

**JIMMY R MISTRY,
DELLA TECNICA CHIEF ARCHITECT**

Indore does not have top luxury houses

Padma Shastri

■ padma.shastri@hindustantimes.com

Mumbai-based Della Tecnica chief architect Jimmy R Mistry, who has designed major building projects across India including Indore, talked to HT of what is lacking in the city. He was in Indore to attend Global Investors Summit.

“In Indore, if you see clothes hanging in front balcony of residential flats, blame the Development Control Rules. There must be a provision for drying balcony in the flat. Recreation and open spaces are a bare minimum requirement.

Similarly, there should be servants’ toilets at mid landing (in between two floors) of the residential complex. Unless you provide this, you cannot blame people for peeing out in open. Where will servants go? It’s a practical problem.

I have been talking to Indore’s developers about these provisions with success and failures. Building developers are conscious of their brands but they are

out to make money and have no regard for betterment of human life.

I want to improve lives of people. If my work is good, my money is there. There is constant friction between me and developers, employers. People want everything best for their office but when it comes to building their staff quarters, they want to compromise on quality.

In Indore, melamine polish is used for homes and offices. It is a banned product in all the developed countries as it causes cancer. It is used because it is cheaper than polyurethane.

Thermal paint on building exteriors can reduce temperature by two to three degrees Celsius and it just costs ₹10 per square foot more. Instead of using a plain glass in windows, using a low emissivity glass can keep away 70% of ultra violet radiation. Overall cost of use per square foot would not be more than ₹5. Constructing (a building) by modern methods and usage of material is not controlled. Buyers are not educated either. As for me, I want to create luxury buildings in Indore.

