



Colours In Architecture

By Sachin Goregaoker, Director, GA design

Colour is an important element of the environment which is very strongly linked to the human life-pattern. It is a sensory perception and resonates with people in different ways, thereby affecting the psychology of people experiencing it. Colour being a vital feature in the world of design, has the power to transform the look of any object or structure into a particularly spectacular visual. Building forms are generally determined by their functions and materials if they wish to achieve intrinsic significance. And the colour of a building has to be established after considering certain aspects - its size and form, its function, the location, climatic conditions, cultural relevance and immediate surroundings. Back in the day when colour wasn't discovered, monuments and structures were made of natural stone and natural material which was available in that particular region and suited to the climate of that region. We therefore saw structures which had neutral muted colours like beige, sand, brick, grey, wood, white etc. With advancement in technology and discovery of colour, we started to experiment with different colours and colour schemes. Bolder colours were usually preferred for institutional structures in order to induce vitality and active thinking. Residential buildings and complexes had softer colour palettes to keep it simple and inviting, while neutrals were largely used for

commercial buildings. However, with building façade design having undergone dramatic metamorphosis over the last decade, the treatment of the building with colours and textures has also transformed profoundly. Exterior colours are not just defined by the use of paint - there are a lot of components that go into creating interesting visuals for buildings. Façade treatment consists of textures, dry and wet cladding, green wall, glass wall, wood wall and metal screens. Each of these individually has innumerable options in terms of materials, textures and colours. Dry cladding for example can be done with ACP, granite or Fundermax - all of these are available in a colour and look that you desire. Additionally, lighting is also being used to enhance the feature of a building and to make it look visually attractive. The clever installation and selection of colour of LED lights helps to highlight significant elements of façade design and has become an effective tool for dramatic night-lighting. The choices available in colour, materials, textures and lighting design for buildings are overwhelming. New technological developments continue to influence an architect's design, particularly in the field of façade treatment, resulting in a stylistic eclecticism in the contemporary scene. And colour, not being just a decorative element, aims at supporting spatial designs and helps to redefine the underlying conventions of modern architecture.

By Rohit Gera MD, Gera Developments Pvt Ltd

One has been a little over a year since the Real Estate (Regulation and Development) Act, 2016 has come into force and has become an essential part of the real estate industry. While the law has been enforced in many states, few others in the country are yet to implement it. RERA is good news for buyers. A controlled, regulated environment means the rights of buyers are protected. To better understand it, let's break this down into the what's, the how's and what you must watch out for as a buyer. Simply put, the Real Estate (Regulation and Development) Act, 2016 and rules framed

RERA simplified for home buyers

there under has been enacted with the primary objective of regulation and promotion of the real estate sector to ensure sale of apartments or plots in an efficient and transparent manner and to protect the interests of consumers in the real estate sector. Under the Act each state is required to set up a separate Authority and its Appellate Tribunal/s to regulate the sector and ensure speedy dispute redressal. What this means is that property-buyers can file their grievances, complaints against wrongdoings by the Builder/ Developer/ Promoter/Agents and /or

grievances for the noncompliance with the Authority who ensures a speedy mechanism to address the complaints/grievances. Under the Act all builders and developers/promoters are duty bound to not only register their new and ongoing projects with the Regulatory Authority but also disclose all & complete details of their projects on the website of the Regulatory Authority. Even, Agents who deal in the property cannot deal unless they are registered with the Authority and obtain a Registration Number. The Act stipulates that a

builder/developer/promoter cannot launch or advertise before registration with RERA. So while RERA does not regulate construction, it does not allow for sale of projects that have not been registered. Once registered, the project is under the purview of RERA and strict adherence and compliance each step, to the rules is mandated by the law. The buyer is entitled to all information related to the project such as - Layout plan, specifications, amenities provided, title of the land, encumbrances, litigations and completion status etc. Any revision in the

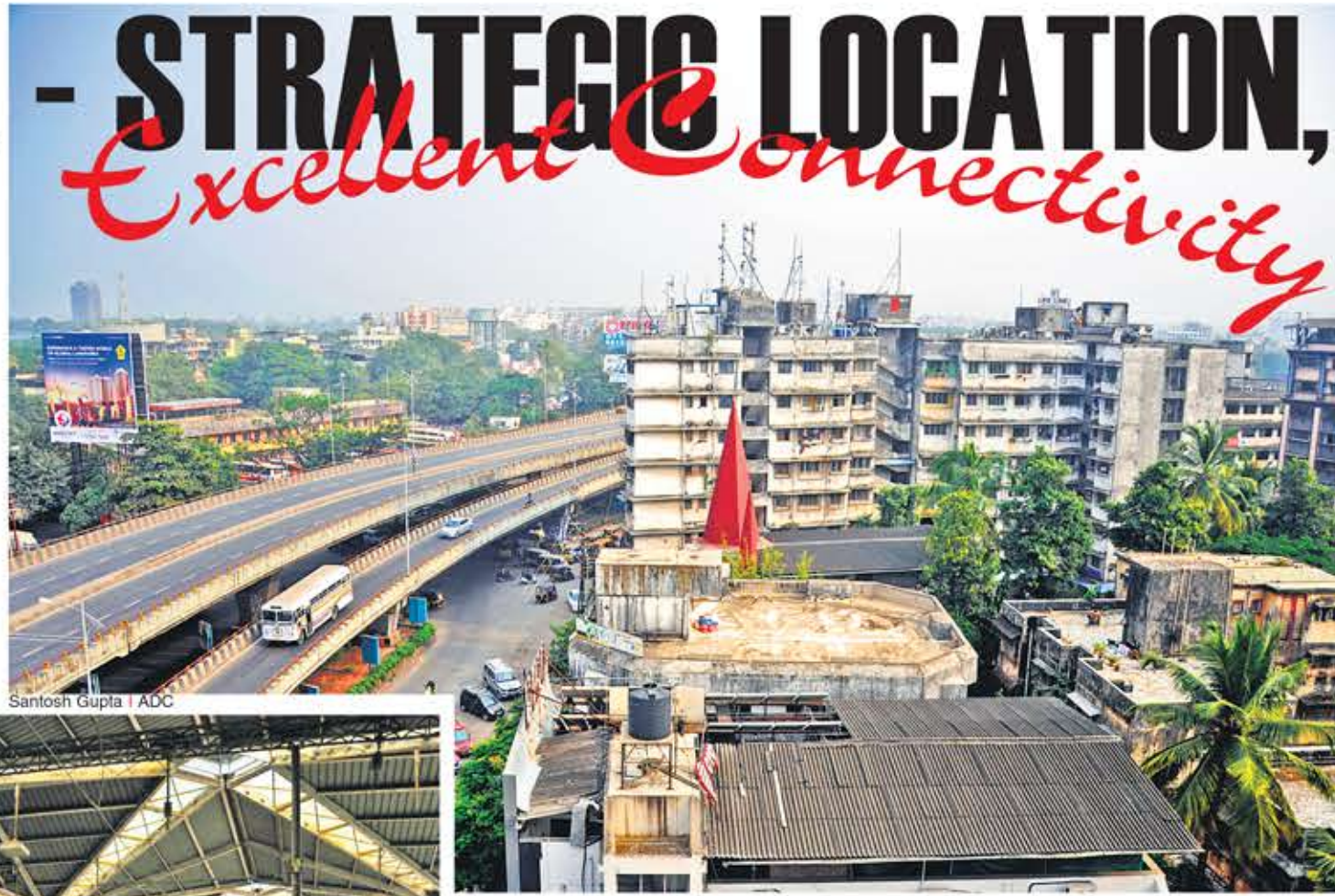
PANVEL - STRATEGIC LOCATION, Excellent Connectivity

By Prashant Thakur Head - Research, ANAROCK Property Consultants

Panvel, previously seen as a destination on the outskirts of Navi Mumbai and far off from Mumbai, has now evolved into an integral part of Mumbai Metropolitan Region (MMR) and is, in fact, a buzzing real estate markets.

STRATEGIC LOCATION

Located on the eastern side of the Mumbai-Bangalore National Highway (NH-4) and the Mumbai-Pune Expressway, Panvel is well-connected to the rest of India by road and rail. Also, being located on the Mumbai-Pune Expressway, Panvel has garnered a huge amount of interest from end-users and investors of both Mumbai and Pune.



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EXCELLENT CONNECTIVITY TO WORKPLACE DESTINATIONS OF NAVI MUMBAI AND PUNE

Panvel is a 30 - 45 minutes' drive from CBD Belapur and Vashi, which are prominent workplace destinations of Navi Mumbai, and a 2-hour drive from Pune's thriving IT hub Hinjewadi. This makes Panvel a convenient destination for working IT

professionals who shuttle between the two cities.

MAJOR REAL ESTATE USPS

Massive land availability, generous green cover, excellent connectivity and affordable property prices have made Panvel one of the most interesting real estate destinations in MMR.

INFRASTRUCTURE UPGRADES TO TAKE PANVEL TO THE NEXT LEVEL

- Numerous infrastructure initiatives are planned to upgrade the connectivity and profile of this city. Among them:
- Six-lane Mumbai Trans Harbour Link connecting South Mumbai to Nhava Sheva
 - Upcoming new International Airport in Ulwe
 - Coastal road planned between JNPT and Panvel creek
 - Virar-Alibaug Multi-modal corridor
 - Water transport link from South Mumbai to Navi Mumbai SEZ

Affordable segment dominance: 45% supply of units priced under INR 40 lakh
 Maximum absorption (68% of category supply) noted in the affordable segment
 Improving prices: 11% appreciation since Q1 2015 (compared to 4% for MMR)
 Current average price (on carpet): INR 7,855/sf

A very favourable real estate market, Panvel has been witnessing project launches by reputed developers during the past few years. Many major real estate companies have planned large projects at Panvel with an aim to develop self-sustainable townships - cities within the city. With significant activity in terms of real estate and infrastructural developments, Panvel's real estate market is looking at an exciting future. It is an opportune time buy homes here considering that the market has turned very buyer-friendly post structural changes and policy reforms such as demonetization, RERA and GST.

RESIDENTIAL DYNAMICS:

Total supply (2013-Q2 2018):	28,900 units - 33% of Navi Mumbai
Absorption:	56%
Monthly sales velocity:	210 units (compared to 900 units for Navi Mumbai)
Unsold inventory:	12,800 Units (35% of Navi Mumbai)
Ready-to-move:	15%
< 1 year:	21%
1 - 2 years:	17%
2 - 3 years:	21%
> 3 years:	26%



Due diligence for building your own house

By P. Ravindra Pai, Managing Director, Century Real Estate

Owning land in a gated community gives the choice of constructing the house by developers or through contractors. Typically, a contractor arranges different resources for construction of the house. They usually hire experts in various house building trades at different stages to complete the project. Whereas the developer completes construction of the house project on his own. Developer will have in-house specialists like architects for design and architecture, engineers for construction, plumbing, electrical, quality management, liaison team, etc. to manage the home construction and ensures their presence from start to finish.

TIPS TO BE DELIBERATED UPON WHILE BUILDING YOUR HOME THROUGH A DEVELOPER

Expertise: A developer has experts like an architect, engineers, quality management team, liaison team, operations team working with him on various projects. Ensure the developer is put in contact with your architect for the construction process to be in sync. Final approvals of the plans make sure that the construction can start on time.

Approvals: Ensure the developer has all the approvals and consents pertaining to construction of your house / building like Sanction Plan, No Objection Certificates and / or Consent Letters from various departments, structural report and insurance to undertake construction of the house. Also confirm the financials are approved before going ahead with the project.

Budget: When plan for the house is finalized, budget allocated for construction should be conveyed to the developer which in turn helps in deciding materials to be used during construction. Costing depends on the design and selection of products like flooring and dado materials, bath fittings and fixtures, painting, electrical switches and fittings, modular kitchen, etc.

Labor costs: The labor costs have to be discussed before the start of construction. The developer should provide you with an estimate of changes in labor and materials costs so as not to get a revelation when the final bill arrives. It is always better to finalize all the costs related to construction well in advance so that there are no issues / dispute

with the developer during the course of construction. Discussion on the safety and security of labors is also important so as not to fall into any legal hassles.

Working in sync: Keeping the developer informed of your interiors plans and layouts is very important which will help him position the power, water and lighting locations appropriately. It is important for both to work in sync for sanctions with respect to power, water, sewage and other additional interior work accordingly. Developer will also provide inputs that can be incorporated during the construction.

Updates on the construction: Make certain your developer updates you on progress of the construction. Also as an owner, it is advisable to visit the construction site from time to time to check on the progress of your home so that there are no deviations from the agreed construction plan.

Completion of the project: Developer shall share a comprehensive development schedule which has to be adhered to and the financial support to be provided to the developer in line with the construction progress. Further, you will have to ensure that the decisions on selection of flooring finishes, paint colors, light fittings, bath fittings and fixtures, cabinets etc are done in time for timely delivery. Upon completion of the project the developer quality team shall handover the project with instructions guidelines, manuals and warranties wherever essential.

MEASURES TO BE TAKEN WHILE BUILDING YOUR OWN HOUSE THROUGH A CONTRACTOR

Single point of contact: Make sure that during the construction you are updated by a single person on the developments of the project.

Contract: To ensure that the scope of work to be detailed with the contractor, the budget for the building materials and construction to be agreed in detail. Specifications and building materials make or equivalent brand details to be stated. Labor costs and sub contracts assignments and their responsibility to be understood.

Approvals: Owner has to finalize the design with the architect and coordinate for essential approvals of the building like sanction plan, electricity, water and sewage connections, etc. Make sure that the architect is introduced to contractor to take the construction further.