

## Accessorising a home

By Shami Goregaoker,  
Design Director, GA design

**G**earing up for the festive season? Get ready to create the illusion of a décor overhaul with unlimited options for home accessories.

Accessories help to express your personal taste and make your home look unique. Without accessories, even the most elaborately designed homes would appear bare. And with festivities approaching, here's your chance to experiment with colours, textures and themes to suit your mood. The advantage of accessorising a home is that you are at liberty to change the look & theme often without really spending a fortune.

There are various items that could be used for this purpose like soft furnishings in the form of curtains, rugs, cushions and others like decorative lights, artifacts, assorted furniture pieces and wall art. Working with themes is pleasing to the eye and creates a sense of harmony. Thinking outside the box for colours, sizes & placement helps in creating a unique look for your space.

So for instance, consider your options for the living room. You can add mock curtains to lend an air of drama, place some cushions with bling or contrasting colours on your sofa, throw in a rug or add a custom-made designer furniture piece as a stark contrast to the rest of the seating. A 'piece de resistance' generally helps to complete the look for a well-designed living room. The appearance of the entrance lobby can be enhanced with expensive lights and niches can be dressed up using mirror or exclusive wall-paper depending on their size & position.

For the bedroom, you can do more with soft furnishings for an intimate feel, rather than clutter the space with too many items. The most prominent accessory in a bedroom is your bed cover or quilt. You can dress it up further by throwing in some decorative cushions in a contrasting texture. As in the living room, an area rug lends colour as well as a feeling of warmth. Similarly, a set of exquisite curtains – a

main curtain to block light & provide privacy, coupled with a breezy sheer or mock curtain to enhance the mood – can alter the appearance of your room. A pair



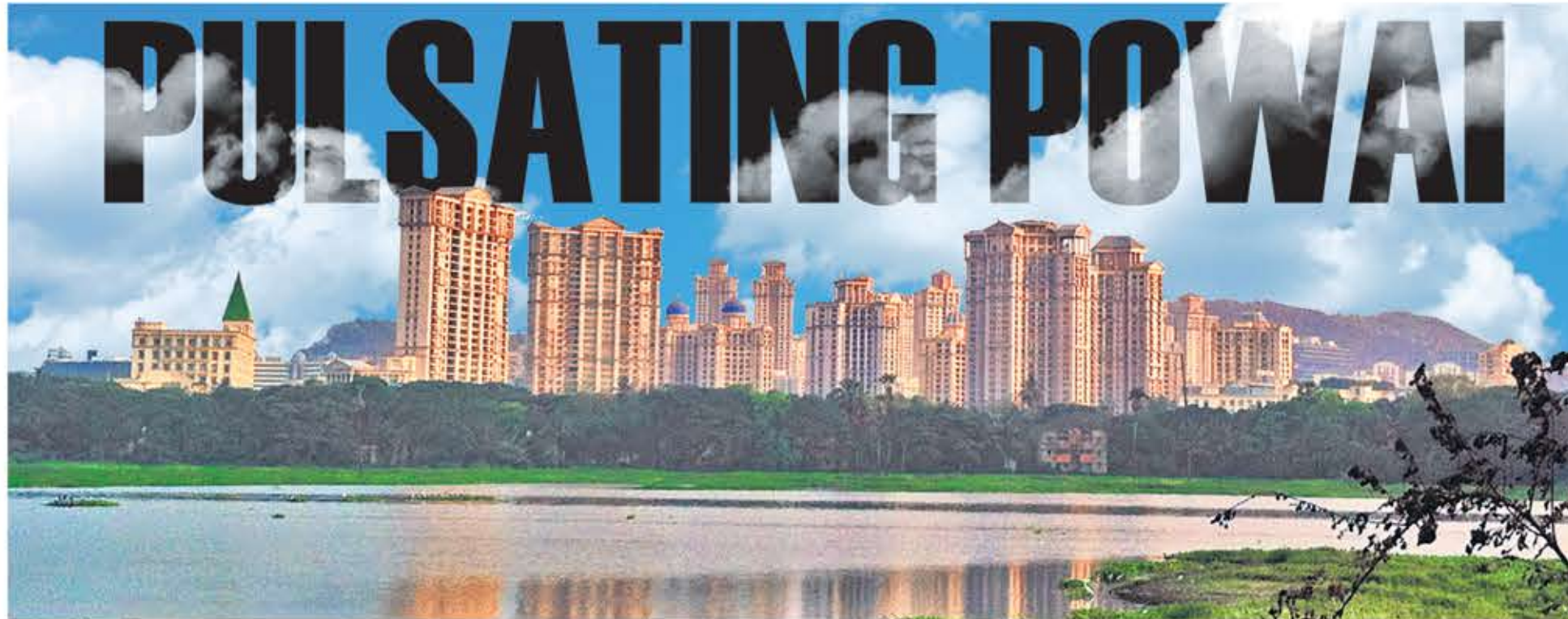
of exclusive bed-side lights can change the effect of the room. Keep a console or wall in your room to display photographs which can either be grouped in small frames or have a large life-size print, to add intimacy to the bedroom.

The kitchen can also be accessorized in many different ways apart from the usual fancy canisters & cutlery. Have an exclusively designed & well-lit cabinet or cupboard to display all your expensive crockery. Take it a notch higher by adding a breakfast counter with trendy chairs and unique lights suspended from above and you have a completely new look for the kitchen! Use kitchen tiles in bright or contrasting colours to create a vibrant ambience. To bring in a bit of nature indoors, real or artificial plants potted in unusually shaped pots can enliven a kitchen window.

A balcony or terrace which is generally used as a place to hang-out and entertain can also be accessorized with weather-friendly items. A casual set of cane furniture for tea/breakfast or a swing makes the open space more appealing & invokes a sense of relaxation. The presence of a water body like a little pond, a water cascade or an aquarium can change the mood significantly.

Bathrooms can also be made desirable by accessorizing them. Using decorative tiles, expensive glass and luxurious sanitary ware are obvious ways to begin creating your unique space. Rich borders around the mirror and washbasin counters in colourful quartz stone or back-painted glass can help make a bold statement. Exclusive lights above the wash basin or even recessed coloured lights go a long way in enhancing the effect of the bathroom.

There are endless possibilities for accessorizing a luxury home and with help from professional designers you can make your home a true reflection of your personality. Creative designing & careful planning goes a long way in achieving a well-balanced and an enviable space.



By Prashant Thakur, Head – Research,  
ANAROCK Property Consultants

**D**ecades ago, Powai was an unfamiliar hamlet in the northeastern suburbs of Mumbai on the banks of Powai Lake, catering to the drinking water supply needs of the city. In 1958, the establishment of the technology and research institution – Indian Institute of Technology, Bombay brought the micro market into the limelight. Serious construction activity in Powai picked up in the late 90's and there has been no looking back.

Powai is surrounded by hills of Vikhroli Parksite in the south-east, Sanjay Gandhi National Park in the north and LBS Road in the north-east.

### EXCELLENT SOCIAL INFRASTRUCTURE

Powai has numerous educational institutions namely Hiranandani Foundation School, Bombay Scottish School, Podar International School and Kendriya Vidyalaya. Dr. L H Hiranandani Hospital, Nahar Medical Centre and Powai Hospital are a few prominent healthcare facilities. Convenience stores like D Mart and shopping centres like Galleria and R City Mall are also available. The micro market also provides a scenic view of the Powai Hills and the Sanjay Gandhi National Park.

### WELL-CONNECTED WORKPLACE HUB

Apart from residential developments, there are

corporate offices such as Crisil, Bayer, L&T, Nomura, Colgate-Palmolive, Deloitte Consulting and Cognizant. Powai has excellent connectivity with various parts of Mumbai via a well-established road and rail network.

Road - The arterial roads connecting Powai with other prominent areas of the city are Jogeshwari-Vikhroli Link Road (JVL), Eastern Express Highway, Lal Bahadur Shastri (LBS) Road, Saki Vihar Road and Chandivali Road.

Rail - The nearest railway stations to Powai are Kanjurmarg at a distance of 3.5 km and Vikhroli (located 5 km away) on the central line of Mumbai's suburban rail network. The nearest metro station is Saki Naka at a distance of 3.4 km. The proposed line 6 of the Mumbai metro rail network from Lokhandwala to

Vikhroli will pass through Powai.

Air - Powai is easily accessible to the Chhatrapati Shivaji International Airport (located 8km away) via Jogeshwari-Vikhroli Link Road and Saki Vihar Road.

Between 2013 and Q2 2018, a total of 4,400 units have been launched in Powai, including Chandivali. The highest supply comprising 1,800 units was registered in 2013, after which the new launch supply has declined. This could be due to the rising unsold residential stock.

Of the 2,500 units which are stacked in the unsold inventory, around 2,400 units are currently under construction. Powai's residential market is essentially dominated by properties in the price configuration of >Rs. 3 crore, accounting for 47% of the new launch



supply since 2015, followed by 31% properties in the Rs. 1 Crore- Rs. 2 crore budget range.

Less than 5% of the ready-to-move-in units are currently available in Powai's residential market, offering limited RTM options to the homebuyers and investors. However, around 2,100 units will be infused into the market in the next 2 years and another 2,000 units are likely to take more than 2 years for completion.

The recent regulatory reforms amidst significant unsold inventory have slowed down the construction activity to a considerable extent. However, the region continues to be a dynamic one.

### PRICING TRENDS

Property prices in Powai have been on the rise constantly till Q2 2018. Interestingly, despite the impact of the economic reforms in 2016 and the decline in the new launches, prices in Powai have not seen any major corrections.

Property prices in Powai have appreciated by around 9% over the past two years, with the average price as of Q2 2018 being Rs. 29,200/sq. ft.

Today, Powai has transformed into a major up-scale micro market in MMR. Besides being a residential hotspot, Powai has also emerged as a business, commercial and entrepreneurial hub over the years.

Well-defined infrastructure coupled with the proposed infrastructural developments including metro-line 6 provides a major fillip to Powai's connectivity. The vibrant neighbourhood with serene atmosphere, away from the city chaos continues to attract a huge influx of property buyers and investors.

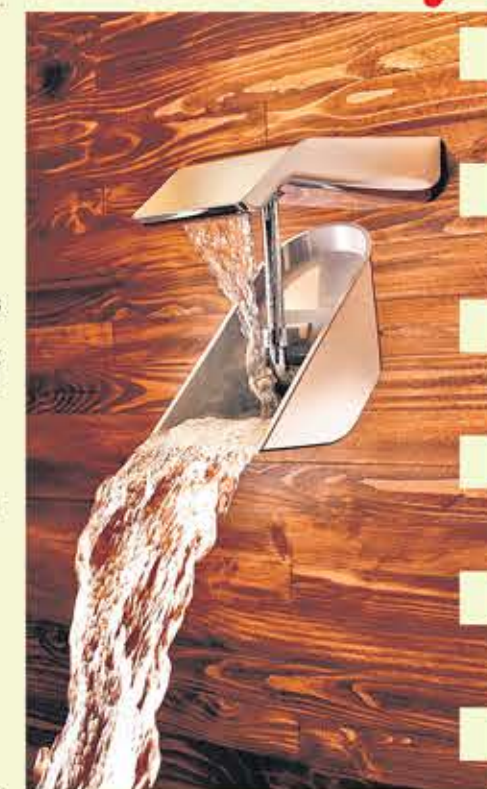
## Evolution of Wellness Zones in Bathroom Industry

By Sandeep Shukla, Head of Marketing  
and Communications, Jaquar Group

**I**n today's fast-paced life, individuals are overburdened by stress and pressure which is detrimental to living a fulfilled and happy life. With urban consumers going beyond spas and gyms to de-stress and rejuvenate, bathrooms are being transformed into experiential wellness zones. Bathing spaces are being given progressively more importance every day; people are spending a great deal of their time in bathrooms as it is being related to a dwelling for "you and the universe". Therefore, brands too are experimenting and researching to understand the need of the hour and offering their consumers products that add rejuvenation.

The bathroom industry has come up with revolutionary products that accentuate the impression of the bathing spaces and declutter stressed bodies and minds. Showers are a glorious example of such innovation, it replicates the soothing effects of rains and waterfall, giving us the touch-of-nature, we need in our routines. One can choose the perfect showering moment with a choice of varied modes like rain, intense, massage, mist and rainfall. At just a simple touch of a fingertip on the high-durability waterproof touchpad, one can choose the shower mode, control the temperature and manage water flow. Showers also come with an innovative feature of chromotherapy lights that enables an energising, pulsating, multi-colour experience. Various intelligent technologies are added to showers such as an intelligent water mixer system which maintains the water temperature and flow rate during showering. Other than technology, there are also techniques that can help you rejuvenate and distress through bathing.

Water can be used as a key medium to reduce stress and promote physical well-being, though many people are unfamiliar with the use of water massage and its benefit. It has been found that water pressure could be a great relief to your muscles and jet at pressure points can help reduce the pain. Whirlpool brilliantly uses these aspects of water in a more technologically concentrated manner to



cater to individual needs, one would feel absolutely relaxed and refreshed after each therapeutic massage of water in tubs. The water jets helps to form the powerful stream which reaches the body with the motion required to massage.

Spa's are yet another wonderful medium to relax and restore equilibrium. Nowadays, spa are technological marvels whose "wellbeing circuits" Cushioned headrests, ergonomic seats and a host of high performance features make this the ultimate experience. Spa has direction jets which helps you to take massage at particular points of the body. Steam solutions can be one's personal space of wellness which is the steam-filled room that does the job of making you relaxed and lead you to a restful state, both physically and mentally. It has been proven as the most beneficial experience of your life health wise. Also, a sauna is an enclosed wood made cabin, which uses dry heat to induce perspiration, with steam being produced by pouring water on heated stones.

## 100 Smart Cities Concept, a Dream or Reality

By Ashish Mahajan, Founder PropStory

**S**mart cities have become synonymous with wi-fi internet, CCTV cameras, solar power, digital technology, smart waste management and sustainable practices. However, there is more to a sustainable smart city than just these criteria.

In India, most cities follow a top-down approach to initiating good practices such as better waste segregation and management, rainwater harvesting, waste water treatment and recycling, and adoption of solar power.

The local municipalities decide to incorporate practices and these are then informed to the local populace. Instead, engagement with the citizens is required in order to have their full buy-in and co-operation. There are numerous examples of villages where the local villagers themselves have come up with innovative solutions to water shortages, composting, using solar power, etc. Involvement of the local people is critical to the success of any smart mission.

This aspect is especially crucial as India strides toward its 100 Smart Cities Mission which was launched by Prime Minister Narendra Modi in June 2015. Under this

initiative the selected 100 cities will receive funding of Rs. 500 crore from the Centre for implementing various projects such as smart classrooms, upgrading health facilities, rejuvenating water bodies, building separate paths for walking and jogging, slum rehabilitation, digital data management and more.

For many Indians and outsiders the 100 Smart Cities Mission sounds more like a fantastic dream rather than an achievable goal. Two factors are essential to making the dream come true. The first is to ensure practicability and applicability of the projects undertaken. Some projects are



taken up for glory rather than actual measurable benefits to the people. Since 2015, plans are being made energetically, however, there is very little one hears about successful implementation. On-ground implementation of projects is moving at too slow a pace. Engagement with experts, local citizens and institutions is a good way to relook at stalled projects, redesign them if necessary and implement to better effect.

Another interesting way is to organise hackathons and invite students, experts and startups to propose practical sustainable solutions for local problems. The best among these can be selected for review, and the best one implemented with the guidance and support of the respective participants. Pune's municipal bodies have followed this process effectively.