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BUSINESS

High rises: Top of the world

High-rise buildings can foster a unique sense of place by integrating local context into their design

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Over the past century, there has been a significant shift from merely constructing tall buildings to designing aesthetically appealing skyscrapers. The race to reach the sky has now been replaced by the quest for beauty and innovation. The transformation in the total height of the world's tallest skyscrapers is a testament to this evolution. Developers are now combining height with design and technology to create structures that are not just taller but also more sustainable, efficient, and visually pleasing.

High-rise buildings can foster a unique sense of place by integrating local context into their design. This includes using local materials, colors, patterns, and forms that reflect the region's distinct aesthetic. The orientation of the building can also be leveraged to optimize natural light, ventilation, and views, thereby reducing energy consumption and emissions. Such strategies not only enhance the building's identity but also promote sustainability and environmental consciousness.

We check out what most developers work out unique ways to construct projects.

Unique installations

Abhishek Kapoor, group CEO, Paravankara: Customised designs and layouts are developed with the help of reputed design consultants. Energy conservation is a key focus, with facade designs incorporating daylight and energy simulations for all projects. Subsoil drainage systems are implemented in areas with higher water tables, and rain shower fixtures are provided in the master bedroom toilets.

Tariq Ahmed, CEO, West, Prestige Group: Creating iconic structures involves using environmentally friendly materials, optimizing energy performance, and considering the life cycle impact of facade components. We design structures that offer adaptable living spaces, allowing customization or reconfiguration to suit different lifestyle preferences or evolving resident needs, thereby helping buyers create their dream homes.

Bijay Agarwal, MD, Sattva Group: To maximize energy efficiency, we use innovative technologies such as centralized air conditioning, RO systems, heat pumps, and solar-powered lighting. Furthermore, we prioritize environmental practices such as ETE roofing and organic waste converters.

Atul Bohra, group CEO, Kolhe-Patil Developers: Our focus includes wellness amenities like yoga spaces and air purification systems, seamlessly integrated smart technology, and multi-layered recreational facilities. We offer convenience even via high-speed elevators which reduce the wait-time in lobbies, 24/7 secure access, and on-site retail and concierge services.

Angad Bedi, MD, BCD Group: Implement green roofs for improved air quality and insulation. Vertical gardens on facades create visually appealing and eco-friendly environments. Develop spaces for residents to grow produce like sky gardens and urban farms. Include rooftop bars, gourmet restaurants, fitness centres, and spas with unique design elements.

Umesh Jandial, chief business officer, project head, Omkar Realtors & Developers: At our Alta Monte project located in Malad belt of Mumbai, customers enjoy a sky lounge and infinity aqua pool amongst a wide range of amenities. The project includes two major installations by way of Hindu and Jain temples apart from one of the widest and longest entrance ramp in a residential complex. Another vital factor in high-rise is the science of elevator installations in terms of technology and time convenience.

Vedanshu Kedia, director, Preecon Group: The rooftop amenities redefine luxury living with features like a sky jogging track, bar & lounge, barbecue area, outdoor theatre, zen garden, yoga & activity deck. These amenities are designed to enhance resident lifestyles, providing spaces for relaxation, fitness, and community engagement amidst the urban landscape.

Shyam Motwani, business head, Godraj Locks & Architectural Fittings and Systems: We have integrated advanced biometric and IoT technology into our digital locks, enabling a variety of access options such as mobile app, NFC technology, smartwatch compatibility, fingerprint recognition, RFID cards, passcodes, and remote control. These features ensure that residents of such high-rises have unparalleled convenience and robust safety. When it comes to high-rises buildings, one of the elements that affect the most is the strong wind currents, which results in banging of the doors. To avoid this, we have a wide range of door closers including heavy duty concealed door closers that ensures that the door closes at a designated speed.

Samyak Jain, director, Siddha Group: Siddha Sky, located at Sion NK, Mumbai, is designed to cater to unique installations and evolving expectations. It comprises five 39-storey towers, uniquely connected by Mumbai's first rooftop skywalk — 400 feet above ground. Amenities like sky lounge, sky banquet, temperature controlled infinity pool, hammock seating, amphitheatre, yoga zone & telescopic star gazing point, study & work pods, gym, jogger's trail, meditation zones, bar-b-que area, party lawn and many more are available.

CJ Singh, COO, Wave City: Today's modern homebuyers and investors are very discerning about their lifestyle choices and the future for themselves, their families, and also the planet. Sustainable, smart homes that are niche, well connected, provide top line amenities, and use environment-friendly materials which is high in demand. We use motion sensor lights that automatically switch on and off upon motion detection and other technologies like water-saving mechanisms, solar panels, LED lighting among other facilities.

Green projects

Vedanshu Kedia: We prioritize sustainable materials sourced locally and from renewable resources, aiming for minimal environmental footprint. Pursuing green certifications such as LEED underscores our commitment to meeting international sustainability standards.

Tariq Ahmed: The approach towards green buildings is not restricted to the design of the building but involves integrating sustainability principles throughout the entire lifecycle of the project, from planning and design to construction, operation, and eventual decommissioning.

Abhishek Kapoor: We adhere to IGBC Griha 3.0 standards for residential projects and USGBC LEED standards for commercial projects. Equipment and motors meet IE3 standards or higher, and we use CFC-free refrigerants in all air-conditioned areas.

Bijay Agarwal: Knowledge City exemplifies our commitment to modern architecture and design excellence, setting a benchmark for our other projects. A solar PV plant with a capacity of 335 KWP has been installed on the terrace floor of Tower-2. This helps offset the energy consumption of the building and reduces reliance on grid electricity. The building uses eco-friendly refrigerants and halons that meet IGBC low/ODP standards for chillers. This reduces the environmental impact of the cooling systems.

Atul Bohra: Our approach includes water conservation through dual-flush toilets and rainwater harvesting, energy efficiency via designs maximizing natural light and ventilation, and solar power generation in projects like Life Republic. We use recycled materials in construction like fly-ash blocks and engineered wood to promote responsible waste management.

Umesh Jandial: Our projects adhere to high standards of green building certifications such as LEED and IGBC. Our initiatives include the use of energy-efficient lighting and HVAC systems, rainwater harvesting, solar panels, and waste management systems.

Samyak Jain: Central to our approach is the strategic design of buildings to harness natural light and optimize airflow, significantly reducing our reliance on artificial lighting and HVAC systems. By embracing recycling efforts throughout our projects, we actively reduce waste generation and promote the reuse of materials.

CJ Singh: We encourage the usage of plastic lumber for decks, recycled non-polluting organic chemicals for joints and adhesives, organic paints and sealants. Landscaping is the new and smart way of combating air pollution and ensuring fresh clean air as developers are planting more trees, shrubs, and even small patches of urban forests that grow fast, create biodiversity, and add serenity to the surroundings.

Angad Bedi: We adopt state-of-the-art approaches that merge excellence with environmentalism. Our contribution to global ventures, such as CIE's expedition held recently, assists us in exchanging ideas as well as embracing the best methodologies to make green building design and resource management methods a reality. These have led to their incorporation into all our projects throughout the country.

Going global

Umesh Jandial: Incorporating global products in ultra-luxury projects can be a great idea, provided it aligns with the project's vision and the local lifestyle trends. These products often bring advanced technology, superior craftsmanship and unique design elements that can elevate the living experience. However, it is essential to balance this with local preferences and conditions to ensure the products are sustainable and provide long-term value to our customers.

Atul Bohra: We believe that future of luxury housing lies in this balanced fusion. By leveraging global best practices in design, sustainability, and technology, while collaborating closely with local experts who understand the cultural nuances and buyer preferences, we create something truly special. Offering products with global recognition and trust brings world-class design concepts, cutting-edge technology, and international sustainability practices to Indian market.

Bijay Agarwal: This tendency raises the quality and appeal of high-end developments, addressing the needs of discerning customers who value international standards. Global goods contribute to improved energy efficiency, comfort, and aesthetics in modern, high-performance buildings.

CJ Singh: The quality and prestige of ultra-luxury projects can be enhanced by global products, but it's important to balance the benefits with the challenges. When planning a project, it is important to take a strategic and balanced approach to ensure high standards are met without compromising on schedule, budget, or sustainability.

Vedanshu Kedia: Incorporating global products into ultra-luxury projects can be a beneficial strategy for developers. It allows them to offer high-quality and innovative solutions that align with international standards of luxury and technology. Global products often bring unique designs, advanced features, and superior craftsmanship, enhancing the overall appeal and exclusivity of the development.

Angad Bedi: The luxury real estate market is witnessing a surge in demand for global living standards. Well-heeled buyers, with international exposure, crave homes that reflect a cosmopolitan aesthetic. However, this trend towards global products shouldn't overshadow the enduring appeal of local design and craftsmanship.

Samyak Jain: Seeking global products for ultra-luxury projects can be a good idea as it allows developers to access cutting-edge design, superior quality, and unique and innovative features that appeal to a global market. It helps in creating distinctive properties that stand out in the competitive luxury segment and meet the high expectations of discerning buyers seeking premium experiences.

After-sales support

Umesh Jandial: Across fittings & fixtures, utilities such as elevators, the leading brands have a warranty timeline while AMC's are renewed regularly till such period where the societies take over the maintenance responsibility.

Bijay Agarwal: We provide complete after-sales service for all installed equipment to ensure that our customers have a positive experience. A specialized customer support team is accessible around the clock to handle any queries or issues. Maintenance services also involve regular inspections and servicing of all essential systems to ensure that performance criteria are met.

Samyak Jain: The products installed inside the apartments of the buyers carry warranties by the manufacturer. The buyer has the option of directly contacting the company. Alternatively, our facility management team is stationed at the project during and post hand-over and the buyer may connect with this team, who will assist them in getting the resolution for the issue faced.

CJ Singh: We ensure the maintenance of trees, shrubs and parks and ensure that everything is neat, orderly and pleasing to the senses. Additionally, to ensure smooth, efficient & timely redressal of complaints, we encourage our residents to download our app which allows them to reach out to book clubs, report any issues, concerns and complaints.

With high-rises flourishing in most metros and even in Tier-1 cities, it is imperative that developers offer the best amenities that are available in the market today.

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