

# OF FUSION

The modernity at the Jariwala House does not ignore the domestic viability of using space and gives a perfect homely feeling

**T**he Jariwala House situated off SG Highway is a magnificent play of structure, light and modernity.

The owners wanted a home which had a feel of a farmhouse, with ample air and natural light, courtyards and water bodies, and for this, they contacted leading architects and interior designers from Ahmedabad and Mumbai. The house is a beautiful and unique structure that blends mindsets, cultural aspects and societal measures.

When one enters the driveway of the house, one is welcomed by flowering shrubs, trees, and greenery similar to that of an oasis. The exterior of the house is a box-like structure that includes a medley of wood and concrete, punctured walls with glass inserts, and a large green tree protecting the facade. On the right there is a large water body filled with pink lotuses and a wooden planked bridge cum deck looms over the pond.

The house itself is almost divided into two annexes, one which houses the main rooms and the other which accommodates the kitchen and other service essentials.

Once entered through the large wooden main door of the house you are struck with the question of: how can a house of such simplistic nature create such an impact? A mini courtyard lies within the house in front, dividing the formal living and dining spaces on either side. This is inspired by the traditional Kerala home. The interiors are made hollow which enables free passage of light and air, never giving a claustrophobic feel. Teak brown wood is used lavishly with wave carvings. It is a perfect balance of present day practicality and traditional nuances. The interiors combine the rich Indian heritage with modern designs. For example, the wooden platforms are covered with Indian tapestries and wooden tables have small Mother of Pearl inlay works.

When you look up, there are punctured circles on the central ceiling, bringing in plenty of light during the day as well as slivers of the moonlight, forming a unique skylight. The dining area overlooks an interior courtyard giving every meal a resort-feel! In addition, the formal living spaces also open up to the garden side and is filled with comfortable sofas,



## QUICK BYTES

■ MINIMISE THE USE OF AIR-CONDITIONERS AND USE THEM TO KEEP HUMIDITY LEVELS LOW, AS NEEDED.

## ON THE RISE

Be it in terms of residential prospects or commercial viability, Ahmedabad is witnessing phased growth that will see the city evolve as a real estate investment hub

**C**urrent, the Ahmedabad housing market offers many options to end users; properties are available in each segments i.e. H.I.G, M.I.G, L.I.G. and types that include plotted land, bungalows, twin bungalows, apartments etc. The Residential Segment is in demand. Presently, the Ahmedabad Property market is entirely a buyer's market. A steady rise has been seen in the sales of houses in recent past and that is precisely why developers are eyeing this segment in today's time. Many new housing schemes were floated last year to mitigate demand. The realty snap shot area wise is mentioned below:

### PRANLAD NAGAR/ SATELLITE

The areas were and are in demand. Every buyer is inclined at heart to own a piece of property in these areas. Prahlad Nagar & Satellite are the first love for every home seeker. With each passing year these areas developed like never before and as a result some state-of-art housing development is seen in these areas. If you are a luxury/super luxury home seeker then this is the place for you. Majority of developers in today's time are eyeing the H.I.G segment and developing hi-end apartments. Property rates in this area sky rocketed in the past and are still in the upward model! Prahlad Nagar with its affordable living and all-round development has been the eye candy for the investors for a few years now. It offers a healthy combination of residential schemes and commercial houses. From schools, corporate towers, luxurious schemes of bungalows to apartments, clubs, multiplexes and health spas, you name it and you have it right in this area.

### RING ROAD

Many residential projects are coming up around the ring road area where cheaper homes are pitched to the middle income groups. Given the fact that the kamurta period has descended the buyers are now eyeing newer prospects to invest. The SP ring road has seen huge amount of interest from developers in the last couple of years. The land prices have more than doubled in this area and the area is a promising residential hub today.

### SOUTH BOPAL

Sobo is an old body new soul. Predominantly the area was developed haphazardly but after making the Development Plan and Implementation of the Town planning Schemes by AUDA many new housing schemes have been initiated in this area. The Housing Apartments in

this area are affordable but have witnessed a sharp rise in prices during last year. The positive thing about south Bopal are the many good quality housing developments being initiated by renowned developers in the vicinity; with their focus on ensuring better living. South Bopal no more receives a step motherly treatment from the developers and residents of Ahmedabad. In fact it has transplanted itself very effectively in the recent years and offers its greener pastures as the main attraction. Many leading developers have schemed homes in south Bopal which includes luxurious apartments, bungalows, and economy homes. From residential schemes, techno parks, schools, marts to entertainment zones, this new area is abuzz with activity.

### WESTERN FRINGE AREAS LIKE GHUMA, MANIPUR AND SHILAJ

Many options for plotted development and bungalows are available in the western fringe areas of Ahmedabad. Currently, the Development Plan for Ahmedabad is under preparation and so new housing projects will be floated after finalisation of the plan. Lot of plotted development has been done in the past two decades in these areas and many deals are taking place in re-selling.

### KOBA & GANDHINAGAR

If you are a buyer and looking to fetch maximum return on your property (capital gain) then this is the area you need to invest in. Koba and Gandhinagar offers 2 & 3 BHK options and bungalows as well. Few developers are coming up with 1 BHK affordable housing. Precious projects like GIFT and proposed IIT will generate housing demand in addition to the domestic demand. These areas have immense development potential. Areas like Kudasar, Raysar, Koba and Randedar are upcoming realty hubs in Gandhinagar.

### ODHAV/NIKOL

Odhav and Nikol are predominantly areas for the Low Income group and medium income group. Recently, many reasonably good developments have taken place in these areas. Maximum buyers in these areas are end users.

### NAL SAROVAR VICINITY

Many fancy projects are coming up in the vicinity of Nal Sarovar. However, buyers should keep an eye on the nature of project, developers' profile, and the development potential before investing.

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