

# INTERIORS

NEWSSTAND COPY

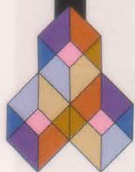
**RAHUL  
MISTRI  
DESIGNS**  
A STUNNING  
HOME IN  
MUMBAI

**EXPERIENCE**  
THE ROYAL GRANDEUR OF  
**NOVOTEL OMR**  
**IN CHENNAI**

**PLUS**

Meera Gandhi • Shabnam Gupta • Balraj Thethi Design • Sunil Patil and Associates  
Ar. Harshavardhana H.N • UA Lab • Studio TAB • Ncube • TID International Pvt. Ltd.





The office delineates a balance between formal and gathering spaces.



Text: Sudeshna Chakravarty Photographs: Belani Group

# SYNERGETIC DESIGN

**NCUBE** INTEGRATES  
DURABILITY, ADAPTABILITY  
AND AESTHETICS AS A  
DESIGN SOLUTION  
FOR THE OFFICE OF  
**BAJAJ FINSERV** IN PUNE.

Text: Swati Balgi Photographs: Prashant Bhat







2  
On the other end, the reception area sets the mood for the entire office with its simple design.

3  
Boho look through addition of colours, breaks monotony.

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A close-knit layout has been conceptualized for interaction.

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High ceilings contribute to the spaciousness.

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The entire office is dotted with break-out zones to allow interactive sections.

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Note the small seating areas for interactive sections.

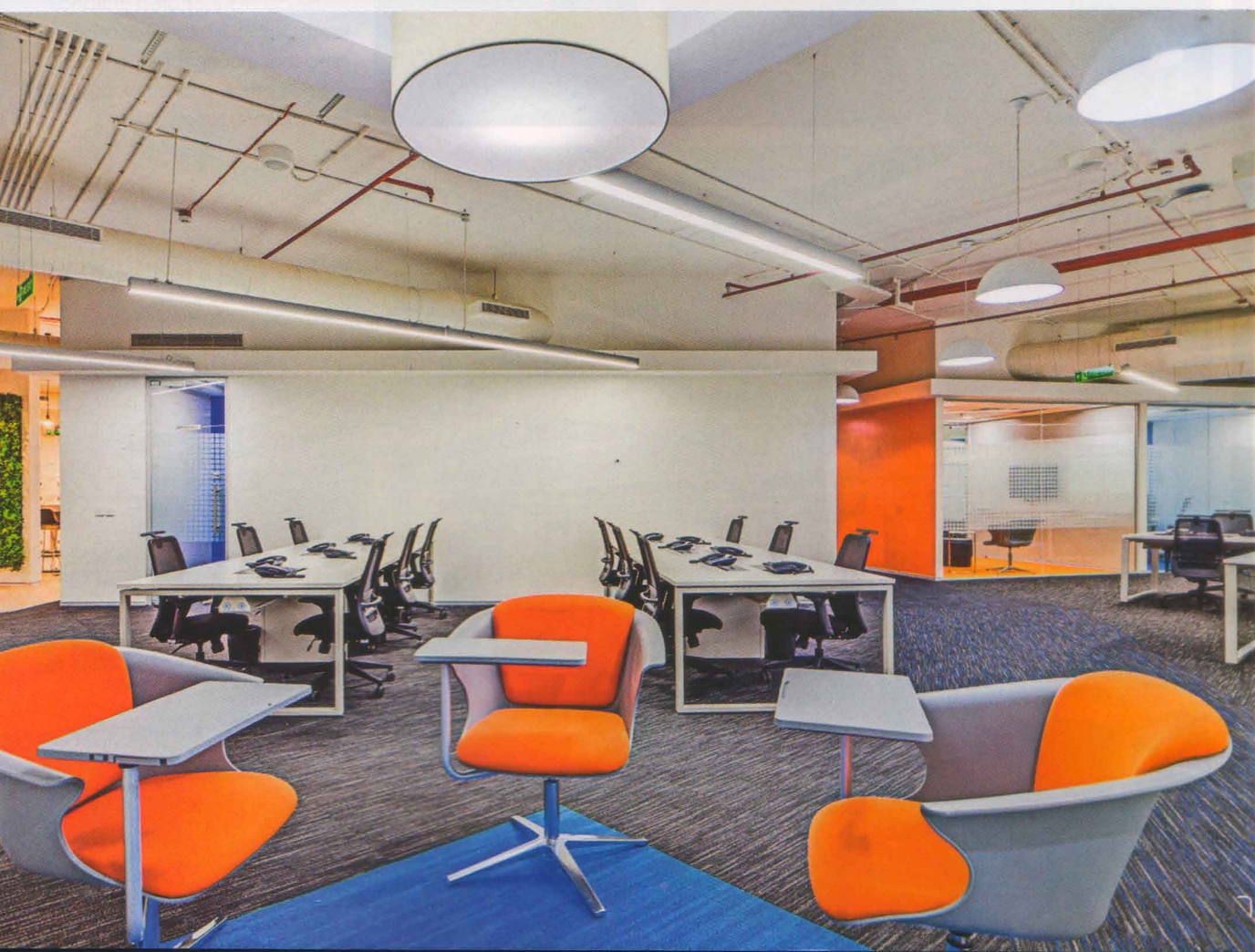
Modern architecture signifies corporate cultures, international styles, design development and more. One office that is making its presence felt is **Bajaj Finserv** headquartered in Viman Nagar, Pune.

Bajaj Finserv zeroed in on the reputed architectural firm **Ncube** to design their office, spread over an area of 48,000 sq. ft.. The office is jointly designed by Principal Architect Debora Emert, Design Director, along with Kunal Velankar, Nisha Mahadik, Vikrant Parkar, Amrut Sulakhe, Shashikant Doiphode, Vicky Gautam and Reetesh Mishra.

After an in-depth study of the client, the design team creatively integrated their client's work culture into their design philosophy, resulting in a new-age office. Apart from the aesthetics, the building has been worked around the parameters to retain aesthetic longevity, where the interiors are styled never to look 'dated', with its colours and finishes that can resist wear-n-tear.











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Cabins overlooking the workstations are visually connected.

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The workstation in an all-white colour scheme has an interactive ambience.

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The conference rooms and directors cabin have been separated for privacy.

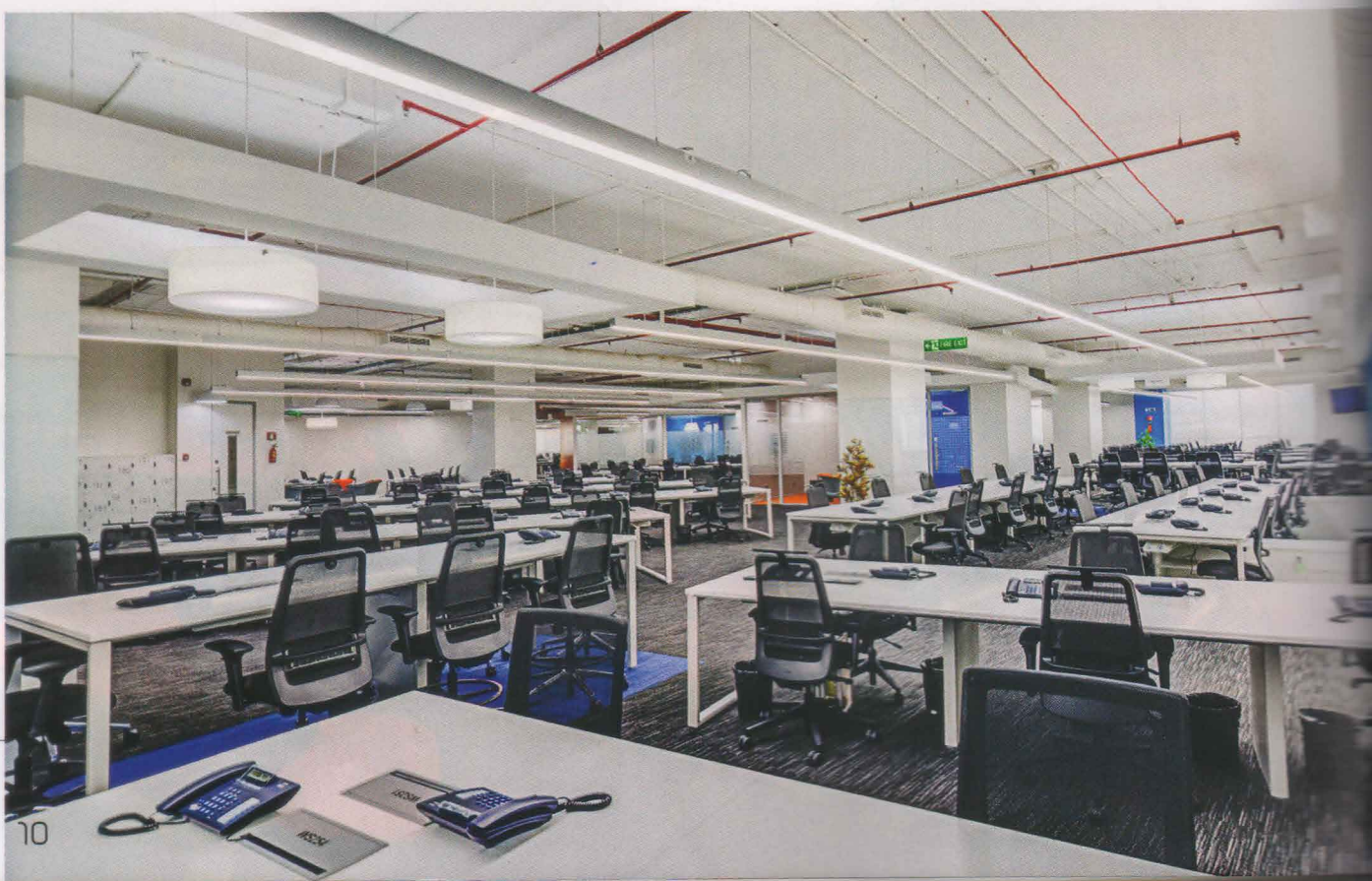
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The workstation areas are centrally located to create the feeling of an open office.



The building is split in two levels with reception, boardroom, open office, cabins, meeting rooms, VC room, and toilets along with the AHU (air handling unit). Though the other floors follow a similar floor plan, there are a few variations according to specific requirements.

The centrally located entrance leads one to a large reception area that is connected to the support office, a client lounge and meeting rooms.









The office's reception area reflects a strong emphasis on centrality and segregation of movement. The lift lobby leads to an information desk that stands in the centre with the brand's logo forming the backdrop. The path bifurcates here; the waiting area faces the back of major cabin spaces and workstations. This provides an opaque edge that maintains privacy and security within – keeping in mind the work sector of the organisation.

The work areas are designed to provide a productive and interactive work culture, while keeping the employee comfort and satisfaction in mind. The workstations are designed with a new look in mind that helps create more space for informal common meetings and discussions.

Explaining the design of the break-out zone, the team head adds, "The firm has created 'break-out zones' where going a step ahead on this project to deliver a meeting room with a 4-way partition – saving space and controlling cost hike simultaneously – the entire workspace is dotted with such spaces that open up to become break-out zones, when required. They generate movement and multiple interactions that lighten the intensity of a corporate structure."

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The boho look here is inviting and genuinely takes focus off the otherwise serious outlook.

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An opaque edge that maintains privacy and security within

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Balconies create breakout zones and link the outdoors to the interiors.

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The cafeteria uses pops of colour to create a social environment.



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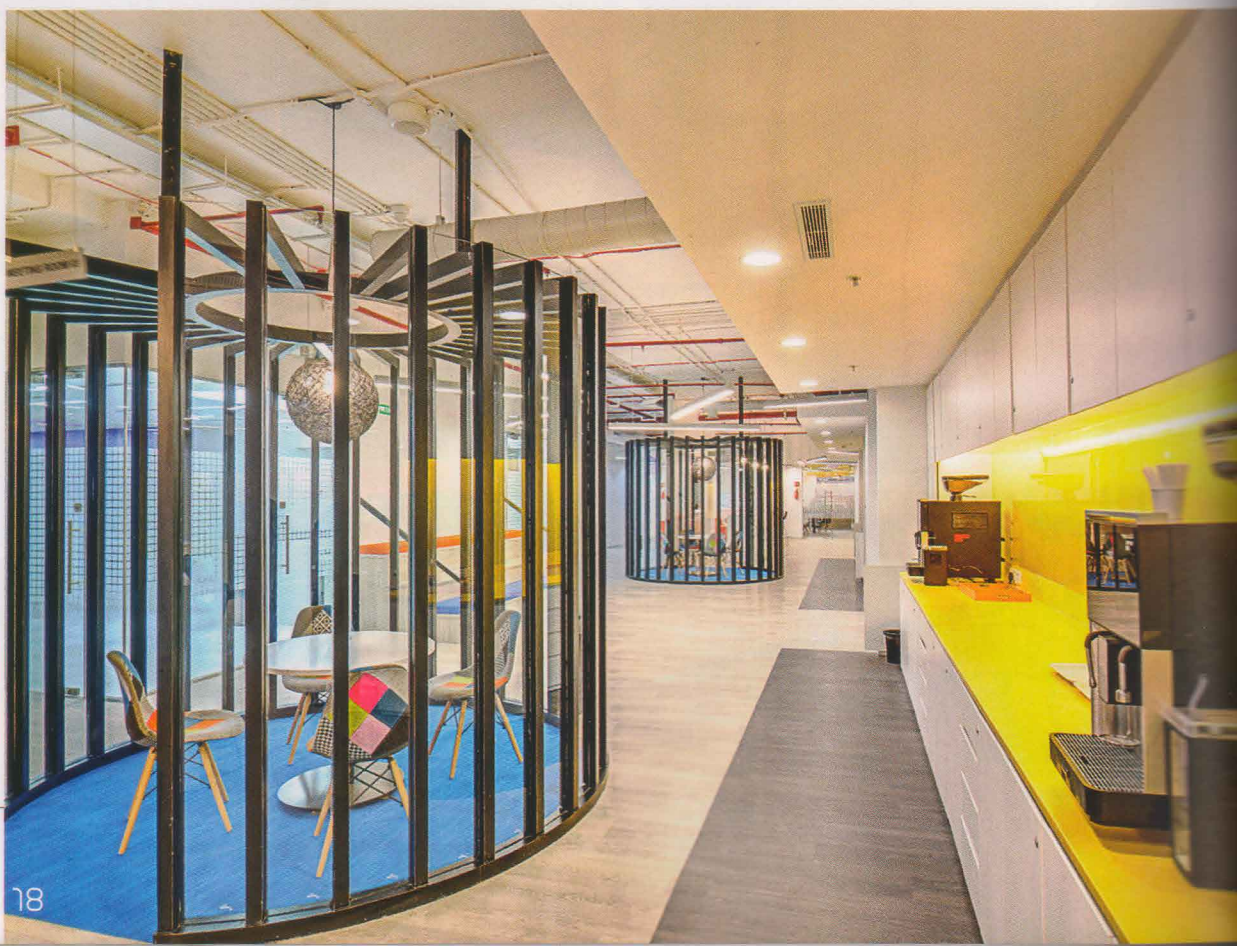


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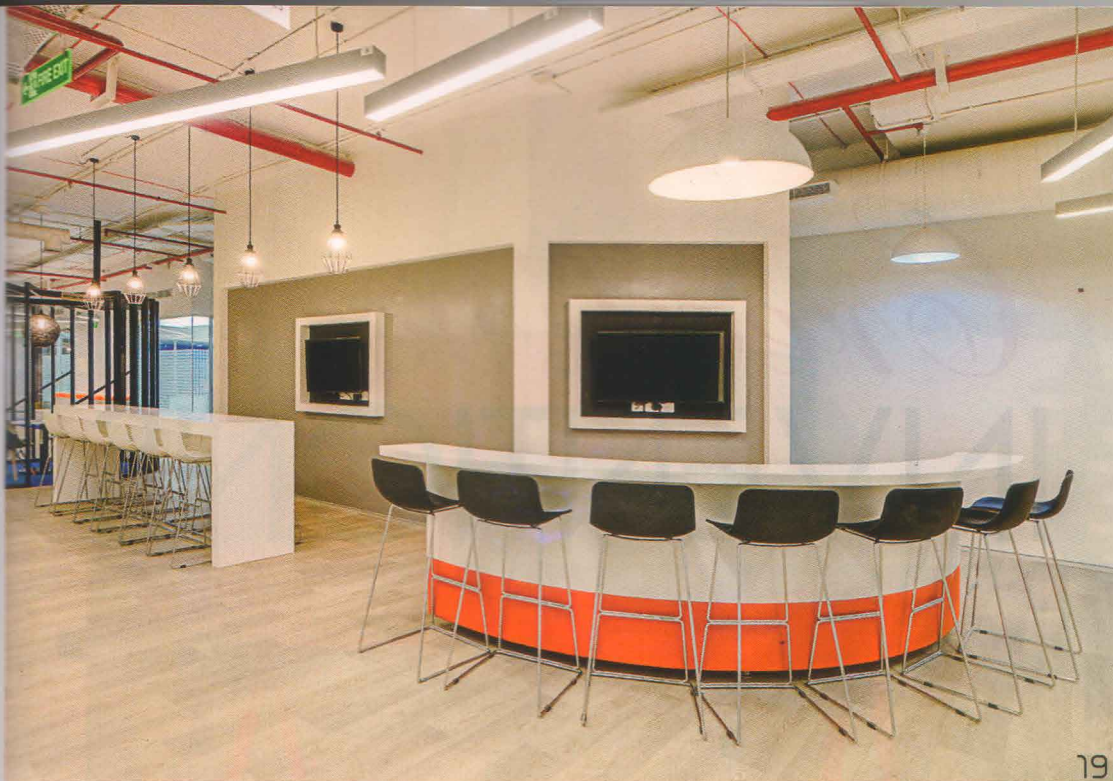
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With the addition of a TV monitor, bar counters are turned into meeting spaces.

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Subtle geometry around consumer-based technology provides alternate space for work.





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The managerial cabin, located on one end, is a good example of space efficiency. Other functional areas like the video conference rooms, boardrooms, AV rooms are all equipped with plasma screens, motorized pull-down screens, a large work desk, technical lighting, etc., all planned for the truly jet-setting executive.

The design team's efforts in projecting the right image of the company, the comfort level of the employees, and playing with different design elements, has resulted in an aesthetic and functional design. ■

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The metal and glass meeting pods add a playfulness, while optimizing the office space.

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The office is equipped with state-of-the-art bathroom fixtures and luminaires.