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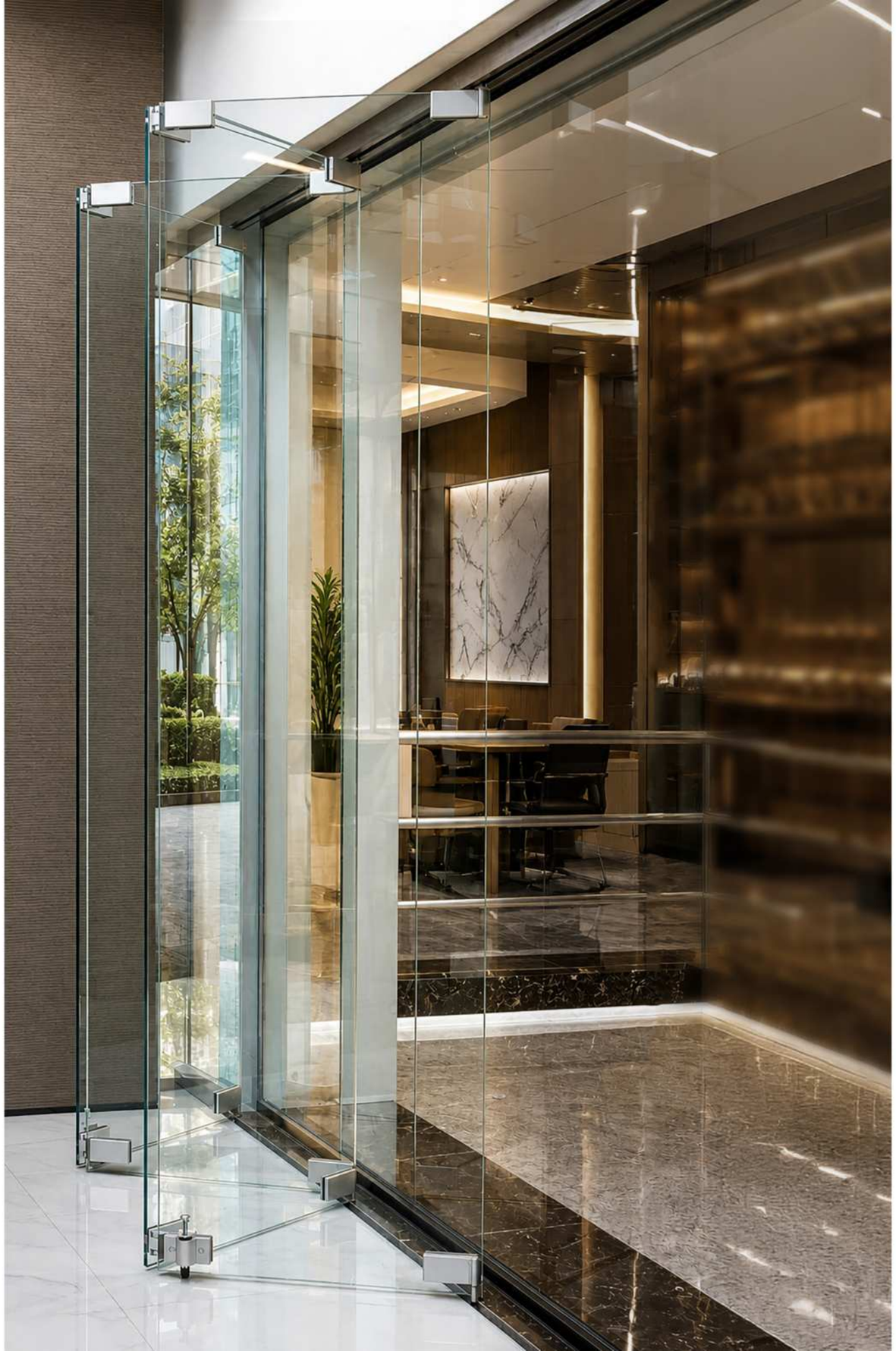
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The Silent Luxury of Fluid Spaces: Embracing Warm Minimalism in Urban Indian Penthouses

For many years, visual volume served as the conventional pattern for an upscale Indian dwelling. Massive crystal chandeliers, gilded accents, and high-gloss Italian marble all broadcast status from every angle. But in the high-rise penthouses of Bengaluru, New Delhi, and Mumbai, a significant cultural transformation is subtly taking place. High-net-worth people (HNWIs) and corporate executives in India are gradually eschewing overt extravagance. Instead, they are adopting warm minimalism, a design philosophy that emphasizes fluid spaces, where silence is the rarest luxury and structural flexibility is the highest commodity.

A strong need for emotional refuge is what motivates this movement. The modern executive operates in a constantly changing, extremely stimulating commercial environment. When they return to their private sky-estate, they look for stress-relieving surroundings rather than rooms that require upkeep. This is accomplished by designing with fluid spaces, which dissolve inflexible walls and let natural light, air, and movement flow freely throughout the house. These carefully chosen penthouses include earth-derived textures, such as raw travertine stone, smoked solid oak, and hand-applied lime plaster walls, in place of chilly, sterile white surfaces. The seamless integration of home technology guaranties the complete purity of the continuous architectural lines.

The smooth incorporation of heritage is what makes this change distinctively Indian. Warm, regional materials like hand-loomed khadi wall coverings, native plantation teak, and solitary, museum-caliber sculptures serve as the foundation for the spatial openness of a modern flat layout.

In the end, this design language masterfully reinterprets what it means to be affluent in contemporary India. True privilege is now determined by how much stuff you can afford to live without rather than how much you can afford to flaunt. By trading loud excess for the disciplined serenity of fluid spaces, India's elite have realized that a home shouldn't merely impress the world-it should heal the soul.



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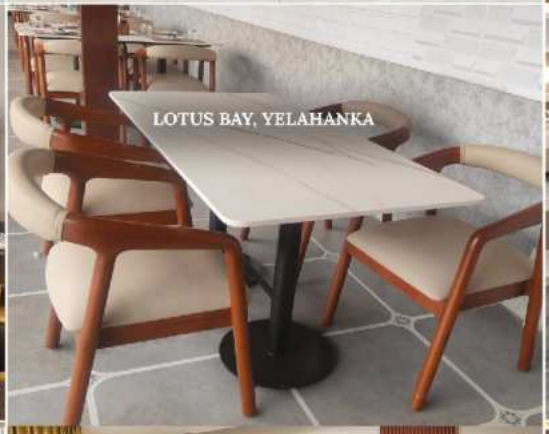
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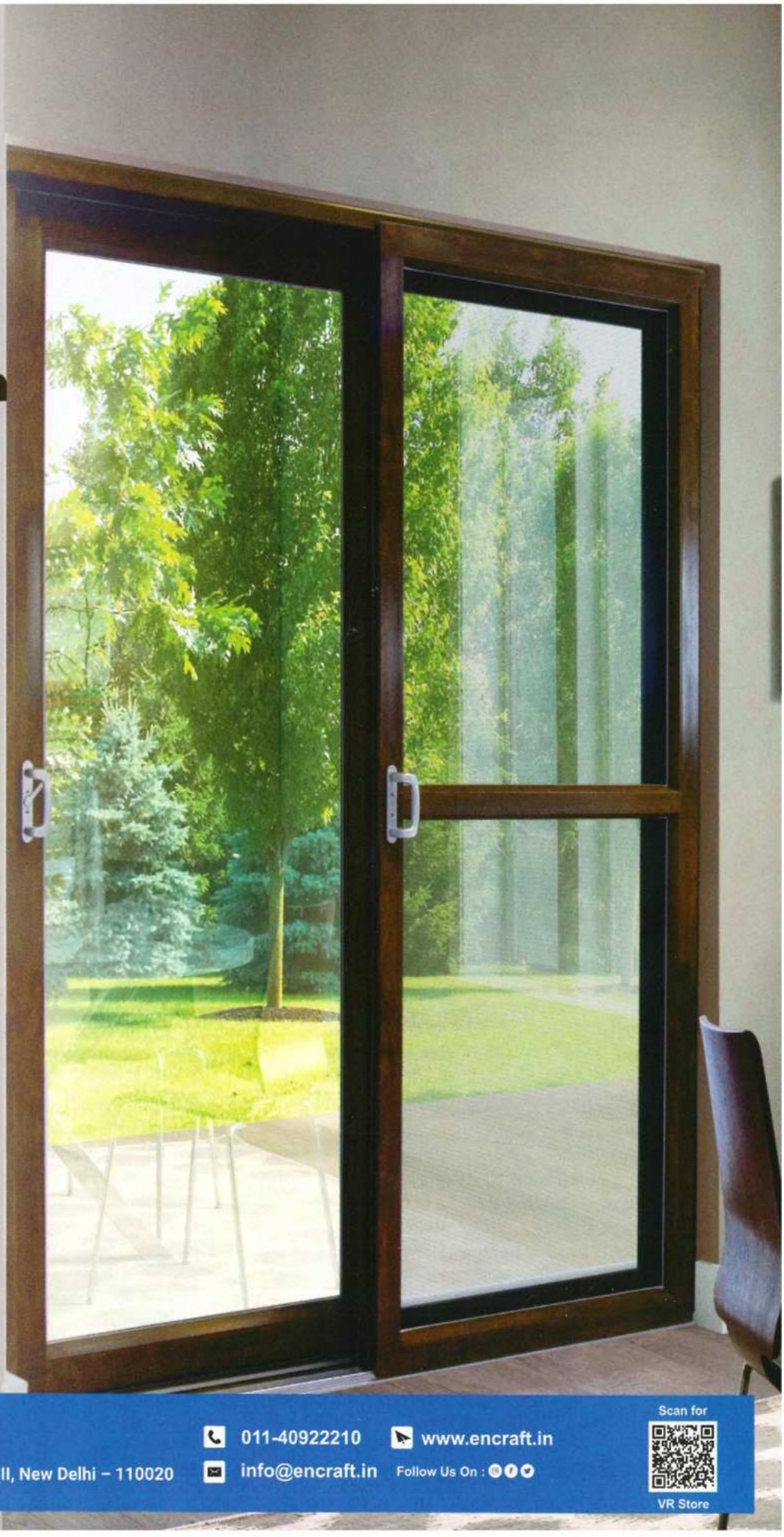
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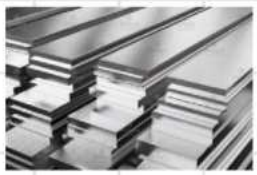
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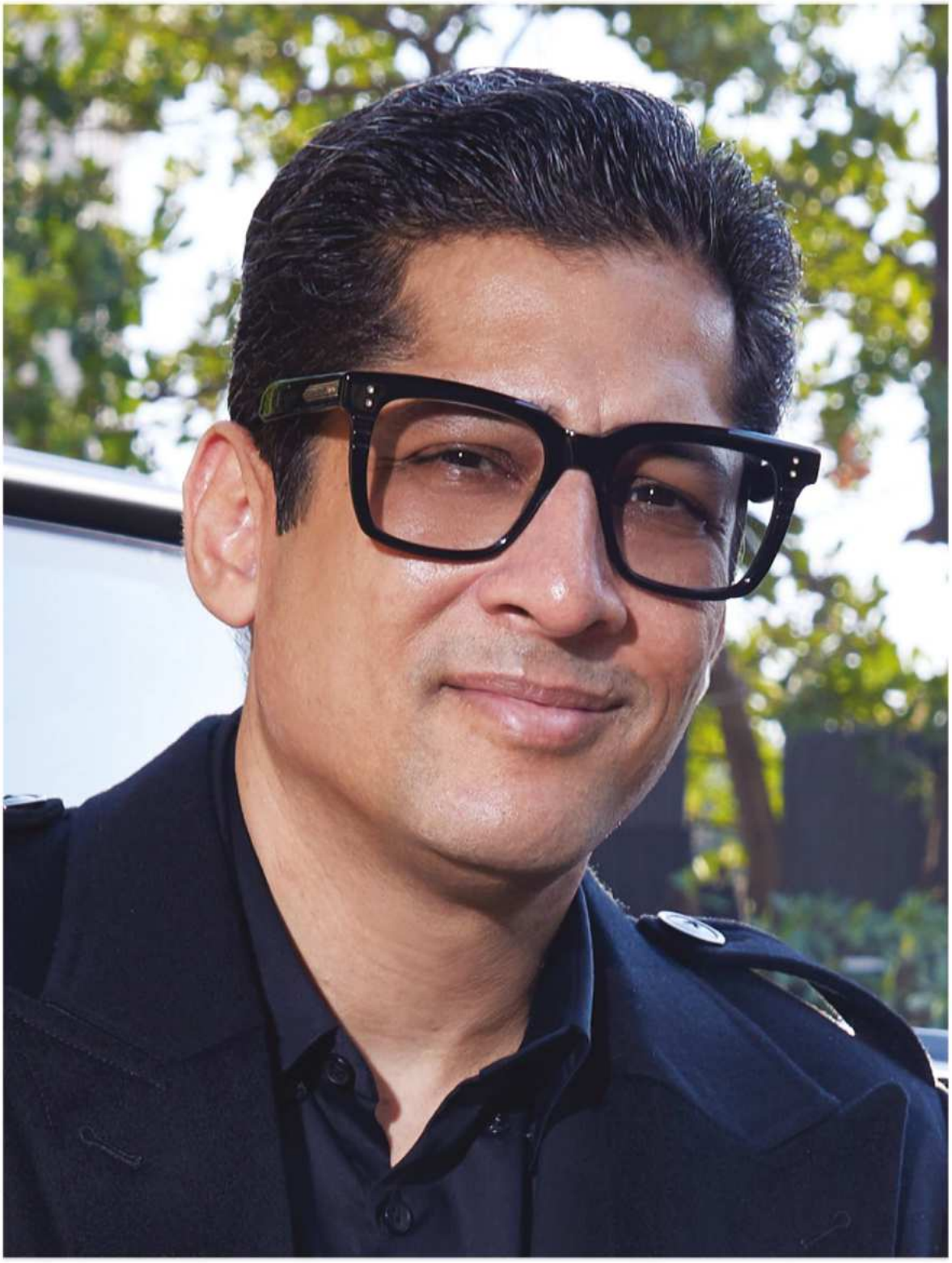
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SAMMEER PAKVASA ON THE NEXT WORKPLACE ECONOMY



Eleganz Interiors Limited is repositioning the workplace as a capital-markets asset, not a facilities cost — and staking a claim on defining what "workplace infrastructure" means for the next decade.

Commercial real estate is being structurally repriced — by occupier economics, by capital markets, by the shift from fixed cost to strategic asset. Sammeer Pakvasa, MD & CEO of Eleganz Interiors, speaks about what that repricing means for the workplace industry, why the next decade of competitive advantage will be won on integration rather than execution speed, and what it takes for an Indian platform to earn credibility on the global stage.

WHAT DOES THAT SHIFT LOOK LIKE IN THE MARKET ITSELF?

India's Grade A office stock has effectively bifurcated. Capital and occupier demand are converging on a narrow band of assets — future-ready, ESG-compliant, technologically current — while everything below that line is fighting for relevance on price alone. That is not a cyclical dip; it is a structural repricing of what counts as investible stock.

The same bifurcation is happening one level down, inside the fit-out and delivery market. Occupiers are consolidating toward partners who can be trusted with the whole environment, not just a scope of work. Fragmented vendor models — one for design, another for build, a third for operations — are the ones losing share, because they cannot underwrite outcomes, only tasks.



DOES THIS CHANGE HOW ELEGANZ COMPETES?

It changes the unit of competition. The industry has historically competed on execution efficiency within a category — who delivers a fit-out fastest, at the lowest cost per square foot. That is now table stakes, not differentiation; it gets commoditised the moment enough players can do it. The next differentiator is integration — the ability to hold design, delivery, technology and lifecycle performance under one accountable relationship, so the client is buying an outcome rather than assembling one from five vendors. That is a materially harder capability to build, and a materially stickier one to hold once you have it.

TECHNOLOGY IS CENTRAL TO EVERY WORKPLACE CONVERSATION NOW. WHERE IS THE REAL VALUE?

The market has over-indexed on instrumentation and under-indexed on outcomes. A building full of sensors is not intelligent; it is just well-monitored. Intelligence has to show up as performance an occupier can underwrite — utilisation that is actually understood, energy load that is actually managed down, not merely reported on a dashboard. That reframes the commercial relationship. If a workplace is meant to keep learning and adjusting after handover, a one-time delivery contract cannot service it. The partner has to stay in the building's operating life, which is precisely the workplace-infrastructure model we are building toward.

ELEGANZ HAS TRADITIONALLY BEEN ASSOCIATED WITH WORKPLACE DESIGN AND BUILD. WHAT IS CHANGING IN THE PROPOSITION?

Commercial real estate has quietly reclassified itself on the occupier's books. It used to sit as a fixed cost, negotiated once and left alone. It now sits as a strategic lever — tied to talent strategy, ESG disclosure, and how a company signals ambition to its own workforce. That reclassification, more than any single trend, is what is redrawing the map of who occupiers hire and how.Once real estate is a strategic decision rather than a facilities decision, a single-project vendor relationship stops making sense. The occupier needs a partner who understands the decision, not just the deliverable. Design & Build remains our foundation — the discipline that built our credibility. But the ambition now is workplace infrastructure: the capability to stay relevant to that decision across its full life, not just at the point of construction.

WHERE DOES STUDIO BY ELEGANZ FIT INTO THAT STRATEGY?

Every serious infrastructure business eventually has to separate its execution engine from its idea engine, or the second suffocates the first. Delivery at scale rewards discipline, repeatability, and predictable margins. Design innovation rewards the opposite — the freedom to try something that hasn't been priced or proven yet.

Studio by Eleganz is that separation, deliberately structured. It lets the group develop a genuine point of view on space without forcing every experiment through a delivery lens, and without forcing every delivery commitment to wait on an unresolved design question. Most firms that try to do both under one roof end up doing neither well.

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HOW CENTRAL IS SUSTAINABILITY TO THIS THESIS?

Sustainability has moved from a compliance checkbox to an underwriting criterion — institutional capital increasingly will not commit to an asset that cannot demonstrate a credible lifecycle and decarbonisation path. That is a capital-markets shift, not a design trend, and it is forcing the entire value chain to think in decades rather than in project cycles. Practically, that means designing for adaptive reuse from day one — assets that can be reconfigured and renewed rather than stripped and rebuilt every time an occupier's requirement changes. Demolition-and-rebuild is now the expensive option, not the easy one.

INDIA HAS BEEN THE BASE. WHAT DOES THE PUSH INTO DUBAI SIGNAL?

India remains, by scale and complexity, one of the most demanding delivery environments in the world — that is precisely what makes it a credible training ground for global expansion. Singapore was the first stress test of that thesis. Dubai is the harder one.

Dubai's commercial real estate, workplace and hospitality ecosystem is dense, sophisticated, and unforgiving of any operating model that only worked because of India-specific conditions — labour markets, code environments, client expectations are all different there. Passing that test is not about opening an office; it is about proving the operating system travels intact. That is the only expansion metric that matters to institutional clients evaluating a partner's credibility.

WHAT DOES GLOBAL CREDIBILITY ACTUALLY REQUIRE OF AN INDIAN WORKPLACE COMPANY?

It requires performance to substitute for the home-market reputation you don't yet have abroad. An Indian brand walking into Dubai or Singapore does not carry the same institutional trust it carries in Mumbai or Bengaluru — that has to be rebuilt, project by project, on the strength of consistent delivery. The mistake most cross-border expansions make is assuming the playbook that worked at home transfers unchanged. It rarely does. The organisations that succeed globally are the ones disciplined enough to read a new market's expectations on that market's own terms, rather than exporting their own assumptions and hoping they land.

WHERE DO YOU SEE THE COMPANY, AND THE SECTOR, FIVE YEARS FROM NOW?

The sector is consolidating around fewer, more capable partners, the way most mature infrastructure industries eventually do. Occupiers no longer want twelve vendor relationships to manage one environment; they want one accountable relationship across the asset's life. That consolidation favours scale, balance sheet strength, and platform breadth over pure execution speed.

For Eleganz, the goal is not to be a larger Design & Build company — larger, inside a category that is itself being redefined, is not an ambition worth having. Look at what listing the first office REIT did to Indian commercial real estate: within a few years, Grade A office stopped being a loose descriptor and became an asset class with its own underwriting standards, its own institutional capital, its own discipline. Workplace infrastructure needs the same kind of definitional moment, and the goal is to be one of the institutions that supplies it. That is a bigger claim than growth. It is a claim on category

> “
>
> The industry has spent decades optimising the delivery of workplaces. The next opportunity is to think more seriously about what happens once they are delivered.
>
> **- Sammeer Pakvasa,**
> MD & CEO, Eleganz Interiors Ltd.



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Piyush Mehra and Priyanka Mehra

PS Design

Project : Sanganeria Residence
Location : Jaipur **- Area :** 3000 Sq.ft





Designed by PS Design, the 3,000 sq. ft. Sanganeria Residence in Jaipur is a vibrant expression of individuality, colour and bespoke design. Originally planned as a five-bedroom apartment, the layout was reconfigured into four bedrooms, creating a more expansive and fluid home tailored to the personalities & lifestyle of its owners, Tripti and Mohit Sanganeria.

The elongated entrance foyer establishes the home's design language with curved wooden strips extending across the walls and ceiling, while concealed doors maintain a clean visual flow. The living and dining areas combine warm wood and white with richly veined marble, vibrant artworks and sculptural lighting.

A moody den introduces a contrasting character through deep grey fluted walls, plush leather seating and a striking fuchsia bar nook. Bespoke detailing continues into the bedrooms, where sculptural screens, curated artwork, playful colours and geometric forms create highly personal spaces. The children's room incorporates a cleverly designed bunk bed and Lego-themed bathroom, balancing imagination with functionality.

Throughout the residence, unexpected colour, expressive forms & personalised details replace formulaic luxury. The result is a home that feels warm, confident & deeply individual- where architecture and interiors become a reflection of the people who inhabit it.











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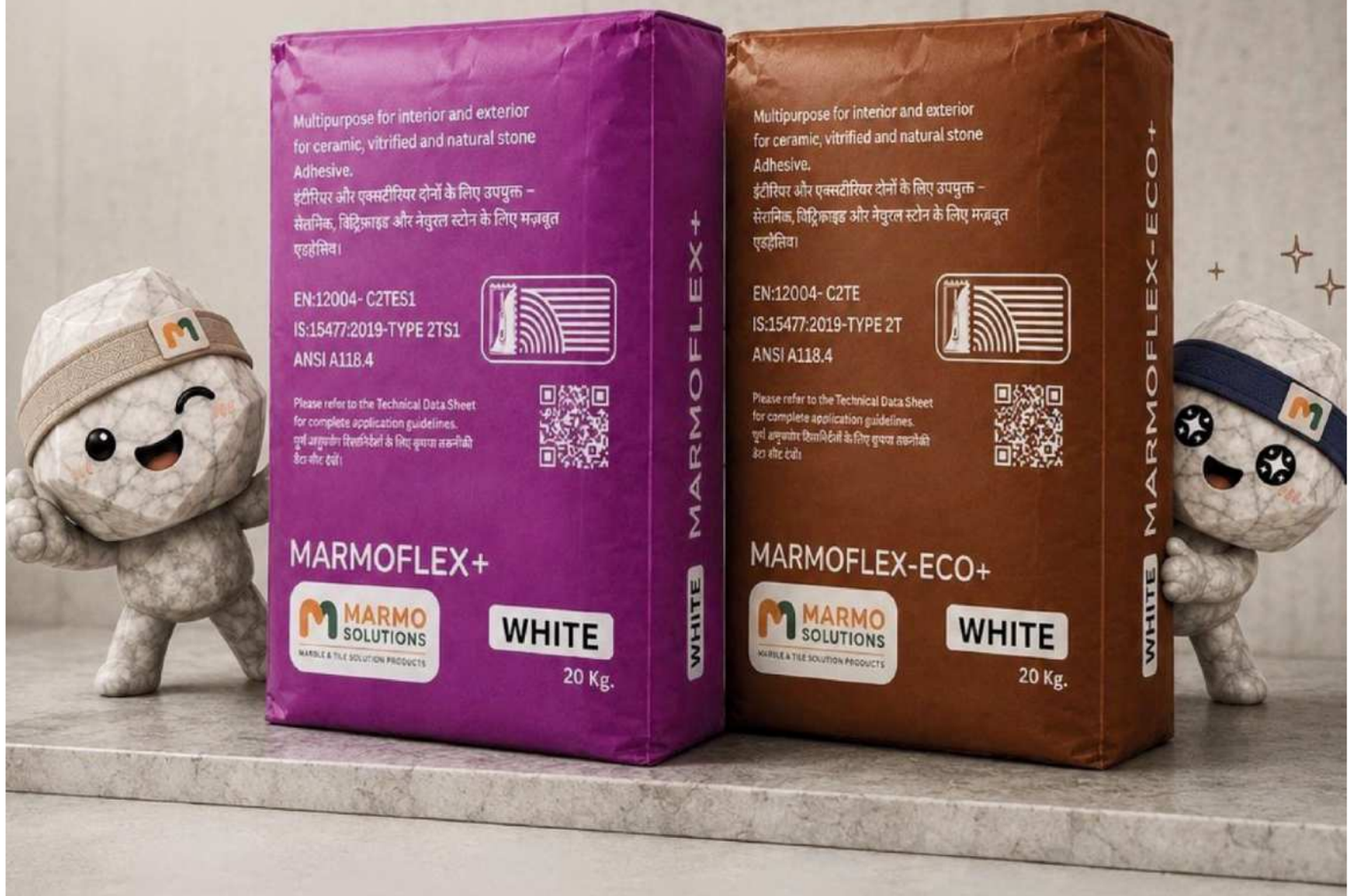
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Ar. Ayush Mittal **Shivani Gupta Mittal**



House of Lalittya

Project : Maison Solara - **Location :** Gurugram - **Area :** 8500 Sq.ft

Designed by House of Lalittya, Maison Solara is an 8,500 sq. ft. residence in Gurugram envisioned as a calm, expansive expression of contemporary luxury. Designed from the ground up, the home brings together architectural clarity, natural materials and carefully considered spatial planning, with Vastu principles guiding its orientation and zoning.

A palette of soft beiges, warm greys and off-whites forms the foundation, layered with marble, wood, metal and glass. Expansive stone flooring, subtle wall panelling & refined metal detailing introduce depth, while accents of teal, rust, muted plum and rich green add warmth & personality.

The double-height living room forms the heart of the residence, with expansive glazing, sheer drapery and a sculptural chandelier creating a sense of volume and luminosity. Formal and family lounges build on the same language through deeper tones and tactile textures.

Bedrooms are conceived as private sanctuaries, combining upholstered headboards, soft fabrics and warm ambient lighting with large openings and balconies that strengthen the connection to the outdoors. Elsewhere, corridors and staircases become experiential transitions, with glass railings and suspended lighting adding architectural character.

Across the residence, lighting, bespoke details and carefully curated materials create cohesion. The result is a contemporary home where comfort, spatial harmony and understated luxury come together in a distinctly personal setting.









Made in India, for the World's Workplaces: Inside Haworth's Three Decades of Manufacturing Journey in India

In 1997, when few global furniture brands saw India as anything more than a market to sell into, Haworth opened its doors here. Twenty-nine years later, the chairs and desks in some of the country's largest workplaces are not imported. They are built forty kilometres outside Chennai, by an Indian team, to the same specifications Haworth applies anywhere in the world. That shift from 'selling in India' to 'building in India' is the story of Haworth's presence in the country & it did not happen in a single announcement.

"India is one of our prime growth engines as the country embraces more and more technology and technology enabled services. The GCC's have further heightened the need for prime office spaces that enable innovation and help improve productivity. The talent that India has to offer is unparalleled. This current generation also provides us huge insights to the emerging sphere of work and workplaces. We look to further democratising these insights through our products and services. The growth of our India manufacturing footprint is all in that direction. We aspire to not only meet the Made in India aspirations of the Corporate sector as also of the Government but also look to exporting product from India." said, Praveen Rawal, Vice President Sales, Asia Pacific, Haworth.

Haworth entered India in 1997 as the first major international office furniture manufacturer to enter the market. Manufacturing followed in 2005 with a seating facility in Pune, the first such investment by a multinational in this category. Workstation production began near Chennai in 2011, and in 2014 the company consolidated everything into its own plant at Sriperumbudur. In March 2024, it broke ground on a second factory, reinforcing India's role in Haworth's long-term manufacturing strategy.

Today, the Chennai facility spans 21,000 sq. m. and brings metal fabrication, plastic moulding, upholstery and complete workstation manufacturing under one roof, a degree of vertical integration uncommon in the category. More than 180 engineers, technicians and craftspeople work on the floor. An in-house pre-BIFMA laboratory tests products to destruction before they are cleared for customers, which means a chair built in Sriperumbudur is validated in Sriperumbudur.

Manufacturing in India reflects Haworth's commitment to combining global design standards, engineering excellence, and local insight to create solutions that truly meet the needs of the market," said Manish Khandelwal, Managing Director, Haworth India . "Every solution we build is shaped through close collaboration with our customers, designed for the realities of India's workforce, and crafted to the same quality standards that define Haworth around the world.

Work on Haworth's second Chennai factory, located near the existing plant at Sriperumbudur, is currently under way. Once completed, it will double the space of current operations and serve as a hub for producing key Haworth products, reducing reliance on imports, fulfilling export demand and optimising delivery schedules across India and the wider Asia Pacific region. A facility originally built to supply India is now expanding to supply well beyond it.

India-manufactured Haworth products today support some of the country's most demanding workplace projects, including Synopsys' 42,000 sq. m. Bengaluru campus for over 3,000 engineering, research and design employees, as well as a global insurance group's first Global Capability Centre in India at Thiruvananthapuram.

The company's India-made seating, tables and desks are certified by the Bureau of Indian Standards under IS 17631:2022 and IS 17633:2022. The Chennai plant runs on 100% renewable energy through on-site solar generation and Energy Attribute Certificates and operates on a zero-waste-to-landfill basis. Across Haworth's portfolio, more than 70% of products hold BIFMA Level 3 certification and 83% of products by sales carry third-party verified Environmental Product Declarations.

Beyond manufacturing, Haworth has partnered with Sevalya since 2020 to support education, healthcare, clean water access, renewable energy and village development across rural Tamil Nadu.

“Nearly thirty years in a market teaches you something," Khandelwal added. "You stop asking what you can take from it, and start asking what you can build in it. That is the only reason we are still here, and still growing."





Seating That Responds to the Way Work Happens

Spacewood Office Solutions Elevates Its Seating Range with a New Executive Offering

As workplaces continue to evolve, the role of an office chair has moved beyond basic comfort. Today, seating needs to respond to different postures, work patterns and professional environments while contributing to the visual language of the workplace.

With this **understanding, Spacewood Office Solutions is elevating its seating range by introducing three new chairs in its Executive collection - Zion, Vynx and Torq**. Each chair approaches workplace seating differently, combining purpose and engineering for distinct applications across contemporary workspaces.

Zion: High Performance, Mature Elegance

Designed for **high-performance task environments**, Zion brings together a confident silhouette and engineering designed for sustained use.

Its Automated Weight Sensing Mechanism multi-point locking, synchro-tilt mechanism, seat-slide option and high-density foam provide the foundation for demanding workdays. A broad-based, square-shouldered back supports the lower back and shoulders, while the waterfall-edge seat is designed to set the seat where it feels just right.

Multiple personalisation options-including 3D arms, adjustable lumbar support, optional headrest and seat slide-allow the chair to adapt to different users and work styles. Rather than making adjustability the headline, Zion uses it as evidence of a deeper design philosophy: **high performance expressed through mature elegance.**

Vynx: When Structure Becomes the Design

Vynx takes a different approach, using **structural simplicity as strength.**

Its defining detail is the back-frame-mounted armrest. Unlike conventional seat-mounted arms, the armrests move with the backrest during recline, maintaining a consistent relationship between the arms and torso. This makes Vynx particularly relevant for environments where users may change frequently and the chair needs to remain dependable.

Fewer independent moving components support robustness and continuous use, while the integrated arm-and-back silhouette creates a cohesive, architectural appearance suitable for cabins, meeting spaces and open workstations. Its full synchro-tilt functionality further supports comfortable recline and everyday performance.

Torq: Power, Gracefully Worn

Torq is designed for **executive and senior collaboration spaces**, where seating needs to carry a sense of presence without becoming visually excessive.

Its hourglass-shaped back frame is more than an aesthetic gesture. The geometry allows the frame to flex in response to the spine, while the ripple lumbar structure provides both resistance and lower-back support. Together, these elements create an adaptive seating experience where form & function originate from the same design idea.

With full personalisation, including 3D armrests, Torq focuses on quiet authority, ergonomic responsiveness and enduring visual character.

Three Perspectives. One Seating Philosophy.

Together, Zion, Vynx and Torq demonstrate how executive seating can respond to **different users, work modes and spatial contexts** without relying on excessive visual complexity.

For Spacewood Office Solutions, the new range represents more than three new chairs. It reflects a broader approach to workplace seating-where engineering is purposeful, design is enduring, and comfort is considered as an integral part of how people work.

Educate through design. Inspire through experience. And let performance speak for itself.

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Ar. Bhupendra Kumar

Aeiforia Architects

Project : TTN
Location : Noida, Sector - 144
Area : 14,500 Sq.ft
Text Credits: Ar. Kritika Juneja





TTN: Built for Innovation

The TTN workspace is designed around a minimal, contemporary aesthetic that reflects the brand's dynamic, technology-driven culture. A light and neutral color palette enhances the perception of openness, creating expansive visual volumes and emphasizing the generous floor-to-ceiling height. The exposed ceiling lends an industrial character to the workspace, while the carefully balanced use of soft finishes, warm textures, and muted tones creates a welcoming & sophisticated environment.

The planning philosophy focuses on flexibility, collaboration, and employee well-being. Open workstations are seamlessly integrated with a variety of meeting rooms, focus pods, breakout spaces, and informal collaboration zones to support different styles of working. Custom-designed furniture acts as the hero element throughout the office, introducing unique forms and refined detailing while remaining harmonious with the overall interior language. The furniture has been tailored to maximize functionality, comfort and spatial efficiency while reinforcing TTN's contemporary identity.

Integrated lighting, biophilic elements, and thoughtfully curated finishes further enrich the workspace, promoting employee wellness and productivity. The overall design delivers a modern, flexible, and future-ready office environment that supports collaboration, innovation and the evolving needs of TTN while providing a timeless and refined workplace experience.













Spatial Workplace Solutions from CPM Systems



Based in New Delhi with production facilities in Ghaziabad, CPM Systems Pvt. Ltd. is a leading Indian manufacturer of commercial modular office furniture and architectural workspace solutions. Operating under the leadership of Directors Nikhil Jain and Amit Jain, the company specializes in turnkey workspace interior fit-outs and adaptable desk systems engineered for corporate offices, IT parks, educational institutions, and commercial establishments nationwide. By pairing precision manufacturing with spatial design expertise, CPM helps organizations transform open floor plates into functional, collaborative and aesthetically cohesive working environments.

The brand's expansive product catalog centers on workplace ergonomics, structural durability, and spatial efficiency. Their flagship line of modular workstations features panel-based and tile-based desk clusters fitted with concealed wire management channels to ensure clutter-free work surfaces. To accommodate diverse operational setups, CPM Systems produces executive desk suites, high-back ergonomic task seating, lounge furniture, and conference tables equipped with integrated pop-up power connectivity modules. Beyond primary desking, the company's architectural division manufactures High-Pressure Laminate wall paneling, mobile storage pedestals, modular glass-and-metal partitions and specialized commercial restroom cubicle systems.

A key pillar of the company's operational framework is its comprehensive end-to-end service delivery model, which guides corporate clients from initial concept through final site assembly. The project workflow begins with specialized space planning teams utilizing CAD layouts and 3D visual renditions to optimize available square footage, employee movement pathways and natural light distribution. Following client approval, production takes place in-house using high-grade engineered wood, powder-coated steel framing and extruded aluminum profiles. The firm manages its own logistics pipelines, overseeing direct site delivery, hardware assembly, and final installation to ensure projects meet strict quality standards and completion deadlines.

On-site installation protocols are equally standardized, featuring laser-leveling equipment, quick-lock partition connectors & pre-wired plug-and-play electrical channels that allow corporate tenants to complete interior fit-outs in weeks rather than months, minimizing costly rent overlaps before occupancy.

Manufacturing operations at the company's primary Ghaziabad facility align closely with international environmental sustainability guidelines and indoor air quality standards. Production utilizes low-emission E1 and E2 grade pre-laminated particle boards and medium-density fiberboards sourced from sustainably managed plantation forests, drastically reducing volatile organic compound off-gassing inside air-conditioned commercial offices. Furthermore, metal structural frames undergo non-toxic electrostatic powder coating rather than traditional liquid painting, eliminating harsh solvent emissions while creating scratch-resistant, anti-corrosive finishes built to withstand decades of commercial use.

As modern work environments evolve to accommodate hybrid schedules and flexible team dynamics, CPM Systems places a strong emphasis on reconfigurable furniture. Their modular partition systems and flexible workstation clusters allow growing businesses to expand, reconfigure or divide floor space with minimal operational disruption. Through an ongoing commitment to quality materials, functional engineering, and customized design consultation, CPM Systems has established itself as a trusted manufacturing partner for contemporary corporate interior transformations across India.





Art House: A Noida Home Where Brick, Art and the Everyday Come Together



Alka Sood, Heena Handa and Aashna Chaudhry

EDC Space

Project : Art House **Location :** Noida
Area : 3,600 Sq. ft.



Designed for a couple who are designers and artists, Art House is a four-floor residence conceived as warm, quirky & deeply grounded. The design began with the plot, including three trees along its boundary, which shaped the facade and strengthened the connection with the surroundings.

At the heart of the home is a courtyard connecting private and public spaces. A skylight brings sunlight into the centre, while openings towards the lawn and pool extend views outdoors. Sliding and folding doors allow spaces to open into one another, while brick jaalis create aangans for plants, filtered light and privacy.

Materiality adds warmth and texture through red brick, Burberry Beige marble, Kadappa, slate, vitrified tiles, wood and metal. Rubberwood was chosen, while a craftsman who had worked with the designers for 25 years completed the woodwork.

The interiors were conceived as a backdrop for the homeowners' collection of art and artefacts, including works by the husband and his mother. These personal objects become part of life rather than decorative additions.

Despite construction challenges during the pandemic, the pauses allowed the team to refine details. Ultimately, Art House is a contemporary home where architecture, landscape, art and living come together naturally.















Natasha Jain

Bent Collective

Project : Kesar Bagh
Location : Goa **- Area :** 2538 Sq.ft



Set within a restored 200-year-old Portuguese bungalow in Assagao, Goa, Kesar Bagh brings together the restraint of Portuguese architecture with the richness of Lucknowi culture. Designed by Natasha Jain, the restaurant preserves the bungalow's original character-thick walls, terracotta roofs, verandahs and interconnected rooms-while introducing Mughal-inspired details, vintage artefacts, Persian rugs and heirloom-like décor.

The design unfolds across nine distinct spaces, each with its own identity and atmosphere. Saffron and cream lime-washed walls, sage-green doors, ebony wood, cane, brass, marble and wrought iron create a layered material palette that feels both rooted and theatrical.

The property features two distinct bar experiences. The open-air Saffron Bar sits beneath a tiled roof amid heritage trees, while the intimate Viceroy Bar draws from old-world colonial interiors with wood panelling, arched niches and handcrafted detailing.

Across Kesar Bagh, furniture, artworks, rugs, textiles and décor have been thoughtfully curated through the Bent ecosystem. Rather than treating heritage as a backdrop, the design makes it an active part of the experience, allowing architecture, craftsmanship, culture and culinary traditions to unfold together. The result is an immersive dining destination where every room reveals another layer of Goa's history and Lucknow's visual richness.











Ar. Tulsi Koradiya

Studio kala

Project : CA Office **Area :** 1500 Sq.ft
Location : Surat Gujarat



Reception & Waiting Area: Features a clean, modern welcome desk with integrated accent lighting, sleek planter boxes, and warm vertical wooden wall paneling that sets a professional yet welcoming tone.

Workstations & Open Office: Ergonomically designed modular workstation clusters equipped with custom privacy screens, integrated wire management and ample greenery to foster a productive collaborative environment.

Cabins & Meeting Rooms: Curved glass partitions framed with sleek black profiles, offering acoustic privacy while maintaining an open, airy visual aesthetic across the 1,500 sq. ft. floor plate.

Flooring & Lighting: Premium large-format grey vitrified tile flooring paired with layered recessed ceiling lights and warm cove lighting to ensure optimal illumination for detailed financial work.













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Meera Pyarelal

Temple Town

Project : Coromandel Court
Location : Bangalore
Area : 12000 Sq.ft





Designed by Meera Pyarelal, Founder and Creative Director of Temple Town, Coromandel Court is a 12,000 sq. ft. residence in Bangalore that brings together South Indian heritage and the cosmopolitan influences of a family shaped by global travel. Completed in September 2024, the home was envisioned as a modern sanctuary for a couple and their two children-one that felt contemporary yet deeply rooted in culture.

The design introduces "Heirloom Modernism," a language that combines the soul of the past-antique timber, indigenous craft, classical art and heirloom pieces-with the openness and functionality of contemporary living. The home unfolds through a semi-precious stone-inlaid foyer, dramatic 20-foot ceilings and a three-foot-deep sunken living room that connects seamlessly with the outdoor bar and gazebo.

Across the residence, South Indian influences meet Kalighat paintings, Pichwais, miniatures and travel-collected artefacts. A gate-legged teak dining table, a blue contemporary kitchen and an indulgent home theatre add layers of personality. The principal suite features a Raja Ravi Varma-inspired artwork integrated into the wardrobe, while the pooja room and children's space celebrate craftsmanship through a contemporary lens.













Prism Johnson Expands Building Materials Portfolio with Prism Chakachak Gypsum Plaster

Prism Johnson Limited has officially launched 'Prism Chakachak' Gypsum Plaster under its Prism Cement division. This strategic introduction broadens the company's comprehensive construction materials portfolio, reinforcing its commitment to delivering high-quality building solutions & leveraging its distribution network across Central India.

The company is driving the market penetration of 'Prism Chakachak' by seamlessly integrating it into its established cement business network, allowing the company to maximize its current footprint without building a new supply chain from scratch. The distribution strategy is powered by an extensive network of approximately 2,400 dealers, ensuring deep retail reach and product availability. Focusing heavily on key high-demand markets across Central India specifically Uttar Pradesh, Madhya Pradesh, and Bihar, the rollout utilizes existing operational and logistical channels across all company operating regions. This approach enables a swift go-to-market execution, giving Prism Johnson immediate access to well-established contractor and customer bases.



Walplast HomeSure Reports a Record-High Demand for GypEx Gypsum Portfolios

During the first quarter of the fiscal year, Walplast Products, a dry mix & international exporter, saw impressive financial development throughout its premium "HomeSure" architectural category. Its specialty HomeSure GypEx Gypsum plaster & binding verticals saw a tremendous 157% increase in demand, driven by significant real estate upturns in major states. To take advantage of this surge in consumption, the company keeps growing its commercial supply networks and manufacturing facilities across the country at a rapid pace.

With its extensive HomeSure portfolio, which includes a variety of construction solutions like Wall Putty, Plasters, Tile Adhesives, Grouts & Cleaners, Gypsum Products, Paints, Construction Chemicals & Admixtures, Walplast continues to bolster its position in both Indian & international markets.

Sakarni Plaster to Invest ₹450 Crore on Expansion; To Set Up Two Building Material Plants

Sakarni Plaster (India) Ltd is investing approximately ₹450 crore over the next two years to expand its manufacturing footprint. The capital will be used to establish two new production facilities, a gypsum board plant in Andhra Pradesh and a paint plant in Mathura, Uttar Pradesh while also upgrading capacity at existing sites.

Headquartered in Delhi, Sakarni Plaster currently operates 12 manufacturing plants, primarily in Rajasthan. The company manufactures a diverse portfolio of building materials, including Plaster of Paris, cement and acrylic-based wall putties, gypsum boards, premium paints, tile adhesives, construction chemicals, waterproofing systems, and crack-resistant solutions. The expansion follows a strong financial year, with the company posting a total revenue of ₹900 crore. Chairman and Managing Director Ashok Gupta noted that the strategic growth initiative will strengthen the company's market presence as it scales up production to meet rising demand across the country.



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Knauf India Introduces HeatBloc to Lower Heat Gain Indoors

HeatBloc, a gypsum plasterboard designed to lower indoor heat gain and improve energy efficiency, was introduced by Knauf India, a multinational producer of drywall and ceiling solutions.

HeatBloc's polyester-metallized aluminum foil backing allows it to reflect up to 85% of solar radiation before it enters interior areas through ceilings and walls. The solution helps cut cooling loads by preventing heat infiltration at the source, which enhances thermal comfort and lowers energy use in homes and businesses. In order to handle rising temperatures & expanding sustainability standards, developers, architects and building owners are placing a greater emphasis on climate-responsive construction and energy-efficient materials.

HeatBloc comes in two versions to accommodate various uses. The 12.5 mm board is meant for wall linings and drywall installations that need more structural integrity, whilst the 9.5 mm board is made for ceiling systems. The boards are made in compliance with IS 2095 (Part 1): 2023 Type A requirements and are intended to provide dependable performance and consistent quality.

Knauf India Expands Portfolio with Drystar, a Moisture-Resistant Drywall Solution for Wet Areas

Knauf India has launched Drystar, an advanced, fibre-reinforced drywall system engineered specifically for high-moisture and humid construction environments. As India's residential, commercial, and healthcare sectors rapidly embrace dry construction, this innovative gypsum board delivers exceptional long-term durability and structural performance. The product combines a specially formulated water-repellent core with a high-performance glass-fleece surface. It boasts an ultra-low water absorption rate of under 3%, offering superior protection against mould, moisture, and termites. For safety and compliance, Drystar meets the rigorous EN 15283-1 GM-FH1IR standard for enhanced mechanical strength and surface hardness. Additionally, it carries an A2-s1, d0 non-combustible fire classification, satisfying strict building safety codes.

Drystar is the ultimate solution for demanding wet areas like hotel spas, commercial washrooms, hospitals, laboratories & semi-exterior spaces such as covered walkways and balconies, ensuring safety, hygiene & design flexibility.

Commenting on the launch, Sumit Bidani, CEO of Knauf India, emphasized that today's construction industry demands modern building materials that seamlessly integrate high performance with long-term sustainability.



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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.



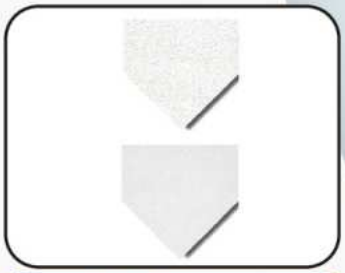
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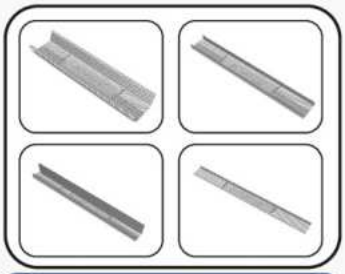
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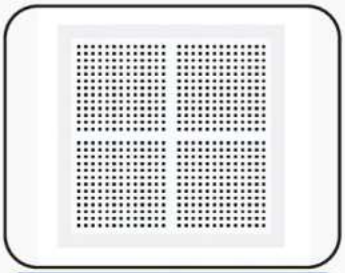
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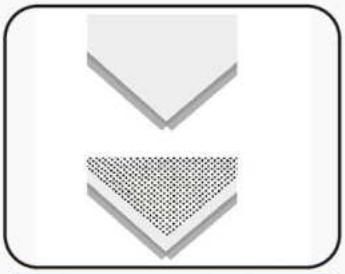
PVC Gypsum Ceiling Tiles



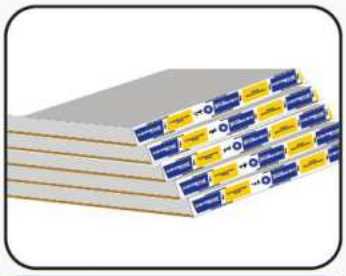
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Full Tone Tiles



Metal Ceiling Tiles



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Vineeta Singhania Sharma **Vishal Sharma**

Confluence Architects

Project : County 107 - **Location :** Delhi NCR - **Area :** 4.9 Acres

An exclusive high-end luxury housing project envisioned in the vibrant heart of Sector 107, Noida, County 107, stands as a testament to Luxury Living. The client's brief outlined spacious 3,500, 4,500, and 6,500 square feet flats and a development that hints at a tranquil lifestyle that maximises the expansive landscape within a linear site area.

Leveraging the site's unique thin, linear shape, the design crafts a layout featuring only two flats per floor in each tower, resulting in a sleek, linear form extending to G+30 floors. This approach allows for the positioning of four slightly C-shaped towers, leaving one side utterly free for lush landscaping and unique features. Recognising that new homeowners often seek indoor greenery to enliven their spaces, the project creates a biophilic environment that brings nature indoors, offering unparalleled comfort and blending with Noida's dense urban fabric. The project's landscape takes inspiration from nearby Sector 47 Central Park, extending its green landscape vertically up the towers. This visual connection benefits the building's residents and the wider community, creating a unique green landmark. A distinctive feature on the 22nd floor is the "red boxes" - four penthouses, with their bold red colour and double-height drawing rooms, stand out as luxurious spaces offering the best views.

Each apartment has been meticulously designed to include three trees: two majestic 12-foot-high trees and one smaller tree, along with abundant plants and planters. The unique feature of three trees per flat provides a sense of living in a vertical bungalow, offering personal green spaces without maintenance hassle. Every balcony boasts expansive decks - 10 to 12 feet wide and 40 to 50 feet long - providing ample space for luxurious seating. The trees are strategically placed: two on the main deck and one near a bedroom, ensuring a serene and indulgent living experience. Views from the third floor and above are spectacular, enhancing the residents' connection with nature. The maintenance of these living features has been a key consideration. A drip irrigation system provides necessary nutrients and water,









and external trimming is managed via a cradle system, relieving residents of the responsibility of watering or maintaining the plants. This design fosters a pleasant microclimate, with large balconies offering shade and high windows providing excellent shading coefficients, significantly contributing to the environment. The project is committed to IGBC's platinum Green Building certification, reflecting a commitment towards sustainability and highlighting the significant energy savings.

On the rooftops of two towers, the heat island effect is mitigated by installing solar panels elevated 15 feet above the ground. This structure doubles as a trellis and pergola, creating a serene space for evening walks. At the ground level, the central clubhouse is surrounded by water features and connected by an elevated walkway that spans the towers, adding another layer of landscaped beauty. The landscape, crafted by S Bose, seamlessly blends into the triple-height lobbies and street-level design, creating an open, green environment. The energy-saving measures crucial for achieving a platinum rating include significant energy and water usage reductions and substantial solar power generation. VRV air conditioning systems reduce electricity consumption, a waste management system with on-site composting, and a fully equipped STP recycled wastewater for irrigation and flushing. The building uses low-VOC paints, high-performance glass, low-flow fixtures, and energy-efficient pumps and motors.

Given the five-acre plot, traditional road design, which would consume about one acre of land, has been avoided. Instead, a sizable welcome plaza and a ramp leading directly to the basement have been designed. Drop-offs occur at the basement level, where natural light floods through a well-designed cut-out. This design choice maximises the landscape area, extending even to the rooftops.

The project's design incorporates traditional Indian elements, such as courtyards with central trees, reflecting a cultural heritage of integrating nature into living spaces. By providing every resident with their own green space and high-quality decks, the project redefines luxury not through materials but through sustainable, biophilic living. This approach offers the best of both worlds: the comforts of a bungalow with the advantages of a high-rise, all while maintaining a solid connection to nature.



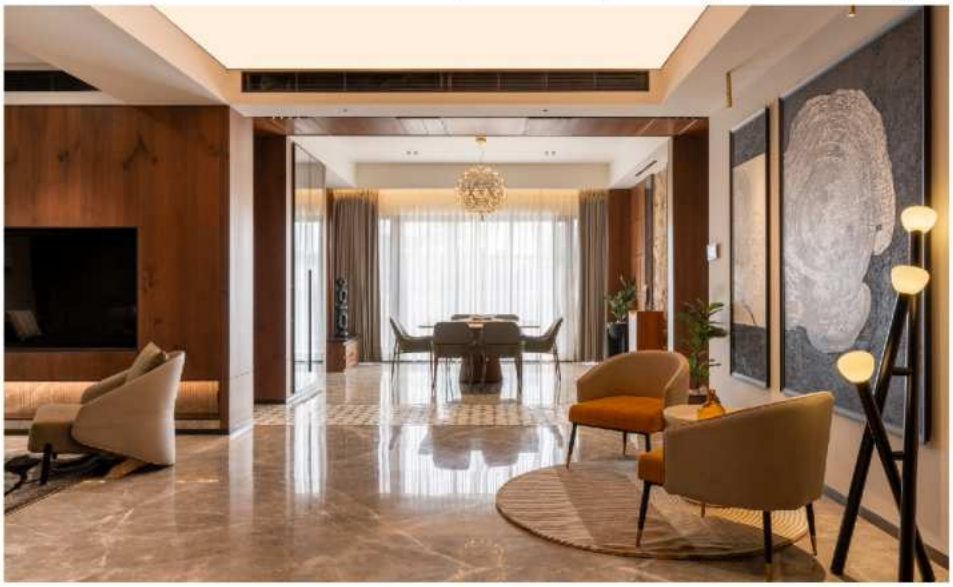
Designed by 6Hues Architecture Studio, led by Aayush Arya



Aayush Arya

6Hues Architecture Studio

Project : Nirmal Bajaj Residence
Location : Siliguri **Area :** 5540 Sq.ft.



Located at Darpan 88° on Sevoke Road in Siliguri, this 5,500-square-foot residence was envisioned as a refined second home for the Bajaj family, who are based in Gangtok and frequently travel to the city. Designed by Aayush Arya and the senior design team at 6Hues Architecture Studio, the home was conceived to feel complete, warm, and enduring rather than temporary or secondary in nature.

The design approach focused on creating a calm and cohesive environment that balances everyday comfort with the ability to host guests effortlessly. Rather than relying on dramatic gestures or statement elements, the home derives its character from thoughtful detailing, a restrained material palette, and a strong sense of continuity throughout the spaces.

At the heart of the residence is a spacious living area where wood panelling and natural stone form the primary architectural language. Continuous panelling across walls and ceilings creates a sense of cohesion, while the stone-clad television wall acts as a visual anchor. Soft, sculptural furniture with low profiles lends the room a relaxed & inviting atmosphere. Indirect lighting has been carefully integrated to highlight materials and proportions, allowing the architecture itself to shape the mood of the space.











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Jashn Realty to Launch Jashn Golf Estate in Lucknow this Year



Landmark 18-acre ultra-luxury golf facing residential community in Sushant Golf City, Lucknow.

Designed as one of the city's most ambitious premium residential developments, Jashn Golf Estate combines golf-facing private floors, low-density planning, international architecture & over 100 lifestyle amenities.

Every residence has been thoughtfully designed as a fully equipped 4.99 BHK or 5.99 BHK luxury private floor featuring smart home automation, imported modular kitchens, servant quarters, private jacuzzis, expansive balconies, premium bathrooms & 100% power backup.

The master plan further distinguishes Jashn Golf Estate through more than 100 curated lifestyle amenities including floating padel courts, floating gazebos, musical fountains, natural ponds, mini golf, fragrance gardens, herbal gardens, meditation lawns, amphitheatre, landscaped walking trails, dedicated children's activity zones, pet park & scenic viewing decks.

One of the defining highlights of Jashn Golf Estate is Lucknow's largest 66,000 sq. ft. clubhouse which offers luxury wellness facilities including spa, cryotherapy, salt therapy, yoga & pilates studios, infinity swimming pool, fine dining restaurant, business centre, private theatre, gaming lounge & multiple entertainment spaces.

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Lucknow, July 2026: Jashn Realty will be launching **Jashn Golf Estate**, its **landmark 18-acre ultra-luxury golf facing residential community** in **Sushant Golf City, Lucknow**, this **year.** Designed as one of the city's most **ambitious premium residential developments, Jashn Golf Estate** combines **golf-facing private floors, low-density planning, international architecture** and over **100 lifestyle amenities** to establish a new benchmark for luxury living in North India.

Jashn Golf Estate has been conceived to address the aspirations of **modern affluent homebuyers** who seek more than **spacious homes**. The **development** integrates **wellness, recreation, hospitality** and **nature** into **one comprehensive residential ecosystem.** Every **residence** has been **thoughtfully designed** as a **fully equipped 4.99 BHK** or **5.99 BHK luxury private floor** featuring **smart home automation, imported modular kitchens, servant quarters, private jacuzzis, expansive balconies, premium bathrooms and 100% power backup.**

One of the **defining highlights** of **Jashn Golf Estate** is **Lucknow's largest 66,000 sq. ft. clubhouse** which offers

luxury wellness facilities including spa, cryotherapy, salt therapy, yoga and pilates studios, infinity swimming pool, fine dining restaurant, business centre, private theatre, gaming lounge and **multiple entertainment spaces.**

The **master plan** further distinguishes **Jashn Golf Estate** through more than **100 curated lifestyle amenities** including **floating padel courts, floating gazebos, musical fountains, natural ponds, mini golf, fragrance gardens, herbal gardens, meditation lawns, amphitheatre, landscaped walking trails, dedicated children's activity zones, pet park and scenic viewing decks.**

The **low-density planning philosophy** ensures **expansive green spaces, wide internal roads, golf-course views** and **enhanced privacy, delivering a resort-inspired lifestyle** rarely experienced within urban residential developments.

Speaking about the upcoming launch, **Mr. Rahul Aggarwal, Managing Director, Jashn Realty**, said: "Jashn Golf Estate is not simply another residential project; it is our vision for the future of luxury living in Lucknow. Every element has been carefully curated to create a destination where architecture, nature, wellness and hospitality come together seamlessly. We wanted to build a community that would be recognised nationally for its planning, lifestyle and uncompromising quality."

Mr. Aggarwal added, "Jashn Golf Estate reflects the growing maturity of Lucknow's luxury housing market, where buyers increasingly expect international standards of design, premium amenities and long-term value. He believes the development will contribute significantly to positioning Lucknow among India's emerging ultra-luxury residential destinations."

The **project** also incorporates **sustainable infrastructure including rainwater harvesting, automatic irrigation systems, full-grown tree plantations, ambient façade lighting, three-tier security** and **precast drainage systems,** reinforcing Jashn Realty's commitment to responsible urban development.

With its September unveiling, **Jashn Golf Estate** is expected to become one of Lucknow's most talked-about luxury addresses, offering a lifestyle that combines **exclusivity, comfort** and **global design standards**. By bringing together **world-class amenities, golf-facing residences** and **thoughtful planning**, Jashn Golf Estate represents a significant milestone in the evolution of premium real estate in Tier-II India.



Mr. Rahul Aggarwal, Managing Director, Jashn Realty







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Ensuring a dependable and long-lasting water source is critical for domestic, agricultural, and industrial needs and borewells play a vital role in meeting this demand. With its deep understanding of field requirements, Supreme Industries offers a complete range of casing and column pipes, backed by advanced technology and superior materials. Designed to overcome the limitations of conventional metal pipes, these products provide exceptional corrosion resistance, mechanical strength, and ease of installation. Rigorously tested for quality and performance, Supreme's borewell solutions have received the trust of engineers, drilling contractors and end-users.

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One of the major reasons for tube well failure is corrosion and encrustation in conventional metal pipes. Corrosion damages strainer screens, allowing sand to enter the well, while encrustation reduces the internal diameter and flow efficiency, making the system unserviceable over time. Supreme has addressed these issues with its uPVC casing pipes, made from specially developed PVC compounds that offer superior resistance to corrosion, encrustation, and chemical attack. Supreme casing pipes are non-toxic, durable, and easy to install with threaded joints. They do not impart any taste, colour or odour to water & pose no health risks.

These pipes are available in a wide range of varieties, including IS:12818 and ASTM D:1785 compliant pipes, ribbed screen casing pipes, SDR series for shallow depths and plain or slotted (screen) pipes. They are ideally suited for domestic, agricultural, industrial and public or mining wells.

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Raising the Standard: Supreme Griham Is Elevating India's Fenestration Industry Through Integrated Excellence





The Indian window and door industry is witnessing unprecedented growth, driven by rapid urbanization, evolving architectural trends, increasing environmental awareness, and rising customer expectations. Today's customers seek solutions that combine aesthetics with durability, energy efficiency, safety and long-term performance. Meeting these expectations demands more than quality products-it requires raising standards across the entire value chain.

At **Griham by Supreme**, we believe that true excellence begins with manufacturing. Backed by the trusted legacy of **Supreme Industries Limited**, we have established a state-of-the-art manufacturing facility in Kanpur built on advanced European extrusion technology and Industry 4.0 manufacturing principles. Automated production, digital process monitoring, precision engineering and rigorous quality assurance ensure consistency and reliability in every profile that leaves our facility.

However, raising standards extends beyond manufacturing. We have adopted an integrated end-to-**end business model where every stage-from design consultation and system engineering to profile manufacturing, fabrication, installation and after-sales service-is managed by Griham**. This single-point responsibility ensures consistency, accountability, and a superior customer experience throughout the project lifecycle. By owning every critical process, we minimize variations in execution & ensure that the quality designed into our products is delivered at the customer's site.

Innovation remains at the heart of our growth journey. **Supreme DecoShield digital printing technology brings premium wood and designer finishes to uPVC while preserving its durability and low-maintenance benefits. Our products also incorporate advanced features such as **co-extruded gaskets** for superior weather sealing, **multi-point digital locking and smart hardware solutions** for enhanced security and convenience, optimized reinforcement systems for structural strength & premium virgin uPVC formulations that deliver long-term performance, color stability and resistance to India's diverse climatic conditions. These innovations are driven by a single objective-to enhance both product performance and the end-user experience.

Equally important is our commitment to system engineering. A high-performance window is not defined by a single component but by how every element works together. Profiles, reinforcements, gaskets, hardware, glazing, fabrication, installation and service must function as one integrated system to deliver superior thermal insulation, acoustic comfort, weather resistance, operational reliability, and long-term durability.

As an industry, we have a collective responsibility to establish higher benchmarks through standardized manufacturing practices, certified testing, skilled installation, continuous innovation & customer education. By strengthening collaboration among manufacturers, fabricators, architects, developers, dealers and industry associations, we can accelerate the adoption of global best practices and build greater trust in high-performance fenestration solutions.

At **Griham by Supreme**, we are committed to contributing to this transformation. Through advanced manufacturing, continuous innovation and complete ownership of the customer journey-from manufacturing to installation and after-sales service-we strive to set new benchmarks for quality, reliability and customer satisfaction. We believe that raising standards is not a one-time achievement but a continuous journey and together as an industry, we can shape a stronger, more sustainable & globally competitive future for India's window and door sector.

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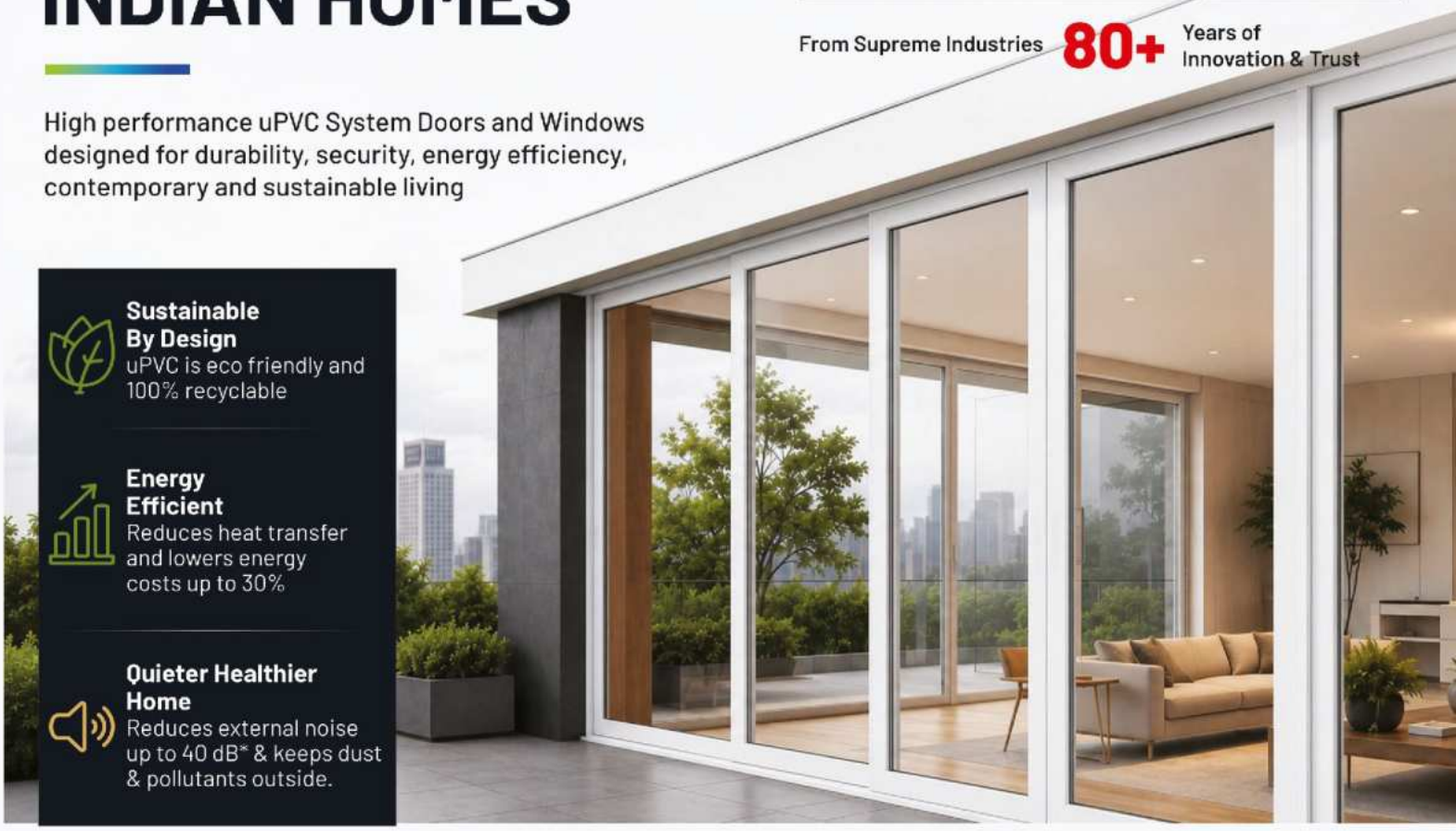
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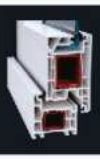


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Redefining Urban Living: How Lifestyle-Centric Homes in Mumbai Are Being Shaped by Contemporary Developments



Abhishek Jain - Chief Operating Officer
Group Satellite's





Mumbai's skyline is constantly changing, but more importantly, so is the way people live in it. Contemporary developments are no longer focused on housing alone but on creating lifestyle-oriented environments that support how residents rejuvenate, relax, work and socialise. From wellness-oriented apartments to integrated townships, Mumbai's homes are redefining urban living by blending convenience, community and sustainability.

For the longest time, square footage was the dominant metric in Mumbai's housing narrative. Buyers traded space, light and often location for a slightly larger balcony. Today, that mindset is shifting. Developers and buyers alike are increasingly focused on life experience. What matters now is the quality of daily routines, ease of movement, and the richness of amenities within & around the home.

This shift is evident in how new projects are designed. Smart functions like climate control, automated lighting & security systems have moved from luxury add-ons to essential components. Rooms are designed to serve multiple purposes, doubling as home offices or creative studios. Flexible storage and open layouts are becoming more common, with a growing focus on customised, functional features for nuclear families, young professionals, and remote workers whose homes must adapt to changing needs.

A key trend transforming Mumbai is the shift from standalone towers toward integrated townships and mixed-use projects. New developments combine housing with retail, workplaces, educational institutions, healthcare facilities and leisure spaces within a single neighbourhood.

This is giving rise to cities within cities, where residents can live, work, shop, and socialise without travelling far. Developments in Thane, Kalyan and parts of South and Central Mumbai are increasingly built as self-sustaining ecosystems, with co-working spaces, grocery stores, clinics, and cultural venues within walking distance. This proximity cuts travel time, reduces dependence on personal vehicles & fosters a stronger sense of community.

This transformation is supported by Mumbai's evolving infrastructure. Government-led initiatives, including the Atal Setu, metro expansion, and major road projects, are reshaping movement across the city and creating opportunities for better-planned communities. In South Mumbai, redevelopment & improved connectivity continue enhancing established neighbourhoods while preserving their legacy.

Sustainability and wellness have become fundamental design principles. Developers now prioritise ventilation, natural light, sound insulation, and amenities like jogging trails, cycling paths, meditation areas and yoga spaces. Green buildings, eco-friendly materials, rainwater harvesting, solar energy, water recycling, native landscaping and zero-waste practices help improve environmental performance while enhancing residents' quality of life in Mumbai.

Authored by - **Abhishek Jain, Chief operating officer**



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 and the 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 and smart investing, designed for buyers who understand the value of owning India's most exclusive waterfront address.

Two Iconic Towers

· **The Retreat (39 Floors):** Featuring 2, 3, and 4 BHK residences, each crafted with modern amenities and expansive layouts. Large windows and balconies invite serene sea views, while the rooftop infinity-edge pool elevates relaxation to a new horizon.

· **The Resort (47 Floors):** Among the most luxurious residential towers in India, offering spacious 2 & 3 BHK residences along with premium commercial spaces.

Website: https://rohancorporation.in/







Mr. BK Malagi - Vice Chairman (Experion Developers)



Project : Experio at Experion Capital
Location : Lucknow

Experio at Experion Capital is a distinguished commercial development designed to offer high-street retail and premium office spaces in one of Lucknow's most sought-after locations-Gomti Nagar. Set within a thriving catchment populated by high-net-worth individuals, the project presents an ideal setting for businesses looking to establish a strong presence and attract discerning clientele.

This commercial tower is rectangular in form and features a thoughtfully planned layout that integrates open landscape areas and hardscape elements to create an inviting and professional environment. The design ensures connectivity across all levels, with commercial units seamlessly integrated across floors.

Premium finishes-such as high-quality flooring and wall panels-elevate the aesthetic appeal of the development, delivering a refined arrival experience for visitors and tenants alike. A double-height entrance canopy further enhances this sense of grandeur.

Experio also offers ample parking facilities and features a clear distinction between service and passenger movement, with a dedicated service elevator and a separate service core. The project includes 100% power backup to ensure uninterrupted operations for businesses.

Key highlights include:

1.Prime location in Gomti Nagar with excellent visibility
2.High-quality flooring and wall panel finishes (specific materials to be confirmed)
3.Double-height entrance canopy
4.Ample parking provisions
5.Separate service elevator and core for efficient circulation
6.Two-way entry for ground floor retail units
7.Dedicated space for signage (T&C apply)
8.Abundant natural light with tinted glass on office floors
9.Open landscape & hardscape zones for enhanced ambience
10.100% power backup for uninterrupted operations

Experio at Experion Capital brings together functionality and sophistication, offering a strong platform for business growth in the heart of the city.
Website : https://www.experion.co/





Real Estate Crown Shifts: Adani Surpasses Rajiv Singh in Wealth Rankings

The GROHE-Hurun India Real Estate Rich List 2026 has delivered a historic shakeup, with the Gautam Adani family claiming the top spot for the first time. Boasting a real estate wealth of ₹90,400 crore, a stellar 73% year-on-year surge the Adani family officially dethroned DLF's Rajiv Singh, who held the crown for nearly a decade. Singh's wealth dipped 29% to ₹90,200 crore, placing him at a close second.

This dramatic reshuffle was largely driven by the aggressive consolidation of assets under the group's unlisted arm, Adani Properties, which added a massive ₹38,000 crore in value. Meanwhile, market corrections in listed property stocks dragged down the valuations of several traditional industry giants. Behind the top two, Mangal Prabhat Lodha and family secured the third spot with ₹67,700 crore, followed by Vikas Oberoi and Chandru Raheja.

While DLF remains India's most valuable real estate corporate entity at ₹1.46 lakh crore, the individual wealth rankings highlight the meteoric rise of the Adani Group in the realty sector. This milestone underscores a broader evolution in Indian real estate, where strategic consolidation and institutional scale are redefining the hierarchy of wealth.



Runwal Meadows: Redefining Luxury in Kanjurmarg

Runwal Meadows is a newly launched, ultra-luxury residential project by Runwal Enterprises, set in the heart of Kanjurmarg East, Mumbai. Serving as the final residential phase of the expansive 36-acre Runwal City Centre township, this 8-acre development sets a new standard for modern urban living. The project offers meticulously designed 2, 3 and 4 BHK luxury residences housed in striking high-rise towers that reach up to 57 storeys.

A key highlight of Runwal Meadows is its seamless blend of nature and luxury. Residents will enjoy panoramic views of the Powai skyline, Vihar Lake and Sanjay Gandhi National Park, with the towers strategically positioned to overlook a stunning 5-acre Central Park. The development boasts over 2,00,000 sq. ft. of world-class amenities, anchored by a grand 60,000 sq. ft. clubhouse. Facilities include a temperature-controlled indoor pool, a modern gymnasium, multiple sports courts, a mini-theatre and beautifully landscaped zen gardens.

Strategically located near Powai, the project offers exceptional connectivity to major business hubs via the Eastern Express Highway, JVLR, LBS Marg, and upcoming Metro Lines 4, 6 and 14. With its focus on premium lifestyle, vast green spaces and top-tier infrastructure, Runwal Meadows presents an unparalleled living experience and a prime investment opportunity for modern families.



How Omara is Redefining Luxury Real Estate









Trehan IRIS has announced the launch of Omara, a flagship wellness-centric luxury residential development in Sector 80, Gurugram. Representing an estimated project cost of approximately ₹1,300 crore, Omara aims to set a new benchmark in India's high-end real estate market by integrating preventive health, longevity and natural living directly into its core architectural master plan rather than offering them as standard secondary amenities.

Spread across 5.08 acres, the development features 320 golf-facing residences overlooking the scenic Aravalli landscape and the adjoining Karma Lakelands golf course. Designed by **UHA London** in collaboration with Spain's **Esteva i Esteva**, the project offers expansive 3.5 and 4.5 BHK homes ranging from 3,250 to 4,150 square feet. Engineered with a strong emphasis on space and privacy, the layout ensures just one residence per core served by an exclusive private lift lobby. Each unit includes 13-foot floor-to-floor heights, three-side-open Vastu-compliant floor plans, home automation, and deep wrap-around outdoor decks. The car-free ground-level layout, combined with hospital-grade MERV-14 air filtration, ensures the project meets rigorous WELL Residential & IGBC Platinum sustainability standards.

Commenting on the same, **Ar. Kritika Juneja, Founder ArchValor**, says, "In a fast-paced world, our environment dictates our energy. Omara is purposefully crafted to be a space where your body naturally recharges, proving that true luxury measured by how well you live every single day."
The focal point of the development is a massive 1.25 lakh square foot clubhouse, which houses a 55,000 square foot wellness hub designed as India's largest residential wellness facility. The holistic ecosystem is further enriched by premier global brand partnerships, including a luxury spa curated by L'Occitane en Provence and a high-performance fitness center designed by Knox Studio.

Further, **Mr. Abhishek Trehan, Executive Director, Trehan IRIS**, explains, "Luxury has always been a way of signalling what a person has achieved. What is changing is what people want that achievement to buy them. Increasingly, it is not another possession. It is energy, time, health and years. With Omara, we are not adding wellness to a luxury project. We are building an address where wellbeing is the category itself."

Complementing its clinical and physical training infrastructure, Omara incorporates extensive recovery, sports, and nutritional facilities across its grounds. Residents have access to hydrotherapy suites, ice plunges, flotation therapy, a Himalayan salt sauna, an indoor lap pool, an outdoor infinity pool and dedicated courts for padel, pickleball, and squash. Everyday wellbeing is sustained through a farm-to-fork market, edible herb gardens, a culinary school, a 1.5 km jogging promenade and 65 percent native green coverage. Situated with direct access to National Highway 48 and the Dwarka Expressway, Omara seamlessly connects Gurugram's commercial hubs with a home environment engineered specifically for long-term health and vitality.







Sanjay Bhardwaj **Shubhra Dahiya** **Vijay Dahiya**

team3

Project : SkyMansion **Location :** South Delhi









SkyMansion by team3, a residential development in South Delhi that approaches vertical housing through a more layered spatial strategy.

Located within a fragmented urban context surrounded by a school, mosque, nursery plots, farmhouse developments and low-rise residential pockets, the project examines how large-scale housing can negotiate its place within an already complex neighbourhood fabric. Rather than functioning as an isolated tower, SkyMansion is conceived as a residential environment that attempts to connect density with openness, movement and shared living.

One of the defining aspects of the project is its approach to open space within a high-density housing framework. Rather than limiting shared spaces to the ground plane, the design distributes terraces, balconies, landscaped decks and community areas across multiple levels of the development, allowing open space to become a continuous spatial condition woven through the towers. The project also moves away from the conventional isolated tower model by integrating shared lounges, co-working areas, recreational spaces and club functions throughout the building, alongside larger apartments with only two residences per floor.

At a time when conversations around housing are increasingly centred on liveability rather than simply density, SkyMansion offers an interesting perspective on how vertical housing can support both privacy and community within rapidly growing urban environments.





Streamlining Construction Supply Chains with Gyplime Ceiling Solutions

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Supply chain operations routinely consume 50% to 70% of a construction project's total budget, making material procurement and distribution critical drivers of financial performance. Inefficiencies such as material stockouts, delivery delays, and site labor bottlenecks regularly disrupt progress and erode profit margins. Gyplime Ceiling Solutions, an industrial brand of high-performance gypsum boards and plasters manufactured by Entity Minerock LLP in Morbi, Gujarat, India, directly addresses these challenges by supplying localized, engineered wall linings, partition systems, and false ceiling materials that streamline job-site logistics across commercial and residential developments.

Anchoring manufacturing operations within Morbi's established industrial manufacturing cluster offers a structural solution to unpredictable international supply chains. Relying on imported finishing materials or fragmented raw supply networks exposes developers to global shipping bottlenecks, volatile ocean freight tariffs, currency fluctuations, and unexpected customs delays. By maintaining localized, large-scale production close to major domestic transportation corridors, Gyplime Ceiling Solutions ensures predictable last-mile logistics. Fleet managers can optimize dispatch routing to achieve dependable lead times that align precisely with sequential construction phases, guaranteeing that structural teams, dry-wall contractors, and finishing trades receive materials exactly when needed without maintaining excessive job-site inventory.

Standardized factory production replaces unpredictable raw material sourcing with guaranteed technical precision. Gyplime products carry ISI certification, giving quality assurance teams verifiable data to meet national building codes and international green building mandates without on-site testing delays. Precision panel geometry minimizes job-site adjustments, reduces material waste, and simplifies administrative overhead by consolidating multiple wet-trade supplies into a single reliable vendor relationship.

The company's comprehensive product lineup provides tailored engineering solutions for varied architectural environments and performance criteria. The range features Regular Gypsum Boards for standard partition walls and seamless false ceilings, alongside Moisture Resistant Gypsum Boards specifically formulated with waterproof cores for high-humidity areas like kitchens and restrooms. For critical safety applications, Fire Resistant Gypsum Boards incorporate high-density cores and specialized fire-retardant additives to satisfy strict commercial code mandates in elevator shafts and escape corridors. Complementing these specialty panels, Heat Resistant Gypsum Boards actively reduce interior thermal transfer, direct-apply Gypsum Plaster completely eliminates traditional multi-day water-curing cycles, and durable PVC Laminated Gypsum Tiles enable rapid lay-in assembly across commercial drop-ceiling grids.

Ultimately, integrating Gyplime Ceiling Solutions across the construction lifecycle enables contractors and developers to replace slow, variable, wet-trade finishing operations with high-precision dry assembly. Dimensional accuracy across all manufactured panels accelerates installation speed, reduces structural load burdens, and minimizes material scrap disposal costs. By combining localized manufacturing resilience with comprehensive product standardization, Gyplime Ceiling Solutions mitigates supply chain volatility, eliminates labor bottlenecks, and provides the logistical stability necessary to complete large-scale building projects on schedule and within budget.

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Step into this Gurgaon home showcasing an impeccable sense of visual harmony



Saba Kapoor

Nivasa

Project : Aralias **Location :** Gurgaon
Area : 6000 Sq. ft.





Nestled in DLF Aralias, this Gurgaon home brings together contemporary and classic design through a playful, personalised aesthetic. Renovated by Nivasa, the residence retains its original walnut wood while introducing new materials, textures and furniture that create a fresh design language. Black and white tones, organic forms and rich textures lend the interiors a youthful yet cohesive character.

The living room balances comfort with contemporary flair, featuring a sculptural L-shaped sofa, chaise, rotating poufs and contrasting seating. The adjoining eight-foot bar serves as a statement piece, combining cane, grey marble and a handcrafted ombré metal façade that transitions from jet black to warm brown.

The dining area features a reclaimed-wood table, celebrating sustainability through its natural grain and understated metal base. Opening onto a lush golf-course view, the balcony houses Nivasa's iconic customised bird-cage swing, adding a whimsical touch.

The bedrooms continue the home's design narrative, with the Keirei Woven Bed standing out for its intricately handcrafted fabric upholstery. Inspired by the Japanese philosophy of Tsundoku, the collection explores innovative combinations of wood, fabric, metal and yarn. Together, the spaces reflect Nivasa's signature balance of craftsmanship, innovation and contemporary living.









The Savoy Residence: Classical Luxury Meets Modern Practicality





Ar. Harkaran Singh Boparai

Harkaran Boparai Studio

Project : The Savoy Residence
Location : Amritsar, Punjab
Area : 10,000 Sq.ft

Designed by **Harkaran Singh Boparai, Founder and Principal Architect of Harkaran Boparai Studio**, The Savoy Residence in Amritsar is a 10,000 sq. ft. home that brings classical architecture into dialogue with contemporary living. Created for two businessman brothers, the residence balances grandeur, functionality and refined craftsmanship while responding to the cultural character of Punjab.

The design is rooted in **axiality and symmetry**, with an 80-foot façade organised around a strong central axis. Two entrances lead into a dramatic double-height atrium inspired by the traditional Indian chowk. Illuminated by a large skylight, the space features Corinthian pillars, intricate mouldings and a statement chandelier, creating a striking focal point that visually connects the home's levels.

The interiors combine bespoke detailing with modern functionality. A generous dining space with a 10-seater table and adjoining bar zones forms the social heart of the home, while the contemporary kitchen integrates seamlessly into the living areas. Upstairs, two master suites reflect the distinct personalities of the brothers-one drawing from Victorian influences and Indian artefacts, the other embracing a refined neo-classical aesthetic.

Rajasthani Banswara marble, classical columns and carefully crafted staircases reinforce the architectural language. **Energy-efficient systems, passive cooling, locally sourced materials and native landscaping** further enhance the home's sustainability.

The Savoy is ultimately a sophisticated expression of **classical elegance, contemporary comfort and practical luxury.**















Ar. Umesh Sharma

The Design Studio

Project : Joy Heights
Location : Greater Mohali
Area : 97000 Sq.mtr



Strategically located on Airport Road, Greater Mohali, Joy Heights is envisioned as a premium group housing development that brings together contemporary architecture, thoughtful planning and a refined residential lifestyle. Designed around well-planned 3 BHK apartments, the development aims to offer residents a comfortable, connected and modern living environment.

The project features a Basement + Stilt + 25-storey residential tower configuration, creating a distinctive high-rise presence while optimising views, natural light and cross ventilation. With approximately 90,000 sq. m. of total built-up area, Joy Heights integrates residential spaces with landscaped areas, pedestrian pathways, organised vehicular circulation, recreational zones and community amenities.

Architecturally, the development adopts a modern and elegant visual language, defined by clean forms, contemporary façade treatments and carefully selected materials. The design balances the scale of a high-rise community with inviting landscaped open spaces & thoughtfully designed communal areas.

With its strategic location and emphasis on spatial efficiency, aesthetics and lifestyle amenities, Joy Heights represents a contemporary approach to premium urban housing in the rapidly evolving Greater Mohali region.







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NEXGEN JOULE - Rethinking Energy Through the Building Envelope

From exploring renewable energy to rethinking the buildings that consume it



Asahi India Glass Ltd.

Mr. Shailesh Ranjan

Business Head - Institutional Sales
Technical Head-Architectural Glass
Asahi India Glass Ltd. (AIS)

Energy has always been central to human progress. The question today is not just how much energy we can produce, but how intelligently we use what we already have, especially relevant to the built environment.

Buildings are among the largest consumers of energy, with cooling, heating, lighting and ventilation driving much of operational demand. India's rapid urbanisation, rising temperatures & growing dependence on air-conditioning make energy-efficient buildings an economic necessity, not just an environmental one.

The building envelope: the first line of defence

The building envelope: walls, roofs, windows, façades and shading determines how much heat enters or escapes, how much daylight gets in, and how hard mechanical systems must work. Glass brings daylight and openness, but that same transparency can become an energy liability when the wrong glass is chosen for the climate or application.

Glazing constitutes 90-95% of a window's area, making it central to fenestration performance. Low-emissivity coatings, insulating glass units and solar-control technologies all improve performance. Sustainable architecture means using the right glass, in the right place, for the right climate.

From glass as a material to glass as a performance system

For decades, glass selection was driven mainly by aesthetics, colour and cost. Today, consultants evaluate glass on U-value, Solar Heat Gain Coefficient and Visible Light Transmittance, parameters that directly shape energy consumption, comfort and operating cost.

A high-performance façade must balance competing goals: daylight without glare, and transparency without excess heat. There is no universally sustainable glass, only appropriately designed glazing.

The next challenge: sustainability beyond operational energy

Energy efficiency is only one dimension of sustainability. The industry is increasingly asking what glass's impact is across its entire life cycle: embodied carbon, manufacturing energy, transport and end-of-life recovery. This calls for collaboration across manufacturers, processors, architects and recyclers to Explore new technologies, Experiment with new processes, Enhance existing solutions and Evolve towards lower-carbon manufacturing, the meaning of E4 for Energy.

The future façade will be intelligent

Façades are moving from passive skins to systems that sense, respond and optimise, through dynamic glazing, electrochromic technologies, building-integrated photovoltaics and sensor-driven controls. The most intelligent façade means little, though, if it isn't correctly oriented, installed and operated, the future belongs to integrated design, where architecture, façade engineering, HVAC and renewable energy are considered together from the earliest stages.

India needs an Indian approach to sustainable glass

India is building at extraordinary pace amid rising cooling demand, making indigenous innovation essential rather than imported solutions. At Asahi India Glass, this shapes our AIS Ecosense portfolio, built around solar control, daylight, thermal performance and aesthetics for Indian conditions. This extends to our manufacturing too, including a long-term green hydrogen arrangement for our new float-glass facility in Rajasthan.

From alternative energy to intelligent energy

Renewable energy is critical to a lower-carbon future, but cannot solve the challenge alone, the most sustainable unit of energy is often the one we never consume. A building that reduces heat gain, maximises daylight and cuts cooling demand saves energy before a single kilowatt-hour of renewable power is generated. The future will be shaped by the convergence of passive design, high-performance materials, renewable energy and digital intelligence, with glass at its centre.

The real question is not whether glass is sustainable, but what role it can play in making the entire building more sustainable. The next generation of architecture will not simply consume less energy; it will think differently about energy. That is the essence of NEXGEN JOULE: Explore, Experiment, Enhance, Evolve. Because if our resources are limited, why should our thinking be?

Website: https://www.aisglass.com/

A tranquil retreat from city-life



Rachna Agarwal
STUDIO IAAD

Project : Hines Conscient Elevate
Location : Gurugram
Area : 10,000 Sq.ft



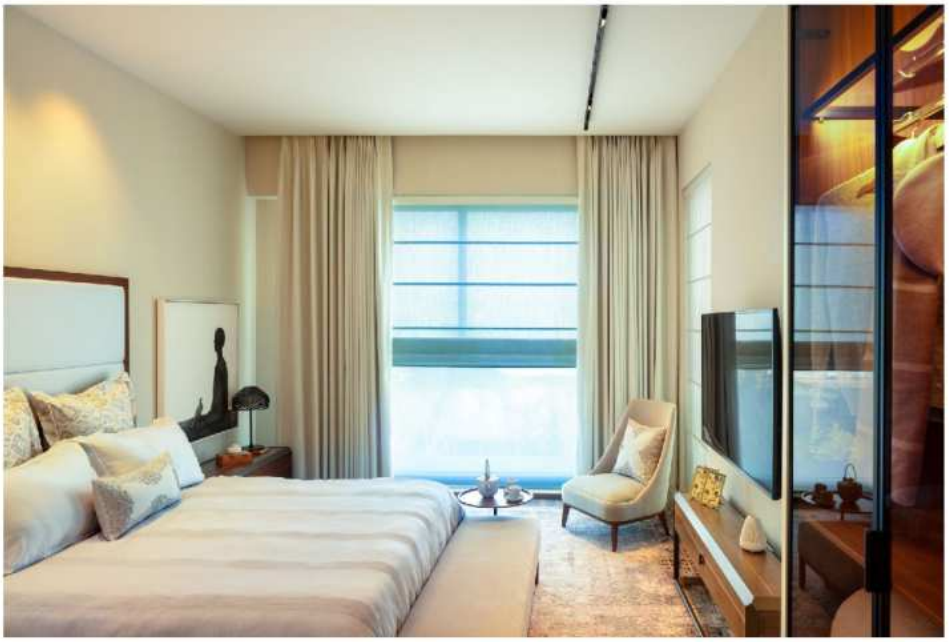


Located in the plush suburbs of Gurugram in NCR, Elevate is a co-venture housing project marking the collaboration of Hines and Conscient, two major league developers in the Indian real estate sector. Spread across an area of about 10,000 sq.ft., the design scope comprised architecture, interiors, landscaping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









The House That Turns Inward: Split House Finds Light and Calm at the Heart of Bangalore's Urban Density



Ar. Juhi Patel & Ar. Joshua

Yellow Door Architects

Project : Split House
Location : Karnataka **Area :** 9500 Sq.ft.





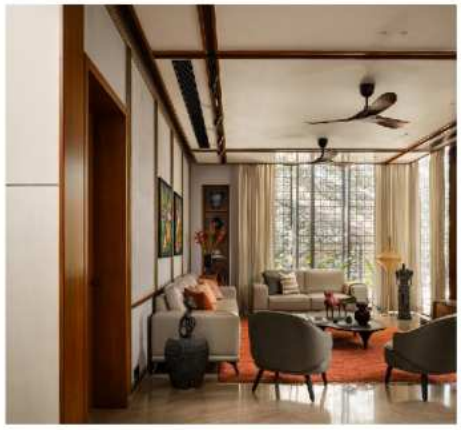
Split House is located on an east-facing corner plot in one of Bangalore's densest neighbourhoods, surrounded by adjoining buildings, busy roads and a school. Rather than turning inward through defensive design, the house responds by splitting its built mass to create a dramatic triple-height central void. This vertical incision becomes the home's environmental & spatial core, drawing natural light and ventilation deep into the plan while allowing external openings to remain carefully controlled.

Two volumes flank the void and are connected by glazed bridges that create visual continuity while separating public & private functions. Entered on the first floor, the home is organised around a centrally placed puja room, where filtered light and stone surfaces create a contemplative focal point. Living, dining, kitchen and bedroom spaces are arranged on either side of this core, maintaining openness without sacrificing privacy.

Upper floors house en-suite bedrooms, while the third floor contains the master suite, media room, and a private terrace. Externally, a light stone facade, recessed openings, staggered balconies and integrated greenery soften the building's presence and buffer it from the city. Inside, the facade stone extends into the central core, complemented by muted finishes, marble, and timber accents, creating a calm, light-filled sanctuary within a demanding urban context.

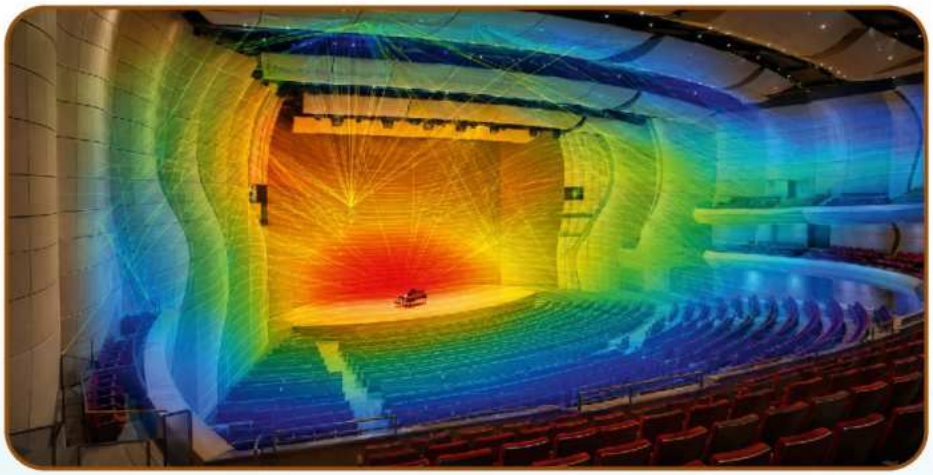








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Room proportions, ceiling profile, balcony geometry, seating occupancy, stage configuration, material placement and loudspeaker locations all influence how sound travels. Acoustics is therefore not a matter of intuition; it is a matter of physics.

FROM GUESSWORK TO PREDICTION

Modern acoustic engineering uses mathematical modelling and three-dimensional simulation before construction. Engineers can study thousands of sound reflections and evaluate RT60, Speech Transmission Index (STI), clarity, definition, Early Decay Time (EDT), Sound Pressure Level (SPL) distribution and potential echo paths.

ENGINEERING THAT CAN BE MEASURED

Simulation identifies where absorption, diffusion or reflection is actually required. More acoustic material is not always better; the objective is to optimise sound behaviour and establish performance through calculations, predictive simulation and measurable criteria.

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- Lieutenant Commander Kumar (retd.), Submariner
Director, Indecor Slides Pvt Ltd







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Designing Atmosphere: The Nest and the Future of Urban Homes



Ar. Vardha Aggarwal

Sculpt Design Studio



"Home is where you can truly feel yourself and a space that reflects your identity", says *Ar. Vardha Aggarwal*. This concept finds a different rhythm with Sculpt Design Studio as their designs rise above the conventional to offer unique spaces. They are redefining the essence of urban living by atmospheric spaces that evoke emotion while addressing the pragmatic needs of contemporary living. From integrating sensory experiences to adding a dialogue between light and material, their spaces offer a sophisticated elegance.



The Essence of Atmospheric Design

"The essence of contemporary modern design lies in its ability to balance minimalism with warmth and function with beauty," as I often emphasise when approaching new projects. This philosophy guided our creation of 'The Nest'- a residence that demonstrates how urban homes can be transformed into spaces of both grandeur & intimacy. When our clients approached us with a vision for spacious areas for hosting gatherings, we recognised an opportunity to create something beyond the conventional apartment layout.

Crafting Sensory Experiences

Atmospheric design is fundamentally about engaging the senses. At The Nest, this journey begins in the entrance lobby, where warm lighting casts a gentle glow against lime plaster walls. The marble inlay underfoot and the graceful arched ceiling overhead create a vertical rhythm that immediately signals the transition from the outside world into a curated experience. As one moves through the residence, the open layout of the living area emphasises connection and socialisation, crucial elements in today's urban homes. Here, we've employed a muted palette punctuated by thoughtful colour moments, like the curved sage green sofa that adds visual interest without overwhelming the senses.

The Dialogue Between Light and Material

The future of urban homes will increasingly rely on the thoughtful interplay between lighting & materiality. In The Nest, cascading metallic chandeliers in the living room and spherical neon lights in the hallway create layers of illumination that transform spaces throughout the day. These lighting elements work in concert with materials like brass fixtures and soft beiges to establish what we call "minimalist luxury"- a concept that will define urban living in the coming years.







Personal Narratives in Private Spaces

Perhaps most significant to the evolution of urban homes is the attention paid to private spaces- bedrooms and bathrooms that tell personal stories. Each bedroom in The Nest narrates a unique tale: one with clean lime plaster walls and pastel green furnishings; another with bold pastel pink and magenta hues; a third reflecting its occupant's passion for anime through graphic elements against sophisticated black and grey backgrounds. In these intimate spaces, we've incorporated elements like floating dressers & fluted glass panels that maximise functionality while maintaining visual lightness.

The Future of Urban Home Design

As architects and designers, we must anticipate the changing needs of urban dwellers. Looking forward, I envision homes that continue to blur the boundaries between functional zones while creating microclimates of emotion within a single residence. The successful urban home of tomorrow will be adaptable, responsive to its occupants' needs & deeply connected to their identity.

At Sculpt Design Studio, we remain committed to crafting spaces where every texture, finish and play of light invites contemplation and comfort. When design achieves this delicate balance, we transform houses into homes- spaces that resonate with the soul while meeting the demands of contemporary urban life.

The Publisher's Home by Studio Tilt



Ar. Natasha and Abhijit

Studio Tilt

Project : The Publishers' Home
Location : North Goa **Area :** 1500 Sq.ft.





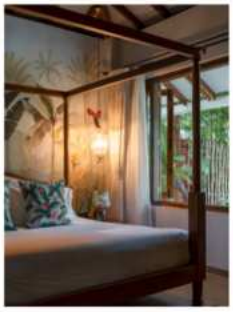
Set within the quiet, green bylanes of Siolim in North Goa, The Publishers' Home by Studio Tilt is an intimate retreat shaped by its inhabitants and their way of life. Designed for a couple from the world of publishing, the 1,500 sq ft, two-bedroom home extends beyond its human occupants to include visiting animals from the adjoining Welfare for Animals in Goa shelter, negotiating domesticity with openness.

The project transforms a small, loosely defined structure into a cohesive home through careful restoration and expansion. Retaining portions of the original roof while introducing selective interventions, the design establishes clear yet connected spaces that feel open and purposeful. Verandahs, reworked openings and skylights strengthen the home's relationship with the outdoors, enhancing ventilation, daylight and constant visual connection to the surrounding landscape.

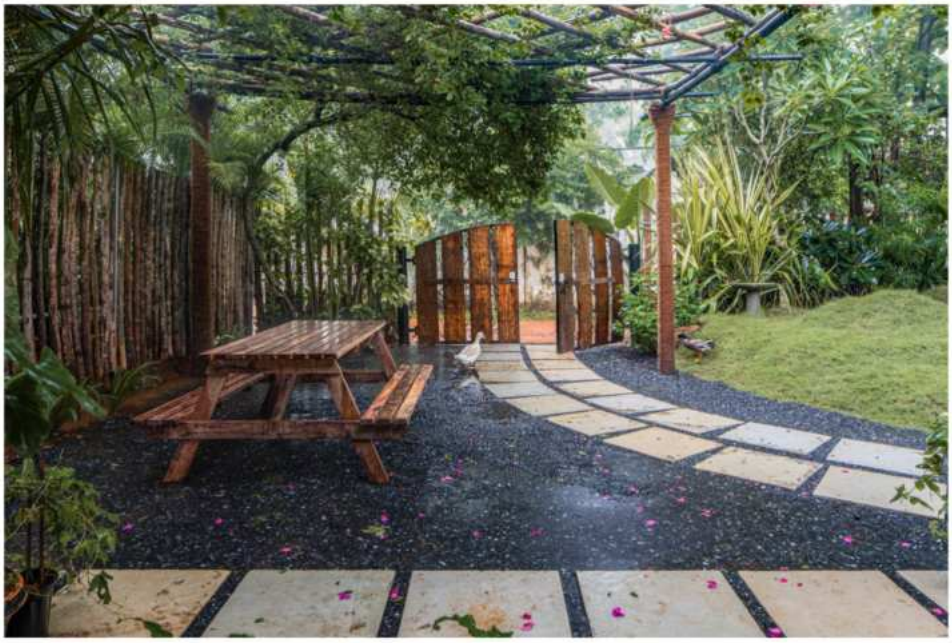
The landscape is integral to the design, with grass mounds, bird baths and a lily pond woven around an existing mango tree. Mature trees, existing growth and animal movement remain undisturbed, allowing the home to function as an extension of its setting. A restrained material palette, seamless cementitious flooring and minimal interiors reinforce openness, while bookshelves reflect the homeowners' lives.

For Studio Tilt, the project embodies a design philosophy that fosters meaningful connections between people and nature, creating a home where books, animals & the outdoors shape an environment that continues to evolve with its inhabitants.









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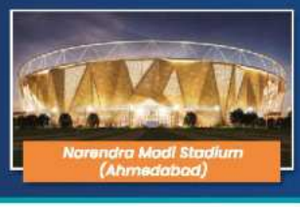
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How AS Architects Transformed a Weekend Escape into an Intuitive Family Home



Ar. Anish Patel and Suresh Mistry

AS Architects

Project : Nirvaan **Area :** 8,000 Sq.ft
Location : Gujarat
Photo Credits: Nayan Soni













Set on a 6,000 sq. ft. site in Gujarat, Nirvaan by AS Architects, led by architect Anish & Er. Suresh, evolved from a weekend retreat into a primary home as the owners' needs changed. This shift prompted a rethink of how the residence would function daily.

For the homeowner, ease and efficiency became important. An automation system controls lighting, air-conditioning, security and surveillance seamlessly, while fingerprint access extends to doors, wardrobes and the lift. Geofencing enhances convenience, preparing for arrival by activating lights, cooling rooms and entertainment systems. The home spans two levels, with a backyard. The main living room retains its double-height volume, while another zone was reworked to accommodate an entertainment level with a theatre, poker table & Italian-stone bar. Charcoal finishes, deep wine-toned acoustic panels and controlled lighting create an intimate atmosphere.

Guided by Vastu, a temple sits at the rear, linked to the living room by a pathway and water feature. Inside, bathrooms connect to walk-in wardrobes, while upgraded finishes, integrated seating, and cohesive furniture reinforce the home's architectural language. A cascading pearl-inspired chandelier adds drama to the living room.

Ultimately, Nirvaan is a response to changing lifestyles, balancing technology, comfort, practicality and personal expression every day.

A Kolkata residence reimagined through connection, comfort and family rituals



Aanchhal Bhuwalka

AB Design

Project : The House of Ballygunge
Location : Kolkata
Area : 3,700 Sq.ft
Photo Credits: Kuber Shah



The House of Ballygunge, designed by AB Design's principal designer Aanchhal Bhuwalka, was created by merging two adjacent apartments into a single 3,700 sq. ft., four-bedroom residence. The design begins at the lift lobby, establishing continuity before one even enters the home.

Working within an older building meant integrating existing structural constraints as design features. A retained column, left after removing the wall between the two apartments, now supports a swing between the living and dining areas - operable from both sides, it acts as a spatial marker while preserving openness. Sliding and camouflaged doors, integrated storage and mouldings keep the architecture visually uncluttered. The kitchen has a separate utility area for services, while a home theatre (built into space originally outside the apartment), a bar area and a mandir add to the home's functions.

A family lounge leads to four bedrooms - the children's room adjoins the master, and a play area sits beside the parents' room. Materials and layouts reflect each family member's age and routine. White marble flooring runs throughout, including bathrooms, offsetting low ceilings and letting accent colours in furniture and art stand out.

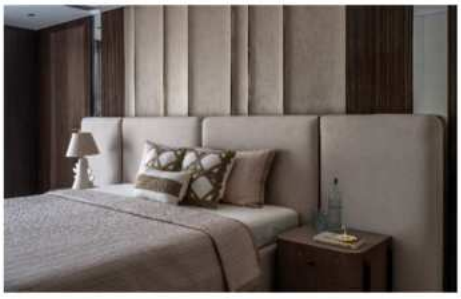














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Blending Boho and Persian: Ar. Rajkumar Kumawat's Artistic Vision for Casa Arco



Rajkumar Kumawat

Rajkumar Architects

Project : Casa Arco
Location : Jaipur
Area : 10,000 Sqft



Beginning his vision with luxury, privacy and functionality as a priority, the home is a soulful journey etched in design. Dubbed in the royalty of Jaipur, it pirouettes on visual cues of curves and smooth edges on the exteriors. *"A contemporary shell but with the soul of Persian and Boho style. With ornate details and modern materials, the residence is the epitome of modernly classic", says Ar. Rajkumar Kumawat*. The design captivates attention with the iconic facade, with arches, partitions and focal elements that are used to enhance depth, ensuring the space feels expansive rather than like a gully.



The interiors take one on a journey to Persia with accents of Bohemian designs.

Zoned across two floors, each space is designed with unique elements. The ground floor includes a drawing room with a kitchen, adding to the functionality of the overall design. The first floor houses the master bedroom, and the second floor incorporates the sons' rooms, each with a different aesthetic. The door opens to the grand living area- a space draped in a cocoon of comfort. It showcases intricate carvings and ornate motif designs on walls and ceilings, bringing a sense of heritage into the space. Open shelves with bespoke decor elements, where each shelf is bordered with a unique



rectangular motif, add an authentic touch.

Every aspect of the room invites people to immerse themselves in the idea of heritage while celebrating the modern living style. Boho elements add warmth with natural textures and handcrafted details, while Persian influences bring ornate carvings and decorative motifs. Ceilings feature cornice mouldings and decorative focal points that highlight Boho-Persian artistry, making the space rich yet inviting. This mix created a luxurious yet cosy ambiance, balancing elegance with artistic and cultural depth.

In essence, this blend of Boho and Persian in the home is a nod to heritage design with the assembly of modern lifestyles. A tribute to the region's royal grandeur, the house masterfully strikes a balance between tradition & beauty.







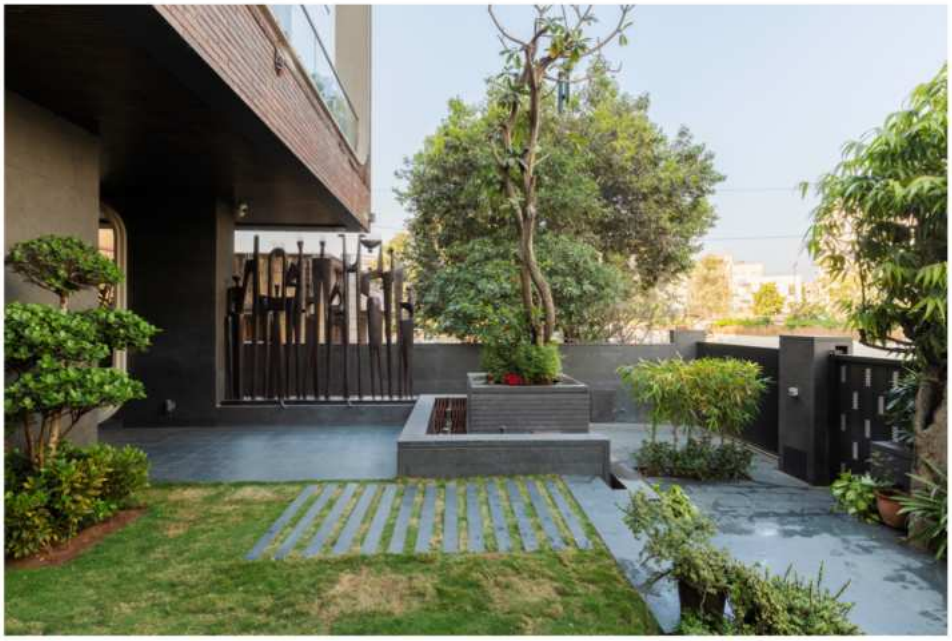












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Fenova Launches 6,000-Ton Fully Automated uPVC Facility in Solapur

The official commissioning of Arihant Profile Extrusion LLP's sprawling 170,000-square-foot facility in Chincholi MIDC, Solapur, marks a major milestone for its flagship fenestration brand, Fenova. Engineered ground-up around Industry 4.0 standards, the plant is designed to house up to 14 high-performance extrusion lines, launching with an impressive initial capacity of 6,000 metric tons per year.

What sets this smart manufacturing hub apart is its total integration of end-to-end process automation. Every phase from raw material weighing, precise chemical formulation mixing, and automated feeding to extrusion, co-extrusion, intelligent packaging, and dynamic dispatch systems operates with minimal human intervention. This configuration positions the facility as one of the most technologically advanced rigid plastics extrusion plants in the industry.

Beyond scaling volume to meet surging domestic and international demand, the Solapur plant serves as the primary production engine for Fenova's proprietary, laminate-free co-extruded wood-finish & colored uPVC profiles.

Durakraft Extrusions Secures BIS Certification for uPVC Window and Door Profiles

Durakraft Extrusions Pvt. Ltd. has earned the prestigious Bureau of Indian Standards Certification for its uPVC window and door profiles. This important milestone highlights the company's dedication to top-tier manufacturing standards in India and its ongoing focus on delivering innovative, high-quality products. Achieving this certification validates that Durakraft's uPVC profiles successfully meet all rigorous Indian Standards for quality, safety, and operational performance.

The managing director of Durakraft Extrusions, Ankit Modi says, "BIS certification marks an important milestone to show that Durakraft is dedicated to providing quality products, complying with quality systems, and having a long-term commitment to manufacturing excellence. With this recognition of our commitment to producing high-quality uPVC product lines and the resulting ability to demonstrate confidence to existing customers, distributors, and retailers, when they know that their Durakraft products meet the highest standards of manufacture available in India, they will have continued confidence in Durakraft and the brand in general."

Simta Astrix Hits 24,000 TPA Production Milestone, Raising the Bar in Indo-German Door & Window Manufacturing

Established in 1991, Simta Astrix has achieved a major manufacturing milestone by reaching 24,000 tonnes per annum in production capacity. This growth marks a steady scale-up from 9,600 TPA in 2017 and 22,000 TPA in 2025, solidifying its position as a leading Indo-German precision engineering brand in India's door and window sector.

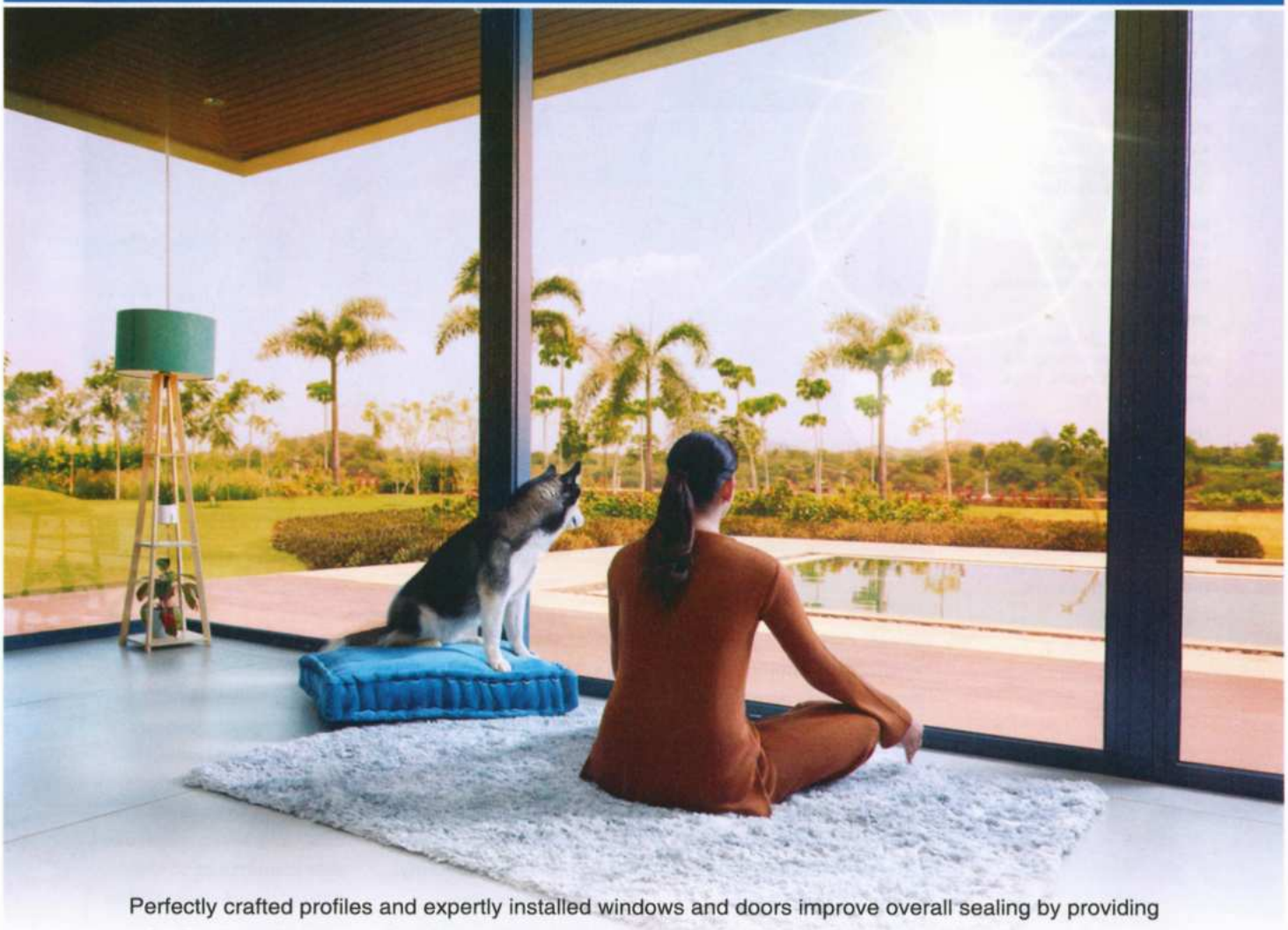
The company operates 15 advanced European extrusion lines, blending German engineering with Korean ABS technology. Its comprehensive product portfolio includes diverse uPVC window and door systems, premium laminated profiles with German-imported finishes and innovative ABS door panels featuring honeycomb infill structures for enhanced insulation and durability.

Backed by rigorous quality control aligned with strict European standards, Simta Astrix continues to deliver world-class fenestration solutions for residential, commercial, and industrial applications. The company has earned prestigious approvals from leading organizations, including SKZ, SGS, CIPET, National Test House, TÜV India, Win Wall, and the TÜV Nord Group.



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Building Green from the Inside Out: How KömaBoard is Redefining Sustainable Interiors in India



India's construction and interior design industry stands at a transformative crossroads. For generations, conventional wood-based paneling has been the default material for homes, offices, and commercial spaces. However, an urgent reality is reshaping the market: India's natural forests face immense environmental pressure, green building standards are rising, and a progressive new generation of architects are asking a vital question, does our interior architecture really have to rely on wood-based materials at all?

At Koemmerling, our answer is a definitive no. With KömaBoard, our premium range of advanced polymer composite sheets engineered with rigorous German precision standards, we offer a material that goes far beyond a mere substitute for wood. It is a genuinely superior alternative across every dimension of sustainable and future-proof building practices.

While traditional timber carries deep cultural familiarity, relying on it as a primary interior material is no longer viable as the construction sector pivots toward sustainable development. Beyond the profound environmental cost of sourcing raw timber, wood panels come with severe performance limitations that become acute in India's demanding climate. These include severe susceptibility to moisture and high humidity, which causes structural warping and swelling during monsoons, as well as chronic vulnerability to destructive termite and borer infestations. Furthermore, wood requires an ongoing, frustrating maintenance burden that accumulates significantly over time, prompting a much-needed evolution in material thinking.

KömaBoard represents Koemmerling's ultimate answer to these systemic challenges, backed by over 125 years of global engineering mastery. This proprietary formulation eliminates every major flaw of wood within a single product. KömaBoard is completely waterproof and moisture-resistant, ensuring it will never swell, warp, or rot, even in humid coastal regions. Because it lacks organic matter, it is entirely immune to termites and borers. To top it all off, it is naturally fire-retardant, anti-fungal, anti-bacterial, and meets the most stringent international standards for health and safety.

What makes KömaBoard's sustainability story truly compelling is that its green credentials are built directly into its chemistry. Formulated in compliance with strict European environmental standards, it is completely free from hazardous substances. Containing zero formaldehyde, asbestos, heavy lead, CFCs, or plasticizers, it poses zero hazard to human health or the environment throughout its lifecycle. More significantly, KömaBoard fully embraces the progressive principles of the circular economy. Unlike traditional wood panels that invariably end up in overflowing landfills or incinerators, KömaBoard sheets are fully recyclable. Production waste and end-of-life material can be recovered and reintroduced into the manufacturing cycle multiple times over without losing structural quality or finish.

Crucially, choosing sustainability with KömaBoard demands zero aesthetic compromise. Featuring a smooth, uniform surface, it is fully compatible with standard woodworking tools and modern CNC cutting equipment. This opens up an extraordinary world of design possibilities, ranging from detailed wall paneling and decorative grills to bespoke furniture and retail displays. Because the surface is non-porous, it accepts laminates, paints and direct digital printing with absolute ease. Available in rich woodgrain textures and pristine white finishes suited for contemporary design languages, KömaBoard delivers the aesthetic warmth of natural timber paired with enduring durability, structural consistency, and absolute freedom from maintenance across modular kitchens, wardrobes, false ceilings and exterior facades.



KömaBoard

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BUILD DIFFERENT

When spaces are designed to stand apart, performance should follow. KömaBoard polymer composite sheets offer durability, resistance, and refined aesthetics—crafted for interiors that last.



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The Quiet Confidence of a Contemporary Workplace



Jatin Gupta and Poulomi Dhar

Design Ethics Studio

Project : Project Oak-ay!
Area : 10,000 Sq.ft
Location : New Delhi
Photo Credits: Avesh Gaur









Project Oak-ay! is a 10,000 sq. ft. office in Okhla, New Delhi, designed by Design Ethics Studio as a contemporary workplace rooted in clarity, warmth, and quiet sophistication. Rather than relying on overt gestures, the design creates an atmosphere of calm authority through carefully considered materiality, lighting and spatial planning.

With limited access to natural light, the studio introduced luminous ceilings, diffused lighting panels and concealed linear systems that create an even, comfortable ambience throughout the office. Textured and gradient glass partitions allow light to filter softly while maintaining privacy, adding depth and visual permeability.
A restrained palette of warm timber, textured stone, muted upholstery, and brushed metal defines the interiors. The reception features a sculptural curved stone wall, while the central corridor is articulated through patterned flooring, rhythmic timber panels, curated artworks, and layered lighting that guide movement across the workspace.

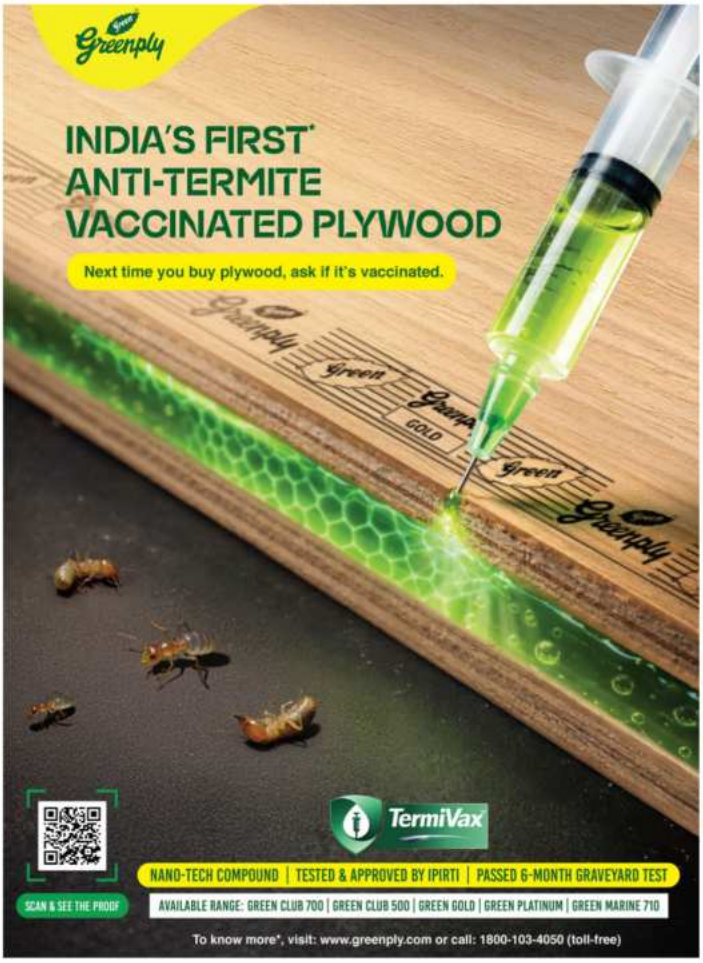
Custom-designed furniture, soft furnishings, integrated greenery, and carefully positioned artworks reinforce the project's cohesive identity. As the design evolved, hospitality-inspired elements including curved forms, refined lighting, and tactile materials transformed the office into a welcoming yet professional environment.

The result is a workplace that balances functionality with emotional comfort, demonstrating how thoughtful design can create spaces that feel contemporary, enduring, and deeply human.





Building for the Long Run: How Greenply Termivax Brings Termite Protection into Material Selection



Termites hollow out interior plywood from within, destroying panels before damage appears on the surface. Long-term durability requires using high-density hardwood pre-treated with chemical preservatives, alongside pre-construction soil barriers to block ground access.

Kitchens, wall partitions, and wardrobes mounted against raw masonry are especially vulnerable. These dark, unventilated spaces provide ideal conditions for colonies to thrive, making termite-resistant materials essential.

Protection Starts at Material Selection

Termite treatment is often considered during or after installation. But once plywood has been specified and incorporated into an interior, addressing an infestation can mean added intervention, disruption and cost, making protection at the material level worth considering from the outset.

For architects, factoring in strength, moisture resistance and dimensional stability alongside biological threats ensures true long-term durability. For contractors, using pre-treated plywood guaranty reliability in critical interior applications.

Beyond Surface Treatments: Why Integration Matters

Traditional anti-termite methods rely on surface coatings and site treatments, which quickly break down when plywood is cut, drilled or exposed to moisture. By blending protective agents into the resin during manufacturing, Greenply embeds termite resistance into the material itself. This delivers uniform, permanent protection throughout the core that holds up even after fabrication.

Technology Built into the Plywood

Greenply Termivax uses patented, nano-powered TermiVax Technology to create one of India's first vaccinated anti-termite plywoods. This factory-integrated treatment delivers permanent protection embedded directly into the material.

This shift marks a move toward engineered plywood with verifiable performance. Greenply's portfolio brings this same approach to fire safety, moisture resistance, dimensional stability, and low emissions across residential and commercial projects.

Independently Tested and Approved

For professionals responsible for specifying or approving materials, performance claims carry more weight when backed by independent validation. Greenply Termivax has been tested and approved by IPIRTI, the Indian Plywood Industries Research and Training Institute - the country's principal research body for plywood and wood-panel products. This gives architects and builder managers a documented basis for evaluation, rather than relying solely on manufacturer claims when comparing options at the RFP or specification stage.

Making an Invisible Problem Part of the Specification

Termites pose a unique threat because infestation usually stays hidden behind laminates and finishes until structural damage is already done. Greenply's Termivax campaign highlights this hidden risk using a humorous concept, a termite colony packing up and leaving because the plywood is simply unappetizing. Behind the lighthearted ad lies a critical industry reality: a space's long-term success relies on how materials perform years after handover, not just how they look on day one.

As plywood technology evolves, innovations such as TermiVax show how protection can increasingly be built into the material itself, giving architects, builders and interior professionals another performance parameter to consider when specifying for projects designed to last. This new technology solution will be available across the entire Green Range - Greenply Marine 710, Greenply Gold, Greenply Platinum, Greenply Club 500 & Greenply Club 700.

As plywood technology evolves, innovations such as TermiVax show how protection can increasingly be built into the material itself, giving architects, builders and interior professionals another performance parameter to consider when specifying for projects designed to last.

Heritage Meets Sustainability: Lessons from the Past for the Cities of Tomorrow.



Sonali Bhagwati

DPA



Can the wisdom of the past guide us in building a greener and resilient future? Well, today, as cities grapple towards eco-conscious living, they have lost the essence of heritage in modern living. With technologies and smart systems, the idea of authentic designs or sustainable factors has left the contemporary landscape. This Earth Day, we aim to create designs where heritage meets sustainability and the future pays homage to both concepts. To mitigate the dangers associated with natural and man-made disasters, a well-preserved legacy is equally crucial. Experience has demonstrated how urban sprawl, neglected rural areas, natural resource degradation, and poorly designed new development raise community vulnerability to disaster risks. In this article, ***Ar. Sonali Bhagwati, Founder and Principal Architect at Designplus Architecture***, explores lessons from the past for the cities of tomorrow.

For centuries, traditional architecture has followed local climates, resources, and cultural practices. These buildings were designed with inherent efficiencies like courtyards for ventilation, shaded verandas and orientation strategies that optimised sunlight. Unlike many contemporary structures reliant on mechanical systems, heritage architecture often thrived on passive design principles. In the era of climate change, these time-honoured techniques are being reinterpreted through the lens of sustainability. For instance, including wind catchers or cooling towers inspired by the traditional architecture of Rajasthan in modern commercial buildings can mitigate the need for artificial cooling.







Traditional construction materials like earth, lime, and stone were inherently sustainable. They were locally sourced and maintained indoor environmental quality. Today, as architects seek alternatives to high-carbon materials like concrete and steel, there is renewed interest in these humble resources. Incorporating traditional materials in contemporary design can significantly reduce the embodied energy of buildings. For example, rammed earth walls are making a comeback in urban projects due to their thermal mass and tactile beauty. Likewise, lime plasters are being rediscovered for their breathability and low toxicity.





The most important aspect of heritage and modern sustainability is vernacular architecture. Vernacular architecture offers invaluable insights into climate adaptation. Long before the advent of air conditioning, traditional structures employed ingenious methods to regulate indoor climates. In the arid regions of India, the jali (perforated screen) allowed for airflow while filtering light. As cities today grapple with rising temperatures and energy costs, these passive strategies are being integrated into new developments. The revival of green roofs and natural ventilation systems is evidence of a growing recognition that the past holds valuable blueprints for the future.

The past is a reservoir of what could be, a source of ideas, strategies, and values that remain profoundly relevant. For it is in the fusion of heritage and sustainability that we find a design philosophy robust enough to weather change and rich enough to inspire generations to come!







Redefining Privacy in Modern Architecture



DEEPAK JOSHI
Director - Sales & Marketing

Architecture is no longer simply about creating beautiful spaces. It is about making spaces **adaptive, intelligent and responsive.**

Two innovative film technologies are transforming the way privacy is designed- **PDLC technology & Nano-Cloaking technology for glass systems.**

PDLC technology - Privacy at the Touch of a Switch

Polymer Dispersed Liquid Crystal (PDLC) technology transforms ordinary glass into dynamic privacy glass. The technology consists of microscopic liquid-crystal droplets dispersed within a polymer layer and positioned between conductive layers.

When electrical power is applied, the liquid crystals align, allowing light to pass through the film and creating a transparent appearance. When the power is switched off, the crystals become randomly oriented and scatter incoming light, producing a translucent or frosted appearance.

This simple switching principle gives architects an important capability: **privacy can be controlled without conventional blinds, curtains or permanent opaque partitions.**

PDLC can be supplied as an integrated smart-glass solution or as a film that can be applied to existing glass surfaces, depending on the project requirements.

From Fixed Privacy to Dynamic Privacy - Traditional architectural solutions generally require a compromise. A conventional glass partition provides openness but limited privacy. A curtain provides privacy but occupies visual and physical space. Frosted or etched glass offers permanent privacy but removes the option of transparency. PDLC changes this equation.

A meeting room can remain visually connected to the surrounding workplace during normal operation and become private when confidential discussions begin. A healthcare environment can maintain openness while providing patient privacy when necessary. Residential interiors can move between expansive views and personal privacy without changing the architectural envelope.

This ability to **switch between states** makes this technology attractive for flexible buildings.

Ideal for:

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·Hotels & luxury residences
·Healthcare facilities
·Retail & showrooms
·Partitions, doors and façades

This technology offers One surface, Two modes and Complete flexibility.

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RAJAT DHINGRA
VP & Business Head
(Architecture Business)

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Cloaking Film is a cutting-edge privacy solution designed for open-plan offices and public spaces. This advanced architectural film for glass walls acts as a privacy filter, blocking external viewers from seeing your LED screen, which appears black from the outside. Inside, everyone can work freely with peace of mind, knowing that sensitive data is safe and secure. Ideal for conference rooms, meeting rooms and team studios.

Toward Smarter Architectural Surfaces

Nano Cloaking Film belongs to this emerging category of technologies that allow surfaces to perform more than one function.

An employee's computer monitor may contain confidential business data. A healthcare workstation may display patient information. A financial terminal may show sensitive account details. A control-room screen may present operational information that is not intended for public viewing.

Ideal for:

·Corporate & executive workstations
·Banking and financial environments
·Healthcare displays
·Control rooms
·Retail & interactive displays
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It brings a new dimension to digital design:

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The most compelling question is no longer simply **"How much glass should a building have?"** It may soon be: **"How intelligently can that glass perform?"**

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Cove House, Amritsar: A Sustainable Modern Retreat



Ar. Harkaran Singh Boparai

Harkaran Boparai Studio

Project : Cove House
Location : Amritsar, Punjab
Area : 14477.45 Sq.ft



Designed by **Ar. Harkaran Singh Boparai, Founder and Principal Architect of Harkaran Boparai Studio**, Cove House is a contemporary residence in Amritsar that brings together ultra-luxurious living and a deep connection with nature. Spread across a 31,680 sq. ft. site with a built-up area of approximately 14,477 sq. ft., the home is conceived as a serene retreat within the city.

The architectural language is defined by an **L-shaped plan**, allowing nearly 70% of the living spaces to overlook lush green vistas. This planning strategy creates a seamless relationship between indoors and outdoors, with expansive windows and sliding doors drawing natural light and landscape into the home.

A grand teak double door opens into a dramatic double-height lobby that forms the central axis of the residence, connecting formal living and dining spaces, the kitchen, informal lounges and bedrooms. Inside, luxurious marble flooring, sculpted plaster ceilings, refined finishes and bespoke Italian furniture create an elegant yet contemporary atmosphere.

The landscape is integral to the experience, with tropical planting, landscaped gardens, walkways and an 8 x 20-foot pool accompanied by a bar zone forming inviting outdoor spaces.

Sustainability is embedded through **passive cooling, deep overhangs, terrace landscaping, efficient HVAC systems, natural lighting and responsible water and waste management.**

Cove House demonstrates how modern luxury can coexist with **environmental responsibility and a profound connection to nature.**













Experience the Future of Smart Security with Häfele's Vega Digital Lock

As homes become smarter and security expectations continue to evolve, Häfele introduces the Vega Digital Lock- a sophisticated all-in-one locking solution that seamlessly combines intelligent technology, versatile access options, and elegant design. Crafted with a sleek, flush body that appears to be forged from black glass, the Vega Digital Lock enhances contemporary interiors while delivering dependable protection for modern lifestyles.

At the heart of the Vega Digital Lock lies a suite of smart technologies that redefine everyday access. The innovative Smart Access feature enables homeowners to remotely grant entry to visitors through the Häfele Smart Living App, eliminating the need to share passwords. Smart Password technology safeguards user privacy by allowing the actual passcode to be concealed within a sequence of random numbers, while the Smart Voice feature provides step-by-step voice guidance while adding users, setting passwords, or enabling different functions, along with notifications about the lock's status and incorrect operations. Enhancing security further, Smart Freeze automatically disables the lock for over five minutes after multiple incorrect access attempts, helping reduce the risk of unauthorized entry.
Designed for versatility, the Häfele Vega Digital Lock is suitable for both internal and external doors across a wide range of residential and commercial applications.





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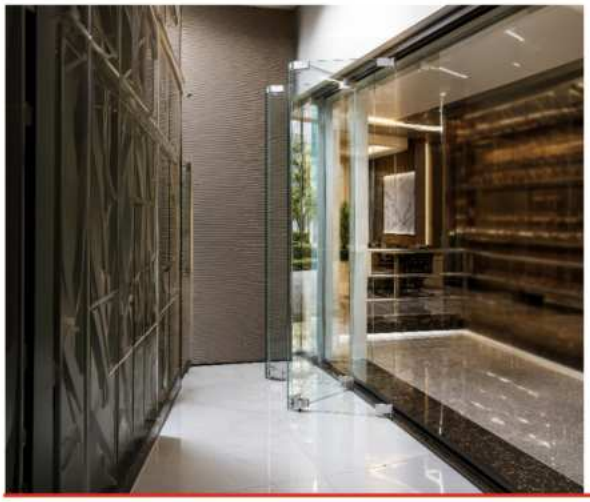
Ebco Introduces the ESmart Digital Lock Series to Give Every Door Intuitive Security

Leading Indian producer of building supplies and door hardware, Ebco Pvt. Ltd., has formally introduced its much awaited ESmart Digital Lock Range. This cutting-edge portfolio, which is currently accessible in all major Indian cities & metro areas, offers a sophisticated keyless security environment designed for contemporary settings.

Imperia, Regalia, Crest, and Sync-Pro are the four different series in the line that are designed to provide simple biometric and app-based smart access to all door profiles, from compact aluminum-framed sliding systems to conventional wooden entryways. With up to seven entry modes face recognition, palm recognition, fingerprint, smart PIN, RFID/NFC card, the Ebco Smart+ mobile app, and a physical emergency key-the flagship Imperia series provides a completely automated locking experience. While the Sync-Pro series expands smart locking to aluminum-profile sliding doors a market that has historically been underserved by digital lock manufacturers in India the Regalia and Crest series offer semi-automatic functionality with up to five access modes at a more affordable price range.









ENOX

ASSA ABLOY

When Space Learns to Move

A well-designed space is not always defined by how much it can fit in, but by how easily it can change. A meeting room that opens into a larger workspace, a lounge that transforms into a social area, or a home where a glass partition can disappear when more openness is desired all reflect the growing importance of flexibility in contemporary architecture.

Glass has naturally found a place in this evolving design approach. It brings openness while maintaining separation, allows natural light to flow through spaces, and creates a sense of visual continuity. When glass can also slide, fold and stack away, it offers even greater possibilities.

At the heart of this idea is the EGSLDF 102 P Glass Sliding Folding System from Enox, Part of ASSA ABLOY. Designed for frameless glass panels, the system allows up to six panels to slide and fold, enabling spaces to open up or close off as required.

The Architecture of Movement

Unlike conventional partitions, where boundaries remain fixed, a sliding folding glass system allows the boundary to move when it is no longer needed. The EGSLDF 102 P uses a hinge-connected panel system, allowing glass sections to fold together as they move.

The result is a practical solution that transforms a full glass partition into a more open configuration while retaining a clean, minimal aesthetic. Since the system is designed for frameless glass, the focus remains on the architecture, the glass and the space itself.

Engineering That Works Quietly

Good architectural hardware often works best when it is barely noticed. The EGSLDF 102 P uses nylon wheels with integrated bearings to support smooth and quiet movement. The panels move along the system and fold through their connected hinges, while an integrated bolt lock provides added security.

These details help make everyday interaction with a movable partition smooth and effortless, allowing the hardware to remain understated within the overall design.

Designed for Flexible Spaces

The EGSLDF 102 P is designed for interior applications across a variety of architectural environments, including offices, hospitality spaces and homes.

A boardroom can be opened to accommodate a larger gathering, a hospitality area can become part of a larger venue, or a home can maintain separation without losing its sense of openness. The underlying idea is simple: one space does not have to serve just one purpose.

The system accommodates up to six frameless glass panels, with a maximum panel weight of 75 kg per panel and panel widths starting from 500 mm, offering architects and designers flexibility when planning installations.

Making Space More Adaptable

The EGSLDF 102 P reflects a different way of thinking about architectural boundaries. Instead of creating permanent divisions, it allows spaces to adapt to changing needs.

Panels can move, fold away & transform the configuration of a room, while smooth and quiet operation keeps the experience natural and unobtrusive.

Sometimes, creating more space isn't about building more. It's simply about knowing when to open it.

Website: www.enox.in I Email: info.saarc@assaabloy.com I Contact: +91 95699 85983

Redefining Luxury at Raheja World Residences

Located at the strategic crossroad of Juinagar & Vashi NX, World Residences at Raheja District brings international-grade township living to Navi Mumbai. Developed by Raheja Universal within a sprawling 60-acre IT-integrated township, this flagship residential project offers a seamless blend of modern homes, integrated office spaces, and a vibrant 1.5+ km high-street retail boardwalk.

Rising up to 32 storeys high, the high-rise towers feature smartly designed 1, 2 and 3 BHK apartments starting from ₹1 Crore. Designed with low-density floor plates hosting just six residences per floor served by three high-speed elevators every home prioritizes natural light, cross-ventilation, and maximum privacy. Select residences also feature private decks opening up to unhindered mountain views.

Beyond individual homes, residents enjoy access to world-class indulgences, including a multi-level clubhouse, temperature-controlled swimming pool, state-of-the-art fitness center, pet park and landscaped green zones.

What truly elevates Raheja District is its exceptional transit connectivity. Positioned directly along the Sion-Panvel Highway and Thane-Belapur Road junction, it offers rapid access to Mumbai, Thane and the Navi Mumbai International Airport. Located just minutes from Juinagar and Vashi railway stations, World Residences delivers an effortlessly connected, self-sustaining ecosystem where work, leisure & everyday living come together seamlessly.



Siddha Sky: Mumbai's Premier Elevated Living

Siddha Sky is a flagship luxury residential development by the Siddha Sejal Group, celebrated for introducing India's iconic Rooftop Skywalk concept to urban living. Located in the rapidly transforming hub of Wadala, Mumbai, this sprawling 6-acre township features five 39-storey towers linked at the top by a breathtaking 400-foot-high skywalk.

This elevated skywalk forms a central lifestyle destination, featuring a jogging track, sky lounge, stargazing decks, viewing points, and landscaped gardens high above the city traffic. Below, the complex offers a massive multi-level clubhouse, swimming pools, state-of-the-art fitness centers, sports courts and dedicated play spaces for children and seniors.

The development provides well-planned two, three, and four-bedroom apartments with functional layouts ranging from approximately 600 to over 1,400 square feet of carpet area. Pricing typically starts around ₹1.65 Crore and extends past ₹3.80 Crore based on unit configuration and tower height.

Strategically situated near the Eastern Freeway, the BKC Connector and key monorail stations, Siddha Sky offers seamless connectivity to major business districts like Bandra-Kurla Complex and South Mumbai, making it an attractive choice for modern homebuyers seeking premium amenities and central location access. As Wadala continues to transform into an integrated commercial and residential hub, Siddha Sky offers a complete, self-contained lifestyle solution designed for contemporary city living.



Illuminating Safety: Autolite Emergency Lighting Systems



AUTOLITE®
EMERGENCY LIGHTING SYSTEM

Mr. Sunil Mishra
(Managing Director)

When sudden power outages, electrical faults, severe storms, or structural fires strike, immediate darkness creates severe panic and navigation hazards within any building. In building infrastructure, emergency lighting serves as a vital safety barrier during grid failure or building evacuations. Autolite emergency lighting systems serve as a core component of modern life safety infrastructure, providing automated, immediate illumination to guide occupants safely toward egress routes.

At the heart of an Autolite emergency unit is an internal voltage-sensing circuit connected directly to the facility's primary AC power supply. Under normal operating conditions, the unit draws standard grid power to continuously recharge its internal battery system via trickle charge, remaining on quiet standby. The moment AC power drops below a designated voltage threshold, an integrated solid-state transfer switch engages automatically. Within milliseconds, electrical current shifts smoothly from the primary grid to the internal battery backup, energizing high-output lamp heads to illuminate critical corridors, stairwells, and exit doorways. Once primary utility power is fully restored, the system seamlessly transfers back to standby mode while quietly replenishing its energy reserves.

Autolite Emergency Lighting Systems provide automated backup illumination engineered specifically to guide occupants safely during primary power failures. Manufactured in full compliance with Indian Standards, Autolite products deliver certified, energy-efficient safety solutions across commercial, industrial, and public infrastructure. The product line includes high-intensity Twin Beam Lights, IP65-rated weatherproof emergency luminaires, sleek edge lit exit route signage, and portable non-maintained units designed to maintain continuous egress route visibility when grid power fails.

For large industrial environments like warehouses, factories and railway yards, Autolite's Twin Beam Lights feature swivel-mounted lamp heads housed in heavy-gauge 22 SWG CRCA powder-coated metal enclosures, allowing facilities to focus intense LED beams down critical aisles and escape corridors. For outdoor or moisture-prone areas, the WP/NM weatherproof series utilizes impact-resistant ABS grey plastic housing, an IP65 ingress protection rating, and a clear reeded ABS diffuser to protect internal electronics from dust and water intrusion. Complementing these primary flood units, Autolite edge lit exit signs provide surface-mounted or recessed directional signaling using uniform LED illumination to keep egress pathways clear and compliant.

Beyond mobile machinery, Autolite extends its footprint into jobsite infrastructure, temporary site structures, and commercial building developments. Their line of emergency twin-beam units, illuminated exit markers, and high-visibility perimeter lights support site security and life-safety compliance.

By adhering strictly to testing specifications, Autolite provide dependable life safety performance across diverse structural layouts. Facilities utilizing Autolite systems benefit from built-in charge status indicators and standardized mounting arrangements that simplify periodic functional testing and routine battery checks.

Maintenance and testing are streamlined through clear visual status indicators and accessible battery compartments, simplifying routine inspections and functional safety checks. Implementing certified Autolite equips facilities with a durable, code-compliant safety strategy that protects occupants, manages risk, and ensures continuous visibility through unexpected power failures. Combining high-efficiency LED optics with rugged enclosure designs, Autolite Emergency Lighting System LLP delivers a comprehensive, code-compliant emergency illumination strategy that safeguards human life and mitigates panic during unexpected blackouts.





Hafele's Delft Series Architectural Lights Combine Powerful Illumination with Minimal Design

Lighting has evolved beyond its functional role to become an integral part of modern interior design. As architects and designers increasingly favour clean, uncluttered spaces, there is a growing preference for compact, minimal light fixtures that seamlessly blend into the overall design theme. At the same time, there is a strong inclination towards installing fewer luminaires that effectively illuminate larger areas without compromising on aesthetics. Responding to these evolving design preferences, Hafele has expanded its Delft Series Architectural Lights with the introduction of the new 10W Light Engine, delivering higher illumination through a small and exquisitely designed lighting solution.

Available in sophisticated black and white finishes, the Hafele Delft Series is ideally suited for dining rooms, hotel rooms, bedrooms, living rooms and display areas. Designed with a deep baffle, the luminaires distribute light evenly towards the centre while creating a comfortable visual experience. The series also features a simple plug and play concept that enables entirely tool free installation, making it a convenient choice for both new projects and renovations.

Built around a modularization concept, the Delft Series offers exceptional flexibility by allowing customers to configure the lighting solution according to their installation preferences. The ordering process involves selecting the preferred components around the light engine, enabling architects, designers and homeowners to create a solution tailored to their specific project requirements. This modular approach provides greater freedom in design while ensuring optimum lighting performance.

The Delft Series has also been engineered to deliver superior visual comfort through its low glare design. A higher cut off angle helps reduce glare, enhancing the overall lighting experience within a space. The luminaires feature a 36° cut off angle for fixed housing and a 41° cut off angle for tiltable housing, ensuring balanced illumination with minimal visual discomfort. Combining high performance with refined aesthetics, the Hafele Delft Series Architectural Lights offer an ideal lighting solution for contemporary residential, hospitality and commercial interiors.







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Sangha Bhawan: A Contemporary Sanctuary of Jain Values in Kolkata



Pooja Bihani

Spaces & Design

Project : Sangha Bhawan
Location : Kolkata **Area :** 18000 Sq.ft.



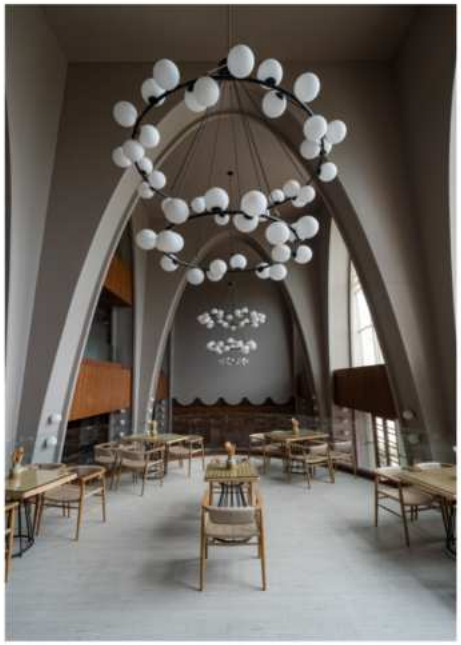
Sangha Bhawan, designed by Spaces and Design, Kolkata, under Principal Architect Pooja Bihani, is an 18,000 sq ft centre for Jain community life, conceived for the Acharya Mahapragya Mahashraman Education & Research Foundation (AMMERF). Rooted in Jain principles of non-violence, simplicity & knowledge, the institution transforms architecture into an expression of belonging, memory, and spiritual continuity.

The journey begins at the reception and lobby, where gentle curves and sculptural forms inspired by Jain iconography establish a sense of sanctity. The banquet hall continues this atmosphere through earthy materials and warm, clustered lighting reminiscent of meditative beads.

At the heart of Sangha Bhawan, the restaurant becomes a lyrical celebration of art and memory. Fluted wooden panels, mural portraits of Indian classical maestros, calligraphic motifs and golden spheres create an immersive dining experience that blends nostalgia, music and richness.

Upstairs, the cafeteria unfolds as a sunlit retreat, with arched colonnades and contemporary chandeliers drawing references from temple architecture. Designed for gathering, dialogue & reflection, it balances tradition with contemporary expression.

Across the institution, cultural continuity is reinterpreted through modern forms, restrained ornament, sustainable choices and detailing. Together, the spaces create a setting where heritage & modernity converge, embodying peace, harmony and unity.







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Priyush Mehra and Priyanka Mehra

P.S. Design

Project : Alta Monte
Location : Mumbai
Area : 2500 Sq.ft



Designed by **P.S. Design - Piyush & Priyanka Mehra**, Alta Monte is a 2,500 sq. ft. Mumbai residence that celebrates fearless creativity, layered materials and expressive detailing. Completed in 2024, the home was conceived in close collaboration with its homeowners, who embraced bold colours, unconventional ideas and playful textures.

The design unfolds as a richly layered visual experience, where every surface contributes to the narrative. A striking **multi-stone inlay floor in Crema Marfil, Rosso Levanto & Indian Green marble** flows through the home, creating a geometric foundation for the eclectic interiors. Dramatic wall and ceiling treatments, vivid wallpapers and an acid-washed metal panel by Scarlet Splendour add theatricality and depth.

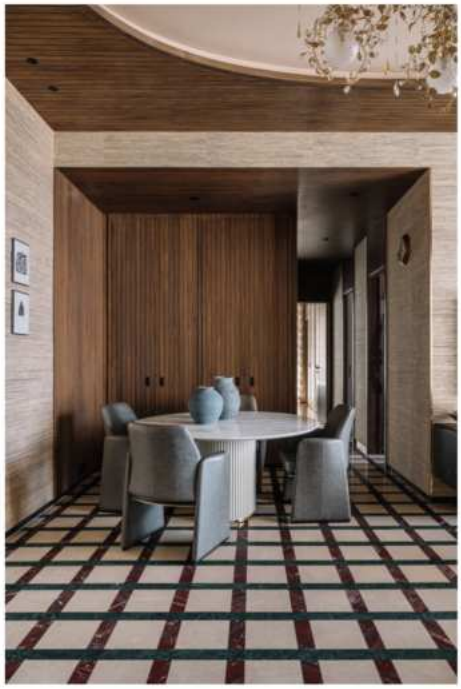
The foyer creates a warm first impression with handwoven wallpaper, arched entrances and softly rounded ceiling corners that blur the boundaries between walls, doors and ceilings. Emerald greens, rust oranges and avocado tones recur throughout, while the powder room and children's bedroom introduce playful moments through glossy tiles, vibrant wallpapers and custom detailing.

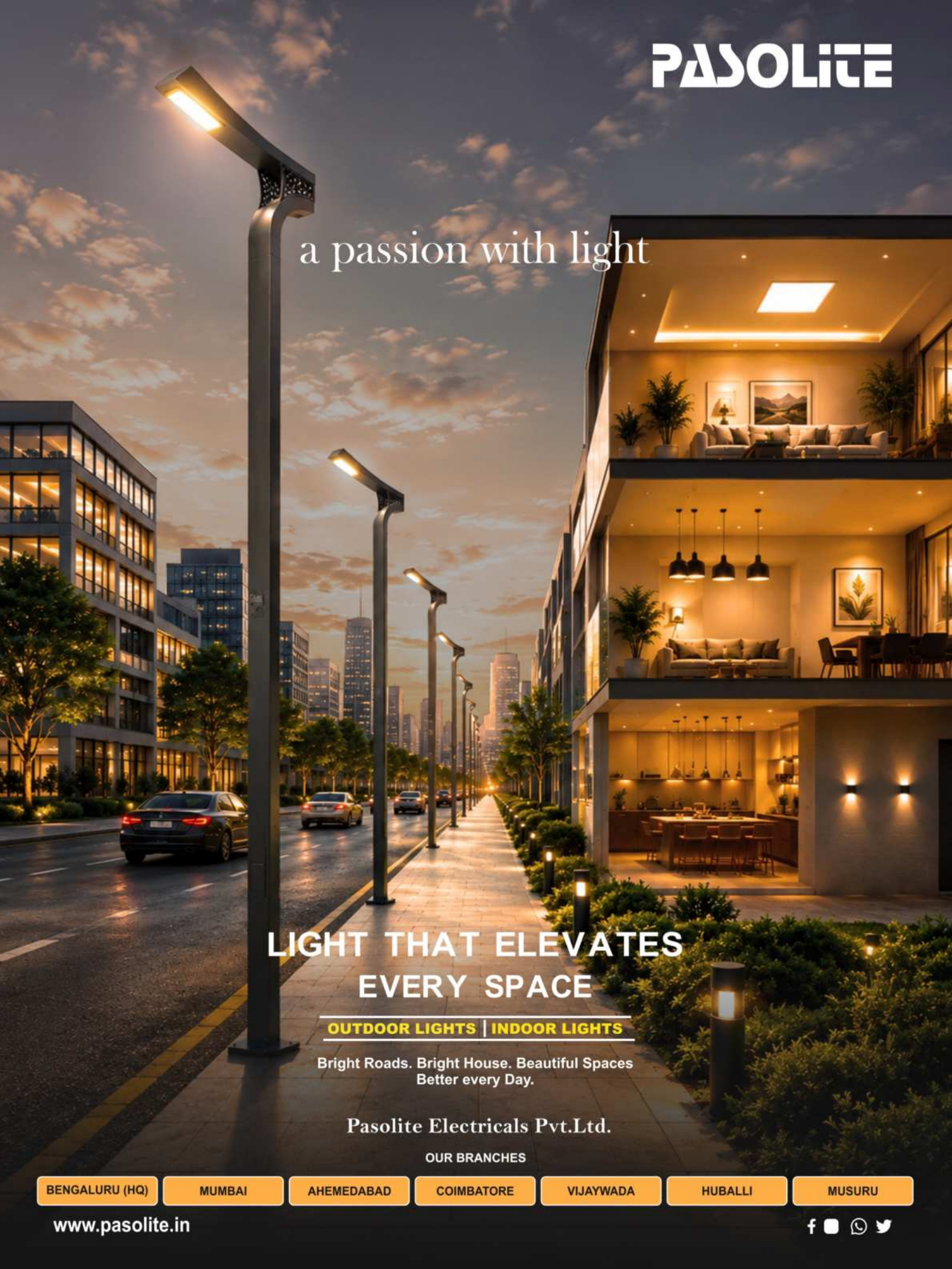
In the kitchen, forest-green quartzite and KitKat tiles complement the continued marble flooring, while the living room brings together patterned floors, textured wallpapers and wooden ceiling details.

With globally sourced furnishings, bespoke cabinetry, brass accents and exotic stones, **Alta Monte transforms compact urban living into an immersive celebration of colour, craftsmanship and individuality.**








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Leksa Lighting Transforms Tawi Wonderland, Jammu with Complete Lighting Solutions



Tawi Wonderland, Jammu, is a landmark riverside destination designed to bring together recreation, entertainment, landscape and scenic beauty. Located along the banks of the Tawi River, the destination comes alive after dark through a thoughtfully designed lighting environment. Leksa Lighting Technologies Pvt. Ltd. was entrusted with the complete lighting execution of Tawi Wonderland, delivering a cohesive lighting solution across the entire project.

Lighting That Enhances the Experience

The lighting design was developed to transform Tawi Wonderland into a vibrant and inviting destination after sunset. Architectural, landscape, decorative and feature lighting were integrated across pathways, gardens, structures, water features and public spaces.

Dynamic lighting elements add visual depth and character to the destination, creating an engaging atmosphere while maintaining comfort, safety and visual harmony for visitors.

Engineering with Precision and Creativity

Leksa Lighting executed a customized lighting solution using high-performance, energy-efficient LED luminaires engineered for reliable outdoor performance. Precise optics and carefully planned illumination provide excellent brightness, uniformity and controlled light distribution.

Every lighting element was strategically positioned to enhance the visual identity of the space while minimizing glare and maintenance requirements. The system is designed to deliver consistent performance under local environmental conditions.

Complete Lighting, Seamless Execution

From lighting design and engineering to manufacturing, supply, installation and commissioning, Leksa Lighting managed the complete lighting scope for Tawi Wonderland.

The project involved illuminating diverse spaces across the destination, creating a seamless visual connection between the landscape, architecture, pathways, waterfront areas and entertainment zones.

Proudly Made in India

The lighting solutions for Tawi Wonderland were designed and manufactured by Leksa Lighting at its advanced manufacturing facility in Mangalore, Karnataka.

The project reflects Leksa Lighting's commitment to delivering Made in India lighting solutions engineered for demanding landmark and outdoor applications across the country.

A Landmark Illuminated

The illumination of Tawi Wonderland demonstrates how carefully designed lighting can transform a destination, enhance experiences and create a memorable identity after dark.

For Leksa Lighting, Tawi Wonderland, Jammu, is another proud milestone in our journey of delivering complete lighting solutions for landmark spaces - combining design, engineering, manufacturing and execution with precision and purpose.

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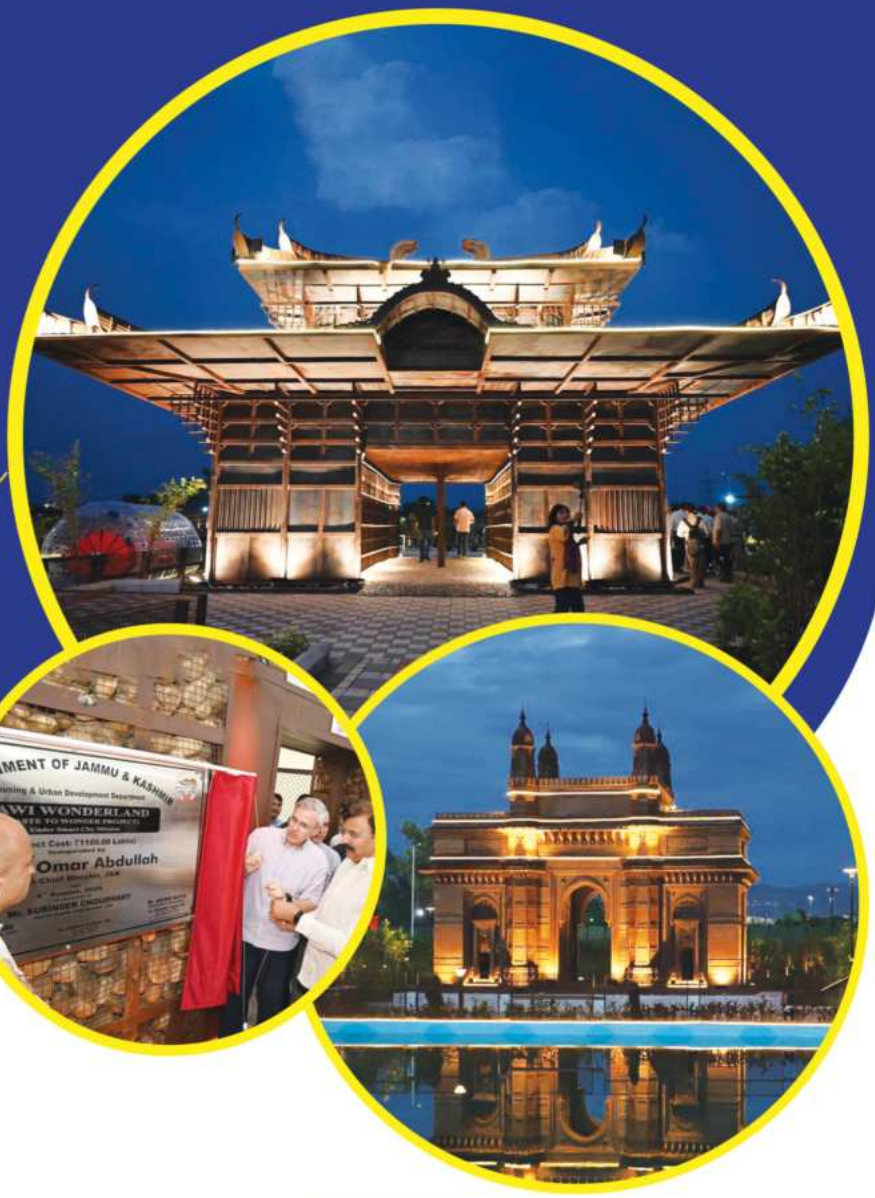
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THINK SAFETY. THINK SUPREME.

Established in 2010 in Mumbai, Supreme Creation has established itself as a premier manufacturer of industrial workplace signage and visual hazard management systems across India. The enterprise plays a critical role in bridging statutory safety compliance with daily operational security, designing specialized products for heavy manufacturing units, commercial real estate, chemical processing plants, and public infrastructure. As modern industrial environments become increasingly complex, clear visual communication acts as the first line of defense against occupational hazards, operational mistakes, and emergency chaos.

The company's core product catalog spans both passive and active visual safety systems engineered to endure demanding environmental conditions. Core offerings include photoluminescent exit signage, electric LED emergency light fixtures with integrated battery backups, high-voltage danger plates, mandatory PPE notices, chemical hazard placards, and specialized anti-slip floor tapes. To guarantee durability, Supreme Creation utilizes industrial-grade substrates such as high-grade aluminum, rigid PVC eco-sheets, aluminum composite panels, polycarbonate, and UV-resistant self-adhesive vinyl. These materials undergo specialized surface treatment to resist extreme thermal variation, chemical exposure, physical abrasion, and ambient UV degradation, maintaining high contrast and legibility over long service lives.

A cornerstone of Supreme Creation's emergency visual portfolio is its photoluminescent, or auto-glow, safety signage system. Manufactured using non-radioactive, high-luminance photo-pigments, these markers absorb natural light or ambient indoor lighting during standard facility operations and store the energy at a molecular level. In the event of a sudden power outage, structural fire, or smoke-obscured corridor, the signage automatically emits a bright luminescence. This passive illumination delivers continuous directional guidance along primary egress routes, stairwells, fire extinguisher call points, and emergency exits without requiring external electrical power or auxiliary generator backup.

Adherence to rigorous global visual standards forms the foundation of Supreme Creation's engineering process. Signage layouts, color palettes and header proportions strictly reflect guidelines set by international bodies like OSHA and ANSI. Furthermore, recognizing the diverse linguistic background of the Indian workforce, the manufacturer offers customized multi-language signboards. By pairing universal visual pictograms with simultaneous text in English, Hindi and regional languages, the company eliminates communication barriers. This multi-layered design ensures that critical warnings such as arc flash hazard zones, hot pipe surfaces, or confined space entry rules are immediately understood by all facility personnel.

Beyond merely satisfying mandatory workplace inspection audits, Supreme Creation's visual safety solutions play a direct role in fostering an institutional safety culture. Clear, strategically positioned hazard markers dramatically lower accident rates, minimize response times during catastrophic events, and encourage protective behavior among machine operators and visitors alike. As expanding industrial sectors demand safer, more standardized working environments, the implementation of comprehensive visual management systems remains essential. Through durable materials, high-visibility technology, and compliant design, Supreme Creation continues to assist enterprises in transforming hazardous workspaces into controlled, safe, and efficient operational environments.

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Illuminating Landscapes: K-LITE's High-Quality Architectural Luminaires

K-LITE: Illuminating Architecture Since 1977

Established in 1977, K-LITE is a pioneer in the design and manufacture of high-quality architectural luminaires and lighting poles. With decades of expertise, the brand has earned a reputation for delivering reliable, aesthetically refined lighting solutions that cater to a wide range of design preferences & functional requirements.

Sustainable Manufacturing, Timeless Design

Operating through state-of-the-art manufacturing facilities, K-LITE focuses on sustainable and energy-efficient LED technology. Every luminaire is engineered to meet stringent international quality standards while embodying architectural elegance and design precision.

Built to Withstand the Elements

K-LITE's landscape and outdoor lighting solutions are purpose-built for rugged environmental conditions, capable of withstanding:

Wind | Water | Direct Sunlight | Rain | Dust

All products feature high IP and IK ratings, ensuring superior protection against ingress and impact. This makes them ideal for demanding outdoor and landscape applications.

Comprehensive Product Range

K-LITE offers one of the most diverse and versatile lighting portfolios in the industry, including:

- Linear Wall Washers
- Up-Down Lighters
- LED Strips / Neon Flex
- Promenade Lighting
- Bollards & Pathway Lights
- Underwater Luminaires
- Post-Top Luminaires
- Bulkheads & Pathfinders
- IP67 Linear Profiles
- Polar Lighting Poles
- NEW: Facade Lighting Series

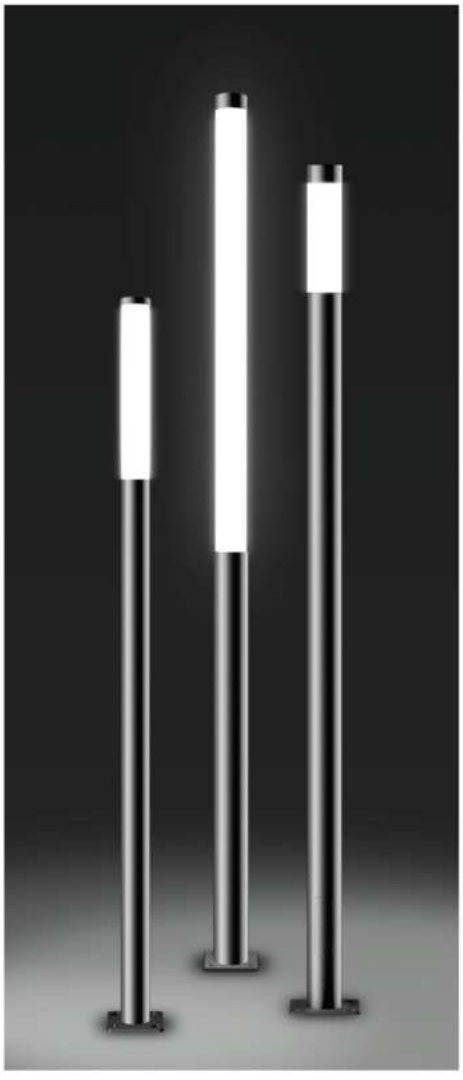
Lighting with Purpose & Beauty

Every K-LITE product represents a perfect blend of functionality & design excellence. Whether illuminating walkways, enhancing architectural façades or creating ambiance in public spaces, K-LITE luminaires consistently deliver:

- Superior Illumination
- Long-lasting Durability
- Architectural Aesthetic Enhancement

Trusted by architects, landscape designers and urban developers, K-LITE continues to transform spaces with lighting solutions that seamlessly integrate form, function and beauty.

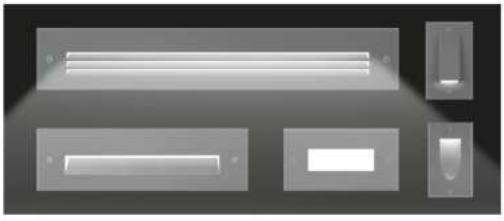


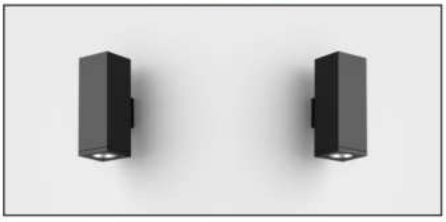












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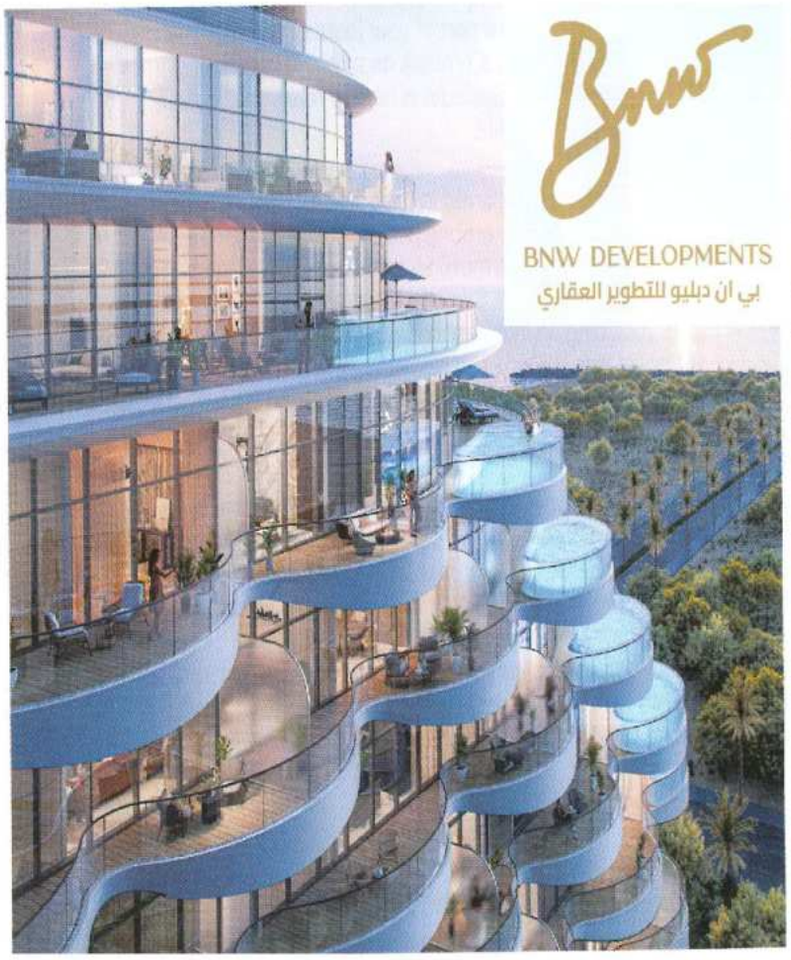








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Starting at just AED 2.24 million, this water-inspired masterpiece features a prime location and world-class amenities. At Aqua Arc, it's more than just investing in luxury; it's investing in your future in the heart of Al Marjan Island.



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Elevate Your Blueprint: Why Modern Architects Blueprint Their Success in A&B Magazine

Every visionary Architect knows that a masterpiece is only as powerful as the legacy it leaves behind. You spend months, sometimes years, perfecting the geometry, sustainable materials, and structural flow of a project. But once the scaffolding comes down, who sees your triumph? If your groundbreaking designs remain confined to your firm's portfolio, you are missing out on the career-defining commissions you deserve. Architectural & Builders Magazine (A&B Magazine) is the premier bridge between your drafting board and the elite clients actively seeking your genius.

When you feature your firm or project in A&B Magazine, you are not just buying print or digital space; you are securing prime real estate in front of the industry's most influential decision-makers. Our quarterly publication reaches a premium, audited reader base of over 150,000 highly targeted professionals, including tier-one developers, government urban planners, corporate investors, and high-net-worth individuals. They flip through our pages specifically looking for the next design pioneer to spearhead their multi-million-dollar ventures.

A&B Magazine acts as an undisputed stamp of authority. Our high-gloss, visually stunning layouts and deep-dive editorial features present your architectural philosophy with the prestige it demands. Whether you choose a full-page showcase, a targeted display advertisement, or an exclusive profile piece, your work is placed directly in the hands of people who sign the contracts. Do not let your innovative structures get lost in the digital noise of social media.

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Why Indian Investors Are Turning to Alliance Group Real Estate in Georgia?

Indian high-net-worth individuals and cross-border investors looking for international diversification are increasingly turning to Georgia's real estate market, driven by developments from Alliance Group that successfully span vibrant urban capitals, dynamic coastal hubs, and serene alpine retreats. Established in 2005, Alliance Group pioneered the hotel-serviced multifunctional complex model across the entire Caucasus region, seamlessly integrating elite global hospitality brands such as Wyndham Grand, Hyatt Centric, Marriott, and the World Trade Center to deliver fully managed, turn-key, and dividend-yielding real estate assets designed for both long-term capital preservation and exceptional rental performance.

Alliance Group features a comprehensive portfolio encompassing four core signature developments: **Highline, Centropolis, Renaissance and Highlands**.

Alliance Highline serves as a flagship project located on Chavchavadze Avenue in Tbilisi's prestigious Vake district, featuring organic cylindrical towers designed by renowned architect Giorgi Khmaladze, with Tower C housing exclusive Wyndham Grand Residences and generating robust annual US dollar rental yields. On the Black Sea coast, Alliance Centropolis functions as a futuristic city-within-a-city in Batumi, integrating Georgia's first World Trade Center exhibition hub, a modern shopping center, expansive entertainment venues, and a Hyatt Centric hotel to deliver strong annual US dollar yields driven by steady leisure and business tourism. Complementing these urban and coastal projects, Alliance Renaissance in Kobuleti blends sophisticated Art Nouveau architecture with specialized health and wellness tourism by offering therapeutic treatments alongside professional property management, while Alliance Highlands extends the developer's innovative model into the Goderdzi alpine ski resort, offering mountain-recreational residences designed to capture year-round high-altitude leisure and winter sports demand.

The architectural and environmental design across these prominent properties emphasizes fluid geometries, deep cantilevered balconies, and sustainable infrastructure such as expansive green podium gardens, automated rainwater harvesting systems, and rooftop micro-wind turbines. Beyond stellar property performance, Georgia offers an exceptionally investor-friendly legal framework featuring 100% freehold ownership rights for foreign buyers on non-agricultural real estate. Property purchases valued at $150,000 or more qualify buyers and their immediate family members for a renewable one-year residency visa, while investments of $300,000 provide a five-year investment residence permit with a clear, straightforward path to permanent residency. Additionally, Georgia operates under an advantageous territorial tax regime where foreign-sourced income remains exempt from personal taxation and local property holding taxes range between zero and one percent.

For Indian citizens executing property acquisitions, transactions must comply with the Reserve Bank of India's Liberalised Remittance Scheme, which permits resident individuals to remit up to $250,000 per financial year for overseas capital account transactions, with family accounts eligible for financial pooling to cover larger investments. Outward remittances exceeding seven lakh rupees in a fiscal year attract a 20% Tax Collected at Source, which serves as an advance tax credit fully offset against annual Indian income tax liabilities.

To assist international buyers with capital flow management, Alliance Group provides flexible, interest-free construction installment plans featuring an initial down payment and remaining balances spread over 30 to 36 months, allowing investors to distribute payments comfortably across multiple fiscal years.



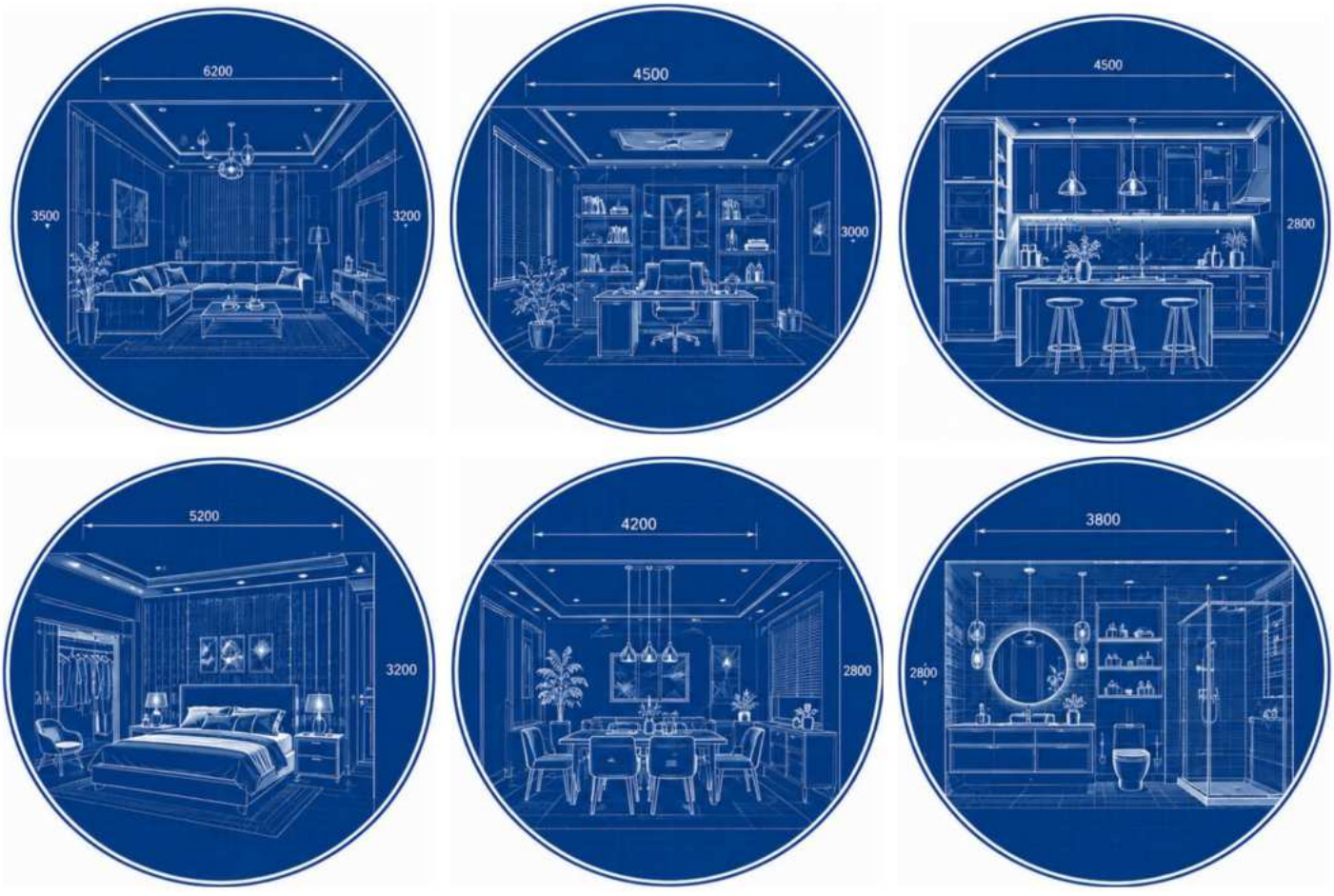
Frame Your Artistry: Captivate Premium Clients by Featuring in A&B Magazine

As an Interior Designer, you do not just arrange furniture; you curate experiences, manipulate light, and breathe soul into blank spaces. Your work is highly sensory, emotional, and visual. To attract clients who appreciate bespoke luxury and have the budgets to match, your portfolio needs to be showcased in an environment that reflects that exact same level of sophistication. Architectural & Builders Magazine (A&B Magazine) provides the ultimate luxury gallery for your finest interior triumphs.

A&B Magazine is widely recognized as the gold standard for design inspiration among affluent homeowners, luxury hospitality groups, corporate office developers and leading architects. Our extensive, deeply engaged reader base actively turns to our quarterly editions to scout talent for high-end residential overhauls, boutique hotel fit-outs, and prestigious corporate headquarters. When your work is featured in our dedicated interior design sections, you instantly transcend the local competition and position your firm as a premium national brand.

Our publication offers world-class print quality and ultra-crisp digital spreads that capture every texture, color palette, and bespoke detail of your projects exactly as you intended. An advertisement or editorial feature in A&B Magazine doesn't just showcase a past project—it secures your future pipeline of high-budget clients who want your specific signature style. Spaces for our upcoming quarterly design showcase are filling up rapidly as the industry's top studios rush to secure their spots.

True luxury thrives on exclusivity, and a feature in our magazine tells the world that your talent is a rare, premium commodity. It is the ultimate validation that commands higher design fees and attracts clients who trust your creative autonomy implicitly. The design world moves fast, but legends are printed in ink. Join the ranks of the elite tastemakers who are already reshaping interior luxury within our pages. **Reach out to the A&B Magazine publishing team immediately to claim your exclusive design spread and let us introduce your brilliant artistry to the clients you were born to design for.**



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Sunteck SkyPark - Mira Road's Newest Icon of Luxury Living

Sunteck SkyPark is a premier residential landmark developed by the renowned realty firm Sunteck Realty. This ambitious project stands as one of the tallest architectural marvels in the region, featuring majestic towers that soar up to 45 floors high. Designed for those who seek an elevated lifestyle, the development offers a sophisticated blend of luxury and functionality.

The project features a variety of configurations, primarily focusing on spacious 2 BHK and 3 BHK luxury apartments. The flat sizes are generously planned, with carpet areas typically ranging from 650 sq. ft. to 950 sq. ft. Pricing for these premium residences is competitive for the high-end segment, starting at approximately ₹1.15 Cr and upwards. Strategically located near the Mumbai-Ahmedabad Highway and the upcoming Metro Line 9, the project ensures seamless connectivity. Residents can look forward to world-class amenities and panoramic city views, with the official completion date and possession scheduled for December 2028.

To know more visit:- www.suntecks-skypark.com





Vihang Ahead - A Landmark by Reyanshp Realty LLP

Vihang Ahead presents a landmark residential and commercial development strategically located in Mira Bhayandar. This thoughtfully planned project features impressive high-rise towers, including residential wings soaring up to G+36 floors and premium commercial spaces reaching G+31 levels. Developed by Reyanshp Realty LLP, a part of the esteemed Vihang Group with a 35-year legacy, the project emphasizes modern urban living through quality MIVAN construction and intelligently designed layouts.

The residential units cater to diverse needs, offering well-ventilated 1 BHK and 2 BHK apartments. Specifically, 1 BHK homes provide a carpet area of approximately 450 to 460 square feet, while 2 BHK configurations range from 620 to 820 square feet. All-inclusive pricing for these modern residences starts at approximately ₹79 Lacs for 1 BHK and ₹1.23 Cr for 2 BHK units. This under-construction project is progressing steadily, with a scheduled completion and possession date set for Dec 2027 for the commercial segments and Dec 2031 for the residential towers.

To know more visit:- www.vihangahead.com





Odyssey Elevators Expands Its Presence in North India with the Grand Opening of Its Lucknow Experience Center

With the formal opening of a modern Corporate Experience Center in Lucknow, Odyssey Elevators, India's pioneer in electric circular home elevators has marked an important milestone in the brand's growth throughout North India.

The founders of Odyssey Elevators, Mr. Raam Kumar and Mr. Thanumalaya Perumal, conducted the grand launch in front of clients, architects, builders, channel partners, and business executives. The launch demonstrates Odyssey Elevators' dedication to providing residents in Uttar Pradesh and the surrounding areas with high-end, compact, and future-ready home mobility solutions.

Visitors can witness live demonstrations of Odyssey Elevators' cutting-edge home elevator solutions at the brand's new Lucknow Experience Center, which highlights the company's distinctive technology that requires little civil construction, no pit, and no machine room. Because of this, the elevators are a perfect fit for both newly built residences and older villas.



LT Elevator aimed to expand capacity by 2.5 times, starts construction of its Integrated Manufacturing Facility in West Bengal

After a Bhoomi Pujan ceremony on July 13, 2026, L.T. Elevator started building its Integrated Manufacturing Facility in West Bengal. With commissioning scheduled for Q4 FY27, the new plant is intended to increase installed manufacturing capacity by around 2.5 times. With a peak revenue potential of over ₹400 crore, this expansion is anticipated to allow the firm to scale production to meet growing demand across its elevator, vehicle parking, and home elevator segments.

To minimize lead times and increase sourcing, and execution under one roof. Modern equipment will be installed, such as TRUMPF TruPunch 1000 and TruBend 3120 machines, a 1.5 kW hand-held fiber laser welding system, and a CNC Press Brake Bending Machine (135 Tons/4000mm). Technically challenging project specifications in the passenger, goods, hospital, residential elevator, and multi-level parking segments are meant to be supported by these systems.

Pulkit Goyal Becomes CFO of OTIS Elevator India

After spending a successful tenure of four years as CFO and India Controller at Honeywell Automation India, Goyal assumed his new position at OTIS. He was a member of the Board of Directors and oversaw the Fortune India 100 company's finances at Honeywell. Goyal, a seasoned financial veteran with about 24 years of experience, offers a depth of knowledge in treasury management, corporate governance, financial leadership, and strategic company transformation in a variety of international markets.

Goyal worked in advising and assurance at EY, supervised business turnaround initiatives at Petron Engineering Construction (under ArcelorMittal), and started his career as a Management Trainee at BDO India in 2002. Serving clients in the residential, commercial, and infrastructure sectors globally, OTIS is the top producer, installer, and maintainer of elevators, escalators, and moving walkways.



TK Elevator Perspective on India's Premium Home Lift Market: Growth, Opportunity & the Road Ahead

Spokesperson: Mr. Ravikrishnan S, CEO & MD, TK Elevator India



Mr. Ravikrishnan S
CEO & MD, TK Elevator India

1) The premium home lift market in India is increasingly becoming integral to villas, duplexes and luxury residences. How do you assess the growth trajectory of this segment today & what kind of expansion do you anticipate over the next two years?

The premium home lift market in India is expected to witness robust growth over the coming years, driven by the rapid expansion of luxury housing, particularly villas and duplex residences, across metropolitan and emerging Tier-2 cities. Industry reports estimate the global villa and home elevator market to grow at approximately 7-8% CAGR, with India recognized as one of the fastest-growing markets within this segment.

In addition to new residential developments, increasing retrofit demand is further accelerating market growth. Currently, industry estimates suggest that only 5-10% of new luxury villas in metropolitan areas include home lifts, but this is expected to increase to 15-20% over the next few years.

Overall, the segment is expected to maintain strong growth momentum, supported by a robust luxury housing pipeline, greater integration of elevators during the architectural design stage and continued advancements in compact, aesthetically integrated & more affordable home lift technologies.

2) Which is your most preferred or top-rated home lift solution for India's luxury residential market and what makes it especially suited for villas, duplex homes, and future-ready private residences?

TK Elevator's enta villa series offers configurable home lifts tailored for India's luxury villas and duplexes. Options span space-efficient Machine-Room-Less designs, panoramic glass cabins, custom interiors and specialized retrofits for existing structures.

True value extends beyond initial cost. Homeowners and architects prioritize safety compliance, whisper-quiet operation and energy efficiency paired with spatial integration and long-term service reliability. By blending engineering precision with aesthetic flexibility, these lifts function as seamless architectural assets rather than basic utilities.

3) What innovations are you introducing in your home lift portfolio in terms of technology, aesthetics, finishes, and materiality? How are elements such as glass, metal, wood veneers, smart controls, silent performance and lighting design influencing the luxury home lift conversation today?

TK Elevator redefines premium residential mobility by turning lifts from functional utilities into bespoke, intelligent design features for villas and duplexes.

Engineering focuses on space-saving machine-room-less architecture, delivering whisper-quiet, smooth movement. Smart integration enables seamless control through home automation systems, while regenerative drives and low standby power drastically reduce lifecycle energy consumption and environmental impact. Aesthetically, TK Elevators offers panoramic glass cabins, customizable wood veneers, fine metal finishes and ambient LED lighting to complement luxury home interiors.

4) What are the key structural considerations architects & homeowners should keep in mind while planning a premium home lift? How long does the installation process typically take and to what extent can existing luxury homes be retrofitted with lift solutions?

Installing a premium home lift requires early collaboration between architects, structural consultants & elevator providers to ensure proper shaft dimensions, pit depth, headroom and load capacity. Planning at the design stage guarantees optimal flow, accessibility, acoustic comfort and aesthetic alignment.

While new villa builds take 6-10 weeks to install post-civil works, compact machine-room-less technology makes retrofits equally feasible. Existing homes take 8-14 weeks by utilizing stairwell voids, external glass shafts, or vertical spaces.

5) What does the maintenance lifecycle of a premium home lift typically involve and how critical are aftersales services, annual maintenance contracts, remote diagnostics and emergency response systems in shaping long-term customer confidence?

Maintaining a premium home lift relies on preventive care, periodic inspections, component calibration, lubrication and safety checks under Annual Maintenance Contracts to prevent downtime.

Equally vital is aftersales support. Connected, remote diagnostics detect issues early, while emergency systems ensure fast assistance when needed. Ultimately, long-term owner value extends far beyond initial installation. Consistent uptime, predictable lifecycle costs and responsive service guarantee that the elevator remains safe, reliable & worry-free throughout its lifespan.




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Monsoon-Ready Homes Begin with PARÉ Innovations' Waterproof Wall & Ceiling Solutions



Parth Parmar - PARE Innovations

Mumbai experiences another season of heavy rainfall, home owners are once again facing the familiar challenges such as water seepage, damp walls, leaking ceilings, peeling paint, mould growth and persistent moisture. These seasonal issues not only affect the appearance of homes but can also result in costly maintenance and long-term structural damage.

Responding to the growing demand for durable, weather-resistant interiors, PARÉ Innovations is offering a range of waterproof wall and ceiling solutions designed to protect homes and commercial spaces while enhancing their overall aesthetics. The company's portfolio includes Louvers Ceilings, Soffit Wall Panels, Soffit Ceilings, Soffit Panels, and premium Acrylic Panels, engineered to deliver long-lasting performance in high-humidity and moisture-prone environments.

Designed for both functionality and contemporary design, PARÉ Innovations' products are waterproof, resistant to mould and mildew, easy to maintain and suitable for residential, commercial, hospitality, retail, and institutional projects. Their modern finishes and versatile applications allow architects, interior designers and homeowners to create elegant spaces without compromising on durability.

Among the company's key offerings, PARÉ Soffit Panels provide reliable protection for ceilings, balconies, roof overhangs, and exterior spaces against rain and moisture, making them particularly suitable for monsoon-prone regions. Complementing the range are premium Acrylic Panels featuring a high-gloss, scratch-resistant finish that combines visual appeal with everyday durability.

"Every monsoon reminds homeowners how vulnerable conventional interiors can be to moisture and water damage. At PARÉ Innovations, we have developed surface solutions that combine engineering, durability, and contemporary design, allowing customers to create spaces that remain beautiful and protected throughout the year," said Parth Parmar, Director, PARÉ Innovations.

With the monsoon season underway, the company encourages homeowners, architects, interior designers, and developers to adopt high-performance surface solutions that reduce maintenance requirements while delivering long-term value and aesthetic appeal.

About PARÉ Innovations

Established in 2020, PARÉ Innovations is a leading manufacturer of innovative architectural surface solutions for walls, ceilings, façades, flooring and modular applications. Headquartered in Thane, Maharashtra, with a state-of-the-art manufacturing facility near Vapi, Gujarat, the company combines advanced European technology with research-driven product development to deliver high-performance solutions for modern buildings.

The company offers more than 35 product solutions across wall panels, ceiling systems, façade cladding, acoustic panels, modular surfaces and flooring systems. Its products are available in a wide variety of colours, textures and finishes, enabling greater design flexibility for architects and designers.

PARÉ Innovations has established a strong presence across more than 400 cities in India and exports to over 13 countries. Following a ₹72.9 crore investment from Advenza Global Limited, the company achieved a post-money valuation of ₹540 crore and plans to accelerate its domestic expansion while increasing its global footprint to more than 50 countries.

Driven by continuous research and innovation, PARÉ Innovations remains committed to delivering future-ready architectural surface systems that combine design excellence, durability, and ease of installation for projects across residential, commercial, hospitality, retail and institutional sectors.

PARÉ



Ar. Tulsi
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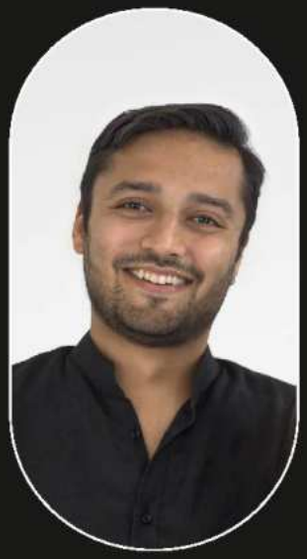
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The Portfolio Problem: Why Architecture Graduates Need to Show What They Can Build, Not Just What They Studied

By Roy Anirudha, Founder, Technostruct Academy (BIM Academy & BIM Consulting Firm)



Mr. Roy Aniruddha
Co-Founder & Chairman
TechnoStruct Academy

Every hiring season, I sit across the table from architecture graduates with portfolios that are, frankly, beautiful. Renders glow with dramatic lighting. Concept diagrams trace elegant design narratives. Site analysis boards are meticulously layered. And yet, when I ask a simple question, "Can you show me a construction document set you produced or a model you coordinated across disciplines?" the room goes quiet.

This is the portfolio problem. And it's costing talented graduates real jobs.

The Gap Between Studio and Site

Architecture school trains students to think. It teaches conceptual reasoning, spatial imagination, critical theory, and design narrative - all genuinely valuable skills. But the profession today doesn't just need thinkers. It needs builders: people who can take a concept and carry it through clash detection, quantity takeoffs, 4D sequencing, and multidisciplinary coordination without the project falling apart at execution.

A portfolio full of studio projects tells me a graduate can imagine a building. It doesn't tell me whether they can deliver one. And in an industry where BIM, digital twins, and integrated project delivery have become the baseline expectation, not the differentiator - that distinction matters more than ever.

What Employers Are Actually Looking For

Having built BIM teams and consulted for firms across residential, commercial & infrastructure verticals, I can tell you what actually catches a hiring manager's eye today:

Coordinated models, not just isolated renders, evidence you've resolved clashes between MEP, structure and architecture in a live federated model.

Documentation discipline - construction drawing sets, schedules and specifications that show you understand tolerances, code compliance and buildability.

Software fluency with intent - not just "I know Revit," but a demonstrated workflow: parametric families you built, standards you followed, and data you managed.

Process artefacts - RFIs you responded to, change logs and version control on a shared model. These sound unglamorous, but they are exactly what separates a hire from a maybe. None of this diminishes design thinking. It contextualises it. The best professionals I've worked with can do both: conceive an idea and then prove, technically, that it stands up.

The Fix Is Simpler Than It Sounds

My advice to any architecture graduate right now is this: audit your portfolio honestly. For every rendered image, ask yourself, "Do I have a technical counterpart that proves I understand how this gets built?" If the answer is no, that's your next project.

The firms hiring today aren't asking graduates to abandon design ambition. They're asking for proof that ambition can survive contact with a construction site. Build that proof, and the portfolio problem stops being a problem at all. Roy Anirudha is the founder of Technostruct Academy, a BIM training & consulting firm working with architecture and engineering professionals on building information modelling, digital delivery and construction technology adoption.



Harmony with Nature: Prakriti Farms Residence - A Serene Retreat of Rustic Luxury



Saba Kapoor

Nivasa

Project : Prakriti Farms Residence
Location : New Delhi **Area :** 8500 Sq.ft.



Nestled within Prakriti Farms, this three-bedroom residence celebrates rustic luxury through a thoughtful connection with nature. Designed in an L-shaped layout, the home maximises natural light & creates a seamless flow between indoor and outdoor spaces. Neutral grey walls, poured cement flooring, rich wood & organic textures establish a serene, earthy palette, while plush linen & bouclé furnishings introduce warmth and comfort.

A striking floating dining table serves as the home's centrepiece, featuring a deep brown metal finish with subtle rusting effects and paired with ergonomic patina-leather chairs. Throughout the residence, sculptural elements and natural materials take precedence over ornamentation. One bedroom features a low wooden bed and an expansive broken-marble headboard, celebrating the raw beauty of stone, while the other bedrooms continue the understated, nature-inspired aesthetic.

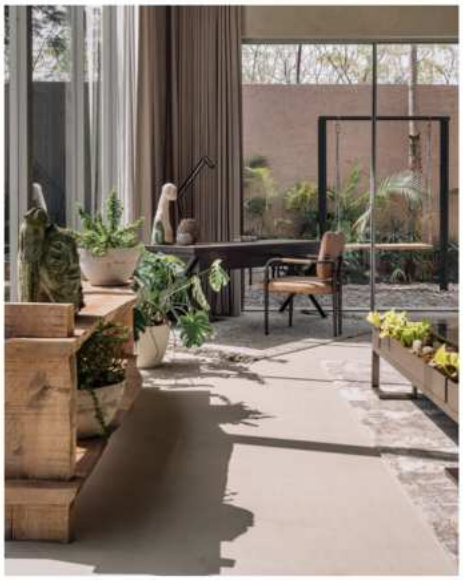
Skylights and multiple openings ensure every room receives abundant natural light, further strengthening the connection with the lush landscape outside. From the minimalist Tonic on Waves bar to weathered leather, boucle, wood and stone accents, every element is carefully curated to create an immersive sense of calm. The result is a tranquil farmhouse retreat where understated elegance, organic textures and the beauty of nature take centre stage.











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In Conversation with Shruti Shah, Director, TIKIDAN

On bringing AUDAL, India's first specialist acoustic insulation brand, to market



Shruti Shah (Director)

TIKIDAN



Q: Acoustics is often treated as a technical requirement rather than a design consideration. Why do you believe acoustic comfort needs to be an integral part of how we design and experience spaces?

Because a space is never just what you see in it. It's what you hear, and more importantly, what you don't hear. You can walk into a beautifully designed room, and within minutes, a rattling air conditioner or conversation bleeding in from next door undoes what the design set out to achieve. People rarely say "the acoustics are poor." They just say the space felt off. That discomfort is real, even when nobody names it correctly.

Treating acoustics as a checkbox to test at the end, and fix if it fails, gets the sequence backwards. Sound moves through junctions, connections and the whole envelope of a building, so once construction is complete, your options shrink fast and get expensive. Acoustic comfort has to be designed in at the same stage as light, ventilation and layout, because that is when it's still possible to get right.

Q: Acoustic performance is influenced by more than just the material used. How important is it to look at the building as a complete system, and how does AUDAL work with architects and design professionals to develop solutions suited to a project's requirements?

It's the single most important idea we're trying to introduce to this market. A high-performing product tested in a lab tells you what's possible under ideal conditions, not what happens once it meets a real junction, a service penetration, or a gap left by two trades that never quite coordinated. Most acoustic failures on site come from a good material installed without the system around it being considered.

That's why AUDAL, drawing on four decades of Danosa's acoustics-specific expertise, works junction-first rather than product-first. Every specification accounts for the floor, the partition, the ceiling and the building services, and how they meet each other, because sound will always find the weakest connection in that chain.

Practically, that means coming in early with architects, acousticians and consultants, often at design stage, to understand a building's noise sources and typology before proposing a system. We provide the technical detailing installation teams need on site, not just a data sheet. We want to be the acoustic partner in the room, not a line item in the specification.

Q: AUDAL has been introduced in Europe as a dedicated specialist brand focused on 'Mastering Acoustics'. What is the thinking behind this positioning, and what opportunity do you see for bringing this approach to the Indian built environment?

"Mastering Acoustics" is a deliberate statement, not just a tagline. Acoustics sits at the intersection of physics, materials, construction detailing and human perception, and getting it right on site takes real expertise, not just a good product on a shelf.

That positioning grew out of Danosa's 40 years of specialised experience in acoustic insulation, and the recognition that the discipline deserved its own dedicated identity, with its own specialists and systems.

The opportunity for India is, if anything, bigger, because the ground is largely unclaimed. Indian cities are building denser and taller than ever, with more shared walls, floors and building services than most design conversations account for. Acoustic insulation as a specified, systems-based discipline simply hasn't had a dedicated brand behind it here. We'd rather shape that conversation from the outset than correct it later.

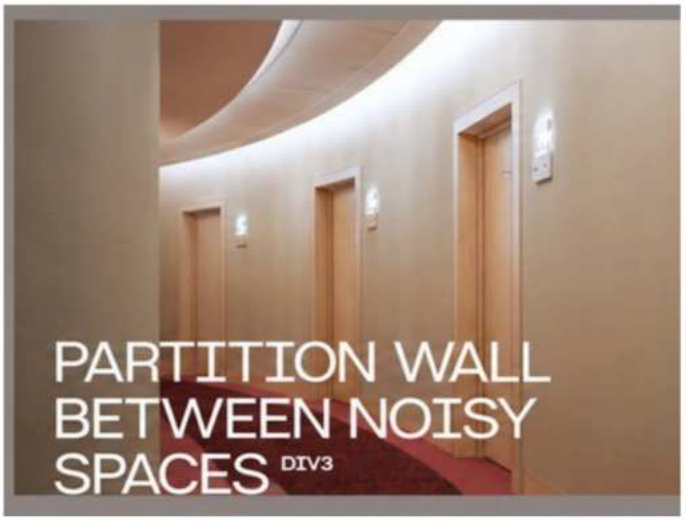
Q: As AUDAL enters India, what changes would you like to see in the way architects, interior designers and developers approach acoustic insulation, and what role do you see AUDAL playing in shaping that conversation?

The change I most want to see is simple: acoustics discussed at the design stage, in the same meeting where structure, layout and services are decided, not raised for the first time after a client complains post-handover. Right now, it's too often treated as a remedial category. That sequence needs to reverse.

I'd also like the industry to get comfortable asking a more precise question. Not "what material do we use," but "what is this building's complete acoustic system, and where are its weak points." That shift in language alone changes how early a project brings in the right expertise.

AUDAL's role is to be present at the table from the start: with architects and acousticians during design development, with consultants during specification, and with contractors during execution, so acoustics stops being an isolated line item and becomes part of how a building is conceived. We're introducing a discipline it hasn't had a dedicated specialist for yet, and giving the people designing our buildings a partner who takes that seriously from day one.





Symphony of Five Elements

Codename Panchtatva by the Yuvan Group is a majestic 57-storey architectural landmark that is currently redefining the luxury real estate landscape of Panchpakhadi, Thane West. This ambitious project is uniquely conceptualized around the five elements of nature, Earth, Water, Fire, Air, and Sky aiming to provide a holistic and balanced living environment for its residents. It features premium 2 BHK and 3 BHK residences ranging from approximately 748 to 1,166 sq. ft., each meticulously designed with expansive private decks that offer sweeping 360-degree views of the Yeoor Hills and the urban skyline.

Beyond its striking silhouette, the project offers over 20+ world-class amenities, including Thane's only indoor temperature-controlled swimming pool, a triple-height entrance lobby, and an exclusive Sky Clubhouse on the 57th floor. Strategically located near the Nitin Company Junction, it provides unparalleled connectivity, being just 500 meters from the Eastern Express Highway and the upcoming Metro Line 4. With a scheduled possession for December 2027–2028, the development stands as a premier choice for those seeking a high-status address.

To know more visit:- www.panchtatvathane.com



Bring Luxury and Organisation Together with Hafele's Eminence Wardrobe Accessories







Wardrobe accessories bring effortless organisation to everyday living, ensuring every element of your wardrobe has its own dedicated place. From neatly arranged ties and watches to perfectly stored essentials, they transform clutter into calm while making everyday routines more intuitive. Designed for smooth movement and easy accessibility, Hafele's Eminence Wardrobe Accessories combine sophisticated aesthetics with intelligent functionality, creating a seamless storage experience for modern wardrobes.

Crafted to enhance both style and convenience, the Eminence Series is available in four elegant finishes-Beige, Tan, Brown, and Olive Green-each beautifully overlaid with soft leatherette and a sponge inner layer that lends a luxurious look and feel to your wardrobe interiors. Designed to complement premium living spaces, the series effortlessly blends refined craftsmanship with practical functionality, elevating the overall wardrobe experience.

Offering a maximum load-bearing capacity of 35 kg per pull-out, the Eminence Series features dedicated storage solutions for watches, jewellery, ties, and other wardrobe essentials, ensuring every accessory has its own organised space. The collection is further distinguished by its unique watch winder and a lockable jewellery box equipped with fingerprint and password-enabled security, delivering enhanced convenience, protection, and sophistication. Thoughtfully designed for discerning homeowners, Hafele's Eminence Wardrobe Accessories redefine wardrobe organisation with a perfect balance of luxury, innovation, and everyday practicality.

Log onto:
https://www.hafeleindia.com/en/info/service/contact-us/410/ to find the nearest Hafele showroom or design Centre.

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.



BEIGE LEATHERETTE



BROWN LEATHERETTE



TAN LEATHERETTE



OLIVE GREEN LEATHERETTE



German Precision Meets Indian Culinary Passion: The Häcker Revolution

Häcker German Kitchens has established a formidable presence in the Indian luxury interior market, fundamentally transforming how high-end homeowners approach culinary spaces. Operating in the country for over two decades through an exclusive partnership with Kanu Kitchen Kulture, the brand has bridged a critical gap for precision-engineered, fully automated European cabinetry in elite Indian households.

The success and heavy adoption of Häcker kitchens in India largely stem from their ability to adapt to distinct regional cooking styles without compromising on contemporary aesthetics. Indian culinary traditions often involve heavy tempering, high-heat frying, and extensive spice usage, which generate significant moisture, oil vapors, and thermal stress. Häcker addresses these rigorous demands through state-of-the-art climate-resistant edge-bonding and durable, easy-to-clean surfaces that withstand aggressive daily wear.

Hettich Expands Experiential Retail Network Across India with Solapur Launch

Hettich has broadened its retail and experiential footprint in India by inaugurating a new Hettich Exclusive store in Solapur. This launch aligns with the company's continuous strategy to elevate customer engagement through immersive spaces that highlight top-tier furniture fittings, advanced interior solutions, and contemporary living concepts. Developed as a comprehensive solution-based shopping destination, the HeX Solapur showroom features curated displays of modern furniture seamlessly integrated with German-engineered fittings, architectural door hardware, specialized lighting systems, and built-in appliances, allowing homeowners, architects, and designers to explore complete interior setups in realistic environments.

Rahul Thakkar, Director of Sales at Hettich India, notes that Solapur is experiencing a surge in demand for upscale interiors as residents increasingly invest in superior living environments. He emphasized that the new store brings Hettich's global innovation directly to the region, offering an interactive space to experience the brand's offerings firsthand alongside partner Mother Modular Kitchens and Interiors.

The Ultimate Peace of Mind: Safeguarding Your Culinary Space with CenturyPly Firewall Technology

The kitchen is the vibrant heart of the home, but it is also a high-risk zone prone to open flames, hot oils and electrical appliances. Protecting this vital space goes beyond selecting sleek countertops and modular layouts, it requires uncompromising safety. This is where CenturyPly Firewall Technology steps in to offer ultimate peace of mind.

Unlike standard engineered wood, CenturyPly firewall plywood is engineered with nano-engineered particles and a specialized polymer matrix that fundamentally alters how furniture reacts to fire emergencies. One of its standout features is delayed flame propagation. In the unfortunate event of a kitchen accident, this technology significantly slows down the rate at which fire spreads, granting you and your family crucial minutes to evacuate safely or address the situation. This is why upgrading to engineered solutions like CenturyPly Architect Ply and Club Prime is a vital investment. When evaluated against critical safety criteria such as flammability, spreadability, penetration, and smoke-developed index, these premium sheets conform to rigorous American & British standards.



Leading the Way in Building Industry Innovation

Over the past 20 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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Vitero Tiles Introduces the Marblex Collection, Starring Janhvi Kapoor

Aparna Enterprises Limited's high-end Vitero Tiles brand has unveiled its Marblex Collection, a selection of marble-inspired tiles with over 50 color, texture, and design choices. The line aims to blend the strength and practicality of contemporary tiles with the aesthetic appeal of real marble. Homeowners, architects, and interior designers looking for high-end surfaces for modern environments are catered to by the Marblex Collection. In addition to restaurants, offices, and other commercial settings, the spectrum is appropriate for home spaces such living rooms, bedrooms, kitchens and bathrooms.

The collection is offered in Full Body and GVT/PGVT formats. The Full Body range is available in 800 × 2400 mm and 800 × 3000 mm formats, while the GVT/PGVT range is available in 1200 × 1800 mm. With fewer joints, the large-format tiles are intended to give a more seamless appearance.

PGVT, Matt, Multisurface, and Full Body are among the surface options available from Marblex. The collection features more than fifty designs and color options, ranging from delicate marble-inspired patterns to more expressive surfaces.

Water, scratch, stain, frost, and fire resistance are among the performance attributes that have been added to the tiles. In addition to dimensional consistency, surface flatness, and resilience to daily wear, they provide sanitary and easily cleaned surfaces.

SOMANY Ceramics has introduced the SOMANY Design Excellence Awards, to honor India's best architectural talent.

The inaugural Jury Retreat for the SOMANY Design Excellence Awards (SDEA) 2026-2027 was completed by SOMANY Ceramics, which brought together eighteen distinguished architects from all over India to create the evaluation framework for an awards program aimed at honoring architectural excellence that emerges from Tier 2 and Tier 3 cities.

The retreat, which took place in Goa from August 6-8, was the official start of an initiative aimed at filling a long-standing void in India's architectural landscape by giving architects whose work has historically remained outside of mainstream design recognition despite making significant contributions to the built environment a legitimate national platform.

The SOMANY Design Excellence Awards are only open to architects working in eighteen chosen cities and the townships that border them. This ensures that regional excellence is assessed within its own context, in contrast to traditional architecture awards that primarily attract entries from metropolitan areas.



Nitco and The House of Abhinandan Lodha form a joint venture

The House of Abhinandan Lodha (HoABL) and NITCO have partnered to build a 40-acre premium mixed-use project in Alibaug. Over the course of five years, the project is anticipated to bring in about Rs 4,500 crore.

A Memorandum of Understanding (MOU) between NITCO and its wholly owned subsidiary NITCO Realties and HoABL through its wholly owned subsidiary HoABL Impactum Land formalizes this joint venture for the development of land parcels in Alibaug's Thal and Lonare villages.

It is anticipated that the development will consist of a high-end multi-construction complex with opulent townhomes and apartments, together with carefully chosen facilities and hospitality options. As part of the larger project, a boutique hotel is also suggested. Over a five-year period, NITCO's portion of the proposed development is anticipated to be over Rs 1,500 crore.

Godrej Reserve - New Address of Elite Living

Godrej Reserve in Kandivali East is a premier mixed-use development by Godrej Properties, redefining luxury living in Mumbai. Spanning 18.6 acres, this architectural landmark features six majestic towers rising up to 51 storeys. The project offers spacious 3 & 4-BHK apartments, each designed with private balconies to maximize natural light and ventilation. Residents enjoy a resort-style lifestyle within a 2.5-acre Central Retreat, featuring over 25 premium amenities including a 57,000 sq.ft. clubhouse, swimming pools and sports courts. Uniquely, the development integrates 45 ground-level commercial shops, providing ultimate doorstep convenience.

Strategically located near the Western Express Highway and the upcoming Akurli Metro Station, it offers seamless connectivity to corporate hubs like Mindspace and social landmarks like Growel's 101 Mall. With its RERA-registered status and forest-themed landscapes, Godrej Reserve presents a high-value investment opportunity for those seeking an opulent urban sanctuary. Possession is targeted for 2029-2030, marking it as a future-ready destination for elite living.

To know more visit:- www.reservekandivalieasts.in





Rustomjee Seasons - The Definitive Address for the Global Indian

Rustomjee Seasons is an upscale, 3.8-acre gated community situated in Mumbai's BKC Annexe, specifically designed to merge high-stakes professional living with a "weekend retreat" atmosphere. Now fully operational in 2026, the development consists of six elegant towers that offer expansive 3 and 4 BHK residences, primarily catering to corporate leaders and elite families. Its strategic location near the Western Express Highway and the Bandra-Worli Sea Link provides seamless connectivity to Mumbai's primary financial hub and the airport.

The project is renowned for its Design Thinking philosophy, featuring over 20 curated amenities such as the signature Forest Walk, a temperature-controlled swimming pool, a pet park, and a mini-theatre. With 3 BHK units starting around ₹6.18 Cr and a high rental demand reaching up to ₹4L monthly, it remains one of the most prestigious addresses for those seeking a sophisticated lifestyle minutes away from Jio World Drive and top-tier international schools.

To know more visit:- www.rustomjee.com











Shivani Gupta Mittal **Ar. Ayush Mittal**

House of Lalittya

Project : Camellia D'or **- Location :** Gurgaon **- Area :** 9000 Sq.ft

Designed by Shivani Gupta Mittal, Principal Designer and Ayush Mittal, Principal Architect of House of Lalittya, Camellia D'or is a 9,000 sq.ft. four-bedroom residence at DLF Camellias, Gurgaon, envisioned as a contemporary home where refined aesthetics meet everyday functionality.

The interiors are grounded in a restrained palette of marble, warm neutrals and muted pastels, layered with brushed gold accents across lighting, hardware and detailing. Rich textures, soft upholstery and natural finishes add warmth and depth, creating an atmosphere of understated luxury.

The expansive living and dining areas open towards sweeping city views, while bespoke furniture & thoughtfully arranged seating create intimate zones within the larger space. Sculptural chandeliers & layered lighting further shape the mood throughout the day.

Functionality is integrated discreetly through custom-built cabinetry and bespoke joinery, keeping the interiors visually uncluttered while accommodating the family's needs.

The master bedroom takes on a serene, hotel-inspired character with a canopy bed, warm wood and enveloping textures, while the children's rooms introduce softer pastel tones & playful forms.

A tranquil mandir forms the heart of the residence, detailed with intricate craftsmanship and ambient lighting. Across the home, careful spatial planning, curated décor and bespoke details create a cohesive residence that balances contemporary luxury with comfort and a distinctly personal character.













Hardesh Chawla



Monica Chawla



Essentia Environments

Project : Camellias **Location :** Gurgaon **Area :** 12,500 Sq.ft





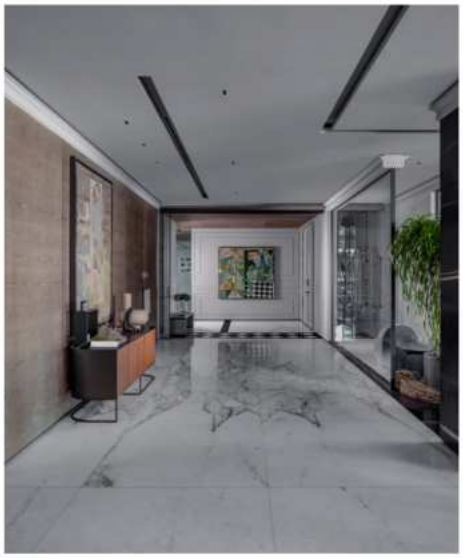


Designed by Essentia Environments, this residence at The Camellias, Gurgaon brings together understated luxury, sculptural forms and a refined material palette to create a sophisticated home for family living and entertaining. The five-space residence follows an open and fluid planning approach, with spaces defined through carefully considered materials, furniture and detailing.

The living and dining areas form an open-plan arrangement, subtly divided by slim black-framed glass partitions. Soft white upholstery, olive leather accents, a mirrored backdrop and pendant lighting create a restrained yet layered setting, complemented by a black baby grand piano and floor-to-ceiling wine wall. The primary bedroom is anchored by a four-poster bed in blackened metal, paired with a low grey velvet seating area opening onto the balcony. Greys and deep greens allow the surrounding greenery to become an extension of the interior.

Material contrasts define the bathrooms, with dark veined stone set against pale marble. The primary bathroom features a freestanding oval bathtub on a raised marble platform, accompanied by a large-scale crystal chandelier artwork. A bar and entertaining nook adds another social layer with a striped counter, matching stools, glass partition and views of Gurgaon.

Across the home, greenery and sculptural objects add character, while the interplay of stone, marble, metal, glass and soft upholstery establishes a cohesive contemporary aesthetic. Essentia handled the interior architecture, space planning, custom furniture selection and material detailing throughout the residence.



Roswalt Zyon - The Ultimate Benchmark of Luxury in Oshiwara

Rising with an unmistakable aura of authority, Roswalt Zyon by Roswalt Realty stands as a landmark of modern luxury in Andheri Oshiwara. It is more than just a residential tower; it is a vertical masterpiece crafted for those who demand a life of uncompromising quality. Much like the Hills of God, its majestic G+33 storey presence dominates the skyline, offering a rare sanctuary of power, prestige, and perfection for a select few.

This membership-by-invitation project features ultra-premium 4 BHK residences with a sprawling carpet area of approximately 1,950 to 1,990 sq. ft. Every detail reflects a commitment to excellence, from the private elevators to the breathtaking rooftop amenities.

With prices starting from ₹7.40 Cr, these homes offer an elite living experience in the heart of Mumbai. Currently under construction, Roswalt Zyon is targeting possession by June 2027, with a final RERA completion date set for December 2028.

To know more visit:- www.roswaltzyon.com
www.rosworldrealtyprojects.com





25 South - Bespoke Homes by the Bay

Rising majestically along the Prabhadevi coastline, 25 South is a collaborative masterpiece by Hubtown and The Wadhwa Group. In a city where luxury projects are often squeezed into cramped redevelopment plots or shared with public parking schemes, this expansive, freehold acreage offers a pure residential sanctuary. Designed by the legendary Hafeez Contractor, the architecture prioritizes its prime Bay-Front location. Residents enjoy unobstructed, panoramic views of the ocean and the Bandra-Worli Sea Link. The project features expansive 3, 4, and 4.5 BHK residences, alongside bespoke penthouses, all defined by high ceilings and massive sundecks.

The lifestyle is curated with over 40, 7-star amenities, including a 35m heated pool, a private cinema, and themed gardens across two acres of open space. Strategically located near the Siddhivinayak Temple, 25 South ensures seamless connectivity to South Mumbai's business hubs while providing a serene, coastal escape. As of early 2026, this 57-storey marvel remains a premier choice for those seeking the ultimate statement of success in Mumbai.

To know more visit:- www.hubtown25south.com





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Connecting Tomorrow: Wire India 2026 Returns to Mumbai This November

Backed by a 16-year heritage, Wire India organized by Messe Düsseldorf India serves as the nation's leading trade platform for the wire and cable industry. The exhibition brings together top domestic and international brands to showcase advanced technologies, modern machinery, and expert-led technical sessions, offering professionals an exceptional opportunity to discover key industry innovations.

As an integral part of the Global Wire Network and tied to the world-renowned wire Düsseldorf portfolio, wire India guarantees global visibility, high-level technology benchmarking and exceptional return on investment. Featuring four dedicated country pavilions, participation from over 21 nations, and a diverse influx of international visitors, the exhibition truly stands out as a genuine global event.

It will take place from November 30 to December 2, 2026, at the Bombay Exhibition Centre in Mumbai, India. The exhibition features four country pavilions, participation from over 21 nations and a strong international visitor turnout.

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KPIL Consolidated Order Book Hits Record INR 66,607 Crore on Strong Q1 FY27 Performance

Kalpataru Projects International Limited achieved a record-breaking performance for the quarter ending June 30, 2026, posting its highest-ever consolidated revenue of INR 6,408 crore. Sustaining robust commercial momentum, the company secured INR 7,668 crore in fresh order inflows for fiscal year 2027 up to the announcement date, alongside roughly INR 7,300 crore in favorably positioned bids primarily anchored by its Transmission & Distribution and Buildings & Factories divisions. Consequently, KPIL's total order book climbed to an all-time high of INR 66,607 crore as of June 30, 2026.

KPIL continued its commercial momentum by securing an additional INR 876 crore in fresh orders, highlighted by prestigious project wins across domestic Transmission & Distribution and Oil & Gas sectors.

Commenting on the performance, Manish Mohnot, Managing Director and CEO of KPIL, highlighted that the quarter's success was powered by disciplined project execution, margin expansion and strong ordering momentum.

Diamond Power Infrastructure Bags ₹61 Crore Order for 33 kV Cables from PuVVNL

Diamond Power Infrastructure Ltd has officially secured a major contract valued at INR 61.03 crore, inclusive of GST, or INR 51.73 crore excluding GST, following formal approval from the Corporate Stores Purchase Committee of Uttar Pradesh Power Corporation Ltd in Lucknow.

This strategic order entails the supply of 250 kilometers of high-tension 3C by 300 square millimeter, 33 kV HT XLPE cables designed to strengthen regional electricity transmission networks. The supplied infrastructure will be distributed among three prominent distribution companies in the state, specifically allocating 150 kilometers to MVVNL, 70 kilometers to PVVNL and 30 kilometers to DVVNL.

Diamond Power Infrastructure has secured a ₹61.03 crore contract from Uttar Pradesh Power Corporation to supply 250 km of 33 kV HT XLPE cables across three state discoms. Deliveries are scheduled from September 2026 to January 2027 under a variable pricing structure.





Boosting Regional Growth: Nara Lokesh launches Carrier Global's Mega AC Plant in Sri City, Creating 3,000 Jobs

Andhra Pradesh IT Minister Nara Lokesh has officially laid the foundation stone for Carrier Global's new air-conditioner manufacturing facility at Sri City in Tirupati district. The major industrial investment, valued at ₹1,000 crore, marks a significant milestone in expanding the state's manufacturing capabilities and high-tech supply chain ecosystem. Designed to meet growing regional and global demands for advanced cooling solutions, the state-of-the-art facility will play a central role in transforming Andhra Pradesh into a premier industrial hub.

Beyond its economic footprint, the project is projected to generate nearly 3,000 direct and indirect employment and livelihood opportunities, providing a substantial boost to the local workforce and regional community. For the South Asian diaspora tracking economic progress back home, this strategic investment underscores the state's accelerating momentum in attracting key foreign direct investment, creating skilled industrial jobs, and establishing Andhra Pradesh as a highly competitive global manufacturing destination in South Asia today.



Haier commits ₹7,400 crore to a new plant to reach a ₹22,000-crore revenue target by 2028

Haier is significantly expanding its footprint by committing ₹7,400 crore to set up a state-of-the-art manufacturing plant. This massive capital investment underscores the consumer appliance giant's commitment to scaling up localized production, optimizing supply chain efficiencies, and meeting rising domestic demand while reducing reliance on imports.

The new facility directly underpins Haier's aggressive long-term growth strategy to achieve an ambitious revenue goal of ₹22,000 crore by 2028. By increasing local output across core product categories such as refrigerators, washing machines & air conditioners-the company aims to enhance cost-competitiveness & secure a larger market share against major industry rivals.

Beyond boosting manufacturing capacity, this investment is expected to generate substantial direct and indirect employment opportunities, signaling Haier's strong confidence in the region's long-term economic potential and expanding consumer market.



SHARP Partners with Amber Enterprises for Local AC Manufacturing in India

SHARP has announced a strategic local manufacturing tie-up with leading air conditioner producers to accelerate its growth across one of the world's fastest-growing cooling markets. By localizing production, the company aims to scale domestic manufacturing output to 500,000 units over the next three years, ensuring robust product availability & streamlined distribution networks across Indian consumer. This strategic alliance aligns with ongoing efforts to strengthen regional industrial infrastructure while meeting rising consumer demand for reliable cooling solutions in South Asia. For the expanding consumer electronics sector in India, SHARP's domestic production initiative highlights the growing importance of localized supply chains by combining Japanese engineering standards with local manufacturing capacity, to capture key market share & deliver high-performance HVAC technology nationwide.

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House with a Vault: Where craft finds its quiet canvas

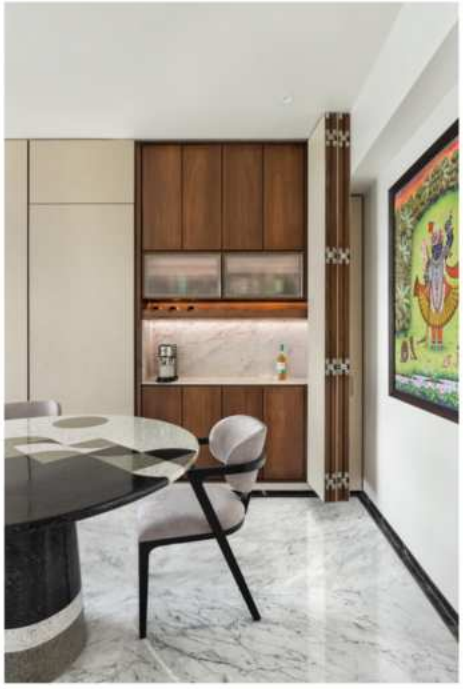


Prachi Parekh & Vineet Vora

Studio UF+O

Project : House with a Vault
Location : Mumbai **Area :** 1500 Sq.ft.





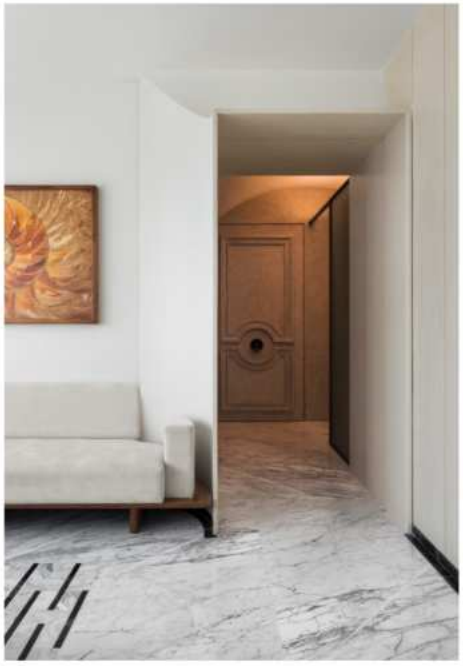
House with a Vault is a 1,500 sq. ft. 3 BHK apartment in Sewree, Mumbai, designed by Studio Urban Form + Objects for a family of four. Conceived as a calm, clutter-free home, it balances durability with artistic expression, creating a neutral architectural canvas enriched by handcrafted interventions. At its heart lies a shared appreciation for craftsmanship, reflected through bespoke pieces sourced from across India, including a terrazzo dining table from Surat, a marquetry artwork from Mysore, a Pichwai from Rajasthan, and an experimental aluminium console from Ahmedabad.

Designed within the constraints of an existing shell, the home is carefully planned around natural light & spatial sequencing. A vaulted entrance clad in antique ceramic mosaics creates a dramatic arrival before opening into an expansive living and dining space overlooking Mumbai's eastern waterfront. Marble inlays, custom artworks, and refined detailing replace decorative excess, while a concealed bar adds functional elegance.

Private spaces maintain a cohesive language, with tailored interventions for each family member. Material choices prioritise longevity and ease of maintenance, while coordinating artisans across multiple cities became integral to the design process. Ultimately, the residence celebrates craftsmanship, collaboration & thoughtful material storytelling in everyday living.









Id. Manjusha & Id. Hiralal



Anshuk and Prachi



Vidhita & Gaurav



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Arjun Sara & Wamika



Girish & Abhijit



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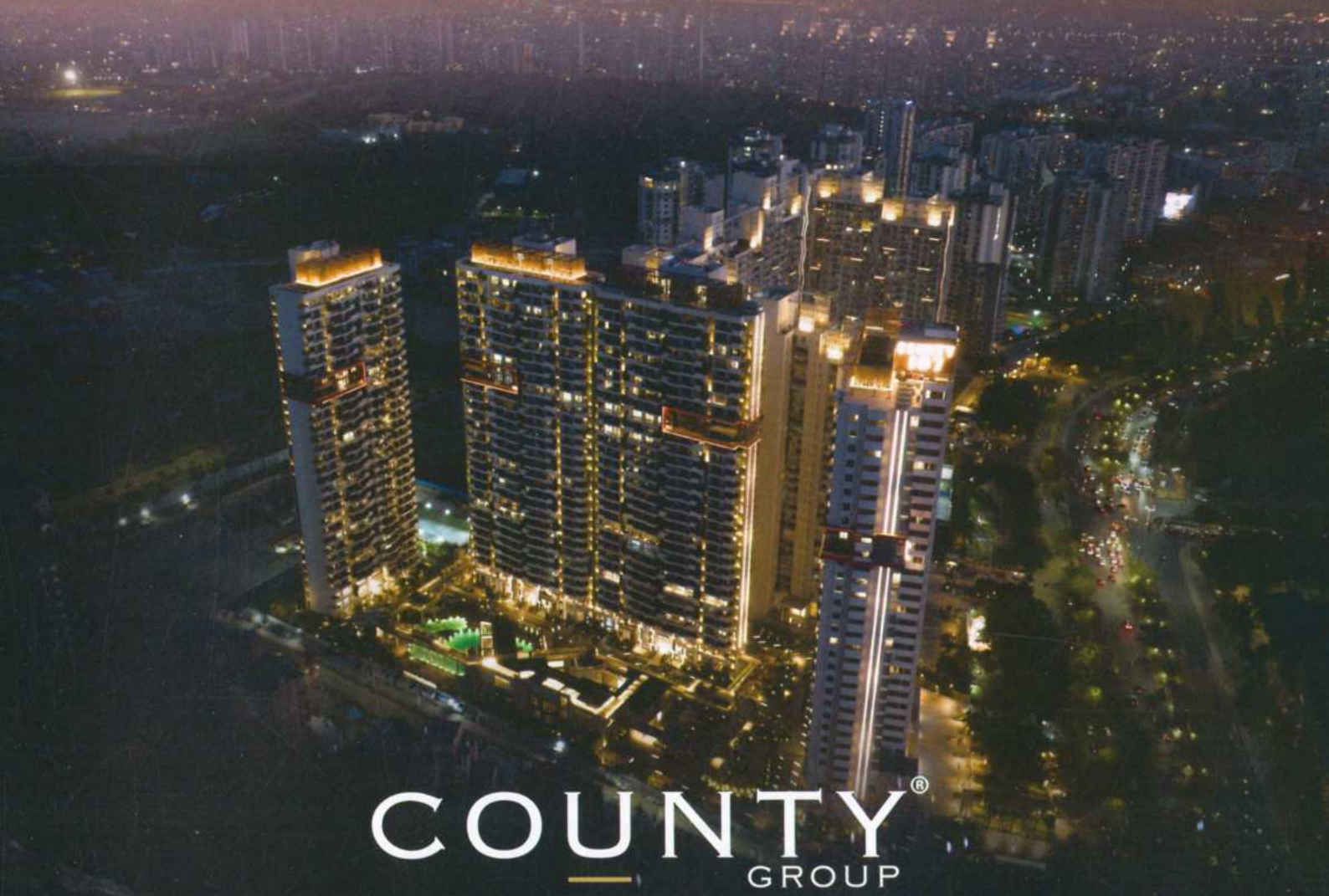
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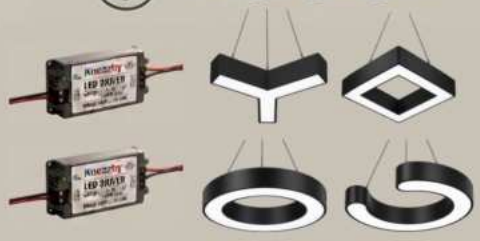


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