

News update

Knight Frank - NAREDCO RESI report

The 43rd edition of the Knight Frank – NAREDCO Real Estate Sentiment Index Q4 2024 report reflects cautious optimism among stakeholders. The Current Sentiment Index Score declined to 59 in Q4 2024, down from 64 in Q3 2024, indicating a measured adjustment. The Future Sentiment Score corrected to 59 in Q4 2024, compared to 67 in the previous quarter. Both current and future sentiments remain firmly in the optimistic zone. The future sentiment for the residential market witnessed 32% of respondents now expecting a decline in new launches in the first and second quarter of CY 2025. For residential prices, while 88% of respondents maintain that prices will increase or remain stable, the share of respondents anticipating a decline in prices is 12% in Q4 2024, rising from 1% in Q4 2023. In the Q4 2024 future Sentiment survey, 38% of the respondents expect residential sales to increase, and 23% predicted stability, 41% of respondents opined that residential launches will improve, while 28% indicated stability. 59% of the survey respondents in Q4 2024 expect residential prices to increase.

Saint-Gobain Transparency 19.0 held

Saint-Gobain held the 19th edition of the architectural and interior design competition, Transparency 19.0, in collaboration with Ethos Empowers. The competition received over 1200+ registrations and 450+ submissions from 100+ colleges across the nation. Under the theme 'Reimagining the Central Business Districts,' participants were challenged to design innovative solutions for commercial districts, focusing on sustainability, accessibility, and community engagement. 13 finalists across the architecture and interior design categories were selected from regional rounds, showcasing diverse, and creative sustainable solutions to transform India's urban centers. Transparency 19.0 also witnessed over 30 top participants contesting for a spot in the Saint-Gobain International Brief for the Architecture Student Contest (ASC) 2025 in Paris. Transparency 20.0 will have the theme of "India towards 2047: Crafting a New Design Vocabulary".

HoABL launches LFH campaign

The House of Abhinandan Lodha (HoABL) has launched a campaign titled 'Land for Her'. This initiative aims to encourage and empower women to own their legacy through land ownership. In order to facilitate this further, HOABL also announced a curated offering on Women's Day for investment in land - with assured benefit on agreement value and other benefits including zero maintenance fee for 2 years exclusively for women investors.

SPRE unveils new tower in Pune

Shapoorji Pallonji Real Estate (SPRE) announced the launch of the 19-storied Tower 4 of SP Kingstown, in Pune's Hadapsar Annex. The project is situated on 11 acres of land and will feature 1.29 lakh square feet of saleable area, offering 76 - 3 and 4 BHK residences. Tower 4 includes premium features and a plethora of amenities, such as panoramic living, expansive decks, palatial airy and sunlit layouts, Sahyadri range views, living amongst mango orchards and a stud farm. SP Kingstown spans over 200 acres of land with a blend of proposed residential, commercial, educational, healthcare, and retail spaces.

DRA Inara launched

DRA has announced the launch of its first-ever luxury independent villa community - DRA Inara with 118 with complete and exclusive land ownership, a first-of-its-kind offering in the Chennai real estate market. With a significant investment of Rs. 100 crore, DRA Inara is located in Navalur, one of the fastest growing micro-markets on Chennai's IT corridor - OMR.

To share information about your home purchase decision, new launches and real estate-related events, write to us at realestate@fpj.co.in. Consulting Editor: Vijay Pandya

REAL ESTATE

Is your home really a safe zone?

Top 10 aspects to consider and confirm since ensuring security has become all the more important

Dr. Malini Saba

When a celebrity home invasion made headlines for several months, it became all the more evident that when it comes to where we live, security is something, that we just can't afford to overlook. Whether you're in a stand-alone high-rise or a gated community, taking steps to keep our loved ones safe, especially the vulnerable kids and senior citizens, should be a no-brainer. In today's world, threats can come from anywhere, so a solid security system isn't just a nice-to-have; it's essential.

1 Wake-up call

If a celebrity with all the resources in the world can get their home broken into, it really makes you stop and think, right? Just how easy is it for someone to get in? This is all the more relevant in the Mumbai Metropolitan Region (MMR), where often there are instances when we hardly know or interact with our neighbours. Alternatively, occupants staying on rent keep moving in and out at periodic intervals so it's hard to keep track of strangers.

2 Walk-in privileges

Have you ever wondered how easy it would be for someone to just walk into your building, someone being on their phone, talking loudly, and just waltzing in? It happens more often than we think, and it's a huge problem. Societies with a single 'watchman' really need to think about this. We shouldn't be letting anyone just stroll in—especially if they don't belong. Security needs to be tight, and people coming in should be verified, whether that's through ID checks or logs that show who's visiting.

3 First defence

Think about your building's lobby and elevators. These are the first points where outsiders meet your home, so they need the best security, take photo IDs for all visitors,



and confirmation from residents before anyone gets in. Yeah, it might feel like an extra step, especially in busy buildings, but it's a small price to pay for peace of mind.

4 Know everyone

Let's not forget about the people who live there too. Have the photo ID checks for everyone, even residents, and especially domestic staff—maids, cooks, drivers, etc. Sure, it sounds like a hassle, but it adds a lot of peace of mind knowing that everyone in your building has been verified properly.

5 Residence proof

For everyone living or working in the building, make sure there's a record of who they are. Things like an Aadhar card and Ration Card with proof of address should be collected and stored. It's just

good sense, as one needs to know who's in there building at all times. Plus, if anything happens, one has got a way to trace things back and verify people. Simple but really effective.

6 Smart tech

We're in the age of technology, so why not use it to make our security even better? A simple video door phone and cameras that connect to your mobile phone can make a huge difference. That way, you can see who's at your door before you open it. Add in some safety doors with grills to handle deliveries, and you've got an extra layer of protection. Small tech fixes that can make a huge difference.

7 Laundry collection

Even things like laundry collection need to be part of the security picture. No one should be coming inside past the safety door.

Simple as that. We don't want anyone sneaking into the apartment when we're not around, and by sticking to a rule like this, you eliminate that risk entirely.

8 Most vulnerable

We also need to think about the most vulnerable people—kids and older adults, especially when they're home alone. Security cameras linked to your phone are perfect for checking in on them. Whether it's making sure a kid's safe after school or checking in on a senior parent, these cameras can give you peace of mind.

9 Emergency access

Emergencies happen, and sometimes you need to get in fast. Mobile-activated security systems that let you unlock doors remotely are a lifesaver. Whether someone's locked out or in an emergency, it's great to know that help is just a tap away.



10 An investment

Too often, we treat security like an afterthought—something that's nice to

have but not really necessary. But honestly, security should be one of the most important investments we make in where we live. It's not something you should cut corners on. And remember: the security staff should be focused on their job, not doing errands or other tasks. If they're distracted, they might miss something important.

At the end of the day, security is something that can't be overlooked. Your home should be a safe place—a sanctuary where you feel secure and at peace. So, let's start thinking about security as something we can constantly improve, ensuring that we create the safest living space for ourselves and our families.

The writer is a self-made businesswoman, philanthropist, psychologist, fitness enthusiast, author, environmentalist, passionate culinarian, and a global advocate for women, girls, and human rights, with a keen interest in real estate, business innovation, and women's empowerment.

NAREDCO nextGen 'Digital Learning Hub' launched

Developers invited to develop 3360 acres of MSRTC land bank



SheetalS Patil

Delivering the keynote address at the NAREDCO NextGen Conclave 2025 organized recently in Mumbai, Pratap Sarmaik, Minister of Transport, Government of Maharashtra, shared that MSRTC holds a vast land bank of approximately 3360 acres. Architect Hafeez Contractor has been appointed to come up with a presentation to develop MSRTC Bus Depots. He emphasized the need to develop these strategically located landbanks and urged the state's developers to come forward to develop the commercial or residential premises. MSRTC will be made a planning authority and it will sanction the plans under one roof and its technical team capacities will be built for the same, he affirmed.

He informed about the land bank in areas such as Lonavala – Khandala, Mahabaleshwar where new DCPR rules are not applicable due to forest and no-development zones, but a major portion of the land will come under the ambit of new DCPR, which will provide adequate FSI for new development. Additionally, efforts are underway to extend the land lease period from 60 years to 99 years.

The Minister also officially launched the NAREDCO NextGen 'Digital Learning Hub' designed for young real estate professionals, offering comprehensive insights into emerging trends, cutting-edge technologies, and the latest policy updates. The platform aims to collaborate with top institutions across the country to offer certification programs, empowering the next generation of real estate leaders with the knowledge and skills needed to thrive in an ever-evolving industry.

NAREDCO NextGen Conclave 2025 provided a dynamic platform for young visionaries, industry disruptors, and emerging decision-makers to engage in thought-provoking discussions, foster innovation, and collaborate on strategies for a sustainable and inclusive future. The event discussed various real estate trends,

NAREDCO NEXTGEN elects new committee

The newly elected committee members of NAREDCO NEXTGEN were announced during the event. Rishabh Siroya, Vice President; Vishal Thakkar, Vice President; Pratik Kataria, Vice President; Aditya Boddur, Vice President-Elect; Prathap Reddy Eamani, Vice President-Elect and Chintan Vasani, Joint Treasurer, NAREDCO NEXTGEN will assume responsibility of their respective roles.

growth avenues, AI revolution and the impact of Budget 2025 on the real estate industry.

Jay Morzaria, National Chairman, NAREDCO NextGen described the conclave as a platform for deliberating on ideas, collaboration, and progress. The discussions will tackle key challenges and trends, from policy and finance to technology and evolving buyer needs, he said.

Dr. Niranjan Hiranandani, Chairman of NAREDCO, highlighted the positive impact of RERA in dispelling misconceptions about the real estate industry. He emphasized how the regulatory framework has brought greater transparency, accountability, and trust among stakeholders. Furthermore, he spoke about the role of innovation in shaping the future of the industry, particularly through the younger generation. He acknowledged that fresh and creative ideas often emerge from individuals under the age of 30, especially in the realm of social media and digital transformation. He encouraged industry leaders to learn from the younger generation, leveraging their insights and technological expertise to drive progress and enhance market outreach.

Rajan Bandelkar, Vice Chairman, NAREDCO praised the Prime Minister and the Finance Minister's efforts to unleash a wave of transformation in the Indian real estate industry through reforms and tax rationalization. He also cautioned the industry to take a note of issues such as global warming, SWACHH Bharat and a holistic use of AI for technology adoption. He also anticipated the sector's continued focus on affordable hous-

ing as a demand driver.

Hari Babu, President, NAREDCO stated that the new tax regime will usher fresh investments by the tax payers into the real estate sector impacting the demand for affordable housing. He further emphasized the need for greater women's participation in real estate, recognizing their role in driving innovation and industry growth. He also highlighted the impact of urban migration, stressing the need for sustainable planning to meet rising housing and infrastructure demands in cities.

The inaugural panel discussion of the event, titled "Financing the Future: Exploring Innovative Avenues for Growth," brought together distinguished experts whose insightful contributions illuminated the evolving landscape of financial innovation and its crucial role in driving sustainable growth. The discussion revolved around how Institutions and large-scale investors have accelerated real estate consolidation over the past 14 years. Once a speculative and reckless market, it has evolved into a structured, investable asset class. A clear distinction between institutional and smaller-scale investments marks a fundamental shift in real estate.

The second Panel Discussion, titled "Real Estate 2030: Shaping the Future of Urban Landscapes," proved to be an insightful and pivotal conversation, bringing together the titans of the industry. Esteemed thought leaders and visionaries delved into the dynamic forces shaping the future of urban development, engaging in a rich dialogue that illuminated the path forward for cities in the coming decade.

Standard Chartered and CII IGBC sign MoU

Partner to accelerate adoption of sustainable green building practices and green financing solutions in India

Perna Mistry

Standard Chartered and Confederation of Indian Industries - The Indian Green Building Council (CII IGBC) have signed a Memorandum of Understanding (MoU) to facilitate financing of green buildings in India. Through this initiative, both Standard Chartered and CII IGBC aim to accelerate the adoption of energy-efficient building solutions, in support of the ambition to reduce India's overall carbon footprint.

This partnership marks a significant milestone in the pursuit of India's environmental and energy goals, as both organizations aim to reduce the carbon footprint of the construction industry by promoting energy-efficient buildings.

The memorandum of understanding (MoU) was signed by Ankur Khurana, Co-Head, Client Coverage, India and South Asia, Standard Chartered and K. S. Venkatagiri, Executive Director, CII Indian Green Building Council in the presence of Mala Singh, Chairperson, IGBC Mumbai Chapter; Sundeeep V, Senior Counsellor, IGBC; Shobana Chawla, Executive Director, Sustainable Finance, Standard Chartered; and Manmeet Singh Gulati, Managing Director, Head - Commercial Real Estate, Standard Chartered.

Commenting on this tie up, Ankur Khurana, Co-Head, Client Coverage, India and South Asia, Standard Chartered, said, "We are proud to partner with CII IGBC to promote sustainable finance for development of green certified buildings. This initiative is expected to not only support sustainability but also bring long-term economic advantages through energy savings generated by these green buildings. Sustainable finance is one of the strategic priorities at Standard Chartered Bank and we believe that transition to a low carbon economy presents a significant opportunity to accelerate sustainable growth in the world economy".

K. S. Venkatagiri, Executive Director, CII Indian Green Building Council (IGBC), said, "This MoU represents a powerful collaboration between two entities committed to creating a sustainable future. Through our partnership with Standard Chartered, we aim to offer developers the tools and resources they need to build

Key Highlights

Promoting Sustainable Finance:

The partnership seeks to make sustainable finance more accessible to developers by offering Green Loans on CII IGBC certified projects which demonstrate at least 20% energy savings over baseline levels in their projects, ensuring that the buildings are energy-efficient and sustainable.

Exploration of Innovative Financing Models:

Both CII IGBC and Standard Chartered are committed to exploring new and innovative financing models that will further deepen this collaboration and unlock additional opportunities for developers. The partnership will continuously evolve to ensure that it meets the dynamic needs of the green building sector and contributes meaningfully to India's sustainability agenda.

energy-efficient and environmentally friendly buildings. Together, we are not only reducing the environmental impact of the construction industry but also accelerating the growth of India's green building sector."

The Indian Green Building Council (IGBC) was established by the Confederation of Indian Industry (CII) in 2001 to actively promote the Green Building concept in India. The Council, with 30 Chapters across India, is represented by all stakeholders of the construction industry comprising corporate, government, and nodal agencies, architects, product manufacturers, institutions, and more. The Council also works with governments, the World Green Building Council, and bilateral and multilateral agencies in promoting green building concepts in India.

With a registered Green Building footprint of 13.20 billion sq. ft, and with over 15,500+ projects adopting IGBC's 32 rating systems, the Green Building movement in India has been advancing at a rapid pace and transforming India, into one of the global leaders in green built environment. IGBC is a market leader with about 90% of the India's green building projects adopting IGBC Green and Net Zero Rating Systems.

