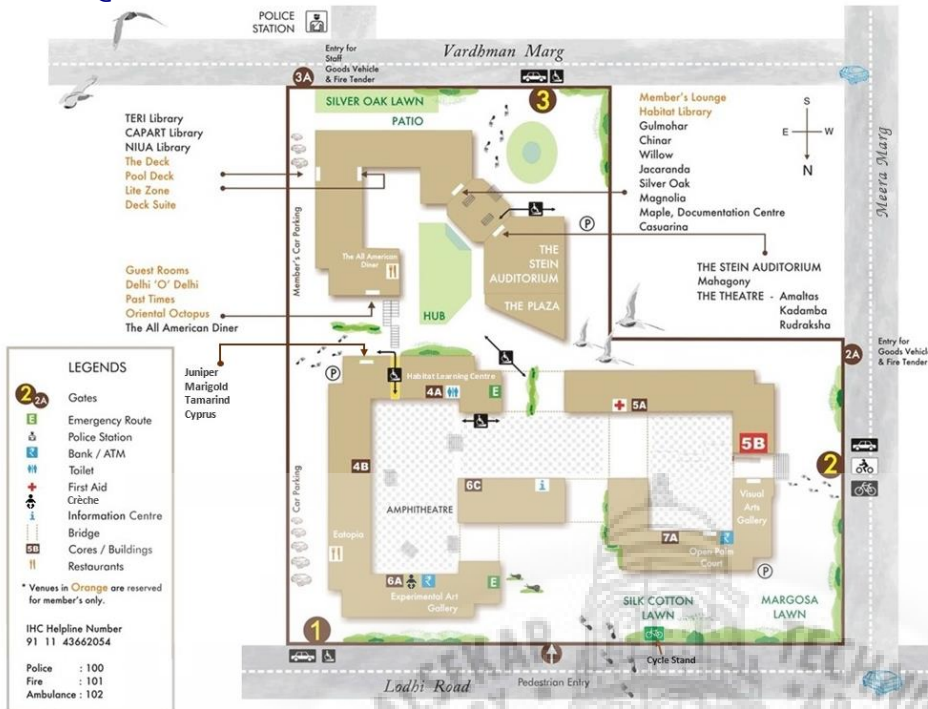
Spaces are segregated on the basis of their level of publicness. All areas which are expected to experience large and regular flow of public have been placed close to the entrances. Offices are accessed from the courtyards. Courts and landscaped area connect the public with semi public areas. There is limited engagement between the office workers and the activity in the courtyard due to horizontal window



Vertical nurseries give a sensation of being close to the nature in any event, when you are over the ground level. These vertical gardens are a significant piece of Joseph Allen stein's planning angle. These nurseries being made at various levels makes a cool climate cause you to feel cooler inside the grounds in any event, when it is hot outside. Climbers spread over the entire grounds. They make the entire rich green grounds a very eco-accommodating development.







There are 5 main Building blocks which are interconnected by means of Aerial walkways serving various functional spaces like office spaces , exhibition spaces , conference facilities , cafeteria , etc.

**NORTH ZONE**

Blocks 4,5,6,7 –All Office Blocks (Ngoc),art Gallery , Food Court.

**SOUTH ZONE**

Block 1 and 2 (facilities blocks)  
Block 3(auditorium block)

**VISUAL ART GALLERY**

5,000 Sqft Of Space, Which Works As An Art Exhibition Space With Its Adjoining Sculptural Court

**India Habitat Centre**

**BLOCK1&3**

**THE CONVENTION CENTRE**

India's Most Comprehensive Convention Center.

Over 20 Concurrent Sessions Possible.

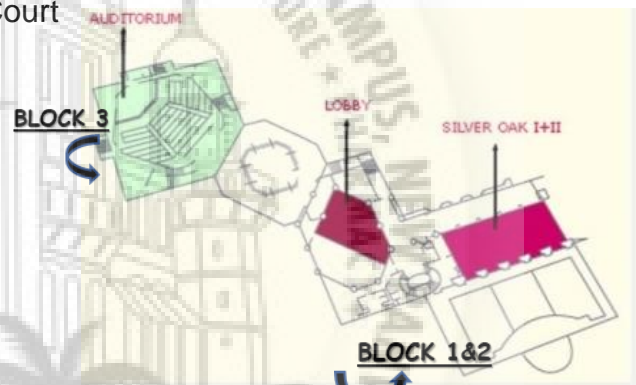
State Of The Art A.V Equipment

Computer Controlled Conference And Simultaneous Interpretation System In Auditorium , Well Equipped Secretariat And Documentation Centre

**BLOCK 2**

**THE CONVENTION CENTRE**

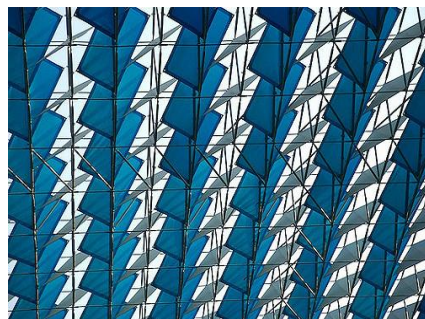
Hotel Block With 57 Guest Rooms And Suites, Every Floor Boasts Of Its Very Own Theme, Reflects In The Furniture Style And Color Scheme. Along With A Spa , Gym And Swimming Pool.



Amphitheatre It is the replica of the original amphitheater situated in Rome with an open-air theatre. Many pop events are concerts are also organized at this place and even when there is no event being organized the ambiance of this place makes it a good place to flip through books while having coffee

**Sunscreen**

A highly dramatic feature of the building is the sun screen elements which protects the courtyard from severe glare while letting in winter sun It blocks 75% of sunlight

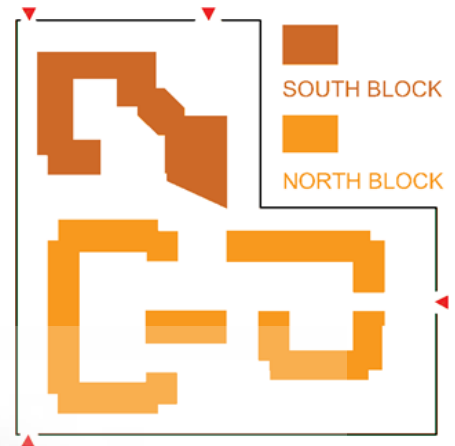
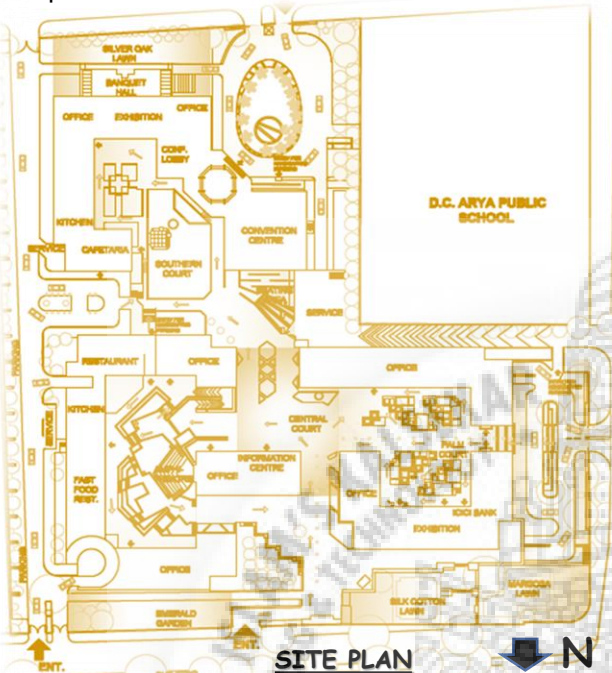


**GATE\_3A**

Connected To The Lane Facing The Residential Area. For Service Vans Like Fire Truck, For Kitchen Purpose

**GATE 3**

Used for the purpose of drop – off. Mainly used for the convention centre block and auditorium. With the fountain at the centre with green lawn surrounding it with palm trees.



**GATE 2A**

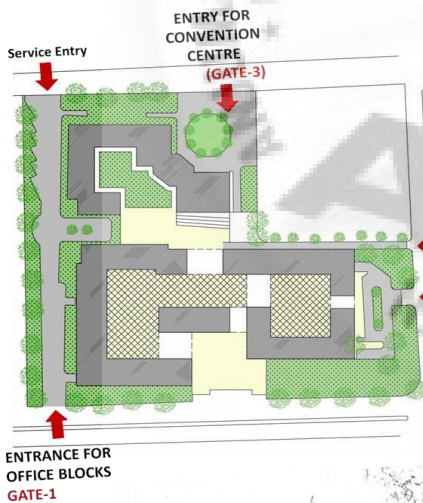
Service Entry. Used By Staff And For The Services Purpose

**GATE 2**

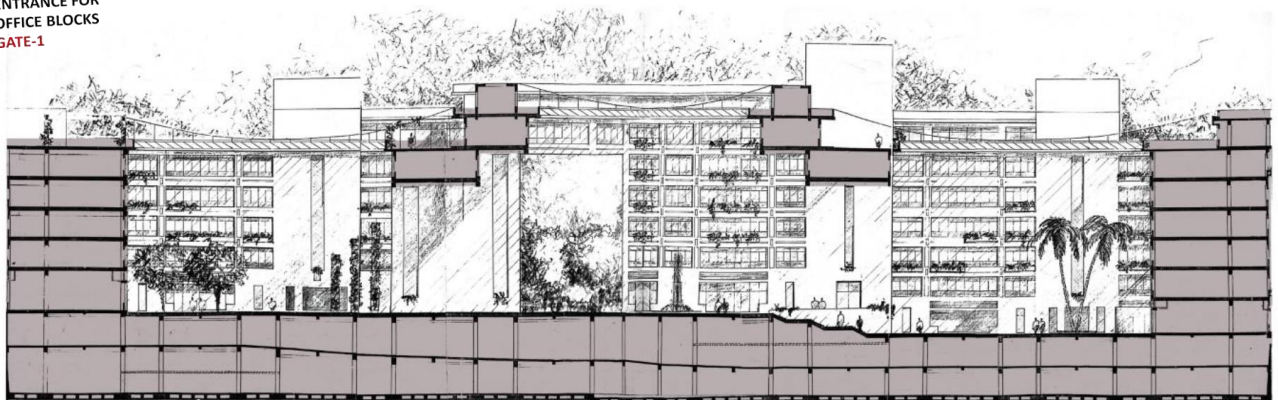
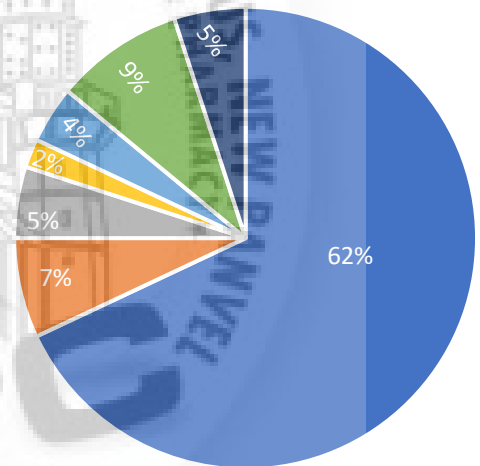
One Of The Main Entrance Gate Leads To The Basement Parking. Stepped Landscaping Done, Palm Trees Are Also There.

**GATE\_1**

Entrance / Exit For Four And Two Wheelers. Basement Parking Exit. Open Parking Connected To The Service Lane. Gate 1 Directly Connects To Gate 3a



- offices
- Convention center
- Auditorium
- Exhibition spaces
- Library and Research
- Guest Accomodation



# 02 INDIA GLYCOLS



## India Glycols

Architect : Morphogenesis  
 Location : Sector 126, Noida  
 Client : India Glycol  
 Site Area : 20,200 Sq. Mt.  
 Area : 36,390 Sq. Mt  
 Employees : 250

Energy-responsive design, a workplace catering requirements of the IT, Development of building techniques with modern materials . the workplace plan for the corporate office for India Glycols encapsulates the issues concerning the work environment today, and investigates the worldview of the workplace space as a social action. Sited in a non-relevant rural region of Delhi, the setting, prompted the improvement of a thoughtful plan that would address ecological issues .the structure needed to represent the personality and corporate philosophy of value and straightforwardness in the work environment as an essential piece of the engineering jargon. Imagined as a strong edge plot with a more liquid inside, the morphology obscures the interface between within and outside.

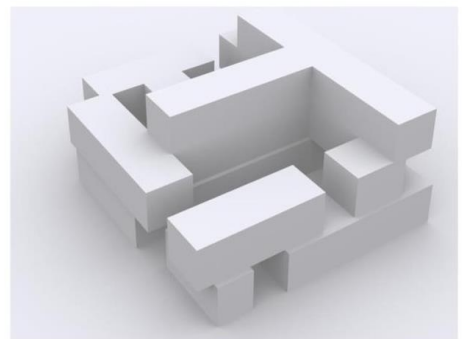
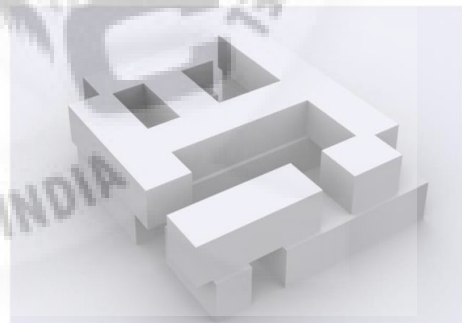


### Connectivity & Access

- 30 M wide road
- Noida expressway

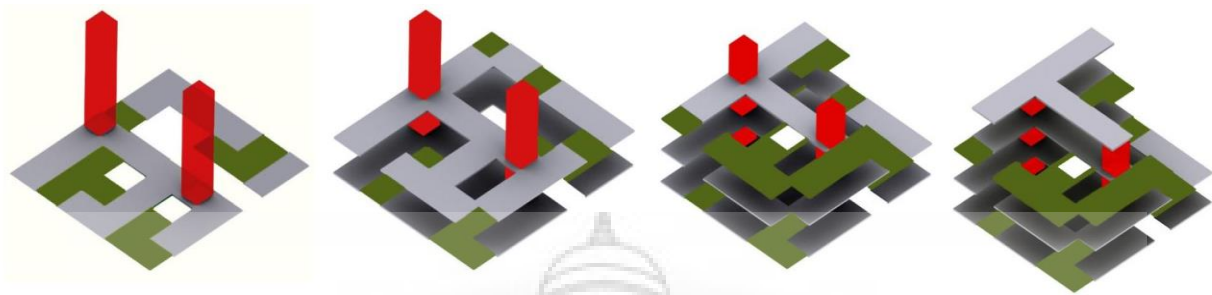
### FORM

Considered as a strong edge plot with a more liquid inside, the morphology obscures the interface between within and outside. The site environmental factors and setting alongside an ideal encased square volume empowered a constructed structure with least uncovered surface territory. The assembled structure arranged of 8m wide office sounds upgrades the common day lighting and assists with characterizing the automatic prerequisites of the workplace.

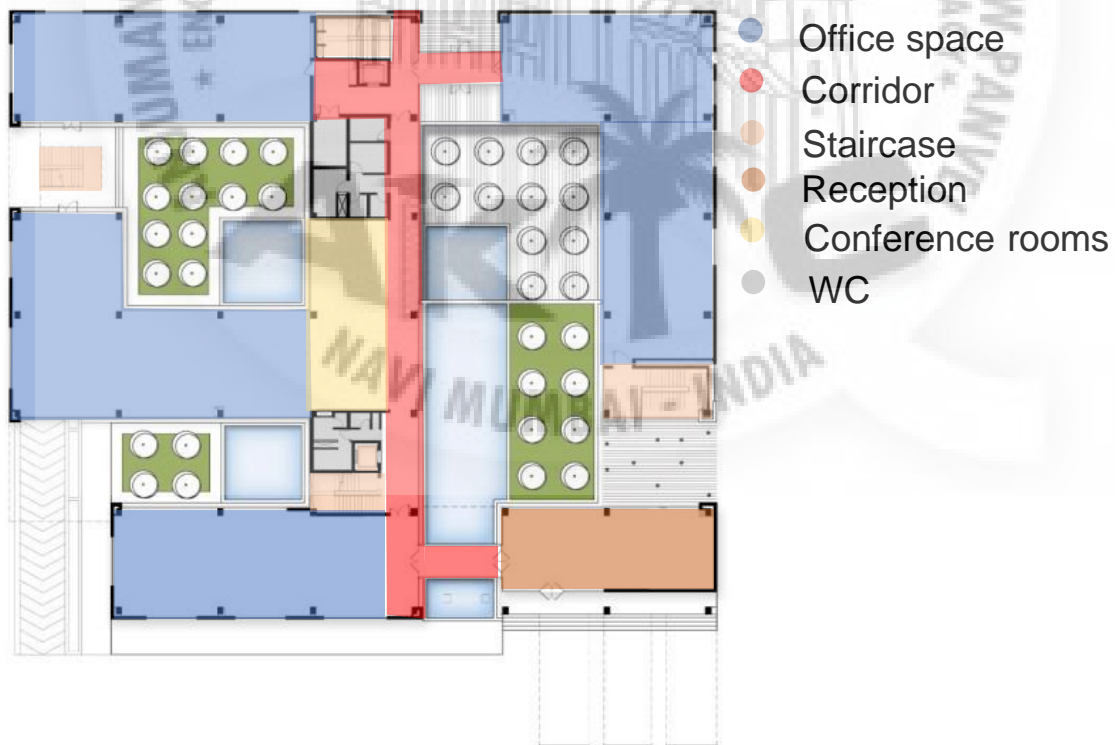
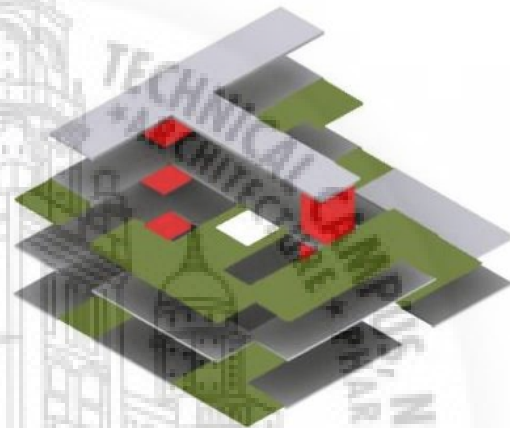


## Massing

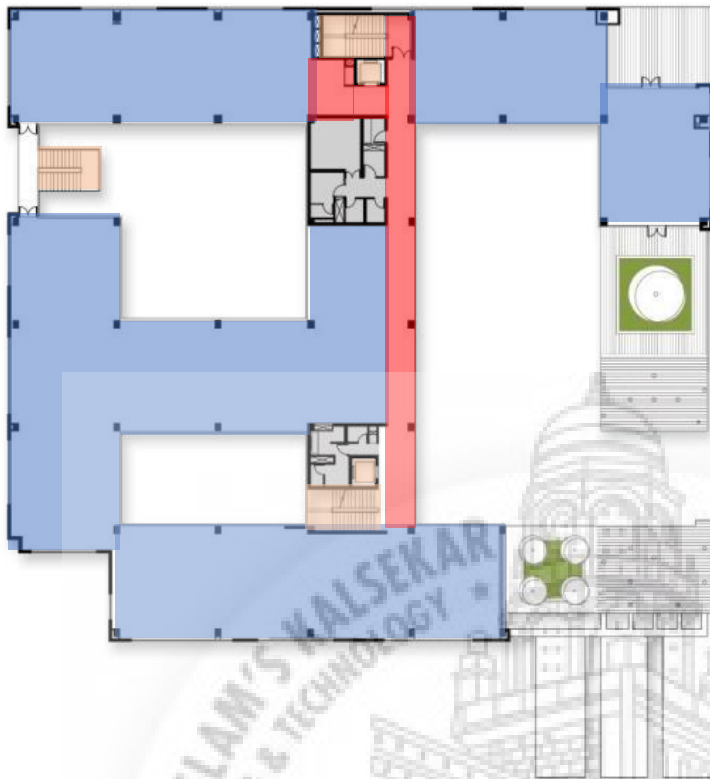
The spatial organization creates a overlap between interior and exterior and different necessities , creating a vibrant and creative work environment



- Green Space
- Service Core
- Floor Plates



Ground Floor Plan



- Office space
- Corridor
- Staircase
- WC

First Floor Plan



- Office space
- Corridor
- Staircase
- WC

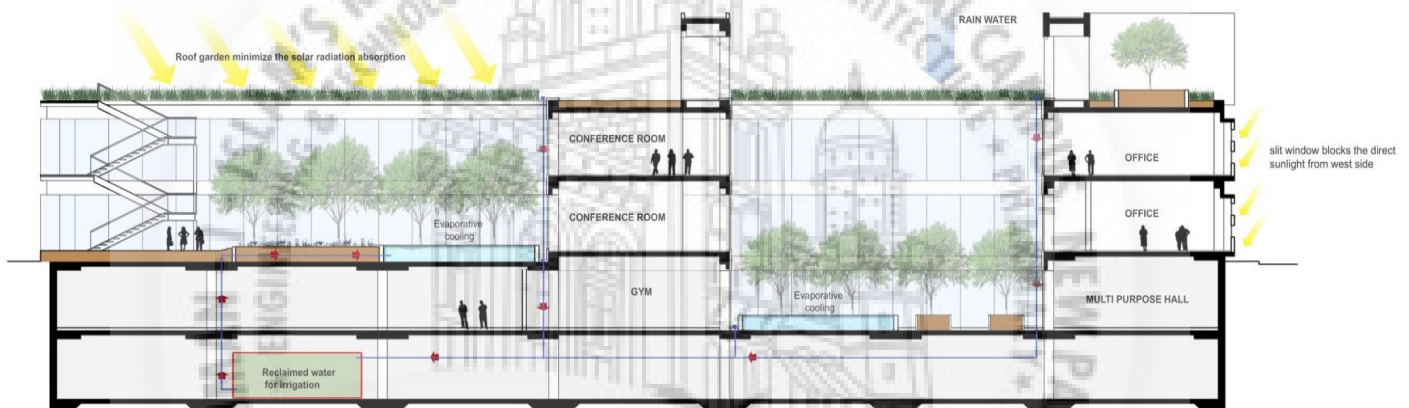
Second Floor Plan



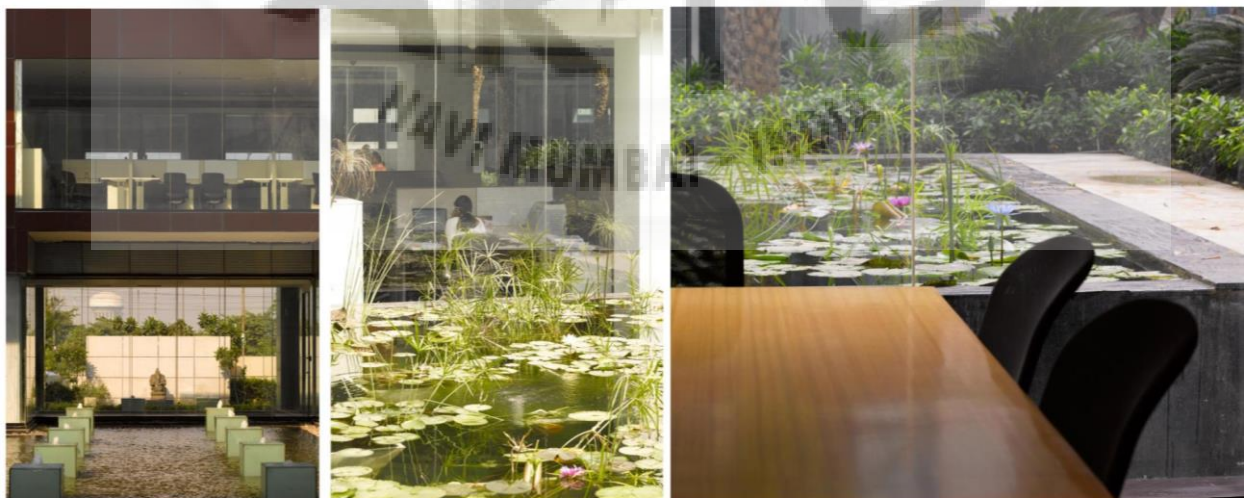
# Corporate Office for India Glycols

A stacking framework is utilized to produce an assortment of open spaces; patios, verandas, porches, green rooftops and so on that help to structure the workplace spaces.

- A focal spine navigating the fabricated volume fills in as the normal action zone, with other departments fanning out.
- The plan's reasonable strength comes from the spatial association which makes covers between the outside and the inside and between the different automatic requirements, hence establishing a lively and inventive workplace.

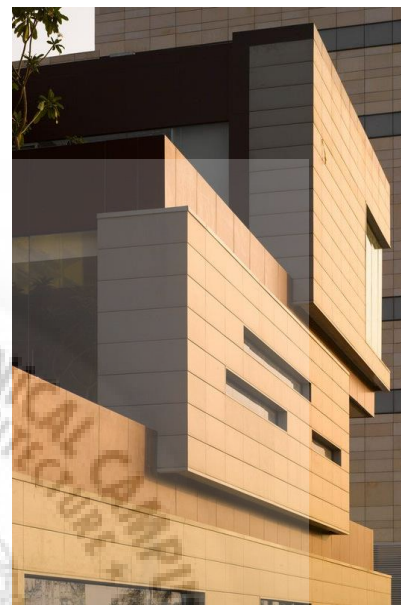
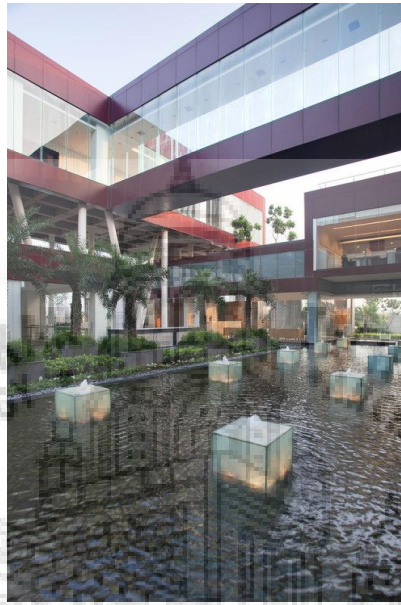


Environmental Strategy



## Passive techniques

- Courtyards with microclimate controls (concealing and fog gardens, water bodies and plantations) all guide in diminishing the sun powered entrance.
- Green Rooftops and patio plants additionally give an elevated level of warm protection.



## Evaporative cooling

Water bodies helps in evaporative cooling

## Day-lighting and Ventilation

The dependence on Artificial Lighting is considerably decreased as courtyards are utilized to increment normal light levels on the floor plates.

- During the day, there is no requirement for any artificial light which is an aftereffect of the restricted 8m floor plate which licenses most extreme light into the structure.



## Courtyards and Terraces

- Outside Spaces are tempered utilizing patios and porch cultivates that encourage warm protection.
- The patios help to keep the sunlight based entrance out.
- Control the temperatures of a large number of spaces all through the structure while moreover considering adequate day lighting into the workspaces



# 03 SUZLON ONE EARTH



## Suzlon One Earth

Architect : Christopher Benninger

Location : Pune

Site Area : 70865 m<sup>2</sup>

Air-conditioned Area: 40418 m<sup>2</sup>

Non Air-conditioned Area : 24582 m<sup>2</sup>

Energy consumption reduction : 47% reduction from GRIHA benchmark

Water consumption reduction : 65% reduction from GRIHA benchmark

Occupancy hours : 2640 hours/year (approx.)

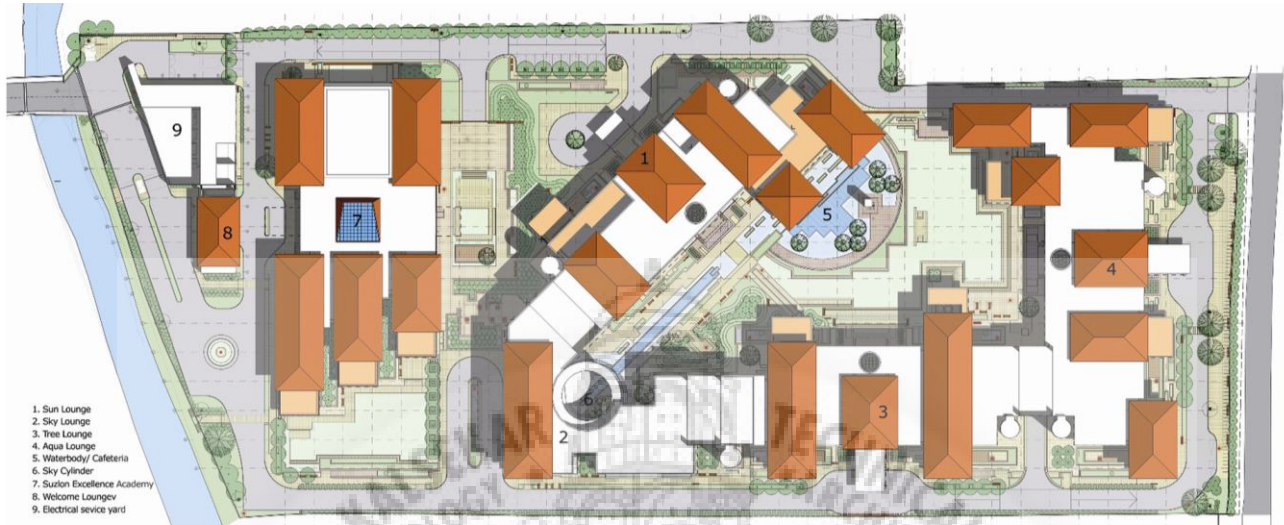
Renewable energy installed on site : 154.83 KW

GRIHA rating : 5 Stars

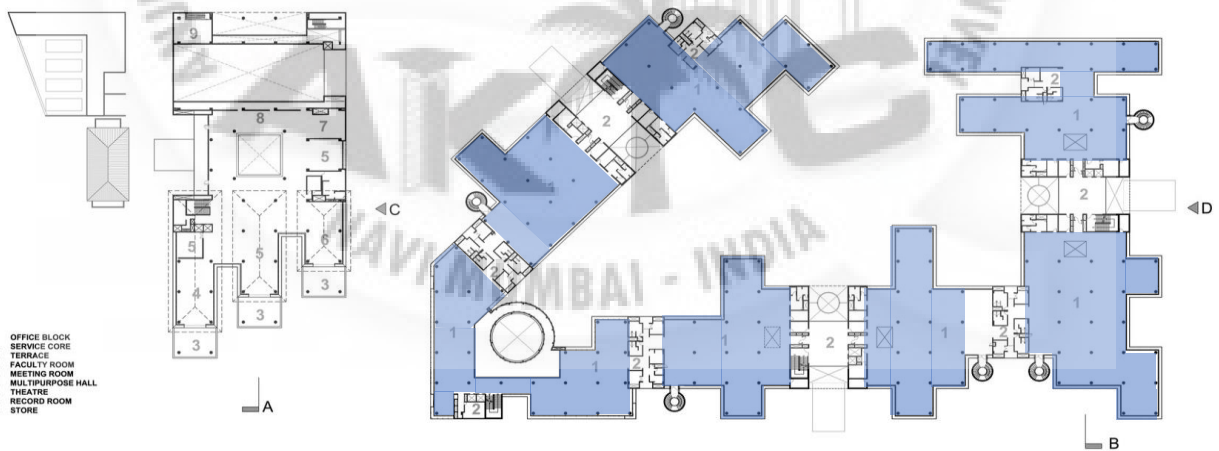
Suzlon believes in creating and maintaining a positive environment, both outside its office walls as well as on the inside. Suzlon One Earth is the embodiment of this belief. Situated in Pune, India, it is the eco-friendly, self-sufficient headquarters of the company. The campus is spread across 10 acres and is completely powered by renewable energy, including hybrid wind turbines, solar panels and photovoltaic cells. Suzlon One Earth is a LEED Platinum and GRIHA 5 - star certified building and is one of the greenest corporate campuses in the world. It is divided into five interconnected, individual buildings that are aptly named after the elements of nature – Sun, Aqua, Sky, Tree and SEA.

Through sustainable practices like rainwater harvesting, on-site waste conversion and an 'Office in Garden' design to maximise daylight use, Suzlon One Earth successfully reduces its operating cost by 35%. This benefit is then passed on by the company to its customers through increased investment in technology.

# 03 SUZLON ONE EARTH



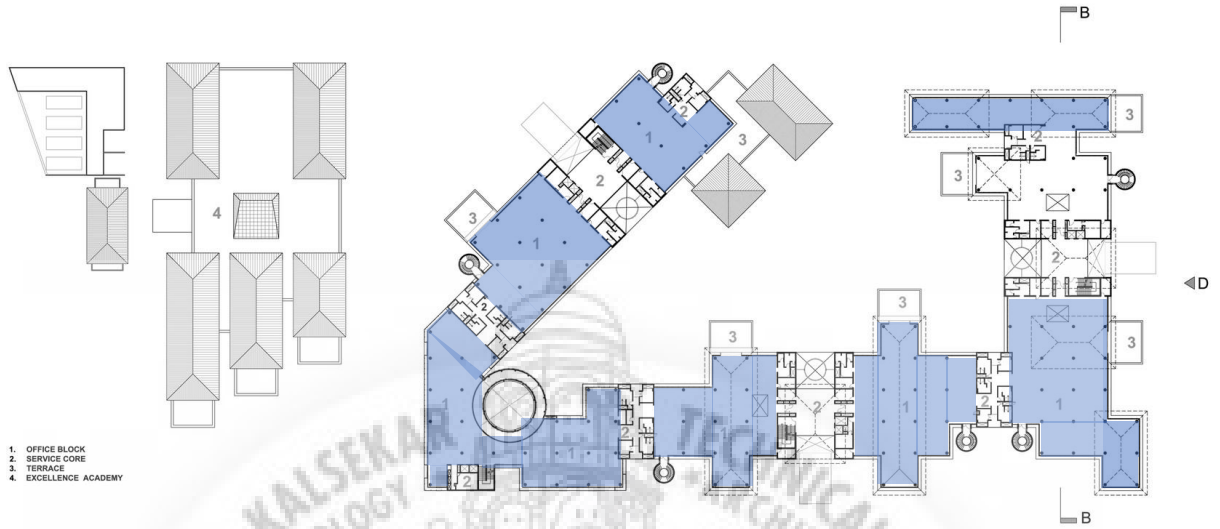
The design process started with a premise of creating a central gathering space, or Brahmasthan, with the sky as its ceiling! There is visual access to the large central gardens from everywhere. There is a sense of connection between the various kinds of spaces right from the underground entries vide the sunlight that descends there from the Sky Courts and the Glass Cylinders and the vegetation that flows from these elements, up through the cylinders into the main circulation nodes of the building.



Suzlon One Earth Global Corporate Headquarters, Pune.

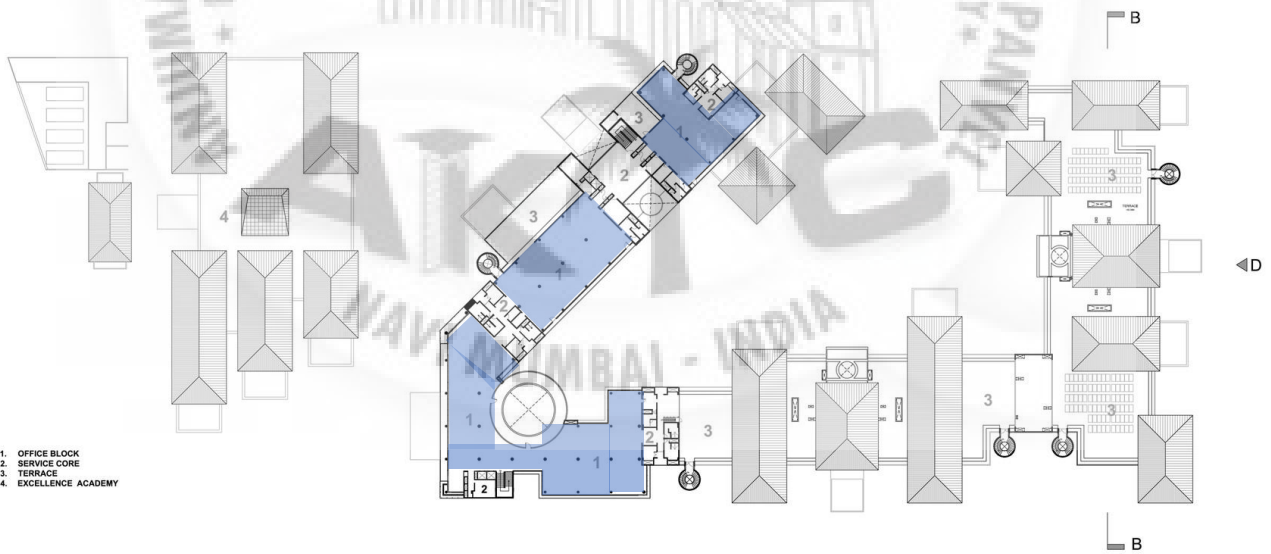
First Floor Plan

# 03 Suzlon One Earth



Suzlon One Earth Global Corporate Headquarters, Pune.

Second Floor Plan

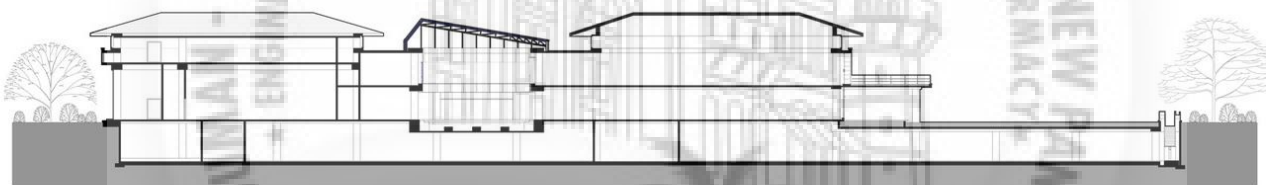


Suzlon One Earth Global Corporate Headquarters, Pune.

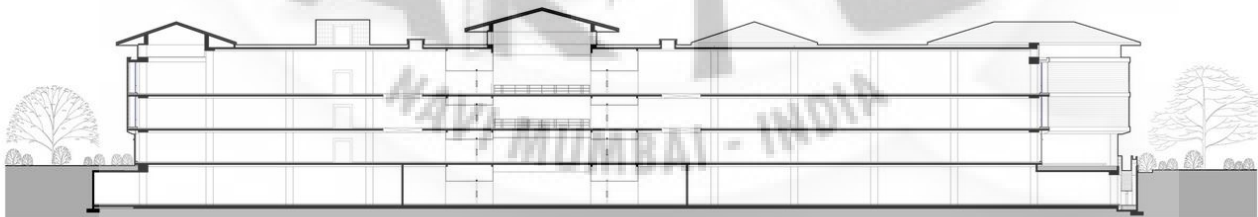
Third Floor Plan



A series of served and server spaces were created to adopt to the transformational nature of the business over the years. The Served Spaces cover the lion's share of the campus where people work that can accommodate modular walls and furniture systems. These are served by more rigid cores that house wet areas, utility shafts, ducts, fire stairs, elevators, entry and reception areas that will not change over time. "Modules" like the silo fire stairs; the benchmark glass cylinders and the 8.4 by 8.4 meter modules that can be used like a Lego Set and moved about in one's mind to create internal and external spaces. Aluminum louvers act as a protective skin allowing daylight and cross ventilation.



SECTION AA



SECTION BB



The following strategies were adopted to reduce the impact of the proposed building on natural environment:

**Sustainable Site Planning:**

- Dust screens provided around construction area to prevent air pollution.
- Soil erosion control measures adopted on site.
- Utility corridors designed along roads and pathways on site.

**Reduction in water consumption (compared to GRIHA benchmark):**

- 65% reduction in building water consumption by use of low-flow fixtures.
- 55% water recycled and reused within the complex.
- 50% reduction in landscape water consumption by planting native species of trees and shrubs and by using efficient irrigation systems.



Passive architectural design strategies adopted in the building:

- Orientation: Facades of the building face north, south, north-west and south-east
- 100% shading by external louvers on first and second floor.
- Partly self-shading blocks.
- Small terraces created in all blocks to promote interaction with external environment.

Reduction in energy consumption (compared to GRIHA benchmark) while maintaining occupant comfort:

- For achieving visual comfort
- Adequate day lighting and glare control measures adopted.
- 100% desks equipped with LED lights governed by motion sensors.
- For achieving thermal comfort
- Pre-cooling of fresh air
- Heat recovery/exchanger mechanisms to minimize energy consumption

# COMPARATIVE ANALYSIS

## INDIAN HABITAT CENTER



## INDIA GLYCOLS



## SUZLON ONE EARTH



### INTENT

The habitat center is organized as a series of four to seven storey blocks around linked shaded courtyard. The built forms are grouped around climate tempered courts shaded by overhead sunscreens and are enlivened by vertical gardens. The complex has very well segregation of spaces. All blocks / areas, which are expected to experience a large and regular inflow of public have been placed very close to the entrance, the office areas being given the access from inside of the courtyards. Although the public and the semi public areas have been placed in separate built blocks, the courts and the landscape areas from a very integral part of the design and seems to be a part of the built-scape

The needs of today's work culture implies the use of equipments that are highly sensitive to heat and dust, which becomes the reason/ excuse for workplaces to 'seal' and isolate themselves from the external environment. This has given rise to an architecture of isolation. The site was a derelict, blank field, in the middle of nowhere - an empty, flat, vast land without external views or interesting context. This along with the need to create a built form with minimum exposure to the harsh weather led to the choice of an introverted scheme that focusses on addressing environmental and socio-economic issues as first principles. It demonstrates that even with a need for seclusion, workspaces can establish connections with the outside.

The office design for the corporate office for India Glycols embodies the issues concerning the workplace today, and explores the paradigm of the office space as a social activity. Sited in a non-contextual suburban area of Delhi, the setting, led to the development of an introverted scheme that would address environmental and socio-economic issues. As is the nature of most custom designed corporate developments, the building had to exemplify the identity and corporate ideology of equity and transparency in the workplace as an integral part of the architectural vocabulary. Conceived as a solid perimeter scheme with a more fluid interior, the morphology blurs the interface between the inside and outside.

# COMPARATIVE ANALYSIS

INDIAN HABITAT  
CENTER  
DELHI

INDIA GLYCOLS  
DELHI

SUZLON ONE  
EARTH  
PUNE



## AREA

Area :38850 sq. m  
9 ACRE

Area : 20,200 Sq. Mt  
4 ACRE

Area : 4,53,930 square feet  
10.4 ACRE

## CONTEXT

Spread over an area of nine acres the IHC campus has been designed and built by Joseph Stein, Doshi and Bhalla who have created an island of architectural excellence in the busy metropolis of India's capital, Delhi.

The site surroundings and context along with an optimum enclosed square volume enabled a built form with minimum exposed surface area. The built form configured of 8m wide office bays optimizes the natural day lighting and helps to define the programmatic requirements of the office.

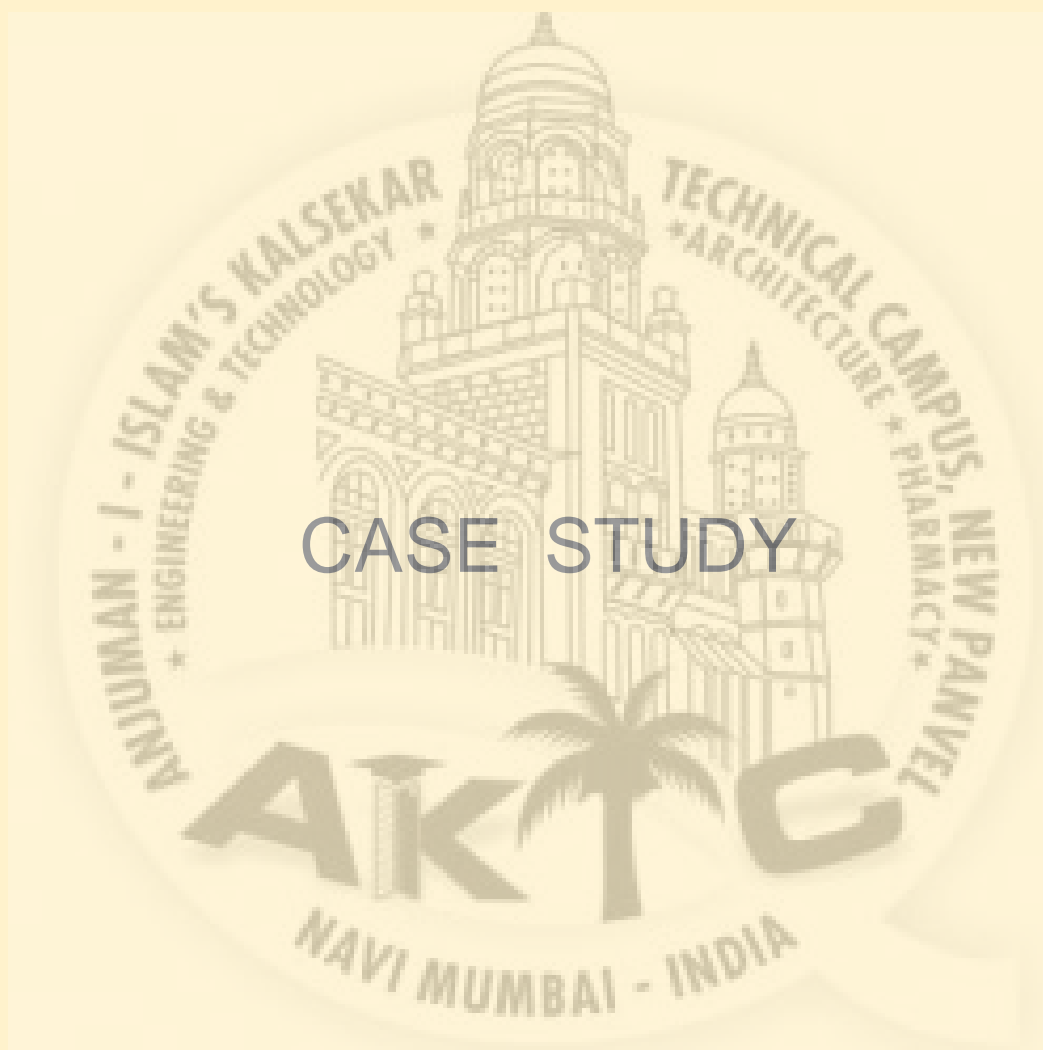
The site surroundings and context along with an optimum enclosed square volume enabled a built form with minimum exposed surface area. The built form configured of 8m wide office bays optimizes the natural day lighting and helps to define the programmatic requirements of the office.

## PROGRAM

Office, Convention center, Auditorium , Theaters, Art Galleries, Library , Resource center, Restaurants, Member Facilities

Office, Flexible office spaces ,Cafeteria, Library, Conference room, Training rooms,

Office, Conference room ,Cafeteria, Library, Training rooms, gymnasium, Business halls, Board rooms



# CASE STUDY



04

LOOKUPS OFFICE

05

THE MODERN VILLAGE OFFICE

06

SECAD OFFICE

07

6 FEET OFFICE

### PRECEDENT STUDY

The exploration of existing buildings through precedent studies was important to understand specific spatial qualities to be included in the proposed project . Then to understand how these spatial qualities are achieved in existing buildings to understand how to incorporate these qualities in future projects . These precedent studies were evaluated as stand alone project and specific aspects of the building were examined for their aesthetics ,interiors , structure . Moving forward these projects will help in determining design moves for the proposed projects and how to go about introducing new elements into existing building

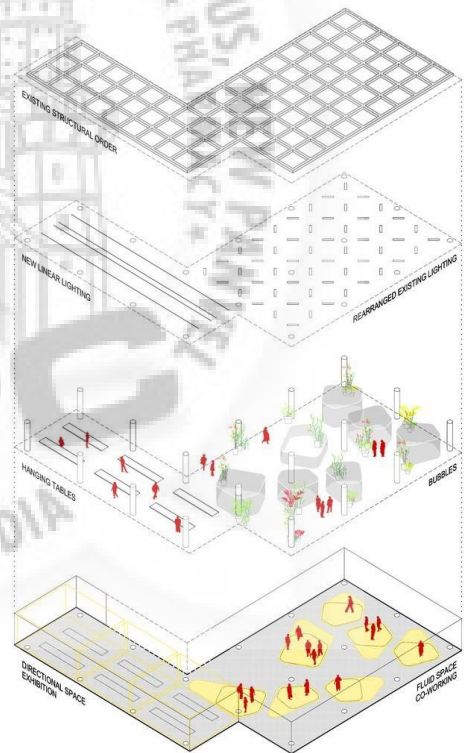
# 04 SECAD Office

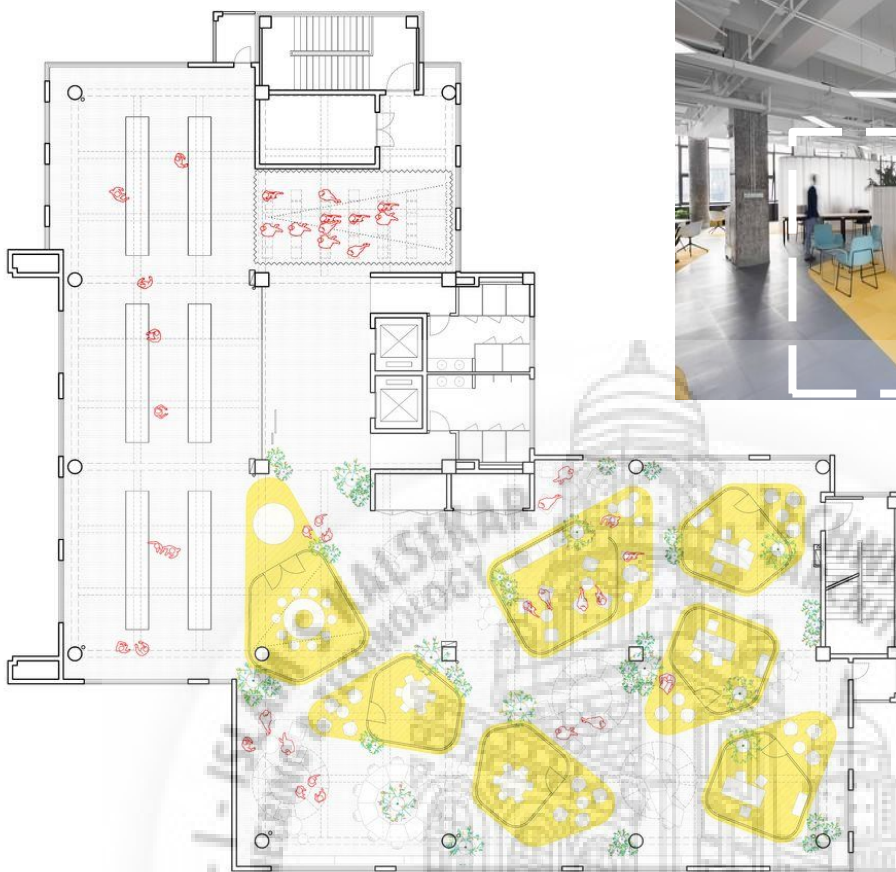


Architect : MCVR Studio  
Location : Suzhou , China  
Area : 700 sqm  
Year : 2019

## SECAD Office

Architects vision was to create a spaces of greater or lesser size offices, meeting rooms, work rooms and distribution halls. In contrast, an alternative work environment is proposed where fluidity flexibility and adaptability generate a dynamic and open space





## Plan



On the floor, the bubbles exert an area of influence generating an intermediate space which holds shared uses between the interior and the exterior. The surface becomes a subtle access threshold whose color and texture announce a variation in the atmosphere inside. The materiality of the bubbles is key to the experimentation of the different spaces.

On the floor, the bubbles exert an area of influence generating an intermediate space which holds shared uses between the interior and the exterior. The surface becomes a subtle access threshold whose color and texture announce a variation in the atmosphere inside. The materiality of the bubbles is key to the experimentation of the different spaces.

# 05 The Modern village Office



Banana Trees, yellow bushes and native plants were transplanted to the first floor of the office. There is also a water feature with slat steps at the front door with harvested plants. The southwest exposure is built with decorative concrete with slats to keep out the hot sun and allow air flow from the ocean breezes.

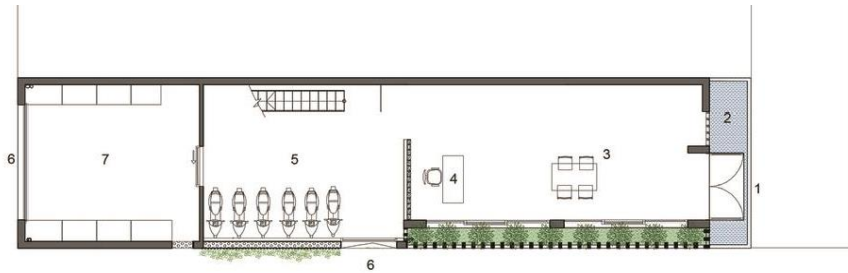
Working in this modern office evokes feelings reminiscent of childhood and a time when life was simpler. The air flow is fresh from the sea leading to comfortable temperature without being cold. Today's younger generation may have had little or no time in the countryside. This office has brought the spirit and the heart of the rural areas to the workplace.

Architect : HO KHUE Location :  
sonntra , Vietnam Area : 350 sqm  
Year : 2016

The modern village office

Architects vision was to create a space which understands users wellbeing

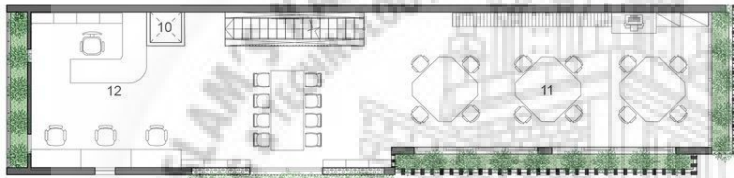
.As the country develops and they flock to urban settings surrounded by glass, air conditioning and monotonous designs. Users become bored with the surroundings that lack emotions and feel a robotic sense of detachment. The Office has feeling and is environmentally sustainable, as were the villages of the past.



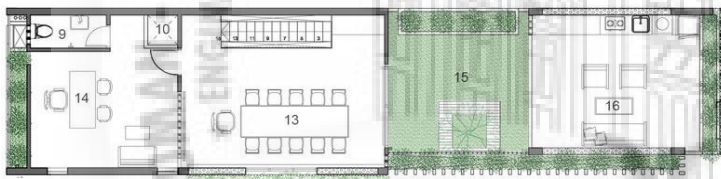
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

The rooftop is densely planted with the grasses and other plants to cool the lower floors. This floor houses the executive office, meeting room, and large open sided lunch room with a complete kitchen. Vining flowering plants surround the open areas to create shade and beauty. It is a professional place with natural ventilation, pleasing plantings, and comfortable environment for clients and workers.



SECTION



# 06 Lookup's Office



Architect : Bhumiputra Architecture

Location : Bangalore , India

Area : 5000 sq ft Year : 2016

Industry : Technology

VISION : Architects vision was to create a workplace with only one core principle , of flexible open space , for the employees and design a space with minimal & efficient

40 Employees work in lookups office in Bangalore , employees enjoy working in this flexible environment standing work desk and cosy cubbyholes which works as both focus oriented and more active and dynamic workstyle for the user . Lookup office has open amphitheatre in centre open for all which act as a breakout space and core design element which is designed for two purpose one is for brainstorming sessions in day and in night it acts as a recreational hub

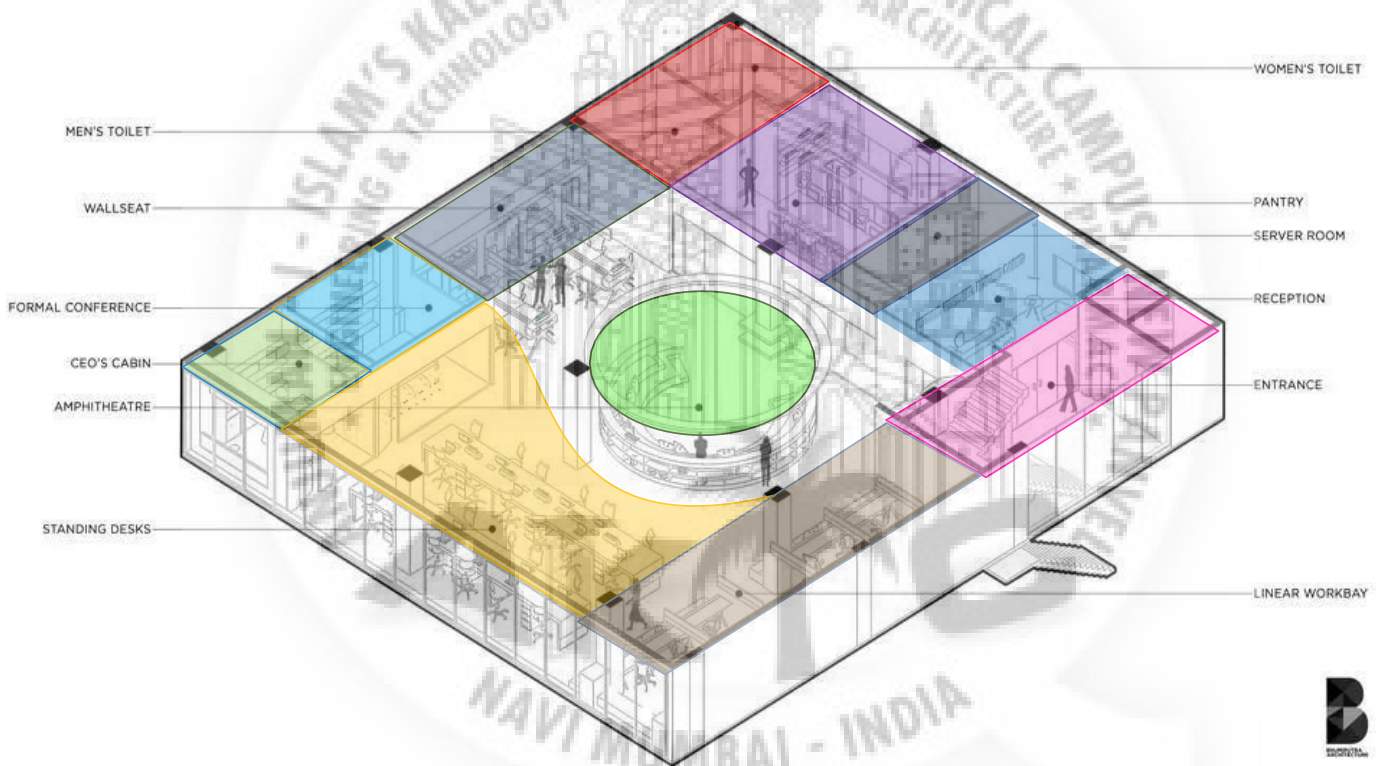
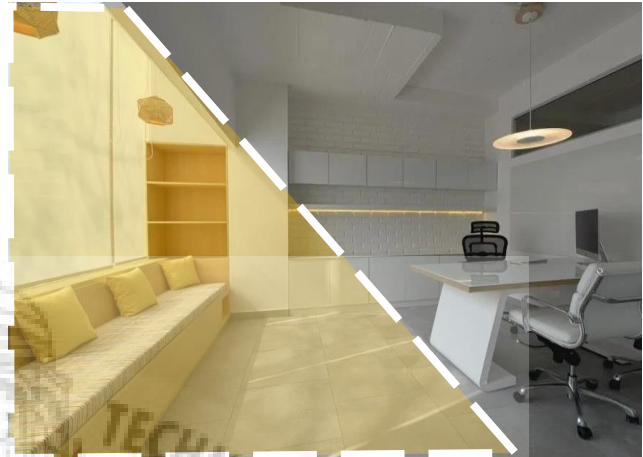
Lookup office has various spaces which are flexible with minimum conventional workstations

Plant which are added in office brings calmness and adds color to the design and look pleasing to eyes by giving Life to the space created for the user

The principal inspiration has been the need for a flexible, flat hierarchy, open work space for a young and dynamic team so that everyone can reach out to anyone. This minimal yet confident setting helps brings about most efficiency in the new office, which was the main inspiration behind the design.

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## Lookup's Office

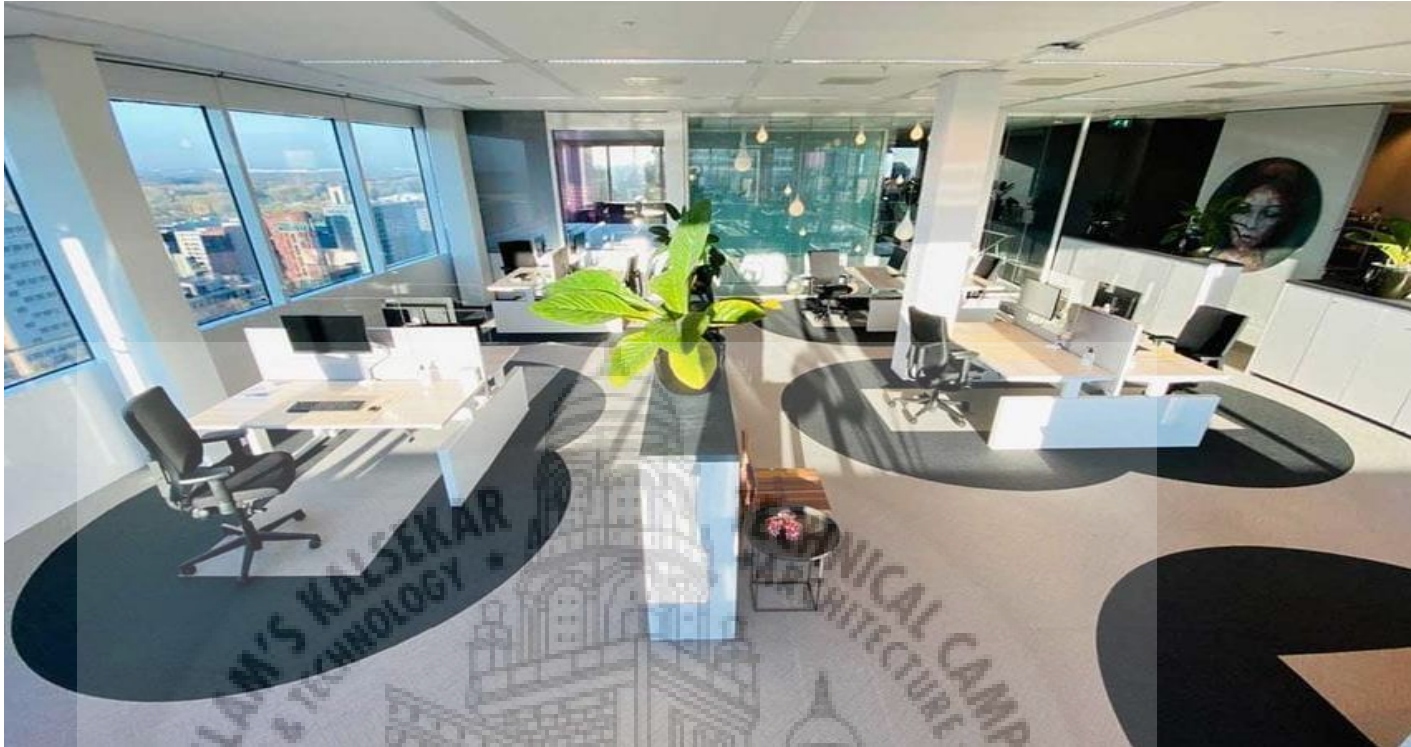


Lookup office workstations has many variety of standing desk, tables, breakout spaces, a core amphitheater a semicircular which in day is used for brain storming session and in night used as a recreational hub

Lookup office has trademark of green color which is incorporated b core principle, of flexible open space, for the employees and design a space with minimal & efficient y adding different types of plant species for improving air Quality

1. ENTRANCE
2. RECEPTION
3. SERVER ROOM
4. STORE
5. PANTRY
6. WOMENS TOILET
7. MENS TOILET
8. AMPHITHEATRE
9. CONFERENCE
10. CEO'S CABIN
11. STANDING DESKS
12. LINEAR BAY

# 07 6 FEET OFFICE



**VISION :** The 6 Feet Office is conceptual idea to help clients prepare for their employees to return to the office.

- 1. **6 Feet Quick Scan:** A concise but thorough analysis of the current working environment in the field of virus safety and any other opportunities for improvement.
- 2. **6 Feet Rules:** A set of simple and clear workable agreements and rules of conduct that put the safety of everyone first.
- 3. **6 Feet Routing:** A visually displayed and unique routing for each office, making traffic flows completely safe.
- 4. **6 Feet Workstation:** An adapted and fully equipped workplace at which the user can work safely.
- 5. **6 Feet Facility:** A trained employee who advises on and operationally ensures an optimally functioning and safe facility environment.
- 6. **6 Feet Certificate:** A certificate stating that measures have been taken to implement a virus-safe working environment.





# DESIGN APPROACH



The workplace design should aim to propagate intuition, teamwork, and more importantly, provide a safe and comfortable environment.

Workplace design has a profound impact on the productivity of workers. Making the best use of space through optimum placement of equipment, integrating the human factor into workplace design, and effectively aligning the workplace into the surrounding environment are important aspects of ergonomics.

The integration of principles of human well-being into workplace design has become critical for ensuring the workers perform to their best abilities.

**Breakout space** By providing a nice breakout space away from the stress and noise of the main office, employees are able to reflect on tasks and think clearly.

**Sensory design** the first sense people think of in terms of design, the simplest way to accommodate sight is to use color psychology. For example, blue hues are associated with calmness and would be best suited for spaces where work requires more thought, concentration and/or individual focus.

## Space quality

Flexible offices with more open spaces that you can break down into smaller work areas with more flexible partitions, temporary walls, or even furniture.

**Ergonomics**

**Sustainable**

**Common Spaces**

**Connectivity**

# SPACE PROGRAM

IR@AIKTC-KRRC

PRIVATE AND NON-SHARED SPACE FOR INDIVIDUAL CREATIVE SECTOR

PRIVATE INDIVIDUAL SECTORS

INTERACTIVE PRIVATE INDIVIDUAL SECTOR

OPEN PRIVATE INDIVIDUAL SECTOR

OVERLAPPING SPACES WITH CERTAIN OTHER SECTORS:

THESE SPACES BECOME THE INTERACTIVE INITIATOR NODE WITH OVERLAPPING BETWEEN DIFFERENT DEPARTMENTS

RECEPTION

WAITING LOUNGE

ADMIN OFFICE

MANAGER'S OFFICE

ACCOUNTS CELL

HR DEPARTMENT

INFORMATION CENTRE

SERVICE AND HELP

CUBICLE

SERVER ROOM

STORE ROOM

COMMON SPACES THAT CAN BE SHARED BY ALL

(INTERACTIVE AND OPEN TO ALL)

AUDITORIUM

WORKSHOP

EXHIBITION CENTRE

LIBRARY

MEETING ROOMS

CONFERENCE ROOMS

SEMINAR ROOM

GYMNASIUM

SPORTS / GAMES ROOM

AMPHITHEATRE

COMPUTER LAB

CAFETERIA

FINE DINE

SPA / SAUNA / SALON

FLEXIBLE WORKSPACES

THIS BECOMES THE CENTER FOR CO-WORKING.

VIRTUAL WORKSPACES

RENTAL WORKSPACES

CONFERENCE ROOMS

MEETING ROOMS

WORKSHOP

INFORMAL SPACES

PANTRY / CAFETERIA

[ir.aktclibrary.org](http://ir.aktclibrary.org)



# SITE SELECTION

## PROPOSED COMMERCIAL HUB

Corporate park in Navi Mumbai Kharghar, Navi Mumbai CLIENT :City and Industrial Development Corporation of Maharashtra Ltd.

**PLOT AREA** :140 Ha (345 Acres)

### Kharghar's advantage: Strategic location

Kharghar is quickly emerging as a smart city primarily because of its strategic location. Flanked by two major highways and the Central Business District of Belapur, Kharghar is merely at an hour's driving distance from Mumbai even during peak hours. This makes it highly accessible to business professionals from various parts of Mumbai. The advantage is further amplified with the announcement of Navi Mumbai International Airport and the metro, creating a potent ecosystem.

### Kharghar: A bustling business hub

Kharghar is located in close proximity to Mumbai and Pune. The land is available at attractive prices and the rentals are comparatively economical, hence many eminent real estate developers – commercial and residential alike – have made investments in Kharghar. CIDCO (The City and Industrial Development Corporation of Maharashtra Ltd), the government body that has developed Navi Mumbai, also plans to develop a corporate business park of 140 hectares at Kharghar, in the lines of Bandra Kurla Complex (BKC), Mumbai's prime business district.

### Major Infrastructural developments by the government

The proposed Navi Mumbai International Airport and the Hyperloop between Mumbai and Pune are the two mega infrastructural developments that will remarkably transform the landscape of Navi Mumbai. Kharghar is set to benefit the most from these as the Hyperloop, starting from Pune via Mumbai-Pune Expressway, will lead to BKC in just about 25 minutes through the Navi Mumbai International Airport. Kharghar is located just 15 kms away from the upcoming Navi Mumbai International Airport, which amounts to a maximum driving time of 30 minutes. This enhances the allure of Kharghar as it is going to be very well connected to all the major transportation hubs of Navi Mumbai.

### Numerous Growth Opportunities for Professionals and Businesses

With the proposed International Airport and Hyperloop Transit System in the development stage, Navi Mumbai, especially Kharghar, has become a focal point of interest for leading real estate developers, mainly the ones that develop huge IT and commercial parks.

A renowned real estate firm Aurum Venture is building a 5 million sq ft IT park called Q PARC at Ghansoli in Navi Mumbai. More than 70 large IT and financial companies like Accenture, L&T Infotech, Capgemini, and Axis Bank have set up their offices here. Taiwan-based Foxconn and Sweden's furniture company IKEA, are on their way to set up their ventures in Navi Mumbai. Kharghar demonstrates every reason towards being the logical choice for MMR residents keen on bagging an address at the emerging urban center in Mumbai.



**FOXCONN**



**accenture**

**L&T Infotech**

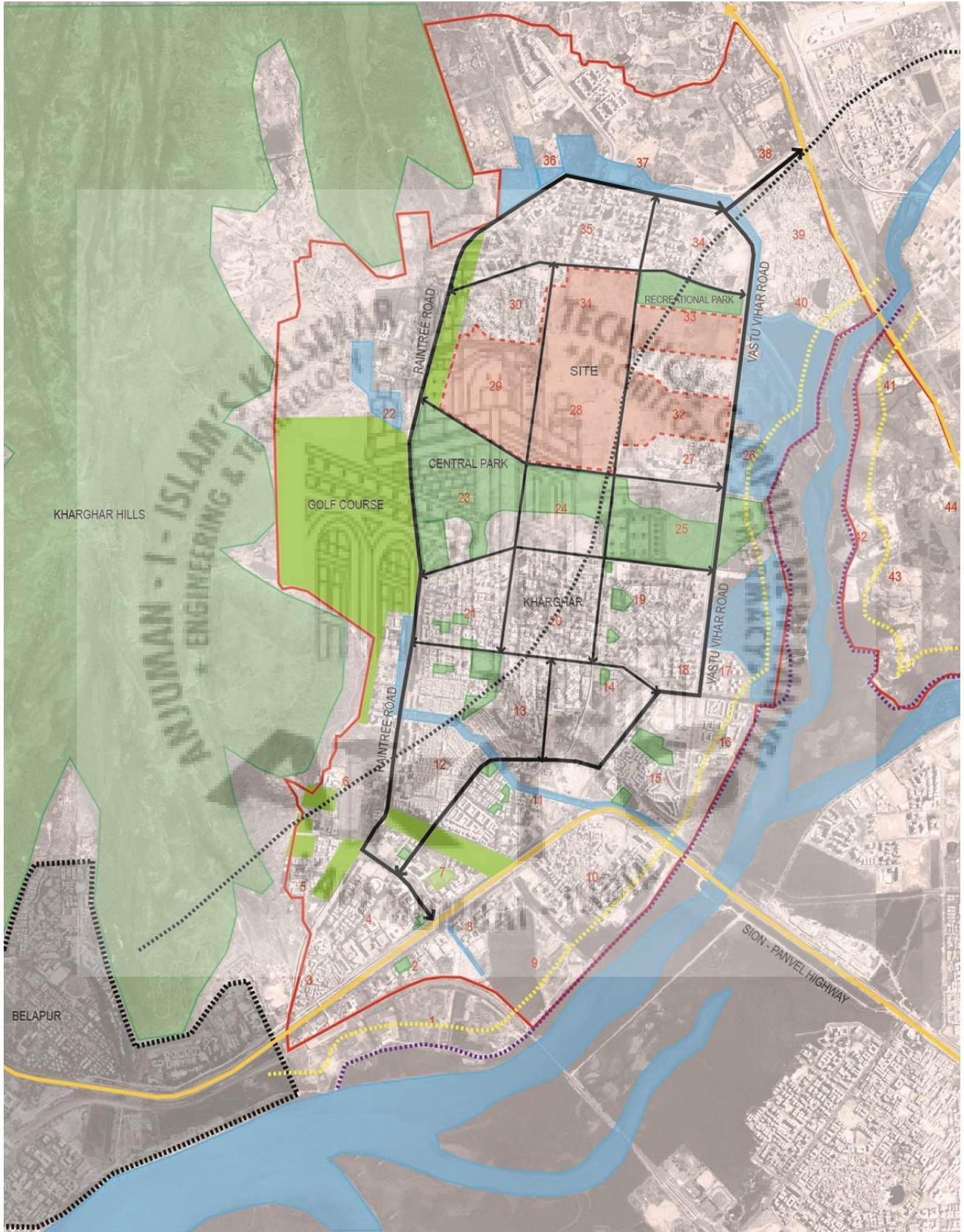
### PROPOSED COMMERCIAL HUB

- ▶ Planned on 120 ha in Kharghar
- ▶ CIDCO says FSI is 1.5 as of now, but permission has been sought from state government to declare the corporate park as a high-FSI zone with FSI 3



# SITE LOCATION

## KHARGHAR



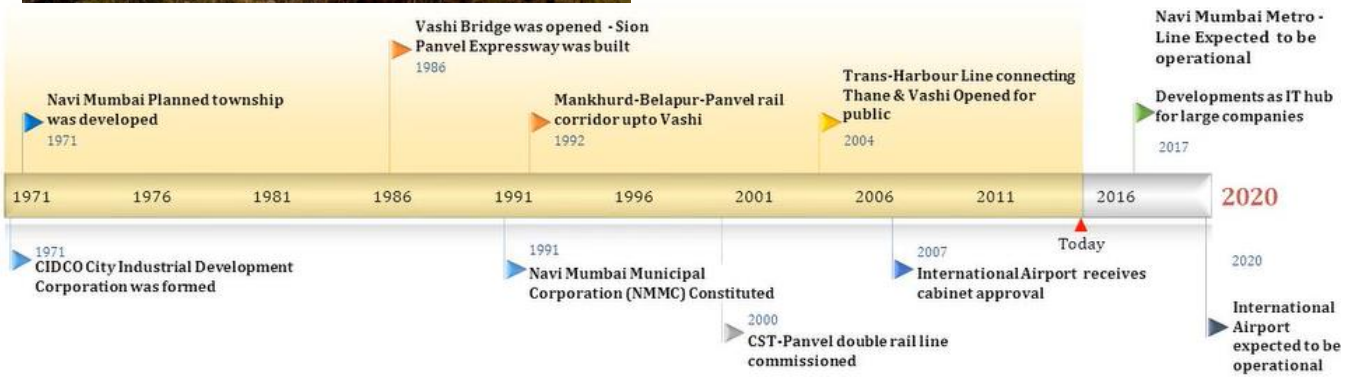
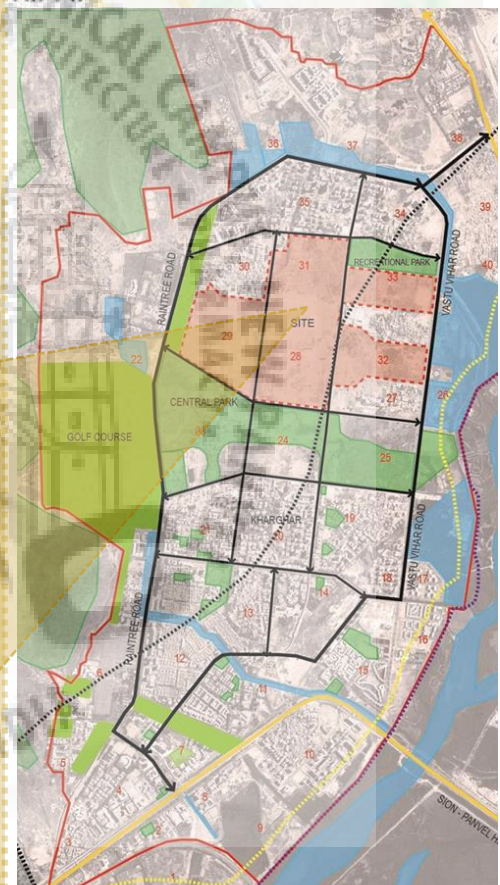
# SITE LOCATION

## NAVI MUMBAI , KHARGHAR



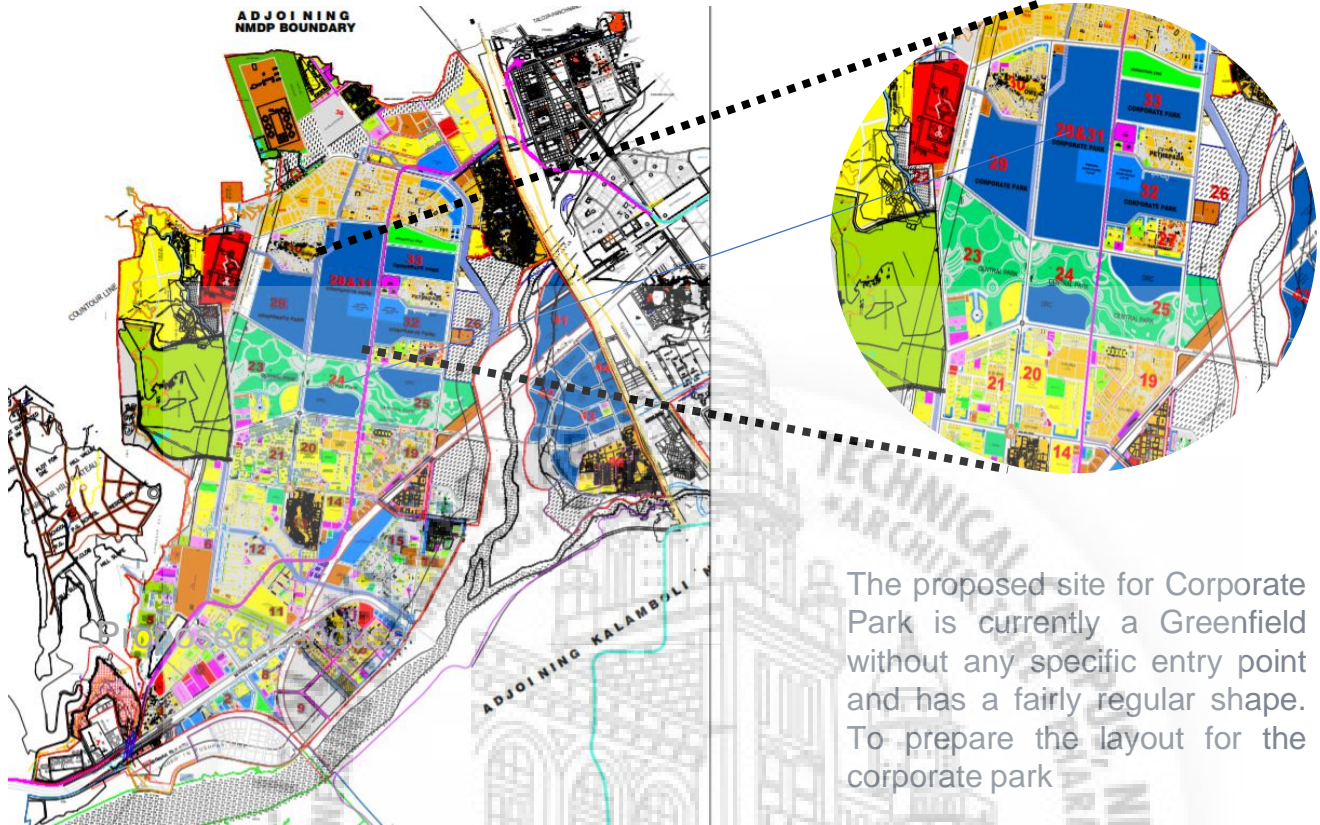
### Navi Mumbai

City in Maharashtra  
 Navi Mumbai, also known by its former name New Bombay, is the largest planned city of India, situated on the west coast of the Indian subcontinent, Maharashtra in Konkan division.  
 Area: 108.6 km<sup>2</sup>  
 Planned, Developed and Owned By: CIDCO  
 Districts: Includes parts of Thane, Raigad districts



# Location

Pandvkada Trail, Forest Area, Kharghar, Navi Mumbai, Maharashtra 410210

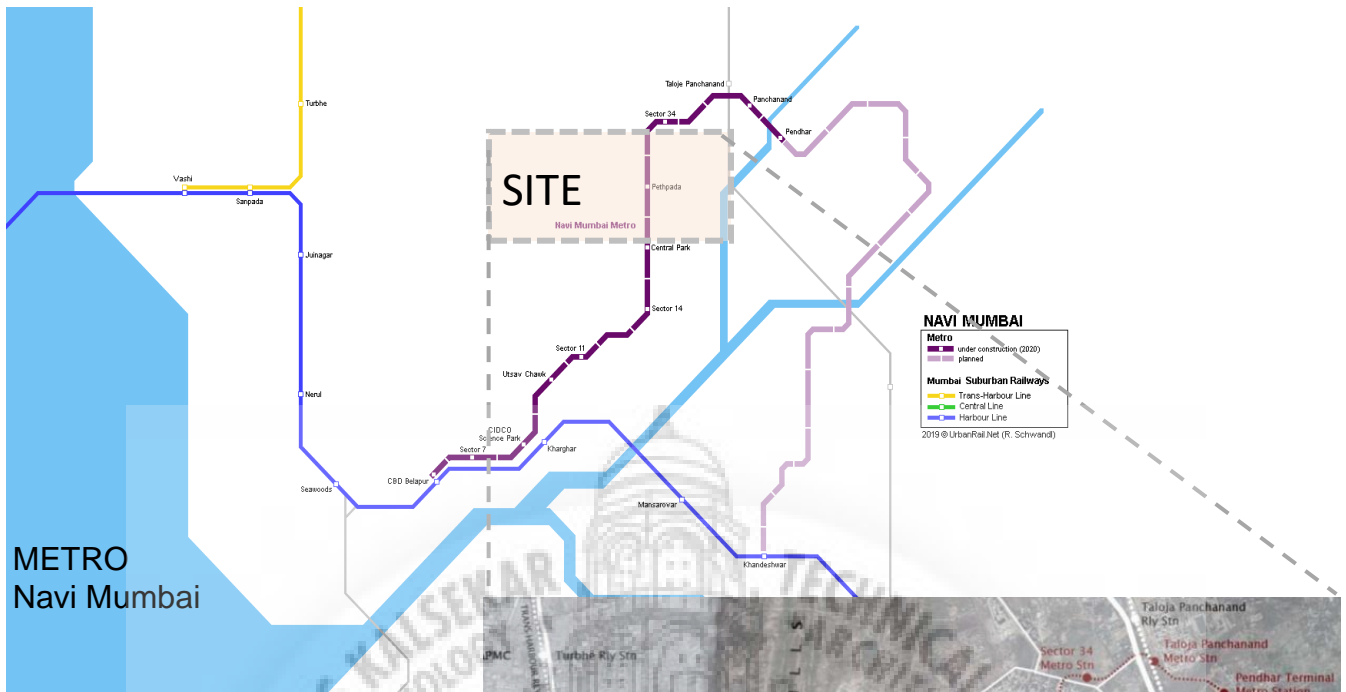


The proposed site for Corporate Park is currently a Greenfield without any specific entry point and has a fairly regular shape. To prepare the layout for the corporate park





# KHARGHAR



## LOCATION ADVANTAGES

- From new airport by road 12.5 km
- From Kharghar railway station 5km
- From upcoming metro station 0km
- From Pune expressway near Kalamboli 6 Km
- From NH – 4 ( Kalyan Dombivli ) 1.5 km
- From Turbhe ( Thane Belapur Road )5 km
- By new tunnel



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[https://www.edifice.co.in/Images/Project/PDF/Edifice\\_Corporate\\_park\\_in\\_Navi\\_Mumbai](https://www.edifice.co.in/Images/Project/PDF/Edifice_Corporate_park_in_Navi_Mumbai)