

SKYSCRAPERS ACROSS NCR SKYLINE

Sensing the scarcity of land that is likely to confront the NCR in the near future, builders and developers are focusing their attention on highrises and skyscrapers, says **A K TIWARY**

Prepare to book your dream home in one of the several high-rise projects under construction in the NCR.

Sensing the scarcity of land likely to hit the NCR in the near future, builders and developers are focusing their real estate projects on mixed land use and vertical developments. A few highrise projects have already been launched in this category like the Supertech's North Eye in Noida (60 floors and 255 metre high) and the Raheja Group's Raheja Re-

vanta in Gurgaon (56 floors and 195 metres high).

After the successful launch of North Eye, Supertech is now planning for a skyscraper, Supertech Supernova (80 floors and 300 metres high), in Sector 94, along the Noida-Greater Noida Expressway. This will be one of the tallest highrise projects in the NCR. The DGCA has reportedly cleared the plan for these proposed projects; the Noida Authority too has already cleared this project, a source says.

"Noida Authority does not have any objection to such highrise towers provided all the formalities are cleared from the departments concerned. To promote highrise projects, the Noida Authority has already a proposal to increase the FAR (floor area ratio) to 3.50, from the current 2.75. With demand for service and luxurious apartments set to go up in future, real estate developers are working on the highrise projects, with some even going in for skyscrapers (defined as buildings over 150 metres high).

The authoring is improving infrastructure of this place day-by-day. With improving infrastructure and better connectivity, Noida will see several highrise projects in the near future," says Mohinder Singh, chairman of Noida Authority.

Supertech Supernova will be constructed by B L Kashyap and company. Binoy of UK and Bureau Happloid are the architects for this project while Cracknell has designed the landscape. The iconic 300-floor building will have 900 studio and 560 luxurious apartments on 70,000 sq metres in Sector 94.

Raheja Developers has signed a Rs 1,020-crore contract with the Dubai-based Arabtec construction company, which built the tallest tower in the world, the Burj Khalifa in Dubai. Initially, Arabtec will start construction on three of the Raheja projects: Raheja Revanta, Raheja Phoenix and Raheja Srishti.

Navin Raheja, the chairman and managing director of Raheja Group, says: "Raheja Revanta will be 190 metres high; the first project to be constructed by Arabtec in India, and one of the tallest skyscrapers in India. Such projects, especially in north India, require specialized technology and manpower, which are not easily available with any of the builders in India. Revanta will have 56 floors with a helipad and have a skybridge with an infinity pool on the 46th floor overlooking the Aravalis. With a planned height of 190 metres and 54 floors, the Raheja Phoenix project located at Patel Nagar will be the tallest in Delhi. The DGCA has given clearance to both the projects. Arabtec

will also construct 2,800 EWS houses under the slum redevelopment PPP project with DDA, in two years."

Raheja Revanta will be digitally controlled. It will be a self-sustaining green project and take care of energy and water conservation. The project will also have a large spa facility under arrangement with Amatra.

The 3C is also planning a highrise of nearly 40 floors in Noida, along the expressway. It is at a planning and design stage, says Vidur Bharadwaj, director of the 3C company.

Highrise projects in Noida

Work on the first tallest project in Noida, Supertech's North Eye, is already under way. Construction is by Billy Maurya and the North Eye company. North Eye will be 255 meters high with 60 floors. Spread over 9 acres, this innovatively designed project will be completed over the next 38 months, says R K Arora, the chairman and managing director of Supertech.

North Eye has three parts: East Wing and West Wing on the ground and Central Tower. The East and West Wings comprises 1 and 2 floors and provide facilities like family shopping centres, cafeteria, lobbies and facilities like a creche, a playschool and a primary school. Central Tower consists of a waiting lounge, lobbies, cafeteria and hi-end shopping areas.

Assotech Ltd has also

launched Celeste Towers in Sector 44 in Noida. Sanjiv Srivastava, the MD of Assotech Limited, says that Celeste Towers are being developed as the tallest luxurious towers in the NCR. This 35-level highrise will be built over 14,331 square metres. Assotech Ltd has all the clearances from the government authorities concerned. International consultants have been roped in to provide landscaping, interiors and lighting consultancy in the project. S K Das Associated Architects is the principal architect for the project.

Celeste Towers consists of two 121-metre tall towers - Celeste Europa and Celeste Corona. Each level of Celeste Europa will have only one condominium of 4,750 square feet and there will be only thirty condominiums in all. Celeste Corona offers state-of-the-art facilities like a health club, a swimming pool and a gymnasium at the top two levels of the tower. A helipad at the 35th level will add to the luxuries of Corona buyers.

Highrises (over 150 metres) in Delhi and the NCR

- ▶ **Raheja Revanta:** 195 metres, 56 floors; Sector 78, Gurgaon
- ▶ **Raheja Phoenix:** 190 metres, 54 floors; Kathputli Colony, Delhi
- ▶ **North Eye:** 255 metres, 60 floors; Sector 74, Noida
- ▶ **Supernova:** 300 metres, 80 floors; Sector 94, Noida (to be launched soon)



■ AFTER THE SUCCESSFUL LAUNCH OF NORTH EYE, SUPERTECH IS NOW PLANNING FOR A SKYSCRAPER, SUPERTECH SUPERNOVA (80 FLOORS AND 300 METRES HIGH), IN SECTOR 94, ALONG THE NOIDA-GREATER NOIDA EXPRESSWAY

■ TO PROMOTE HIGHRISE PROJECTS, THE NOIDA AUTHORITY HAS ALREADY A PROPOSAL TO INCREASE THE FAR (FLOOR AREA RATIO) TO 3.50, FROM THE CURRENT 2.75