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November-December 2023 | ₹ 200

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A portrait of Vishal Ratanghayra, the Founder & CEO of Platinum Corp. He is a middle-aged man with dark hair, wearing a blue and brown plaid blazer over a light-colored shirt. He is standing in front of a modern, multi-story apartment building with balconies. The building has the 'platinum corp.' logo on its facade.

Vishal Ratanghayra
Founder & CEO, Platinum Corp.

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Editor: Imran Ahmad Khan

India's high growth imperative in 2023 and beyond will significantly be driven by major strides in key sectors with infrastructure development being a critical force aiding the progress.

Infrastructure is a key enabler in helping India become a US \$26 trillion economy. Investments in building and upgrading physical infrastructure, especially in synergy with the ease of doing business initiatives, remain pivotal to increase efficiency and costs. Prime Minister Mr. Narendra Modi also recently reiterated that infrastructure is a crucial pillar to ensure good governance across sectors.

The government's focus on building infrastructure of the future has been evident given the slew of initiatives launched recently. The US\$ 1.3 trillion national master plan for infrastructure, Gati Shakti, has been a forerunner to bring about systemic and effective reforms in the sector, and has already shown a significant headway.

The real estate sector is one of the most globally recognized sectors. It comprises of four sub-sectors - housing, retail, hospitality, and commercial. The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodation. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

Have an insightful reading.
Your suggestions are most welcome!

Email: editor@erafamemedia.com



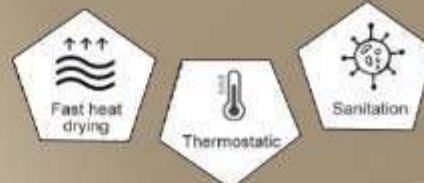
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What makes an Investor a Smart Investor?

Dr. Atul Goel

Managing Director, Goel Ganga Group

We are already at the end of 2023. And it has been a remarkable year in many ways. The real estate market in Pune soared.

Statista.com shared with all of us that “In the first half of 2023, central area of Indian city of Pune had the highest average buying rate of around 15.7 thousand Indian rupees per square feet.” Timesproperty.com reported, “In March 2023, the city’s real estate market recorded its best monthly stamp duty collection for the financial year 2022-23 at Rs 621 crore, which was up by 20% from the previous month. The total value of properties registered in March 2023 was recorded at Rs 9,215 crores, indicating a healthy demand for housing in the city.” According to a report on Magicbricks.com “Pune’s residential market saw an almost 9% increase in demand, but exhibited a downswing in supply. Airport Road and Baner remain the leading micro-markets in terms of both demand and supply.

In Q2 2023, Pune’s housing market observed an increase of 8.7% QoQ in demand (searches), pushing the average property rate up by 1.6% QoQ. However, the supply (listings) saw a decline of 11.3% QoQ. RM and UC segments recorded an average rate increase of 1.9% and 1.1% QoQ respectively.”

Financial Express published an article which said, “The Indian residential property segment remained unstoppable in Q3 2023, despite the usually slow monsoon quarter. Latest research, from another renowned real estate research agency data, shows that Q3 2023 saw housing sales across the top 7 cities create another new peak with approx. 1,20,280 units sold, against approx. 88,230 units in Q3 2022. This denotes a staggering 36% annual sales growth.

Among the top 7 cities, MMR recorded the highest housing sales of approx. 38,500 units, followed by Pune with approx. 22,880 units.”

Then we have cushmanwakefield.com which says, "In Q3, Pune's residential real estate market witnessed a 64% growth q-o-q and a 42% increase as compared to the same period in the previous year. Mid-segment emerged as the dominant segment, accounting for a 52% share of the overall unit launches, while the luxury segment followed with 38%."

Put all of these pieces together and a smart investor sees a big picture emerge that shows them a clear path ahead.

Real estate has always been the smart investors first and most secure choice. But there are certain times in history when there isn't even a moment to waste. This is one of those times. Pune is growing at an exhilarating pace. Buyers are upbeat. And out of all the data points shared above, I want to draw your attention to the downswing in supply. There is this narrative that is pushed around that buyers have the prerogative of delayed choices because of oversupply. This data demonstrates comprehensively that oversupply is a myth. Buyers would do well to keep that in mind.

Another important feature to note is how well the property market is doing in Pune. The highest average property rates are a clear indicator of the health of the market. The smart investors who had already invested in these areas (no matter how long ago) are experiencing the rewards of their investments.

It is from these experiences that the smart investors of today must learn. This is the time to invest in areas of Pune that are upcoming. One of the most important factors in real estate is time. One has to think in terms of decades, not years. And today is the time to think of how an investment in the upcoming areas around Pune is going to pay off over the next couple of decades.

This is an important insight especially for first home buyers. When you are looking to buy your first home, you should confidently opt for upcoming areas. We see too many young buyers fretting about not being able to afford a home in areas like a Prabhat Road, or Kothrud, or even Sinhagad Road. To them we would like to say that first home buyers just a couple of decades ago thought of Sinhagad Road as the far reaches of the city! Today, it is in the heart of the city. So, go ahead, make the smart investment in your own future. Tomorrow's Wakad is going to be today's Deccan. Don't you worry. That is how real estate works.

But this process of let us say a Wakad becoming Deccan cannot be brought about by the government and private players alone.

Historically, participation is the key to building personal, social and national wealth. Smart investors understand that confidence matters. There is so much data available at fingertips. In fact, this article is a case in point. The numbers presented are self explanatory. And yet, there are some people who participate in wealth creation and others who don't, in spite of having access to the same information. The Smart Investor, then, is the one who participates confidently. No country can be built by the government and private players only. Buyers are the third critical component of building national wealth. The Smart Investor understands that, understands their role. And acts.

That is how Smart Investors work. They look at the data. They join the dots. They understand history. They make realistic predictions about the future. But most importantly, they PARTICIPATE!

So, to circle back to the topic of this article - what makes an Investor a Smart Investor? The answer is actually quite simple - wholehearted PARTICIPATION!

"The Indian residential property segment remained unstoppable in Q3 2023, despite the usually slow monsoon quarter. Latest research, from another renowned real estate research agency data, shows that Q3 2023 saw housing sales across the top 7 cities create another new peak with approx. 1,20,280 units sold, against approx. 88,230 units in Q3 2022. This denotes a staggering 36% annual sales growth. Among the top 7 cities, MMR recorded the highest housing sales of approx. 38,500 units, followed by Pune with approx. 22,880 units."

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Runwal Group launches Codename Woods, the newest Cluster in Runwal MyCity, Dombivli



Runwal Group, one of Mumbai's most prestigious real estate developers has announced the grand launch of Codename Woods their newest cluster in Runwal MyCity, Dombivli. Launched two towers of the new clusters constitute 33 storeys and over 575 homes in total.

The home configurations include Parsik Hills and Central Park facing 1, 2, & 3 BHK.

Situated on a sprawling 156-acre expanse, Runwal MyCity continues to redefine modern living in the heart of Dombivli. With an emphasis on premium amenities and a vibrant community atmosphere, this latest phase promises to set new benchmarks in the city's real estate landscape.

Mr Subodh Runwal, Managing Director of Runwal Group, commented on the launch, saying: "We are happy to announce the launch of yet another cluster in Dombivli's most sought-after township. Our commitment to providing a vibrant, convenient, and sustainable lifestyle is at the forefront of this project in Kalyan-Dombivli."

AIC-Pinnacle's incubated startups achieve collective valuation of over 300 crores

Atal Incubation Centre (AIC) - Pinnacle Entrepreneurship Forum, a leading startup incubator and accelerator supported by Atal Innovation Mission (AIM), Niti Aayog, Government of India, proudly announces that the cumulative valuation of its incubated startups has surpassed the milestone figure of INR 300 crores.

AIC-Pinnacle backed startups have raised around Rs. 30 crores in funding from various sources such as angel investors, awards, and challenges. These investors have given 30 firms a total market worth of over Rs 300 crores, with the largest start-up valued at Rs 40 crore. AIC Pinnacle has raised significant funds for businesses by forming strategic connections with Angel Investors, Venture Capital firms, and financial institutions.

AIC Pinnacle, founded under Atal Innovation Mission (AIM) in 2018.

Udaipur Cement Works Limited doubles its Clinker Capacity to 3 Million Tonnes Per Annum



Udaipur Cement Works Limited (UCWL), a subsidiary of well-known cement major, JK Lakshmi Cement Ltd, has taken a significant step for increasing its cement production with

the expansion of its Clinker facility. The Company announced the commissioning of its Clinkerisation Unit of 1.50 Million Tonnes Per Annum (MTPA) at Udaipur. With this, the Company doubled its Clinker capacity from 1.50 MTPA to an impressive 3 MTPA. This strategic decision of expansion reflects with UCWL's long-term objectives to meet the evolving cement consumption patterns in its operational

regions.

This growth is facilitated by the availability of adequate Land and the necessary Limestone Reserves at the Company's existing Mines. The Company is expecting a noticeable surge for the demand of cement in the coming years and this expansion will assist the Company in supplying cement to a larger customer base.

Mr. Shrivats Singhania, Director & CEO of Udaipur Cement Works Limited, emphasized the importance of adapting to market dynamics, saying, "To sustain and flourish in this demanding and competitive market, it is imperative for us to adapt, cater and grow with the consumption trends. We foresee a substantial uptick in the cement demand in the upcoming years scalating demand."

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HONEYWELL STRENGTHENS SAFETY FOR LITHIUM-ION BATTERIES AND ELECTRIC VEHICLE WORKERS

As the adoption of electric vehicles (EVs) continues to grow, Honeywell (NASDAQ: HON) has created innovative solutions to address safety concerns across the spectrum of EV manufacturing and use. The company's lithium-ion (li-ion) battery safety sensors help play a crucial role in detecting potential battery fires, which can protect drivers. Additionally, its suite of personal protective equipment (PPE) and gas detection solutions help safeguard workers in EV plants.

"With more than 10 million EVs sold around the world last year, we're seeing how pivotal they are in making the future of sustainable travel a reality," said Sarah Martin, president of Honeywell Sensing & Safety Technologies. However, achieving sustainability goals can't compromise safety.

IRB Infrastructure Trust (Private InvIT) receives the Letter of Award (LoA) from NHAI for Rs. 4,428 Crs Lalitpur-Lakhnadon NH44, TOT-12 Project for the revenue linked Concession of 20 Years

IRB Infrastructure Trust (the Private InvIT of IRB), has received Letter of Award from the National Highways Authority of India (NHAI) for Rs.4,428 Crs Lalitpur Lakhnadon NH44 TOT 12 Project. This will now enable the Trust to form Project SPV and proceed for signing Concession Agreement and the financial closure subsequently in a stipulated time frame.

The award of this project will boost IRB's order book by Rs.3,900 Crs that includes Rs.600 Crs towards EPC and balance Rs.3,300 Crs towards O&M activities.

The Trust had recently emerged as a Preferred bidder for ~316 Kms (~1,264 Lane Kms) long stretch under Toll-Operate-Transfer (TOT) model for the revenue linked Concession of 20 years; thus, marking entry in the State of Madhya Pradesh – 12th Indian State for IRB Group.

New office space supply across top seven cities to exceed 165 mn. sq. ft. between 2023-2025: CBRE

India's leading real estate consulting firm, today announced the findings from its latest report, 'Office Myths Debunked'. The report highlights that office supply completions across the top 7 cities in India are expected to exceed 165 mn. sq. ft. between 2023-2025, which is significantly higher than 142 mn. Sq. ft. recorded during the 2020-2022 period. The strong growth reflects the positive outlook of the developers. As per the report, Bangalore and Hyderabad will continue to dominate this upcoming office space supply, accounting for nearly half the overall supply between 2023-2025.

Between 2023-2025, Bangalore will lead the office space supply, accounting for 29% of the total supply in India, followed by Hyderabad at 20%, Delhi-NCR at 17%, Pune at 12%, Chennai at 11%, Mumbai at 9% and Kolkata at 2%.

New office development completions in Bangalore

will be concentrated in the Outer Ring Road, North Business District area, while in Hyderabad IT Corridor II, Extended IT Corridor will see most of the new completions. Delhi-NCR's new office space completions will be dominated by the Expressway, Golf Course Road extension, while Pune will see most completions in Peripheral Business District NE, South Business District NW. Upcoming new office supply in Chennai will be mainly witnessed in OMR Zone 2, MP Road, while in Mumbai, it will be in the Navi Mumbai Business District, EX Business District, and Kolkata, new office supply will be primarily in the Peripheral Business District, South Business District.

Anshuman Magazine, Chairman & CEO - India, South-East Asia, Middle East & Africa, CBRE, said, "The office sector in India is witnessing good growth momentum. The substantial supply completions across top cities in India is projected to exceed 165 million sq. ft.

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Siddha Group launches 'ALTAIRE COLLECTION' – New Tower at Iconic Project 'Siddha Sky' at Sion NX



Siddha Group, a leading national real estate developer successfully launched 'ALTAIRE COLLECTION' a premium tower at their iconic project 'Siddha Sky' which consists of five towers of 40 storeys connected by a

Rooftop Skywalk. This tower comes in configuration of 2, 3 & 4 BHK along with a Jodi Option. Home buyers of this tower can expect possession of their homes within the next 4 years. Renowned architects and designers are onboard which includes GSA as the landscape consultant, JW being the structural consultant along with Architects - Agrawal & Agrawal, DOT Architects & Amar Tendulkar Architects (ATA).

Speaking on the occasion, Mr. Samyak Jain - Director, Siddha Group said, "Altaire Collection's launch was a huge success, with more than 500 Channel Partners attending the Launch Event this October.

SRA-Omkar Realtors completes additional 1000 houses lottery allocation of iconic Dhobi Ghat SRA redevelopment project

The Maharashtra government's Slum Rehabilitation Authority (SRA) body today completed lottery allocation of 1,000 houses in the world's tallest rehabilitation towers at the iconic



Dhobi Ghat (Mahalaxmi), Mumbai. The project built by Omkar Realtors had already housed over 900 families in October 2023.

Developed under the aegis of Maharashtra government's slum rehabilitation scheme, the Dhobi Ghat project will be housing approx. 16,000 slum residents in phases. The landmark venue is on the international map as one of the largest outdoor open laundries in the world with majority of residents in vicinity engaged in laundry-based services.

Qubik Infra is building a new Psychiatric Wing at Goa Medical College

Qubik Infra, one of the leading names in the infrastructure industry, has recently announced bagging a new contract in Goa wherein the company is responsible for building an entire new psychiatric hospital in Bambolim at Goa Medical College. The company received the confirmation on the tender in the month of June 2022 and was given 1.5 years to complete it. This new project by Qubik Infra, which is currently in progress, is approved by Goa State Infrastructure Development Corporation Limited (GSIDC) and shall be completed by the end of this year. Built in a total area of 96000 SqM, the new segment in Goa Medical College by Qubik Infra is in line with addressing the rising mental health cases in the country especially Goa through proper medication and guidance. As per the reports, there are about 40-50 cases reported especially those dealing with depression, anxiety and suicidal tendencies in Goa

every day. The wing shall be equipped with world-class facilities where people will be put under the supervision of certified counselors, using specialized therapies. Currently, Qubik Infra is building a total of 3 structures in this hospital ranging from Quarters, a Research and Development block, to a Kitchen Block. Speaking on the occasion, Mr. Nikhil Jain, CEO, Qubik Infra said "Lately, the local authorities have been emphasizing developing the best of the infrastructure in Goa, making it a world-class state for everyone. This project, worth approximately 105 crores is almost complete and is set to welcome those in need of rehabilitation from different parts of the country by 2024. We are proud that Qubik Infra is a leader in the infrastructure sector in Goa and has earlier concluded 10 important projects including a Jogger's Park (Panaji) and a Disaster Management Shelter sponsored by the World Bank.



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Hindware Italian Tiles launches its largest Brand Store in Panchkula

Hindware Limited, the makers of the tiles brand 'Hindware Italian Collection Tiles' inaugurated its largest brand store in Panchkula, Haryana in partnership with 'KB Gupta & Grand Daughters'. Strategically located at Plot No-1, Industrial Area Phase-1, Panchkula, the store addresses the growing demand not just in Panchkula but in neighboring areas like Chandigarh, Shimla and Zirakpur. It also underscores Hindware brand's unwavering commitment to making its diverse range of high-quality tiles accessible to customers in rapidly expanding urban areas.

It is Hindware tiles' first brand store in Panchkula, featuring over 500 different tile designs, including their latest innovative products. The store offers a wide tile collection, encompassing various styles, designs, finishes and sizes to cater to diverse consumer preferences.

This store is home to stunning GVT, Ceramic and Vitrified tiles available in an array of finishes, such as glossy, matt, carved, and wooden. The store modern design seamlessly aligns with the brand's vision of elevating everyday spaces into exceptional experiences. The store is a one-stop shop for customers who are looking,

Yugen Infra Targets INR 10,000 Cr Topline in Next 3 Years

Yugen Infra, a joint venture of Timespro Consulting LLP and V K Developers Pvt Ltd, forayed into the burgeoning real estate market of the country with a grand residential project near New Goa International Airport, also known as MOPA. Timespro has been in the real estate broking business for the last 10 years, and V K Developers has been in the construction business for over 25 years.

Yugen Infra is committed to commencing this project by January 2024, and it has already bought 300 acres of land in MOPA, a futuristic region blessed with enormous amenities and smooth inter-state connectivity. The estimated cumulative gross development value (GDV) of this ambitious project is INR 1,000 Cr, and Yugen is making an outlay of INR 150 Cr in the first phase of this project.

BARRATT LONDON unveils Sterling Place development in New Malden, London in India

Barratt London, the UK's biggest housebuilder announces the launch of Sterling Place, to be developed in London, in India. Located in a leafy part of the capital, these new residents will find themselves close to destination areas like Wimbledon, Kingston Upon Thames and Richmond Park – London's largest Royal Park, while also being a quick journey out to Surrey or into Central London.

New research from JLL shows that New Malden, in south-west London is an area in high demand, with its number of residents predicted to increase by 2.4 per cent between 2021 and 2026. As its popularity



increase, average sales prices rose by 8.3% in a year – significantly outperforming Greater London's 3.6% rise. New Malden has also outperformed London and neighbour areas in the last five, 10 and 20 years. More research from Strutt & Parker highlights that across the wider borough of

Merton there is 3,770 acres of green space, making up more than 10 per cent of London's total parkland. Amid this backdrop of suburban living and high demand for homes in New Malden, Barratt London is launching Sterling Place – which will bring 456 new one-, two- and three-bedroom apartments to the area, replacing a derelict former print works.

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B L Kashyap secures two new orders worth Rs. 271 crores approx. from Suparna Realtors Private Limited and Jagamayi Manor Private Limited

B L Kashyap & Sons Ltd. (BSE: 532719 NSE: BLKASHYAP), one of the leading Engineering, Procurement and Construction (EPC) Company has secured two new orders worth Rs. 271 crores approx. from Suparna Realtors Private Limited and Jagamayi Manor Private Limited. The company has received the orders for civil and structure works for commercial projects; Sattva Texonicat Bangalore and Sattva Verve at Pune District, Maharashtra respectively. The current order book stands at approx. Rs. 3276 crores.

Mr. Vineet Kashyap, Managing Director, B L Kashyap & Sons Ltd. said, "B L Kashyap continues its stellar performance of winning prestigious orders. These new projects will further strengthen our geographical presence in Karnataka and Maharashtra states as well as enhance our commercial portfolio."

Standalone Underlying Volume Growth for Q2FY24 at 8% YOY; Standalone EBITDA growth at 38%, PBT growth at 41%

Pidilite Industries Limited, India's leading manufacturer of adhesives, sealants and construction chemicals today announced its financial results for the quarter and half year ended September 30, 2023.

The growth momentum of Q1FY24 continued in Q2FY24 with robust Underlying Volume Growth ("UVG") of 8%. The growth was broad based with domestic Consumer & Bazaar ("C&B") delivering UVG of 8% (4yr CAGR: 14%) and domestic Business to Business ('B2B') growing with UVG of 20% (4yr CAGR: 11%). Both the Industrial and Project verticals delivered healthy growth. Despite the erratic distribution of the monsoon and resultant disruptions, volume growth remained strong. The growth in rural markets continued to be higher than urban markets. Consolidated revenue for the quarter grew by 2% led by strong UVG across categories and geographies. The C&B segment grew by 3% while B2B registered 1% decline in revenue due to price adjustments.

Aparna Enterprises expands its retail footprint with the launch of UNISPACE in Bengaluru



Aparna Enterprises Limited, India's leading integrated home improvement and building material solution providers, today launched its fifth UNISPACE, a

company-owned retail store spread across 5,000 sq. ft., at Indira Nagar in Bengaluru.

UNISPACE - A Aparna Enterprises initiative, is a one stop solution, set to revolutionise the way people envision, design and execute their home improvement projects.

UNISPACE offers a wide range of designing services through products like uPVC and Aluminium windows and doors, tiles and modular kitchen and wardrobe solutions and enters the Bengaluru market after establishing its presence successfully in Hyderabad, Chennai, Vijayawada and Visakhapatnam.

Brigade to Develop 2 million square feet with a Gross Development Value of Rs 2,100 crores in Yelahanka, Bengaluru.

Brigade Group has signed a Joint Development Agreement (JDA) with Krishna Priya Estates Pvt. Ltd. and Micro Labs Ltd to develop around 2 million square feet of residential housing in Bengaluru with a Gross Development Value (GDV) of Rs. 2,100 crores. Located in Yelahanka in North Bengaluru and spread over 14 acres, the JDA will add to Brigade Group's residential portfolio in the city. Yelahanka is a very fast-growing residential hub in Bengaluru, with excellent infrastructure in place and great connectivity.

"We are extremely happy to develop one of the most sought-after properties in Bengaluru today. We will create a wonderful residential development worthy of the marquee location. We anticipate the project to yield a revenue realization of Rs. 2,100 crores.



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T&C Apply

Allcargo Supply Chain unveils its state of the art Grade A chemical warehouse at Uran, Navi Mumbai



Allcargo Supply Chain Pvt Limited (ASPL), the contract logistics business arm of Allcargo Group, has set up a state-of-the-art Grade A chemical warehousing facility at its mega multi-user chemical warehousing complex at Uran in Navi Mumbai. Spread over 1.6 Lakh sq. ft., the hi-tech chemical warehousing facility stores

hazardous chemicals adhering to all the required safety features and statutory compliances of international standards and offers a customised warehousing and distribution solutions. ASPL's mega multi-user chemical warehousing complex is spread over an area of over 5.50 lakh sq ft. The facility comprises of four blocks and all the blocks are operational. Strategically situated at Uran, the facility is located just 15 km from the port and 25 km from the Mumbai-Pune expressway.

Nuvoco Introduces Ready-Mix Concrete Plant in Nerul, Navi Mumbai

Nuvoco Vistas Corp. Ltd., India's fifth-largest cement group, is delighted to introduce new Ready-Mix Concrete Plant in Nerul, Navi Mumbai. This strategic move marks another milestone in Nuvoco's unwavering commitment to expansion and innovation in the construction industry. Located in the heart of Navi Mumbai, the Nerul plant stands as a testament to Nuvoco's dedication to meeting the escalating infrastructure needs of the region. This facility, strategically positioned to serve the upmarket residential and commercial areas connecting Kharghar and Vashi up to 25 kms, promises to be a vital asset to ongoing projects in the vicinity.

The Nerul Plant is equipped with the latest technology and a batching plant with an impressive capacity of M1 enabling the production of 60 cubic meters of concrete per hour.

CREDAI Hyderabad elects the New Managing Committee members for 2023-25

The Confederation of Real Estate Developers Association of India (CREDAI) Hyderabad announced the appointment of a new managing committee for the period 2023 to 2025, who will be responsible for spearheading and strengthening the CREDAI initiatives in Hyderabad and supporting the development of the sector in the region. Mr. V. Rajashekar Reddy is the President, Mr. B. Jagannath Rao is the General Secretary, and Mr. N Jaideep Reddy is the President-Elect in the new team. Mr. B Pradeep Reddy, Mr. C G Murali Mohan, Mr. Kothapalli Rambabu, Mr. M. Srikanth are Vice Presidents, Mr. Manoj Kumar Agarwal is the Treasurer and Mr. G. Nitish Reddy and Mr. Kranti Kiran Reddy are Joint Secretaries.



The Executive Committee members are Mr. A. Venkat Reddy, Mr. B. Jaipal Reddy, Mr. Sanjay Kumar Bansal, Mr. C. Amarendher Reddy, Mr. Susheel Kumar Jain, Mr. Morishetty Srinivas, Mr. Musunuru Sriram, and Mr. N. Vamsidhar Reddy who will all work together for

the betterment of the Hyderabad real estate sector. The new team set the agenda to focus on technical skill development of workforce in line with requirements of constructing high rise modern buildings in association with the Government of Telangana to facilitate better efficiency and productivity, promote sustainable real estate growth in the city, and encouraging initiatives to promote 'Housing for All'.

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IT Hubs see Up to 31% Housing Rental Values Growth Among Top 7 Cities in 9M 2023

Housing rents continue to soar across the top 7 cities, led by leading IT/ITeS hubs Bengaluru, Hyderabad, and Pune. Latest ANAROCK Research data reveals that among the top 7 cities, residential rentals in Bengaluru's prominent areas soared by over 30% in the first nine months of 2023 (9M 2023).

A standard 2BHK flat of approx. 1,000 sq. ft. area in Bengaluru's Whitefield saw rents grow by 31% in 9M 2023, followed by Sarjapur Road where rents for such homes rose by 27% in this period.

In hard numbers, average monthly rent for a standard 2BHK home of 1,000 sq. ft. at Whitefield increased from INR 24,600/month by 2022-end to INR 28,500/month by September-end 2023. At Sarjapur Road, average monthly rents increased from INR 24,000/month in 2022-end to INR 30,500/month in September 2023.

Interestingly, the next two rental growth hotspots are also IT/ITeS hubs. Hyderabad witnessed the 2nd-best rental value growth with key markets in the city seeing up to 24% growth in this period against all prominent localities in the top 7 cities of India.

GRAFF Debuts the Segovia Collection for the Kitchen, Inspired by the Ingenious Design of the Segovia Aqueduct



GRAFF, a renowned global leader in luxury bath and kitchen fixtures, proudly introduces the Segovia Collection,

a masterpiece inspired by the iconic Segovia Aqueduct in Spain. This exceptional collection seamlessly blends form and function, drawing inspiration from the aqueduct's architectural brilliance that has withstood the test of time for close to two thousand years. The Segovia Collection offers a diverse palette to complement various kitchen aesthetics, available in a range of luxurious finishes, including Steelnox® Satin Nickel, Onyx, Polished Chrome, and Polished Brass. Each finish is meticulously crafted to enhance durability and maintain a flawless appearance over time.

Schneider Electric honored with Asian Technology Excellence Award for mySchneider Electrician App

Schneider Electric, the leader in the digital transformation of energy management and automation, announces the innovative "mySchneider Electrician App", has won at the esteemed "Asian Technology Excellence Awards 2023" in the Mobile – Electronics category. The Asian Technology Excellence Awards ultimately recognizes the region's extraordinary technological projects and innovations. This award honors companies at the forefront of digital transformation, leading their industries toward technological revolution. The App caters to the specific needs of and provides timely support to the Electrician community in India.

Life Is On



Game-Changing Comfort: Step into Excellence with Responsive Active Sports Flooring

Diving into innovation, Responsive Industries, a leading Vinyl Flooring manufacturer, proudly presents its latest achievement: Active Sports flooring. As pioneers in crafting top-notch surfaces, Responsive introduces a new era in flooring excellence.



When the challenge is on, you need the best flooring to perform. No matter what the activity, Responsive Active Sports flooring will meet your needs and expectations day after day while ensuring the least damage to your body.

Responsive Active stands out as a high-quality vinyl sports floor covering, offering a multi-layered construction. This flooring is presented in 1.5m-wide sheets and boasts a compact closed cell foam backing, reinforced with glass fibre, a vinyl performance layer.



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Amit Gossain
Managing Director,
KONE Elevators India

Elevating the Future: KONE's Pioneering Testing Tower and Labs Redefine Vertical Transportation in India

A Game-Changer in Vertical Transportation Innovation

In a groundbreaking move, KONE has taken a significant leap in redefining industry standards with the establishment of a state-of-the-art Research & Development elevator test facility in India. Located in Sriperumbudur, near Chennai in KONE's premises in India, this facility showcases a cutting-edge testing tower and advanced laboratories designed to set new benchmarks in vertical transportation technology.

The Tower of Innovation

KONE's new testing tower is no ordinary structure. It boasts multiple shafts that can be flexibly reconfigured to test a wide range of high and mid-rise solutions. This dynamic approach to testing enables KONE to push the boundaries of innovation and safety in

the elevator and escalator industry.

The testing tower is a remarkable feat in engineering, designed not only for functionality but also to make a visual statement. It stands tall as a testament to KONE's unwavering commitment to innovation and excellence. Visitors to the facility can also experience the future of vertical transportation with the KONE DX, The World's First Digitally Connected Elevator, which transports them to a panoramic view at the tower's top.

Advanced Laboratories for Cutting-Edge Testing

Within this groundbreaking facility, KONE has equipped its laboratories with cutting-edge equipment to conduct various quality and reliability tests. The primary goal is to ensure that every product that bears the KONE name is of the highest quality and safety standards. Rigorous testing of elevator and escalator components is the cornerstone of this commitment.

Expanding Horizons

KONE India, with a rich history of 39 years in elevator manufacturing, is now venturing into escalator production. The first escalator pilot batch, produced at this advanced facility, underwent rigorous testing in the new state-of-the-art labs. These tests guarantee that KONE's escalators surpass customer expectations in quality, durability, and safety, making them a reliable and innovative choice for all vertical transportation needs.

Leadership Perspective

Henrik Ehrnrooth, President & CEO of KONE Corporation, spoke at the inauguration of this groundbreaking facility, stating, "The test tower and R&D center are set to meet the existing demand in the elevator and escalator market as well as serve the future needs of our customers. This innovative move will bolster KONE's presence in the global market, presenting a vast array of possibilities that will contribute to the robust growth of the elevator industry. Going forward, expanding our innovation facilities in India will present further opportunities to uphold our mission to make people's journeys safe, convenient, and reliable."



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Smart investments in the real estate industry involve making strategic decisions to generate positive returns over time.

Smart investments in the real estate industry involve making strategic decisions to generate positive returns over time. Every real estate market is unique, so it's essential to adapt these tips to the specific conditions of the area where you're considering an investment. Additionally, seeking professional advice tailored to your circumstances can significantly enhance your chances of success in real estate investing. Have a clear exit strategy in mind. Whether you plan to sell the property for a profit, use it for rental income, or engage in other investment strategies, knowing your exit plan is crucial.

Research and Education:

Before making any investment, thoroughly research the real estate market. Understand the current trends, future prospects, and potential risks.

Stay informed about the economic factors, interest rates, and local market conditions that can impact real estate.

Location is Key:

Choose locations with strong growth potential. Look for areas with developing infrastructure, good amenities, and a potential for future appreciation.

Consider the proximity to schools, public transportation, shopping centers, and other essential services.

Property Type:

Decide on the type of property that aligns with your investment goals. Options include residential, commercial, industrial, and retail properties.

Diversify your portfolio to spread risk across different property types.

Financial Analysis:

Conduct a thorough financial analysis, including

the potential for rental income and property appreciation.

Consider the overall costs involved, including property taxes, maintenance, and any potential renovations.

Risk Management:

Assess the risks associated with the investment, including market fluctuations, economic downturns, and potential vacancies.

Have a contingency plan and consider working with a professional advisor to manage risks effectively.

Financing Options:

Explore different financing options and choose the one that suits your financial situation. This may include traditional mortgages, private financing, or partnerships.

Long-Term Perspective:

Real estate is generally a long-term investment. Be patient and have a realistic expectation of the time it takes for your investment to appreciate.

Consider the potential for long-term rental income, especially if you're investing in residential properties.

Network and Professional Advice:

Build a network with real estate professionals, including agents, brokers, and property managers. Seek advice from financial advisors, real estate attorneys, and other professionals to ensure you're making well-informed decisions.

Due Diligence:

Perform thorough due diligence before finalizing any property purchase. This includes property inspections, title searches, and understanding any legal restrictions or zoning regulations.

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Maharashtra Government's New Housing Policy to Boost 'Housing For All' and New Investments in the State's Real Estate Sector: Shri Atul Save, Housing Minister, Government of Maharashtra



The State Housing Minister Shri Atul Save today informed that the State Government has been planning to effect necessary requisites in the State's new Housing Policy to make 'Housing For All' a reality; so that every citizen of the State gets his own house either through MHADA or SRA developments or through other developments. He also stated that in order to boost affordable housing, the Government would also find ways to push new investments in the State's housing sector.

Shri Save ji was speaking at the inauguration of the second edition of the biggest Housing Expo 'Homethon 2023' organized by NAREDCO Maharashtra today at the Jio Convention Centre in Mumbai.

The Minister added that the State Government's focus under the leadership of Chief Minister Shri Eknath Shinde and Deputy Chief Ministers Shri Devendra Fadnavis and Shri Ajit Pawar is to ensure a maximum flow of housing in Mumbai and the State and make all the possible support to the State's real estate sector and bring in new investments. He added, "As the Prime Minister Shri Narendra Modi has envisaged under the PM Awaas Yojana to ensure 'Housing for All', the State Government believes that every citizen of Maharashtra should get his own house through the MHADA or SRA schemes or otherwise. The Government is planning to bring the necessary aspects in the forthcoming new Housing Policy of the State; so that more developers come in the sector, more development and investment happens and housing for all becomes a reality. The real estate and construction sector should get a required priority."

The Minister stated that many issues pending in the State's housing sector will be resolved in the new housing policy. He informed that 80% draft work of the new policy has been completed and suggestions of the new stakeholders would be considered before finalizing the policy. Other departments like Home, Urban Development, Revenue and SRA have also to be involved in the State policy.

He said, "More than 50% of the population in the city still lives in slums and about 20% to 30% of slums are to be redeveloped. We will try to organize a meeting with the stakeholders in the next few days to find solutions to the pending issues."

The Minister further stated that the demand for housing in the State needs to be fulfilled with more real estate development taking place. He added, "For MHADA's 4000 homes, over two lakh applications were received. It shows the demand for housing. In future, we expect maximum investment in the housing sector."

The Minister requested the developers to come forward for redeveloping SRA & MHADA projects and also support in the second phase of PMAY.

For speedy clearances for the housing sector, the Minister said that the new policy would emphasize on one - window clearance and ease-of-doing-business policy like other industries, which would ensure speedy approvals and completion of projects and also safeguard the developers from financial hardships. Regarding the pending issues in the sector, the Minister assured that the Government would work together with the industry stakeholders.



ALFEN'S Aluminium Doors and Windows: A Fusion of Design and Durability



Alfen Systems Pvt. Ltd. is a visionary brand which under the leadership of Mr Tulsī Ram Modi has been revolutionizing the architectural landscape since its inception in 2007. Mr Modi's story is that of perseverance. Throughout his career, he has strongly and without ever giving up dealt with the challenges that he has come up face to face with. Another thing that he lives by is listening and acting upon feedbacks. This is the reason that his baby, his brand Alfen is now a brand that people trust and see as excellence.

The company has become synonymous with cutting-edge design, superior quality, and unmatched innovation in the field of aluminium doors and windows. With a strong presence in Jaipur, Jodhpur, Indore, and Hyderabad, Alfen is a name trusted by architects, builders, and homeowners alike.

Alfen's Aluminium Windows opens new perspectives with its comprehensive product range, offering not just windows but an entire suite of solutions to elevate your living and working spaces. Whether you're

looking for Casement Doors & Windows, Sliders, Retractable Roofs, Bi-folding Doors, Railings, or Pergolas, Alfen has it all, designed to meet the diverse needs and preferences of its discerning clientele.

The aluminium doors and windows by Alfen are not just functional; they are a statement in style and elegance. The use of high-quality aluminium ensures durability, resistance to corrosion, and minimal maintenance, making them the ideal choice for modern architecture. The sleek and contemporary designs of Alfen's products not only enhance the aesthetics of your spaces but also provide unobstructed views, seamlessly merging the indoors with the outdoors.

One of Alfen's standout features is its commitment to customization. Each product can be tailored to suit your specific requirements, ensuring a perfect fit for your space. The company's attention to detail and precision craftsmanship set it apart, making Alfen the go-to choose for those who demand excellence in every aspect of their doors and windows.

In addition to its exceptional product range, Alfen



takes pride in its customer-centric approach. The team at Alfen is dedicated to providing excellent service, from the initial consultation to the installation and beyond. The goal is not just to sell windows but to create lasting relationships with customers, offering them solutions that enhance their lifestyles and elevate their living experiences.

As Alfen continues to expand its presence in Jaipur, Jodhpur, Indore, and Hyderabad, it remains at the forefront of the industry, setting new standards and opening windows to a world of possibilities. With Alfen's Aluminium Windows, you are not just investing in doors and windows; you are investing in a vision that transforms spaces and enriches lives.





Vishal Ratanghayra
Founder & CEO,
Platinum Corp.

"When we started Platinum Corp., we were a "New Kid on the block". We had to carve out our own niche and create our own USP. When we launched compact, multi-functional apartments in the heart of Mumbai, we were met with mixed responses from the builder fraternity, channel partners as well as potential customers"



How would you describe your journey in the Real-estate Industry?

Hailing from a family of doctors, with no Godfather in the Industry – the only backing or support that I had was a good professional background. I got many opportunities to enhance my learning curve with the support of Industry Stalwarts such as Mr. Nayan Shah of Mayfair Housing, who gave me important insights into the management and various facets of a Real Estate Business.

Were there any challenges that you faced, specifically because you were a first-generation builder?

When we started Platinum Corp., we were a "New Kid on the block". We had to carve out our own niche and create our own USP. When we launched compact, multi-functional apartments in the heart of Mumbai, we were met with mixed responses from the builder fraternity, channel partners as well as potential customers. We persevered and developed our own version of smart, multi-functional, space-saving furniture and created model show flats using the same. This piqued the interest of all our stakeholders as they started seeing a unique "value proposition" in what we were creating. I feel that we have truly succeeded in living the vision and mission of our business as we have not only been able to create upgraded lifestyles for our customers in their budget and in a location of their choice but have also been able to create financial and emotional wealth for all our stakeholders thereby inspiring their confidence and trust. This has been a true victory for us amidst trying and unfavorable circumstances.

In Mumbai, there's a wide range of demographics and housing needs. How do you make sure to meet the diverse requirements of your clients?

Earlier our customers were value-conscious people who preferred the location of the project over large carpet areas. We had therefore catered to their requirements by providing hi-tech, compact, multi-functional apartments with superlative fixtures and finishes. By providing a good mix of amenities and facilities, we have been able to provide a “world within a world” for our customers. Post COVID, the demand for larger homes has seen a rise. We catered to these requirements with large carpet areas and furthermore, prominent locations.

Do you see yourself building a township project any time soon?

Our current focus is to cater to the demand for “affordable luxury” in some of the most sought after locations within Mumbai. We have several small and medium sized redevelopment projects. However thanks to certain Government policies we are also able to take up some large developments and gated communities through land pooling and clubbing schemes. Over the next few years we would be able to undertake a few township projects within the city limits by taking advantage of Slum Redevelopment & Cluster Redevelopment policies.

Platinum Vista





A word of advice for aspiring, future, first-generational builders?

Like any other industry, Real Estate is also now an industry which requires sincerity and hard work. Gone are the days when one could make it big in this sector by using contacts or any other form of power. It is just like any other consumer facing business, wherein one needs to consistently deliver.

Platinum Corp. prides itself to be backed by the best global practices, technology, and innovation. How does that come forward in your projects?

While our projects are designed on our core values like Maximum Space Optimisation and Providing Value for Money, we follow best global practices in design and construction technologies. Our planning ensures that the user gets optimal light and ventilation along with maximum carpet area. For a city like Mumbai, where space is a constraint, intelligent design ensures that every home achieves a fine balance between being luxurious and yet efficient. Our choice of construction technology and materials maintains sustainability and long term efficient usage with least environmental impact. Overall the users not only get “value for money” but also experience luxury which is environmentally friendly



The Real Estate market in India is ever changing and growing. How do you stay ahead of the curve, and adapt to the market and the market trends?

Staying ahead of the dynamic real estate market, whether in India or elsewhere, necessitates a blend of industry acumen, diligent research, and a proactive mindset. Establishing a robust professional network within the real estate sector is essential. Prominent real estate industry associations like CREDAI-MCHI, NAREDCO and BDA offer valuable resources to keep developers informed about evolving market trends. As a prominent developer within the real estate field, we don't simply follow prevailing trends; we actively shape them. Our foremost commitment is to cater to our clients' needs and preferences by customizing our services to meet their precise requirements. It's important to note that sustainability and socially responsible practices are assuming growing significance for both investors and buyers. In a market characterized by constant change, the ability to remain receptive and adapt strategies in response to shifting market dynamics is paramount.

Platinum Park



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**Platinum
Grandeur**

Platinum Corp.'s shift from the affordable segment to the realm of luxury has been marked by significant growth. Could you share insights on this transition and the challenges it entailed?

At the dawn of our journey, we earned our reputation for constructing 'Affordable Homes' in the prestigious locale of D. N. Nagar Andheri. Our transition from 'Affordable Homes' to crafting 'Luxury spaces' was a journey marked by the power of our vision. As a brand, we imprinted our core values on our very identity and, in return, secured the unwavering trust of our cherished customers. Today, we are fueled by an unshakable resolve to not just participate but to excel in both, the affordable and the luxury market, reaching out to every segment of housing.

In light of the limited space available in Mumbai, how do you ensure that all your projects align with the needs of prospective homebuyers?

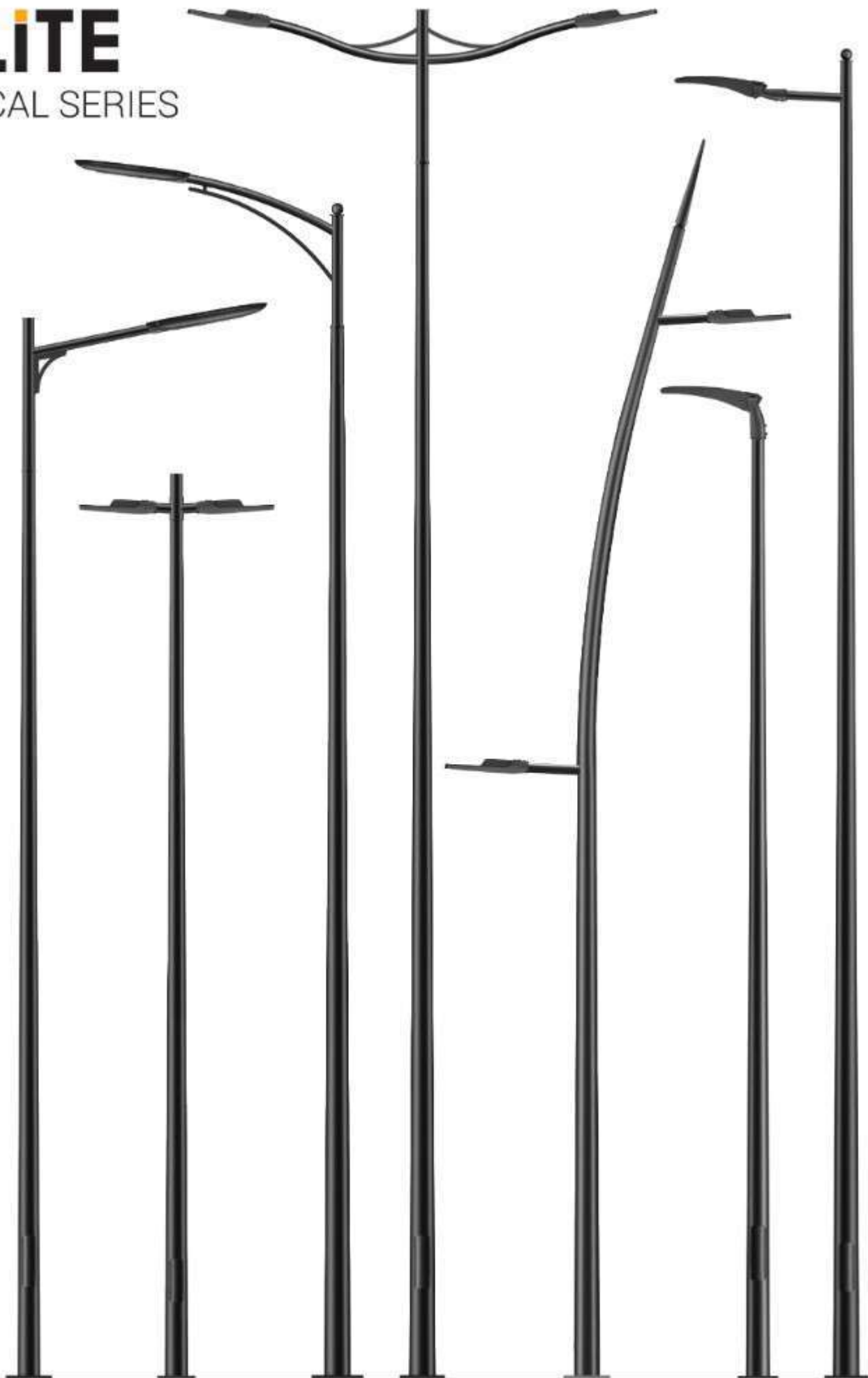
The space constraints in Mumbai have become increasingly apparent. With the implementation of DCPR 2034 & Unified DC Regulations, Developers have shifted their focus towards consuming higher FSI which further emphasizes efficient use of space. Our company is deeply rooted in a customer-centric approach. As developers, we've constructed living spaces that not only provide the essentials but also adapt to a wide range of lifestyles and preferences. Our commitment extends to creating thoughtfully designed communal areas and amenities that exceed our clients' expectations. We employ architectural strategies to optimize natural light, air circulation, and the arrangement of furniture within the apartments."



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Infrastructure advancement attracting real estate investments in Boisar

- **Residential apartments accounts for 80% of inventory**



Prashant Khandelwal
CEO, Agami

Boisar is predominantly characterized as a mid-segment locality, with residential apartments accounting for nearly 80% of the inventory. Around 60% of these residential units are 1 BHK apartments, while the majority of the remaining flats are 2 BHK units. The neighborhood primarily exhibits the greatest demand for 1 BHK apartments, resulting in a commendable annual rental yield of 4% for investors.

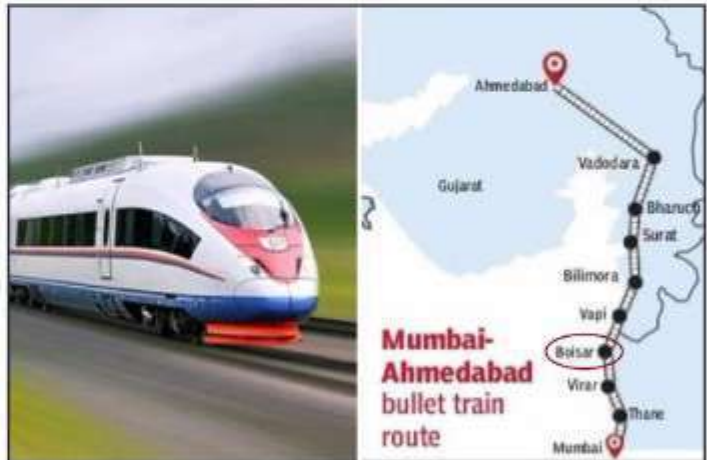
In the vast expanse of Mumbai's real estate market, Boisar is emerging as a beacon of potential destination, ready for significant expansion and transformation. This vital location between Mumbai and Gujarat is undergoing a spectacular transformation, powered by massive infrastructure upgrades. These improvements are not only improving connectivity but also altering the area's economic landscape, making Boisar an appealing possibility for both investors and homebuyers.

"The infrastructure upgrades in Boisar represent more than just improved connectivity; they represent a significant shift in the region's economic landscape," Mr. Prashant Khandelwal – CEO, Agami remarked of the development. "Boisar

is on the verge of undergoing a transformation, making it an excellent choice for real estate investments. These projects will open up hitherto unseen possibilities, resulting in a thriving and sustainable community," adds Mr. Khandelwal.

Boisar and the Bullet Train Revolution

One of the most significant factors changing Boisar's future is its inclusion in the Mumbai-Ahmedabad bullet train project. The introduction of this high-speed rail line promises to revolutionise connectivity, crossing the gap between Boisar and key centres like BKC, Thane, and Virar in under 35 minutes. This quantum increase in transit infrastructure is projected to spark a real estate boom, making Boisar an alluring destination for property investors and enterprises searching for strategic positions.



Infrastructure upgrades are redefining Boisar's realty

Delhi Mumbai Expressway





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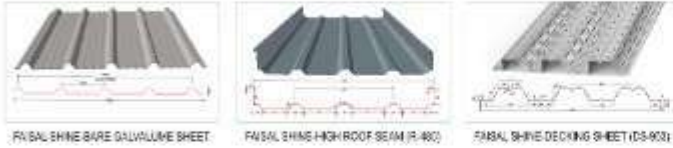
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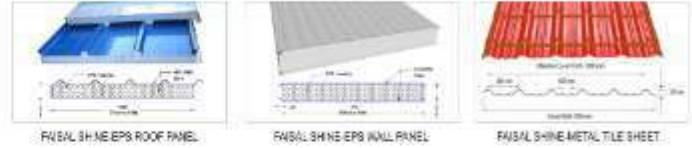


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Shiraz Dhingra

Managing Director
Beacon Elevator Co. Pvt. Ltd.

Forty-one years after he founded Beacon Elevators, both RK Dhingra, and now his son, Shiraz, continue to take the company to new heights of success

RK Dhingra's momentous journey as an entrepreneur began in 1980. He started his own company by maintaining and repairing OTIS lifts and eventually began installing his own brand called Beacon Elevators. His son, Shiraz Dhingra, joined the company in 1997 after completing his mechanical engineering.

Since RK Dhingra is not from a business family, it stands to reason that what he is today is because of his initiative and gut instinct. With his son joining him in his venture, it is now a family business by all means. Shiraz has gone that extra mile in ensuring that their business goes from strength to strength in the coming years.

Lift installation being a highly technical area, it wasn't easy for RK Dhingra to convince himself about the sustainability of the business venture he was going to float. But he didn't leave doubt and negativity get the better of him. Today, 39 years after he founded Beacon Elevators, both he, and now his son, Shiraz Dhingra, have taken the company to dizzy heights of success. With infrastructure boom at an all-time high now, RK Dhingra can clearly see a bright future for his company.



Under the guidelines of Shiraz Dhingra, the company has been recognized with many awards of excellence for its tremendous growth, technology, and inclusive work culture. Recently the company has been awarded by **Times SME ICON**, **NBT Business ICONS** for the **Elevators** Category.

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Share of Real Estate in Recoveries Under IBC Rises to 18.8% - Report

Real estate sector on a reported basis accounted for more than 50% of the total realizations under IBC. However subsequent to release of data by IBBI, a large key case went sub-judice following admission of an appeal before the Hon'ble NCLAT resulting in real estate sector accounting for 18.8% of total realizations under IBC. This compares very well to total realizations of 1.2% in the period between its inception in FY17 to September 2022 as indicated in an earlier report*, finds a joint report by property consultants ANAROCK and leading law firm, Khaitan & Co.

Shobhit Agarwal, MD & CEO, ANAROCK Capital says, "The total number of corporate insolvency resolution process ("CIRP") cases filed has risen from an average of ~208 in FY22 to average of ~313 in FY23. FY24 however has commenced on a weak note with 238 cases admitted overall in the first quarter. Real estate cases have averaged about 18-20 in each quarter between October 2021 and December 2022. However, this jumped sharply in March 2023 to 44 corporate debtors being admitted into CIRP."

Sudip Mullick, Partner, Khaitan & Co, says "While CIRPs of real estate companies have increased in the last few quarters, it would be interesting to see how effectively these cases are resolved. Positive outcomes in the ongoing CIRPs of real estate companies would be the key to drive confidence of homebuyers and give a boost to the sector."

Kumar Saurabh Singh, Partner, Khaitan & Co, adds, "One of the key reasons for prolonged delay in resolution of insolvencies has been the large number of vacancies in the NCLTs. With a view to strengthen the bench, the government has recently appointed 21 members, which will take the bench strength closer to the sanctioned number of 63. This is expected to reduce the delays faced in the resolution of insolvent companies. However, it will be critical for the government to continue this momentum and ensure that vacancies are filled on time."

Proposed Amendments to IBC

With a view to further streamline the CIR process, the Ministry of Corporate Affairs has invited comments on changes being considered to the IBC. The report covers the several key changes that are being considered. Significantly, these also include the increased use of technology in the IBC eco-system to make it more efficient and effective.

Kumar Saurabh Singh, Partner, Khaitan & Co, says,

"Currently, the MCA, the Adjudicating Authority, the IBBI, information utilities and service providers operate on separate technological platforms.

"There is now a proposal to bring all of them on the same platform which will lead to enhanced transparency, minimisation of delays, and facilitate more effective decision making," says Singh. "This calls for the development of a state-of-the-art electronic platform that can handle several processes under the Code, with minimum human interface."

The National E-Governance Services Ltd., India's first Information Utility, has also unveiled an insolvency case management system that assist insolvency professionals in seamlessly executing all CIRP and liquidation process-related tasks in a time-bound manner.

Aashiesh Agarwaal, SVP - Research & Investment Advisory, ANAROCK Capital, says, "A Committee constituted by Ministry of Housing and Urban Affairs recommended the project-wise CIRP of real estate companies as opposed to company-wise CIRP. Further, it was recommended that necessary amendments be made to the enabling RPs to transfer the ownership and possession of sale units to the allottees while the CIR process is underway. Finally, the report recommended creation of 5 additional fast-track benches at the NCLT, to expedite the cases including real estate cases."

The report details the proposed amendments by MCA and the recommendations by MHUA, and also examines updates on several real estate companies undergoing CIRP or having completed CIRP. These include Jaypee Infratech, Unitech, Supertech, Lavasa Corporation, Amrapali, D S Kulkarni, Three C Homes, Radius Estates, and others.

Sector	Total Admitted Claims (TAC) (₹ Bn)	Liquidation Value (LV) (₹ Bn)	Realisable Value (₹ Bn)	LV /TAC (%)	Realisable /TAC (%)	Realisable /LV (%)
 Real Estate	377	207	257	55%	68%	124%
 Real Estate excluding Jaypee Infratech**	146	30	54	20%	37%	180%
 Others	986	189	233	17%	24%	138%

Period: Oct 2022 - June 2023
 ** Jaypee Infratech has gone sub-judice

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Sustainable practice in the realty sector creating new-age workspaces; developers putting great emphasis on green buildings

The office space sector continues to evolve embracing new and innovative trends. Amongst key trends, sustainability has emerged as the need of the hour as the sector is witnessing a considerable rise in green buildings. According to a recent report by CBRE and CII titled 'Indian Real Estate: Taking Giant Strides - 2023 Mid-Year Outlook,' there has been a 36 percent increase in green-certified office buildings in the top six metro cities in the last three and half years.

The green-certified office space stock stands at 342 million square feet in June 2023 from 251 million square feet in 2019.

What is driving the increased supply of green buildings

Sustainable building features and operations are increasingly becoming developers' and occupiers' most sought-after building attributes.

The report attributes this growth to a growing emphasis on global and domestic Environmental, Social, and Governance (ESG) regulations, which are prompting occupiers to seek modern, premium, and sustainable office spaces.

Real estate players have aligned their approach with the growing importance of sustainability in the sector. On this **Aman Trehan, Executive Director, Trehan Iris, said** *"The real estate sector is placing a greater emphasis on sustainable practices, with more buildings receiving green certification. This trend is particularly evident in the commercial real estate sector, which includes office and retail spaces. Investors and occupiers are increasingly seeking out green-certified projects that prioritize energy efficiency and reduce carbon emissions. Corporations and brands are eager to secure space in these environmentally-friendly buildings."*

He added, *"The trend towards environmentally friendly workspaces is becoming increasingly popular. Grade A office developers are adapting their approach to the building by incorporating features such as open areas, natural lighting, and energy-efficient practices to create a greener ambiance. We prioritize sustainability in our projects, and our office spaces are IGBC-certified green buildings. These practices are breaking away from traditional approaches to office*

space design, allowing for innovation and the creation of modern, cutting-edge buildings."

Cities leading in green buildings

The report highlighted that the certified green office stock has experienced significant growth over the past five years, achieving a CAGR of 7.1 percent. As of June 2023, Bengaluru, Delhi-NCR, and Mumbai were among the top three cities, collectively accounting for approximately 68% of the total green-certified office space stock. Bangalore leads among Indian cities in terms of green-compliant office space, comprising approximately 30% of the nationwide total.

Following closely are Delhi-NCR with around 21% and Mumbai with about 17% of the certified office stock across India.

Realty players' focus on green buildings and innovative designs

Global and domestic occupiers are placing a high priority on sustainability and have made significant commitments to achieve impactful targets. Global and national mandates, including the Corporate Sustainability Reporting Directive (CSRD), Enhancement and Standardization of Climate-related Disclosures, and India's Business Responsibility and Sustainability Reports (BRSR), push occupiers to continue leasing in next-generation, green-certified office spaces.

The report highlighted that the certified green office stock has experienced significant growth over the past five years, achieving a CAGR of 7.1 percent.

Kaustubh Chandra, Manager – Marketing & Leasing, Brahma Group said *"In the evolving scenario of green real estate, there is an increased emphasis on green-certified buildings as they serve as a beacon of sustainability encouraging eco-conscious construction practices and energy-efficient designs. Investors and occupiers are prioritizing sustainability favoring projects that promote a green and healthy environment. According to a recent report by CBRE, green-certified office buildings have seen a massive growth of 36 percent in the top six metro cities in the last three and half years. This reflects the realty sector's growing focus on creating green buildings."*



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"Risland India's South Delhi Skyscraper Obtains OC, Eyes Rs.900 Crore Revenue Post-Sales"



Sky mansion, the only 100 meters skyscraper in South Delhi received an advance Occupancy Certificate recently, which is ready to move in now. The project is developed by Risland India (The parent company is located Singapore), Risland has presence in 9 countries and regions (India/UK/US/New Zealand/Australia/HK/ Thailand/Indonesia/Malaysia) across the globe with a total residential portfolio of 1 lakh crores and 40000+ happy families.

CEO of Risland India, Dr. Jonathan graced the occasion of the launch of "The Celebrity's Table", the exclusive restaurant of Sky mansion located in the prestigious Club inside the project. A well-known 5-star chef from Delhi's 5-star hotel has been roped in to oversee the culinary operations at Sky Mansion.

Dr. Jonathan mentioned in his address, Sky mansion was officially launched in 2020, and we are offering possession to our customers in advance (given the official extension of Force Majeure covid-19, the official possession date as per AFS is August 2024), A promise is a promise & has to be kept at all costs! Sky mansion will be one of the most exclusive premium projects in South Delhi: 1. We have infinite views on both north and south balconies for each apartment; 2. We as a company set extremely high standards for

landscaping, like all soil is covered by landscaping. 3.The project is only 15 minutes away from Qutab Golf Course and 25 minutes away from Emporium Mall and it's surrounded by premium farm houses of Delhi. 4.We have a 1700 sq. ft. gym, standard tennis court, swimming pool, business lounge, kids' area, game area and we have boarded a master chef from a five-star hotel for the club restaurant. Perhaps we are not offering too many fancying amenities, but we are chasing the best for each item. 5.As our esteemed customer you will be neighbors with top HNIs and celebrities like Yuvraj Singh, who owns a penthouse at Sky mansion.

In his closing address Mr. Jonathan highlighted: I have been in India for 6 years, I like India very much, and we will hike 5% of the sales price on 6th Nov 2023, and we are hiking it further since the project is completed and we have no any pressures for funds. Our vision is to make Sky mansion one of the best assets in your investment portfolio. Our mission is to offer you a five-star home.

Risland India Director – Sales & Marketing, Saurabh Sharma added, "Sky Mansion is the flagship project of Risland India & the company has left no stone unturned to use all of their international expertise in this project".

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Kots Expands its Innovative Rental Home Experience to North Bangalore

The company has acquired 1 lakh sq.ft in North Bangalore and is poised to welcome 100s of new tenants as part of its expansion



Kots, the pioneering residential leasing company redefining the rental home experience in East Bangalore, announces its eagerly anticipated expansion into the vibrant neighbourhoods of North Bangalore. Kots' new properties will be strategically located in prime areas such as Kalyan Nagar, Hennur, and Manyatha Tech Park. Founded in 2019 by visionary entrepreneurs, Vijeth Reddy and Sangeetha Holiyachi, Kots has quickly emerged as a trailblazer in the rental home industry, introducing India's first built-to-rent (BTR) and catering to the housing needs of the new generation of tenants. The company aims to acquire over 1 million sq.ft over the next 2 years.

Commenting on the expansion, **Vijeth Reddy, Co-Founder & CEO, Kots, said,** "Embarking on our journey into North Bangalore signifies an exhilarating new chapter for the brand. Our legacy of unwavering commitment to delivering living spaces that harmonise seamlessly with the preferences and aspirations of young Indians, has been the bedrock of our remarkable success in East Bangalore. Anticipating the demographic similarities between

"Embarking on our journey into North Bangalore signifies an exhilarating new chapter for the brand. Our legacy of unwavering commitment to delivering living spaces that harmonise seamlessly with the preferences and aspirations of young Indians, has been the bedrock of our remarkable success in East Bangalore. Anticipating the demographic similarities between North Bangalore and Whitefield, we are poised to capitalise on the region's potential for development."

North Bangalore and Whitefield, we are poised to capitalise on the region's potential for development. The area boasts a confluence of factors, including ample land parcels, a burgeoning corporate presence, the economic potential of millennials, and a robust foundation for growth."

Kots will offer urban gated apartment complexes with 30-100 flats, encompassing studio, 1BHK, and 2BHK units, all characterised by superior quality, prime locations, and exceptional value for money. Currently providing amenities such as water can delivery, vehicle wash, and housekeeping services, Kots is also planning to introduce food and grocery services by December 2023, enhancing the convenience and comfort of its tenants.

The brand is known for its diverse range of offerings, spanning from cozy studio apartments (1RK) and comfortable 1BHK flats to spacious 2BHK flats. These rental units are strategically located within secure gated apartment complexes, offering tenants access to a wide array of amenities. For landlords, Kots presents the Built to Rent (BTR) model, providing a hassle-free and profitable rental experience.



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Amrita Gupta
Director,
Manglam Group

Manglam Group Unveils a Splendid Luxury Residential Haven - Manglam Rambagh Project with an investment of Rs 200 crore

Leading the charge in redefining luxury living, Manglam Group has announced a ground breaking investment of Rs. 200 crore for the residential project – Manglam Rambagh. Nestled in the heart of Jagatpura, Jaipur, this gated township is poised to set a new benchmark in premium living with its meticulously designed features and facilities.

Spanning across an expansive 2.2 acre of prime land, the Manglam Rambagh Project offers a haven of 114 flats spread over six floors, each meticulously curated to cater to the epitome of luxury living. The flat types include 3 or 4 BHK flats and 5 or 6 BHK penthouse, boasting spacious dimensions ranging between 2370 sqft to 6120 sqft.

“Manglam Group is at the forefront of forging a sustainable and green future, and the Manglam Rambagh Project exemplifies this vision. This marks our maiden venture entirely dedicated to the green building concept. We're not just building homes; we're cultivating a greener lifestyle and nurturing a healthier tomorrow. Our commitment extends beyond luxurious living; it encompasses environmental responsibility. The project incorporates eco-friendly features and innovations that reduce our carbon footprint and promote sustainable practices. This milestone underscores our dedication to pioneering environmentally conscious real estate solutions, shaping a future where luxury harmonizes seamlessly with sustainability, ushering in a brighter and greener tomorrow,” said Ms Amrita Gupta, Director of Manglam Group.

The luxurious abodes are competitively priced, ranging between Rs. 1.38 crore to Rs. 3.73 crore, offering a comprehensive range of amenities that redefine the art of living. The project boasts a sprawling 700 sqyd garden area



that serves as a serene escape amidst nature's bounty. Residents can also indulge in the grandeur of the 1.66 acre luxurious clubhouse that adds a touch of sophistication to their lifestyle. The Group is expected to generate Rs 100 crore in sales by March 2024 and an additional Rs 90 crore by March 2025 from this Project.

Strategically located, the Manglam Rambagh Project offers unrivalled connectivity to key areas of Jaipur, including Malviya Nagar, Tonk Road, Sitapura Industrial Area, and Ramchandrapura Industrial Area. Commuting convenience is further assured with proximity to prominent landmarks like the 7-number bus stand (1.3 km), NRI Circle (1.5 km), Jaipur International Airport (8 km), and St. Mary's School (200 meters). With a focus on holistic living, the project has been designed to adhere to Vastu principles, enhancing the overall harmony of the living spaces. The open Brahma Sthaan of the project resonates with positive energy, creating an environment of tranquillity.

The future is green and electric. Manglam Group recognizes this by incorporating provisions for personal Electric Vehicle charging points and promoting sustainable living among residents. High-speed communication is facilitated through centralized DTH and

Optical Fiber Cables, ensuring seamless connectivity for the tech-savvy community.

Security remains paramount at Manglam Rambagh Project, offering a robust 3-tier security system encompassing RFID technology, Boom Barriers, the My Gate app, as well as vigilant guards stationed at entry, exit, and throughout the project campus. Each flat is allocated a minimum of two reserved car parking spots, contributing to a total of 250 reserved parking spaces. The project's commitment to aesthetics and open space is underscored by the absence of ground-floor parking, thus maximizing green landscaping.

Manglam Group's Manglam Rambagh Project is not just a residential venture; it's an example of the legacy of the Group in creating homes that blend luxury, innovation, and sustainability seamlessly. As the project nears its completion in December 2024, prospective homeowners and real estate enthusiasts can expect to witness a new era of premium living in Jaipur.



Commercial Real Estate Market in Mumbai: Andheri Takes Centre Stage



Aakash Patel
Director,
Atul Projects

In the bustling heart of India's financial capital, Mumbai, the real estate market is experiencing an unprecedented surge. Mumbai's real estate sector has long been hailed as one of India's most vibrant, driven by a complex interplay of factors that have fuelled its growth over the years. The city's commercial real estate landscape is poised for yet another remarkable chapter, characterized by escalating demands and innovative developments. According to the latest office report 'CBRE India Office Figures Q2 2023', office leasing in Apr-June '23 in Mumbai stood at 1.3 mn. sq. ft. Key sectors that drove absorption included BFSI (31%), technology (28%), and engineering & manufacturing (13%) in April-June'23. The report further highlighted that Mumbai office space absorption was driven by medium-sized (10,000 – 50,000 sq. ft.) deals. Also, non-IT developments led the supply and absorption with 100% and 50% share respectively.

Government initiatives aimed at infrastructural development are further propelling commercial growth, creating a favourable environment for investors and businesses alike. The Mumbai Metropolitan Region Development Authority (MMRDA) has been instrumental in enhancing the city's connectivity, weaving a web of new highways,

metro lines, and transport links. This enhanced connectivity not only eases daily commutes but also opens up new areas for development, setting the stage for unprecedented real estate expansion. In a city where major micro markets such as Bandra-Kurla Complex, Nariman Point, Lower Parel, Worli, Thane, Airoli, Vikhroli and Goregaon are already witnessing a commercial growth; Andheri leads the pack for commercial investment due to its strategic location and infrastructural upgrades.

Mr. Aakash Patel, Director of Atul Projects, encapsulates the essence of Andheri's allure as a commercial destination, stating, "Within the dynamic realm of commercial real estate in Mumbai, Andheri stands out as a hub of innovation and opportunity. It stands tall as one of the best places to invest in business spaces, where every square foot echoes the promise of profitable tomorrows due to its rising market and advantageous location. The monthly rentals in the area at an average of INR 125/sqft are steadily growing at 2.9% YoY."

We have constructed some of the most elegant and iconic workspaces and our recent addition being Atul Second Avenue at Andheri East which is receiving a stupendous response from the investors alike."

What sets Andheri apart is its exceptional connectivity, positioning it as a prime location for real estate investment. The recent introduction of the Mumbai Metro Lines 2A & 7 offers seamless connectivity and has revolutionized daily commutes, reducing travel times significantly. Proximity to the Chhatrapati Shivaji Maharaj International Airport has turned Andheri into a magnet for corporates seeking a strategic location, both for domestic operations and international business interactions.

Andheri's seamless connectivity extends beyond metro lines, encompassing the Eastern and Western Express Highways. Strategic roads like the Andheri-Kurla Link Road and the Jogeshwari-Vikhroli Link Road (JVLR) ensure swift access to the western and central suburbs, making it an ideal choice for businesses and individuals alike. This accessibility factor has not only lured corporates but also made Andheri a favoured choice for those seeking convenient living options in the heart of the city.

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Architect Prem Nath

Shed us some latest innovations and developments in Prem Nath and Associates?

After Covid-19 like many others for Prem Nath & associates also, it was a re-learning that physical health as well mental health must be prime and essential aspects of well being for the entire team, so as to maintain a healthy mind in healthy body. Ar. Prem Nath himself being Octogenarian sets the best example of being fit, sharp and active. Architects need to be smarter and better humans-beings to be able to cope up with the pace of time, with leading initiatives in the matter of design, including business and new technologies, for creating new concepts and new trends. Architecture are now involved in new kind of ventures like DESIGN – N – BUILD approach free of restrictions and with flexibility of indulgence for creating design innovations and dramatic spaces.

How do you see, the smart city concept and how far you see the Indian architects are benefitted by these projects and how?

Smart city is an idea of tech city, mainly driven by IOT (internet of things), and use of apps and automations. It is an idea of running and managing the city more efficiently, like use of internet – Wi-Fi, automations, software programmes, for smart generation – which uses smart phones. Ideas is to conserve power, water, and reduce wastage, and cut – down pollution, and to bring efficiency in functioning of systems for the benefits of citizens. Smart cities are based on smart buildings, smart community, and smart administration, and smart use of limited available land mass, thus creating suitable and sustainable environment. In the Indian context smart city is an expensive dream, however smart buildings are essential future Architecture, Hence Indian architects will benefit with new trends to design contemporary efficient, functional architecture, with the use of new materials and technologies – which will allow the opportunity of design innovations for creating smart and trendy Architecture.

What are some of the opportunities and challenges your office faces now?

As India has emerged as a fast developing nation, with



Goa resort



Goa resort

immense developments all over in India and small cities as well are offering new opportunities in infra sector – like railway stations – airports, hospitals, campus architecture, sports centres and other urban – rural developments. Thus there is an opportunity and challenge of keeping up with fast phase design solutions and quick learning and challenge remains to manage with limited available trained resources of skilled personal due to shortage of quality manpower.

What are the latest technology you use in your projects, kindly elaborate?

Today we as architects are designing and building to be future ready. There is going to be a major/ shift in lifestyle and living trends. New buildings are required to be able to adopt / use /and integrate with new tools and automations like use of new materials like solar glass which generates solar power, green roofs withvege- plantations, passive geo- thermal energy system, garbage waste to energy management and flexi designed spaces and flexi – fit outs mixed use trends suitable for work from home culture.

“In the Indian context smart city is an expensive dream, however smart buildings are essential future Architecture , Hence Indian architects will benefit with new trends to design contemporary efficient , functional architecture , with the use of new materials and technologies – which will allow the opportunity of design innovations for creating smart and trendy Architecture.”

Ar. Prem Nath’s recently completed projects, ongoing projects and Future projects?

1) Recently PNA has completed Gold Graded Green Township Of 150 Acres In Punjab (first of its kind), using energy efficient materials like fly ash block walls, insulated facade, solar panels, water harvesting with zero discharge, garbage to energy management, extensive green landscapes, thus winning HUDCO award of green Architecture.

2) Currently PNA is working on OFFICE Building As Ongoing Projects Of Platinum Rated Green Building Project At Gift City Gujarat with complete fit- outs, using sustainable materials, and new energy efficiency technologies with ICONIC look and media facade as one of the unique building in the Gift City Complex.

3) A Supper 5- Star Luxury Resort Hotel At Goa – A 40-acre beach front development comprising 250 keys villas, supper suite and guest rooms, with swimming pools, spa, and destination ambience for parties, conventions and events set out in Contemporary Goan Mediterranean blend in look & style and ambience in an informal style settings of luxury home away from home.



HMEL Township Bathinda



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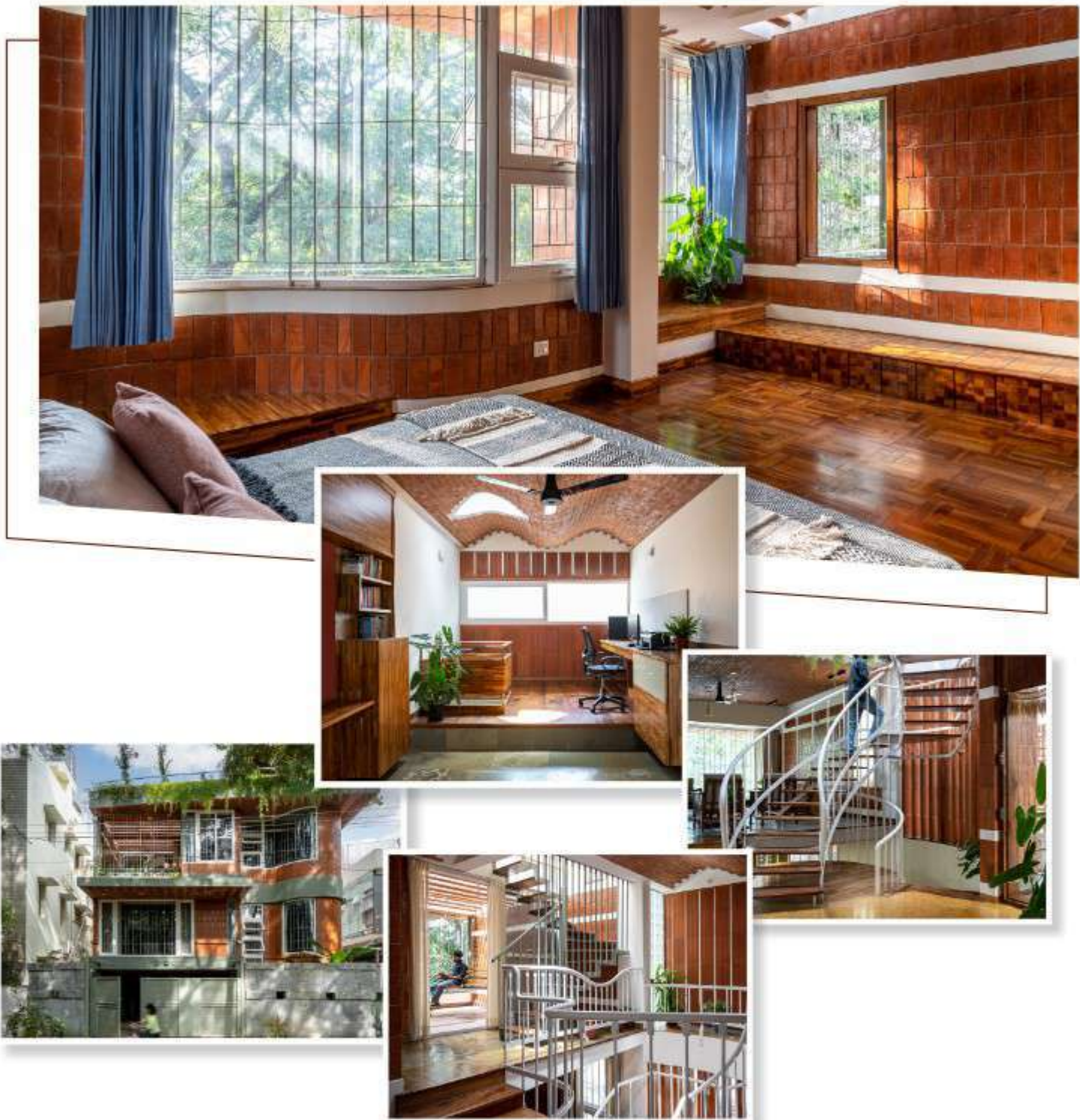
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Architecture Is
an Art Where
we Live and is
a Canvas of our
Lifestyle

Architect Prathima Seethur

Wright Inspires is an architectural and interior design consultancy firm based out of Bengaluru, India. Our firm has successfully completed more than 120 homes, commercial, institutional, Interior and re-architecture Projects in the last 19 years, since its inception. We at Wright Inspires believe in creating spaces that can blend aesthetics and functionality with deep rootedness to nature. With our works, we emphasize on the use of natural elements such as light and air, maximizing their presence and use in various forms. We believe in executing sustainable, energy efficient 'green spaces while also catering to our clients' expectations and requirements with respect to the functional aspects of the space. The Principal Architect is Ar.Prathima Seethur. In the recent past, 2 projects which has gained national and global acclaim are Ambara and Shivastuti in Bangalore. Shiva Stuthi home has won ICI - Ultratech Concrete Day and Construction Excellence Award 2022 under Well Built Residential Award in the category of Residential Structures.





Ambara, a warm and welcoming home, is like a puzzle with a 1000 pieces, slowly pieced together with the right hands, the spaces come alive. The colors are vivid, the design sparks uniqueness and an ingenious glass sky-light at forty odd feet steals the show. In the context of where the site itself is located, achieving an atmosphere of serene calm inside a home, a home that sits within the busy-bustling city of Bangalore seems almost pretentious and borderline fictitious, but to do so convincingly is no mean feat. The area of the site being compact with three abutting neighboring plots, the main idea was to bring in light from the central sky-light. One can gaze into the sky from the oval, as it is fondly called, and watch the clouds slowly sail by while sitting in the comfort of their own home. Hence, there is no doubt as to why the home is named "Ambara", sky in the local language of Kannada. The stairwell is that moves eloquently through the house designed to ensure that natural light propagates through all floors of the home making it a sight worth seeing. The use of natural materials such as terracotta jaalis along with exposed brick walls, recycled wood and raw pink stone give the home an earthy feel. The Structure as a whole adapts to the semi-tropical climate of Bengaluru while also being sustainable and green.



Hetal Jujare
Founder,
Aarcs...An interior
design studio

"Elevating Excellence in Office Design: Curves Unveiled"

An avant-garde office space adorned with *"sleek curves and subtle aesthetics has undergone a stylish transformation."*

Mumbai's leading real estate firm has collaborated with the visionary interior designer Hetal Jujare, founder of Aarcs Degree of Difference to your Interiors, to redefine their 900-square-foot office space in a remarkable project named "An Exclusive Piallato Project." Deviating from conventional office aesthetics, this Mumbai space metamorphoses the workplace into a luxurious haven.

Radiating opulence, the office effortlessly merges warmth with plush design elements, evoking the ambiance of an extravagant home. Each detail, from meticulously crafted furnishings to unique artworks and curated decor, embodies a bespoke touch. The Aarcs Design Studio team has expertly crafted all furniture and art in-house, achieving a seamless integration of functionality and aesthetics.

Interiors defined by arches and curves establish a distinctive identity that challenges traditional office design norms. The use of luxurious materials like laminates, stone veneers, and wallpapers elevates the space, while a refined color palette of neutral tones, whites, blacks, and a touch of

their brand colour adds a touch of Poppy backpainted magnetic glass in the staff zone brings vibrancy and liveliness to the workspace, ensuring a dynamic and engaging atmosphere rather than a mundane one. The emphasis on in-house exploration for art and furnishings injects creativity and uniqueness into the project.

In this creative journey, Hetal Jujare shares, "This project aimed to liberate itself from stereotypical office design, evident in the incorporation of arches and curves that bestow the space with a unique character. We experimented extensively with luxurious materials and in-house artwork, diverging from conventional purchases."

Striking a balance between practicality and style, the office interior features exquisite chandeliers, potted plants, and thoughtfully placed decor elements. The neutral palette, interspersed with pops of color, contributes to a welcoming atmosphere. The reception area makes a visual statement with a 3D feather finish, setting the tone for the entire space. Transform your office space with customized theme-based solutions that enhances efficiency, and aesthetics with functionality with Aarcs..an interior design consultant based in Mumbai with over 20 years of experience in the industry.





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Aquasource Smart RW Filtration system

Rainwater Harvesting (RWH) is a topic of growing importance in today's world. With growing population, rapid urbanization, depleting groundwater resources, and fluctuating climate conditions, the need for active management of rainfall has become increasingly vital. Besides this, mandatory rainwater harvesting requirements for a certain size of projects also highlights the importance of this subject. Recognizing the gravity of this situation, Supreme Industries Ltd., have decided to focus on this important rainwater management segment.

Rainwater collection, filtration, and storage or groundwater recharge are the three important aspects of any rainwater harvesting system. Supreme offers an array of solutions such as SWR and roof gutter systems for rainwater collection, different piping systems with inspection chambers for stormwater collection, and efficient Raingain rainwater filters for domestic applications. We are now pleased to introduce a scientifically designed rainwater filtration system for surface water under the brand name "Aquasource Smart Rainwater Filters". We have developed these filters collaboratively with the HSGF design experts in the field. Extensive trials, tests and successful installations at many prestigious projects have validated its performance.

The "Aquasource Filters" are meticulously designed for efficient filtration of rainwater collected from large surface areas such as rooftops, open grounds, and lawns. These filters are supplied with the necessary piping arrangements and the option to install an ultrasonic water flow meter, facilitating the conveyance of filtered water for groundwater recharge through various means like recharge pits, dug wells, defunct borewells, open wells, or borewells. By effectively separating impurities like silt, soil, organic, and non-organic substances from collected surface water, these filters prevent blockages in recharge wells and contamination of groundwater. Their versatility makes them suitable for residential, commercial, and industrial projects while adhering to CGWA guidelines.

Smart rainwater filters are made using a specially developed food grade polyethylene (PE) compound and are made available in 600, 800, 1000, and 1200 mm sizes, to cater to different plot sizes. It is designed to comply all the structural strength requirements as per EN-standard and meets all the hydraulic and

functional requirements.

Aqua source Filters offers a many features that set it apart from conventional alternatives like -

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With the advent of multiverse virtual reality tools, now clients can get a “feel” of the space without actual construction which is very handy in today’s time.

Architect Sandeep Shah and Architect Anita Shah

What is the design philosophy of SSA Design Studio?

Established in 1995, “SSA DESIGN STUDIO” a firm of Architects, Interior Designers & Corporate Design Consultants headed by Architect Sandeep J. Shah (M.S.Arch – USA) and Architect Anita S. Shah - has built itself a unique reputation of innovation & superior services by creating aesthetically pleasing and radical design solutions within the allocated budget and time frame. We always strive to be “one step ahead” and walk that extra mile to give our clients more than they expect. We deliberately do not adhere to any particular style as we believe that each design has its own unique set of opportunities & challenges, and our concept evolves from these parameters. We always strive to lend a timeless quality to all our projects be it architecture or interiors.

Can you describe an evolution in your work from when you began until today?

In 1995 we began our practise with hand drawn sketches and hand drafting all drawings as was done in those days, which took a lot of time and any changes in

them would entail re-drafting which was a tremendous waste of time & resources. Over time with use of computers and various software, we can design and detail our projects better, faster and more efficiently. Also, all consultants can work on the same project file simultaneously so with increasing complexities in design one can work with near zero errors. Having said that, we still prefer to do hand sketches at the concept stage which I think is essential for any design to evolve.

Compared to earlier years, the availability of various materials which can be used for any given space is astounding. The choice one has is tremendous. The clients have also become more educated in terms of what they prefer when they have many reference resources to go through.

With better tools and techniques, working on site for buildings or interiors, has become more efficient in terms of aesthetics, cost & safety.

What are your thoughts on the importance of renders in architecture today?

With 3d drawings & walkthroughs it becomes easier for us to explain the design to our clients in terms of



spaces, volumes, materials, lighting etc. so that they have total clarity of what will come up and if there are any changes required, it becomes very easy to get to the final design without any surprises during construction. With the advent of multiverse virtual reality tools, now clients can get a “feel” of the space without actual construction which is very handy in today’s time. Hence renders in architecture play a pivotal role in giving a glimpse of the entire project before actual construction.

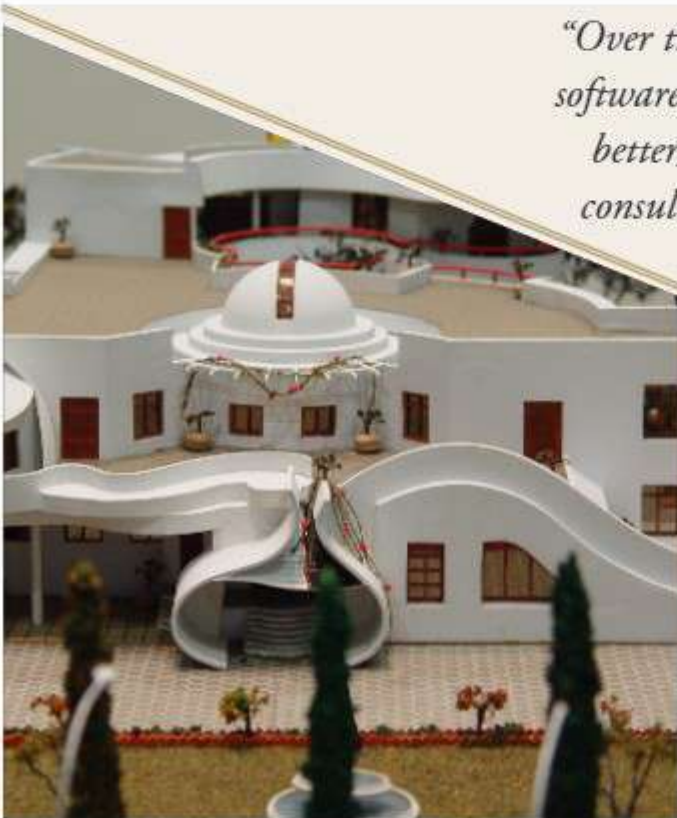
What are some of the opportunities & challenges your office faces now?

This era brings tremendous opportunities for architecture & interior design as clients have accepted the fact that design can enrich their life and the spaces which they use influence their efficiency & well-being. As architects we

are also better prepared to deliver with the use of all the available design & render tools, materials, working with consultants from different geographies and better cost efficiency. With technology, we have opportunities to work beyond our local geographies & collaborate with creative minds from across the globe.

The challenges in today’s times are “escalating project costs” due to inflation and geopolitical situations. With materials being sourced from around the world, any hiccup in standard parameters, hike up the cost. Though “cost” is now the paramount consideration for most clients and with due reason, we genuinely believe that “Design adds value faster than it adds cost.”

“Over time with use of computers and various software, we can design and detail our projects better, faster and more efficiently. Also, all consultants can work on the same project file simultaneously so with increasing complexities in design one can work with near zero errors.”





“ Perk products are simply elegant not just because of their design and functionality, but also because of their high quality, durability and value.

PERK IS GLOBALLY RECOGNIZED MORE THAN 36 YEARS FOR ITS LUXURY BATH-CARE BRAND, ITS CONVEYS ELEGANCE & LUXURY AND IT COMBINES AESTHETICS, ERGONOMICS & FUNCTIONALITY. A BRAND WITH ITS OWN ESTEEM, GROWING RECOGNITION AND POPULARITY. IT PRODUCTS ARE REFLECTION OF ART & PERSONAL EXPRESSIONS.

Today, Perk bath-care products adorn the world's finest residences, luxury hotels, resorts, spas and yachts where discerning clients insist upon the finest workmanship. The designs and functions of the products are irresistible for every high-class individual who cares for modern & comfortable living.

Its healthcare products range are well-designed and developed to create a comfortable and safe bathing enjoyment, especially for the elderly people. It's not uncommon to become a little unsteady on your feet as you grow older and there are many elderly and disabled people living with a condition which requires more robust support. Perk's products within the bathroom aids section have been purposefully designed to make the bathing safer, yet still enjoyable, particularly for elderly and disabled people. One of the most common places to fall or slip at home is your bathroom.

which is why we offer such a wide range of bathing products, ideal for younger to elderly and disabled people.

Perk products are simply elegant not just because of their design and functionality, but also because of their high quality, durability and value. Its technological innovations and high standard of quality have made it an iconic and much-loved brand not just in India but across the globe. The brand promises a high level of performance and uncompromising perfection in everything it does, from product development to customer service.

Perk brand name belongs to RS Sanitation Pvt Ltd - a leading manufacturer of luxurious bathroom accessories and world class sanitary products. Having its ISO 9001 certified factories in Mumbai and New Delhi with the best equipped state-of-the-art machineries and technology. RS Sanitation offers unique added value in the field of sanitary technology as well as in the field of bathroom accessories.

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IGBC Launches India's First Net Zero Carbon Rating System at Green Building Congress 2023

CII's Indian Green Building Council (IGBC) in partnership with The Tamil Nadu Government today formally inaugurated its three-day annual flagship conference - **Green Building Congress 2023** in the city. As a key facilitator in India's journey towards achieving Net Zero Carbon Emission goal, **IGBC announced India's first 'Net Zero Carbon' rating system** as part of the inaugural event. The IGBC's Mission on Net Zero serves as a catalyst for the adoption of Net Zero concepts, supporting the market's transformation towards total decarbonization of the building sector. The reference guidelines of IGBC net zero carbon rating system publication formulated by IGBC was unveiled and released by Mr. Gurmit Singh Arora, National Chairman, Indian Green Building Council, Mr. Ajit Chordia, Chairman, IGBC Chennai Chapter, Mr. Oliver Ballhatchet MBE, British Deputy High Commissioner Chennai, Mr. Jamshyd N Godrej, Chairman, CII-Sohrabji Godrej Green Business Centre, Mr. B Thiagarajan National Vice Chairman, Indian Green Building Council and Mr. Mahesh Anand, Co-chairman, IGBC Chennai Chapter.

As part of the inaugural event, **Bharatiya Vidya Bhavans Atmakuri Ramarao School, (Benefits to Environment), Kendriya Vidyalaya BSF Camp Chhawla, Delhi (Education & Awareness) and Navy Children School, Karwar, Karnataka (Innovation Category) were recognized and awarded as winners for the Green Your School Programme.** Founded with a singular motto of instilling a sense of Green amongst young minds, IGBC also initiated a Green Your School Programme for classes starting from



8th to 10th and has been successfully recognizing innovative ideas and initiatives from school children to become a greener nation for the past 17 years. Along with the launch of the new Net Zero Carbon Rating System, IGBC also released updated versions of its existing rating systems for existing buildings, green campuses and green factories.

Sharing his view on the newly launched Net Zero Rating System, **Mr. Gurmit Singh Arora, Chairman - IGBC & Chairman - Green Building Congress 2023** said "The Government of India over the last two decades has initiated several new missions and policies which support the path towards net zero carbon buildings, cities and nation. The building sector of our country has an excellent opportunity to take the leadership role for accelerating the uptake of Net Zero. The Green Building Movement in India has been spearheaded by CII's IGBC since 2001, by creating awareness amongst the stakeholders. Thus far, the Council has been instrumental in enabling 10.42 billion sq.ft. of green building footprint in the country. The Council's activities have enabled a market transformation particularly in the green building materials and technologies. IGBC continuously works to provide tools that facilitate the adoption of green building practices in India. The newly launched Net Zero Rating System is an initiative aimed at facilitating the adoption of Net Zero concepts to support market transformation towards total building sector decarbonization and to accelerate the adoption of Net Zero concepts in the country."



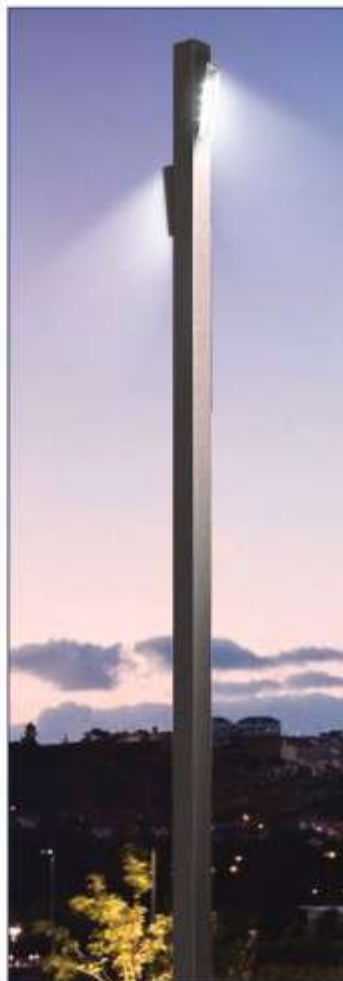


Sharmila Kumbhat
Director,
K-lite Industries

Architectural Lighting

K-LITE INDUSTRIES an ISO company, manufacturing indoor and outdoor luminaires have launched a new series of LED Architectural Lighting. Being the trend setters in outdoor lighting and inspired by the “Make in India” vision, K-LITE, through their innovative outlook, have showcased an all new product portfolio under Architectural Lighting. The application includes Facade Lighting, Pathway Lighting, In-ground Luminaire, Up-down Lighting, Billboard Lighting, Vertical Light Bars, Wall Washers, Area Lighting poles and above all popular sleek polar lighting solutions. The solutions offered are backed by extensive understanding of illumination in urban spaces and the expertise gained over a period of three decades. The fixture are designed to provide value technology, ideally suited to Indian Conditions. The LEDs used comply to LM 80 testing requirements and from Internationally reputed makes such as Nichia / CREE. The luminaires are RoHS, LM 79 and CE certification compliant. The luminaire efficacy (lumens/ per watt) is much above 100 for all luminaires. Varied optical options for lighting distribution and correlated colour

temperature (CCT) for cool white, neutral white or warm white are available to suit specific requirements. The outstanding item of the series viz., the Sleek Polar Lighting Solutions is a contemporary design that is both timeless and unique in its impression. Compact without visible mounting equipment and optimised integration, Polar Lighting is in perfect continuity with the geometric lines of the square column. These assemblies are ideal for surroundings of contemporary architectural constructions.



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Automation and sustainable technologies are transforming the Elevator Industry

Manish Mehan
CEO & MD, TK Elevator India

The concept of elevators has existed for ages, and while their fundamental purpose remains unchanged, the underlying technologies driving elevators have undergone numerous evolutionary leaps over the years. Automated operations of elevators have resulted in significant improvements in the efficiency, safety, and overall user experience. With urbanization leading to a growing demand for housing, there is an increasing imperative for intelligent, efficient, and advanced elevator technologies to facilitate the expansion.

Journey towards coordinated operations

Over the years, elevators have undergone significant transformations, transitioning from manual operation to a steadily advancing phase of enhanced safety and efficiency through the integration of various automated features. As buildings became taller as urban development advances, the demand for enhanced elevator performance, security, and dependability became increasingly evident. In response to this need, the evolution of smarter elevators emerged as a natural solution.

Automated or smart elevators make use of big data and artificial intelligence (AI) to enable more efficient vertical transportation of commodities and passengers. Smart or connected elevators are increasingly being used in buildings such as hotels, residences, arenas,

hospitals, sports facilities, offices and airports among others.

These are designed so as to minimize overall energy consumption and manage passenger traffic efficiently within a building. Smart elevators make use of advanced algorithms and data to minimize waiting time by effective traffic management in commercial, residential and various other buildings. Technologies incorporated in these units include biometrics, destination access and dispatching control systems, digital security control system and touch screen control among others, to optimize the travel experience for passengers.

The integration of destination control for passenger elevators has not only enhanced the overall user experience but has also firmly established elevators as integral components of contemporary building design and urban development. A significant benefit of this automation trend was improved utilization of resources and enhanced customer safety. Elevators are now not only much more convenient, but also significantly safer because of technological improvements that brought about sophisticated sensors, emergency protocols, and real-time monitoring. This change resulted in a secure and efficient vertical transportation experience. As a result, elevators have increasingly become an essential transportation means that easily fit into our

daily routines and the changing urban environment. Having said that, TK Elevator's AGILE Destination Control (DSC), improves system efficiency and passenger experience by effectively shortening wait and travel times. Compared to conventional elevator control systems, the AGILE DSC increases passenger handling capacity by up to 30%, minimizes passengers' travel times to their destination and reduces crowding in lift lobbies. DSC also allows for much more flexibility in elevator grouping, lift core layouts and overall building design.

Innovation in Green Elevators with a Focus on Sustainability

Elevator companies started to give more emphasis to sustainable performance of their products as customers and the public become more and more environmentally-conscious. Manufacturers are incorporating energy-efficient components like regenerative drives to align with "green building" principles and intelligent controls. These projects support the global push for sustainability by decreasing carbon emissions through reducing the consumption of energy.

Additionally, greener and more recyclable materials are being used in the manufacturing process of lifts, because of the COVID-19 pandemic measure have also been introduced to improve air quality inside the lift cabin, these together foster a better experience for customers. Beyond experience, technology advancement also contributes to cost savings by gathering and sending unused electricity back to the building's power system. The industry's dedication



to developing a more environmentally friendly and secure future while maximizing its operational expenses is made clear by the combined attention on sustainability and safety.

The Fundamental Shift in the Elevator Industry

TK Elevator's MAX, a cloud-based predictive maintenance solution which provides real-time operational data, serves as an example of innovative growth while the lift industry environment goes through an important change. MAX improves lift maintenance on a worldwide scale by using the power of data analytics and artificial intelligence. One of its most notable effects is a 50% reduction in elevator service down-time, which considerably enhances lift availability and durability. The impact goes beyond simple operational productivity; it includes a thorough improvement of lift performance, supporting building operations in the process. This fits in perfectly with the overarching goal of creating smarter, more ecologically conscious urban environments.

MAX identifies possible problems before they occur. This proactive maintenance strategy not only saves time but also extends the lives of the machinery, resulting in reduced expenses for building owners and users. It enhances lift performance while also improving building operations, helping to the larger goal of developing smarter, more environmentally friendly cities.



Is Fire Evacuation Lift The Better Evacuation Solution For The Vertical Evacuation Of Building Occupants & Safety of Fire Fighters



A developing infrastructure, a secure work life, better education, and healthcare facilities are what make the city so amazing to live in.

Dr. Vikram Mehta
Managing Director,
SPARTAN FIRE EVACUATION LIFT

Fire safety is a critical aspect of building design and management, with a particular focus on ensuring the smooth and efficient evacuation of occupants during emergencies. During fire emergencies in high-rise buildings, it is crucial to have a well-planned evacuation solution in place to ensure the safety of all occupants. A Comprehensive Emergency Action Plan, state-of-the-art fire safety systems, a routine fire drill schedule, a centralized emergency communication system, and training sessions to educate all occupants on fire safety and evacuation procedures are all necessary steps to minimize the risks associated with fire emergencies. But, above all, an adequate evacuation solution and a plan is a key to rescuing occupants safely during fire emergencies.

Buying a house in the dream city of Mumbai is the dream of millions of people. A developing infrastructure, a secure work life, better education, and healthcare facilities are what make the city so amazing to live in. The Real Estate sector is growing, advancing, and channeling everything under one roof to attract homebuyers. However, the question is whether there is accountability for

implementing the evacuation plan for occupants' safety from fire incidents. In high-rise buildings, where vertical transportation is a necessity, the choice of fire evacuation methods plays a pivotal role. While fire towers have traditionally been relied upon for vertical safety, the introduction of fire evacuation lifts by the Maharashtra Energy Department has proven to be a revolutionary step for vertical safety.

When it comes to ensuring the safety and efficiency of fire evacuation procedures, choosing between a fire evacuation lift and a fire tower requires careful consideration. Here are some important factors to consider:

1. **Space Utilization:** Builders' biggest challenge is limited square footage. There are space constraints, and it is crucial for them to utilize maximum space. By opting for a fire evacuation lift, the available space can be efficiently utilized for other essential purposes. The Fire Evacuation Lifts are installed in a mid-landing area, unlike the Fire Tower, which saves space and FSI costs for

the builders.

2. **Accessibility:** Fire evacuation lifts provide a quick and convenient mode of transportation during emergencies. A fire evacuation lift enables swift and easy evacuation for people of all abilities, including those with mobility challenges. Its two-way communication system makes it easy for a person standing on any floor to communicate with the lift operator during fire accidents. However, in the Fire Tower, there is no call button, making communication and accessibility difficult for the occupants.

3. **Safety Features:** Fire evacuation lifts are equipped with advanced safety features specifically designed for emergencies. The landing and car door in a fire evacuation lift has a 2-hour fire-rated vision panel, which helps the fireman avoid fatigue. It has a trap door on the roof, smoke detectors, fire-resistant materials, and a fire



suppression mechanism. These features limit the spread of smoke and fire into the lift shaft, providing a safer environment for occupants during evacuation. Fire towers, on the other hand, lack these protective measures and expose individuals to greater danger and potential harm.

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Satinder Chawla
Managing Director, Span Floors

“ We automatically somehow feel safe when we get inside our homes from the maddening pollution outside. ”

Home Sweet Home? The Surprising Sources of Indoor Air Pollution

SPAN FLOORS, a leading brand of wooden flooring in India and a foremost provider of premium flooring solutions, explains while everyone is aware of pollution that we face outdoors, particularly, the situation in Delhi-NCR, there is another thing that needs our attention and is of equal importance.

As a citizen of this planet, it is one of our basic rights, to be able to live in a pollution free environment, having access to chemical free food and water. These are just pure basics that anyone should have access to. Thanks to the media, there is a lot of attention on environmental pollution as well as our food supplies and as a consequence, one can see people getting more and more aware about these issues. However, there is an extremely important issue that needs our immediate attention. And that is “Indoor Air Quality”.

We automatically somehow feel safe when we get inside our homes from the maddening pollution outside. While it is not the aim of this article to give you one more thing to worry about, it is definitely the aim to help you confront the issue that is there with actionable points that one could apply to improve



the situation. So coming straight to the point, the indoor air quality that is generally present in our homes can also be a mix of not so great chemicals which are now known to have negative effects on our mind and body. Chemical compounds can leach out of your paint, polish, composite panels including wood and WPC, vinyl products, household cleaners including floor cleaners, utensil cleaners, cloth washing cleaners, cosmetics etc. One can do some basic research over the internet and can get plenty of data about it. All these combined create a potent cocktail of chemicals that are released into indoor air



that we breathe.

The impacts are various. The problem is compounded when we eat food that is laced with further chemicals. These of course create issues with the body which once again are treated using even more chemicals and drugs. Is there a way out? One could easily go into an apathy given the situation and be lulled into giving up completely. But there are simple ways that one can do something about it. Start with searching for products that have better compositions with lower chemical emissions. Choose a paint that has low or zero VOC (chemicals that can come out of the products and get into the indoor air) components. Ask for plywood and other panel products which have 3rd party certifications about their emission levels. Search for household cleaners, cosmetics that are free of harmful chemicals.

Today, fortunately, with growing awareness about these issues and the impact of harmful chemicals, a lot of above low impact products are available on the market. The question is, are we searching about them?

About SPAN FLOORS: SPAN FLOORS is a specialist brand name that carries a guarantee of exceptional quality, value, and extraordinary service and a trendsetter in the Indian designer wooden flooring industry. Established in 1995 with over 20 years of experience in wood floors alone, SPAN FLOORS has developed unique, specialized capabilities of providing high-quality wooden floorings and facades to its clients. All floorings, decks and facades are sourced from leading manufacturers around the globe. Backed by years of industry experience and leading technology, SPAN FLOORS offer the finest high-end floors available in today's marketplace.



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Welcome to the world of ISB Infrastructure Pvt Ltd, where innovation and excellence converge to shape India's infrastructure landscape. As we embark on this journey, we invite you to explore the remarkable tapestry of our achievements and our unwavering commitment to redefining the boundaries of construction.

Architectural Marvels: Our portfolio boasts the construction of India's largest multi-level steel dome auditoriums, set to become iconic places of worship. With seating capacities of 8500 and 5500 respectively, these architectural wonders are nearing completion. Witness how our engineering prowess breathes life into monumental structures that will stand as beacons of faith for generations to come.

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consider making ISB Infrastructure Pvt Ltd your trusted partner for projects that demand excellence without compromise. Our remarkable track record and unwavering dedication to innovation are the cornerstones of our success.

The Future Awaits: Our journey through the world of ISB Infrastructure is a testament to our vision of unlocking excellence. With each groundbreaking project, we redefine India's infrastructure landscape. As you embark on your next endeavor, join us in shaping the future, one remarkable project at a time. Your vision, our expertise—we create the extraordinary.

Oberoi Realty is set to redefine Urban Living in Thane with its first Luxury Residential project, Forestville in Kolshet

Oberoi Realty today announced the launch of 'Forestville by Oberoi Realty', the first luxury residential project in Kolshet, Thane. Spread across 18 acres; Forestville will consist of 5 residential towers. The company has launched the first phase of this development consisting of 3 towers. The apartments at Forestville will comprise predominantly of spacious 3-bedroom apartments starting from 1090 sq. ft. at ~ Rs. 1.87 crores onwards.

Forestville draws inspiration from the design principles of Biophilia, through air, water, light and nature, thereby crafting an environment that blends nature and urban living. Marked by lush green landscapes, tranquil water features, and a design philosophy deeply rooted in eco-consciousness, the project intends to connect residents to nature while indulging them in the finer aspects of luxury. Forestville brings the natural environment closer to homes, and also provides a host of amenities for wellness, entertainment, sports and fitness that outline contemporary luxury living.

Commenting on the announcement, **Mr. Vikas Oberoi, Chairman and Managing Director, Oberoi Realty** said, "We are excited to foray into Thane with Forestville by Oberoi Realty at Kolshet. We have transformed locations into destinations and now are poised to change the landscape of Thane. By combining cutting-edge design, space planning and biophilic design principles, we aspire to promote healthier lifestyles, an enhanced quality of life and eco-conscious living at Forestville by Oberoi Realty."

With a reputation for design landmarks that transform and upgrade lifestyles, Oberoi Realty has always focused on offering a living experience that is truly wholesome. Our projects integrate contemporary design, well-planned architecture,

beautiful landscaping and unmatched quality. Over the years, Oberoi Realty has delivered many iconic projects in Mumbai across Residential, Commercial, Retail, Hospitality and Social Infrastructure spaces in Mumbai.

Oberoi Realty Limited is India's leading real estate development company, headquartered in Mumbai. It is focused on premium developments in the residential, office space, retail, hospitality, and social infrastructure verticals. In the real estate space, Oberoi Realty is an established brand with an impeccable track record. Its primary aim is to build aspirational developments for its customers with distinctive designs, functional aesthetics, and quality finishes that translate into landmark projects through its mixed-use and single-segment developments. This mix of innovative design, planning initiatives, and use of cutting-edge technologies has enabled the company to successfully deliver 43 completed projects across Mumbai, the financial capital of India. More information about the company is available at <https://www.oberoirealty.com>

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements.

"We are excited to foray into Thane with Forestville by Oberoi Realty at Kolshet. We have transformed locations into destinations and now are poised to change the landscape of Thane. By combining cutting-edge design, space planning and biophilic design principles, we aspire to promote healthier lifestyles, an enhanced quality of life and eco-conscious living at Forestville by Oberoi Realty."

Media Coverage at ZAK DOORS & WINDOWS, Mumbai



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A DIVERSE ARRAY OF EXHIBITORS

Featuring a diverse array of **50+ Exhibitors**, the Build Industry Expo is set to provide a comprehensive overview of the entire construction spectrum. From leading architectural firms to construction equipment manufacturers, iDAC offers a unique opportunity to engage with industry experts and explore the latest products and services.



(HONORABLE CHIEF GUEST - SHRI ARVIND KUMAR, IAS, MAUD AT iDAC HYDERABAD 2022 EDITION)



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With its immersive and interactive exhibits, iDAC aims to provide a truly memorable experience for all attendees. From virtual reality demonstrations to hands-on workshops, this event goes beyond traditional conventions by allowing visitors to engage directly with the latest tools via various allied activities like **Spotlight, Student Program, Gala Evening & Vission Wave Workshop.**

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iDAC represents a pivotal moment in the evolution of the construction and architecture sectors. It serves as a launching pad for innovative ideas, transformative technologies, and sustainable practices that will shape the future of the industry.

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One of the biggest advantages of attending iDAC is the abundance of networking opportunities. Rub shoulders with industry leaders, connect with potential clients or collaborators, and expand your professional network. Engage in meaningful conversations, exchange ideas, and forge valuable partnerships that could drive your career or business to new heights.

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Hilife by Kps Sanitations (P) Ltd , one of the largest manufacturers of Bathroom accessories in india

Hilife by Kps Sanitations (P) Ltd , one of the largest manufacturers of Bathroom accessories in india, introduces Grab Bars for disabled in different sizes which includes Swing Grab Bars in SS 304, CLD Grab Bars in 304 and Brass , etc.

The purpose of a grab bar is for safety. The grab bars come in different lengths and there are many styles, however, our focus is on styles that have a grip when needing to hold on. Grab bars are not only installed for elderly people who are not sure-footed anymore, but young children or injured family members as well.

The company has also started manufacturing bath accessories in SS 304 apart from brass from last year onwards. With 25+ years of extensive experience, uncompromising quality, a skilful mindset and a distinguished vision, company is continuously evolving with technology and innovation.



Swing Grab Bar SS 304
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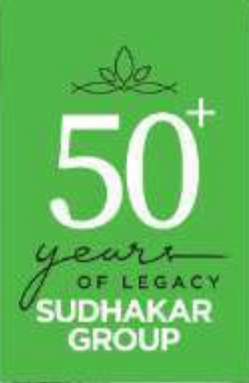
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Walnut



Mahogany



Golden Oak



Dark Oak



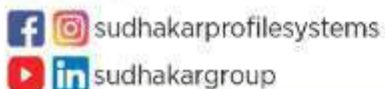
Jet Black



Anthracite Grey



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