

# For opulence and cheer

Opulence and luxury define design, says ET Realty

ROHINA ANAND

Human needs are incessantly changing with time. Some basics remain constant throughout, whereas, others evolve in alignment with external variables.

Similarly some trends remain - only gradually altering themselves along the way, whereas, others disappear making way for newer expressions.

Since 2009 there has been a definite shift from the Zen philosophy that ruled foreign design trends - minimalist is out and maximalist is clearly in. In urban India it's rather marked that people love showcasing their new stature in society and opulence and luxury are the key words in residential design.

Future design sensibilities suggest that sustainability and modesty will make another comeback into Indian decor. But the return to minimalism and Zen won't be as extreme as it was the last time around. Its comeback will carry along new contemporary modern overtones with emphasis on accent accessories that will play a very important role in completing the look.

The best news is furniture will be lighter, with mobility it's key. People don't want to eat in the same place every day. They like to be able to move around and perch in the living room with tray topped and nesting tables.

Similarly rooms will have less furniture with designs that will be both modular and portable. There's a need for variation and there will be lots of small or accent pieces.

Instead of velvet inspired rich hues, it'll be back to basics with white and nature inspired colors juxtaposed with natural materials used in creative ways. Wood will be used as the main mood maker - playing an enormous role in architectural finishes.

Wood wallpaper will be used more like timber. Masculine textures with a rough and uncut look with the furniture looking more outdoorsy.

The concepts of sets will be dated - including dining chairs, bedroom suites, and china too. Pairs, however, add balance and cohesiveness and will still be around.

The rustic, piecey and planked look will also be a sought after look, with a prevalence of camping colors like green as an important hue. Try wrought iron garden furniture indoors as it looks architectural and adds vintage charm. Large lamps typically used to light a walkway could make an unusual and interesting light over the dining table.

Grasslands inspired decor will be seen as a big trend, with the insides reflecting the outsides. Grass is being used inside as well as outside and is a new material for the interior - Wood is even woven like grass to create textures.

Linen and weaving are also important elements, with rattan and bulrush coming back in a big way but with a more sophisticated lacquer.

Weaving, knitting and other old school arts and loom inspired techniques will make their presence felt in soft pastel country décor inspired shades.

Laser cutting will be less perfect, with a progression from fragile delicate fabrics to more natural and unprocessed materials like wool.

Stressing again on the imperfect, vintage embroidery and haberdashery looks are all ongoing with a lot of patchwork and recycling evident in the rooms landscaping. Don't be afraid to mix the high-end treasure with the fabulous haberdashery

find. Unusual old things found anywhere can be re-purposed in modern environments to achieve great results. The value of period defying products will slowly reveal itself in Indian décor.

As for the bedroom, say goodbye to duvets. There will be a prominent shift with layering of beautiful sheets, blankets and throws to stress the urgent need for more textiles in the house to add softness in juxtaposition to the rawness of the masculine furniture.

Bedrooms will also be allowed dual personalities - A double size or twin bed can be made up with layers of big pillows to look like a divan in a living room, den or office. A beautiful chest of drawers can be both decorative and practical if used to visually balance a similarly scaled piece of furniture on the opposite side of the room.

And whoever said that the bed and headboard



## QUICK BYTES

WOOD WALLPAPER WILL BE USED MORE LIKE TIMBER. MASCULINE TEXTURES WITH A ROUGH LOOK WITH THE FURNITURE LOOKING MORE OUTDOORSY. GRASSLANDS INSPIRED DECOR WILL BE SEEN AS A BIG TREND, WITH THE INSIDES REFLECTING THE OUTSIDES. WOOD IS EVEN WOVEN LIKE GRASS TO CREATE TEXTURES

should never be placed in front of a window is missing a great visual opportunity. The most effective and best looking way to place furniture is to make use of any focal point available. The effect is eye-catching and dramatic. Colours in linen and upholstery will be natural pebble inspired - once again referencing the outdoors.

Design has a deeper meaning and responsibility than the superfluous trends that come and go.

Since the minimalistic look for the future is so individualistic and basics inspired, it's important to be true to your own design aesthetic and not worry whether your choices are in good taste and your decisions are correct.

It's supposed to be all about you and what you find beautiful and restful to live with. Restful living is more than ambience; it's a choice we make - cutting loose from maximalist will show that Indian design is slowly advancing and evolving in tune with global demands and expectations. It is now coming of age and possessing the promise of responsible and sustainable design.

## Give property with clear title

All those who own properties must ensure that they leave behind clear titles so that their children or heirs do not suffer

VIVEK SHUKLA

R L Bhatia is now a relieved man after he joined hands with a developer. At 85, Bhatia admits that with not much time left for him, he was planning to redevelop his house for the last couple of months.

Well, he is not redeveloping his property for the sake of earning some quick bucks. The ex-cop Bhatia says that he is well off economically and hardly needs more money for himself and his wife. "I joined hands with a developer in order to give a share of my property to all my three kids with a clear title. The idea behind giving them property with clear titles is that they do not fight over it after I and my wife depart from this world," he says.

Sameer Jasuja, the CMD of PropEquity, says that redeveloping landed property is really very sensible thing as it gives owner enough scope to demarcate his or her property among their kids apart from the fact that they also earn a good amount of money. "For instance, if you have three kids, you can easily bequeath one floor each to your kids with clear titles. It is not easy to bequeath your one landed property to more than one kid," he says.

Realty experts say that it is wrong to believe that a large number of people sitting on properties worth a fortune in the capital redevelop their

properties to earn more.

**Sanjay Khanna, the director of Kailash Nath Projects Pvt Ltd, says: "Given that even the dearest of siblings fight to finish on the issue of properties, it is expected that all those who have landed property bequeath their properties with clear and clean title to their children."**

**"It goes without saying that if parents bequeath properties without any title dispute to their kids, they would be doing them a great service. Then they can leave this world in peace, with the comforting thought that their kids would not fight over property that they left behind," Khanna says.**

**"There is no denying the fact that in the absence of a clear title, apart from the siblings' fights over the property, many innocent buyers may get ensnared into legal brawls later."**

Alimuddin Rafi Ahmed, the MD of ILLD Group, says: "Before buying a piece of land, buyers must inspect whether proper approvals for

development on the property, and for the building plans, have been obtained. If you are booking a flat in some project of a realty firm, then it is advisable that you thoroughly check the copies of the construction plans and layouts of the project and the buildings. It will help buyers assess the property, and also see whether it matches with the approval granted by the authorities. This will also come handy for buyers on a later date if actual construction deviates from the plan."

Neeraj Jha (name changed), a Delhi-based journalist, narrates the sad story of his own family where siblings fought for several years as the title of the property left behind by their parents was not clear. "It was very sad. I was involved in a protracted legal battle with my two brothers on the issue of dividing the family property. At the end of the day, I feel that all those owning properties must ensure that their kids do not suffer either in the absence of clear title or for any other reason."



**AVAILABLE ON LEASE**

**INMACS CORPORATE PARK, GURGAON**

At Sector 44, Near HUDA City Centre Metro Station,  
Freehold: Vastu Compliant, Four Side Open, Energy  
Efficient Green Building.

**FLOOR PLATE 20,000 SQ FT. EIGHT FLOORS**

Centrally Air Conditioned With VRV Technology,  
Multi Level Basement Parking. 100% Power Back Up.

Contact : 011-23265320 - 23268101

E-mail: gmassociats@gmail.com, vaibhavjain@inmacs.com

Mobile : +91 9811423069, 9868144380