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The New Blueprint of Indian Housing

Blending design, sustainability, and independence, plotted developments are reshaping urban living — offering homebuyers space, flexibility, and long-term value across India's expanding cities.



Plotted developments mark a decisive shift toward low-density, sustainable living.



TOP STOREY
Kausar Firdausi

Once viewed as a traditional mode of land ownership, plotted developments are now among the most dynamic and design-led segments of Indian real estate. Smarter township layouts, integrated infrastructure, and the desire for autonomy, open space, and long-term value are driving their resurgence. Across metro fringes and tier-II cities, they are redefining homeownership by merging the freedom of land with the conveniences of community living.

A Design-led, Sustainable Shift
Sumit Rakshit, MD & head – project management, Savills India, observes

that India's housing landscape is being redefined by design, sustainability, and flexibility. "Developers are building walkable, self-sustained communities that offer personalised living and long-term value creation," he says.

Dr. Niranjan Hiranandani, chairman, Hiranandani Group & NAREDCO, calls plotted developments a defining force in India's housing evolution. "Today's buyers," he notes, "value autonomy, design flexibility, and connection with nature as the new luxuries,

"Plotted development projects prioritise space, nature, and long-term value, positioning them as a pathway to a balanced and meaningful life."

SUMIT SAPRU
CEO, Shapoorji Pallonji Real Estate

while peripheral corridors offer both liveability and capital appreciation," says Dr. Hiranandani.

According to Sumit Sapru, CEO, Shapoorji Pallonji Real Estate, plotted projects are thriving as city centres saturate. "They prioritise space, nature, and long-term value," he says, positioning them as "a pathway to a balanced and meaningful life."

Harshavardhan Neotia, chairman, Ambuja Neotia Group, adds that plotted communities create ecosystems where individuality and community coexist. "Designed for multi-generational needs, they ensure physical, emotional, and financial well-being over time," states Neotia.

Karishmah Siingh, president – sales, marketing & CRM, Sattva Group, calls them the freedom of land ownership with the assurance of planned community living, with gated layouts seeing strong demand

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“Plotted developments combine land ownership freedom with planned community living, with gated layouts seeing strong demand and appreciation in tier-I and II cities.”

KARISHMAH SIINGH
President – Sales,
Marketing & CRM, Sattva Group

and appreciation across tier-I and -II cities.

Sustainability and Smart Planning

Developers agree that plotted developments are now about lifestyle, not just land. Robin Mangla, president, M3M India, believes that plotted developments are the future of Indian housing, driven by flexibility, sustainability, and true ownership. Tier-II cities, he adds, are at the forefront of this shift.

Manish Agarwal, MD, Satya Group, is of the view that the sector is moving toward future-ready, community-focused neighbourhoods. Similarly, Avneesh Sood, director, Eros Group, points out that plotted townships mark a decisive shift toward low-density, sustainable living.

C.J. Singh, COO, Wave City, highlights, “Smart utilities and advanced security as essential to creating futuristic, environmentally sound lifestyles.” D. Kishore Reddy, CMD, Mana Projects, adds that tree-

lined boulevards and landscaped gardens enhance both wellness and sustainability, catering to buyers seeking privacy and connectivity in hybrid work settings.

Developers Redefining the Blueprint

For Somesh Mittal, co-founder, One Prastha, which have a couple of projects in Sonapat, plotted developments restore what urban living took away — space, independence, and a deeper connection with nature. Similarly, Rushi Patel, MD, Rutu Group, calls them a game-changer, offering greenery and recreation as alternatives to high-density housing.

Pawan Agarwal, MD, NK Realtors, shares, “The trend is thriving because homebuyers seek independence, long-term utility, and access to nature, turning peripheral areas into preferred residential hubs.”

Gaurav Mohta, CMO, Home First Finance Company, emphasises that green certifications and better infrastructure are improving affordability and sustainability, while Bala Ramajayam, founder & MD, G Square, sums it up, saying, “Plotted developments are transforming India’s housing landscape by redefining what homeownership truly stands for.”

Hence, as urban cores densify, plotted developments are emerging as India’s new housing blueprint, where freedom meets planning and individuality thrives within community.