



Media: Construction Week

Date: 24th April 2024

Delhi NCR's way of sustainable homes

CJ Singh, COO, Wave City, points out

by Staff Writer | April 23, 2024 | SHARE



Sustainability, smart design and smart buildings are the new mantra for the Delhi NCR region, with developers pulling all stops to woo their clientele. In the last five years, India has witnessed the growth of more environmentally conscious consumers with pragmatic choices willing to contribute to the welfare of the planet. Besides their own, it's no surprise that this region is becoming more dotted with hotels, wellness resorts, green office spaces and buildings, and smart homes—which incorporate eco-friendly construction materials, green practices, smart technologies and designs etc.

In this context, there has been a rise in the demand for luxury homes that feature all these aspects and provide an aspirational value to discerning investors and homebuyers. Living spaces that blend aesthetics, functionality, and sustainability are becoming more popular with affluent millennial buyers. The construction and marketing of this revolution, however, must be innovative.



Here's how innovations in sustainable luxury real estate are unfolding:

Green materials: Developers are increasingly adopting the usage of recycled materials and veering towards responsible manufacturing. For example, the usage of recycled plastic framework instead of plywood, plastic lumber for decks, recycled non-polluting organic chemicals for paints and adhesives, organic paints and sealants has increased over a period of time. Even up cycling of shipping containers to create eco-friendly living spaces or decor is gaining traction.

Conservation of water: Designers and developers are making a conscious choice of installing fixtures in bathrooms that use water more judiciously. There's also a rise in the demand for water automatic water sprinklers for gardens in luxury homes.

Green lungs: Landscaping is the new and smart way of combating air pollution and ensuring fresh clean air as developers are planting trees, shrubs and even small patches of urban forests that grow fast, create biodiversity and add to serenity of the surroundings. The presence of green spaces and recreational facilities within the community enhances the overall quality of life. Many integrated townships also offer additional facilities like trainers, coaches, health experts and others who aid in creating good physical and mental health. Therefore, these offerings by integrated townships give a sense of serenity, peace and an opportunity to socialize despite the fast pace of life.

Smart lighting: LED lighting which is known to be more energy efficient is gaining ground in luxury homes alongside motion detection sensors which allow the light to be switched on and off based on movement. The other features that are commonplace in luxury residences include the installation of solar panels for electricity, solar geyzers, smart water meters all of which are lighter on the pocket and overall monthly budget of the consumer.

Smart waste disposal and management: Integrated townships are leading the way in this practice. These townships are focusing on encouraging residents to segregate dry and wet waste and eventually dispose them through eco-friendly methods. Many of these have smart bins that are equipped with sensors to indicate when they have to be emptied and facilitate disposal of garbage and waste, accordingly.

Deployment of renewable resources of energy: Increased installation of solar panels to power houses, commercial, government & residential complexes, reduce energy waste in a big way. For example, the Municipal Corporation of Surat city saves Rs. 65 crores thanks to solar power as it meets more than 30 percent of the city's requirements using renewable energy. The bills are also lighter on the pockets of residents, again boosting real estate sales.

Globalization and technology also play an important role in influencing preferences. Unlike previous generations, the new generation has grown up with access to global trends and information. With the rise in disposable income, aspirational goods & a buoyant economy, India is witnessing an explosion in the real estate sector which is expected to grow and stay resilient despite any challenges that may arise.

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