



RAINWATER HARVESTING: Not Just an Option but A Necessity

By Anil Pharande,
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In a land-locked city like Pune, the value of water is inescapable. Factors such as climatic changes happening at a national and global level are causing water levels to fall. Overpopulation has resulted in more and more acquisition and development of land - and, even worse, for landfills, cutting back on water bodies that were once available and accessible.

More and more of the world's burgeoning populations will be moving to urban areas in the years to come. As a result of accelerated property development in our cities, the greatest requirement for critical resources such as water is focused in urban areas. As a consequence, multistorey residential complexes are being constructed at an extremely rapid speed. Rainwater harvesting is the solitary realistic option to counter the growing menace of rapid water depletion - and this real and present option is definitely catching on in our cities. Rainwater harvesting involves accumulating, filtering and storing rainwater to be utilized for assorted industrial and residential purposes.

Rainwater is a clean, free source of potable water. Rainwater harvesting used in residential properties, which involves trapping rainwater from roofs and directing it into underground storage tanks or cisterns, can satisfy 50% of a regular family's water needs.

The truth is, rainwater harvesting isn't just a strategy to make maximum use of the natural resource - it also has minimal

environmental impact.

Urban water supply calls for pumping stations in addition to putting up treatment plants and supply conduits. With the rate of increase in urban population, city planning authorities cannot match utilities in the majority of Indian cities. Engineers and geologists are constantly fighting to discover new sources of water.

When rainwater is harnessed in a housing complex, it can be utilized for assorted non-drinking functions that call for substantial volumes of water. Because rainwater can complement the traditional water supply system, this means considerably reduced utility bills.

A PERFECT FALLBACK POSITION

Climate change has caused significant disruptions in the weather patterns in lots of Indian cities, resulting in decreased rainfall.

The use of rainwater harvesting systems allows groundwater levels to recharge, which in turn aids in enhancing urban greenery; in fact, this is actually the sole dependable means of having green places without leeching away from the direly needed water supplies within urban areas.

NEED FOR MORE GOVERNMENT SUPPORT

As rain is becoming noticeably scantier, the government has already begun undertaking measures to encourage residential societies, educational institutions, and similar buildings to optimize water use and exercise better principles of water economy.

By Kishor Pate,
CMD - Amit Enterprises Housing Ltd.

Real estate has historically been acknowledged as a potentially lucrative investment asset class, which is why it continues to draw attention all across the globe. In India, the real estate sector is also the second-largest employer and is estimated to grow by 30% in volume and scope over the coming decade.

All of this sounds good if you are a real estate investor or planning to become a part of the industry. But making money out of real estate can still be tricky territory. It is worth investing your time into understanding the market and the factors that can help make residential property investment profitable for you.

To start off, let's not go too deep into how property investors across the globe have been



TANTALIZING THANE

Mumbai's sister concern Thane has emerged as a hotspot not only for affordability but also for its booming realty segment, luxury living, better connectivity and to top it off - the upcoming metro projects & its inclusion in the Smart City project.

By Deepak Goradia - Vice Chairman and Managing Director, Dosti Realty

One of the greatest hallmarks that distinguish the real estate market of Mumbai from the others is the way it keeps mounting, transforming and ever-expanding. Mumbai's property domain has evolved from a phase where-in realty growth and development once upon a time was dedicated only to upmarket areas like Pedder Road, Colaba, Malabar Hills and Marine Drive that lie on Mumbai's southern-most tip. The present times though have witnessed a major makeover in the city's housing scenes as today the central suburbs of Mumbai are rapidly materializing as the most preferred real estate hotspots. One of the most notable examples is the transformation of Thane from being Mumbai's village cousin to becoming a pulsating city in itself.

Popularly termed as the City of Lakes, the tactical positioning and location, rapidly developing infrastructure facilities, easy transportation and commute options, property values and land obtain ability for housing and commercial activities have all lent Thane an upper hand as compared to other locations.

The fact that Thane is well connected to various parts of the city has also given rise to entrance of a number renowned national as well as international companies that have set up their base in these regions creating a paradigm shift and transforming it into an alternate CBD's. Wagle Estate, Ghodbunder Road, Thane- Belapur Road have become the focal point of commercial and IT / ITeS developments. This shift has also give rise to



View of the Godbunder Road in Thane

the development of large land parcels that are being transformed into self contained townships which have better amenities and facilities thus giving customers an opportunity to lead a better lifestyle.

Thane has undoubtedly become that most promising realty destination for potential buyers keen on investing in the Mumbai Metropolitan Region (MMR). With the inclusion of Thane into the Smart City mission, the 'Vision 2031' initiated by the Thane Civic Body emphasises on infrastructure and capacity building in and around areas of Thane. This constructive move will enhance the locality's scope for growth and development further.

HERE'S WHY BUYERS AND INVESTORS SHOULD CONSIDER INVESTING IN THIS SUBURB:

Thane as a locality has simply caught the eye of the investor. The area is bustling with a range of construction activities, because of its excellent road connectivity, high investment revenues and available large

parcels of land. It is one of Mumbai's fastest growing suburb which has opened up as a favourable destination for property investment especially for the budget-conscious buyers.

Infrastructure facilities boosting connectivity - Being centrally located, the space offers great connectivity to neighbouring suburbs like Mulund, Kalyan, Dombivali, Bhandup, Vikholi, Ghatkopar, Vashi, Airoli and offers great accessibility to International and Domestic Airports. Moreover, its easy accessibility to Eastern Express Highway and MulundAiroli Bridge, adds another feather to the hat. The growth in Thane's property sector has been supplemented by the speedy infrastructure development. The infrastructure wonders like SCLR (SantacruzChembur Link Road) and Metro Corridor 1 that runs from Ghatkopar to Versova did make commuting to western suburbs an effortless affair. Besides this connectivity via Ghodbunder Road to Dahisar/ Borivali is an added advantage.

Some more planned future infrastructure developments that are all set to augment

Thane's vast skyline.

Social infrastructure Growth - Thane enjoys an amazing cultural and social infrastructure making it a go-to option for probable investors. The area which was once only confined to the middle-class investors has now gradually attracted a host of buyers ranging from all the segments, owing to its social and cultural scenes. It offers its residents the pleasure of residing amidst nature in the form of a host of botanical gardens, amusement parks, and river-side promenades. It encompasses some of the most well-known schools, colleges and health facilities like Orchids International school, Billabong High International School, S Singhania School, Jupiter Hospital, Hiranandani Hospital, etc.

The massive advancing connectivity, considerable market potential, top-notch educational and health facilities, and the well-advanced and refining infrastructure amenities is only going to upsurge the property value in Thane as time flies by, thus benefitting the community of builders, developers, buyers and investors alike.

flourishing market. In the process of getting upgraded, it also draws increasing demand from homebuyers. Meanwhile, every property market goes through its ups and downs - it is very rare to see sustained growth in any location, and there will be 'low' periods and sometimes even periodic de-growth. This is why in India, the ideal 'investment horizon' - or the period of time for which one should remain invested in a property - is between 4-5 years or longer if possible.

In this time, considerable growth in a property's value is more or less assured regardless of market fluctuations. For the patient investor who has chosen his or her property after enough market research, turning a profit is never an issue. This is why in India, residential property remains such a popular route to growing one's wealth while simultaneously attaining financial stability and security.

3D Surfaces In Interior Design



Bar Console by Vondom [R] 3 Dimensional Wall Surface

By Ritu Goregaoker,
Design Director, GA Design

As a designer, ours is a sensorial world. We navigate, explore, and ultimately create through the experienced use of our senses. Given the opportunity (and the budgets), our goal is to create spaces that are, for lack of a better term, sensational.

Texture has a huge impact on our perceptions of the world around us and contrast is essential when it comes to design because it keeps things balanced and also provides visual interest.

To create visually appealing spaces, designers apply various elements of design - line and shape, color, texture & pattern, proportion, and light. One such very important factor and also a trend which happens to be spreading like wild fire is Textured and 3 dimensional surfaces. The surface in question could be a wall, a piece of furniture or ceiling. Anything that fancies the designers imagination and of course makes design sense.

Walls for instance have become a growing trend because they can take on a myriad of aesthetics from fine linen to bold geometric forms. They are a great way to enhance the interior scheme as well as a solution to dealing with flawed walls, sound and insulation issues combined with uniformity of appearance, along with some measure of durability or ease of replace ability.

Another element with 3d surfaces is how we perceive the design. The beauty and uniqueness of the design is not only visible, but you can feel it. It is an invitation to use your tactile sense and to perceive with your own hands the unrepeatability of the surface. They add depth to flat surfaces and create unique light and shadow effects which in turn create stunning visual effects.

And to keep it from getting monotonous there is an extremely wide set of unique 3d wall panels realized in different materials, from wood to fiber, mdf and metal to marble and fabric bringing a distinctive design to the surface.

Another aspect to 3 dimensional surfaces which is burgeoning currently in interiors is facets. Angles connect to other angles to create various three-dimensional forms. Think of a diamond and its many facets, or the angles of a freeform shape. Maybe

people are drawn to them because they have a jewel-like quality but more than likely, it's the asymmetry and dynamic nature they possess.

Even Furniture has taken on this trend as seen at the recent Milan furniture fair - salone del mobile 2018. Faceted surfaces on sofa's, center tables, dining table base created by International brands like BOCA DO LOBO and VONDOM have given 3 dimensional treatment of surfaces a completely different look giving us stunning pieces to complement our interiors. And not



left far behind are sanitary fixtures like wash basins and water closets from STERNHAGEN. They also have a range of wall tiles in 3 dimension which are very interesting and in different colors as well.

Most human beings are hungry for new experiences, visiting new places, tasting new foods, hearing new sounds, breathing in new smells, and touching new textures. We're not only looking to saturate our senses...sometimes we're just want to be surprised by something new and unexpected.

The unexpected reality of a topography that adds dimension to a wall or surface, and the emotional response from everyone who interacts with that surface are the small differences that will make our work delightful, even sensational.