

GREEN CONSTRUCTION+DESIGN

The Complete Guide to Sustainable Architecture and Design

August 2016

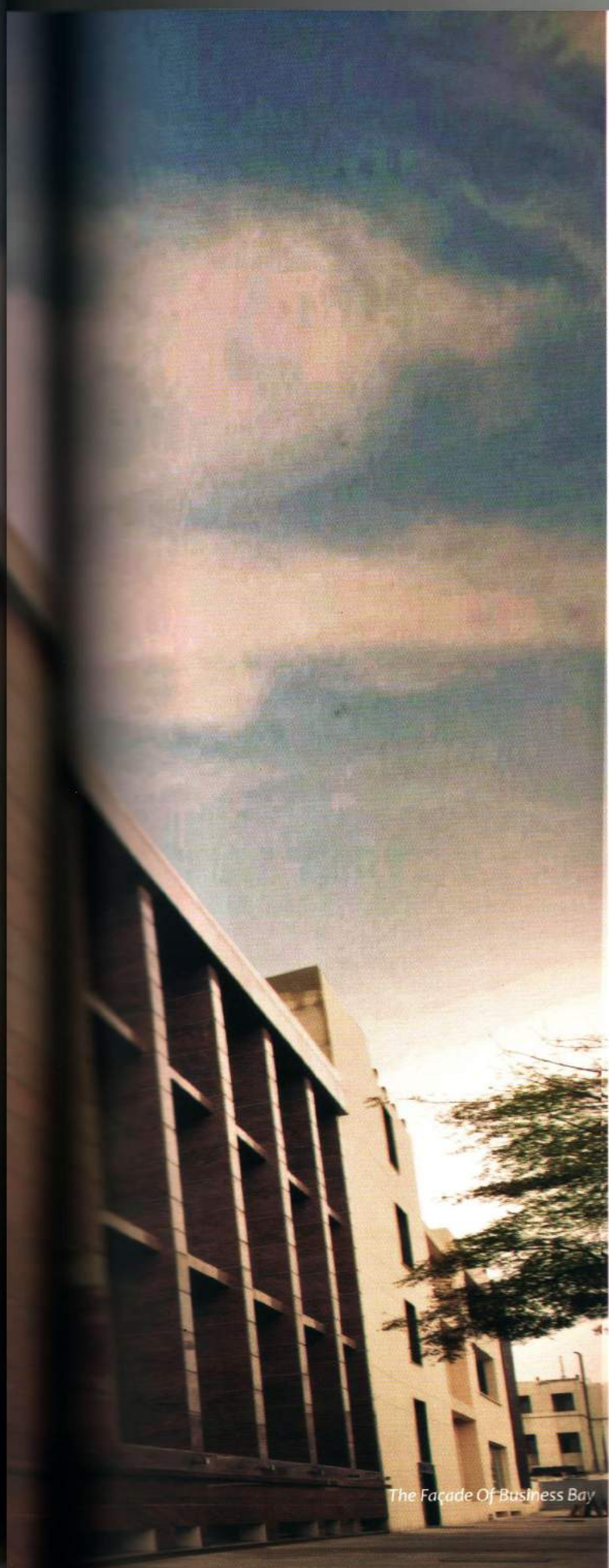
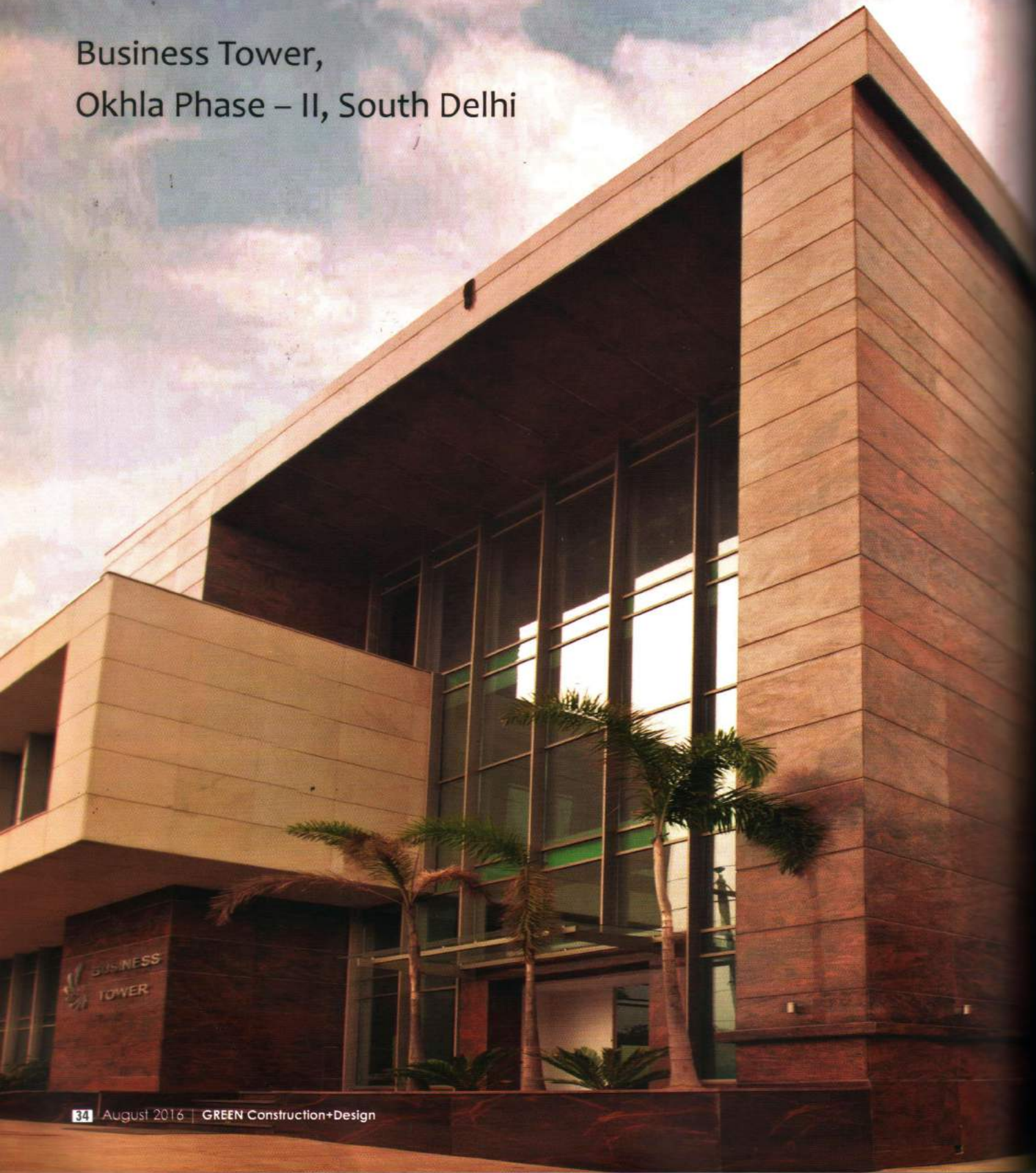


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Eco –Friendly Contemporary Architectural Excellence

Business Tower,
Okhla Phase – II, South Delhi



Business Bay is a novel office development that intends to redefine the typical office space morphology in urban cities. It aims to address the issues confronted by the office/commercial typology in urban and suburban areas and take advantage of the recent DDA modification in the Bye-laws to allow commercial activity and residential activity in these former industrial estates.

Business Bay is a boutique Eco-Office project designed in a clean contemporary architectural language using bold and playful masses of crisp granite juxtaposed with angular free edged surfaces of glass.

Located in Okhla phase II that is being developed by the Delhi State Industrial Development Corporation (DSIDC), as a part of their industrial reforms in the heart of Delhi, Business Bay is a novel office development that intends to redefine the typical office space morphology in urban cities. The DSIDC has a comprehensive plan to convert this existing industrial hub into a haven for offices and retail and it aims to address the issues confronted by the office/commercial typology in urban and suburban areas and take advantage of the recent DDA modification in the Bye-laws to allow commercial activity and residential activity in these former industrial estates.

Along with the relocation of the polluting industries, connectivity to suburban NCR of Faridabad and Noida, infrastructural issues such as concrete roads, new sewer lines etc., are now being addressed. Over the next decade, one can expect OKHLA to blossom as a mixed-use, residential/commercial/small, non-polluting industry zone. In the midst of all amenities including the five-star, Crown plaza hotel, Apollo Hospital in close proximity as a prime health facility, the commercial Jasola development at just a stone's throw distance, barely 5 minutes away from the DDA sports complex and with a main metro station, Okhla is no longer at the periphery but forms itself as a new center of Delhi.



The Outer view of the Business Tower

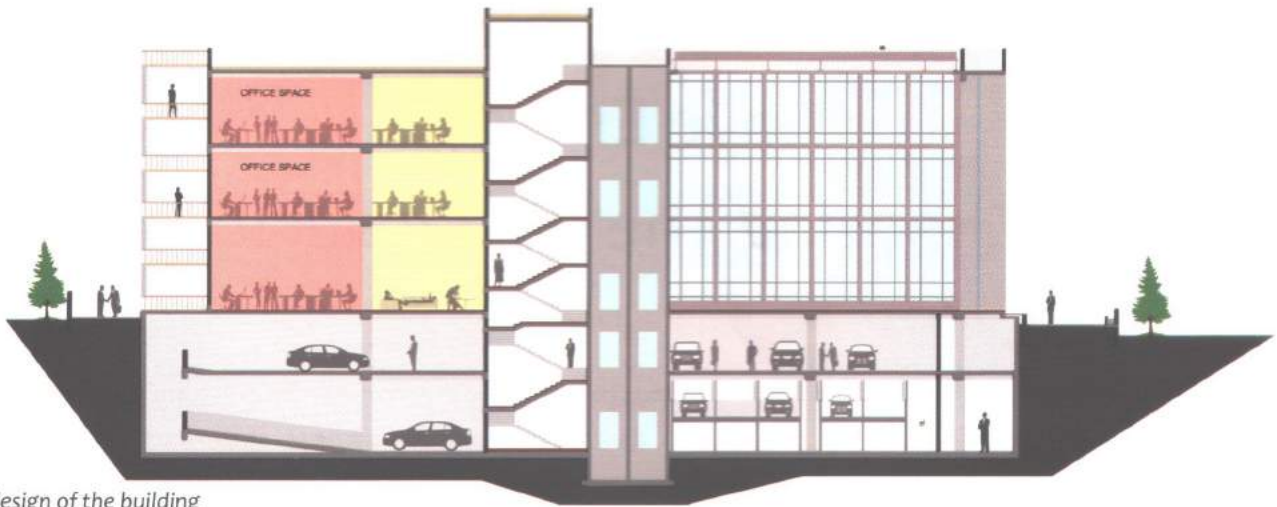


The corridor with natural lighting

Business Bay is a project initiated by Nagpal builders, a bespoke development firm with a clear focus to deliver excellence and distinctiveness to their customers. With a crisp client brief of a live and interactive office space, together with an impressive structure, the project is spread over two plots of 2400 Sq. Yards that are sited adjacent to each other on a 60m wide road. Since, the prevalent laws at that juncture allowed for a height restriction of 15m only, the architects' challenge was to create an impressive and imposing structure, within the height constraint.

To counter this, a liberal volume is conceived within which a three-floor high aperture in the front facade which lends scale and clearly announces the entrance. The open space at the front is then fashioned as a hard-scaped plaza in textured granite that is juxtaposed with slim bands of greens and a quaint waterscape feature that also acts as the front boundary.

Upon entering through the grand aperture, one arrives in a sun bathed atrium that sits in the north east corner and serves as a welcoming pause point with a



The design of the building

reception and a common coffee lounge with an informal meeting zone. In keeping with its luxury tilt, the project is fitted with state of art Mitsubishi lifts that amaze you with their noiseless smooth rides and refined interiors. The common washrooms are well appointed in dark brown Italian marble that contrasts well with the sparkling china. The art work was carefully chosen which completes the aura of opulence. The office space is a neat ell shaped, approximately 16000 Sqft. at one level and based on a 8m x 8m grid.

The plate is only 20m wide and is open on all sides so, a lot of natural light streams through the sound proof double glass unit windows, making the office plate a delight for any interior designer. All car parks have been pushed under into the two well-lit efficient car parks which can accommodate over 65 cars.

The top terrace is fashioned as a combination of a gym and a cafeteria. so, the employees get the wholistic office experience which is the hallmark of office designs of our times. Business bay does complete justice to its name, the architecture ensures that businesses would thrive here.

Fact File

Project Title	: BUSINESS TOWER
Location	: A-91, Okhla Phase – II, South Delhi
Name of Client	: MANOJ NAGPAL
Principal Architect	: Goonmeet Singh Chauhan
Site Area	: 2420 SQ YARDS
Completion Year	: 2013
Photographer	: Mr. Narendra Sharma



The Basement



The Entrance With Glass Walls



Beautiful Restrooms