

Architectural & Builders Magazine

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Ar. Tripat Girdhar (Page. 40)
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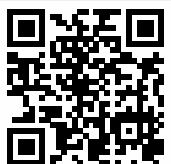
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The 15-Minute City – Designing for Urban Convenience in India

In recent years, the concept of the 15-Minute City has emerged as a transformative urban planning philosophy - one that seeks to make every essential human need accessible within a 15-minute walk or cycle from home. Born from the global need for sustainable, resilient, and inclusive cities, this idea resonates deeply with the evolving Indian urban landscape, where rapid growth, congestion, and lifestyle shifts demand a new approach to city design.

India's metropolitan centres-Delhi, Mumbai, Bengaluru and others-are emblematic of both progress and paradox. While they drive the nation's economy, they also grapple with sprawling distances, traffic gridlocks and fragmented neighbourhoods. The 15-Minute City offers a counter-narrative: compact, connected and community-driven design. It envisions neighbourhoods where workplaces, schools, healthcare, green spaces, and recreation exist within easy reach, reducing dependence on long commutes and fostering healthier, more cohesive urban living.

For Indian architects and urban planners, this concept is not just a utopian ideal but a practical framework for rethinking density and mobility. Transit-oriented development (TOD), mixed-use zoning, and adaptive reuse of underutilized spaces align closely with the 15-minute philosophy. Cities like Pune and Ahmedabad have already begun to experiment with mixed neighbourhoods that integrate residential, commercial, and social infrastructure seamlessly. Similarly, Delhi's new Master Plan 2041 reflects a shift towards decentralization-encouraging self-sufficient micro-communities and pedestrian-first design.

Architecture, in this vision, becomes the enabler of convenience and inclusivity. Streets are reimagined as public spaces, buildings as community anchors and design as a tool for social interaction. The goal is not merely to shorten travel time, but to enhance quality of life-encouraging walking, cycling, and interaction within human-scale environments.

The Indian context, however, demands thoughtful adaptation. Socioeconomic diversity, informal economies, and cultural patterns of mixed living must guide implementation. The 15-Minute City in India cannot be imported wholesale from Western models; it must evolve from the country's own urban DNA-dense, vibrant and inherently mixed-use. As India's cities continue to expand, the question is no longer how big they can grow, but how well they can serve their citizens. The 15-Minute City represents more than an urban trend; it is a blueprint for a humane, sustainable future where architecture and planning truly bring life closer to home.



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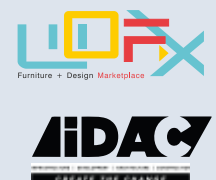
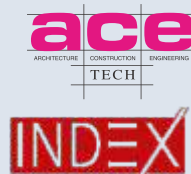
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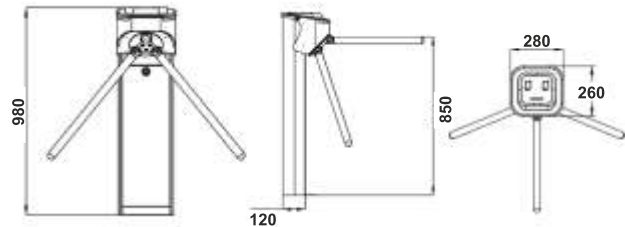


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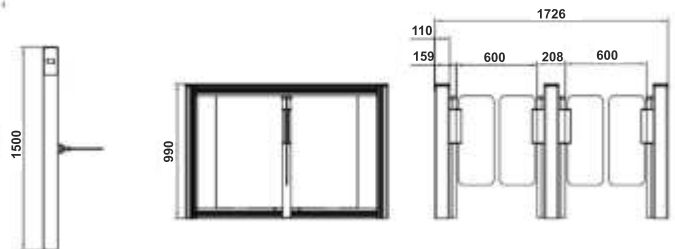
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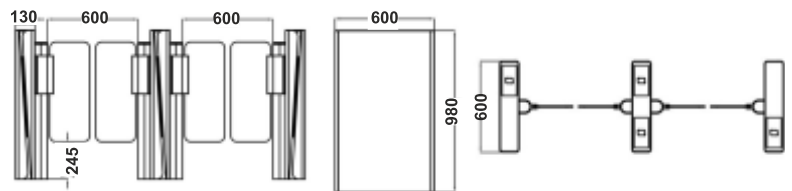
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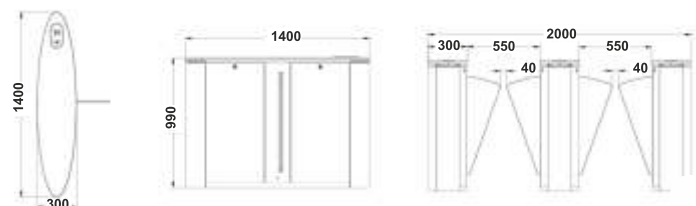
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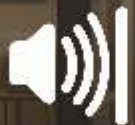
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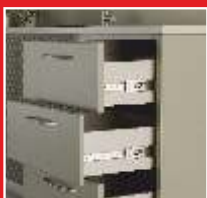
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Alkove-Design crafts this Pune home with the synthesis of simplicity and austere Indian aesthetics to reflect intertwined identities



Komal Mittal and Ninada Kashyap

Alkove-Design

Project : The Indian Austere

Area : 2183.36 Sq.ft

Location : Pune

Photography Credit : Pulkit Sehgal



For the Kausthubhan family, long settled in Pune but rooted in South India, home was envisioned as a sanctuary, where cultural memory and contemporary living coexist. Designed by Alkove-Design, this 2183 sq. ft. residence merges two adjacent 3BHK apartments into one fluid, traditional-contemporary dwelling that gathers extended family under one roof.

The space includes a living area, kitchen-dining, study-library, pooja room, family lounge, and four bedrooms. The design language is restrained yet rich, an ivory shell becomes a canvas for vibrant textiles, folk art, cherished heirlooms, and artisanal touches. A key gesture is the wooden arched strips flowing across the ceiling, gently demarcating zones in the living space. The showstopper: a

Rajeshwari Kale painting, The Radha Krishna, that brings narrative and color to a muted wall.

Each bedroom radiates quiet warmth with cane textures, earthy palettes, and minimal interventions. The study-library, wrapped in oak and rattan, reflects the family's love for books and includes a custom teak desk. In the dining space, repurposed furniture and celestial-inspired wallpaper evoke folklore and memory, flowing into a carved-out worship zone.

Celebrating Indian crafts from Ikat to Warli, this soulful home is a meditative blend of past and present, tradition and transition, belonging and becoming.



A Copper Tilt by Custom Design Stories



Aditya Tognatta & Ananya Sharma

Custom Design Stories

Project : A Copper Tilt

Area : 3630 Sq.ft

Location : Gurgaon

Photography Credit : Jubin Johnson

A Copper Tilt by Custom Design Stories, led by Aditya Tognatta and Ananya Sharma, is a 3,630 sq ft office in Gurgaon's Magnum Global Park crafted for a business promoter who envisioned a workspace of stature and presence. The design boldly embraces copper as its unifying material, appearing in floor inlays, perforated ceiling panels, doors and fine details establishes an industrial yet refined aesthetic.

Nearly 40% of the space is devoted to the Managing Director's cabin and private lounge, underscoring personalisation and spatial drama. The office's defining feature, the diagonal alignment of its flooring and ceiling,

emerges from a functional need to address an angular floor plate, giving rise to the name A Copper Tilt. This dynamic geometry lends the space a confident, cinematic quality, where each room reveals a new texture, tone, or material shift.

The central lounge, flanked by a liquid metal wall and bespoke furniture, acts as both reception and social core. Every element from the sculptural conference table to the hand-finished metal walls and custom rugs, speaks of craft, intent, and individuality. Rather than conformity, A Copper Tilt celebrates the bold, assertive character of the enterprise it represents.





**Ar. Suchita and Munish Malewar
M B Malewar Designs Pvt. Ltd.**

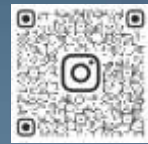
Project : Goswami's Residence

Location : Nagpur

Client name : Mr. Snehal Goswami

Plot Area : 2000 Sq.ft.





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**Ar. Boddhayan Chakraborty &
Ar. John Solomon
Raise Atelier**

Location: Ghansoli, Navi Mumbai

Carpet Area: 2300 Sq.ft.

Photo Credits: Aditya, PHX india





Stellar Furniture Set to Unveil New Office Chair Model at Orgatec India 2025

Introducing HT-711: Ergonomics for Everything, for Everyone The HT-711 embodies Stellar's "soft-tech" concept, a philosophy that fuses high-performance ergonomics with intuitive comfort. Designed for diverse work environments, this chair adapts to users rather than forcing them to adapt to the chair.

From its auto-weight synchro mechanism with four locking positions to its 2D function adjustable headrest and soft lumbar support, the HT-711 has been meticulously engineered to deliver a near-personalized seating experience. Every element, from the multi-level tilt options to adjustable seat depth and armrests has been developed to enhance posture, comfort and productivity during long work hours.

Visually, this chair offers as much versatility as it does function. The HT-711 will be made available in a range of textures and colors, allowing seamless integration into any office design whether minimalist, modern, or executive. Its signature curved backrest design creates a sensation of fluidity and movement, embracing the user with genuine comfort and reducing fatigue.

A Defining Step Toward the Future of Work

Speaking about the upcoming launch, Mr. Arihant Nahar Director of Stellar Furniture shared, "Orgatec's entry into India is a milestone that reflects the industry's tremendous growth. We're thrilled to introduce the HT-711 at this prestigious event. it's more than just a chair; it's a symbol of how workspaces are evolving toward health, adaptability & design excellence." Web: <https://www.stellarglobal.com>

HNI India rebrands as Kokuyo Workplace India, targets leadership in Asia by 2030

Kokuyo Co. Ltd. has rebranded HNI India as Kokuyo Workplace India Ltd., unveiling a bold growth strategy and next-gen workspace solutions for the Indian market.

Japanese design giant Kokuyo Co. Ltd. has officially rebranded its India business, HNI India, as Kokuyo Workplace India Ltd., marking a strategic pivot toward design-led growth and deeper market integration. The move follows Kokuyo's acquisition of HNI India earlier this year and positions India as a central growth hub in its Asia-Pacific operations.

With a growth target of 15–20% over FY24 and a long-term goal of 3X expansion by 2030, Kokuyo India plans to deepen its presence across metros and emerging business hubs. The company will debut its new identity at Orgatec India 2025, showcasing next-generation workspace solutions that blend Japanese precision with Indian adaptability.

"This rebranding is not just about a new identity it's about a renewed purpose," said Karan Sachdev, Managing Director, Kokuyo India. "By combining the precision of Japanese



design with India's market dynamism, we're building workplaces that are more adaptive, sustainable and human-centric."

India's office furniture market is among the fastest-growing globally, driven by hybrid work models, corporate expansion, and rising demand for ergonomic, sustainable solutions. With a 350,000 sq. ft. manufacturing facility in Nagpur and a 120-year legacy of design innovation, Kokuyo aims to reinforce its "Make in India, for the World" vision.



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ISO 14001 : 2015
ISO 45001 : 2018
ISO 50001 : 2015





Ar. Sonali Rastogi
Morphogenesis

Grant Thornton

Location : New Delhi, India

Built-up Area : 11,000 sq.ft.

Photo Credit :

Randhir Singh Suryan & Dang

Design Team :

Ar. Neelu Dhar, Ar. Sneha Sah,

Ar. Nishtha Dewan



Introducing HUB by Spacewood Office Solutions: Redefining the Future of Workspaces



In today's fast-evolving corporate landscape, the way we work is undergoing a profound transformation. Offices are no longer just physical spaces—they are ecosystems of creativity, focus, and collaboration. Recognising this shift, **Spacewood Office Solutions (SOS)** proudly unveils **HUB**, a ground-breaking range of meeting pods and modular workspaces designed to meet the needs of the modern workplace.

At its core, HUB is more than just a piece of furniture—it is a **state of mind**. Built around the principles of **productivity, privacy and well-being**, HUB brings together elegant design, precise engineering and sustainable materials to create spaces where ideas truly converge. Whether it's a focused individual pod, a collaborative duo setup, or a multi-person lounge, each HUB configuration adapts seamlessly to diverse work styles and spatial requirements.

Designing for the Workplace of Tomorrow

Every detail of HUB reflects a deep understanding of human-centric design. With integrated acoustic panels, refined upholstery and ergonomic accessories, these pods deliver unparalleled comfort and concentration. HUB is crafted not only to reduce distractions but also to **enhance focus, creativity and overall employee satisfaction**. The range includes variants such as **HUB Solo Cube**, **HUB Duo Cube**, **HUB Hive**, **HUB Meeting** and **HUB Lounge**, each designed to support a specific mode of work—from private calls and deep focus to spontaneous collaboration.

The collection embodies **SOS's vision of adaptable workspaces**—balancing calm retreat zones with dynamic energy hubs. Each pod features integrated power access, noise-dampening technology and contemporary aesthetics that elevate both functionality and form.

Built for Sustainability and Performance

What truly sets HUB apart is its commitment to sustainability.

The panels are constructed using **Bagasse**, a renewable by-product of sugarcane. This eco-friendly material not only reduces waste but also provides excellent acoustic insulation. It is **biodegradable, renewable, toxin-free** and energy-efficient to produce—making HUB a responsible choice for the planet as much as for the people.

Each HUB unit is certified by the **Universal Testing and Research Centre (UTRC)** for sound absorption as per IS:8225-2018 and meets **ANSI/BIFMA X5.6-2016** standards for durability and safety. From the inside out, HUB stands for quality, comfort and compliance with the highest global benchmarks.

Crafted at the Heart of Innovation

Behind HUB lies the strength of SOS's **world-class manufacturing facility in Nagpur**, equipped with cutting-edge machinery. Every unit is precision-built, tested for endurance, and refined to deliver long-term performance.

Over the last decade, SOS has redefined Indian office furniture through innovation, ergonomics and design excellence—serving over **5,000 clients & executing 12,000+ projects** nationwide. HUB is the next leap in this journey—a symbol of how the workspace of the future can be sustainable, flexible & inspiring.

With HUB, SOS invites you to **step into the office of tomorrow**—a world where productivity meets peace, technology meets design and every workspace reflects everything that you are.



**Scan the QR code for
more information:**

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Email: sos@spacewood.in**



Ar. Sumit Dhawan

Cityspace'82 Architects

Project : Cityspace'82 Architects Office

Location : Gurugram

Build-Up Area : 1800 Sq.ft

The Cityspace'82 Architects Office, in Gurugram, is an efficient workspace created with a minimalistic approach. It acts as a wholesome place that displays a sharp design sense for clients, vendors, and visitors, in collaborative and individual work zones.

The office is separated into two sections, with the left and right sides serving as visitor and work areas. The visitors' side is highlighted with track



lighting to offer it a welcoming feel. Two discussion tables are available in the welcome area for vendor discussions. Loft storage cabinets and pigeonholes give end-to-end storage throughout the workplace space. Moving further, a seating lounge is provided on the left. Three separate panels dangle in between to maintain the privacy of the workstation space from the seating lounge. The white-painted air conditioning duct blends seamlessly with the interior design of the office. The door handles have been customized to the organization's shape and colour scheme in the Director's room, which has a conference room adjacent.

The director's room, conference space, and guest area were designed with a 3000-kelvin temperature in consideration. A treated fresh air system is also provided to instill comfort. This distinctive design creates a welcoming atmosphere for its staff and customers.



Workspaces today are expected to do more than house desks and chairs. They are enablers of performance, collaboration, and culture. At Nilkamal EDGE, we believe productivity is the ultimate measure of good design. From ergonomic seating to future-ready workstations, our approach is centered on creating environments where people can do their best work.

We sat down with the Design Head of Nilkamal EDGE to discuss how office furniture is evolving-and why productivity should be at the core of every decision.

Q: What do you see as the biggest challenge in workspace design today?

A: Too often, design is judged by its appearance. A project may look impressive, but if it doesn't enable people to work better, faster, or more comfortably, it isn't serving its purpose. For us at Nilkamal EDGE, productivity is the goal. A successful office isn't just visually appealing-it helps people focus, collaborate, and deliver their best every day.

Q: How has the role of offices evolved post-COVID?

A: Offices have become magnets for collaboration and innovation. The cabin culture is fading, and open, agile layouts are taking its place.

Modern workplaces are where ideas spark, teams align, and culture is built. They're no longer just spaces to sit for eight hours-they're ecosystems designed to maximize engagement and output.

Q: How central is ergonomics to this idea of productivity?

A: Ergonomics is at the heart of it. Comfort leads to focus, and focus leads to output. Organizations now recognize that poor ergonomics translates into fatigue, distraction and even health issues-all of which reduce productivity.

That's why our chairs and workstations are built for long-term comfort & performance. Adjustable arms, breathable mesh, cushioned seats and BIFMA compliance aren't just features-they're enablers of efficiency. Ergonomics is not an accessory; it's productivity science in action.

Q: Nilkamal is known for household furniture. How does EDGE change that perception?

A: Nilkamal EDGE represents our focus on workplaces. While our household legacy is strong, EDGE is about raising the bar for office furniture in India. Many are surprised when they try our chairs & workstations-they match international

standards in ergonomics, durability & design.

This evolution is deliberate: we're not just furnishing offices, we're building platforms for productivity.

Q: Where does sustainability fit into the productivity conversation?

A: Sustainability is no longer separate-it's embedded in productivity. Long-lasting, responsibly manufactured furniture reduces lifecycle costs and aligns with organizational ESG goals. Procurement teams now evaluate carbon footprint, recyclability and material efficiency alongside comfort and cost.

At Nilkamal EDGE, we're ensuring our products are as sustainable as they are functional. That balance drives long-term value and performance for businesses.

Our Earth series of chairs uses 30% reclaimed plastic while maintaining the same performance criteria as our most ergonomic chairs.

Q: What advice would you give organizations investing in office furniture?

A: My advice is clear: invest in chairs. Chairs are where employees spend 8–10 hours a day. A good ergonomic chair improves posture, reduces fatigue, and enables focus-all of which directly impact productivity.

We tell every client: spend wisely on seating and you'll see results not just in comfort but in output and organizational success.

Closing Note

At Nilkamal EDGE, productivity is the design principle we live by. By combining ergonomics, sustainability and collaborative innovation, we are shaping workspaces that do more than look modern-they empower people to perform at their best.





Ar. Tripat Girdhar

Arete Design Studio

Project : First Avenue

Location : Aerocity Mohali

Area : 8.998 Acres



The First Avenue project is thoughtfully planned across a sprawling 8.998-acre site (36,427.95 sq.m) by Arete Design Studio, designed to balance functionality, aesthetics and user comfort. The layout features clearly defined entry and exit points with a 20-foot-wide internal driveway ensuring smooth vehicular circulation. Separate up and down ramps facilitate efficient

basement access, while dedicated pedestrian pathways ensure safety and ease of movement. The site is enriched with well-planned landscaped areas and design features, complemented by amenities such as a clubhouse, swimming pool, commercial spaces, and ample surface parking, creating a seamless and well-integrated environment.



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Ar. Umesh Sharma

The Design Studio

Project : VIP Grand Walk

Area : 1.5 Acres

Location : Mohali



When designing an architectural feature for a commercial project on Airport Road, it's essential to consider its prominence and functionality while ensuring it captures attention and complements the surroundings. In this project, The Design Studio used Iconic Façade Design, Grand double entrance, green features like green garden and water feature at the entrance, along with Skywalks & Connectivity and Roof Design. We are also using a floating or cantilevered roof with unique geometric patterns including solar panels on the roof to combine sustainability with functionality.



GAP Group's Akhilam Township Project in Dholera Receives Environmental Clearance



AMBRISH PARAJIYA
MD - GAP GROUP



The environmental clearance, granted after the SEIAA's appraisal committee recommendation, paves the way for the development of a modern residential & commercial township with a total built-up area of 1.03 lakh sq mt.

The project spread across 42,000 sq.mt. will, feature 3 towers & 3 blocks comprising 1000 premium 1BHK studio apartments & over 250 office & commercial spaces.

Dholera: GAP Group's flagship integrated township project, **Akhilam** in **Dholera Special Investment Region (SIR)** has received environmental clearance from **Gujarat's State Environment Impact Assessment Authority (SEIAA)**, which functions under the **Ministry of Environment, Forest and Climate Change**.

The environmental clearance, granted after the SEIAA's appraisal committee recommendation, paves the way for the development of a modern residential and commercial township with a total built-up area of 1.03 lakh sq mt. The project will feature three towers and three blocks comprising 1,000 premium 1BHK studio apartments and over 250 office and commercial spaces.

Commenting on the development, **Ambrish Parajiya, Managing Director of GAP Group** said, "Receiving the environmental clearance is a key step forward in bringing our vision for Akhilam to life. Dholera is on the verge of becoming one of India's most dynamic urban and industrial hubs, and with Akhilam, we are building a township that will complement this growth by offering a complete, future-ready urban ecosystem."

Spread across 42,000 square metres, Akhilam will include residential towers, a modern business park, corporate office spaces, financial service hubs and exclusive lifestyle

amenities such as curated hospitality zones and high-street retail. The broader activation area of Dholera SIR, where Akhilam is located, is expected to generate more than 1.5 lakh jobs by 2030, driving strong demand for quality housing and integrated workspaces.

Dholera's development is backed by mega infrastructure projects such as the Ahmedabad–Dholera Expressway, the greenfield international airport and the Dedicated Freight Corridor.

Dholera has gained momentum with the ongoing development of India's largest semiconductor fabrication facility by a joint venture of the Tata Group and Taiwan's PSMC. Major projects of Renew Energy, INOX Air and Polycab are also taking shape in the activation zone.

Since its inception in 2014, GAP Group has played a pioneering role in shaping the Dholera activation zone. It is credited with delivering the first RERA-approved villa project and industrial park and the first government-auctioned mixed-use plot win in the zone. The environmental clearance for Akhilam further strengthens GAP Group's position among the early movers shaping the next generation of smart, sustainable urban infrastructure in Dholera.

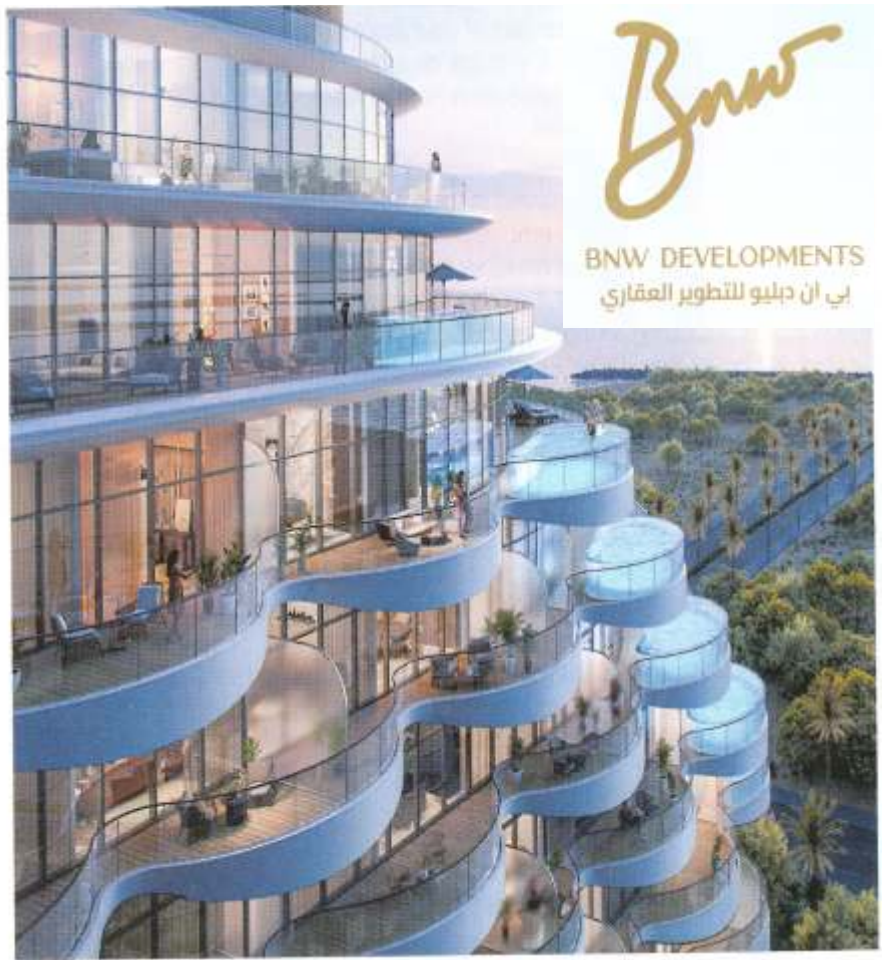
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Aqua Arc offers an extraordinary blend of luxury and serenity on **Al Marjan Island**, featuring **fully furnished** one, two, and three-bedroom apartments, along with two exclusive penthouses. With **360-degree panoramic views** and premium amenities, Aqua Arc is an exceptional opportunity for early investors. This bespoke BNW Developments project promises **high ROI** and capital appreciation for early investors, driven by the anticipated surge in tourism from the multi-billion-dollar **Wynn Resort** debut.

Starting at just **AED 2.24 million**, this water-inspired masterpiece features a **prime location** and world-class amenities. At Aqua Arc, it's more than just investing in luxury; it's investing in your future in the heart of Al Marjan Island.



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With decades of expertise & a strong commitment to innovation, Supreme has consistently set new benchmarks in the field of drainage & sewerage. The company revolutionized the industry by pioneering the efficient uPVC SWR drainage system in India that successfully replaced the conventional CI & AC products. Building on this success, Supreme introduced Skyrise, an uPVC-based low-noise drainage system for hi-rise buildings. After successfully introducing these two systems, we are now pleased to introduce our most superior Serene and Serene Plus building drainage systems.

As urban infrastructure continues to evolve, the expectations for efficiency and sustainability also rise. The rapid rise of high-rise buildings and the shift toward single stack systems and underslung plumbing arrangements has made noise pollution from drainage systems a growing concern. Recognizing these critical requirements, Serene systems are specifically engineered to minimize both structure-borne and airborne noise, making them ideal for high-rise buildings and premium projects.

These systems are developed in technical collaboration with Poloplast, Austria, a global leader in this segment with over 30 years of expertise in 3-layer PP technology & more than 60 years of experience in building drainage systems.

These acoustically superior systems are manufactured using a specially formulated mineral-reinforced PP compound and cutting-edge three-layer technology. Serene is the best, reliable, and cost-effective solution which comes with an excellent sound insulation while Serene Plus is a highly soundproof system and most ideal for demanding applications. These systems have outstanding noise insulation properties, as per renowned Fraunhofer lab test results, these systems have recorded noise levels < 10 for 2 LPS and 10 for 4 LPS, making them India's quietest building drainage systems. These systems are made available in 40 to 200 mm sizes to meet diverse project requirements.

With a host of unique features and availability of specialty products like cost effective dB Plus plastic clamps, EHP control, ASV clamps, and True-Vent aerators together with Green-Pro certification and a 20-year warranty, these systems are set to redefine modern drainage solutions and will emerge as true winners in performance and reliability.

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ROHAN MARINA ONE

Mangaluru: With a legacy of over three decades, Rohan Corporation - one of India's most trusted and visionary real estate developers, proudly presents its latest landmark project, **Rohan Marina One**. A first-of-its-kind in Indian real estate, this iconic project offers every home an uninterrupted, breathtaking view of the Arabian Sea.

Located on the pristine NITK Beach Road in Surathkal, this 8.2-acre coastal paradise features 433 ultra-luxury residences across two iconic towers - **The Retreat** and **The Resort**. Each home is crafted to deliver unparalleled comfort, refined elegance and exclusivity, complemented by scenic sea views.

A New Chapter in Coastal Living

Rohan Marina One sets a new benchmark in Indian real estate, it's the first residential project where every single home enjoys uninterrupted, sweeping views of the Arabian Sea. Each home is thoughtfully crafted to frame the beauty of the ocean, with interiors that seamlessly blend contemporary elegance & tranquil essence of coastal living.

But what truly sets Rohan Marina One apart is its incredible investment potential. Whether you're from Mangalore, anywhere in Karnataka, or from across India, this project offers something truly rare in today's market. It's the perfect blend of luxury living & smart investing, designed for buyers who understand the value of owning India's most exclusive waterfront address.

Prime Location, Seamless Connectivity

Rohan Marina One enjoys strategic connectivity while preserving the serenity of a beachfront lifestyle. Just 32 minutes from Mangaluru International Airport, it ensures effortless global connectivity - with **Middle Eastern destinations only a 3-hour flight away**. Closer to home, major hubs like Manipal (54 min), Udupi (47 min) and Kerala (1hr 22min) are within easy reach. Scenic escapes such as Kudremukh (2hr 10min), Sringeri (2hr 22min) & Murdeshwar (2hr 27min) offer perfect weekend getaways, while longer drives take you to Madikeri (3hr 21min), Shivamogga (3hr 48min), Gokarna (3hr 59min), Mysuru (5hr 51min) and even Goa (5hr 23min).

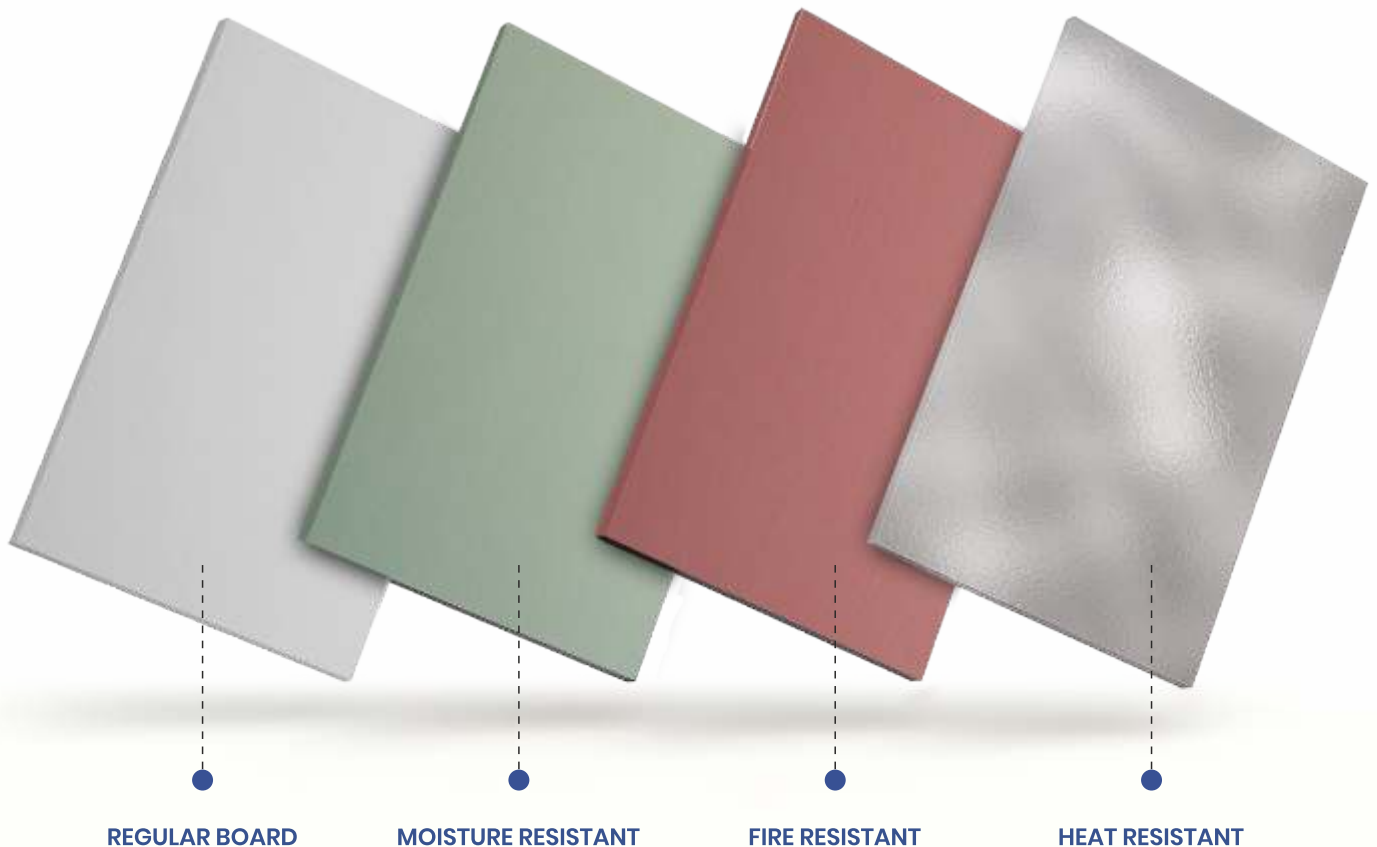
With renowned educational institutions, IT hubs, hospitals, religious landmarks, tourist destinations, all within easy reach, **Rohan Marina One** is perfectly positioned for a world of convenience. With all these advantages, Rohan Marina One is set to make a significant contribution to the economic and tourism growth of Mangaluru.

Strength in Every Detail

Rohan Marina One stands on the finest construction standards, incorporating advanced MIVAN technology, SRC cement, epoxy-coated steel and SS308-grade railings with toughened glass. Every detail is engineered for strength, durability and timeless elegance, ensuring that this is not just a dream investment, but also a lasting one.

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Redevelopment Of The Gomti Nagar Railway Station



Ar. Dikshu C Kukreja

CP Kukreja Architects

Location: Lucknow, Uttar Pradesh

Site Area: 40 acre

Built Up Area: 20 acre

The Gomti Nagar Railway Station Redevelopment Project is a Railways up-gradation project where a 40-acre commercial land parcel has been combined with the railway station infrastructure to create an integrated development. In a first of its kind endeavour, the project resolved to integrate Retail Services with the Railway Station and utilise the revenue generated from sales to renew and upgrade the Station's infrastructure. A Mall with shopping and office spaces have been provided within the Complex, intertwined with the Railway concourses.

The project's design pays homage to the existing Awadhi architectural sensibility of the region while integrating advancements in technology and design in its premise. The façade is an extension of the cultural language of the City, undulated in its appearance yet exuding a sense of charm, grandness and luxury. The jaali seamlessly binds the redevelopment into a single consonance. Another unique feature of the Gomti Nagar Railway Station is a hassle-free circulation. The concourse areas have been divided into levels to avoid confusion between the incoming and the outgoing passengers.

The Railway Station is developed as an iconic model of transportation infrastructure wherein the architects have executed sustainable architectural and engineering prowess, influencing movement on an urban scale.



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Evolve Product Line Wins Global Gypsum Awards, Held During 23rd Global Gypsum Conference In Amsterdam.

We are pleased to announce the EVOLVE™ family of products has been named Global Gypsum Product of the Year at the annual Global Gypsum Awards, held during the 23rd Global Gypsum Conference in Amsterdam.

The awards were determined through a global nomination process followed by an online vote, with participation from over 45 countries. The Global Gypsum Awards recognize innovation and excellence in gypsum product development. Launched earlier this year, the EVOLVE line is engineered to conserve water, reduce energy use and lower carbon emissions. EVOLVE is also significantly lighter than traditional 5/8" Fire-Shield® Gypsum Board, making it an ideal choice for architects, contractors and distributors.

Walplast Products Expands With New Gypsum Plant In Andhra Pradesh

Walplast Products, a leading Indian manufacturer of building materials, has achieved growth in H1 of 2025 across its product lines. This includes volume increases of over 50 percent in HomeSure TileEx Tile Adhesive, 70 percent-plus in HomeSure GypEX Gypsum Boards, and 40 percent-plus in HomeSure GypEX Gypsum Plasters. To meet the growing demand, the company has inaugurated a new 1,20,000 MT gypsum plaster plant in Mambattu, Andhra Pradesh, strengthening its production capabilities in South India.

Kaushal Mehta, Managing Director, Walplast Products, said, "Our growth over the past year is a testament to the enduring trust that customers and partners place in the

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HomeSure brands. As we continue to expand capacity and strengthen our presence across India, our focus remains on delivering consistent quality, technological advancement, and sustainable value creation. The gypsum plant in Mambattu, Andhra Pradesh, marks another step toward fulfilling our commitment to build better, faster and more responsibly for the future of construction".

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FEATURES OF GYPSUM BOARDS

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GYPSTAR INDIA PRIVATE LIMITED was established in 2006 by Mr. Sanjay Singh and Mr. Ajay Singh. The company has a strong presence in the false ceiling products segment, adhering to international standards in durability and quality.

GYPSTAR INDIA's corporate office is located in Delhi, with regional offices in Kolkata and branch offices in Guwahati, Morbi (Gujarat), and Patna. The company primarily manufactures its products in India, while some items are imported from various countries. It serves the Indian market through a well-established network of distributors and dealers across more than 100 cities, ensuring timely delivery and quality service.

The company's strength lies in its robust base of dealers and distributors, enabling it to offer top-quality products at competitive prices. This has garnered an excellent response from the Indian market, leading to professional satisfaction and sustained growth. As a result, GYPSTAR INDIA's products are witnessing increasing demand, and the brand continues to evolve as a trusted name in the industry.



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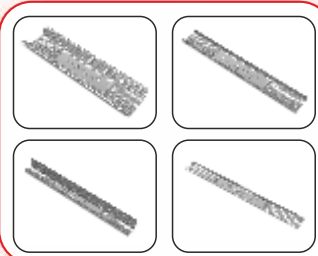
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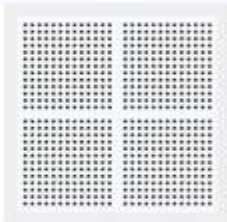
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Experion Elements, Sector 45, Noida, is a housing complex whose planning and design is governed by the ancient element theory of five: Air, Water, Earth, Fire, and Ether. This thematic paradigm is not merely an aesthetic guideline but also a conceptual framework that dictates the spatial & architectural choices throughout the development.

The architecture, designed by **DSP Design**, balances modern lines with a calm elegance. The two independent towers (stilt + 40 storeys) are carefully positioned to maximize natural light, ventilation and view corridors. The site layout, with dual frontage along a 30-meter-wide road, creates spatial clarity while integrating seamlessly into the urban context. The design offers an elevated spatial experience that reinforces the project's premium character.

The landscape design, crafted by **Belt Collins (Hong Kong)**—one of the world's most respected landscape architecture firms—emphasizes functional ecology over ornamentation. The carefully curated mix of local & durable plant species enhances biodiversity, manages the microclimate, and enriches the sensory experience. A Japanese-style Miyawaki garden within the site reinforces the connection to nature, while features like rainwater harvesting and shaded pathways cater to both environmental and user needs.

Distinct design motifs such as raindrop patterns, leaf-form pavilions, tranquil water cascades and sculptural elements are woven throughout, adding richness and texture without compromising the integrity of the visual narrative. The project's amenities include a pickleball court, kick-boxing ring, a Grand Cineplex with a 4K LED screen, work-from-home business center, pet-friendly zones, a wellness zone with yoga and meditation spaces, a nutrition bar, and more—each space acting as a connector between the built and natural environments.

Experion Elements is a low-density residential complex comprising only 320 spacious units, ensuring generous floor plans and a smaller ecological footprint. The project is **GRIHA-rated** as a green building. Key design details also include mosquito mesh in all sliding windows/doors, walk-in wardrobes in all bedrooms, dedicated EV charging facilities for each unit & an extensive multi-layer security system (with 24-hour surveillance through 200 CCTV cameras).

The most emphasized aspect of the design is utility, balance, and durability. It is centered on creating an integrated living environment that not only responds to environmental stimuli but also to evolving human needs—going beyond superficial decoration to create a resilient and harmonious sanctuary. Web: www.experion.co



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Trends For Modern Window Blinds In 2025

Modern window blinds are no longer just functional; they are a crucial element of home design. With innovations in technology, materials, and aesthetics, window blinds are evolving to meet the needs of contemporary living. Here are the top five trends shaping modern window blinds in 2025:

Smart Integration and Automation

Smart homes demand smart solutions, and modern window blinds are stepping up to the challenge. Automated blinds, integrated with systems like Alexa, Google Home, and Apple HomeKit, allow homeowners to control light and privacy with voice commands or smartphone apps. Scheduled operations and light sensors add a new level of convenience and energy efficiency.

Eco-Friendly Materials

Sustainability continues to be a significant focus in 2025. Blinds made from eco-friendly materials like bamboo, recycled plastics, and organic textiles are becoming increasingly popular. These options not only reduce environmental impact but also bring a natural and elegant touch to interiors.

Dual-Functionality Blinds

Homeowners are looking for versatility, and dual-function blinds are delivering. These innovative designs combine

features like blackout and sheer options in a single unit. By adjusting the layers, users can easily transition from full privacy to softly filtered light, making them ideal for any time of day.

Bold Colors and Patterns

Neutral tones remain classic, but 2025 is seeing a surge in demand for bold colors and eye-catching patterns in modern window blinds. Vibrant hues, geometric prints, and nature-inspired designs are being used to create statement pieces that enhance a room's personality while maintaining functionality.

Minimalist and Sleek Designs

The minimalist trend is still going strong, with blinds featuring clean lines and understated elegance. Slim-profile roller blinds and discreet mounting systems provide a seamless look, blending effortlessly into contemporary interiors. Neutral and monochromatic palettes further enhance their appeal.

Modern window blinds in 2025 combine cutting-edge technology, sustainable practices, and innovative design to meet the demands of today's homeowners. Whether you prioritize smart features, eco-conscious materials, or striking aesthetics, there's a trend to suit every preference and style.



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Bhakti, Gaurav, Pragya, Harsh
Pentaspaces design studio

Project : Eden Abode - **Location :** Gujarat - **Area :** 10,000 Sq.ft



This seven-bedroom home in tranquil Vapi, Gujarat houses a multi-generational joint family. Epitomizing "unhurried urban living," it reflects the client's desire for a serene, joyful, and happy atmosphere. With a layout spanning ground floor to two storeys, the design team worked at translating these aspirations into a tangible reality, creating a haven that resonates with calm and contentment for generations to come.

Our vision was to create a contemporary bungalow is an ode to elegance, drawing inspiration from the diverse beauty of flora and fauna. By infusing it with a myriad of elements, from intricate artefacts to vibrant paintings, that creates a space that exudes sophistication at every turn.

One of the features of the home is the hand painted staircase wall, extending from the ground floor to the third floor.

A sophisticated colour scheme of greys, whites, and pastels infuses each space with tranquillity, creating a cohesive and inviting atmosphere. With meticulous attention to detail and a bespoke approach to design, this bungalow offers a truly exceptional living experience, seamlessly blending luxury, functionality & timeless elegance.



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Mr. Shailesh Ranjan

Business Head - Institutional Sales
Technical Head - Architectural Glass
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Shaping the Future of Façades: Trends, Challenges and the Expanding Role of High-Performance Glass

Evolving Design Trends in Modern Façades

The façade and fenestration industry is undergoing a significant transformation, driven by rapid advancements in design technology, the growing emphasis on sustainability and the rising demand for

high-performance materials. Today, glazing solutions are far more customised, precise and scientifically engineered than ever before. Parametric façade design tools have redefined the way architects and engineers plan building envelopes—allowing them to simulate material behaviour, assess installation timelines, and address challenges such as wind load and structural stability, especially in high-rise construction. Technologies like 3D printing on façade glass and the introduction of self-cleaning glass are further enhancing aesthetics and reducing long-term maintenance efforts.

Suitability of Glass for India's Climate

With nearly 75% of India's climate being hot and humid, the discussion often turns to whether glass buildings are suited for such environments. The answer lies in choosing the right type of glass. High-performance products—like our AIS Ecosense range of Solar Control Low E glass—are engineered to optimise natural light while reducing heat ingress. By improving the light-to-solar-gain ratio, these glasses help lower energy consumption, minimise dependence on artificial lighting and cooling, and enhance indoor comfort. Glass, by nature, is also 100% recyclable, making it an excellent fit for circular-economy-driven construction. The ability to repurpose recycled glass helps reduce raw material usage and contributes to green building certifications such as LEED and BREEAM.

Applications Across Modern Architecture

The versatility of modern glass further extends its application across large-scale infrastructure. In airports, energy-efficient glazing helps regulate vast terminal spaces, reduces cooling loads, and enhances passenger experience. Stadiums increasingly use laminated and tempered glass for transparent roofs and façades that invite natural light while ensuring safety and durability—many even incorporating photovoltaic (PV) glass to generate clean energy. Transportation hubs benefit from glass for improved visibility, passenger flow, and energy performance. In skyscrapers, double and triple-glazed units with reflective

coatings and thermal breaks support sustainability goals while delivering iconic aesthetics and panoramic views.

Installation Challenges and the Need for Standardisation

However, even the best façade systems can underperform if installation is not executed correctly. Improperly installed windows can lead to seepage, air leakage, heat ingress, and poor acoustic performance. While India has a wide range of high-quality window and glass solutions, the installation ecosystem remains fragmented. This underlines the need for stronger standardisation and professional training. As a market leader in glazing and fenestration solutions, we have implemented a structured installer training programme with basic, intermediate, and advanced modules. Through detailed SOPs, checklists, and maintenance guidelines, we aim to uplift industry practices and enable more reliable installation outcomes across projects.

Construction and Lifecycle Advantages

From design to execution, glass brings tangible advantages to the construction lifecycle. Prefabricated panels allow for faster installation and better project management. While the upfront cost of high-performance glass may be higher, the long-term savings on cooling, lighting, and maintenance make it a cost-effective choice. Customisation options—ranging from solar control to insulation and transparency levels—give architects immense freedom to realise innovative façades without compromising performance. Modern glass solutions are also engineered for safety and durability, capable of withstanding extreme weather, high winds, and impact forces.

Conclusion: A Material for the Future

In today's built environment, glass is no longer just a material—it is a cornerstone of sustainable, efficient, and future-ready architecture. With continued innovation, improved installation standards, and a growing focus on energy performance, the façade industry is well-positioned to redefine how India designs its next generation of infrastructure and high-rise buildings.





Ar. Mitu Mathur (Director)
GPM Architects & Planners

Project : Sapphire 83

Location : Sec 83, Gurugram

Built-up Area : 1,80,000 Sq.ft.

Design Team : Mitu Mathur, Gian P Mathur





Ar. Kiran Venkatesh
InFORM Architects

Project : Virtus Green Space
Location: Trivandrum
Design team: Kiran Venkatesh,
 Chandrabhanu Pattanayak,
 Fazal Ahmed, Uttara Majumdar
Built-up area in sq.ft: 2,15,000
Plot size: 2 Acres



Tata Power launches EZ Home Automation Solutions in Siliguri

One of the biggest integrated power providers in India, Tata Power, today announced the opening of its EZ Home automation solutions in Siliguri, bolstering Bengal's transition to contemporary, environmentally friendly living. Tata Power's trademark smart home technology is now available in North Bengal thanks to this development, allowing homes in Siliguri, Darjeeling, and other cities to embrace convenience, safety, and energy savings.

Through a smartphone app or voice assistants like Google Home and Alexa, homeowners can schedule, manage, and keep an eye on appliances like lights, fans, curtains, and heavy-duty equipment like air conditioners and geysers with the EZ Home line. The solutions are accessible to both new and existing households because they are retrofit-friendly and don't require any structural alterations, making them suitable for both urban apartments and historic homes around the region.

Schneider Electric Unveils Festive Edition of 'Bring Home the Smart' Campaign

The festive edition of the "Bring Home the Smart" campaign has begun, said Schneider Electric, a pioneer in

the digital revolution of energy management and automation. By skillfully fusing innovation and tradition, the advertisement encourages customers to make every upgrade a wise one, capturing the excitement and spirit of the holiday season.

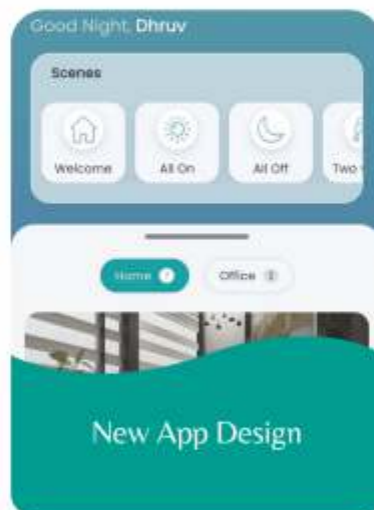
With the release of three films that illustrate how technology can improve daily life, the original "Bring home the smart" campaign was given a festive flavor. Through a variety of marketing touchpoints, the campaign is being spread throughout all major cities. In order to give customers a smooth purchasing experience and make it simpler than ever to update their homes throughout the holiday season, the company is also bolstering its online presence.



Smart Node expands its product universe by launching and upgrading its range. It's elevating the meaning of smart living, where every operation, every scene and every moment feels effortlessly connected.



The Bolt Digital Door Lock Series



New App Design



Cosmos Keypads

Upcoming Launches

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COSMOS stands as India's finest keypad, redefining what perfection in design should truly feel like.



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Brushed
Champagne
Finish



Brushed
Graphite
Finish



Smart Node
Simplify Your Smart Living



Portable, Energy-Efficient Studio AC 5000 for Homes Unveiled by Oakter

For ₹15,500, Oakter introduces the Studio AC 5000, a small-to-mid-sized room air conditioner that is energy-efficient and portable. It can be purchased online at Amazon and Flipkart.

Riot Labz Pvt Ltd's consumer IoT brand Oakter has announced the release of its Studio AC 5000, a cost-effective, small air conditioner made for contemporary urban dwellings. The Studio AC 5000 is one of the most reasonably priced air conditioning units on India's online marketplace, with a price of just ₹15,500 and availability on Amazon and Flipkart.

Constructed for rooms up to 75 square feet in size, the Studio AC 5000 blends effective cooling with an easy-to-use interface. It is far more efficient than conventional 1-ton air conditioners and performs better than a huge desert cooler, with a cooling capacity of up to 1550W (0.5 tons) and a maximum power usage of only 450 watts per hour. Special electrical fittings are not required because it operates at 230V on a standard 6A socket.

Xiaomi Introduces Smart Air Conditioners in European Market

In Europe, Xiaomi has introduced the Mijia Air Conditioner Pro Eco 2.6 kW and Mijia Air Conditioner Pro Eco 3.5 kW. The company has now revealed the cost and availability of these two smart home appliances, which were first introduced earlier in 2025. Features include support for Google

Assistant, app controls, and an AI mode for increased energy efficiency.

The Mijia Air Conditioner Pro Eco 2.6kW and 3.5kW have been introduced by Xiaomi in the European market. In July 2025, these two models appeared on the company's international website.

The Mijia Air Conditioner Pro Eco series is now formally available in Europe, according to Xiaomi. Retail prices for the Mijia Air Conditioner Pro Eco 2.6kW and 3.5kW are €599 and €699, respectively. The brand sells them directly through its web site and through a few chosen retailers.

Samsung Unveils Made-in-India WindFree™ Cassette ACs

The latest Made-in-India Smart WindFree™ Cassette Air Conditioners were today introduced by Samsung, the biggest consumer electronics company in India. The new lineup enhances the future of residential and commercial cooling solutions by fusing superior comfort, eco-conscious design, and intelligent connection.

With built-in Wi-Fi for seamless SmartThings integration and Samsung's exclusive WindFree™ Cooling technology, the new range is designed to provide smarter control, efficient performance, and improved well-being. It offers users throughout India a new level of comfort and convenience while delivering consistent comfort without harsh cold drafts. Samsung's dedication to sustainability is further supported by the use of environmentally benign R32 refrigerant.



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Saurabh Gupta

Vijay Gupta Architects

Project : Amity International School

Location : Mohali

Build-Up Area : 3,00,000 Sq.ft

Photographer : Avesh Gaur

navigated, while developing a distinctive design scheme. The building mass has been lifted to the podium level and there are activity areas at each level of the five-storey structure. The building also has ample playgrounds, shaded walkways, play areas, and open and semi-open spaces across floors, forging engaging and exploratory spaces at several junctures.

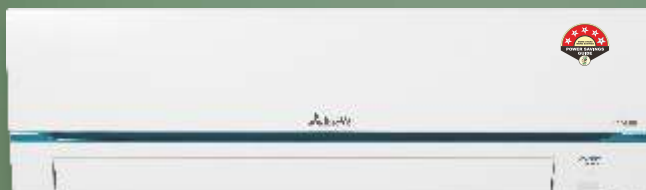
The façade elements are planned to allow natural light in all spaces throughout the campus with a curtain wall that wraps around the built form on the southern side. The interior spaces are shaped in a tactile language, with minimal but vibrant colours bringing in an elevated sense of dynamism, highlighting the innovative approach harbouring a conducive environment for learning.



The innovative approach to design for the Amity International School in Mohali, Punjab, attempts to go beyond the rigid morphology of educational spaces and planning. The comprehensive design scheme lays the blueprint for a holistic education – one where physical activity, social interaction, and creative exploration are just as crucial as curricular education.

The site posed several challenges in terms of size, orientation and surroundings, which were ingeniously





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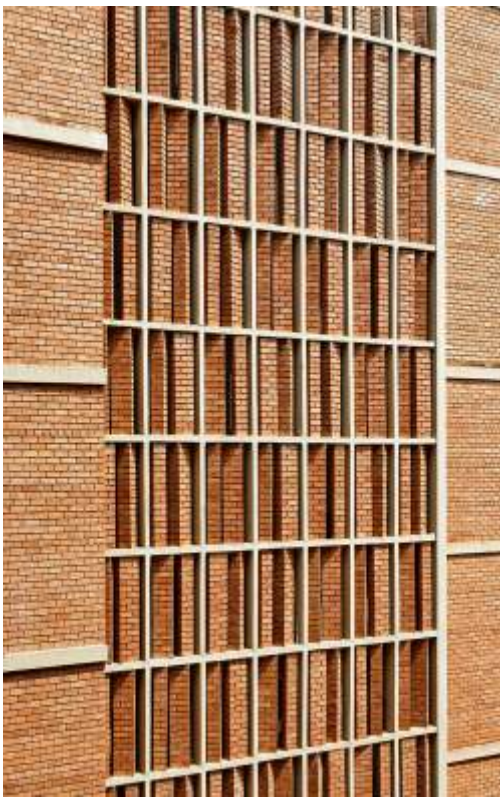
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COMMERCIAL AIR CONDITIONING SYSTEM



Symbiosis University Hospital and Research Centre



Ar. Rahul Kadri
IMK Architects

Design Team : Partner and Principal Architect, IMK Architects

Location: Symbiosis University Hospital and Research Centre Lavale, Mulshi

Built-Up Area: 41,800 Sq. Mtrs.

Photo Credit : Rajesh Vora



HAFELE PROFIN ALUMINIUM PROFILE RANGE REDEFINES MODERN KITCHENS WITH STACK MODULAR SHELVING

HAFELE

Maximising
the value of space.
Together



In today's fast-evolving urban lifestyle, kitchens are no longer hidden behind closed doors. They have transformed into the heart of the home, a space where cooking meets conversation, and where boundaries between living and dining blur. As city living embraces compact and integrated spaces, Hafele introduces an innovation that is set to redefine kitchen aesthetics and utility, the Profin Range of Aluminium Profiles.

At the forefront of Hafele Profin range is Stack Modular Shelving, a bold departure from conventional cabinetry. This emerging concept celebrates open shelving as a design statement, transforming kitchens into curated living galleries. Enclosed storage gives way to open spaces that double as display stages, showcasing exquisite kitchenware, artful décor, or personal treasures, turning everyday storage into an expression of style.

Hafele's Stack Modular Shelving profiles are precision-engineered masterpieces, marrying elegance with robust functionality. Crafted with advanced technology and flawless finishes, these profiles promise not only strength and stability but also seamless integration with any living concept. Whether used for floor-standing shelves, wall-mounted units, or even coffee tables, Stack Modular Shelving blends practicality with a design-forward sensibility that elevates the entire room.

The Profin Range comes in a palette of six contemporary finishes: Silver, Graphite, Gold, Rose Gold, Dark Bronze, and Matt Black. Whether enhancing the sleek drama of a dark kitchen or adding a metallic flourish to a neutral scheme, these finishes turn profiles into design highlights. Used in

contrast, they become striking embellishments that transform shelving into a visual focal point, enhancing both function and décor.

The Stack Modular Shelving range isn't just about profiles, it's about creating an experience. With this Profin Range, Hafele reimagines kitchen living, making every home a canvas for creativity.

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<https://www.hafeleindia.com/en/info/service/contact-us/410/> to find the nearest

Hafele showroom or design centre.

Website : <https://www.hafeleindia.com/en/>

Customer Care Toll Free: 1800 266 6667

Customer Care WhatsApp: +91 97691 11122

Customer Care Email ID: customercare@hafeleindia.com

Established as a wholly owned subsidiary of Hafele Global network, Hafele India has been operating in India since 2003. An authority in the field of architectural hardware, furniture and kitchen fittings and accessories, the company also has a strong presence in synergized product categories like Home Appliances, Interior and Furniture Lighting, Sanitary Solutions, and Surfaces positioning itself as a complete solution provider for interior solutions in India and South Asia. Hafele India has a strong nation-wide presence through its offices and design showrooms spread across the country. The showrooms function as a one-stop-shop for all home interior and improvement needs - from providing in-depth technical advice to kitchen and wardrobe designing services through a team of experts.

The Bare Edit - Where Budget Aesthetics Meet Everyday Functionality



Ar. Akash Dudhe

Sagi Architects

Project : The Bare edit

Area : 524 Sq. ft

Location : Mulund

Photo Credit : Kurush Thakur

Tucked away in Mulund, The Bare Edit is a 524 sq. ft. 2BHK designed as a chic bachelorette pad that redefines affordable luxury. Created for a young woman with a love for art the home balances minimalism, functionality warmth.

A neutral palette forms the backdrop, while light wood laminates and curated décor add character. Budget-conscious yet stylish, the design avoids false ceilings and heavy paneling, instead highlighting existing structural elements. The red sprinkler pipe, painted black, becomes a striking linear accent used to suspend open shelves, unifying the space with an industrial-chic flair.

Smart space-saving ideas define the apartment - a bar cabinet doubles as a two-seater dining table, while AC piping and switch boxes are neatly integrated into laminate-clad panels. One bedroom transforms into an art studio with suspended shelving and a sit-stand desk, while the master bedroom offers calm simplicity with textured laminates and compact, foldable furniture.

The Bare Edit proves that thoughtful design can turn constraints into creative opportunities, crafting a space that's functional, expressive, and full of personality - a true celebration of everyday living with style.





Ar. Anuj Pratap Jain & Ar. Nancy Arora

Designberry Studios

Project : Spanish Churros

Location : Delhi

Photo Credit : Ayush Sharma

Spanish Churros is a compact yet impactful 146 sq. ft. dessert outlet designed to create a warm, inviting and memorable experience within a small footprint. The site's 26-foot-wide façade became the project's defining advantage, allowing us to create a visually striking frontage that stands out in the bustling GK2 M Block Market.

The façade features a distinctive blend of perforated metal jali, curved metal pipes and integrated profile lighting, forming a sculptural composition that conceals existing services while highlighting the bold signage, easily visible from afar. The interplay of

curves and warm metallic tones adds both elegance and dynamism to the compact structure.

Inside, the design embraces a minimalist and cozy aesthetic, using warm materials, hand-drawn wall artwork, and carefully detailed finishes. The designer counter fascia, textured walls and custom tile patterns on the floor all contribute to the tactile richness of the space. Every inch was thoughtfully crafted to balance functionality with aesthetics, ensuring an intimate yet vibrant atmosphere that complements the brand's cheerful identity and enhances the customer experience.



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How uPVC Windows and Doors Add Value to Your Space

Whether it is your home or office, redecorating a space from time to time ensures that it looks fresh and vibrant. For any space, the doors and windows are important, yet easily overlooked elements that create a lasting impression, and you should put in due thought and research into choosing the right doors and windows. Today, more and more designers as well as homeowners are turning to uPVC doors and windows, which leads to the question - What is it that uPVC windows and doors have to offer?

THE RISING POPULARITY OF UPVC

uPVC, or unplasticized polyvinylchloride, has emerged as an innovative, versatile material for door and window frames. A combination of benefits, like high levels of rigidity, strong insulation properties, and low maintenance requirements, is what uPVC windows and doors have to offer. The many functional benefits that the material offers are the reason behind why people choose uPVC windows and doors.

LONG LASTING

One of the top reasons behind why people choose uPVC windows and doors is their high durability and longer lifespan. As a material, uPVC is resistant to chemicals, termites heat exposure, and impact, which allows the windows and doors to maintain their pristine condition for years to come. Another one of the top benefits of installing uPVC windows and doors is that they also come equipped with noise, thermal, and wind insulation, which helps create a more comfortable living space for you.

IMPROVED SECURITY

uPVC windows and doors are designed with zinc-coated (galvanised) steel reinforcement within the frame, to enhance the strength of the profile and act as a strong barrier against intruders. The windows and doors also come

equipped with multiple point locking systems, which distribute force evenly across several points along the frame for enhanced security and sealing, preventing the profile from warping or sagging as well. uPVC frames are also fire retardant. Choosing high-quality glass for your uPVC windows and doors, like laminated glass, can help further improve the security aspect of your doors and windows.

ENHANCED AESTHETICS

uPVC windows and doors are the perfect, elegant choice for spruced up interiors and an enhanced curb appeal. One of the best benefits of installing uPVC windows and doors is that they come with complete customisation freedom, which allows you to choose windows and doors that seamlessly blend into the existing décor and architecture of your space, complementing its visual appearance. You can choose from a wide range of styles, designs, colours, finishes, and accessories to personalise your uPVC windows and doors.

ENVIRONMENT-FRIENDLY AND SUSTAINABLE

uPVC windows & doors are non-toxic and 100% recyclable, which makes them a more sustainable choice as well. They are also free from lead and ensure a reduced carbon footprint and environmental impact. Furthermore, these windows and doors also come with high thermal efficiency and prevent heat gain during the summers and heat loss during the winters. This helps reduce the load on your air conditioning systems and energy consumption, which in turn, also leads to lower utility bills.

Fenesta, India's No. 1 uPVC windows & doors manufacturer, offers an extensive range of distinguished window and door designs that can effortlessly transform the look, feel, and functionality of your space, while also enhancing its value. Website : www.fenesta.com



Summer Outside, Spring Inside. With Fenesta Windows & Doors



Perfectly crafted profiles and expertly installed windows and doors improve overall sealing by providing superior insulation against outside heat. This keeps the rising temperature and energy cost well under control.

RANGE OF SOLUTIONS ▶ uPVC | Aluminium | Doors | Façades

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India's No.1 Windows & Doors Brand

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The GEZE logo is displayed in a white, bold, sans-serif font, enclosed within a white rectangular border with rounded corners. It is positioned in the top right corner of the dark blue header area.

EMPOWERING MODERN ARCHITECTURE WITH INTELLIGENT SYSTEMS

At GEZE India Pvt. Ltd., we bring German engineering excellence to the evolving world of architecture. Our intelligent door and window systems integrate technology, design, and comfort — creating buildings that move and respond intelligently.

From design to implementation, GEZE supports every stage of a project with reliable automation, access control, and safety solutions. Our products ensure effortless movement, natural ventilation, and protection in every environment.

Through smart networking and energy-efficient automation, GEZE enhances building performance and safety — from daily convenience to emergency protection. As a trusted partner for architects and facility managers, GEZE delivers end-to-end consultation, installation,

reliability and innovation.

With a focus on sustainability and smart cities, GEZE India continues to redefine modern building performance — merging technology, safety, and design to create spaces that are truly intelligently alive.





GEZE OPENING DRIVES – SMART AIRFLOW. ASSURED SAFETY

Bring innovation to every breath your building takes with GEZE Opening Drives – the smart automation solution for window control. From effortless daily ventilation to rapid smoke extraction during emergencies, GEZE ensures reliability when it matters most. Engineered for modern architecture, our drives combine intelligent sensors, smooth operation and energy efficiency – creating safer, more comfortable environments without compromise.



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 www.geze.in
 +91 44 4061 6900
 office-india@geze.com



“Strengthening the Future with Strategic Investments”



“At Duroplast, we are proud to bring advanced fenestration solutions that combine durability, energy efficiency & design excellence-ensuring these homes stand as a benchmark for India’s urban transformation.”

Lalit Agarwal
Owner, Duroplast India Pvt. Ltd.

Duroplast has been chosen as the fenestration partner for the Sarojini Nagar Redevelopment Project in Delhi, which includes the General Pool Residential Accommodation (GPRA) towers providing over 1,000 homes for central government employees. The work will be carried out in collaboration with our fabrication partners - Unwindows, Neetech Infra & Windoor Tech.

This redevelopment initiative, led by the Ministry of Housing and Urban Affairs and executed by NBCC, spans over 100s of acres and comprises residential complexes, schools, a community hall, a police station & a public library.

Lalit Agarwal, Chairman of Duroplast, stated: “We take pride in contributing sustainable fenestration solutions that will play an important role in shaping the future of India's urban infrastructure.”

As part of the project, Duroplast will supply customised uPVC windows and doors, engineered for energy efficiency and aligned with the sustainability objectives of the development. The construction work is being executed by Girdhari Lal Construction and BG Shirke Constructions.

At Duroplast, we are continuously evolving to support the industry better. Recently, we have also started manufacturing WPC doors and frames, along with GI steel reinforcement for uPVC Window & Door Systems, which ensures greater integration and convenience for our fabrication partners across the country. By enabling them to source both profiles and reinforcements from a single platform, we help them save on procurement complexities and additional costs.





THE MARQUE THAT LEAVES AN **ETERNAL IMPACT**



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Performance



Sound
Insulation



Air
Tightness



Zero Water
Penetration



Fire
Retardant



Security



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Designed for Extreme
Weather Conditions



Walnut



Mahogany



Anthracite Grey



Jet Black



Golden Oak



Dark Oak

Duroplast India Pvt. Ltd.

Corporate Office

Plot No : 41 & 42, Phase III,
Kasba Industrial Estate,
Kolkata 700107, WB, India

+91 033 4107 0000

+91 9903121353

www.duroplast.in

mail@duroplast.in



Have you ever experienced a sunrise or a sunset from the 60th floor?

This can be true at Forestville by Oberoi Realty. Located strategically, overlooking Thane Creek and Hills, the project blends nature and architecture while enhancing everyday lifestyle. With about 18 acres of open space, Forestville has lots more to offer! So, let's explore its amenities, pricing and locality reviews.

Forestville by Oberoi Realty - is all set to take thane to new heights A new housing project in Kolshet, Thane - About the project

Spanning across an expansive 18-acre of land, Forestville by Oberoi Realty in Kolshet is a new residential project, slated for completion in December 2028. Once completed, the housing society will have a total of five towers, two of which have been currently launched. Each tower has G+60 floors. The project has 3 BHK and 4 BHK apartments comprising a total of 1257 units.

Unique features

The project draws design inspiration from Biophilia, emphasising nature's elements - air, water, and sunlight - to positively impact physical, mental, and cognitive health. The scenic surroundings play a vital role in enhancing our overall well-being. Each unit in Forestville is designed to connect with nature, providing subtle shifts in air temperature, gentle airflow, and ventilation to ensure a breath of fresh air.

Property options and pricing

This project offers 3 BHK and 4 BHK exclusive residential apartments. Here are the configurations with their respective starting prices:

Configuration	Carpet Area	Starting Price
3BHK Apartment	1000-1100 sq.ft.	Rs 1.87 crore
4BHK Apartment	1300-1400 sq.ft.	Rs 2.5 crore

Project amenities

Forestville offers an array of amenities, aimed at enhancing overall living experience. Explore the details in the table below to learn more about the distinctive features of this residential project.

Gymnasium	Miyawaki Forest	Stepped Seating	Childrens Play Area
Golf stimulator	Herb garden	Orchard	Activity room
Squash courts	Reading deck	Mini theatre	Kids pool
Swimming pool	Outdoor Jacuzzi	Café	Convenience store

<https://www.oberoirealty.com/forestville-nri>



Elite Elevators®


**Johnson Lifts to invest
₹250 crore in R&D for
high-speed elevators**

Johnson Lifts Ltd holds a 50% market share in escalator installations at metro stations, having installed 3,396 out of the total 6,942 escalators across all metro stations.



Flexible Phased Elevator Modernisation Packages Introduced by Otis

In Europe today, there are almost six million elevators in operation. Over half of these elevators are at least 25 years old in various European nations.

Customer and passenger dissatisfaction can result from major operational issues caused by outdated elevator systems. In order to modernize low to mid rise residential and commercial structures, Otis is launching its new adaptable Arise™ MOD Prime and Arise™ MOD Plus systems across Europe. These are currently offered in Benelux (Belgium, the Netherlands, and Luxembourg), Spain, the UK, and France, with additional nations to come shortly.

Otis is the top manufacturer, installer and service provider of escalators and elevators worldwide.

Johnson Lifts Invests ₹250 Crore for R&D to Boost the Development of High-Speed Elevators

Johnson Lifts, a company based in Chennai, has announced plans to invest ₹250 crore over the next two to three years in order to improve its capacity for research and development. The investment will help build a new testing tower at the company's Sengadu plant, which is close to Chennai and boost the development of high-speed elevators that can move more than four meters per second.

This action follows the company's impressive achievement, as it reported ₹3,000 crore in revenue the previous year. For 2025, executives have forecast a 10% growth rate. Johnson Lifts' current 155-foot testing facility at its Poonamallee R&D center will be enhanced by the new tower. It is anticipated that the new building will greatly increase the company's ability to test state-of-the-art elevator technology.

X200 and X200 Mark II Hydraulic Home Elevators Launched by Elite Elevators

Elite Elevators, a well-known leader in residential mobility solutions worldwide, today announced the release of its

newest innovations: the cutting-edge X200 Mark II and the X200 Hydraulic Home Elevator. Setting a new standard for performance, design, and intelligent functionality in the home elevator industry, both models are fully imported and certified under the most stringent US, EU, Australian, and Indian safety standards. They are also entirely designed and manufactured in India.

Elite Elevators' dedication to creating top-notch residential solutions that combine architectural elegance, engineering perfection and user-centric innovation to give homeowners unmatched mobility & convenience is reaffirmed by these launches.

Due to the restricted space in metropolitan areas and the trends in vertical residential construction, multi-story residences are becoming more & more frequent in modern urban living. In contemporary homes, elevators are now a need for accessibility, safety & convenience rather than a luxury.

City Lift India Celebrates 40 Years

City Lift India, Ltd., a Mumbai-headquartered manufacturer of elevators, escalators, moving walks and car-park systems, recently celebrated its 40th Foundation Day. The company was founded by the late V Rajagopalan in 1985 and is today led by Director Navin Rajagopalan, who said City Lift has remained "steadfast in delivering safe, reliable and technologically advanced vertical mobility solutions" for over four decades.

During 40th Foundation Day, the company unveiled its Lifting The cities campaign that builds on its mission to ensure customer satisfaction through continuous innovation and prompt service. Looking ahead, City Lift India plans to introduce modern, high-tech equipment with Internet of Things capabilities and provide mobility equipment for major infrastructure projects like metro stations and airports.

“An Interview on Rethinking Vertical Mobility in India.”



Mr. Manish Mehan
CEO & MD, TK Elevator India

Could you share your brand's journey in India and how your elevator and escalator offerings have evolved to meet the growing needs of urban infrastructure?

TK Elevator's journey in India has been a story of growth, innovation, and strategic alignment with the country's urban transformation. The company built a robust service network across India and continually evolved its product portfolio to offer energy-efficient elevators and escalators ideal for high-density urban environments. Central to its strategy is innovation, highlighted by the introduction of MAX, a cloud-based, AI-driven predictive maintenance solution and a focus on eco-efficiency using green materials and regenerative drives to support sustainable building practices, making it a crucial and trusted partner in India's infrastructure, particularly in metro and high-rise developments.

What are some of the most significant technological innovations your brand has introduced recently in the elevator and escalator segment?

MAX is TK Elevator's cloud-based predictive maintenance platform that uses IoT and AI to monitor elevator systems in real time, detecting issues proactively to dramatically reduce downtime and enhance reliability.

It has driven India's urban mobility transformation for over two decades, supported by local manufacturing in Pune and a robust pan-India service network. Its product innovation focuses on high-speed, energy-efficient elevators, including the space-saving TWIN system and the groundbreaking rope-free MULTI. The company also enhances safety and sustainability with smart escalator features and regenerative drives, establishing itself as a holistic mobility partner in India's major infrastructure projects.

In high-rise buildings and high-footfall environments, what measures do you take to ensure maximum safety and operational reliability?

TK Elevator ensures maximum safety and operational reliability in high-rise and high-footfall environments through rigorous engineering and smart technology. Elevators feature redundant safety systems like AERD, multi-level braking, and overspeed governors. Escalators for heavy-use areas utilize robust components, vandal-resistant materials, and integrated safety features such as step gap lighting and skirt deflectors. Operational reliability is secured by the MAX IoT platform, which provides predictive maintenance and real-time monitoring to prevent

breakdowns. Efficiency and flow are improved using the AGILE Destination Control System. All equipment adheres to strict international safety standards, backed by comprehensive 24/7 service and maintenance support.

How do your products comply with Indian and global safety standards, such as EN 81, ISO regulations, or NBC norms?

TK Elevator strictly adheres to Indian and international safety standards, including EN 81, ISO regulations, and India's National Building Code. TKE's elevators, escalators, and moving walks comply with key codes like EN 81-20 and EN 81-50, which cover critical aspects such as door operations, fire protections and structural integrity. Furthermore, TKE aligns with ISO standards for quality, environmental sustainability and industry-specific requirements like energy efficiency, reflecting a holistic commitment to safety and performance.

In India, TK Elevator products comply with the National Building Code, covering norms for fire-fighting lifts, accessibility, and seismic safety, along with Indian Standards like IS 14665. TKE maintains advanced R&D and testing facilities, including in India, to ensure compliance.

As demand grows in Tier 2 and Tier 3 cities, what strategies are you adopting to ensure your offerings are affordable, adaptable, and easy to maintain in those markets?

TK Elevator is strategically adapting its vertical mobility solutions for growing Tier 2 and Tier 3 cities, focusing on affordability, adaptability, and maintenance ease without sacrificing safety or quality.

The strategy centers on cost-effective, modular product lines using standardized components to reduce upfront costs. Products are designed for rugged performance and unreliable power, with localized adjustments. This localized approach, which includes partnerships and skill programs, supports inclusive urbanization by making modern, dependable elevators accessible.



TWIN[®]

2 Cabs. 1 Shaft.
0 Crowds.

Toll free number: 1800 102 8500



Mr. Anoj Tevatia

Project : Microtek Greenburg

Location : Sec 86, Gurgaon

Built-up Area : 18.9 lac Sq.ft.

Design Team : Girish Joshi, Shamim Khan, Smirati Bhatnagar



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Luxury That Moves You

Where Comfort Meets Innovation



RICARDO LEGACY

Ricardo Elevators redefines luxury vertical mobility with innovation, safety, and timeless craftsmanship.

INSTALLATION & EXPERTISE

With 1000+ installs in 2024-25, Ricardo leads India's home elevator space with the Fliticon Series and Ralph 400, backed by a 10-year warranty.



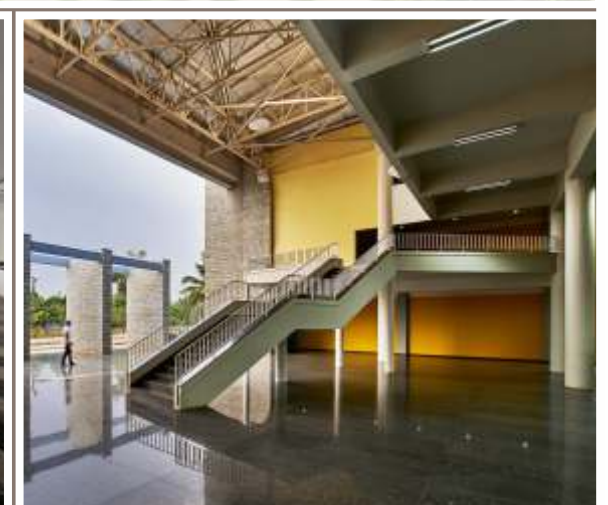


Ar. Naresh V Narasimhan
Venkataramanan Associates

Project : Tifr-international Centre
For Theoretical Sciences

Location: Bangalore

Site Area: 17 acres





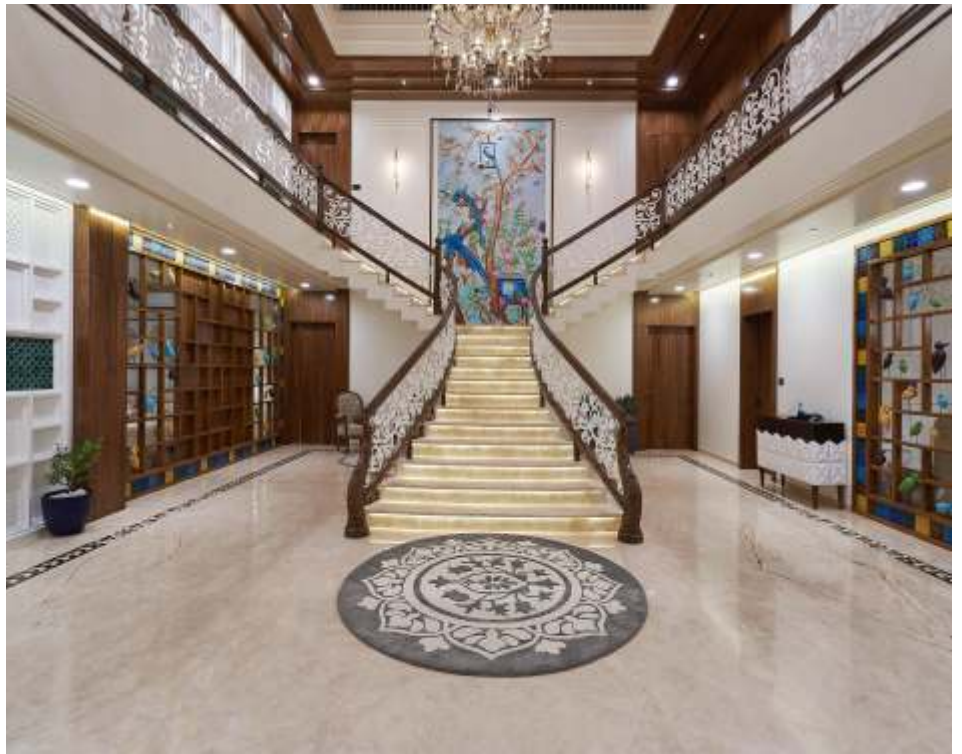
Ar. Sandeep Baghele

SBA

Project : Navneet Agrawal Seoni Mp

Location : Madhya Pradesh

Area : 6000



The residential project in Seoni, Madhya Pradesh, is a showcase of refined design by Ar. Sandeep Baghele and Associates (SBA). Guided by the firm's philosophy of balancing elegance with comfort, the project embodies timeless design with a contemporary edge.

The journey begins at the double-height foyer, where a sweeping curved marble staircase and finely detailed railings form the heart of the home. A

nature-inspired mural and custom artwork introduce vibrancy and warmth, while rich wood finishes and soft lighting complete the grand yet welcoming atmosphere.

As the residence unfolds, each space reveals the team's attention to detail. Bedrooms are designed as serene sanctuaries, combining symmetry and softness with understated luxury. At the center of the home, the kitchen and dining areas reflect modern living

at its best: a sleek mint green modular kitchen, complemented by an onyx-lit breakfast counter and contemporary pendant lights, bringing both elegance and functionality.

Every curve, texture and finish in this residence reflects the dedication of the SBA team. More than a house, it is a crafted experience - a perfect example of how Ar. Sandeep Baghele and Associates transforms architecture into art that enhances everyday living.





Ar. Sarvesh Chadha & Ar. Resham Sethi

Grey Ink Studio

Project : Swastik Jewellers

Location : Delhi

Photo Credit : Asmita Khodankar

This jewellery store was envisioned as a space where design takes center stage, transcending the conventional idea of a jewellery showroom. Drawing inspiration from Mount Rushmore, the concept revolves around a monumental mountain form sculpted from sandstone the hero material. Carved across three to four massive sections, the sandstone not only forms the sculptural “heads” but defines the overall mountain installation, creating drama, texture and a sense of permanence throughout the space.

While the display units remain minimal allowing each jewellery piece to shine



individually the overall design embraces maximalism. Every corner, wall and surface carries intricate details, from textures to lighting, creating layers of visual interest. The earthy tones of sandstone and other materials were deliberately chosen to highlight the sparkle of the diamonds while grounding the interiors in warmth and tactility.

Executing the sandstone installation was a challenge, with each section weighing tons, requiring precise engineering and craftsmanship. Yet the result is breathtaking: a space where every element, from sculptural forms to subtle detailing, contributes to a

cohesive, immersive experience. Here, minimal display meets maximalist design, transforming the act of viewing jewellery into an encounter with art, materiality and thoughtful spatial storytelling.





Philips Aura Floodlight Unveiled by Signify

The Philips Aura Floodlight, a first-of-its-kind decorative floodlight made for India's lively festive and cultural areas, was unveiled by Signify, the world leader in lighting. The device, which combines daytime beauty with nocturnal brightness, is priced at 2,499/- for all variations. The newly launched product also provides a ready-to-install solution for outdoor events, municipal festivals, Mandirs & Pooja Pandals.

With customizable options, the Aura Floodlight comes in six unique designs: Swastik, Kalash, Diya, Plain Plate, Cool White without plate, and Neutral White without plate. Its border-lit circular wash adds visual beauty without detracting from architectural harmony, and its dependable 50W LED engine produces 5000 lumens of consistent glow with little glare.

Surya Roshni Launches Brand Anthem "India Bole Surya Ko YA" with Kailash Kher

With the brand anthem "India Bole Surya Ko YA," a musical celebration of connection, aspiration, and everyday brilliance, Surya Roshni Ltd., one of India's most reputable names in lighting, fans, home appliances, steel, and PVC pipes, has debuted its newest advertising campaign.

The anthem, which is sung by well-known playback artist Kailash Kher, emphasizes the inventiveness, dependability, and trust that Surya Roshni has provided Indian households with for many years. The song illustrates how Surya Roshni's

goods have melted into people's daily lives for generations, lighting up homes, igniting dreams and supplying energy for ambitions.

Focus Bags INR 1.88 Cr Gandhi Nagar LED Lighting Project

Focus Lighting & Fixtures, engaged in manufacturing & innovative lighting solutions of LED lights and fixtures, has secured a prestigious order worth 1.88Cr from Gandhinagar Municipal Corporation for a city beautification project.

This new order from the Gandhinagar Municipal Corporation adds further momentum to Focus Lighting & Fixtures Limited's ongoing growth. By contributing to projects that enhance urban infrastructure and promote energy efficiency, the company continues to strengthen its presence in the professional lighting segment. The successful execution of this project will enhance its portfolio of government and civic lighting projects, supporting future opportunities in the infrastructure and smart city space.

Commenting on the performance, Mr. Amit Sheth, Managing Director of Focus Lighting & Fixtures said, "Securing this order from Gandhinagar Municipal Corporation provides an excellent opportunity to apply our expertise in LED lighting for city infrastructure projects while supporting the company's growth. This project demonstrates the increasing demand for sustainable and efficient lighting solutions in urban development. It strengthens our engagement with municipal bodies and opens doors for similar opportunities in other cities.

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SURYA KO YA!**



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DREAM HOME

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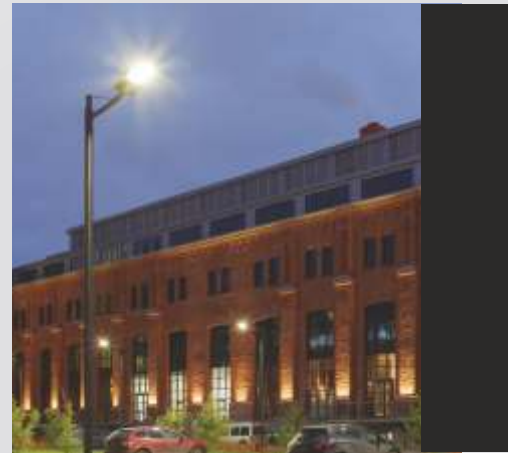
LED

INTRODUCING TRADE PROJECT LIGHTING RANGE THAT DELIVERS MORE.



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Every project deserves light that performs with purpose. Panasonic introduces its new Trade Project Lighting range, designed to empower professionals with dependable, high-efficiency solutions that bring lasting brightness and trust to every application.



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Safe



Better Lumen
Maintenance



RoHS
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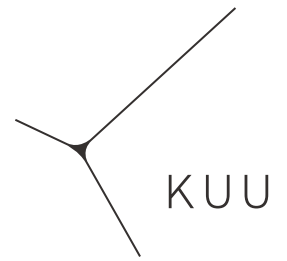


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For more details, contact us - Customer Care No. : 022-41304130

Panasonic



Smart Design, Seamless Experience.



空 [KUU]

Inspired by the XYZ motif, the KUU logo symbolizes new experiences shaped by light. With precision Japanese optical technology and minimalist design, KUU introduces feature-rich lighting products under the Make in India initiative.



Cylio



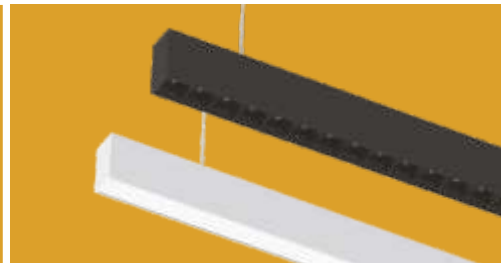
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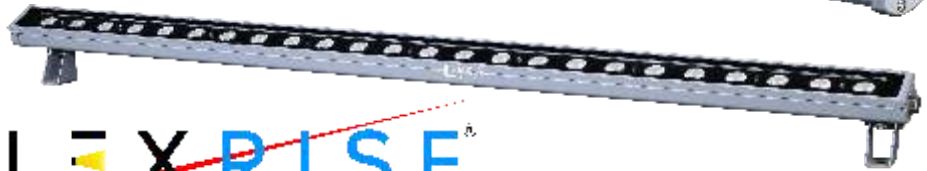
TRANSFORMING SPECIALIZED LIGHTING IN A PROFESSIONAL MANNER



Ronald Silvan Dsouza

Executive Director -
Leksa Lighting Technologies Pvt. Ltd.

LEKSA[®]
LIGHTING



LEXRISE[®]
POWERED BY LEKSA LIGHTING

Established in 2017 in Mangalore, India, Leksa Lighting Technologies Pvt. Ltd. began as a modest setup driven by a strong vision - to redefine professional lighting standards through precision, technology and teamwork. Adopting the discipline and efficiency of Japanese work culture, Leksa has rapidly evolved into one of Southeast Asia's leading manufacturers and suppliers of professional lighting solutions.

Under the dynamic leadership of Mr. Ronald Silvan D'Souza, Executive Director, Leksa has grown from a small team to a powerhouse of over 300 skilled professionals, operating one of the largest integrated manufacturing facilities in the region with the capacity to produce more than 600 specialized lighting fixtures under one roof. Guided by the motto "Respect for People & Teamwork," Leksa's progress stands as a testament to innovation backed by strong human values.

The name LEKSA itself embodies the company's identity and mission. The letters "LE" stand for Lighting Excellence - symbolizing the pursuit of global leadership in professional lighting technology - while "KSA" represents Knowledge Shared Adequately, reflecting Leksa's commitment to education and the transfer of technical expertise to future generations. Inspired by Mahatma Gandhi's vision that every village should nurture an industry, Leksa continues to expand its reach through both large-scale and community-focused lighting initiatives.

Beginning with auditorium lighting, Leksa provides complete turnkey solutions that integrate LED fixtures, wired and wireless control systems, and stage mechanism installations. The company also specializes in TV studio and film lighting, offering advanced fixtures with state-of-the-art control and rigging systems tailored for professional broadcast and fiction shoot environments.

Beyond the studio, Leksa's innovation extends to

architectural and outdoor landscape lighting - illuminating historical monuments, buildings and public spaces with fixtures designed to endure harsh weather conditions. The company's expertise spans RGBW production, signaling, programming, video conference lighting, floodlights, stadium and sports lighting, high-mast and street lighting - making Leksa a comprehensive lighting solutions provider.

LEXRISE, the consumer lighting brand from Leksa, represents another stride in lighting innovation. While Leksa continues to focus on large-scale, project-based professional lighting, Lexrise is envisioned to reach every home and village, delivering reliable, efficient and affordable general lighting solutions.

Over the years, Leksa Lighting has earned numerous prestigious recognitions, including:

- Fastest Growing Indian Brand - International Achievers Council, Dubai (2018)
- Excellence in Manufacturing & Customer Satisfaction - Global Business Meet, Thailand (2019)
- High Flyers 50 Global Indians Award - Mumbai (2022)
- Most Trusted Company in Lighting Equipment Manufacturing - Atmanirbhar Bharat, Delhi
- Emerging Brand in Lighting - The Economic Times, India
- Top 10 Best Electronics Startups 2023 - Silicon India Magazine

With a reputation for quality, innovation and reliability, Leksa Lighting continues to set new benchmarks in professional lighting design, manufacturing and execution. As a pioneer in introducing 100% LED-based Green Technology for the fiction shoot industry in India, Leksa's dedication to sustainable lighting stands at the core of its philosophy.

With its vision firmly focused on excellence, Leksa Lighting remains committed to delivering cutting-edge lighting solutions - illuminating industries, institutions and communities across the world.

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Devilal suthar - Hitesh suthar & Hemant suthar H&H Interior Designers

Project : Riddhi & Siddhi villa - Location : Rajasthan - Area : 6000 Sq.ft

This Ground + 1 luxury bungalow is a timeless blend of earthy charm & modern sophistication. The elevation, crafted in exposed brick and terracotta jali, offers a warm, handcrafted appeal while allowing natural ventilation and filtered daylight to flow through the interiors.

At its heart lies a double-height living room that amplifies openness and creates a visual connection between both floors. Interiors feature Italian marble flooring, exotic stones and premium veneers, complemented by luxury wallpapers and imported furniture that exude refined elegance.



K-LITE INDUSTRIES Launches Innovative LED Architectural Lighting Series



Sharmila Kumbhat

Director K-lite Industries



Architectural Lighting



K-LITE INDUSTRIES, an ISO-certified company renowned for its cutting-edge indoor and outdoor lighting solutions, has launched an all-new series of LED Architectural Lighting products. As trendsetters in the outdoor lighting industry and strong proponents of the “Make in India” initiative, K-LITE continues to push the boundaries of innovation with its latest range designed for modern urban environments.

This newly unveiled product portfolio showcases a wide range of applications including:

- Facade Lighting
- Pathway Lighting
- In-ground Luminaires
- Up-Down Lighting
- Billboard Lighting
- Vertical Light Bars
- Wall Washers
- Area Lighting Poles

And the highlight - **Sleek Polar Lighting Solutions**

Backed by over three decades of expertise and a deep understanding of urban illumination, these solutions are

crafted to meet the demands of Indian conditions while aligning with global standards. All fixtures are powered by high-performance LEDs that meet **LM-80** standards and are sourced from internationally recognized brands like **Nichia** and **CREE**.

Key Features:

High Efficacy: All luminaires exceed 100 lumens per watt

Certifications: RoHS, LM-79 and CE compliant

Versatile Optics: Multiple beam angles and distributions

Color Temperature Options: Cool White, Neutral White & Warm White

Sleek Polar Lighting Solutions - The Star of the Series

A standout in this series, the Sleek Polar Lighting Solutions are the epitome of modern design. With a clean, compact profile and no visible mounting equipment, this design harmoniously blends with square architectural forms. Its seamless integration and minimalist aesthetics make it the ideal lighting choice for contemporary architectural spaces.

K-LITE INDUSTRIES PRIVATE LIMITED

Email : info@klite.in

Website : www.klite.in



Ar. Khozema Chitalwala

Designers Group

Project : Fountain SeleQtions

Area : 11 Acres

Location : Mahabaleshwar

Photography Credits : Prashant Bhat

Perched in the misty hills of Mahabaleshwar, the Fountain SeleQtions resort is a project steeped in history and emotion. More than a renovation, it is a soulful resurrection of a legacy of over 75 years that has quietly served generations of guests with personalised care & understated charm. The property, which was originally the summer home for a British General, was later repurposed into a resort.

The architecture drew inspiration from



the site's colonial roots but was reinterpreted through a contemporary lens. The new lobby area, once an awkward corner, was reimagined as a welcoming, open pavilion supported by a space frame structure. This not only offered an arrival experience but also handled large check-ins, especially during weddings and group events. The new dining and bar areas merge seamlessly into one indoors and outdoors.

The rooms of the hotel showcase a "bouquet of designs", merging

authentic antique furniture, retaining a historical flavour. The planning ensured that rooms were always visually connected to the outdoors. Whether through large windows framing the hills or garden-facing verandahs, every room offered an experience of immersion in nature.

The Presidential Suite features a plunge pool with panoramic views, making it a sought-after space for guests wanting a secluded and quiet luxury.



A Dialogue Between Heritage and Modernity



Meinathan N, Sai Harini Karthikeyan

Architecture+Swath

Project : House Neeranjnam
Built up Area : 7450 Sq.ft.
Location : Bengaluru

Tucked within Electronic City, Bengaluru, House Neeranjnam unfolds as a serene retreat that weaves Kerala's vernacular essence into a modern, climate-responsive narrative. Designed by Architecture +Swath, led by architects Meinathan N & Sai Harini Karthikeyan, the home celebrates context, craft and quiet expression.

Anchored along a strong north-south axis inspired by Kerala's Vaastu, the spatial plan flows seamlessly from entrance to backyard. At its heart, a reinterpreted Nadumuttam courtyard acts as the home's living core - drawing in cool air, releasing warm air and infusing the interiors with light and movement.



The material palette balances warmth and restraint: timber, exposed concrete, polished marble and intricately patterned jaali metal come together in a tactile, sensory dialogue. Light is choreographed with care: double-height openings, skylights and perforated screens soften transitions and animate surfaces through the day.

Despite its urban setting, the house feels timelessly rooted, open yet grounded, refined yet familiar. House Neeranjnam stands as a thoughtful bridge between memory & modernity, proving that meaningful design lies not in ornament, but in atmosphere. For the Architects, it is an architecture of resonance where every space feels intuitively right and quietly alive.



Hardware & Locks

Velocitas Experience Centre Launched by Blum in Ahmedabad

Blum has a design space in Velocitas where every product is put into practical, usable furniture. Every day you work with gear designed to function smoothly, whether you're lifting a cabinet, shutting a door or accessing a drawer.

This brand-new facility, which is situated on Sindhubhavan Road in Bodakdev, welcomes designers, homeowners and design aficionados to engage with Blum's whole hardware solution line through practical furniture experiences rather than demonstrations or glass-covered exhibits.

Hettich Launches Campaign to Highlight its Modern Range of Sliding Solutions

With their cutting-edge German designs, Hettich, one of the top producers of furniture fittings worldwide, keeps raising the bar. The business is well-known for introducing amazing interior solutions to contemporary living, and it has led the way in remodeling houses with fixtures that blend comfort, functionality, and beauty. The release of Hettich's most recent ad video highlights one of their most well-known inventions: their sliding systems, a category that is quickly becoming significant due to its space-saving advantages, smooth operation, versatility and sophisticated appearance.

Hettich provides a wide variety of sliding solutions to suit all types of spaces and lifestyles. Hettich guarantees that there is a solution for any design demand, including top-running and bottom-running systems, room dividers, folding systems, unique sliding applications & well crafted wardrobe accessories. These developments improve interior design and efficiency while redefining convenience.

TplusA India Pvt Ltd secures strategic investment of over 5 million Euro from Livspace and leading industry investors

TPlusA India Pvt Ltd, a fast-growing player in the furniture fittings and hardware segment, has secured a strategic investment of over 5 million Euro from Livspace, India's leading home brand across interiors, furnishings and furniture, along with Mr. Ramakant Sharma, Founder & CEO of Livspace, and Mr. Nishant Sharma, Founder and Managing Partner of Kedaara Capital, who have invested in their individual capacities. The capital infusion is aimed at expanding TPlusA's operations and aligning capabilities with Livspace's full-stack supply chain vision.

"Having Livspace, along with Mr. Ramakant Sharma and Mr. Nishant Sharma, back our vision is a strong endorsement of what we're building at TPlusA," said Anil Goel, Founder and CEO, TPlusA India Pvt Ltd. "This isn't just capital, it's a strategic partnership. Their collective experience and insight will accelerate our journey to deliver smart and design-forward hardware solutions for India's growing interiors market."



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Cam Motion Door Closers are precision-engineered door hardware solutions from ASSA ABLOY designed to make door operation smooth, safe and accessible. These devices ensure doors close gently yet securely, minimizing noise and effort. Every product is crafted with durability and customer needs in mind, addressing challenges while improving accessibility in homes, offices, healthcare, educational establishments, commercial buildings and more.

Why do our Cam Motion Closers stand out?

It starts with patented Cam-Motion® technology, which drastically lowers the effort needed to open doors. Unlike traditional closers, the force required decreases rapidly after just a few degrees of opening. This means even children, elderly or disabled users experience minimal resistance. Integrated damping provides quiet and controlled closing, preventing doors from slamming or causing finger injuries. Our door closers also feature adjustable closing speed, latching speed and backcheck controls for precise tuning. They comply with rigorous safety and fire protection standards, ensuring trust and reliability.

The fire approval features of Cam-Motion® Closers from ASSA ABLOY include rigorous testing & certification to ensure their effectiveness in fire safety applications. All Cam Motion devices are tested to the EN 1154 standard for fire and smoke protection, which verifies their suitability for use on fire doors, providing reliable automatic closing and safeguarding building occupants during a fire emergency. These features collectively ensure that Cam Motion Closers

not only facilitate ease of use but also enhance passive fire protection by ensuring fire doors close properly and seals smoke & fire hazards effectively.

The Cam Motion range includes innovative components such as extended mounting plates and height-adjustable arm systems to simplify installation and retrofit on a range of door types up to 1400 mm wide. Doors can open up to 160° or beyond depending on model, with optional hold-open functionality. Tamper protection features prevent unauthorized adjustments or blocking of the mechanism. Models support both left and right-handed doors. Thermodynamic valves ensure consistent closing speed despite temperature changes, proving their suitability for diverse climates across India.

What do these features mean for your building and its users?

For facility managers and building owners, they guarantee compliance with building and safety codes while reducing maintenance needs due to their long lifecycle. Maintenance teams benefit from easy installation, adjustability and robust construction that withstands heavy daily use. Occupants enjoy quieter spaces with doors that close gently without slamming, promoting safety by reducing the risk of finger injuries. Architects and builders appreciate the modern design, flexibility for different door sizes, and assurance of fire and smoke door compatibility. Ultimately, these door closers support a customer-centered approach that blends heritage with innovation for trusted, forward-looking door hardware solutions.



Leading the Way in Building Industry Innovation

Over the past 18 years, ACETECH has emerged as a beacon of architectural innovation, uniting visionaries and thought leaders from around the globe. This milestone anniversary marks not just a celebration of our journey but a profound reflection on the collective strength and commitment of a community dedicated to excellence and sustainability. Nearly two decades of extraordinary achievements remind us of the resilience, ingenuity, and forward-thinking spirit that drive the architectural world forward.

At ACETECH, our mission goes beyond showcasing cutting-edge advancements. We aspire to cultivate an environment where bold ideas thrive and trailblazing minds converge. Each year, we push the boundaries of possibility, championing transformative solutions to address the pressing environmental challenges of our time. This platform has become a nexus for architects, designers, and industry leaders who are shaping the future of our built environment—one that is rooted in sustainability and propelled by innovation.

As we look to the future, our commitment remains steadfast: to inspire, empower, and support those who dare to make a lasting impact. We are thrilled to welcome the brightest minds and the most ambitious projects, ready to redefine the landscape of possibility. Together, we lay the groundwork for a future that is both visionary and responsible—a legacy we proudly share with our entire community.

— Sumit Gandhi, Founder of ACETECH

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Unfolding Layers: Office, a home and a whole lot of play



Santosh Belani & Gaurav Panjwani

Studio GSA

Project : Brigade Sanctuary

Area : 6175 Sq.ft

Location : Bangalore

Photographer: Nayan Soni

Unfolding Layers by Studio GSA is a 6175 Sq.ft. project in Bangalore that seamlessly merges a marketing office and an experiential show apartment for a leading real estate developer. Designed by Santosh Belani and Gaurav Panjwani, the project dissolves the boundary between commerce and storytelling, where the office initiates the conversation and the apartment completes it.

Visitors enter a double-height space defined by muted grey arches, amber backdrops, and checkered flooring that evokes warmth and rhythm. The layout unfolds through flexible meeting rooms, collaborative zones, and private workspaces, all bathed in natural light.

A short corridor transitions visitors into the show apartment, envisioned for a young family of four. The interiors adopt a soft, cohesive palette of dove grey, blush, and beige, articulated through layered textures, defined seating clusters and handcrafted details. Each room, from the refined master suite with velvet accents to the lively children's bedroom, balances sophistication with lived-in warmth.

The design's brilliance lies in its fluidity, a dialogue between the transactional and the intimate, between pitch and promise. Unfolding Layers transcends typology to become an experience that is as architectural as it is emotional, a journey from business to belonging.



Sugatsune LIN-X450: The Lateral Opening Door System that Maximizes your Space Smartly



Sugatsune, a global leader in hardware solutions, is honored to introduce the LIN-X450, the lateral opening door system. Engineered to optimize space without compromising on style, this innovative product brings refined functionality to modern interiors. Committed to quality and smart design, Sugatsune continues to redefine living spaces with exceptional, elegant hardware solutions.

The LIN-X450 by Sugatsune is an advanced lateral opening door system designed to maximize space and bring sleek functionality to modern interiors. Unlike traditional swing doors, the LIN-X450 opens sideways, staying completely out of the way even when fully open, making it ideal for luxury applications such as high-end wardrobes, executive interiors, designer kitchens and modern hospitality environments.

When closed, the door fits perfectly with nearby surfaces, creating a clean and understated look. It opens effortlessly at any position and features an integrated soft-close mechanism that ensures gentle, quiet closing, enhancing both comfort and safety.

The system is easy to install with a snap-in design, similar to concealed hinge setups, and supports unique configurations like corner units. With support for door widths of 400–500 mm, heights of 600–2400 mm, thicknesses of 15–24 mm, and weights up to 17 kg per door, the Sugatsune LIN-X450 is a versatile solution for both residential and commercial use.

This groundbreaking product reflects Sugatsune's ongoing commitment to combining smart engineering with elegant design, offering practical solutions without compromising on aesthetics.

The LIN-X450 is available at Sugatsune Experience Centers across Mumbai, Delhi, Chennai, Pune, and Bangalore. The recently launched Bangalore showroom provides architects, designers, and homeowners with an immersive, hands-on experience of Sugatsune's innovative hardware solutions.

For more information, visit global.sugatsune.com/in/en

About Sugatsune

Sugatsune is a global leader in innovative hardware solutions, renowned for its commitment to quality, functionality, and design excellence. Its diverse product range includes hinges, handles, locks, drawer slides and sliding door systems, all crafted to enhance architectural, residential and industrial spaces with exceptional durability and performance. In India, Sugatsune has been redefining interiors for over a decade, offering high-performance solutions tailored to the needs of architects, designers and builders.



Interio by Godrej Unveils Experiential Store in Mumbai



Interio by Godrej, a leading furniture brand from the Godrej Enterprises Group, launched a landmark flagship store in Vikhroli, Mumbai.

Spread across nearly 22,000 sq. ft., the Flagship store brings alive Interio's refreshed brand identity and provides customers with a one-stop destination for modern Indian living, blending heritage, craftsmanship, and configurable design. The flagship showcases a new range of modular, configurable and personalised furniture with new categories of gaming, outdoor, and children's furniture. The brand has also launched a new range of soft furnishings.

Commenting on the launch, Nyrika Holkar, Executive Director, Godrej Enterprises Group, said, "Our vision for the flagship in Vikhroli is a dialogue between design and craft. A space that honours our century-old legacy while embracing the way we live and work today. Interio by Godrej celebrates a new design language for Indian homes and workspaces, that is modular, configurable & expressive; enabling people to create a space that reflects their individuality. The Mangrove Kitchen, our in-house café, anchors this vision, reminding us that the way we shape our spaces can shape our planet's future."

Earlier this month, Interio by Godrej announced that it plans to launch 500 new stores by FY29 in different formats, including flagship stores as well as Interio Studios in large and small formats.

At the Vikhroli edition, beyond the new range of products, there are experiences for customers, including the Mangrove Kitchen, an in-store cafe inspired by the lush mangroves of Vikhroli and imagined as a space to celebrate the rich biodiversity of Vikhroli. Complementing this are three curated lookbooks, intended to be spaces for inspiration and reimagination that bring to life the 'Moments that Matter', spaces designed around the many moods and moments that define our homes. The Archive Gallery in the store takes visitors on a journey through Godrej's rich design legacy, which has shaped Indian homes



and workspaces for over a century, from tubular steel chairs to the iconic steel almirah.

Speaking on the launch, Swapneel Nagarkar, Business Head and Executive Vice President, Interio by Godrej, said: "With our new flagship store, we're strengthening our connection with consumers who see their homes as an expression of who they are. The collaborations with Indian furnishing brands and the introduction of our first in-store café reflect Interio's modern, inclusive design philosophy and commitment to inspiring everyday living."

He added: "As we grow, this combination of design, scale, and executional rigour will position Interio by Godrej as the lifestyle brand of choice for modern Indian homes and workspaces. Our long-term strategy remains focused on expanding our retail footprint to 1,500 stores by 2029 and deepening our omnichannel presence across the country. This is backed with the trust and reliability of Godrej, which is reassuring for our customers."

The spatial vision of the store has been shaped by Mazumdar Bravo Architects. To showcase Indian craftsmanship that champions a modern Indian aesthetic, Interio has partnered with several furnishing brands, including Adigami Studio by Aditi Anuj, BR Pandit, Cane Concept, Heirloom Naga, Makaan by Tahir Sultan, Oorja, Sirohi and Svabhu Kohli.

The launch event featured a fireside chat by fashion designer David Abraham on the influence of the Bauhaus movement on design in India and an immersive digital experience by Aaron Myles to show how well-designed spaces can help to shape the moments that matter.

The launch of this store builds on Interio by Godrej's rebrand, unveiled last month, which positions Interio by Godrej as a design-led lifestyle brand anchored by a century of trust. With a vibrant coral logo, the new identity embodies creativity, warmth and the spirit of modern India.

SMART, SECURE, STYLISH: HAFELE'S NEW DIGITAL DOOR LOCK RANGE



Hafele introduces its new range of Digital Door Locks, combining modern design with advanced security to create a seamless smart living experience. The collection features four unique models: Infinity, Horizon, Zenith, and Nova, each designed to meet varied user needs while enhancing the aesthetics of any space.

These new digital locks range by Hafele offer keyless entry through PIN code, RFID card, fingerprint, or smartphone, these locks bring convenience and control to your fingertips. It has advanced features such as auto-locking, remote access, and detailed activity logs ensure complete safety and access management. The range also includes palm vein scanning and face recognition systems that accurately identify authorized visitors, while Wi-Fi and Bluetooth connectivity, compatibility with video door phones, and an integrated digital viewer add an extra layer of convenience.

A loitering detection system alerts homeowners if someone lingers near the door for too long, enhancing security. The elegant LED panel displays lock status in distinct colours, reflecting Hafele's attention to both design & functionality. These locks feature a unique lock panel with LED lighting which appraises you of the status of the lock. Flashing the LED light in 3 colours - red, green and blue, this lock seamlessly communicates whether the operation was unsuccessful, successful or if the lock is in programming mode, respectively. Hafele's latest digital locks have LED that remains ON in blue colour, indicating whether the lock is powered ON/OFF, all while adding to the premium aesthetics.

With its sleek glass finish, capacitive touch screen and advanced digital features, Hafele's new Digital Door Lock range offers a premium, reliable and intelligent security solution for modern homes and offices.



Established as a wholly owned subsidiary of Hafele Global network, Hafele India has been operating in India since 2003. An authority in the field of architectural hardware, furniture and kitchen fittings and accessories, the company also has a strong presence in synergized product categories like Home Appliances, Interior and Furniture Lighting, Sanitary Solutions and Surfaces positioning itself as a complete solution provider for interior solutions in India and South Asia. Hafele India has a strong nation-wide presence through its offices and design showrooms spread across the country. The showrooms function as a one-stop-shop for all home interior and improvement needs - from providing in-depth technical advice to kitchen and wardrobe designing services through a team of experts.



Hafele showroom
or design Centre.

Website : www.hafeleindia.com
Customer Care Toll Free : 1800 266 6667

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quartz
BY POKARNA

RAK Ceramics extends Concrete Collection with the Introduction of Opificio Tile Collection

With the introduction of Opificio, an exciting new line that will add industrial-style luxury to any space, RAK Ceramics has further expanded the design options of its Concrete Collection of wall and floor tiles.

The Opificio tile collection is a minimalist masterpiece that is beautiful in its simplicity and effortlessly elegant, drawing inspiration from the organic beauty of traditional, industrial workplaces where raw materials are converted into high-performing goods.

Opificio is incredibly adaptable and can provide a timeless beauty to any decor. It has been skillfully crafted to give designers a fashionable surface option that will work well in both residential and commercial settings.

Modern Design-Driven Tile Collections at ELEVATE 2025 Unveiled by AGL

One of the leading luxury surface companies in India, Asian Granito India Limited (AGL), held Elevate 2025 from August 4–12, 2025 at its flagship AGL Display Centre in Dalpur, Himatnagar, Gujarat, to introduce its newest and largest tile collections. The new collections, which are part of AGL's expanding goal to provide best-in-class solutions for modern consumers, are inspired by global aesthetics & user-centric design.

New tile collections with an emphasis on modern formats, textures, and finishes are introduced in every category. Every collection is influenced by a variety of current aesthetics. A flexible palette for both residential and commercial settings is provided by the design tales' curation under themes that reflect the spirit of contemporary minimalism, custom craftsmanship, nature-inspired features, and architectural elegance.

Mini Tiles Collection Launched by Antica Ceramica

The Mini Tiles Collection is Antica Ceramica's most recent invention. This new collection, which combines strength,

style, and usefulness, meets the changing needs of homeowners, architects and interior designers who want surfaces that are both aesthetically pleasing & long-lasting.

The collection, which is led by Mr. Rahul Bhugra, Director of Antica Ceramica, reflects the company's dedication to providing solutions that combine classic style with engineering perfection. "With the Mini Tiles Collection, we wanted to create a product that architects and designers can trust for both creativity and performance," Bhugra explained. "These tiles embody the philosophy of Antica Ceramica, to deliver timeless design solutions that transform ordinary spaces into extraordinary experiences."

Modern Quartz Designs 'Aksara and Avyaan' Unveiled by Quantra Surfaces

At the just finished Design Democracy 2025, Quantra Surfaces by Pokarna Limited exhibited two ground-breaking quartz surface collections, Aksara and Avyaan, marking a significant advancement for the engineered stone sector.

Appropriately named after the Sanskrit word meaning "The Imperishable," the Aksara line includes ultra-HD printing employing a Japanese inkjet machine that can produce 600 DPI natural graphics, as well as Chromia® technology from Italian tech pioneer Breton S.p.A. Each surface raises the standard for realism in manufactured stone by accurately capturing the complex beauty of natural stone. Additionally, the collection incorporates UV-Armour protection, which improves fading resistance and longevity and guarantees that these surfaces will keep their shine for many years.

Avyaan, which comes from the Sanskrit word meaning "The Flawless," is driven by Breton S.p.A.'s Kreos® technology. Being the first extrusion-based quartz surface in history, it enables slabs with unmatched natural beauty and detail that can compete with actual stone. Quantra is able to produce full-body surfaces with exceptional structural integrity and design depth because of this technology, which greatly outweighs the aesthetic constraints of surface-only treatments.

Interview with Architect Sabeena Khanna

Q1. What were the different hurdles you faced while pursuing your education and career as an architect/ interior designer? How did you overcome them?

Architecture, for me, has always been a way of life. I am blessed to have been surrounded by people who are a constant source of inspiration and motivation throughout my journey from education to the happening of Studio KIA. My architectural lineage begins with my illustrious architect father Mr. V N Shah to Rajiv-my husband, who is my greatest critic; Ajay -my brother, who brings in a global perspective to our professional creativity as well as Sakshi and Himanshu - our children, who bring in a degree of entrepreneurial freshness with an emphasis on Real Estate finance.

However, the transition from being a student, to starting out as an architect until spearheading Studio KIA today, has been a constant learning curve, and it should continue to be as I believe that every day is a learning experience and I seek inspiration from everything around me.



Q2. How do you strike a work-life balance?

Women, I feel, are better not only at multi-tasking but they also think at multiple levels. Therefore, they are efficient at prioritizing, to strike the right balance. In being able to do so, people in your most intimate circle play a vital role and I have been fortunate enough to have been supported at every phase in life. I am in an environment which is conducive to my



work as a professional, yet allowing me to take on other responsibilities of life alongside.

Such is my personal work-life balance that over each meal when we sit together as 135 years of combined professional experience across three generations, we are a happy family.

Q3. Any historical monument/ building that has impressed you and inspired you?

Architectural inspiration came to me at an early age from my father who spearheaded the states of Haryana and Himachal Pradesh for almost 20 years as Chief Architect. I travelled the length and breadth of these states with him and was always fascinated to see new places & cultures, meet people and even visit construction sites. Having been born in Chandigarh, the works of the master architect Le Corbusier are awe inspiring. I am fortunate enough to have lived my childhood in homes designed by Maxwell Fry and Jane Drew. Chandigarh is an epitome of modern, independent India and is visited by architecture enthusiasts from across the world. I proudly boast that my soul resides there.

Q4. Your idea of decongesting the city...

While the transition to the cities is happening in a big way, we also understand the limitations of land and going horizontal. Quality of living is important to all. Innovation in high rise living with green technologies and vertical green cities is an answer to our over-congested cities. Alongside, making our rural environments self sustaining is important as 'Smart Villages' will make 'Smart Cities' happen.

Q5. An architectural anecdote that keeps you going...

My passion for architecture and desire for innovation is what keeps me going. We believe in a collaborative, communicative and contextual design approach that transcends use, purpose, aesthetic and function to create meaningful architecture. We'd like to be a 'Work in Progress' so that we continue to give it our best.



Ar. Sabeena Khanna
Studio KIA





Varnita Kochhar
"Founder and Creative Director"
Häuser

Costa Sofa Set by Häuser



Häuser presents the Costa Sofa Set, a seamless fusion of elegant design and all-weather comfort. Designed for relaxed outdoor living, Costa brings understated luxury to patios, balconies and garden spaces. Its soft beige upholstery & plush cushions create a calming atmosphere, ideal for both sunny mornings & breezy monsoon days.

The fine woven detailing on the armrests and backrests adds texture and depth, while a sleek white aluminium frame provides a sturdy yet lightweight base. Built with quick-dry foam and high-performance fabric, Costa is made to handle the elements with ease. Whether you're hosting friends or winding down solo, this set turns any outdoor moment into something special. Low maintenance, durable, and effortlessly stylish, the Costa Sofa Set invites you to slow down, sink in and stay a while. With Costa, Häuser redefines open-air lounging - where design meets comfort, rain or shine.



Gagan Rasiwasia
"Founder and Managing Director"
Trestle

Diora Collection by Trestle



Trestle presents the Diora Collection, a sophisticated blend of sculptural form and thoughtful function. This curated set features the Bastion sofa, Oslo lounge chair, Mezza coffee table, Palis bed, and Palis bench. Each piece is a reflection of Trestle's philosophy where design meets intention. The Bastion sofa brings flexibility into focus. With plush cushions, built-in side tables in stone or wood, and a wooden base resting on sleek metal legs, it is both elegant and adaptable. Oslo lounge chair offers clean lines and

casual comfort, with an L-shaped backrest and an integrated table that blends seamlessly into the design.

Mezza coffee table is a statement in layers. Two round surfaces in marble & wood, outlined in metal and grounded by a central column, add texture and structure to any space. The Palis bed pairs an upholstered headboard with wood slats, metal inlays, and stone-topped bedside units. The Palis bench completes the look with curved wooden legs and subtle metallic detailing.



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Essentia Home Introduces Exquisite Beds



Hridhik Chawla

Essentia Home

Essentia Home, a pioneer in luxury bespoke furniture, unveils its latest collection of beds designed with natural materials, embodying a timeless aesthetic of refined simplicity. Merging contemporary elegance with sustainable craftsmanship, each piece is thoughtfully curated to create a tranquil retreat within the home.

Rooted in the philosophy of organic

luxury, these beds are meticulously crafted using solid wood, natural fabrics, and handwoven textures, ensuring both durability and comfort. The collection is defined by its soft, muted palette, featuring earthy tones, warm neutrals, and delicate greys that seamlessly blend with modern interiors. The minimalist silhouettes, paired with plush upholstery, exude a sense of understated sophistication, making each bed a centerpiece of serene luxury.

Beyond aesthetics, Essentia Home champions conscious living-sourcing responsibly harvested wood and employing artisanal techniques that honor traditional craftsmanship. Each bed is designed not just for style but for holistic well-being, offering a restful haven that balances form and function.



Parallel Unveils a Symphony of Light and Texture with its Exquisite Fluted Glass Collection



Sanjay Gupta & Ramneet Kalra (Co-Founders)
Parallel Doors and Windows

Brief about the products: In the ever-evolving landscape of contemporary design, Parallel introduces a spellbinding collection of tinted, extra-clear and designer fluted glass-an alchemy of form, function, and finesse. A masterstroke in architectural expression, this collection redefines spatial narratives by orchestrating a delicate interplay of transparency and texture, elevating interiors with an aura of quiet opulence. Fluted glass, with its signature vertical striations, is a poetry of light in motion-diffusing brilliance while sculpting silhouettes with an enigmatic allure. Parallel's curated palette ranges from the smoky elegance of tinted variations to the pristine clarity of extra-clear renditions and the gilded warmth of metallic-infused glass. Whether used as majestic partitions, ethereal doors, or sophisticated wall treatments, these panels carve out spaces that whisper exclusivity while embracing openness.





Ar. Chandhana Ramesh

Empatio Architecture

Rishaba



4000 sq. ft office space designed for a prominent 3rd generation export-based product manufacturing company headquartered in Chennai. Envisioned as a space that carries out the clients' requirement for a new-age, young, welcoming & vibrant identity - the Rishaba office showcases the brand's sensibilities and ideology to its employees and international customer base.

Located on the first floor below the company's existing office, this new office space is dedicated specifically to the directors of the organization. The linear expansive open floor plan is oriented along the East- west axis with high ceilings & large southern windows flooding the space with natural light. These were advantageous elements that allowed us to adopt a flexible work environment that is both bright and airy.



Jaipuria Institute



Prashaant Kochhar

LTDF

Location : Lucknow **Area :** 40,000 Sq. ft.

Conscious of its significant role in the progress of today's youth, the renowned Jaipuria Institute of Management in Lucknow aspired for its new identity to bind the new values with its time-honoured legacy in a relevant manner to today's generation and global standards. LTDF was commissioned to revitalise their facade architecture and interior experience, using design thinking as a tool.

Mindful of the history that the old structure represented, instead of demolishing the existing structure, it was decided to judiciously retrofit the older building in a cost-efficient manner, encasing it in a contemporary envelope without altering it. The idea was to integrate the established legacy with the institution's future aspirations. The overall design scheme is thus intended to be futuristic yet timeless.





Ar. Prakash Jadhav

Prakaash Jadhav & Associates

Project : Corporate Heat Office

Karmaveer Patsanstha, Sangli

Location : Sangli, Maharashtra

Plot Area : 595.42 Sq.mt

Built-Up Area : 1540 Sq.mt (G+3)

Design Team: Ar. Prakash,
Ar. Shashikant, Jameer, Mahesh

Photo Credits : Mr. Sanjay Chougule

The head office building is planned and designed according to its working zones, having visually expressive structure, with required corporate functionality. The intend underlying the design is the development of institute extending it's arms invitingly to society. Building is designed, creating such levels to achieve the luxury, combined of retail services & all the corporate operations. Whole design revolves around modern aspects of comfort and culture. The design follows attention to intricate details, transforming spaces into oasis of design and elegance. It's ensured that everything that is touched should be of supreme in quality, is perfection of imagination thus, fashioning a space that speaks about the corporate standards of financial Institution. Every detail is worked out with structural precision and thoughtful material integrity. The intelligent use of modern insulation friendly systems & material palette that leads to thermal comfort including making spaces more peaceful, healthier, and safer.



AI and Vernacular Architecture: Reviving Traditional Design for Smart, Sustainable Cities



**By Dr. Prof. Anand Achari,
Principal,
VES College of Architecture**

As cities grow at an unprecedented pace, urban planners face the dual challenge of accommodating population growth while ensuring sustainability. Modern architectural solutions often prioritize efficiency and aesthetics, but they can overlook the lessons embedded in traditional building practices. Vernacular architecture, rooted in local climate, materials & culture, offers time-tested solutions for sustainable living. Today, artificial intelligence (AI) is emerging as a powerful tool to rediscover, analyse & adapt these traditional designs for modern, smart cities.

Vernacular architecture is inherently sustainable. It employs locally available materials, passive cooling and heating techniques & construction methods that minimize environmental impact. For instance, thick mud walls in rural India maintain interior comfort during scorching summers, while courtyard designs enhance natural ventilation. Similarly, stone and timber in Himalayan homes provide insulation and seismic resilience. These practices were developed over centuries, responding intuitively to local climate, geography, and social needs. However, much of this knowledge has been eroded in the face of rapid urbanization, globalized construction methods & a preference for modern

materials like concrete and glass.

AI can bridge this gap by codifying vernacular wisdom and integrating it into contemporary urban planning. Machine learning algorithms can analyse historical structures, environmental data, and community needs to identify patterns that enhance energy efficiency, thermal comfort, and spatial functionality. For example, AI models can simulate airflow in traditional courtyard houses to optimize natural ventilation in modern apartment complexes. Similarly, solar exposure, shading and water management strategies from historical settlements can be adapted with AI-driven simulations for urban microclimates.

Beyond energy and environmental efficiency, AI can also facilitate cultural preservation. Traditional architectural motifs, materials and layouts carry immense social & cultural significance. AI-powered tools can generate design options that retain this aesthetics while meeting modern safety codes, accessibility standards & construction techniques.

Architects and urban planners can use generative design platforms to explore hundreds of iterations, blending heritage-inspired elements with smart technologies like IoT-enabled energy systems, sensor-driven lighting and adaptive shading.



Vivekanand Education Society College of Architecture



I want to take the opportunity to introduce you to a renowned multidisciplinary architecture and interior design firm Studio B Architects based out of Delhi. Spearheaded by Principal Architect Anil Badan, the firm focuses on providing end-to-end architecture with a depth of understanding of creating distinctive spaces and interiors and sharing a popular project called Radisson Blu at Karjat a hotel which is a picturesque representation of Thai Culture.

This hotel draws inspiration from Thai architecture and the surrounding of the building. Right from the furniture, design is a direct insight from Thai architecture. The bright red and wooden tones can be seen throughout all interior spaces. The lighting is also kept very warm to carefully offset the wooden tones. The influences of this architecture can also be seen in the use of fabrics, right from the upholstery, and rugs to curtains. The whole hotel gives out a mellow yet contemporary vibe.



Ar. Anil Badan

Studio B Architects

Project : Radisson Blue Resort & Spa
Location : Karjat **Area :** 160,000 Sq.ft





**Vasundhara
Sampath**

**Rithika
Jain**

Phylosophy Design Studio

Project : Retreat in the Nilgiris

Location: Coonoor

Plot Area: 5000 Sq.ft.

Design Team : Ar. Vasundhara Sampath

Photo Credit: Rithika Jain





Polycab India Launches UT Series 350kW Three-Phase String Inverter

In Tamil Nadu, India, Polycab India Ltd. has introduced their UT Series 350kW three-phase string inverter. This technology improves grid dependability, operational efficiency, and profitability for utility-scale solar systems. With more than 1.5 GW of solar inverter supplies spread throughout India, the system has cutting-edge weather resilience, efficiency technologies, and safety measures. It guarantees that solar panels will produce the most energy possible, reduces operating expenses, and improves long-term performance.

The announcement is noteworthy for Tamil Nadu, which has some of the biggest solar parks in the nation and is at the forefront of renewable energy usage in India. Polycab wants to improve the longevity and performance of solar installations so that utility and large-scale commercial projects may be deployed more quickly.

With a large dealer network and retail locations throughout India, Polycab is in a strong position to increase the use of solar solutions in different regions, furthering its goal of offering safe, effective, and sustainable energy networks.

Next-Gen Heat-Resistant And Fire-Safe Wire Solutions Launched by RR Kabel

In order to satisfy the growing demands of Indian households and infrastructure in the face of rising temperatures and electrical loads, RR Kabel has launched a new line of next-generation wire solutions, including Flamex HR+FR, Superex Green HR+FR, and Firex LSOH-EBXL.

With a 20% increase in current carrying capacity and the ability to function safely at temperatures as high as 85°C, Flamex HR+FR Wire is made for extremely hot conditions. It is versatile for simple installation and combines Heat



Resistance (HR) and Flame Retardancy (FR) for increased safety.

Superex Green HR+FR Wire is an environmentally friendly wire that combines cutting-edge Heat Guard Technology with strict REACH and RoHS compliance for safety and sustainability. Its ability to withstand temperatures of up to 85°C guarantees both electrical safety and thermal endurance.

Because of its tough architecture, Firex LSOH-EBXL Wire can tolerate temperatures of up to 900°C without melting. In the event of a fire, its Low Smoke Zero Halogen (LSOH) insulation and Electron Beam Cross-Linking (EBXL) technology guarantee a safe evacuation.

Surya Roshni Inaugurates New Wire & Cable Plant in Malanpur, Madhya Pradesh

In Malanpur, Madhya Pradesh, Surya Roshni opened a new wire and cable plant.

Madhya Pradesh Energy Minister Pradhuman Singh Tomar and Union Minister Jyotiraditya Madhavrao Scindia officially opened the plant.

The factory, which is strategically situated in Central India and has automated machinery and cutting-edge technology, will promote the "Make in India" movement, generate jobs, and serve important markets across the country.

The chairman of Surya Roshni, Mr. JP Agarwal, emphasized that the new plant is committed to producing high-quality goods and fostering regional development. In addition to creating additional opportunities locally, this new plant will assist us in producing high-quality wires and cables, which are crucial for constructing robust and dependable electrical infrastructure throughout India.

House of Voids: A Sculptural Blueprint for Domestic Architecture in Dense Urban Context



Vineet Vora and Prachi Parekh

Studio UF+O

Project : House Of Voids
Area : 800 Sq.m
Location : Vijayawada
Photo Credit : Vivek Eadara

House of Voids is an 800 sq.m. multigenerational residence in Vijayawada that redefines the essence of an urban Indian home. Conceived as an architectural meditation on light, space and tradition, the project transforms constraints of a dense, landlocked site into opportunities for introspection and connection.

Designed around a sequence of interlinked voids, the house introduces shaded courtyards and vertical openings that bring daylight, ventilation, and spatial relief deep into its solid mass. These voids form the emotional and functional heart of the home, shared sanctuaries that balance privacy and openness across levels.

The chamfered granite façade, articulated through a custom dry-cladding system and vertical wooden fins, creates a striking play of solidity, tactility and shadow. Eschewing conventional boundary walls, the house opens subtly to the street through a recessed, inward-bending entry, redefining the relationship between public and private realms.



Minimal in color yet rich in texture, House of Voids embodies Vaastu Shastra principles through a modern lens. It stands as a sculptural monolith that harmonizes opposites-solid and void, tradition & modernity, asserting that true urban living can be both deeply rooted and fearlessly contemporary.





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An evocative dining space where tradition, tactility, and modern restraint meet in dialogue.



Nikhil Verma

Studio ADI

Project : Muruku Madras

Area : 900 Sq.ft

Location : New Delhi

Muruku Madras reinterprets the essence of the South Indian home within a contemporary dining environment, an architectural translation of intimacy, ritual, and warmth into an urban context. Located in Rajouri Garden, New Delhi, the 900 sq. ft. restaurant unfolds as a spatial narrative that balances openness with enclosure, familiarity with refinement.

The façade becomes the project's defining gesture: a system of operable wooden shutters transforms the glass



frontage into a living threshold. Evoking verandahs and carved doors of traditional homes, the shutters allow the restaurant to shift between quiet introspection and vibrant openness, mediating the flow between the public mall corridor and the private dining interior.

Inside, arched teak-toned frames and layered materiality construct a tactile atmosphere. Cane-backed chairs, terracotta-toned flooring and brass lotus pendants recall ancestral domesticity while remaining

contemporary in detail. Soft, diffused lighting gathers warmth into intimate pockets, shaping a rhythm of light and shadow that animates the compact space.

Grounded in craft and restraint, Muruku Madras articulates a contemporary vernacular- one where hand-finished wood, woven cane, and burnished brass converge to evoke belonging, offering a sensory translation of home within the pulse of the city.





Ar. Amit Aurora Ar. Rahul Bansal

group DCA

Typology: Retail

Name Of Project: Jd Solitaire

Location: Central Market, Lajpat Nagar.

Name Of Client: Mr. Sanjay Kalsi

Principal Architects: Rahul Bansal

Design Team: Yogesh Sharma

Site Area (sqft&sq m): 385 sq.mt.

Built-Up Area (sqft&sq m): 385 sq.mt.

Photo credits: Andre J. Fanthome.

The building's functional program is distributed on its four upper floors, each of which follows a simple, linear circulation scheme. The décor scheme employed on each floor is different in response to its specific functions, but an underlying thread unites it to ensure a cohesive visual connectivity.

JD Solitaire, New Delhi

The retail store JD Solitaire endeavours to provide a warm and luxurious jewellery retail space for a first-generation jeweller. Having created a niche and exclusive clientele through a twenty-year-old practice, the client wanted to take the retail operations to the next level. The design response, as a result, addresses and resolves specific issues, creating a space that has an experiential quality to it; right from entrance, to the interior spaces, deeper within.

The building's façade is marked by elegant brick course detailing, custom-designed railings, and potted plants on each floor. The use of brickwork creates an earthy look, reflecting a conscious decision on the part of the architects to use local Indian materials.



The ground floor is designed as a non-retail area, and provides a unique museum-like space instead, as an attempt to showcase the prized possessions. It follows a minimal theme, bringing all focus on to the jewellery items on display. The ceiling is done in wood, the walls are bathed in grey, and spot lighting creates a sense of drama as it accentuates the glass boxes that house the jewellery pieces.

Telusa: Translating Telugu Heritage into Modern Design



Geethu Gangadharan & Shreyas Vidhu

Fellow Yellow

Project : Telusa

Area : 5000 Sq.ft

Location : Hyderabad

Photo Credits : Syam Sreesylam & Jubin Johnson

In Telugu, Telusa means “do you know?”-a question that sparked the creation of a restaurant unlike any other. Rather than beginning in the kitchen, Telusa started with language and curiosity. Designed by Fellow Yellow, this 5,000 sq. ft. space in Hyderabad was envisioned as a living expression of Telugu culture-past, present, and imagined.

Guests enter through a warm, shadowed hallway and are greeted by figures adorned in Kalamkari, Ikat, and



gold, beneath a 7-foot Nimmalakunta leather chandelier crafted with national award-winner Dr. Dalavai Kullayappa. Inspired by the Kakatiya dynasty, a basalt pillar rises at the center of the space, anchoring it in history.

Ceilings patterned like lotus petals and terracotta-lined pathways guide visitors inward. The palette softens, complemented by playful Kondapalli toys and nostalgic lanterns. The bar juxtaposes tradition with modernity,



as a vivid red Kalamkari chandelier hangs above a sleek island, with city views visible through a panoramic window.

In the private dining room, thirty hand-painted Cheriyal panels by Shri Rakesh Varma tell stories of Telugu life. At Telusa, art is not merely decorative-it is integral. Every detail invites guests to linger, reflect, and return to the quiet question that inspired it all: Telusa?





ID. Ketan Sheth



Project: Experience Centre
Location: Western Suburbs of Mumbai

This Showroom is located at a Prime Locality of Western Suburbs for Interior Related Products. As GM Switches has vast Repertoire of products both in Switches, Home Automation & LED, Display of Products was of prime importance as this was not only a showroom for their products but an 'Experience Centre' in itself.

The Client wanted to have an international look for its 'Experience Centre', very simple, linear form, straight line and it has to be very decent at the same time, no cluttering at all, they wanted all the products to be visible, synchronously lot of products were getting old but still they wanted to retain those products, so some special arrangement was required for it and this showroom parenthetically is not selling across the counter, actually it's an 'Experience Centre', since they are not selling therefore the customer wants to touch and feel the product, so the display has to be in such a manner that they can see & interact with the designer and sales representative guiding and explaining them about the products, furthermore we have given quite a big space for footfalls. For Discussion we required an Informal Seating Arrangement which can be used for multipurpose, a mini discussion kind of table was customized and beneath the table we have given some storage for products.



The area was divided into 2 parts - Ground Floor for Display and Mezzanine Floor for Conference Room in the form of Lounge.

This area is basically divided into 2 parts being in an upscale western suburb; height was not a problem thus we created a mini loft and provided a 'LOUNGE' so designers & customers can sit and discuss, as this is an 'Experience Centre' – so lot of movement keeps happening. As GM Modular is a popular brand people get easily drawn towards the showroom – especially walk-in customers to understand & experience the products firsthand which they can discuss later at length in the "LOUNGE AREA" of the Showroom which is located exclusively on Mezzanine floor.

The mezzanine floor was exclusively meant for interaction with the client for their requirement.

The look as we discussed it's very modern, linear line, lot of openness is given, the entire surface whether its wall or ceiling is in white, the colour palette was selected in Grey & White with little bit of Red added to it as per the Company Logo.

The provision for the Washroom is also given on the Ground Floor and is made in such a way that from inside the Pantry the doors of the washroom are panelled so as to not give it a look of the doors...

Strategic display of products plays a very important or rather all important role in an Experience Centre, the product should directly attract the customer to itself here the entire display is given with vertical divisions and those vertical divisions are also made on wire rope and on top of which POSTERS are put up and products are divided into 6 units and very interestingly we have given very precise importance to 'SWAROVSKI'

products' and in the front we have displayed Swarovski switches as a suspended display coming from the ceiling.

A nice niche is created and there is a revolving mechanism given inside and when they place the switch it rotates and the suspended box is hung on stainless steel pipes and at the bottom of the suspended ceiling a light has been given which is falling on the floor and surrounded with crystals so it acts as a low Chandelier giving it a graceful look, also the RECEPTION TABLE is designed very elegantly, the backdrop of the Reception Table is backlit and made of glass cladding with some frosted grooves effect and in those horizontal & vertical grooves effect is given 6 to 8 divisions and one of the divisions we have used it as a name board for 'GM Modular'.





Rachna Agarwal

STUDIO IAAD

Project : Hines Conscient Elevate

Location : Gurugram

Area : 10,000 Sq.ft



A tranquil retreat from city-life



Located in the plush suburbs of Gurugram in NCR, Elevate is a co-venture housing project marking the collaboration of Hines and Conscient, two major league developers in the Indian real estate sector. Spread across an area of about 10,000 sq.ft., the design scope comprised architecture, interiors, landscaping and FFE, skillfully realised by Studio IAAD.

The holistic design and biophilic approach, a signature of Studio IAAD's

brand, nurtures an intimate connection of the user with nature without foregoing modern comforts, whilst employing greenery as a buffer to mute the clangour of the cosmopolitan city, enabling well-being.

A circular courtyard with a sculpture at its nucleus embodies the aesthetics of grace, harmony and serenity. This courtyard connects to the building through a walkway peppered with abundant tropical trees and blossoming petunia flower beds on either side. Exuding a contemporary theme, the design also nods to rustic simplicity and examples of European aesthetics in the interiors.

An open courtyard that forms the nexus of the project creates a niche in the building mass, dividing it into two distinct parts that remain visually connected. A conscious intervention places multiple human-form sculptures by Mukul Goyal to adorn the courtyard space with their faces directed towards the sky, representing the notion of being liberated and 'elevated'.



Within the main dwelling, the ground floor accommodates the experience centre, a lounge, a café and the audio-visual room, leading up to the show apartment, kids' room, a lounge and meeting rooms at the top level. The seating spaces of the reception, outdoor deck, café and lounge are stitched together around the central courtyard in an unceasing dialogue with each other and the infinite open sky.

The three-bedroom show apartment is finished in inconspicuous, neutral tones and materials, allowing potential home-buyers to layer their personalities onto the house. A wrap-around balcony ties two bedrooms and a corner of the living room, creating a sizable spill-out space for relaxation and recreation, enabling transcendence into the enveloping quietude. A view gallery outside the apartment frames the sylvan panoramic vistas beneath the blue banner of the sky, acting as the epitome of the experience of 'Elevate' housing.

The design corroborates a dialogue between the experience centre and the show apartments through a similar theme and vocabulary. Envisioned as a boutique hotel, the building is averse to the prevailing treatment of experience centres as an afterthought to housing developments.





Venkatesh G, Director
Group Promoter's Office,
MD & CEO
Shapoorji Pallonji

Shapoorji Pallonji Real Estate (SPRE) has formed a joint venture with Kanodia Group's real estate venture Kreeva to develop a luxury residential project in Gurugram.

The land is located at Sector 46, Gurugram. Spanning across 1.74 acres, the project will consist of luxury apartments, targeting homebuyers in the National Capital Region (NCR).

The Shapoorji Pallonji Group, in order to consolidate its expansive real estate holdings, has formed a new holding company, Shapoorji Pallonji Real Estate (SPRE).

The company reportedly plans to monetise the assets by taking it public soon. This would not only unlock value but also streamline operations and pave the way for monetisation of a portfolio that comprises land parcels spread over 2,000 acres.

The value of the land is estimated to be around \$6 billion or Rs 50,000 crore. There are 45 land parcels and projects under this holding company, with a development potential of 140 million sq ft. Projects of 22 million sq ft are currently under development.

In the first phase, the company aims to raise around \$800-900 million through an initial public offering of an about 10-12 per cent stake. Further dilutions could follow, taking the total fundraising to around \$2 billion.

With a development potential of over 142 million square feet, (SPRE) has made inroads into most Indian cities - Mumbai, Pune, Bengaluru, Gurugram, and Kolkata with a variety of developments, from luxury apartments and opulent residences to aspirational homes for mid-income homebuyers as well as one of the largest mass housing projects in India. **Web:** shapoorjipallonji.com



Irfan Razack, CMD
Prestige Group

Prestige Estates Projects will invest around Rs 7,000 crore to develop a township in Ghaziabad as it looks to expand business in Delhi-NCR property market. Bengaluru-based Prestige Estates is building a commercial project at Aerocity in the national capital.

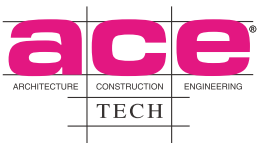
It has also forayed into Delhi-NCR housing market by acquiring three land parcels in Delhi, Noida and Siddharth Vihar, Ghaziabad. In March, Prestige Estates Projects acquired 62.5 acres at Siddharth Vihar, Indirapuram Extension, Ghaziabad to develop a township.

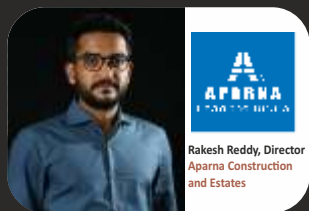
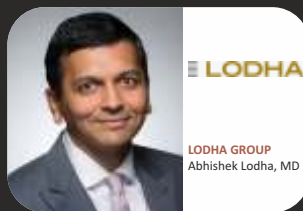
It is targeting Rs 10,000 crore in annual revenue from the National Capital Region from as early as next financial year as part of its aggressive expansion plans in the region.

The company, which currently generates no revenue from the NCR, is expected to launch a mid-segment project in Ghaziabad, an uber-luxury project along Kasturba Gandhi Marg in Lutyens Delhi and has an under-construction hotel and office project at Aerocity near the capital's airport.

It has launched a residential project in East Bengaluru's Whitefield area with a sales potential of Rs 1,100 crore. The project - Prestige Pine Forest will comprise a total of 316 units spread across four towers on a 9 acre stretch of land. It will offer home units of 3 and 4 BHK configurations ranging between 2,442-3,556 square feet in size.

It expects its top line to touch Rs 60,000 crore after completion of all pending projects. Currently, the company has an overall project pipeline of 60 million square feet under development. The project pipeline includes office spaces, residential lands and hospitality projects. **Web:** prestigeconstructions.com





Have you ever experienced a sunrise or a sunset from the 60th floor?

This can be true at Forestville by Oberoi Realty. Located strategically, overlooking Thane Creek and Hills, the project blends nature and architecture while enhancing everyday lifestyle. With about 18 acres of open space, Forestville has lots more to offer! So, let's explore its amenities, pricing and locality reviews.

Forestville by Oberoi Realty - is all set to take thane to new heights A new housing project in Kolshet, Thane - About the project

Spanning across an expansive 18-acre of land, Forestville by Oberoi Realty in Kolshet is a new residential project, slated for completion in December 2028. Once completed, the housing society will have a total of five towers, two of which have been currently launched. Each tower has G+60 floors. The project has 3 BHK and 4 BHK apartments comprising a total of 1257 units.

Unique features

The project draws design inspiration from Biophilia, emphasising nature's elements - air, water, and sunlight - to positively impact physical, mental, and cognitive health. The scenic surroundings play a vital role in enhancing our overall well-being. Each unit in Forestville is designed to connect with nature, providing subtle shifts in air temperature, gentle airflow, and ventilation to ensure a breath of fresh air.

Property options and pricing

This project offers 3 BHK and 4 BHK exclusive residential apartments. Here are the configurations with their respective starting prices:

Configuration	Carpet Area	Starting Price
3BHK Apartment	1000-1100 sq.ft.	Rs 1.87 crore
4BHK Apartment	1300-1400 sq.ft.	Rs 2.5 crore

Project amenities

Forestville offers an array of amenities, aimed at enhancing overall living experience. Explore the details in the table below to learn more about the distinctive features of this residential project.

Gymnasium	Miyawaki Forest	Stepped Seating	Childrens Play Area
Golf stimulator	Herb garden	Orchard	Activity room
Squash courts	Reading deck	Mini theatre	Kids pool
Swimming pool	Outdoor Jacuzzi	Café	Convenience store

<https://www.oberoi Realty.com/forestville-nri>





Vikas Oberoi (CMD)
OBEROI REALTY

Mumbai-based listed real estate firm Oberoi Realty sold luxury homes worth Rs 1,348 crore in its newly launched 75-acre housing project in Thane near Mumbai. The company launched the project 'Oberoi Garden City Thane' and will be developing and marketing the project in phases. It recorded gross booking value for 5.65 lakh sq-ft (carpet area) over the first three days.

The first phase of the development will comprise five residential towers comprising 3 BHK and studio apartments with sizes starting from 1,475 sq-ft. The project spread around 75 acres named Oberoi Garden City, Thane will offer homes with over 30 amenities, a 5-star deluxe JW Marriott Hotel Thane Garden. City, an exclusive private membership club and an Oberoi International School. Its board has approved a proposal to raise up to Rs 6,000 crore.

The company plans to raise funds through equity shares, eligible securities, and other securities. The proposed funds will be raised in one or more tranches by way of private placement, including a qualified institutional placement, or through any other permissible mode or combination of modes as may be considered appropriate. In August, the real estate company received the approval of the National Company Law Tribunal for a resolution plan to acquire the bankrupt Nirmal Lifestyle Realty by paying Rs 273cr to the creditors of the company.

It plans to come up with a 1.8 million sq-ft mall, a hotel and a commercial office space in Worli. Glaxosmithkline had sold its Worli plot for over Rs 107 crore to I-Ven Realty, a JV between ICICI Venture Funds Management Company & Oberoi Constructions in 2013.
Website: www.oberoiirealty.com



Rakesh Reddy, Director
Aparna Construction and Estates

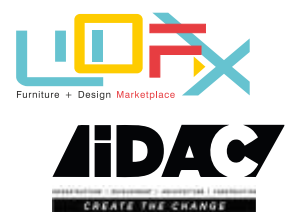
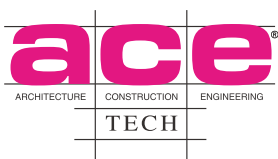
Aparna Constructions and Estates forayed into the retail-commercial, and entertainment segments with the launch of Aparna Neo Mall & Aparna Cinemas in Hyderabad. Aligned with business diversification goals, Aparna Constructions said it has invested Rs 252 crore in Aparna Neo & an additional Rs 32cr in Aparna Cinemas.

The company also has plans for four new malls, each featuring Aparna Cinemas as the entertainment unit across Telangana and Andhra Pradesh, by 2027. Meanwhile, its flagship residential real estate and commercial portfolio continues to grow by 20% and 10% respectively, year-on-year.

Aster DM Healthcare's wholly owned subsidiary, Sri Sainatha Multispecialty Hospitals, has entered into lease agreement with Aparna Constructions and Estates for setting up new Aster Woman and Children Hospital in Hyderabad. The company will invest around Rs 220 crore and it has proposed capacity addition of 275-300-bed in 2 phases. The lease term is 30 years, starting from the commencement date of rent payments.

Early this year, the company said it will invest Rs 2,425 crore to develop two housing projects in Hyderabad. It launched two gated community apartment projects in Hyderabad, Aparna Newlands and Aparna Sarovar Towers. The project - Aparna Newlands will be spread over 14 acres totalling 1,976 units, while the 5-acre Aparna Sarovar Towers project will have 585 units.

It has a portfolio of 77 projects, of which 66 are residential properties and 11 are commercial and retail spaces across Telangana, Andhra Pradesh and Karnataka.
Website: www.aparnaconstructions.com





Bijay Agarwal, MD
Sattva Group

As a forward-thinking builder, we thrive on seizing opportunities and responding to the evolving needs of our customers. Our commitment goes beyond simply meeting current market demands.

In the year 1993 Bijay Agarwal, Managing Director of Sattva Group, a first generation entrepreneur, made a significant decision to move to Bangalore, a city that would become the backdrop of his foray into real estate. Early on, he stumbled upon a project that would set the course of his career. It was for the construction of a modest building, on Double Road, known as Money Chambers. What makes his journey even more special is the small team that joined him at the outset, and have stood by him for 3 decades, forming the backbone of Sattva Group's operations. Together, they have worked tirelessly to establish the Sattva Group, nurturing it into a reputable name in the industry, one that shapes the future of Indian Realty with vision.

Excerpts from his interview:

Take Us Through Your Journey Of Sattva Group At Large. The group was founded in the early 1990's in Bangalore, dedicating the years that followed in identifying opportunities and building the brand. This coincided with the IT boom that transformed the real estate landscape in the city and Sattva was a front-runner. In 2006, we unveiled a significant milestone with the launch of GR Tech Park, one of Bengaluru's first IT parks. This state-of-the-art commercial property in Whitefield was an icon with innovation at its core.

Today, the Group has delivered 80 million sq ft of completed space with over 140 projects across segments and another 80+million sq ft of space under various stages of planning and development.
Website: www.sattvagroup.com



Dilip Suryavanshi, MD
Dilip Buildcon

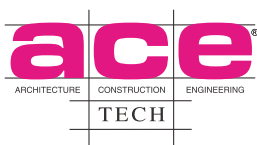
Dilip Buildcon (DBL) emerged as the lowest bidder (L-1) for a major infrastructure project in Kerala. The company announced in September that it had been declared L-1 for constructing a twin-tube unidirectional tunnel in the Kozhikode and Wayanad districts. The project, valued at Rs 1,341 crore, was floated by Konkan Railway Corporation on an EPC basis.

It received an order from Haryana Rail Infrastructure Development Corporation for the construction of railway lines in the state. The order worth Rs 1,092.46 crore includes design and construction for a 21.14 km long railway line between Prithla and Dhulawat in Haryana. This includes the design and construction of civil works, viaduct and ballastless track.

The project also involves the design, supply, installation, testing and commissioning of general electrical services. It is expected to be completed in 36 months.

In March, the infrastructure company received a project worth Rs 548 crore in Tamil Nadu from the National Highways Authority of India (NHAI). The deadline for improving the alignment of the Thoppur Ghat Section for a 6.6 km stretch in Dharmapuri is 36 months. Dilip Buildcon said that the company, through Vijay Kumar Mishra Construction-Dilip Buildcon (JV) had declared as an L-1 bidder for the tender floated by the Water Resources Department, Madhya Pradesh.

The project is for the construction of the Machhrewa Irrigation Project Dam and pressurised pipe irrigation network on a turnkey basis. The project cost is Rs 413 crore. DBL is adapting a new strategy "DBL 2.0", wherein its main focus will be to strengthen the balance sheet, become net debt free in upcoming 2 years.
Website: www.dilipbuildcon.com





PURAVANKARA

Ashish Puravankara, MD
Puravankara

The company plans to launch around 12.70 million square feet of new projects in this fiscal and an additional 4.56 million square feet of new phases in existing projects, taking the total planned launch pipeline to 17.25 million square feet for FY25.

Over the past 49 years, real estate major Puravankara has achieved remarkable growth, fuelled by innovation and a focus on customer centricity. Under the visionary leadership of its chairman, Ravi Puravankara, the company has been on a journey of expansion while earning the trust of its customers.

Puravankara started operations in 1975 in Mumbai. Interestingly, in the formative years, the company relocated from Mumbai to Bengaluru to avoid the challenges of dealing with unaccounted cash. Over the decades, the company's fundamental ethos of trust and transparency has been in focus as it expanded its presence to nine cities & diversified its business verticals.

Today, Puravankara has seven different businesses, including Purva Residential (luxury housing), Provident (mid-segment housing), Purva Land (plotted developments), Purva Commercial, Starworth Infrastructure and Construction (a contracting business), Purva Streaks & property services. All of these are 100% subsidiaries and guided by the group's vision of creating a sustainable world for people to live their dreams. As the company steps into its golden era, it is now looking at other markets like Delhi-NCR to become a developer with a pan-India presence, setting its eyes on the lucrative Delhi-NCR market. It also plans to acquire approximately 45 million square feet of new land for future projects in the next few years.

Website: www.puravankara.com



Gera
Let's Outdo

Rohit Gera, MD
GERA DEVELOPMENTS

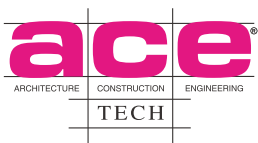
Gera Developments has invested Rs 1,425 crore on their project Island of Joy, situated in east Kharadi, Pune. The company has invested about Rs 325 crore in acquiring the land parcel & the construction cost is about Rs 1,100 crore. Spread across 12.5 acres, the project has nine towers, and over 1,800 apartments ranging from 2-4 BHK priced in the range of Rs 80 lakh to Rs 2 crore. The project has potential marketable area of 25 lakh sq ft.

Gera's Island of Joy offers unparalleled leisure amenities, including three clubhouses, private Go-Kart racing, a wave pool and a bowling alley. Nestled along the riverbanks, it also features 9 celebrity-led learning academies focused on sports, performing arts & personal development creating an enriching environment for families.

In May, Gera Developments introduced their latest project, Gera's Island of Joy. This launch coincides with celebrating a significant milestone in Gera's rich legacy as innovators and forward-thinkers a decade of Gera's ChildCentric Homes.

Gera has been at the forefront of innovation, having launched ChildCentric Homes in 2014, tailored to the needs of modern families.

Projects like Song of Joy and River of Joy have set new benchmarks in understanding and responding to the needs of parents in raising their children, and ensuring families spend quality time with one another, over and above comprehensive child development, bolstered by partnerships with esteemed academies. Gera's Island of Joy ensures connectivity and convenience. It emphasizes sustainability, including Pune's first electric Go-Kart racing track. Website: www.gera.in





K RAHEJA CORP HOMES

Ramesh Ranganathan,
CEO, Residential Business

K Raheja Corp Homes, the residential business of the K Raheja Corp Group, marked its entry into the vibrant neighborhood of Sion, Mumbai, with Raheja Amaltis, its premier residential project just off the Chembur-BKC connector. Located in Sion, the project has views of the BKC Skyline, the Maharashtra Nature Park, and the radiant cityscape, and has been conceived to provide a boutique, low-density luxurious development, coupled with world-class, state-of-the-art amenities in the micro-market. The RERA-registered project is expected to be completed by 2027.

Raheja Amaltis will feature 3, 3.5 and 4-bed homes with decks. The project will offer residences ranging from 1310 sq-ft to expansive 2230 sq-ft (125 sqm to 210 sqm) per unit, and apts will be characterized by a seamless 11'2" floor-to floor height & spacious decks extending up to 6 ft wide.

In another move, Chalet Hotels and K Raheja Corp Homes have entered into a strategic alliance for a luxury residential development, in the Koramangala micro-market of Bengaluru. Spread across an expansive 8.25-acre premium land parcel owned by Chalet Hotels, the project will be exclusively marketed by K Raheja Corp Homes. This project is focussed to delivering an ecosystem which will have 7.44 acres allocated for a hi-end gated residential development, and 0.81 acres earmarked for a Grade A commercial development. This endeavour represents probably one of the finest greenfield residential projects in the area. Named Raheja Vivarea, the residential offering will be similar to the much-touted Raheja Vivarea in Mumbai's Mahalaxmi. Website: krahejacorphomes.com



BIRLA ESTATES

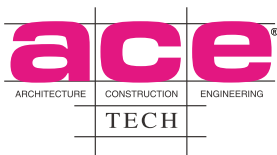
KT Jithendran, MD & CEO

Birla Estates, the real estate venture of the Aditya Birla Group, has bought around 24.5 acre land in Mumbai Metropolitan Region (MMR) for Rs 537.42 crore. The plot is located at Kalwa, along the Thane Belapur Road. The transaction, finalized in September 2024, involved the purchase from Hindalco Industries. The deal included a stamp duty of Rs 37,61cr & a registration fee of Rs 30,000.

In August, it signed an agreement to co-develop a land parcel covering 131 acres in Sector 150 Noida with the LGCPL Group, subject to clearances from relevant authorities. The proposed development will be situated within the Integrated Sports City and will feature a 50-plus acre golf course and International standard sports facilities.

Noida will be the latest addition to the recent project announcements by Birla Estates, including new developments on Mathura Road in Delhi and two other projects in Sector 31 and Sector 71, Gurugram. The development will feature luxury high-rise residential towers complemented by clubhouse amenities and landscaped surroundings.

Prior to that, it announced the acquisition of a prime five-acre land parcel in Sector 71, Gurugram. The land offers a development potential of approximately one million square feet and is projected to generate revenue exceeding Rs 1,400 crore. In October, it sold its inventory in the Bengaluru project, Birla Trimaya Phase II - The Park, achieving an approximate booking value of about Rs 600 crore. This follows the performance of Phase I of Birla Trimaya, which secured approximately Rs 500 crore in bookings in 36 hours of its launch. www.birlaestates.com





Rustomjee

RUSTOMJEE
Boman Irani, CMD

Rustomjee plans to build data centers in Mumbai, the nation's largest real estate market, to ride the artificial intelligence boom while it continues to sell luxury homes. The data centers will be developed across 5 million square feet of land in Thane, a suburb of Mumbai, where the company holds an economic interest. Rustomjee, the brand of publicly listed Keystone, plans to get a strategic or financial partner for the project. It currently has a residential township in Thane through a partnership that is 49 per cent-owned by Singapore's Keppel Land, a unit of Keppel.

In August, the listed developer launched a luxury residential project in Thane near Mumbai in partnership with Keppel. The project named Verdant Vistas is expected to have 440 units and is anticipated to generate a gross development value (GDV) of Rs 1,750 crore. This is its first luxury project in Thane.

The company said it is expecting a response similar to its other premium projects in areas like Bandra, Prabhadevi and Juhu. The project will include two buildings wherein the first tower will have 176 flats and second building will have 264 flats. The company expects the majority of its launches in the residential segment for FY25 to be in the mid-mass segment, where homes are priced between Rs 1 crore to Rs 3 crore.

During the ongoing quarter, the company plans to launch three projects, one more than it had guided. These include group housing projects in Thane, as well as a plotted development in Kasara, with a revenue potential of around Rs 300 crore. The Kasara plotted development has a land parcel of around 88 acres in the first phase, with 60 more acres in later phases. Web: rustomjee.com



mahindra
LIFESPACES

Amit Kumar Sinha,
MD & CEO
Mahindra Lifespaces

Mahindra Lifespaces (MLDL) and Actis have formally launched joint venture Ample Parks, an Indian industrial and logistics real estate developer and operator. Ample Parks aims to acquire and develop approximately 1.5 million sq.mt of greenfield & brownfield sites in key markets across India over the next few years with the aim of establishing itself as a leading industrial & logistics real estate solutions provider to global and local corporations.

In July, MLDL closed two deals with a gross development value of Rs 2050 crore. This move includes securing a third redevelopment project in Mumbai and acquiring a prime land parcel in Bengaluru. In Mumbai, the company bagged redevelopment of seven residential societies in the upscale Borivali West neighbourhood.

The project offers an estimated Gross Development Value of Rs 1800 crore. The project will be developed under the state's cluster redevelopment policy. In South Bengaluru, Mahindra Lifespace acquired 2.37 acres of land in Singasandra. The land is estimated to have a developable potential of about 0.25 million square feet, with a GDV of around Rs 250 crore. In April, the company bagged another redevelopment project in Mumbai's Malad (West). The project has a revenue potential of around Rs 850 crore.

In March, it furthered its commitment to sustainable development with the launch of Bengaluru's 1st Net Zero Waste Energy residential project, Mahindra Zen. After the success of Mahindra Eden, which was India's 1st Net Zero Energy residential development, this launch marks yet another milestone in its journey to build only Net Zero buildings from 2030 onwards. Web: mahindralifespaces.com





DOSTI REALTY
Deepak Goradia, CMD

Early this year, Mumbai-based Dosti Realty (DRL) was gearing up to float an Initial Public Offering (IPO) within the next 12 to 24 months, alongside a strategic expansion into the warehousing and logistics sector in the Thane and Bhiwandi belt. Discussions with bankers are currently underway and that the capital raised from the IPO will be channeled towards the company's expansion plans and debt repayment strategy. The company is unsure how much they would raise, but were still evaluating the possibility.

Dosti Realty, known for its active presence in the Mumbai real estate market, expanded into Pune in the first half of 2023. The company is now eyeing prime society redevelopment projects across Mumbai Metropolitan Region (MMR) and potential ventures in Gujarat. The significant land bank owned by Dosti Realty in MMR has the potential to accommodate construction of up to 25 million sq.ft. Since its establishment in 1980, the company has successfully developed 12 million sq.ft, with an additional seven million sq.ft currently under construction.

In May, Dosti Realty launched additional towers at Dosti Greater Thane. A fusion of thoughtful design and affordability, Dosti Greater Thane's launch in 2020 is a testament to Dosti Realty's commitment to addressing the discerning demands and aspirations of prospective homebuyers.

The project features an array of accommodation options, including 1 BHK ranging from 319 to 385 sq-ft and 2 BHK ranging from 452 to 552 sq-ft. It is foraying into the business of housing society redevelopment & is looking to invest over Rs 1,000 crore. Web: www.dostirealty.com

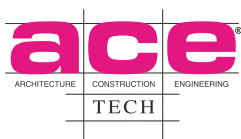


ACE GROUP
Ajay Choudhary, CMD

Ace Group has announced the launch of Ace Terra, a premium residential project in sector 220 on the Yamuna Expressway. Renowned for its prime location, connectivity, and burgeoning infrastructure, the Yamuna Expressway has emerged as a highly coveted real estate investment destination in the entire NCR.

Early this year, it announced the construction of the first shopping mall near the upcoming Noida International Airport, named 'Ace YXP', along Yamuna Expressway. The project will cover an anticipated 16,000 sq-m of land parcel and will see an estimated investment of Rs 400 crore. The upcoming Ace YXP mall will be located in Sector 220 of the Yamuna Expressway Authority and is poised to offer a first- of-a-kind user experience. The project will feature studio apartments, high-street shopping, delectable dining, a premium multiplex, next-gen gaming zones, and banquet halls for customers. ACE YXP offers an eclectic mix of high-end open-air restaurants, premium retail boutiques, engaging entertainment zones, an exclusive multiplex, versatile banquet hall and diverse food court options. All these elements are thoughtfully designed to forge an unparalleled lifestyle hub.

Ace Group was founded in 2010 with a vision to provide the best quality real estate avenues not just in terms of construction quality but extending ourselves to finest attention to detail at every step right from procuring land to the possession of the products. Ace Group continues to redefine the commercial real estate landscape with commercial projects like this along with ACE153, Ace Capitol, and Ace Medley Avenue, Ace Studio, each marking a presence in commercial real estate. Website: www.acegroupindia.com





CENTURY REAL ESTATE
Ravindra Pai, MD

Century Real Estate plans to invest over Rs 3,500 crore to build office spaces in Bengaluru over the next five years. The Bengaluru-based real estate developer forayed into the commercial segment in 2020. Century did a project with Godrej Fund called Century Downtown. Now, plans are afoot to develop the second tower in the project. The realty firm will develop a total of 4.5 million square feet (msf) of office spaces in north Bengaluru.

Century has reached an advanced stage of planning for a township, sprawling more than 50 acres towards Airport Road consisting of commercial, retail and residential spaces. Currently, four residential apartment and villa projects are under construction with a saleable area of over 2 msf. It has launched an ultra-luxury project called the Codename Built Rare in Indiranagar, with an investment of about Rs 750 crore. Spread across 1 million sq ft, the project will have ticket sizes of Rs 5.5-25 crore. Recently, it clocked Rs 450 crore in sales during the pre-launch of its phase 1. It's located adjacent to the Karnataka Golf Association.

The company has secured Rs 450 crore of debt financing from Edelweiss Alternative Asset Advisors, the asset management arm of financial services firm Edelweiss Group. The Bengaluru-based developer will use around 40% of the funds to buy a 72-acre land parcel for a plotted residential project near the International airport at Devanahalli in north Bengaluru. It will use the rest of the money to repay existing debt and as working capital for new and existing projects. Century Real Estate, one of the largest landowners in Bengaluru, has largely focused on the north of the city where it has a significant land bank. Website: centuryrealestate.in



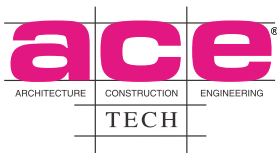
KOLTE-PATIL DEVELOPERS
Atul Bohra, Group CEO

Early this year, Kolte-Patil Developers announced plans to launch projects totalling Rs 9,000 crore over the next 14 months across Pune, Mumbai, and Bengaluru. In particular, Kolte-Patil has significantly bolstered its footprint in key operating regions, with a notable focus on Pune. The upcoming project launches in Pune alone account for approximately Rs 6,400 crore.

KPDL's forthcoming projects are positioned in micro-markets like Kiwale, Pimple Nilakh, Baner, Kharadi, Hinjewadi, and NIBM Road in Pune. These micro-markets have swiftly gained popularity as preferred residential destinations due to their proximity to Industrial zones, excellent connectivity and well-established social infrastructure.

Meanwhile, Mumbai's launch potential is projected to reach around Rs 2,500 crore by FY25. With 15 redevelopment projects in Mumbai (2 completed, 5 ongoing, and 8 planned), the company envisions sales distribution of 70% from the Pune market, with Mumbai and Bengaluru collectively contributing approximately 30% by FY25. This aligns with Kolte-Patil's diversification goal. The sales guidance targets over Rs 3,500 crore in FY25 and approximately Rs 4,500 crore in FY26.

It has signed two new society re-development projects in the western suburbs of Mumbai translating into top-line potential of Rs 545 crore. The two acquired projects are in prime residential areas, Dahisar and Versova, in line with the company's growth and diversification goals of expanding presence in Mumbai. With these additions, the company now has of a total of 15 projects in MMR. Website: www.koltepatil.com



REFLECT
EVOLVE | EXPAND | EXCEL





RUNWAL GROUP
Subodh Runwal, MD

Early this year, Runwal Group launched its mega township project-Runwal Garden City. Situated on Kalyan-Shilphata Road, Dombivli (E), this integrated township is set to redefine urban living in the MMR. A 250+ acre masterpiece offering 250+ amenities, the project encompasses 34+ gardens, 3 clubhouses, 2 central parks, 70% open space, 2 international standard cricket grounds, 2 schools and over 3000 trees. Green spaces are a priority in this development, with 34+ gardens providing residents with serene and refreshing environments to relax and connect with nature.

In March, Runwal Group launched sky deck residences at Runwal Pinnacle. Standing tall with 67 levels, this vertical marvel now boasts of sky deck residences in multiple configurations on the top floors. These new residences will feature private decks, offering panoramic views of the city skyline, Sanjay Gandhi National Park, and the mangroves, providing residents with an elevated lifestyle. The project offers well designed 1, 2, and 3 BHK apartments. Now private decks will be available in all the 3 typologies, above the 40th floor.

Apart from residential projects, the group is also a pioneer in mall development and is well known for its iconic projects-R City and R Mall in Mumbai. The latest in the portfolio are gated community projects such as Runwal Bliss, Runwal Forests, Runwal Pinnacle & Runwal Avenue located in the central suburbs of Mumbai and Runwal Gardens in Dombivli. Each project is spread across a large expanse with beautiful open green spaces & premium amenities, fulfilling the dream of every home buyer to live in the lap of nature. www.runwalgroup.in

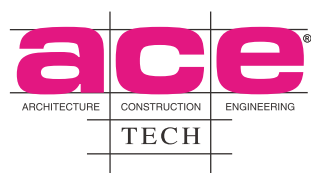


CASAGRANT
Arun MN, Founder & MD

In September, Casagrand Premier Builder, the Chennai-based developer in the residential sector, has filed its draft red herring prospectus (DRHP) with the market regulator Securities and Exchange Board of India (SEBI) to raise Rs 1,100 crore through an initial public offering (IPO). The offer is being made through the book-building process, wherein not less than 75 per cent of the offer shall be available for allocation on a proportionate basis to qualified institutional buyers, not more than 15 per cent shall be available for allocation to non-institutional bidders, and not more than 10 per cent shall be available for allocation to retail individual investors.

In the same month, it also launched Casagrand AvenuePark, a fully-fitted apartment community in Perungudi. Spanning 4.02 acres, the community features 209-2, 3, and 4 BHK fully-fitted apartments. Constructed in a B+G+5 floors structure, the project offers 60+ amenities to the residents, starting from Rs 1.49 crores. Prior to that, it launched Casagrand Casablanca, a property sprawling over 27 acres off Kanakapura Road. Earmarking investments of Rs 750 crore, the company is all set to develop 16.1 million sq-ft of residential area housing luxurious apartments, floor villas & penthouses. Adding to the allure of the project, the company has on boarded Bollywood superstar Kareena Kapoor Khan as the celebrity endorser for this prestigious project and rolled out a 360-degree marketing campaign named "The Greatest Living Experience."

Incorporated in 2003, Casagrand has expanded its presence across lay micro- markets in Chennai (Tamil Nadu) Website: casagrand.co.in



REFLECT
EVOLVE | EXPAND | EXCEL





RAYMOND REALTY
Harmohan Sahni, CEO

Textile major Raymond's real estate arm, Raymond Realty, plans to launch a housing project in Pune with a topline of around Rs 2000 crore. It is currently scouting for a land parcel. The company is also ready to enter the plotted development segment near the Mumbai Metropolitan Region (MMR).

It made its debut in the real estate sector with the launch of a project in Thane near Mumbai in 2019. This was followed by a project launch in Mumbai called the Address By GS in Bandra earlier this year. It plans to focus on the Pune real estate market where homes can be sold in the price range of Rs 10,000 to Rs 20,000 per sq-ft.

Raymond Realty's land bank is spread across an area of 100 acres in Thane on its factory land that was shut over a decade back. Since 2019, the company has been monetising the land bank by constructing residential units on it. The company has also undertaken redevelopment projects in Mumbai's Bandra, Sion and Mahim areas.

Raymond's Board in July 2024 approved the demerger of its real estate business Raymond Realty. The demerger plan aims to exploit the growth potential of the real estate business & attract a fresh set of investors/strategic partners to participate in the real estate business, it is proposed to consolidate the entire real estate business of the Group under one single entity. The company is currently working on residential projects with gross revenue potential of Rs 30,000 crore, bulk of which is coming up on 40 per cent of the 120 acres that it owns in Thane. Website: www.raymondrealty.in



SOBHA
Jagadish Nangineni, MD

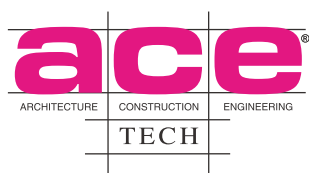
In May, Sobha has chalked out an aggressive expansion plan for its India business and will soon enter the Mumbai luxury housing market with an aim to achieve more than a four-fold jump in annual sale bookings to Rs 30,000 crore in the next 4-5 years, Sobha, which was founded in 1995, has a real estate business in India and Dubai, with plans to soon enter the US property market.

Buoyed by its success in the Dubai real estate market where Sobha clocked Rs 35,000 crore worth of sales in 2023, it intends to replicate the same in the Indian market in terms of scale of business and quality standards.

Sobha Group's Dubai entity named Sobha Realty has developed a large resort-style luxury township here named 'Sobha Hartland' with complete backward integration to ensure quality. Another township and a few more projects are being constructed here.

Sobha, which got listed on the Indian stock exchanges in 2006 and is one of the leading players in South India, is looking at all options to acquire land parcels in the Mumbai region, including outright purchases, joint development with land owners and redevelopment of existing housing societies. It has set a high growth target of sales bookings for India business in the coming years.

The company is looking at the US market and is currently negotiating for 700-acre land in Texas. It has also announced plans to develop a university for 5,000 girls in India's Delhi-NCR with a total cost of Rs 1,200 crore. The university will provide education as well as other services free of cost. Website : www.sobha.com



REFLECT
EVOLVE | EXPAND | EXCEL





SUNTECK REALTY
Kamal Khetan, CMD

Early this year, listed developer Sunteck Realty is developing two luxury housing projects in two of Mumbai's sought after locations, Nepean Sea Road in South Mumbai and Bullock Road, Bandstand in Bandra (West), with a gross development value (GDV) of Rs 3,000 crore. The two projects will come up on a cumulative land parcel of 1.5 acres. Sunteck Realty, which has constructed buildings like Signature Island, Signia Isle and Signia Pearl at Bandra Kurla Complex, plans to develop these sites into ultra luxurious residential apts. Its current portfolio consists of 52.5 million sq-ft spread across 32 projects.

The Mumbai-based developer is looking to double the GDV of its portfolio from Rs 30,000 crore to Rs 60,000 crore in three years. GDV is the estimated revenue or sale that is anticipated from the completed development. The Dubai project, with a GDV of Rs 9,000 crore, marks the first milestone on the path to achieve this goal. The Dubai project is in the design, drawing and approval stage. It is located in the Burj Khalifa Community, near Dubai Mall in Downtown Dubai.

The uber-luxury. development is spread across 1 million sq-ft. It is looking to launch phases or towers in its Mumbai projects in the second half of this financial year. These include new phases in Naigaon & ODC, Goregaon East; additional towers in Mira Road; new towers in Its Vasai project and new towers in its Kalyan project. It plans to begin construction on a new commercial project at Sunteck City 5th Avenue in ODC, Goregaon (W), which is expected to generate an annual rental income of about Rs 250 crore. Website: www.sunteckindia.com

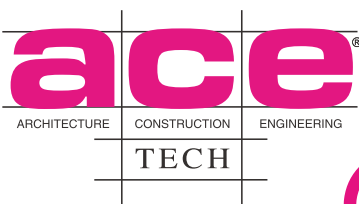


RMZ CORP
K. Jayakumar, Executive Board, RMZ Real Estate & RMZ Infrastructure

Bengaluru-based realtor RMZ Corp has announced its ambition to increase its current asset value from \$15 billion to \$40 billion by adding \$25 billion, by 2029. This growth plan involves diversification into various new segments, with investments directed towards office spaces, mixed-use developments, industrial and logistics projects, RMZ Living (offering ultra- luxury residential properties) and the hospitality sector.

The company has a presence in six cities Bengaluru, Chennai, Hyderabad, Pune, Gurugram and Mumbai - and has established a footprint in sustainable offices for several years. All its buildings are platinum LEED certified. It uses high- reflective ultraviolet-rated glass that provides a 20-25% reduction in power requirements. After discontinuing its residential portfolio around 2014, RMZ plans to re-enter the residential business. The initial phase will focus primarily on Mumbai and Delhi, rolling out standalone projects to address first-home buyers. RMZ Residential aims to create more than 5 condos with a value of \$0.6 billion annual sales by 2029.

RMZ Mixed Use will combine office, hospitality, retail, and living assets, with a focus on Mumbai, Delhi-NCR and Bengaluru. It expects to develop a portfolio of about 15 msf across four different projects in the next five years, with two projects nearing completion in the first quarter of calendar year 2024. RMZ Industrial and Logistics is an extension of the company's development capabilities in real estate. It aims to build Grade A warehouses for industrial tenants, with a target of 62 msf at a value of \$3 billion by 2029. Website: www.rmz.com



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BRIGADE GROUP
Pavitra Shankar, MD

Bengaluru-based Brigade Enterprises plans to construct a high-rise residential building complex at Perumbur in the heart of the city with an investment of Rs 620 crore. It acquired the property from PVP Ventures. In another move, it is planning to invest over Rs 8,000 crore in Chennai by 2030 with a view to make it the second largest market for it after Bengaluru. It also plans to raise up to Rs 1,500 crore by selling equity shares to institutional investors as part of its strategy to expand business.

The company's decision to venture into various verticals such as residential, commercial, retail and hospitality is driven by a fundamental belief that everyone deserves a better quality of life, and the underpinning of which is integrated development. This approach led to the creation of mixed-use projects that combine residential, office, retail and hospitality spaces, providing a comprehensive living experience. In mixed-use, the value creation and benefits to the end users overall can be much more than compared to stand-alone buildings. Innovation and adaptability have been key factors, as they embraced new technologies and sustainable practices to create functional, environmentally friendly, and future-ready projects.

Its focus is on the three big South Indian markets of Bengaluru, Chennai and Hyderabad, where job growth is robust and demand for mid-segment housing is strong. They believe real estate is a local game, and success in any market depends on the deep understanding of customer preferences unique to the region and local networks in business development. Web: www.brigadegroup.com

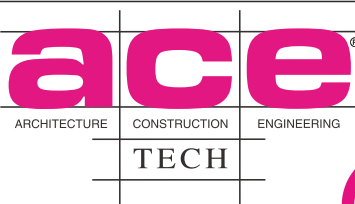


JKUMAR INFRA
Nalin Gupta, MD

JKumar Infraprojects has received work order worth Rs 297.83 crore from Pune Municipal Corporation. The project involves the development of Mula River from Wakad Bypass to Sangvi Bridge (stretch 1, 2 and 3). The order valued at Rs 297.83 crore, is to be executed within 36 months. In a move to boost urban mobility in the Mumbai region, the Mumbai Metropolitan Region Development Authority (MMRDA) has granted a Letter of Acceptance (LoA) to JKumar Infraprojects.

This contract involves civil work for five elevated metro stations on Mumbai Metro Line-28. The scope of the contract includes designing, supplying, fabricating & erecting pre-engineered building structural steel works, along with executing internal and external architectural finishes, plumbing works and interior fit-outs for the elevated stations at Diamond Garden, Shivaji Chowk, BSNL Metro, Mankhurd and Mandale along the Line 2B corridor (DN Nagar to Mandale) of the Mumbai Metro rail project. The contract period is 56 weeks, with tender valued at Rs 990 million. BMC has finalised a joint venture of JKumar Infraprojects and RPS Infraprojects for construction of an elevated road from Orange Gate on Eastern Freeway till Grant Road. This was the second time that BMC had floated a tender for construction of a cable-stayed bridge.

It expects to grow revenues by 16-17% in the next financial year. The company expects to have orders worth around Rs 19,000 crore by the end of the current financial year and an order inflow of around Rs 7,000-8,000 crore next year. Website: www.jkumar.com



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LODHA GROUP
Abhishek Lodha, MD

Macrotech Developers is launching nearly 8 million square feet of residential space with an estimated sales value of Rs 10,000 crore, as part of its strategy to expand the business.

Mumbai-based Macrotech Developers sells properties under the Lodha brand. It launched 3.6 million square feet area during the April-September period, with an estimated sales bookings potential of Rs 6,130 crore. These projects will be launched in Mumbai Metropolitan Region (MMR), Pune and Bengaluru where the company has a significant presence.

It reported a 21 per cent increase in sales bookings to a record Rs 4,290 crore during the July-September period on better housing demand. The company had sold properties worth Rs 3,530 crore in the year-ago period. Overall, it has delivered around 100 million square feet of real estate and is developing more than 110 million square feet under its ongoing and planned portfolio.

Valor Estate, previously known as DB Realty, has entered into a binding agreement with Macrotech Developers (Lodha Group) for a residential project in Malad West, Mumbai. The project, which spans 5.4 acres of prime land, is likely to achieve a significant gross development value of up to Rs 3500 crore. The project is slated for launch within the next 12 months, with an anticipated completion timeframe of four to five years. The development marks a strategic move for Valor Estate as they continue to implement their asset/capital-light operating model strategy. Web: www.lodhagroup.com



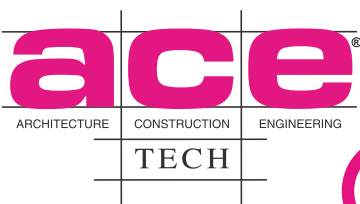
CHANDAK GROUP
Abhay Chandak, Promoter

With over 35+ years of legacy, Chandak Group has delivered over 12 million+ sq-ft, completed over 30 projects & created spaces for over 10,000+ families.

Realty developer Chandak Group has entered into an agreement to redevelop a housing society spread over 3.6 acre in Mumbai's Andheri suburb with the project envisaging a total development potential of over 460,000 sq ft. Of the total development potential, the project will provide a saleable area of over 281,000 sq ft that is estimated to have revenue potential of Rs 956 crore.

The project is expected to be completed within a period of four years. The pace of redevelopment of old buildings and housing societies is picking up in Mumbai with more real estate developers entering the segment since it gives them access to space for their own projects in a city where land is a challenge. Chandak Highscape City is the largest residential development in Chembur, offering a unique living experience surrounded by a lush, nature-rich ecosystem. Chandak Highscape City 1A is situated in Chembur, covering an expansive area of 6 acres and consisting of 1,200 well-ventilated units spread across eight towers.

Currently under construction, the project possession is expected to commence on December 1, 2030. Residents will benefit from an array of amenities, including a temperature-controlled swimming pool, earthquake-resistant structures, a health club with steam and jacuzzi facilities, a large clubhouse & a three-tier security system. Website: chandakgroup.com





About Rohan Ekanta

Rohan Ekanta is a notable properties in Bengaluru, known for its quality and modern residential units. If you're in search of comfortable and well-designed homes in Bengaluru, Rohan Ekanta offers a range of options to choose from. This thoughtfully planned project is near to all the key landmark areas of the city. The homes are typically designed for smaller families or individuals seeking a more compact living space. Possession date is March 2028, Project Size 2.15 Acres with 437 Units of 2 BHK & 3 BHK room size.

Project Highlights for Rohan Ekanta

Innovative Architecture

Rohan Ekanta is an example of design-oriented architecture. Where design not only becomes a part of everyday living but also enriches it. That is why every elevation, bend, shape, innovation, each and every square foot has come together in perfect harmony.

A Better Quality of Life

Rohan Ekanta is easily accessible from every nook and corner of the city. This thoughtfully planned project is in close proximity to all the key landmark areas of the city. The very best in education, health and recreational facilities are just at calling distance.



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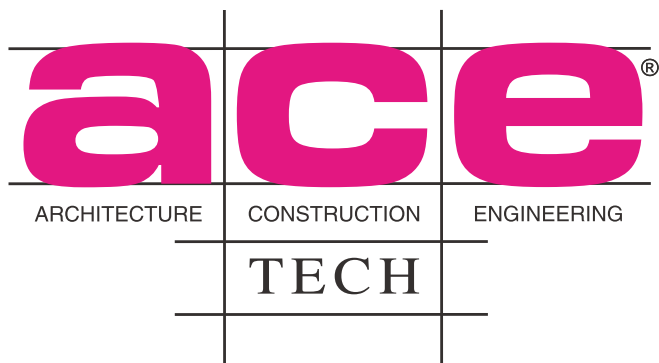
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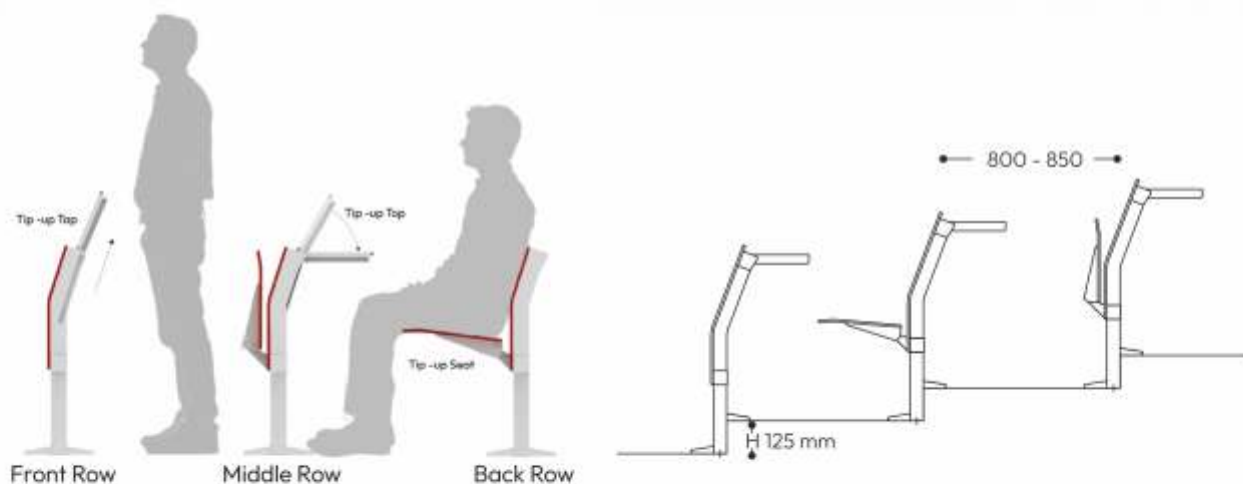
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