

COMMERCIAL DESIGN

The definitive guide to successful commercial spaces and facilities management

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PATHFINDERS

MINDS BEHIND THE BEST
WORKSPACES IN INDIA



MANIT AND SONALI RASTOGI

Principal architects, Morphogenesis

Each project by this practice is conceived through a research-oriented and process-driven approach to planning, design, technology and passive and low energy design, where optimisation of all resources is a prerequisite. Its design approach lays a strong emphasis on sustainability, the use of regionally sourced and manufactured materials, with minimal waste to landfill. With a strong commitment to life and the built environment, an emphasis on social welfare, and environmental sensibility, their work operates beyond the traditional precincts of livability, sustainability and social equity. The duo share, "The 'workplace' is constantly evolving. In the last few decades alone, it has evolved from ranked desks to the cubicles of the 80s and the open-plan culture of the 90s. Today, however, the debate about the office of the future is re-examining the role of the physical space vis-a-vis workplace transformation. While debate directions are similar, solutions are becoming highly specific to the modern workplace with the advent of technological innovations like AI and IoT, and new management practices. While there is no one prescriptive way forward, the only thing constant is maximising benefits for occupants, while reducing energy and waste, using sustainable practices and rep-configurability to respond to rapid changes."



MANJUNATH PRABHU

Head – Site Operations, IBM India



IBM believes and promotes sustainability in all aspects of its internal and external business activities. It conserves natural resources like water, use plain paper, reduce and proper dispose waste generated from offices and cafeterias, harvest natural lights and renewable power to reduce power bills — efforts towards reducing its overall carbon footprint. During the design of IBM campuses, architects have been briefed to optimise space and ensure energy efficiencies; most of the buildings have

common fundamental elements like floor efficiencies, open plans, sustainability, energy efficient M&E systems with a focus on safety and security of employees.

As Prabhu and his team execute projects in phases, the core idea typically differs from building to building. The emphasis remains to always be ahead time and incorporate latest and contemporary elements, while integrating IBM's design ethos. Efforts are made to synergise the brand with its occupants through open and collaborative spaces, high focus on life and safety, natural light harvesting, deployment of technology such as like BMS, occupancy sensors, LED, etc. "As a technology company, it is our endeavour that all spaces provide ergonomic spaces to employees and cater to the differently abled efficiently," adds Prabhu.

