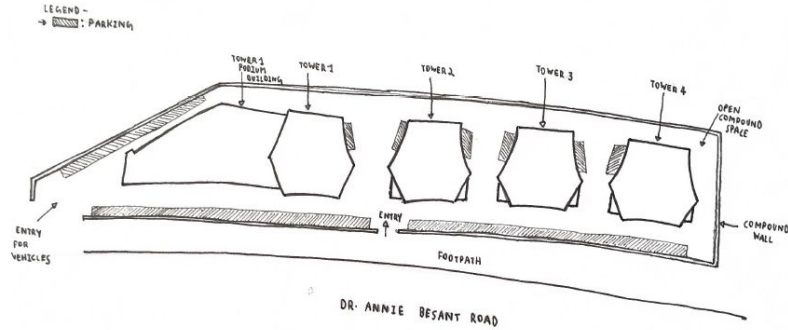


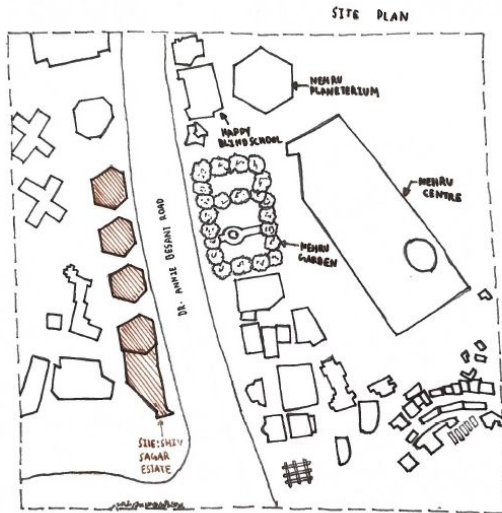
OFFICE BUILDINGS

Aditi Bhatt
Asmit Ukil
Shaurya Malik
Vedant Shinde
Siddhesh Patil

SHIV SAGAR ESTATE, WORLI



Shiv Sagar Estate in Worli, Mumbai, was completed in 1967 and designed by IMK Architects (I.M. Kadri). Built on 15 acres once owned by the Maharaja of Scindia, it consists of five hexagonal towers on a shared podium, covering over 410,000 sq ft. The design features marble cladding, vertical fins, and horizontal louvers to manage light and heat. Its hexagonal layout maximizes space and influenced commercial architecture in Mumbai. An abstract mural on the podium marks its identity.



EXPRESS TOWERS, NARIMAN POINT

Express Towers in Nariman Point, Mumbai, was completed in 1972 and designed by American architect Joseph Allen Stein. It stood as South Asia's tallest building for two years and pioneered development on reclaimed Nariman Point land. The tower rises from a landscaped podium with parking, includes central air conditioning, high-speed elevators, and ceramic murals by Nelly Sethna in its lobby



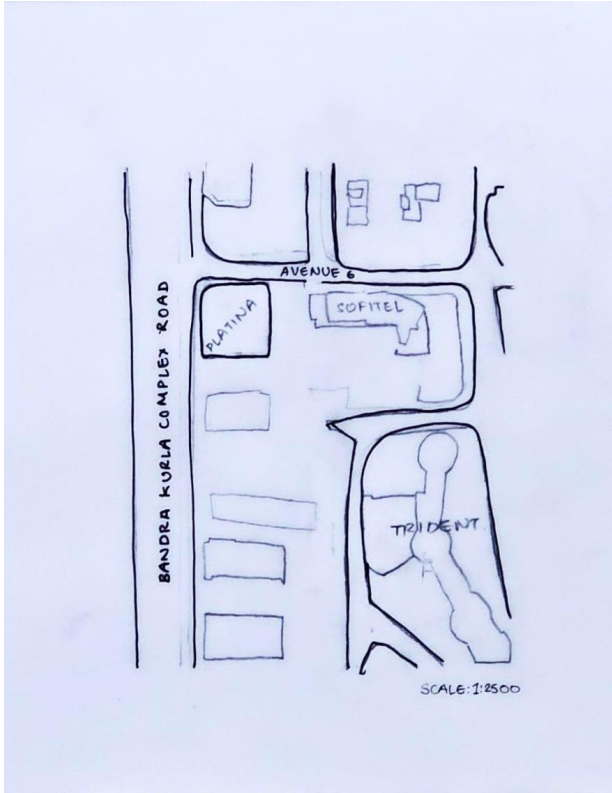
R WARD, BORIVALI

The R-Central Ward office of the Municipal Corporation of Greater Mumbai (BMC) is located on Chandavarkar Road, Borivali West, and was established in 1999 as part of the BMC's R-Central administrative ward . This civic building handles various municipal services such as water, commerce, marriage registration, and provides facilities like disabled access and enquiry desks



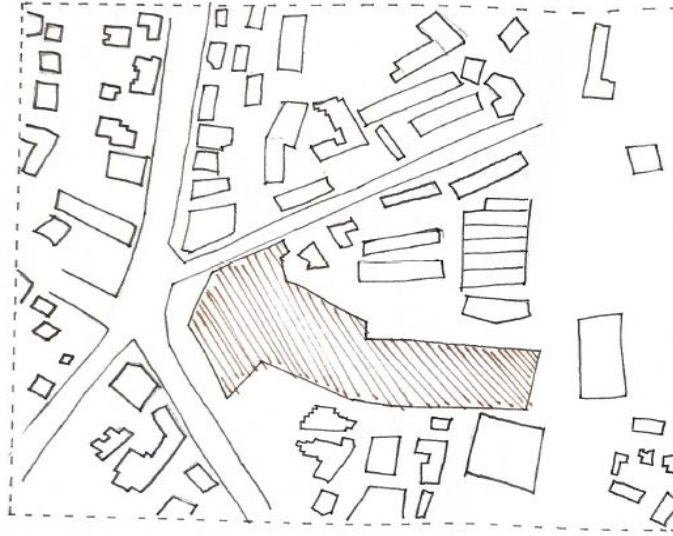
PLATINA, BKC

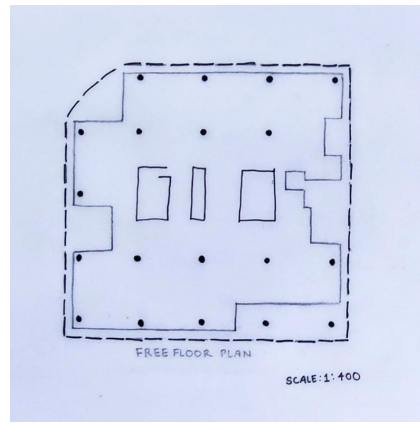
Platina in BKC is a 13-storey commercial office building by The Wadhwa Group, completed in 2008, covering roughly 320,000 sq ft with approximately 24,000 sq ft per floor. Located in G-Block, it's leased by major firms including Avendus Capital, SAP, Ferrari, Sumitomo, Grohe, and Bandhan Bank, with Avendus taking about 100,000 sq ft in 2022. The glass-and-steel structure includes two basements, central air-conditioning, high-speed lifts, 24/7 security, underground parking, food court, ATMs and gym amenities.



KOHINOOR SQUARE, DADAR

Kohinoor Square in Dadar West, Mumbai, is a mixed-use development. Designed by gkkworks and SSA Architects with L&T and Capacite as builders, it spans 5 acres (2.6 million sq ft) and includes offices, retail, residential units, and parking. The two towers were completed between 2020 and 2021. With its glazed façade, vertical transportation systems, energy centre, the building achieves 20 % better energy efficiency.

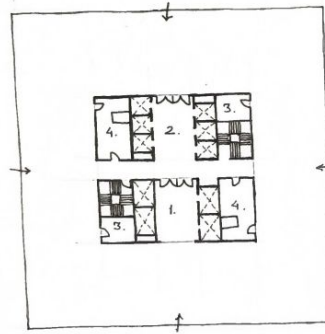
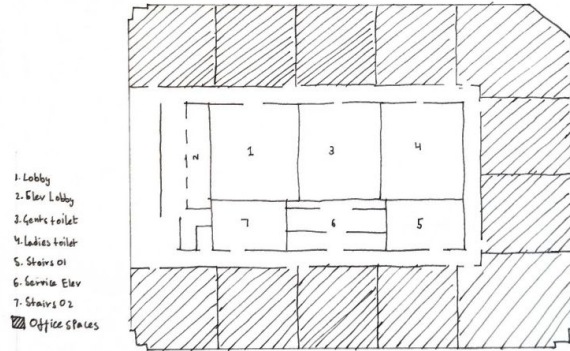
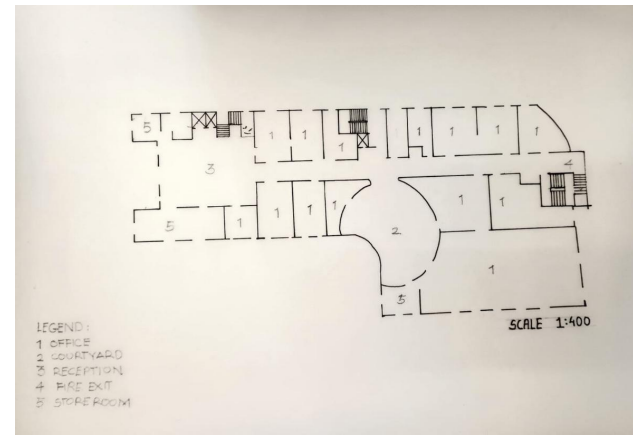




- LEGEND:
- 1- OFFICE
 - 2- COURT
 - 3- COMMUNICATION ROOM
 - 4- RECEPTION ROOM
 - 5- RECEPTION ROOM
 - 6- RECEPTION ROOM
 - 7- RECEPTION ROOM
 - 8- RECEPTION ROOM
 - 9- RECEPTION ROOM
 - 10- RECEPTION ROOM
 - 11- RECEPTION ROOM
 - 12- RECEPTION ROOM
 - 13- RECEPTION ROOM



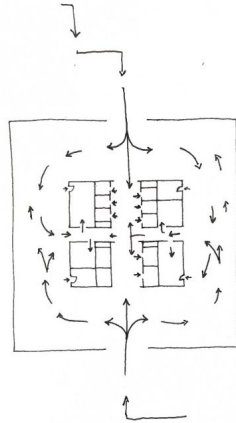
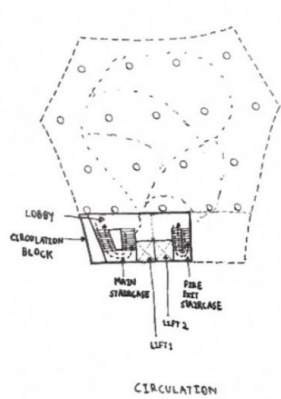
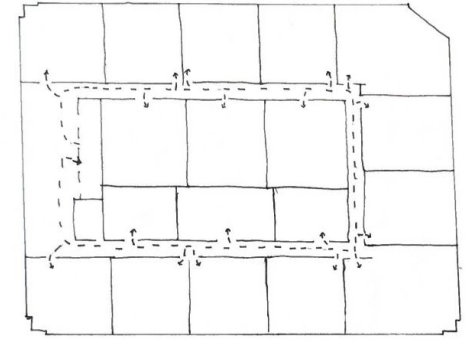
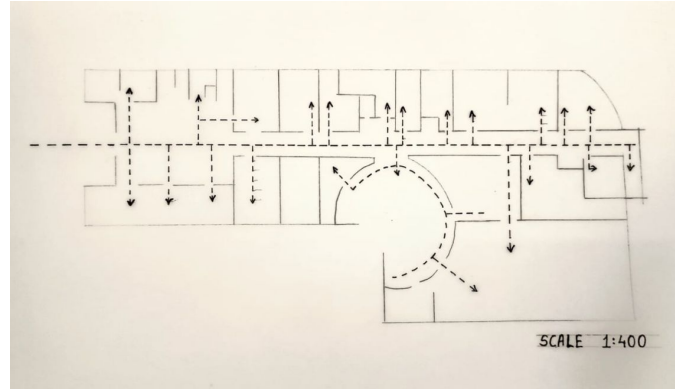
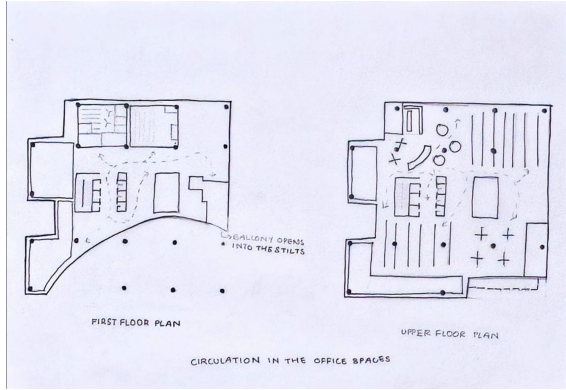
INTERNAL ORGANIZATION
OF OFFICE SPACE



1. RECEPTION.
2. LOBBY.
3. AHU ROOM.
4. TOILET BLOCK.

Free office floor plans have come to existence considering design efficient, collaborative workspaces without incurring additional costs. These tools facilitate better space utilization, and easily meet evolving needs.

1. FREE FLOOR PLAN

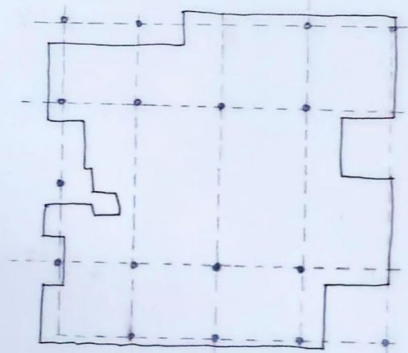


The buildings house smaller offices that can be spread across an entire floor or in smaller units.

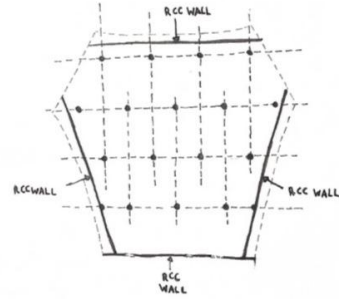
The core of the buildings are located at the sides or at the center. These spaces house most circulation across all offices.

The ward office has a central axis of circulation.

2. CIRCULATION

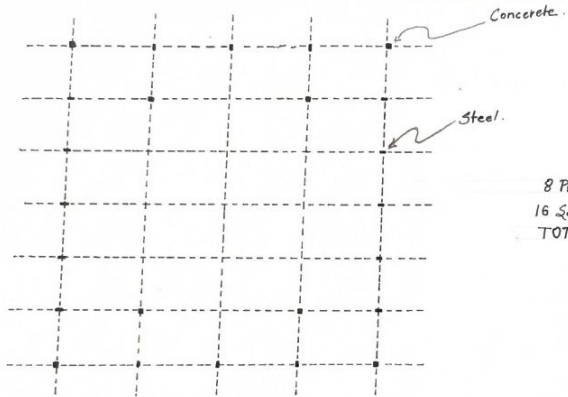
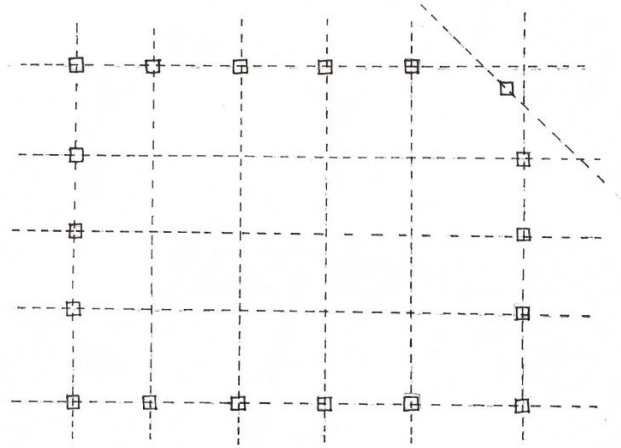


GRID STRUCTURAL LAYOUT



18 CIRCULAR COLUMNS
ARRANGED IN A GRID

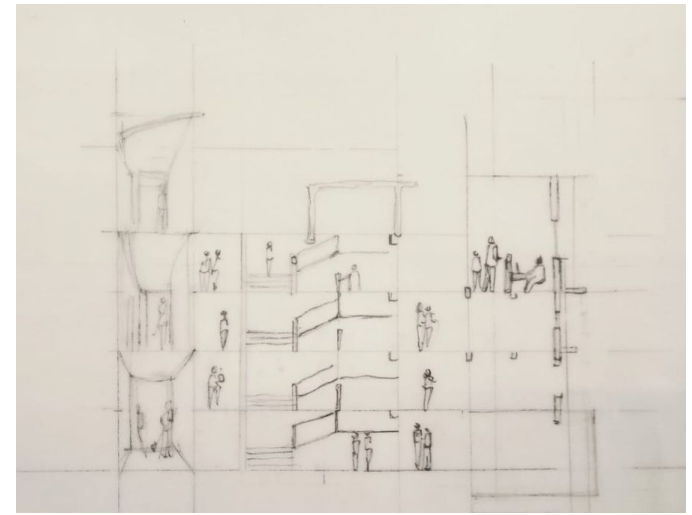
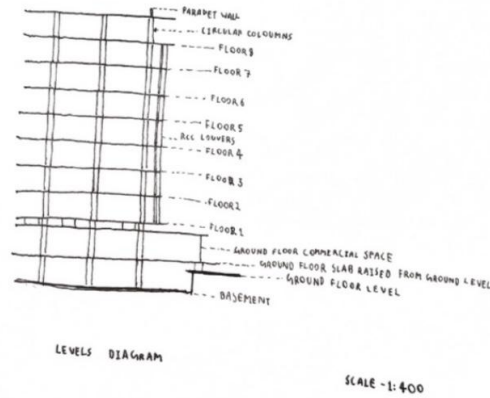
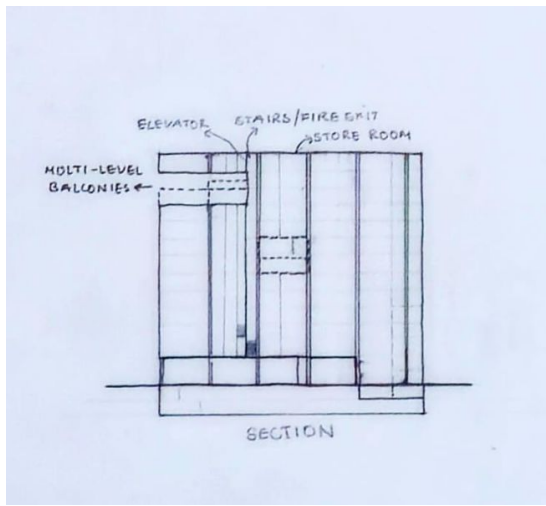
STRUCTURAL GRID DIAGRAM



8 Primary Columns (Concrete)
16 Secondary Columns (Steel)
TOTAL - 24 Columns -

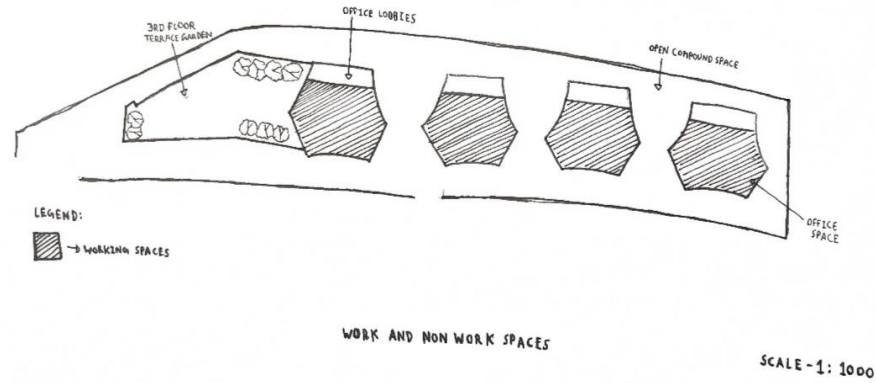
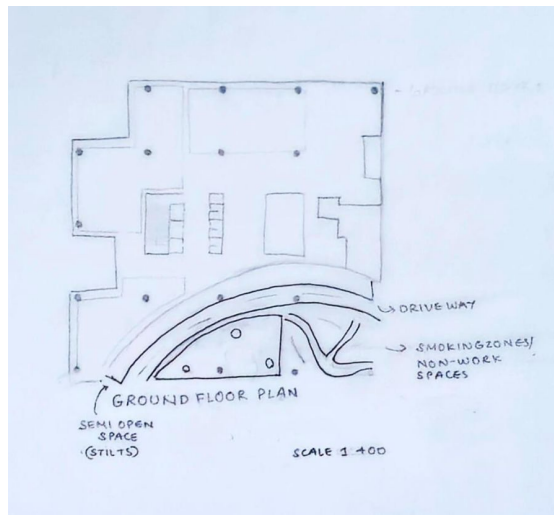
4. GRID STRUCTURE

A common grid like pattern is observed along the 4 buildings that are privately owned. The geometry results in the shape of the building so formed.



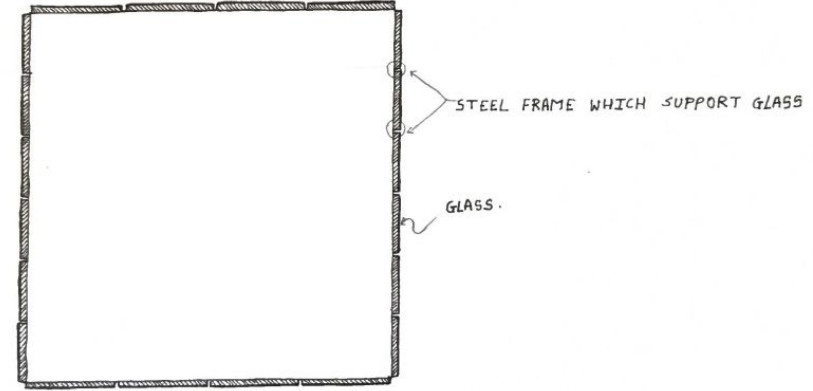
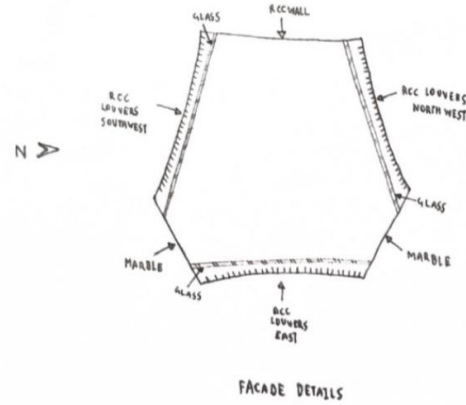
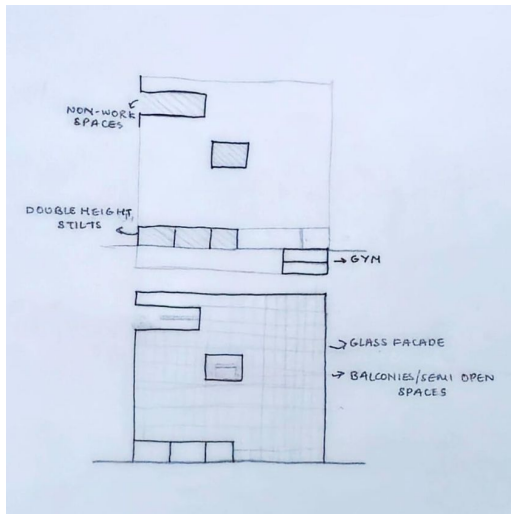
5. SECTION

Verticality is seen as a way to accommodate more employees. The structures are made to house more population. In government buildings however , A courtyard leads to the building and there is a lack of open or interactive spaces. The space changes according to the nature of its work.



3. OPEN/NON-WORK SPACES

The idea of non work/interactive spaces have been incorporated into office buildings resulting in open balconies, recreational spaces, stilts, smoking zones and lounge areas.



Glass facade have been standardised across all office and commercial buildings.

6. ELEVATION/FACADE