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THE VERTICAL TRANSFORMATION

Urban real estate projects in India are growing vertically, focusing more on structures that are elevated in design, sustainability, and overall experience. **Construction Times** presents the vertical transformation.

India's tall buildings market is gaining pace. Earlier centred around the cities like Mumbai and Delhi NCR, tall buildings and sky-scrapers are gradually expanding into other tier 1 cities and even tier 2 cities. Growing urbanization and population is driving the development of tall buildings in India. Diminishing land availability and growing land prices in urban regions are pushing the developers to go for vertical development in these cities.

RISING LIVING STANDARDS

As city real estate is growing vertically, more high-rise developments are happening across the metropolitan cities. Across the country there is a vertical shift in urban development, driven by land scarcity, rising land values and evolving consumer preferences. Also, people's expectations from their homes have changed.

As Sarveshaa SB, Chairman & MD, BHADRA Group, highlights, "Today's homebuyers are seeking spaces that are



not only luxurious but intelligent—homes with smart technology, integrated sustainability, and access to curated amenities. With the expansion of metro connectivity and the influx of global businesses, high-rise living offers unmatched convenience and lifestyle benefits."

This growth is also propelled by policy reforms like the Unified Development Control and Promotion Regulations (UDCPR) and increased Floor Space Index (FSI) allowances, facilitating the construction of taller structures.

Sanjay Sharma, Director Operations, Runwal

Realty, says, "In Mumbai, the demand for luxury high-rises is especially pronounced, driven by limited land availability and a clientele seeking premium amenities with panoramic city views. Furthermore, transit-oriented development (TOD) policies and metro network expansions are encouraging vertical growth around infrastructure hubs."



According to Anshuman Magazine, Chairman & CEO, India, Southeast Asia, Middle East &



Our construction approach increasingly incorporates modular methods and high-performance materials.

SARVESHAA SB

Chairman & MD, BHADRA Group

Emerging trends of high-rise buildings in India and key demand drivers

We are witnessing a clear and powerful trend across India's metropolitan centres—our cities are growing vertically. In markets like Bengaluru, Mumbai, and Delhi, high-rise developments have become not just practical, but aspirational. I believe this is being driven by a few key shifts: rapid urbanisation, increasing population density, and the shrinking availability of land in central zones.

More importantly, people's expectations from their homes have changed. Today's homebuyers are seeking spaces that are not only luxurious but intelligent—homes with smart technology, integrated sustainability, and access to curated amenities. With the expansion of metro connectivity and the influx of global businesses, high-rise living offers unmatched convenience and lifestyle benefits.

Safety, materials, and technologies in high-rise construction

When it comes to high-rise construction, there is absolutely no room for compromise—especially in areas like structural safety, material strength, and technological sophistication. At BHADRA, we are meticulous about every phase of development.

We use high-strength concrete and reinforced steel to ensure structural stability. Our construction approach increasingly incorporates modular methods and high-performance materials, allowing for greater precision and reduced environmental impact. Technology plays a central role—our buildings are powered by smart energy use, security, and maintenance, ensuring a seamless living experience for residents.

We strictly follow the National Building Code and all relevant BIS standards. Third-

party inspections and internal audits are part of our process from day one. Sustainability is another pillar of our work.

Fire safety and vertical movement in tall buildings

Fire safety is an area where we maintain the highest level of diligence. In high-rise buildings, vertical mobility and emergency preparedness are not optional—they are fundamental.

At BHADRA, we install comprehensive fire suppression systems, including automatic sprinklers, smoke detectors, and fire alarms throughout all floors. Every project includes multiple staircases, refuge areas at regulated intervals, and at least one external escape route that connects to public zones. We also incorporate fire-resistant elevators with emergency recall features, which are essential for first responders.

Policy measures needed for safety and security in tall buildings

From a developer's standpoint, I believe India's vertical expansion must be accompanied by policy frameworks that evolve with the times.

Mandatory safety audits and certified third-party inspections should be non-negotiable. Guidelines for fire safety, emergency exits, refuge areas, and elevator protocols must be consistent and strictly implemented. There should also be clear urban planning policies around setbacks, open space, and fire tender access, especially in dense urban zones.

Lastly, safety is a shared responsibility. We need ongoing collaboration between developers, residents, and authorities to foster a culture of compliance and collective awareness. ■