



GYS Vision

Interweaving open social spaces and closed workspaces

At a Glance:
Project: GYS Vision
Location: Gurgaon, India
Type: Commercial
Built-up Area: 18,00,000 sq.ft
Site area: 10.5 Acres
Status: Under Construction
Architectural Firm: Morphogenesis
Client: Dignity Buildcon

Sonali Rastogi and Rahat Varma, Morphogenesis

With the rapid increase of urban density in our cities and land being a major constraint, we need to look for solutions that allow the city to expand. High-rise is a response to the paucity of land, with a direct relationship between compact living and tall buildings. As a design ideology, the high-rise typology of construction has often been seated centre stage at a number of architectural discourses.

At this stage today, India is a rapidly growing economy and there is a palpable increase in exposure

to global construction technologies and awareness of architectural style vocabularies. It would not be wrong to state that skyscrapers have come to be commonly identified with worldwide economic and cultural integration and a collapse of boundaries. Whether it is stacking of function or services, we need to ensure that this stacking along with architectural briefs must augment the socio-cultural lifestyle of its users.

At the same time, an increased distance from the ground plane should not have to imply a proportionate

disconnect from the outside environment. On closely investigating the concept of piling volumetric functions, one on top of the other, one might realize that this could give birth to a number of elevated flat planes. These planes could be designed so as to create new ground that enhances the indoor-outdoor experience of the building's inhabitants. To elaborate on the concept more, we look closely at the GYS Vision project in Gurgaon by Morphogenesis. The scheme was developed as a direct response to reinterpret and improve the design



of a typical Indian office. It promotes and interweaves open social spaces right next to modern workspaces and focuses on the seamless integration of the towers with the landscape and developing connections with the life activity happening on the ground.

The morphology is an outcome of a stack of cuboidal volumes and a series of attached open spaces, translated as a series of cascading voids- forming sky gardens that spiral along the entire height of the building. The site houses three towers, one unique and two twin. While the unique tower marks a paradigm shift of the

city scape, its two neighbours embody the same philosophy, though in a muted manner. Each tower embodies the same concept of rotation on its main axis by 90 degrees, every three floors. The resultant freed-up spaces form large outdoor gardens of 4500 sq.ft for the unique tower and 1250 sq.ft each for the twin towers.

To address the environmental issues that concern the contemporary office, orientation is optimized in the creation of built volumes. The façade strategy for both the identical towers focuses on reducing the solar gain while providing maximum views



Key Features of GYS Vision

1. Architecture

- GRIHA 5 star rated-pledged
- LEED PLATINUM -pledged
- Amongst Gurgaon's tallest buildings of about 125 meters height with 90% landscaped areas
- 100% day-lit offices
- Office floor plate at 80% efficiency
- Every third floor has a terrace garden
- Column-free office floor plate
- N-S orientation of buildings
- 45,000 sq.ft of outdoor Event space
- 25,000 sq.ft food court for 1200 people
- 50,000 sq.ft convention center
- 2000 Car Parking with Stack
- Executive CEO drive-in lobbies with dedicated panoramic elevators
- Charging points for electric vehicles
- Proposed for zero discharge of waste water from the complex
- 31.5% reduction in EPI over GRIHA benchmark (50% reduction on general baseline buildings)

2. Structure

- 5 meters Cantilevers extending from column edge to enable terrace gardens
- Helideck on main tower
- Structural planning as per Seismic zone 4
- Under-slab drainage system for efficient structure
- Usage of sub-soil water for building requirement

3. MEP

- 100% recycled water for landscape and cooling towers demand
- 35 KW of electricity through renewable energy sources
- Increased fresh air volume to improve air quality
- Heat recovery wheel installed to minimize energy losses



- 100 % power back-up for the entire complex
- 4. FACADE**
- Fully Unitized double glazed curtain wall system
- Vision panel of 2.9 meters height with 49%VLT and 0.25 SHGC
- Façade and soffit cladding with ceramic tile cladding
- Triple height spider glazing for the ground floor lobbies
- New materials like Expanded aluminum mesh
- Building maintenance unit for façade cleaning

from the office floors. The system developed is orientation sensitive i.e., the west façade is designed to have a punched wall that blocks out the harsh sun. The South façade is shaded by means of horizontal louvers that are continued onto the east. The

north façade uses the louvers as an elevational element only. The core is wrapped with a mesh that allows for the provision of multiple openings in the services area, to achieve maximum daylight "ingress" in these areas. The design intent focuses on

seamless integration of the towers with the landscape/ activity below. A lot of the landscape design focuses on gathering the pedestrian movement from across the site and directing them to the central open space. The location of the landscaped zone has been done in accordance with shading patterns



that ensure shading for most part of the year, making it a favorable space in the harsh weather conditions.

Having discussed the super structure, the biggest challenge existed below is, the soil conditions on site were difficult to work with as the water table was at 8 metres below NGL, and the lowermost soil strata being silty sand with gravel. This added the complexity of designing an under slab drainage system, to relieve the uplift pressure below the foundation level.

The amalgamation of design principles and environmental imperatives helps to envisage a scheme, which responds to its urban setting and complex program in a visually aesthetic manner within the contemporary Indian work culture paradigm. Articulation of volumes and spaces generates a design that is a radical departure from the structured differentiated spaces of the traditional office. It breaks the monotony of the open plan halls that have dominated the realm of traditional Indian office planning.

GYS Vision has won the GRIHA Exemplary Practice Recognition- Passive architectural features India. The project focuses on creating a high-rise morphology that addresses the socio-cultural need for proximity to open spaces, and perhaps still retaining a 'soul space' approach to this typology. ●