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Building a home, brick-by-brick

With a sudden demand in residential plots, the trend of constructing individual homes is picking up. Experts enlist things to keep in mind while keeping up with this trend



FIRST CHOICE

"Nothing compares to the charm of Gurugram. There is no doubt that Gurugram, today, has emerged as the preferred choice among realty investors, particularly startups and unicorns. Once Dwarka Expressway becomes operational, Gurugram's real estate sector will witness more investments," says Pankaj Bansal, director, M3M India



With demand of homes across platforms and price points growing, the demand and prices of individual plots too have up ticked over a period. Be it location, segments or price points the city, offers varied options for cross section of homebuyers and investors. Like most prominent cities, Gurugram is no different. It's a bouquet of micro-markets. Once considered as luxury market, today its offers products across price points. With several government initiatives, city offers more than one can ask for.

Talking about the trend, Anand Sharma, founder and partner, Design Forum International, shares, "Though there is no hard data available, it can be inferred that as land prices go up, the affordability of single-family homes on a given piece of land gets adversely affected. Thus, there is a growing trend of independently owned floors on a particular piece of land. This is evident from the success of plotted houses with individually leased out floors in the residential parts of South Delhi and suburbs like Gurugram. The government of Haryana's Deen Dayal Jan Awas Yojna, a successful affordable housing policy has



also led developers to promote this trend to accommodate more within less. Another factor that affects this phenomenon is part of the Gurugram building norms that permit only twenty percent of a residential sector to be high-rise construction. A small part of the rest is commercial while the remaining is thus low-density, low-rise, plotted residential-conducive to the growth of homes moving away from the traditional high rises."

Homeowners today are making informed choices regarding the finer aspects of building their houses. People are choosing to live in lower density housing than the previously popular choice of high-rise buildings. There is a perceptible shift from scattered, unorganised layouts of plots to affluent condos in well-planned, gated societies offering common amenities. This paradigm change is also affected by difficulties faced in commuting between residential areas and places of work, due to which new house-buyers prefer to locate their residences close to mass rapid transit systems.

Experts suggest that both apartments and independent homes have their own



merits and demerits. The choice should be made based on the homebuyer's budget and the kind of lifestyle they aspire for.

"Life in apartments is usually more community-oriented and they are generally more affordable compared to independent homes. Many amenities such as parks, security and shared parking spaces are also provided for in apartment complexes. On the other hand, independent homes generally offer a higher return on investment and are more spacious than apartments. There are also comparatively fewer restrictions when it comes to remodeling homes as compared to apartments," shares, Dikshu C Kukreja, managing principal, CP Kukreja Architects.

It has also been felt that for homeowners focus on sustainability and environment consciousness too is taking centerstage, escalating the trend for construction individual homes. A sustainable dwelling directs a lifestyle that holds responsibility toward our natural ecosystem.

It includes several efforts, both while building the house and in one's daily life. There is a growing consciousness among young homebuyers to reduce their carbon footprint. Concrete steps like adding greener features to their houses, rainwater harvesting measures, clean and efficient energy systems, and making ethical living choices. Breathable houses that incorporate even small areas of natural landscaping

Gurugram has evolved into a bustling city. It's micro markets now offer varied options of commercial and residential properties under all categories



improve well-being and reduce the heat island effect.

"A common misconception amongst people when it comes to sustainability in the built environment is that green buildings are expensive. However, environmental sustainability and economic development are two sides of the same coin.

Active integration of simple strategies like recycling greywater, solar walls, rooftop farming and using recycled and low-energy consuming construction materials help take a holistic approach to build a sustainable home," concludes Sharma.

Players also feel that the residential real estate had been subdued for the past 5-6 years until Covid-19 jolted the sector. The upswing in business activity has revived the sentiment and pushed up demand for new homes, making it a buyers' market. If you too are considering making Gurugram your home, then well this could be an opportunity reckoning at your door.

HIGH FIVE

5 points to keep in mind while planning building your own home outlined by Dikshu C Kukreja, managing principal, of CP Kukreja Architects:

>> AMPLE LIGHTING AND VENTILATION

The pandemic has reinforced the importance of adequate lighting and ventilation in spaces. People are conscious of the need to incorporate efficiently designed windows, balconies and terraces in their homes to invite natural light and enable cross-ventilation

>> HOME AUTOMATION

Today, technology is being embedded into every corner of our homes. Home automation technology not only makes everyday life more convenient, but it can also improve security and ensure efficient use of water and electricity

>> FLEXIBILITY OF USE

Now that hybrid work and work-from-home are the norm, interior spaces need to seamlessly cater to the multiple needs of functioning as workspaces, recreational zones and resting spaces. The use of light-weight furniture as well as thoughtful spatial planning is being adopted for flexibility of use in spaces

>> BRINGING IN THE GREENS

Incorporating plants in home design is good for the users' overall well-being. From a small green corner in an apartment to green terraces to landscaped courtyards in independent villas, there are several ways in which greens are becoming an inherent part of modern houses

>> SUSTAINABILITY

Homeowners today are much more conscious of their carbon footprints. Therefore, careful planning and design of spaces, and the use of eco-friendly materials and energy-efficient technologies are on the rise.