

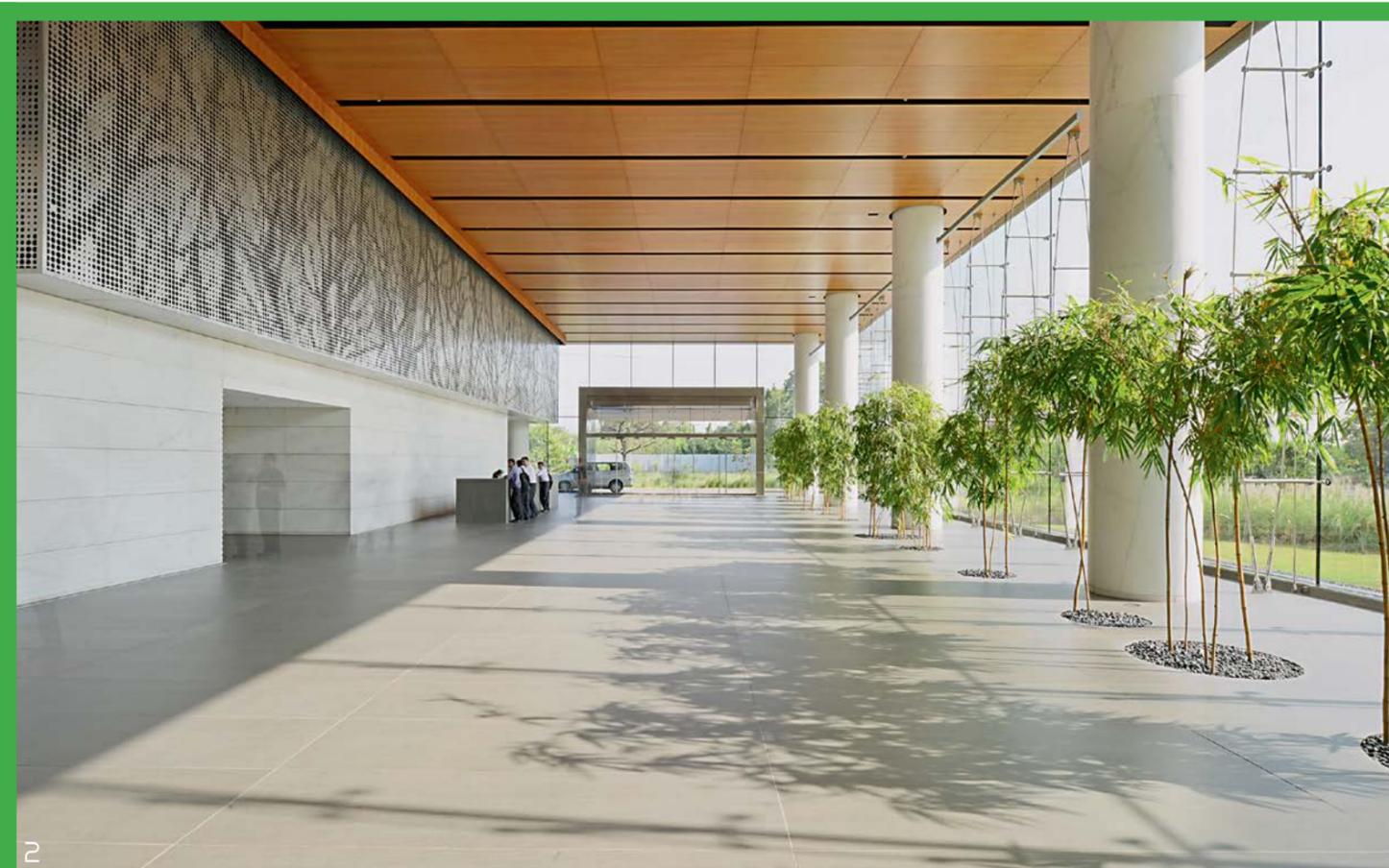
TRANSPARENT BOLDNESS & LUSH GREEN ENVIRONS

GODREJ ONE, THE NEW HEADQUARTERS OF **GODREJ GROUP** IN VIKHROLI, MUMBAI, EMPLOYS MODERN ARCHITECTURE, SUSTAINABLE PRACTICES AND SMART TECHNOLOGY TO CREATE A COMFORTABLE AND SOPHISTICATED WORKSPACE.

Text: Swati Balgi Photographs: Prashant Bhat

Godrej One, the new headquarters of the **Godrej Group** in Vikhroli is a new trendsetter in the city of Mumbai with its innovative design and sustainable features. This is possible, thanks to the group's dedication to preserve green surrounding and a truly appreciable effort from internationally-acclaimed **Pelli Clarke Pelli Architects** for designing a modern landmark structure with LEED Platinum certification from the Indian Green Building Council. The global firm has skillfully combined transparent boldness by extensively using glass and opened up interior space to the lush green environs for this office, which is spread over 4 acres with a built space of 7.5L sq. ft. Additionally, they have implemented latest technological advances and green initiatives. "Smart design begins with green and being responsible towards nature," says **Rafael Pelli**, Principal Architect of Pelli Clarke Pelli Architects.

The central atrium on the first floor is designed as an interactive space for the employees.



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Built out of engineered glass with cut-outs that create public spaces between office blocks, the structure has clean lines, simple forms with deep shading elements that also provide strong accent lines on the exterior. The two L-shaped office blocks are organised around a large central atrium spanning 12,000 sq. ft. This design allows the office space to have perimeter locations with light and views on all sides. The spacious entrance lobby has been designed as an interactive space. The glass panelled front visually merges the indoor retail corridor with external landscapes. With a contemporary decor and a cosmopolitan look, the lobby has been designed as more of a social space.



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Note the spacious entrance lobby which further connects to the atrium and other areas.

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Note the bright and vibrant cafeteria located on the ground floor.

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An aerial view of the atrium. Note the seamless segregation of space for various interactive meetings.

Atrium Design
The central atrium on the first floor is the meeting point for all Godrej Group Companies and is the core of the building. Entirely built in marble, it opens up to a wide range of public areas such as conference centers with nine large conference rooms, a 238-seater auditorium, an Espresso Bar, food-court, library and open exhibition spaces. One of the admirable features on this floor is the water body and indoor plants, lending its aesthetics to this space. The media wall is another interesting feature which showcases digital, graphical and physical displays of Godrej's journey through time along with a series of interactive zones.

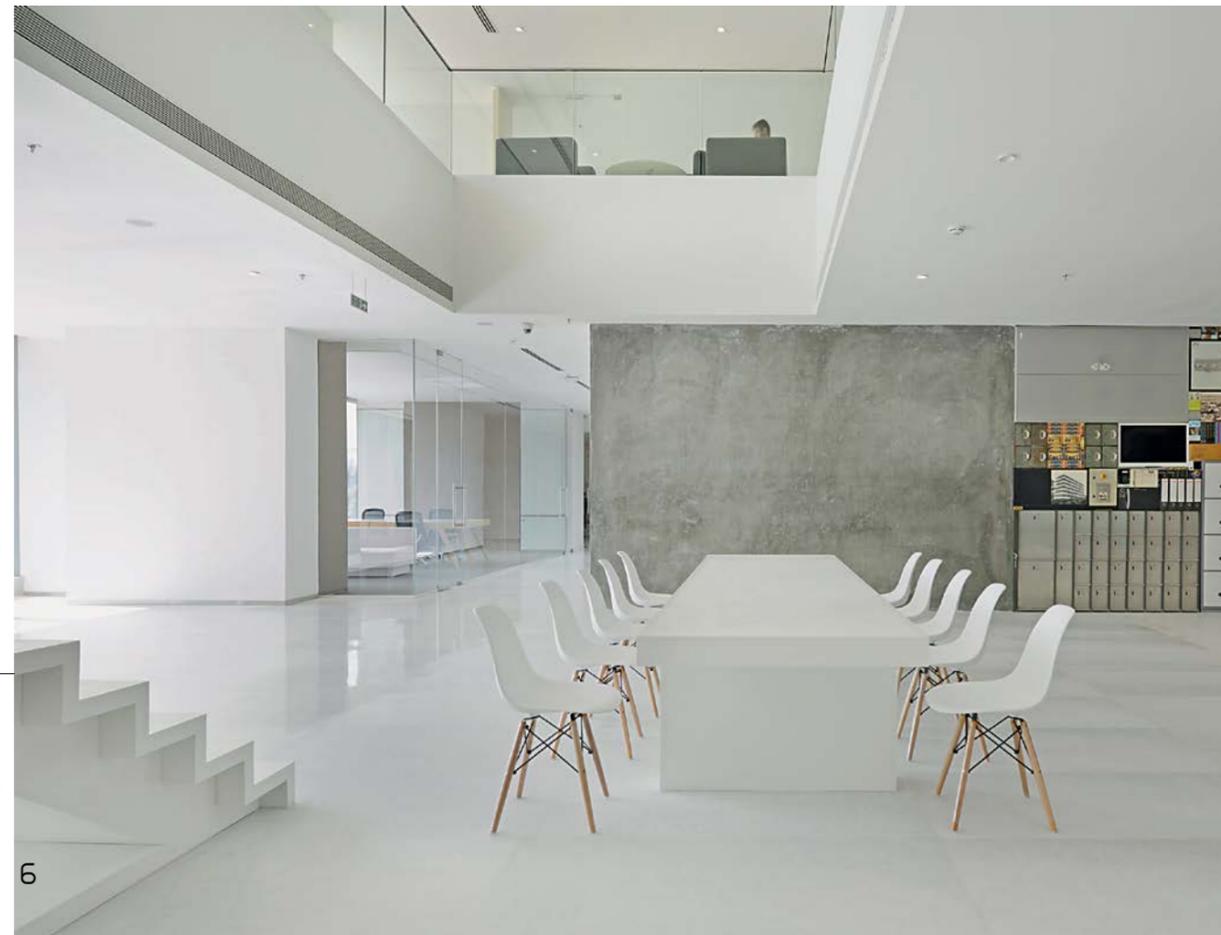


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The atrium further opens up to a terrace that overlooks the upcoming trees development. Additional terraces on the 4th, 7th and 10th floors provide panoramic views of mangroves. In continuation to the public spaces in the office, there is an event zone with an island bar on the 4th floor which extends onto the landscaped terrace. There are a total of five bridges on the 2nd, 4th, 6th, 8th and 10th levels hang from the roof truss via SS tension rods from Macalloy, Britain. All bridges have air-conditioning vents and they break the monotony of the tall structure, offering a panoramic view of the surrounding. Explaining the design concept further Rafael says, "Beyond the obvious energy-efficiency benefits, green design also improves the occupant experience. We have created open spaces and plenty of interactive zones for the employees."



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The media wall showcasing various Godrej products. A little ahead is an interactive space.

6 & 7
Interactive space close to the media wall displaying Godrej products.

Sustainability Features

The site for Godrej One ensures that passive sustainable strategies are built-in. The building is pre-certified Platinum by the Indian Green Building Council under the LEED.

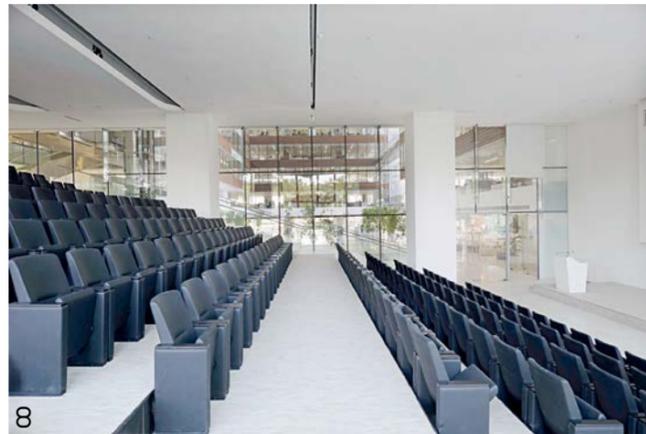
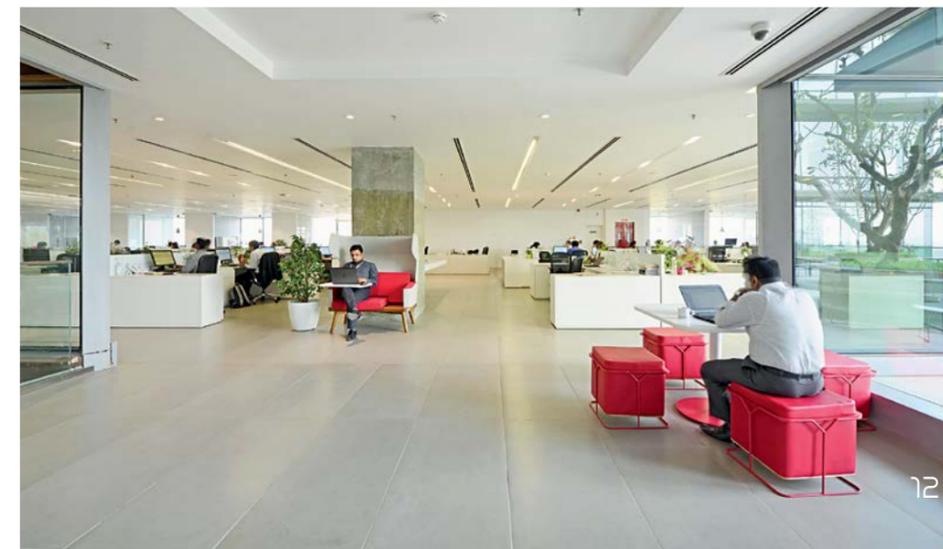
- An internal building management system evaluates energy requirements, leading to overall energy cost savings of approximately by 28 per cent.
- Regenerative drive elevators reduce power consumption to 25 per cent.
- Roof elevation decreases energy consumption for cooling.
- Lighting layout is designed to reduce power consumption by 15 per cent in all spaces.
- 50 per cent of the materials are regionally manufactured by cost and overall recycled content is 10 per cent of total materials used.
- Water efficient faucets and flushing fixtures: Recycling of water for flushing, HVAC water requirement and landscaping gives an overall water saving of at least 50 per cent.
- Efficient HVAC system design: With hybrid cooling tower and water-cooled centrifugal chiller of COP 6.36.
- Solar Photo-vaultic panels: The rooftops provide more than 1 per cent of the building's total energy requirements.
- Glazing: 56 per cent of the façade gives natural views and offer flow of daylight.
- Heat Recovery Equipment: Recovers heat from hot streams with potential high energy content.
- Charging Facilities: For electric vehicles and preferred parking spaces to encourage car pooling.
- Green Roof: High albedo finishes on the terrace reduces heat island effect.



Open, Flexible Workspaces for a Changing Infrastructure

Flexibility is a core feature of workplace design that isn't just the backdrop to innovation, but one that actively courts it. The design team has devised an open flexible plan that adapts for team set-up and can be flexible for shuffling at a moment's notice. Further explaining the concept, **Anubhav Gupta**, Chief Design Officer, **Godrej Properties Ltd.**, adds, "Tremendous flexibility was important here as the group's work culture has changed a lot in the past few years. We knew flexibility was the key to making this work for the long term." To meet these demands, the team divided the office space into three kinds of zones—the Open Workspace, Private Cabin space and Breakout Spaces/Huddle Spaces. In order to break the monotony of the workspace zones, these spaces play an extremely important role. "These spaces act as stress busters or relaxation zones for employees. This in turn enhances productivity and nurtures creative ideas," says Anubhav. One of the noteworthy features is that the space makes use of existing factory materials as conservation of heritage values of Godrej. Re-engineered material from demolished factories are used to make reception tables, coffee tables, bases for conference and meeting glass tables, company logos; they offer an interesting contrast to the overall decor.

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The flexible work space opens to the breakout area.



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A 238-seater auditorium that overlooks the atrium.



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The state-of-the-art conference room.



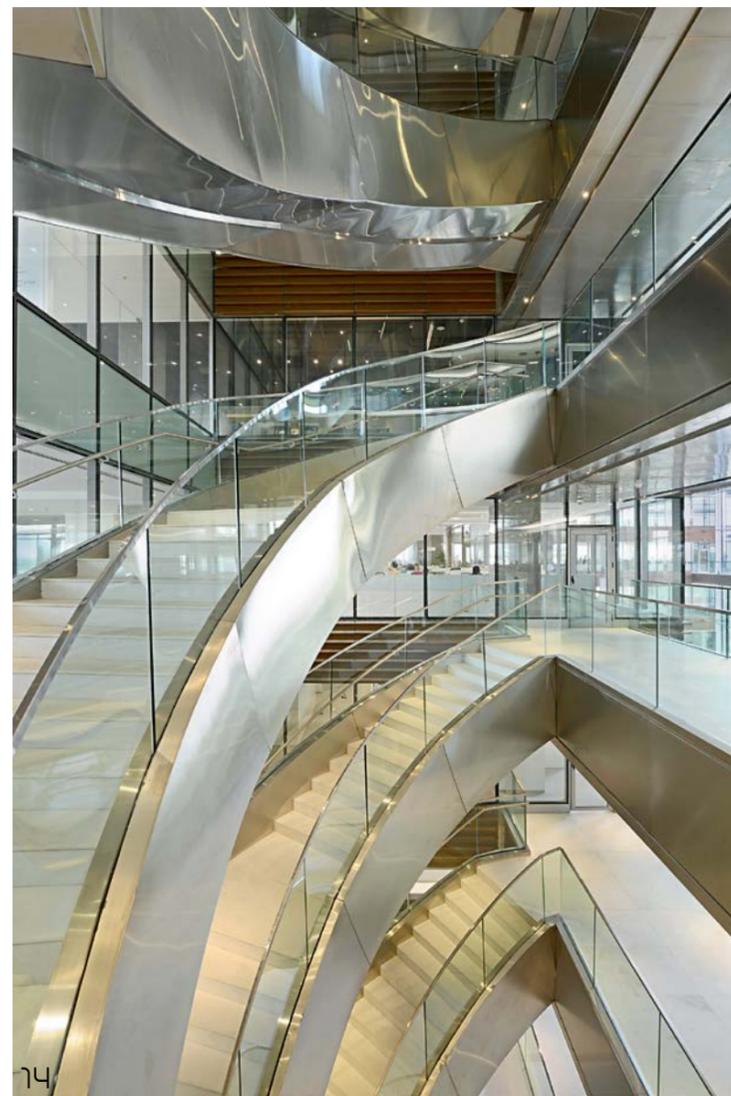
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The open workspace in the design studio.

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One of the meeting corners overlooking the lush greenery.

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An admirable intersecting line of the staircase.

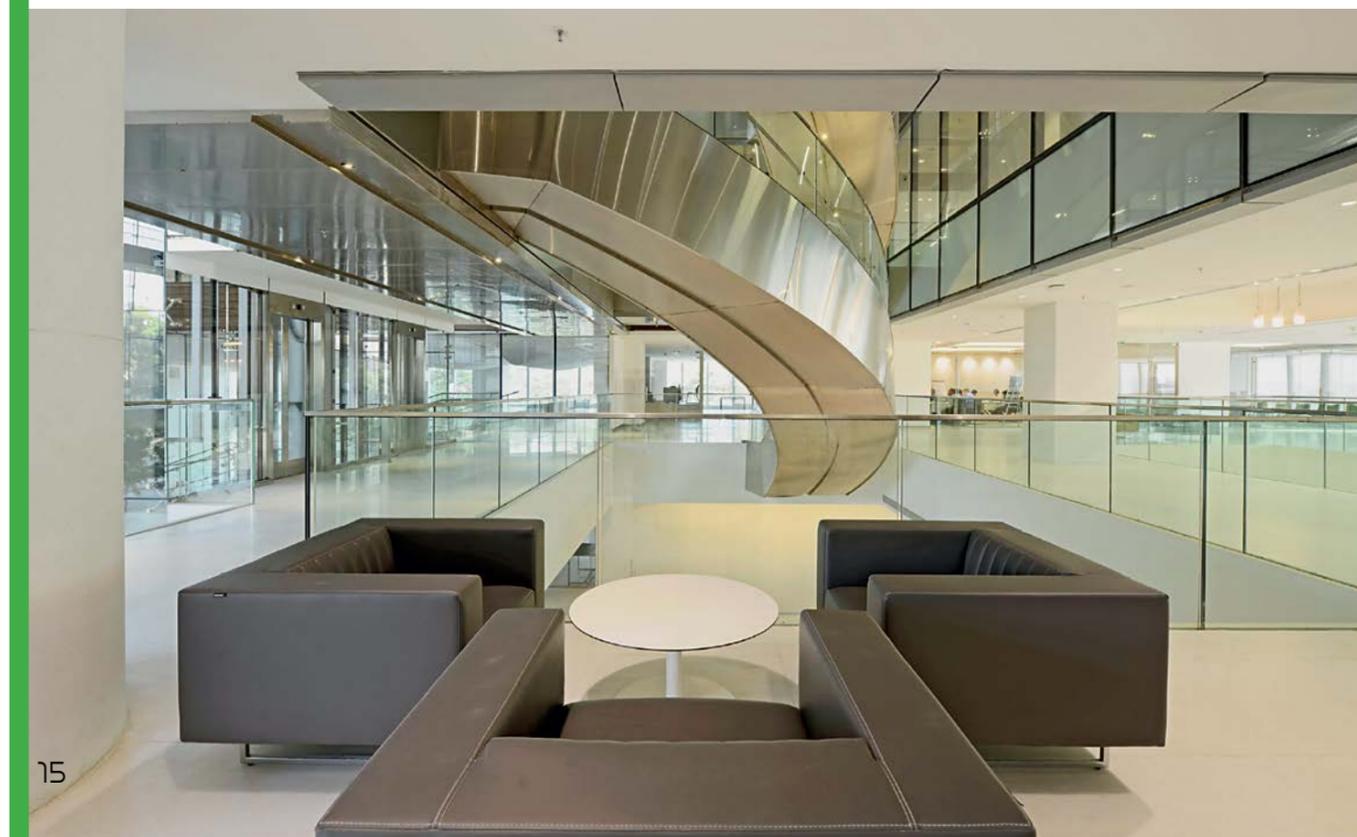
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Note the admirable simple straight lined furniture in the waiting area.



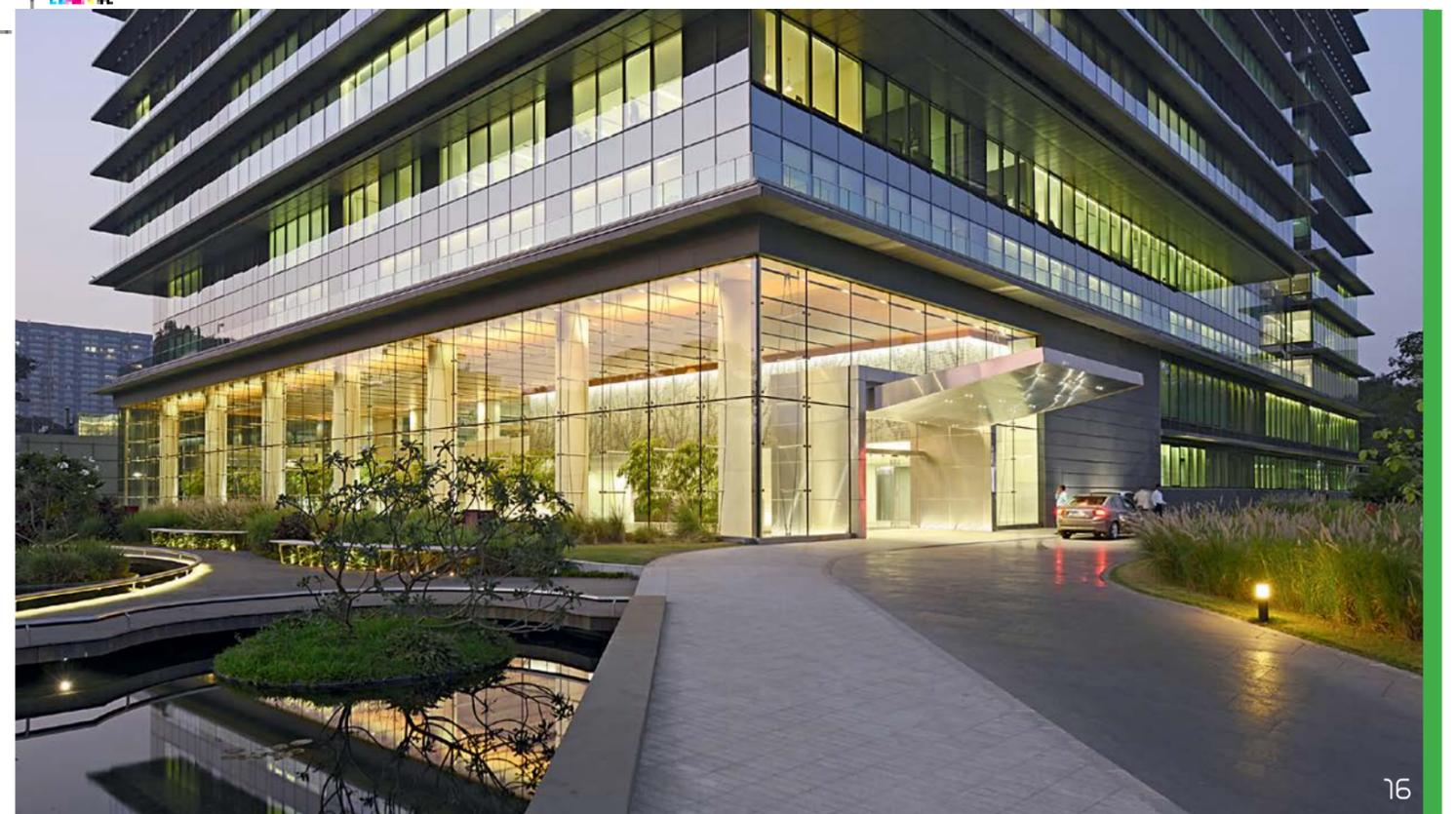
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The landscape flows around the building in a winding composition of aquatic and foliage plants, trees, paths and water bodies.

17
The admirable terrace garden.

Landscape Design

The natural context of the site was the inspiration for landscaping around Godrej One. This property has been designed as a series of gardens, which envelop and embrace the building in a flowing rendition of water and greenery. The landscape flows around the building in a winding composition of aquatic and foliage plants, trees, paths and water bodies.

The South-East and east garden forms the foreground to the south entry to Godrej One. "Two existing trees have been retained and incorporated into the landscape, reaffirming our commitment to being 'good and green'. They stand tall and high, framing the building with their lofty presence," says Anubhav. The glass façade of the building mirrors the landscape, forming a series of reflections and creating a visage of green. An existing Saptaparni tree has also been incorporated in the main water body at the southern entrance to Godrej One. A special planter was built around it to protect and weave it into the landscape of the entire site. The west and the north gardens follow the same ideas.

With plenty of daylight flooding the interiors spaces and the interiors embracing a lush green surrounding, this corporate building is the perfect new headquarters of Godrej Group and a few companies who have acquired the leased space. ■

PROJECT DETAILS

PROJECT
Godrej One
LOCATION
Vikhroli, Mumbai
ARCHITECT
Pelli Clarke Pelli Architects
PROJECT AREA
4 acres; 7.5L sq. ft. leaseable area + 3.5L sq. ft. occupied by Godrej Group
STRUCTURAL ENGINEER
WSP Cantor Seinuk
CIVIL CONTRACTORS
Larsen & Toubro