

PROPERTY PLUS

HOMES AND REAL ESTATE NEWS

THE HINDU

Gian P. Mathur

An exponentially growing urban population has led to a tremendous strain on available land and amenities in most metropolitan cities. The development of cities in the coming years will determine progress on addressing key environmental, economic, and social challenges, including climate change and access to affordable housing. Cities globally leverage public investments to build a strong foundation of a transportation hub and connected infrastructure when core city areas are identified to contain higher densities. According to the United Nations, urbanisation in India will increase to a staggering 50% by 2050.

Affordable housing

However, urban infrastructure development, such as affordable housing and water supply, has not paced in line with the current urbanisation trend, resulting in delayed service of deliverables and poor living conditions. Rapid urbanisation is driving up housing prices, particularly affecting low and middle-income individuals and families, leading to the proliferation of slums and housing shortages for migrants.

The priority is, therefore, to develop a sustainable redevelopment model and promote it evenly for inclusive city development all over India. To address this, governments should incentivise developers to build affordable housing.

As architects and urban planners, we must take a cautious approach to combat this paradigm shift to minimise human suffering and slum development. The expansion of ci-



GETTY IMAGES/ISTOCKPHOTO

Interconnected challenges

- The strain on water supply and sanitation infrastructure is causing water scarcity and inadequate sewage systems in many urban areas.
- The surge in urban populations has led to increased traffic congestion and insufficient public transportation, demanding modernisation and expansion of transportation networks.
- Increased waste generation without proper disposal management has resulted in environmental pollution and public health hazards, necessitating improved waste management and recycling systems in cities.

ties that urban population growth entails cannot be contained just horizontally; instead, it must make adequate room to accommodate it in more innovative, more inclusive, and sustainable models. In this context, redeveloping underutilised central urban areas is a step in that direction, which needs to be seen with a fresher perspective as a model for urban development. The goal is to transform low-density areas into high-density mixed-use developments with adequate infrastructure to cater to new inhabitants.

Efficient land use

This involves compact, vertical mixed-use buildings, green spaces, pedestrian-friendly design, diverse housing, and adaptive reuse. Sustainability, community engagement, and phased development are key. This holistic approach, driven by architects and planners, prioritises efficient land use and vibrant urban living.

In a populous country such as India, every region and every urban situation has to necessitate a response that adheres to the requirements regarding the parameters that require urban interventions. In many ways, the master planning of a dense city like Delhi

favours urban sprawl. Many new sectors in upcoming regions are being proposed horizontally, whereas the underutilised or dilapidated pockets within the city can be densified or rejuvenated to create meaningful urban spaces. Although the policy for transit-oriented development (TOD) has been around for various reasons, it still needs to be actively implemented by developers and promoters.

Prominent residential colonies of Delhi are being redeveloped to accommodate mass housing and its supporting infrastructure. These colonies have a tremendous opportunity to set a precedent as a self-sustainable dense urban community model owing to the project's sheer scale. However, there are several concerns regarding these schemes, the most prominent being their environmental impact, growing density, and direct influence on infrastructure and resources.

As part of the strategy, most social infrastructure facilities have been largely preserved in their original locations with sensitivity towards its context and climate.

CONTINUED ON
» PAGE 5

COVER

On the road to urban planning

Transforming low-density areas into mixed-use developments with green spaces, diverse housing, and pedestrian-friendly designs can address the challenges of growing cities

இந்து தமிழ் திசை

CHENNAI PROPERTY FAIR

8 | 9 | 10 DECEMBER 2023

CHENNAI TRADE CENTRE

CHENNAI

ONE STOP SOLUTION FOR ALL YOUR PROPERTY NEEDS

APARTMENTS | PLOTS | VILLAS | BUDGET HOMES | ROW HOUSES

exhibitions_iadsnevents

iadsnevents

BOOK YOUR SPACE

+91 9003016954

AN EVENT BY

iads & events

COMPLETE BUSINESS SOLUTIONS

PUSHKAR PROPERTIES PRIVATE LIMITED

LUXURY

by the Elliots

Besant Nagar's newest haven of opulence, with stunning beach views from the terrace garden, is truly going to redefine what you've known 'luxury' to be.

Aditya

BESANT NAGAR

3 BHK | 10 units | Stilt + 5 floors | 1480 sq.ft.

ONLY 3 PREMIUM APARTMENTS AVAILABLE

OTHER ONGOING PROJECTS

Anna Nagar | Adyar | Ayanambakkam | T.Nagar | Indira Nagar | Kasturba Nagar | Korattur | Nungambakkam

MEMBER CREDAI

www.pushkarproperties.in

98843 90277 | 98843 97640



Working from spacious homes

Some creative businesses and entrepreneurs are turning their living spaces into small offices and studios

Rohit Gupta

The Indian real estate market is in the midst of a transformative shift, driven by changing preferences and evolving lifestyles. One notable trend that has emerged is the growing demand for larger and more spacious apartments. This shift has significant implications for the real estate industry and offers new opportunities for both developers and buyers.

Commercial growth

The demand for larger homes in India is rising due to several reasons. The country's strong economy has given people more money to spend, making them want bigger living spaces. Also, new kinds of businesses and better technology have improved people's ability to buy such homes.

In a related trend, some creative businesses and entrepreneurs are



GETTY IMAGES/ISTOCK

turning spacious houses into small offices or studios.

People like photo editors, graphic designers, and others are doing this to save money on renting separate spaces. This clever idea shows how homes can be used for both work and living, especially as more people work from

home. It's a smart way for businesses to adapt and save money during changing times.

Amid this prospect, numerous untapped opportunities are emerging. A pathway that stands out is the rise of sustainable luxury with keen environmental awareness among buyers.

Eco-friendly features

This unfolding trend is prompting developers to weave eco-friendly features such as solar panels, energy-efficient appliances, and green roofs into their properties. Additionally, the luxury experience is being elevated through the infusion of wellness technology. This includes air purification systems, circadian lighting to enhance sleep quality and dedicated spaces like yoga rooms and meditation corners that contribute to overall well-being. The surge of IoT technology is also fostering remote control over homes, covering voice-activated commands, automatic lighting adjustments, and temperature controls.

Within this dynamic landscape, innovation and transformative growth in the real estate sector hold promising potential.

The writer is CEO, Mantra Group.



GETTY IMAGES/ISTOCKPHOTO

On the road...

CONTINUED FROM
» PAGE 1

As a result, the buildings are planned to respect the existing green pockets and prominent trees.

As architects, we must focus on mixed-use developments for future projects and find ways to make them a fundamental typology in the upcoming plans of densely populated cities. Often, mixed-use designs are misinterpreted as a bifurcation of commercial retail or residential spaces, whereas such spaces are meant to create active and interactive spaces for the general public and to ensure that there are no dead areas within the city.

Ease of access

With the use of latest technologies, innovative building materials, and achieving a seamless integration of building with nature through design, urban redevelopment must envision retaining the essence of the place and celebrating its prominence on the city map. Alleviation of existing issues such as encroachment, traffic congestion, and scattered services around the market sometimes makes it inaccessible and a social threat.

To bring about social change in the city, we must use development as a catalyst to create safer neigh-

bourhoods and walkable communities, invigorating existing green pockets of the city and constructing world-class commercial and residential units with the latest amenities. To enable ease of access, mobility, and connectivity, the integration of transit nodes of existing metro stations, bus stops, and a network of multi-level car parking facilities is vital. Other solutions include enabling a zero-discharge development emphasising environmentally friendly techniques balanced with culturally sensitive details and focusing on reducing carbon footprint and heat island effect to mitigate the growing pressure on infrastructure.

Green boundaries

Urban sprawl is an elusive concept driven by demographic, economic, geographic, social, and technological factors. These include rising incomes, preferences for living in low-density areas, natural barriers to contiguous urban development, and technological progress in car manufacturing. Most importantly, sprawl is also policy-driven.

Proximity to open spaces and natural amenities, lower noise levels, better air quality, longer exposure to sunlight, and better local visibility are strongly preferred by those looking to settle in low-densi-

ty areas. Though land-use regulations and building height restrictions pose a barrier to the emergence of a compact city, policies like urban growth boundaries and greenbelts contribute to a development pattern.

However, development of areas near newly planned transit lines brings a price escalation in the associated real estate. Moreover, a redevelopment project may seem a harsh transformation to digest for the city's original inhabitants as it demands adaptation to long-term changes. Adopting the principle of new urbanism that aligns with the existing infrastructure and development policies helps check the issue of urban sprawling to a great extent.

Hence, the application of 'smart growth' or 'mixed growth' should be encouraged. Moving towards sustainable cities provides a new perspective on the nature of urban sprawl and its causes and consequences.

Assessing the implications of urban growth patterns and identifying policies to steer cities towards inclusive and green growth is essential for redevelopment at various scales.

The writer is an architect and Managing Director, GPM Architects and Planners.

Big buy

A comprehensive report by Colliers underlines this trend — the demand for 3BHK homes stands at 39% in Bengaluru, 37% in Chennai, 41% in Delhi-NCR, 33% in Hyderabad, 11% in Mumbai, and 20% in Pune. This shift highlights changing buyer preferences in response to evolving lifestyles and needs. Anarock's report reveals a consistent rise in the average flat size across India's top seven cities in the past five years. This growth stands at around 7%, increasing from about 1,150 sq.ft. in 2018 to approximately 1,225 sq.ft. in 2023. Notably, the average size was 1,185 sq.ft. in 2022 and 1,170 sq.ft. in 2021. The city-level analysis for 2023 compared to the same period in 2022 indicates a 5% annual growth, with the National Capital Region (NCR) leading at 50% and Kolkata at 44%. Hyderabad saw a 29% increase, Pune 16%, and Bengaluru 8%, while Chennai and Mumbai Metropolitan Region (MMR) decreased by 6% and 5%, respectively.

IN STORES

Of colours and textures

Get inspired by the world around you



Zookeeper

The designer children's room decor brand by Amruta Shah is out with its vibrant room essentials. Though a beginner in the world of startups, it specialises in lifestyle products for toddlers and tweens, aiming to bring the outdoors inside. You can get creative with their decorative cushions, curtains, quilts and bedsheets.

zookeeper.store

₹1,000 upwards

Hands

The luxury carpet label with a legacy spanning 142 years launched its Larry Roberts Collection recently. Inspired by the original artworks of the visionary artist from Chicago, Larry Roberts, the carpets transform living spaces into artistic canvases. Music, poetry, and nature were a large part of his creative process, which was driven by a deep concern for the world. His art is now immortalised in this eponymous collection, which includes La femme, Sumi, Volterra and Woodland.

handscarpets.com

₹1 lakh upwards



Pramod Group

The brand has unveiled a new collection of study nooks with simple lines, charming hues and sublime prints. The wrought iron and wood study table and storage unit set against the pastel wallpaper featuring foliage is complemented by the avant-garde chair in yellow. By extending the TV unit to form a study table, the designers have made the most of the space available in a bedroom. The L-shaped study nook offers enough space for two children to use it. All this and more for a price based on design.

pramodgroup.in

ALL THE SPACE YOU NEED, TO ENJOY TOGETHERNESS.

gaiety
Where Happiness Grows

53 Luxurious Apartments @

ANNA NAGAR WEST EXTN

5 Mins from SBOA School
2 & 3 BHK | 1043 - 1577 Sq.Ft

2BHK
₹ 1* CR

3BHK
₹ 1.14* CR

Onwards

RERA Regn. No: TN/29/Building/440/2022 dt: 27/10/2022

at Your Favourite Neighbourhood.

GREEN FEATURES FOR YOUR URBAN LIFESTYLE

- Solar Power For Common Area
- Digital Water Meter
- EV Charging Point In All The Car Parks

- 900 mts - Millennium Park
- 1.3 Kms - Schram Academy & Chennai Public School
- 1.4 Kms - SBOA & DAV School
- 2.7 Kms - Spartan School
- 2.6 Kms - Metro Station

Gym & Yoga

Basket Ball Hoop

Central Courtyard

AMENITIES

- Gym & Yoga
- Indoor Play Area
- Central Courtyard
- Terrace Garden

Terrace Garden

Anna Nagar West Extn.

URBANDO DEVELOPERS LLP
T-1, 3rd floor, Chona Centre, 45, College Road, Nungambakkam, Chennai 600 006.

+91 95137 83337

enquiry@urbando.in www.urbando.in