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Godrej Eternia-Chandigarh



Building type
Mixed Use-office+retail

Location
Chandigarh India

Site Area
15,974 m² (171,942 sf)

Project Area
54,528 m² (586,940 sf)

Client
Godrej Properties Limited

Completion Year
Substantial Completion June 2014

History: Being the first planned city of post-partition India, Chandigarh is renowned as a showcase of modern urbanism and architectural design. The layout of the city follows the planning of the Swiss architect Le Corbusier (Charles-Édouard Jeanneret), who adapted his design for the city from an earlier scheme by the American Matthew Novicki. Le Corbusier interjected the rationalistic ideals of functional self-sustaining urban sectors, rapid transit corridors, and the notion of a 'radiant city' designed around so-called superblocks into the urban fabric of a community that must serve as the capital of two states: Punjab and Haryana. Le Corbusier intended to capture the character of the modern industrialized city and the role of the automobile by organizing the urban plan into wide boulevards and green buffer zones that create pleasant environments for drivers and pedestrians alike.

Client Brief: Godrej Properties approached us through our local partners to design a mixed-use office building in Chandigarh. As this was their first construction venture in northern India, the client stipulated that the building must obtain both a LEED Gold certification and a repu-

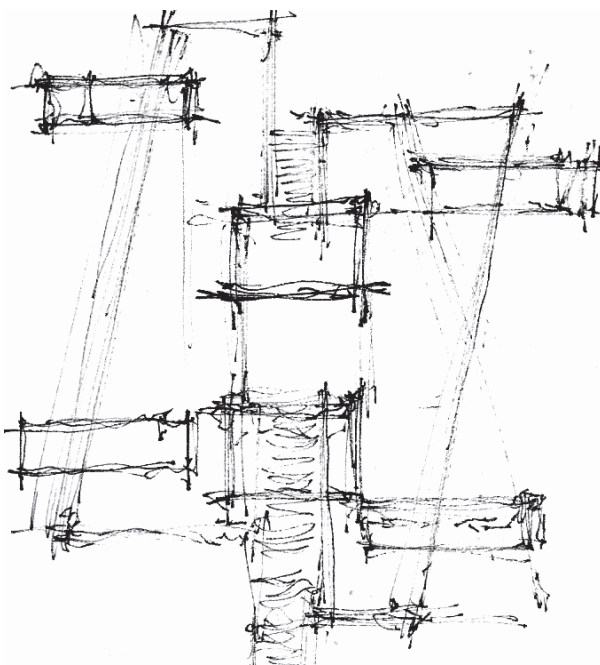
Top :Aerial View



Top : Worms eye View from SW
Left Mid & Bottom: Street and Aerial Views

tation as a marquee building. The client subsequently provided our firms with a program for spaces that varied from as little as 1,000 Sq. Ft. to 30,000 Sq. Ft. of single tenant space. In addition to meeting these challenges, our firm took it upon itself to design all first-rate/class-A lease spaces such that they would outshine peer properties. The services had to integrate a partial design build approach where we would need to coordinate with L&T ECC who were both the contractors as well as the structural and MEP engineers. Our role was to support client needs as well as coordinate with the design build contractor as one of their team to ensure rapid execution of project in less than 39 months.

Concepts: The design melds Chandigarh's rich cultural heritage and unique history with an understanding of the need for an urban space that responds to issues of human scale; hence, the project was conceived as two separate buildings—representing the two original parts of the Punjab region—conjoined by a transparent glazed open corridor. Further, and somewhat evocative of a Parisian 'rue,' our office interjected the notion of an urban pedestrian promenade with semi-exterior shopping into the complex for use by the larger city. Our office also played off of Le Corbusier's theory of structural rhythms



Top L&R: Corner Views of Tower A & B
Bottom L: Conceptual design sketch
Bottom R: View of retail pedestrian street



to create a series of alternating bays that worked effectively in providing parking. The design provides for a complete separation of retail functions from office functions within the complex, and flexible access to retail from both the promenade and the exterior driveways. The design achieves a 90% efficiency rating for single use tenants, where the open span lease spaces are typically no more than 30 Ft. deep; however, in locations where the offices are deeper than 30 Ft. an interior light-court has been provided. These light-courts also serve to improve natural ventilation, and provide a stack effect for smoke exhaust in the event of a fire. Terrace gardens have been provided for penthouse office tenants and numerous other sustainable components—including roof gardens, devices for harnessing rainwater, equipment for drip irrigation, and sun-shading features—have been incorporated.

Team

Cyrus Subawalla-Principal Designer
 Daraius Batliwala-Principal Designer
 Mary O'Toole-Technical Lead

Consultants

Structure
 Larsen & Toubro LNT-EDRC
 MEP/FP: Conceptual & Schematic
 Environmental Systems Design
 Structural & MEP/FP Design Development
 Larsen & Toubro LNT-EDRC

Intent and Recognition: The building has received a LEED Platinum Certification, a historic first for Godrej Properties Limited.

Top left: Sun shading details
 Top right :Fenestration View
 Bottom left: Ground floor plan