

# “Transforming a shopping mall to a futuristic office space”

## CASE STUDY - GLOBAL PAYMENTS AND FINTECH COMPANY



### OBJECTIVE

#### Malls make way for commercials

With the sudden rise of e-commerce platforms, there has been a drastic decline of footfall in malls, shopping arcades etc. which were earlier common shopping destinations. With demand for these spaces decline, it has become a major challenge for the developers / builders to sell their spaces. There are a large number of malls, shopping arcades etc. in different parts of Mumbai, Delhi, Bengaluru and other cities of India which are now deserted. To counter this current scenario, builders / developers are leasing out their entire / part properties to be converted into corporate offices, hospitals, commercial establishments which is garnering a substantial revenue.

### PROJECT SPECIFICATIONS

- Building:  
Oberoi Mall, Viman Nagar, Pune
- Storeys:  
Ground + 3 floors
- The Total Area:  
1,50,000 sq. ft.
- Raised access flooring area:  
1,25,000 sq. ft.
- Finished floor height:  
150 mm



### CHALLENGE

Refurbishing the mall into an office space within their defined timelines which was a combination of Vitrified / IPS / Marble.

### SOLUTION

The client required a flexible space to accommodate the varying needs of departments with different priorities and to support individuals' need for a variety of ways to work. The new building had to be cost-effective and to be completed within the timelines - that include a plan that supported future growth and change.

Our team provided a solution that is reimagined as a workspace in the digital era to re-adapt the building for a new office space with additional program elements. We completed this project within a span of 4 months, with the use of Raised Access Flooring system, which is completely modular, any changes needed to be incorporated, can be achieved within days, without the need for specialized manpower and expensive tools.

Due to dry construction multiple agencies could work simultaneously that reduced on construction downtime.

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It was nicely co-ordinated and well executed at site. Site team was organized towards adhering timelines.

PROJECT MANAGER

