



1.5 ITC Mixed-use Development, Kolkata

Client ITC
Location Kolkata, West Bengal, India
Area 37.2 acre
Cost Confidential
Service Master Planning, Architecture, Landscape, MEP Engineering, Sustainable Design

This 16-acre area of linear plot incorporates the programmatic requirements of a hotel, a corporate office building for ITC Limited, offices for IT/ITES, knowledge hub, dining, and recreation. The masterplan incorporates a thoroughfare through the site that connects all the major buildings. This spine is characteristically defined with linear lush swatches of green and organically connected open spaces. The placement of the buildings along this street is such that it remains shaded all through the day. The orientation of all the buildings is north-south, where the north facade is opened up to get in uniform indirect light while the south side is blocked by placing on the services along that face.

Additional skin and facade details are added to the west side. Green walls and solar panels adorn the south facade. The floor plate is designed such that natural light penetrates to each of the work spaces. In spite of the varied functions and occupants of all the buildings, a certain sense of semblance is achieved through the cohesive masterplan and similar facade design.

- Teams- and activity-based workspace planning
- Blocks oriented along the east-west axis to maximize daylight and minimize heat absorption
- 50% energy requirements met through renewable energy sources such as solar and wind
- Double glazed curtain walls with louvered screening reduce HVAC load by 50%