



## Constructability of design: Planned with passion!

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### **What new real estate trends are emerging in the development market?**

The country's real estate market has changed tremendously. The cities have expanded, new economic drivers have come in and jobs have been created at all levels. Likewise, appropriate housing is now being created for all income levels. The Government has taken the needs of the people and deployed various policy initiatives to ensure that homeownership becomes affordable and desirable. Property prices have also rationalized after the Government's demonetization move late last year.

The implementation of RERA and GST has led to a positive change in the Indian real estate sector. These reforms foster transparency in communication and an assurance of delivery and by doing so they not only build domestic consumer confidence but also create an environment that is more conducive to foreign investment. Owing to its economic growth and rapidly developing infrastructure, Pune's real estate market has been performing much better than many other major cities. Included in the '100 Smart Cities' list, Pune is gaining increased importance on the back of the implied infrastructure.

## Tushad Dubash

Director , Duville Estates

Pune's residential property market will remain positive, and areas that offer better affordability and returns on investment will pick up. IT/ITeS continues to be the key demand driver for residential real estate in Pune, and the Kharadi micro market is a strong example of this. Technology will play a key role as residential developers explore newer ways to optimize space utilization within their projects. The proposed plan for the development of Pune Metro will have an effect on the prominent areas on the city's CBD belt along with areas of Hinjewadi, Aundh, Pimpri-Chinchwad, Kharadi and Viman Nagar. As 2018 kicks off, Developers and Consumers alike will have grown accustomed to the new industry landscape created by GST and RERA, and it will be interesting to see the positive impact that this has on the industry in the year ahead.

### Share with us your new projects and plans that are taking your business taking place?

At Duville Estates we have the benefit of having a strong land-bank in good locations. The exciting and important task is to astutely and carefully convert this land-bank into landmarks. Today, the Indian consumer is discerning. Therefore, we need to be able to deliver, both in terms of quality and concept, something that goes beyond their expectations. The "norm" must be disbanded with and we must strive to create new benchmarks which in turn will contribute to the development of the areas we work in. It is in our hands to propel these locations, such as Kharadi in Pune, to new heights by delivering products which the cities we work in can be proud of.

The design of Riverdale is unique for a market like Pune and it has been done keeping in mind two fundamental parameters, in addition to aesthetics, – easy maintenance and constructability of design. Duville Estates has kept these concerns at the forefront when designing the buildings to ensure a perfect combination of architecture and maintenance.

At Riverdale we maintain the best standards in building technology. As opposed to conventional technology where the construction is slow and quality inconsistent, we are using advanced Aluminium Formwork Technology, used in most modern buildings today. This helps in speedy construction; the modern slab cycle against the conventional one is considerably faster. Also, because of the pre-fabricated shuttering, uniform structure and quality is maintained throughout the construction process. We are working with Shapoorji Pallonji as main contractors, to ensure that the highest standard of quality is maintained.

The company aims to deliver unique residential properties that exceed customers' expectations. Duville Estates aspires to redefine lifestyle through innovative superior planning and architectural finesse and, thereby, establish themselves as one of the leading Real Estate developers in the country. From the selection of designers, contractors, selection of amenities, quality of finishes to the handover of keys, Duville Estates strives to make sure every detail is flawless. We are currently looking to focus all our attention on Riverdale which will be built in the following stages, Riverdale Heights, Riverdale Residences-I, Riverdale Residences – II, and Riverdale Grand, in order to ensure that utmost care is taken to deliver a product of high quality.

