AMITY UNIVERSITY MUMBAI

RICS School of Built Environment AMITY UNIVERSITY

Bridging Academia and Industry

[S.L.I.N.G] STUDENT LEARNING, INNOVATION AND NETWORKING GROUP

VANTAGE 2026

ISSUE 2

BUILD TO BREATH

Where Sustainability Meets Human-Centered Construction

Inside This Issue

Industry Insights
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RICS

SCHOOL OF BUILT ENVIRONMENT

AMITY U

Situated in the heart of Mumbai, India's financial and commercial powerhouse, the RICS School of the Built Environment stands as a center of excellence shaping the future of the built environment. More than an academic institution, it is a dynamic platform where innovation, industry expertise, and global perspectives come together to nurture the next generation of professionals. Supported by the prestigious legacy of the Royal Institution of Chartered Surveyors (RICS), the institution reflects a commitment to quality education, leadership, and industry relevance.

At RICS SBE Mumbai, learning extends far beyond traditional classrooms. With an industry-focused curriculum aligned to international standards, students gain practical exposure, critical thinking abilities, and professional insight that prepare them to lead in sectors such as real estate, construction, infrastructure, and urban development. The institution cultivates future-ready professionals who are equipped not only to contribute to the industry but also to drive its transformation with vision, responsibility, and innovation.

This is more than a campus; it is a space where ambition is nurtured, ideas are transformed into impact, and future industry leaders begin their journey.

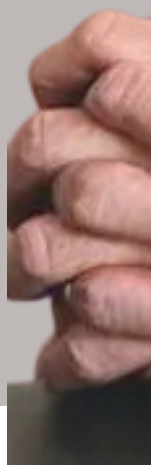
NIVERSITY, MUMBAI

MEET OUR

DR. ASHOK K. CHAUHAN

HON'BLE FOUNDER PRESIDENT

I am delighted to see that the students at AUM are getting all the motivation, guidance and help from the dedicated faculty in developing their overall personality. These efforts are greatly helping students not only in achieving academic excellence, but also enabling them to possess great human values and traits to become a perfect professional and a successful entrepreneur.



LEADERS

MEET OUR

LEADERS

DR. ASEEM CHAUHAN

HON'BLE CHANCELLOR AND PRESIDENT

I welcome bright minds to Amity University, Mumbai, with immense pleasure and a sense of pride! A core part of Amity Education Group, this campus is one of the leading educational institutions in the country. Amity University, Mumbai, has a strong foundation of value based education integrated with best academic practices that makes this campus a world-class institution.

Vic

MESSAGE FROM THE VICE CHANCELLOR

It gives me great pleasure to contribute to the second edition of Vantage Magazine, centred on the compelling theme, “Built to Breathe.” This theme resonates deeply with the evolving priorities of our time, where the built environment must transcend functionality to embrace sustainability, resilience, and human well-being.

As our cities expand and our campuses grow, we are presented with both a challenge and an opportunity: to design spaces that are not only structurally sound but also environmentally responsive and socially inclusive. “Built to Breathe” reminds us that our buildings must coexist harmoniously with nature-allowing light, air, and life to flow freely-while minimising ecological impact. This philosophy calls for a conscious shift from consumption-driven development to regenerative design practices.

At the heart of this transformation lies a human-centric approach. The spaces we create influence how we think, learn, collaborate, and innovate. By prioritising comfort, accessibility, and well-being.

I am confident that this edition inspire thoughtful dialogue and meaningful action among our students, faculty, and the wider community.

.Let us continue to build not just for today, but for a future that breathes with balance, purpose, and hope.

Dr. A.W. Santhosh Kumar
Ph.D., FAMPV, FNAAS, FIAAM,PDF(NIH, UC Davis, USA)

ADDRESS FROM THE DIRECTOR

IT gives me immense pleasure to present the second edition of VANTAGE, the flagship magazine of RICS School of Built Environment. This edition, centered around the theme “Built to Breathe,” reflects a vision that is both timely and transformative, one that emphasizes harmony between the built environment and the natural world.

In an era marked by rapid urbanization and technological advancement, the way we design, construct, and manage our built spaces must evolve. The concept of “Built to Breathe” encourages us to move beyond conventional development practices and embrace approaches that are sustainable, adaptive, and human-centric. It is about creating environments that are not only efficient and resilient, but also responsive to ecological and social needs.

At RICS SBE, we strongly believe that education plays a pivotal role in shaping this future. Our academic framework integrates sustainability, innovation, and industry relevance to prepare students who are capable of leading change. Through interdisciplinary learning, global exposure, and strong industry partnerships, we aim to nurture professionals who will redefine the built environment with responsibility and vision.

This edition of VANTAGE brings together insightful articles, research perspectives, and thought leadership that reflect emerging trends in sustainable development, smart infrastructure, and future-ready practices. It is a testament to the collective efforts of our students, faculty, and industry collaborators who continue to contribute meaningfully to this evolving discourse.

As we move forward, it is imperative that we adopt a balanced approach - leveraging technology while preserving the human and environmental essence of development. The future belongs to those who can build not just for today, but for generations to come.

I extend my sincere appreciation to everyone who has contributed to this edition and invite our readers to engage with the ideas and perspectives presented.

Let us continue to build spaces that truly breathe - sustainable, inclusive, and enduring.

Dr. Sanjay Govind Patil is a distinguished academic leader with over 24 years of experience in research and education, currently serving as Director and Head of Institution at RICS School of Built Environment. His work focuses on sustainability and innovation, including integrating the RICS Whole Life Carbon Assessment Standard into academic programs. He actively promotes forward-thinking practices like energy-efficient design and sustainable urban development.

Beyond academics, Dr. Patil collaborates closely with industry to bridge the gap between theory and practice, fostering partnerships that create real-world learning opportunities for students. A prolific researcher, he has published extensively in leading journals and mentors PhD scholars, while his students consistently achieve strong academic and career success, reflecting his impactful leadership.

STEP INTO THIS COLLECTION OF STORIES, INSIGHTS, AND REFLECTIONS, WHERE COLLABORATION COMES ALIVE AND INSPIRATION FLOWS THROUGH EVERY PAGE.

DR. SANJAY GOVIND PATIL
DIRECTOR & HEAD,
RICS SBE, AMITY UNIVERSITY, MUMBAI

WELCOME

EDITORS' NOTE

Dear Readers,

It is with great enthusiasm and pride that we bring to you the second edition of RICS-SBE Vantage, the official magazine of the RICS School of Built Environment, Mumbai. Rooted in our vision of "Bridging Academia and Industry," this magazine reflects a dynamic blend of ideas, experiences, and perspectives that shape our academic and professional community.

This edition revolves around the theme Build to Breathe, highlighting the growing importance of adaptability and innovation in the evolving built environment sector. In a world driven by rapid technological advancement, agility enables us to rethink possibilities, create sustainable solutions, and prepare for the future with confidence. Through this issue, we explore how technology and innovation are reshaping industries, education, and professional practices.

Within these pages, you will discover insightful articles by faculty members, student contributions filled with creativity and research, reflections on industry trends, and moments that capture the spirit of campus life. Every contribution represents passion, learning, and a shared commitment to growth and excellence.

We hope this magazine inspires meaningful conversations, encourages fresh perspectives, and strengthens the connection between knowledge and industry practice. We extend our sincere gratitude to all contributors, mentors, designers, and readers whose support and efforts made this inaugural edition a reality.

Warm regards,
The Editorial Committee,
SLING,
RICS-SBE,
Amity University, Mumbai.

THE EDITORIAL COMMITTEE

Nadshri Ladke
Head

Vedansh Koranne
Co-Head

Nidhi Pandit

SLING 2025–26: A Journey of Growth, Leadership and Collaboration

The second edition of Vantage SBE marks yet another milestone in celebrating the vibrant student life and holistic development initiatives at RICS SBE. As the SLING Coordinator, it gives me immense pride and happiness to reflect upon an academic year that has truly been remarkable for the SLING platform.

The academic year 2025–26 began with warmth and enthusiasm as we welcomed a new batch of students to the campus. SLING has always stood as a platform that goes beyond academics, encouraging students to explore their potential, build confidence, and grow into well-rounded professionals. Over the years, this culture of participation, leadership, teamwork, and learning has significantly contributed to shaping confident individuals, many of whom have successfully secured their final placements and stepped into the professional world with competence and selfassurance.

The sole purpose of SLING has always been the overall developmer student who participates and contributes to its activities.

The second edition of Vantage SBE marks yet another milestone in celebrating the vibrant student life and holistic development initiatives at RICS SBE. As the SLING Coordinator, it gives me immense pride and happiness to reflect upon an academic year that has truly been remarkable for the SLING platform.

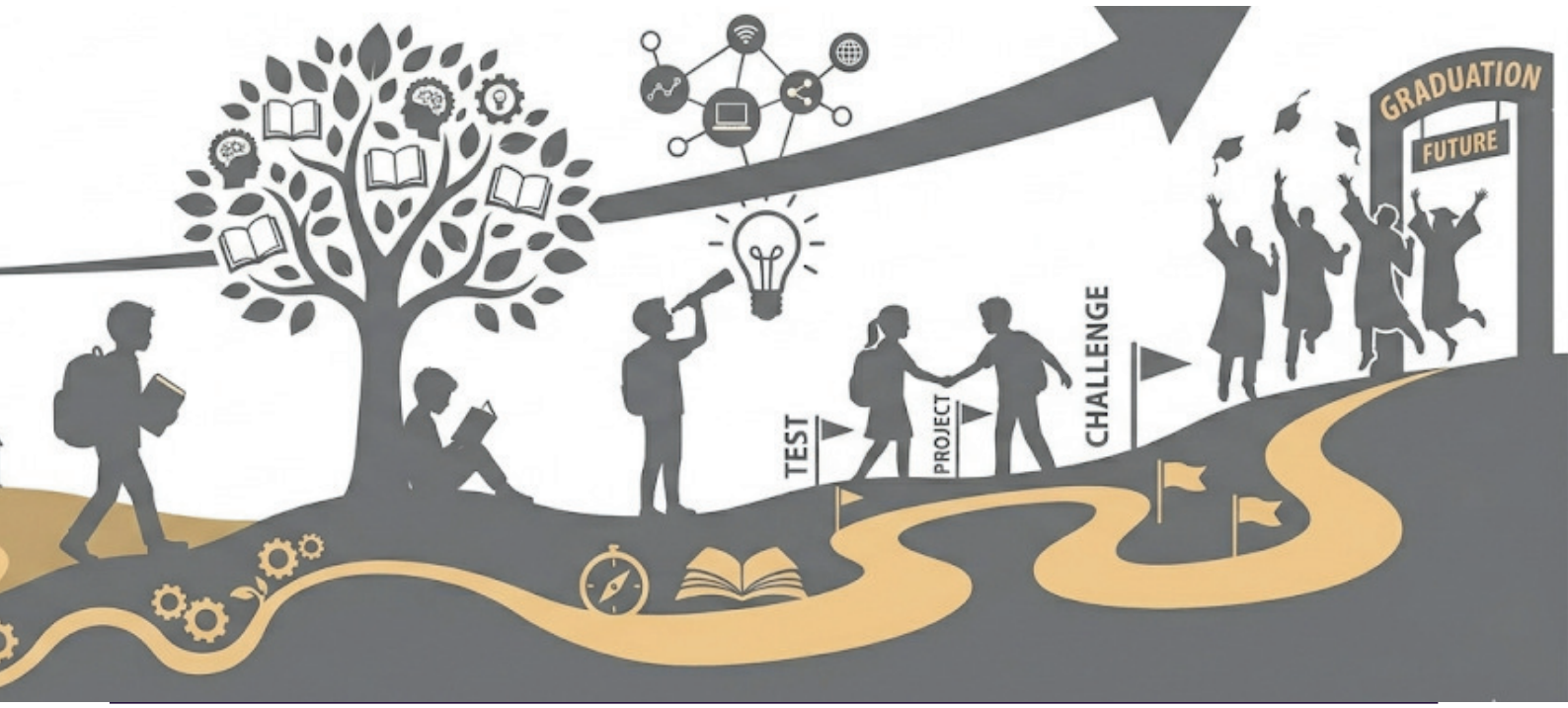
Dr. Sonali Samuel Joglekar,
Assistant Professor -
BBA Program Leader & SLING Coordinator

This year too, the journey was thoughtfully planned and effectively executed through a series of engaging events, student-led initiatives, leadership interactions, celebrations, and collaborative activities. Each event was designed not only to create memorable experiences but also to nurture interpersonal skills, professionalism, emotional intelligence, creativity, and team spirit among students.

One of the highlights of this academic year was the international interaction with the students and faculty members from the University of Sri Jayewardenepura, Sri Lanka. This exchange created a meaningful opportunity for cross-cultural learning, academic interaction, and global exposure for our students. Such experiences broaden perspectives and reinforce the importance of collaboration and understanding in today's interconnected world.

SLING continues to be a reflection of the energy, enthusiasm, and spirit of our students. The success of every initiative is a result of collective participation, commitment, and teamwork. It is inspiring to witness students stepping out of their comfort zones, taking ownership, and transforming themselves through every activity and experience.

As we present the second issue of Vantage SBE, we celebrate not just events and achievements, but also the growth stories, memories, and learning journeys that define student life at RICS SBE. We look forward to continuing this legacy of engagement, learning, and holistic development in the years to come.



RICS SBE MUMBAI

- 2026

MBA BATCH 2

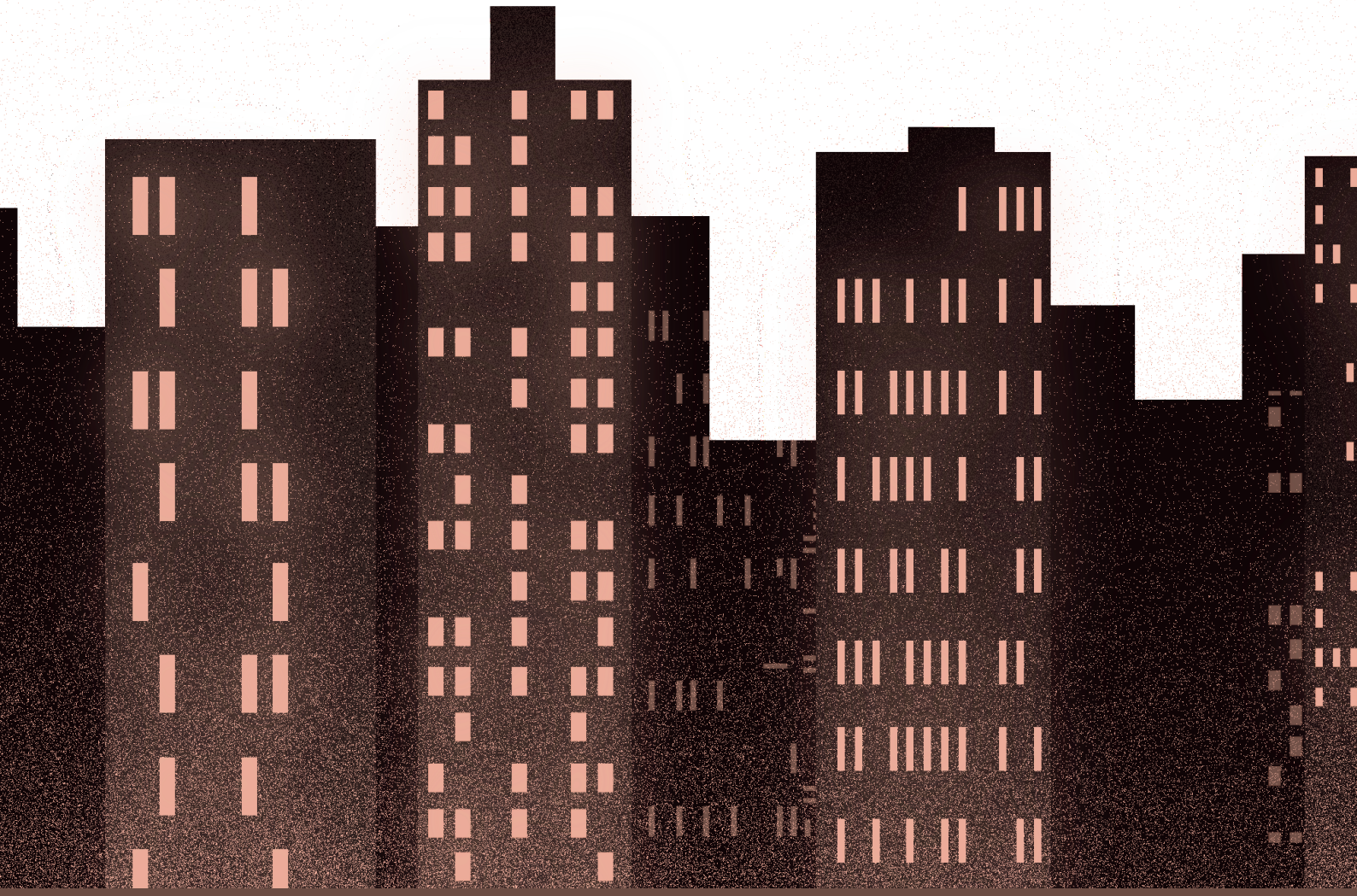
2024-2025

MBA BATCH 2

2025-2026

BBA

BATCH



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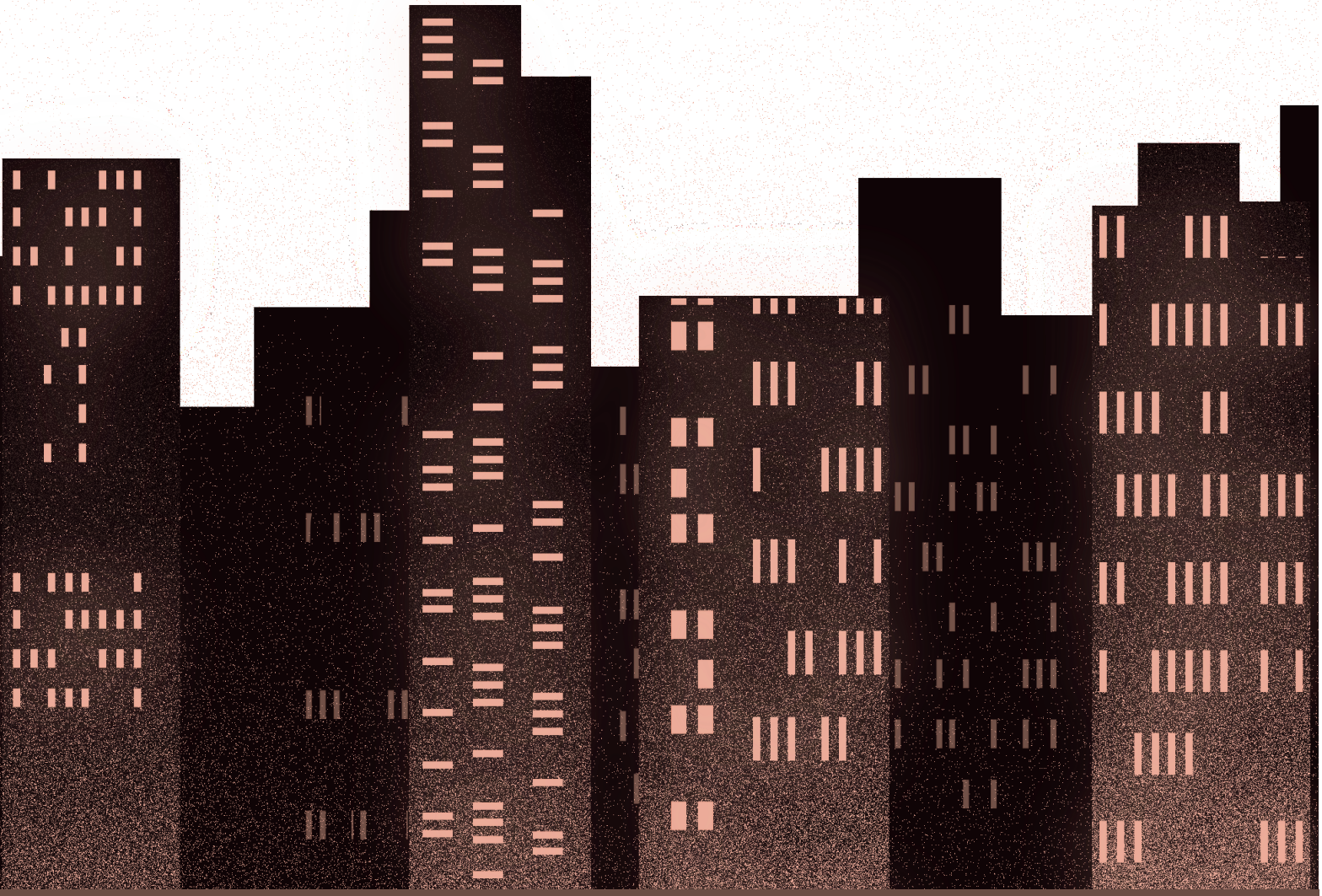


01 OUR MENTOR

Dr. Deva Dutta Dubey, FRICS, is an accomplished academic and finance expert currently serving as Associate Professor at the RICS School of Built Environment, Amity University Mumbai. With extensive experience in real estate and infrastructure finance across India and the Middle East, he has contributed significantly to both industry and academia. Dr. Dubey has co-authored several notable research papers, including “Analysing Historical Real Estate Price Trends and Economic Indicators from 2004 to 2023: A Study of Office Properties at CBD Belapur, Navi Mumbai” and “Concept of Proportional Adjustment in Asset Value based on Ease of Accessibility” presented at the International Conference on Real Estate Management and Valuation. His work also encompasses studies on non-performing assets in Indian banks, reflecting his deep engagement with financial stability and policy. As a Fellow of the Royal Institution of Chartered Surveyors (FRICS), Dr. Dubey continues to shape real estate education, research, and professional mentoring in India and beyond.

Shankar Banerjee is a seasoned professional in construction and project management, currently serving as Program Leader for the MBA in Construction Project Management and Research & Teaching Associate at RICS School of Built Environment, Amity University Mumbai. With over nine years of combined industry and academic experience, he has held roles at Simplex Infrastructure Ltd. and MAEERS Project & Development. An alumnus of Swami Vivekanand Subharti University and MIT College of Management, Pune, Shankar has contributed to research on highway project performance, with publications in international journals. His expertise encompasses project planning, scheduling, estimation, and Building Information Modelling (BIM). Recognized for his commitment to education and innovation, he continues to shape future professionals in the built environment sector.

Dr.Shekhar Vishnu Nagargoje is a dynamic force in urban development, blending academic excellence with real-world impact. As Associate Professor and Associate Director of Programmes at RICS School of Built Environment, Amity University Mumbai, Shekhar brings over 15 years of expertise in real estate analytics, urban planning, and infrastructure development. A gold medallist from CEPT University, he has led high-impact projects at K Raheja Corp, IL&FS, and Banyan Resources. His thought leadership spans smart cities and urban resilience, with publications in Scopus-indexed journals and international forums. Shekhar is also the founder of Planmax, a consultancy firm shaping land use strategies and feasibility studies. Honored with teaching excellence awards and global recognition from institutions like Guangzhou University, China, he is also a reviewer for the International Journal of Construction Management. Shekhar Nagargoje continues to shape the future of sustainable urban growth through sharp research, industry insight, and academic rigor.

Dr. Sonali Samuel Joglekar is an esteemed academician and educator known for her innovative approach to management education. With a Ph.D. in Human Resource Management, her research focuses on emotional intelligence and work-life balance, areas in which she has published extensively. As the Program Leader for BBA Real Estate and Urban Infrastructure at RICS School of Built Environment, Amity University Mumbai, Dr. Joglekar blends academic theory with practical application to develop future professionals. She is also a certified trainer in soft skills, leadership, and change management, as well as an emotional intelligence coach, guiding individuals through the complexities of modern work environments. Her career combines academic rigor and corporate experience, having taught at prestigious institutions and led training programs for organizations like the Insurance Institute of India, Techsignia, and SASMIRA. Dr. Joglekar’s commitment to leadership development and her research in emotional intelligence continue to inspire and empower the next generation of leaders.

RS SHAPING THE FUTURE

Dr. Majid Wahid Shaikh is a seasoned academic and industry expert in real estate, land acquisition, and property transactions. With over 14 years of professional experience, he has managed the acquisition of more than 1,600 acres of land across India. Holding a Ph.D. in Management, a Master's in Arts, and a B.S.L. LL.B., Dr. Shaikh integrates legal, administrative, and psychological insights into his teaching and research. At RICS School of Built Environment, Amity University Mumbai, he leads courses on land management and real estate transactions. His research interests encompass land acquisition, land management, and the socio-psychological aspects of land ownership, particularly their impact on life satisfaction and well-being. Dr. Shaikh's unique blend of practical experience and academic expertise positions him as a valuable contributor to the field of real estate education and research.

Dr. Suhasini Kulkarni is an accomplished academic and researcher in Civil and Structural Engineering, currently serving as Associate Professor at RICS School of Built Environment. With over 18 years of experience in teaching, research, and academic leadership, she has made significant contributions to construction project management, structural engineering, sustainability, and digitalization in construction. Her expertise includes seismic behavior of structures, concrete technology, carbon accounting, and quality assurance in higher education.
Dr. Kulkarni has actively contributed to curriculum development, accreditation processes, conferences, faculty development programmes, and research initiatives. Her work has been published in Scopus-indexed journals, Elsevier Procedia, and various peer-reviewed publications. Through her academic excellence and industry-oriented approach, she continues to inspire future professionals in the built environment sector while promoting innovation, sustainability, and responsible construction practices.

Dr. Jayatheja Mukintulapalti is a civil engineering academic with expertise in sustainable construction materials and geotechnical innovation. With a Ph.D. from BITS Pilani and postdoctoral research at IIT Dharwad, his work emphasizes life cycle assessment, recycled materials, and AI in construction. He has authored 7 journal articles and 24 conference papers to date. His recent contributions include studies on CO_2-exposed, fiber-reinforced binders for expansive soil stabilization and the role of geosynthetics in dam failure prevention—presented at the Indian Young Geotechnical Conference (2025) and the International Symposium on Offshore Geotechnics (2024), respectively. At RICS SBE, he integrates the RICS Whole Life Carbon Assessment Standard into teaching, preparing students to lead in sustainable infrastructure. Dr. Mukintulapalti stands at the forefront of green engineering education, combining rigorous research with real-world relevance.

Aditi Sonawane is an academician with over 10 years of teaching experience in Civil Engineering and Construction Management, mentoring both undergraduate and postgraduate students. Currently serving as Assistant Professor at RICS School of Built Environment, she is pursuing her Ph.D. in Built Environment while actively contributing to academics, research, and institutional development. Her expertise includes construction contracts and claims, project planning and control, digitalization in construction, and AI applications in project management.
She has previously been associated with MIT ADT University and has served as a Board of Studies member for reputed institutions. Alongside teaching, she has coordinated conferences, academic activities, and quality initiatives, contributing significantly to higher education and research. Her publications and research work focus on innovation, sustainability, and improving efficiency within the construction industry.

BUILT TO BREATHE: THE FUTURE OF OCCUPANT-CENTRIC REAL ESTATE IN INDIA

Built to Breathe (B2B) represents a transformative approach in the Indian real estate sector, where sustainability, occupant wellness, and building performance are integrated to create high-value assets. Moving beyond basic compliance, B2B focuses on healthier indoor environments, resource-efficient operations, and smart building intelligence to enhance productivity, comfort, and long-term economic value. With increasing demand for wellness-oriented and ESG-aligned spaces in 2025, this model positions next-generation real estate as climate-aware, commercially resilient, and human-centric, while contributing towards key Sustainable Development Goals (SDGs).

Built to Breathe" (B2B) is a remarkable shift in Indian real estate sector pointing towards product differentiation and positioning as a sustainable output. In the classical Corporate Real Estate Asset domain, it represents alignment of productivity and building performance with focus on human health. The logic appears to be simple – the healthier the inhabitants are, the better their performance, the greater the economic output and the greater contribution to nation building.

In 2025, the Indian office market witnessed absorption wherein occupiers had greater willingness to pay for spaces which address sustainability, wellness and are inclusive. This led to players adopting differentiation as a strategy focusing on indoor environmental quality which ticked all boxes for success and not just compliance.

DR DEVA DUBEY,
FRICS, ASSOCIATE PROFESSOR & PROGRAM COORDINATOR - PHD IN BUILT ENVIRONMENT

B2B adds value in areas such as – Segmentation – residential projects help consumers evaluate on thermal comfort while commercial projects look at talent attraction and productivity. ESG – such high performance assets help improve ESG disclosures, green certifications and help provide long term value Financial – substantial benefits may be obtained both in energy and water consumption (ie savings)

We can consider the following to describe the key pillars of B2B -

Resource intelligence (RI) – using heat responsive building envelopes and passive cooling together with efficient water systems to effectively beat heat stress

Operational Intelligence (OI) – real-time IoT oriented sensor led management to cater to occupancy and energy needs (including lighting)

E**nvironmental Intelligence** (EI) – focusing on indoor air quality together with optimized natural lighting based on advanced filtration and fresh air strategies.

Looking at the above – it can be said at a very basic level - ROE – is right here,. This approach positions the next generation of Indian real estate as occupant-centric, climate-aware, and commercially stronger thereby also contributing towards - SDG 6, SDG 7, SDG 11, SDG 12.

A great building must begin with the measurable, go through the unmeasurable, and end in the unmeasurable."
— Louis Kahn


Buildings of the future must do more than stand tall , they must breathe, heal, and sustain. Smart and sustainable spaces create healthier people, stronger communities, and a greener tomorrow.

DEVELOPING A UAE-SPECIFIC FRAMEWORK FOR A CO_2

Estimation Tool in Building Projects: A Mixed-Methods Study

The built environment is central to climate mitigation. Estimates commonly attribute roughly one third to two fifths of global energy-related CO_2 emissions to buildings and construction when operational and embodied components are combined (IEA, 2022; WGBC, 2019). While operational energy has received intense policy focus through codes, ratings and retrofit programmes, embodied carbon—emissions released before a building is occupied due to extraction, manufacture, transport and construction (EN 15978 A1–A5) is increasingly material to whole-life performance. As operational intensities decline in high-efficiency or net-zero buildings, the embodied share grows accordingly (RICS, 2023; Röck et al., 2020). For quickly urbanising contexts like the United Arab Emirates (UAE), capturing embodied carbon credibly and rapidly is both a technical and institutional challenge. International LCA tools and databases SimaPro, GaBi, One Click LCA, eToolLCD, Tally, EC3 among others—have expanded capability. Yet practitioners in emerging markets report recurring pain points: lack of calibrated regional emission factors; misalignment with BOQ formats and cost artefacts; weak integration with scheduling and document control; and specialist-heavy interfaces.

In the GCC, additional barriers include fragmented EPD availability, multilingual workforces, and variable contractor digital maturity. This specifies a UAE-specific framework designed to be credible for QS, planners and site engineers not only LCA specialists across design, tendering and construction.

Dr. Suhasini Kulkarni,
Associate Professor, SQAC coordinator

The UAE's path to net-zero requires shifting focus from operational energy to embodied carbon. To succeed, carbon tracking must move beyond specialists and be integrated directly into the daily BOQs and schedules used by site engineers and quantity surveyors.

ROOTED IN RESILIENCE: REWILDING THE CONCRETE JUNGLE

Dr. Shekhar Vishnu
Nagargoje, Associate Professor, Programs & Associate Director

For centuries, the fundamental rule of the built environment was simple: build walls to keep nature out. We paved over wetlands, constrained rivers into concrete channels, and engineered cities that treated the natural world as a nuisance to be managed. But today, as the climate crisis escalates with devastating floods, urban heat islands, and dwindling resources, that old blueprint is catastrophically failing.

The message for those shaping our cities is clear: our survival no longer depends on conquering nature, but on collaborating with it. Welcome to the era of Nature-Based Solutions (NBS).

NBS is not just about planting a few trees for aesthetic appeal or achieving a green building certification checklist. It is a profound paradigm shift. It is the integration of living, breathing ecosystems into the very fabric of our urban infrastructure to solve complex engineering challenges.

Think beyond grey infrastructure. Imagine "sponge cities" where urban wetlands and permeable pavements absorb monsoon surges, mitigating floods naturally. Picture vertical forests and expansive green roofs that not only insulate buildings but also drastically slash energy consumption and combat the urban heat island effect.Envision bioswales replacing standard gutters, filtering stormwater runoff while restoring local biodiversity

These are not utopian fantasies; they are highly effective, economically viable, and strictly necessary upgrades to our global infrastructure.

We stand at the threshold of a revolution. Those who plan, design, build, and manage our urban environments have a new mandate: regenerative design. The traditional "do no harm" approach of basic sustainability is no longer enough. We must create structures that actively heal their environments rather than just depleting them slower.

Embracing Nature-Based Solutions means understanding that the most resilient, adaptable, and sophisticated engineering systems on Earth have already been beta-tested by nature for billions of years. By weaving these living systems into our concrete jungles, we don't just build smarter; we build cities that can breathe, adapt, and survive whatever the future holds.

The future of the built environment isn't solely forged in steel and concrete. It is rooted in the soil, grown in the canopy, and powered by life itself.

SUS

Dr. Majid Wahid Shaikh ,
Assistant Professor , RICS SBE

In discussions about sustainable development, attention often goes to energy-efficient façades, solar panels, recycled materials, and green certifications. These are visible and measurable elements of a responsible built environment. Yet sustainability in rapidly urbanizing regions depends on something far less visible but far more decisive: stability in planning, legality, and long-term usability of land.

A building cannot truly be sustainable if its future is uncertain.

In many fast-growing cities, development rarely moves in a straight line. Land parcels often carry layered ownership histories, inheritance splits, informal subdivisions, overlapping claims, or outdated records. Add to this shifting development control regulations, changes in FSI norms, environmental clearances, or infrastructure realignments, and projects become structurally vulnerable long before completion.

When disputes surface mid-construction, activity slows or stops. A stalled site is not neutral. It actively consumes value. Reinforcement bars exposed to weather begin to oxidize. Concrete structures that were meant to be enclosed remain exposed to cycles of heat and moisture, affecting durability. Waterproofing membranes degrade before the building is even occupied. When work resumes after years of litigation or regulatory revision, engineers often recommend structural audits, retrofitting, or partial demolition. That means additional cement, steel, transport, and labour, multiplying the project's embodied carbon.

When disputes surface mid-construction, activity slows or stops. A stalled site is not neutral. It actively consumes value. Reinforcement bars exposed to weather begin to oxidize. Concrete structures that were meant to be enclosed remain exposed to cycles of heat and moisture, affecting durability. Waterproofing membranes degrade before the building is even occupied. When work resumes after years of litigation or regulatory revision, engineers often recommend structural audits, retrofitting, or partial demolition. That means additional cement, steel, transport, and labour, multiplying the project's embodied carbon.

The financial impact is equally severe. Interest during construction accumulates. Working capital tightens. To maintain viability, developers may substitute materials, reduce open spaces, simplify façades, or postpone sustainability features that were originally planned. Green technologies that require upfront investment are often the first to be rationalized out. In extreme cases, insolvency leads to distressed transfers, and new developers redesign portions of the project to suit revised economics, further increasing material waste.

TAINABILITY BEGINS BEFORE CONSTRUCTION

A project that takes ten years to complete does more than delay possession. It disrupts how the neighbourhood forms. Schools, retail, public spaces, and community life develop slowly or not at all. Residents live in pockets rather than in a connected community, and the area never settles into a normal urban routine.

There is also an urban systems cost. Delayed projects distort supply pipelines. Housing shortages intensify in some micro markets while incomplete buildings remain locked in others. Infrastructure agencies that aligned roads, water lines, or transit access based on projected completion timelines must recalibrate plans. Public investments lose synchronization with private development. The city's growth pattern becomes reactive instead of strategic.

From a planning point of view, uncertainty breaks the city into pieces. Instead of a well-planned area growing together, you get one finished tower next to empty or stuck plots for years. Roads, footpaths, shops, parks, and public transport are designed to work when many buildings come up together. When only a few are completed, people must travel farther for daily needs, walking becomes inconvenient, and basic services like water, waste collection, and street activity never function as intended.

What ultimately stands may still obtain a green rating or showcase energy-efficient systems. Yet sustainability is not limited to operational performance. It includes the integrity of the development cycle. A project that consumes double the materials due to stoppages, redesigns, and retrofits cannot be considered environmentally optimal, regardless of its final certification.

For cities to truly be built to breathe, predictability in land governance, regulatory stability, and coordinated planning are as critical as solar panels and insulation. Sustainable outcomes depend not only on how buildings perform, but on how responsibly and efficiently they come into existence.

Sustainability in real estate is not defined solely by green certifications or energy-efficient systems, but by the integrity, continuity, and responsibility of the entire development process. Long-term urban resilience depends on projects that are legally stable, resource-efficient, and thoughtfully planned from inception to completion.

FEATURED STORY

THE EVOLUTION OF PROJECT PLAN & SCHEDULING

Introduction

through BIM-integrated scheduling Project planning and scheduling has undergone a seismic transformation over the past century. What began as a manual, paper-intensive discipline in the early twentieth century has evolved into a sophisticated, technology-driven practice that integrates artificial intelligence, real-time data streams, and collaborative cloud platforms. Today, the schedule is no longer merely a document — it is a living, dynamic model that drives every aspect of project delivery. Modern project scheduling sits at the intersection of data science, systems engineering, and behavioural management. Organisations that invest in scheduling excellence — not merely scheduling software — consistently outperform those that treat the programme as an administrative obligation. The discipline has moved from the back office to the boardroom, and its mastery is now a core competency for any project professional.

The Historical Arc

The story of project scheduling begins with Henry Gantt's bar chart, introduced around 1910. It was a revolutionary visual tool for its time, offering managers a linear representation of tasks against a time axis. However, Gantt charts were inherently static — they reflected a plan as conceived, not as executed. For decades, this was sufficient for relatively simple industrial and construction endeavours.

KeyTechnological Advancements Reshaping the Discipline

01. Artificial Intelligence & Machine Learning in Schedule Optimisation Modern AI algorithms can analyse thousands of historical project datasets to predict activity durations with far greater accuracy than expert estimation alone. Machine learning models trained on comparable project portfolios can flag schedule risks weeks before they materialise, enabling proactive mitigation. Natural language processing is beginning to automate the extraction of schedule logic from contract documents and technical specifications, dramatically reducing the manual effort required at project inception.

1910s	**Gantt Chart — Visual Planni** Henry Gantt introduced the bar ch time for the first time, giving mana Revolutionary for its era but funda dependencies.
1950s	**CPM & PERT — The Networ** The Critical Path Method (CPM) a Technique (PERT), developed inc introduced logical dependencies t identify the critical path and make and float management.
1980s–90s	**Digitisation — Desktop Sche** The arrival of personal computing Primavera P3, Microsoft Project, worldwide. Schedule compressior became standard analytical tools.
2000s–10s	**Integration — BIM, 4D Sched** Building Information Modeling intr 3D models to time. Tools like Aut enabled construction sequences t enabled multi-party, real-time sch
2020s+	**Intelligence — AI, IoT & Digit** The current era is defined by conv time IoT monitoring, probabilistic transform the schedule from a rep

"The schedule is no longer a static baseline. It is a predictive, adaptive model that responds to the project as it unfolds in real time."

~40%

Schedule accuracy gain

with AI-assisted scheduling

NNING

Mr. Shankar Bimal Banerjee,
Assistant Professor & Program Coordinator for MBA-CPM, NTCC & LMS, RICS SBE, Amity University Maharashtra.

02. 4D & 5D BIM-Integrated Scheduling The integration of time (4D) and cost (5D) dimensions into BIM environments has fundamentally changed how schedules are communicated and validated. Sequence simulations allow all project stakeholders — including non-technical clients — to visualise the construction programme spatially and temporally. This reduces ambiguity in contract scheduling requirements and aligns site execution sequences with design intent from day one, preventing costly rework.

03. Lean Scheduling: Last Planner System & Takt Planning Lean construction methodologies have challenged the dominance of traditional CPM by emphasising workflow reliability over theoretical float management. The Last Planner System (LPS) drives commitment-based, short-interval planning at the production level, while Takt Time Planning introduces rhythmic, zone-based scheduling that levels trade workloads and dramatically reduces waste, rework, and interference between crews on complex, fast-track projects. 04. Real-Time Progress Monitoring via IoT & Computer Vision The Internet of Things has enabled project sites to become data-generating environments. RFID tags on materials, GPS trackers on plant, and wearables on workers feed live productivity data into scheduling systems.

Computer vision — powered by drone surveys and fixed-site cameras — can now automatically compare as-built progress against the planned schedule, generating earned value metrics without manual measurement or subjective assessment.

05. Probabilistic & Risk-Integrated Scheduling The limitations of deterministic CPM scheduling — which presents a single-point forecast as fact — have led to the widespread adoption of probabilistic methods such as Monte Carlo simulation. By modelling activity durations and resource availabilities as probability distributions, planners can generate P50, P80, and P90 schedule completion dates, offering project owners and funders a statistically grounded basis for contingency planning and programme governance. 06. Digital Twins & Predictive Analytics Emerging digital twin platforms create persistent, data-enriched virtual replicas of physical assets that evolve in synchrony with construction progress. When coupled with predictive analytics engines, these systems can model the downstream schedule impacts of current-day delays or disruptions, enabling what-if scenario analyses at a level of fidelity previously impossible. The digital twin transforms the schedule from a retrospective reporting tool into a forward-looking decision-support instrument.

ng Begins
hart as a planning tool. Tasks plotted against agers visual oversight of work sequences. amentally static and unable to model

k Revolution
and Programme Evaluation and Review dependently by DuPont and the US Navy, between activities. Project managers could now informed decisions about resource allocation

eduling Software
democratised project scheduling. Tools like and SureTrak brought CPM to desktops n techniques such as fast-tracking and crashing

duling & Cloud
roduced four-dimensional scheduling — linking odesk Navisworks and Oracle Primavera P6 to be simulated visually. Cloud platforms edule collaboration.

tal Twins
vergence: AI-driven predictive scheduling, real- simulation, and digital twin platforms that porting artefact into a forward-looking decision

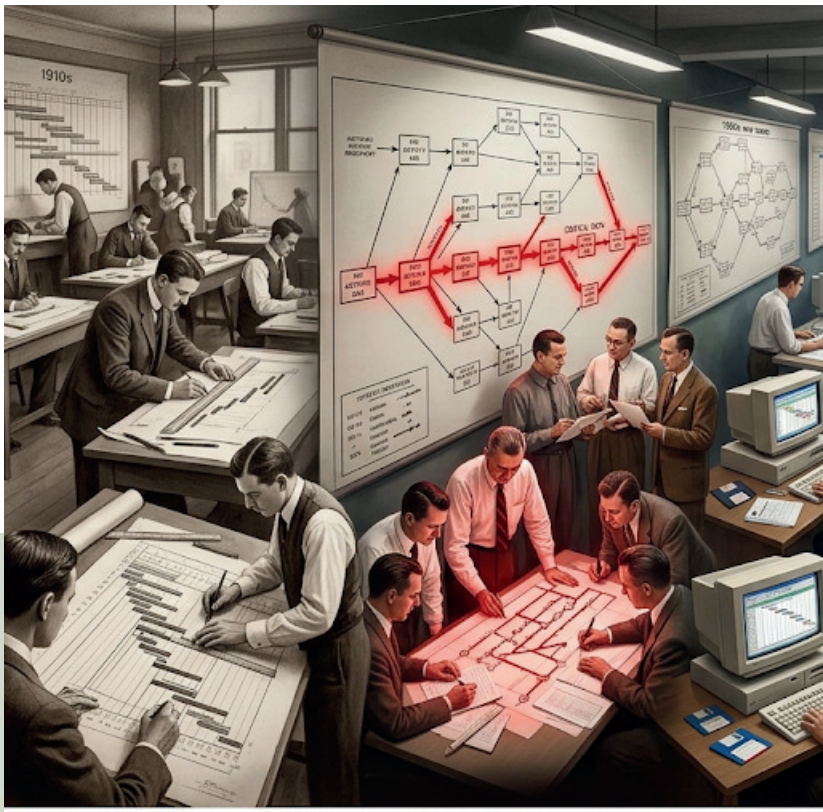
28%
Cost overruns reduced
via real-time monitoring

15–20%
Productivity uplift
through BIM-integrated scheduling

The Current State of Practice The contemporary project scheduling environment is characterised by a proliferation of platforms — Primavera P6, Microsoft Project, Asta Powerproject, Oracle Fusion, Procore, and a growing cadre of AI-native tools — each serving different market segments and project types. The challenge facing the industry is not the absence of technology, but the absence of integration. Fragmented data environments, inconsistent scheduling standards, and variable practitioner competency continue to undermine the potential of these advancements.

International Frameworks and Standards Internationally, several rigorous frameworks are raising the floor of schedule quality. These include: • DCMA 14-Point Schedule Assessment — a quality audit tool used by US defence and infrastructure agencies • AACE Recommended Practices — published by the Association for the Advancement of Cost Engineering • NEC4 Programme Provisions — the UK's engineering contract standard requiring programme compliance as a contract obligation • PMI Practice Standard for Scheduling — globally recognised guidance for schedule development and control

India's Evolving Scheduling Landscape In India, the National Building BIM mandates for public infrastructure projects are progressively en programmes under PM Gati Shakti, the National Infrastructure Pipeli who can deploy modern scheduling tools within the Indian cons benchmarked project controls.



1910s architectury studio
Engineers drafting study drafting studio, manually sketching mapry Gantt chart, ecomplex ofnarts [25, 33]

1950s 'war room' [37]
Engineers with slide rules with slide rules, and calculation sheets, mapping out a massivel CPM and PERT [39, 40]

1980s-1990s
Project managers recognizalive early ve and Microsoft

From hand-drawn Gantt ch the discipline of project s function into the strategic c

Project planning and scheduling is no longer a bac of-project discipline that shapes constructability, first day of programme inception. Organisations t will consistently outperform those that treat the p

Code (NBC), NHAI's project management frameworks, and evolving mbedding schedule discipline into regulatory requirements. Major ine, and Smart Cities Mission are driving demand for professionals struction context, integrating IRC standards with internationally

0s desktop
s use interfaces
ersion of Primavera
Project [44]

2000s-2010s of BIM and 4D scheing
Engineers hold to projecting construction sequent from RFID tags, GPS trackers on materials, and drone surveys for. Cloud platforms connect multi-party collaboretors [50, 71, 72, 73]

2020s and future [52]
A 'Digital Twin' of the entirs project [53], and merge from 'static baseline' to 'predictive decision engine' [54, 84]

The Road Ahead The convergence of AI, real-time sensing, lean philosophy, and digital twin technology is pushing project scheduling toward full autonomy — systems that not only report deviations but recommend and, in some contexts, autonomously trigger corrective actions. The planner's role is evolving from schedule builder to schedule strategist: interpreting model outputs, exercising professional judgement on risk, and translating complex schedule intelligence into actionable decisions for project leadership. Competency in modern scheduling platforms — Primavera P6, Navisworks, MS Project, and emerging AI tools — is fast becoming a non-negotiable baseline for construction management professionals. The discipline that began with a pencil and a bar chart now sits at the intersection of data science, systems engineering, and behavioural management. Its mastery is no longer optional — it is foundational to delivering projects that are on time, within budget, and fit for purpose in an increasingly complex world.

arts to AI-driven adaptive engines , how scheduling transformed from a clerical core of modern project delivery.

ck-office function performed after design decisions are made. It is a front- risk appetite, contract strategy, and stakeholder confidence from the very that invest in scheduling excellence — not merely scheduling software — programme as an administrative obligation.

RESOLVING CONSTRUCTION DISPUTES IN THE AGE OF ARTIFICIAL INTELLIGENCE

How AI tools are transforming claims analysis, evidence review, and dispute resolution strategy

Construction disputes have always been complex thick with documents, overlapping timelines, competing expert opinions, and high financial stakes. Today, artificial intelligence is beginning to reshape how parties prepare, present, and resolve these disputes. From contract analytics to delay analysis, AI is no longer a futuristic concept: it is an active force in the boardrooms, courtrooms, and arbitration chambers of the construction industry.

The Dispute Landscape: Why Construction Stands Apart

Construction projects generate an extraordinary volume of documentation — contracts, change orders, RFIs, daily reports, schedules, correspondence, and payment records. When disputes arise,

Ma. Aditi Sonawane,
Assistant Professor,
Library Coordinator

the volume of discoverable material can run to millions of pages. Traditional review is slow, expensive, and prone to human error. AI-powered document review platforms can now ingest this material in hours, identify relevant threads, flag inconsistencies, and surface evidence that might otherwise be buried. Construction disputes have always been complex thick with documents, overlapping timelines, competing expert opinions, and high financial stakes. Today, artificial intelligence is beginning to reshape how parties prepare, present, and resolve these disputes. From contract analytics to delay analysis, AI is no longer a futuristic concept: it is an active force in the boardrooms, courtrooms, and arbitration chambers of the construction industry.

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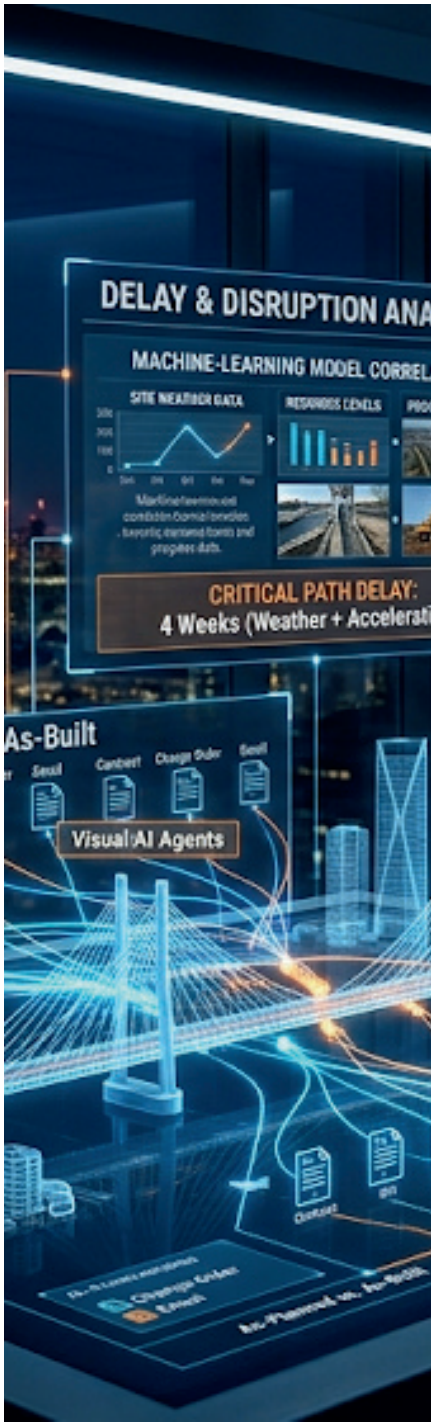

The trajectory is clear: AI will not replace the judgment of experienced construction lawyers, experts, and arbitrators but parties who fail to integrate it into their dispute strategy risk being outpaced by those who do. The competitive advantage today lies in knowing how to deploy these tools effectively, ethically, and with proper professional oversight.AI turns construction disputes into real-time risk mitigation. It processes massive datasets to find evidence and cut costs, though human oversight remains vital for legal accuracy.

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Cautions and Considerations AI is a powerful tool, but it carries risks that practitioners must manage carefully. Hallucination where AI generates plausible but factually incorrect outputs remains a live concern in legal contexts. Outputs must be verified by qualified professionals before reliance. There are also questions of data security, confidentiality, the admissibility of AI-generated analysis in formal proceedings. Tribunals and courts are beginning to grapple with these questions, and practitioners should anticipate procedural scrutiny of AI-assisted evidence.

AI is transforming construction dispute resolution by making claims analysis, document review, and decision-making faster and more accurate. However, human expertise remains essential to ensure fairness, reliability, and ethical use of technology.

BEYOND QUALIFICATIONS: THE POWER OF PROFESSIONAL BEHAVIOUR

In today's highly competitive professional environment, academic knowledge and technical expertise alone are no longer enough to ensure long-term success. Especially in the Built Environment sector, where professionals constantly interact with clients, stakeholders, consultants, teams, and industry leaders, the ability to communicate effectively and conduct oneself professionally plays a defining role in career growth and success.

Professional behaviour is not merely about following workplace rules; it is about creating trust, building relationships, and leaving a lasting positive impression. The way an individual speaks, listens, dresses, behaves, and responds to situations often determines how they are perceived in the professional world. These qualities become an added advantage that distinguishes a competent professional from an exceptional one.

1 Communication: The Heart of Professional Interaction

Communication is at the heart of every professional interaction. Clear, respectful, and confident communication helps in expressing ideas effectively, resolving conflicts, negotiating successfully, and building strong workplace relationships. In industries like real estate, construction, and infrastructure, where collaboration and stakeholder management are essential, communication becomes a powerful professional tool.

Equally important is non-verbal communication or body language. A confident posture, eye contact, attentive listening, and positive expressions silently communicate professionalism, confidence, and credibility.

2 Professional Etiquette and Workplace Success

Professional etiquette is another critical aspect that contributes to workplace success. Simple habits such as punctuality, respectful interaction, email etiquette, professional conduct during meetings, and the ability to work harmoniously in teams reflect an individual's attitude and maturity. Etiquette demonstrates respect not only for others but also for the profession itself.

In a world driven by networking and collaboration, good manners and professionalism often open doors to opportunities and meaningful professional connections.

3 The Power of Professional Presence

An equally important yet often overlooked aspect of professional presence is dressing appropriately. The way one presents oneself creates an immediate impression even before a conversation begins. Appropriate dressing in a professional setup reflects seriousness, discipline, confidence, and respect for the workplace environment.

It does not imply expensive clothing, but rather neatness, suitability, and understanding the expectations of professional culture. Dressing professionally enhances self-confidence and positively influences how others perceive and respond to an individual.

4 Emotional Intelligence: The Key to Sustained Success

Another essential component of professional success is Emotional Intelligence (EQ). Technical knowledge may help individuals secure opportunities, but Emotional Intelligence helps them sustain and grow within organizations. The ability to understand emotions, manage stress, handle workplace challenges calmly, empathize with others, and maintain positive relationships contributes significantly to leadership and teamwork.

In high-pressure environments, emotionally intelligent professionals are often better decision-makers and more effective collaborators.

5 The Lasting Impact of Professional Behaviour

In the professional realm, success is not measured only by qualifications or achievements, but also by the impact one creates through behaviour, communication, and relationships. Professionals who communicate effectively, behave respectfully, dress appropriately, and demonstrate emotional maturity are remembered not only for their work but also for the professionalism they bring into every interaction.

6 Preparing Students for Professional Life

As educators, it becomes essential to prepare students not only for employment but also for professional life. Developing communication skills, professional etiquette, emotional intelligence, negotiation skills, and self-presentation equips students with the confidence to navigate the corporate world successfully.

These are not merely soft skills; they are life skills that shape careers, relationships, and leadership journeys. In the end, professional success is not just about being qualified — it is about being remembered for the value, confidence, respect, and positivity one brings into the workplace.

Dr. Sonali Samuel Joglekar,
Assistant Professor -
BBA Program Leader & SLING Coordinator

INDUSTRY TALKS

Reimagining Higher Education throug

The future of higher education must be built to breathe—adaptive, intelligent, and sustainable in both design and delivery. As Artificial Intelligence (AI) reshapes industries, it is also redefining how educational ecosystems function, evolve, and respond to the needs of learners and society. Much like sustainable buildings that harmonize with their environment, institutions today must integrate technology in ways that enhance, rather than overwhelm, human potential.

AI is enabling universities to move beyond rigid, one-size-fits-all models toward dynamic learning environments that respond to individual student needs. Through adaptive platforms, real-time feedback systems, and data-driven insights, education is becoming more personalized, efficient, and inclusive. This shift reflects the essence of "breathing systems"—structures that continuously adjust and optimize based on changing conditions.

At the institutional level, AI enhances operational sustainability. From predictive analytics that reduce student dropouts to intelligent systems that optimize resource allocation, universities can function with greater efficiency and foresight. Administrative automation further reduces redundancies, allowing educators to focus on meaningful engagement, mentorship, and innovation.

Importantly, "Built to Breathe" also emphasizes balance. While AI brings speed and scalability, the human element remains irreplaceable. Educators are evolving into facilitators, guiding critical thinking, ethical reasoning, and creativity—skills that no algorithm can fully replicate. The goal is not to replace human intelligence, but to augment it in ways that create more resilient and future-ready learners.

h Intelligent and Sustainable Systems

DR. SANJAY GOVIND PATIL
DIRECTOR & HEAD,
RICS SBE, AMITY UNIVERSITY, MUMBAI

Sustainability in education also extends to preparing students for emerging global challenges. AI-driven curricula aligned with fields such as smart infrastructure, sustainability technology, and digital project management ensure that graduates are equipped to contribute to a rapidly changing world. In this sense, education itself becomes a living system—constantly renewing and adapting.

However, responsible implementation is key. Issues of data privacy, digital equity, and algorithmic bias must be addressed through strong governance and ethical frameworks. A truly “breathing” system is not only intelligent but also conscious of its impact.

In conclusion, the integration of AI in higher education offers an opportunity to design institutions that are not just technologically advanced, but also sustainable, responsive, and human-centered. To be “built to breathe” is to create systems that evolve with purpose —where innovation and responsibility coexist, shaping a future that is both smart and sustainable.

"As future professionals, your mandate is no longer just profitability and speed.
Your mandate is sustainability- to design, operate, and lead with the future of our resources in mind."

Reflections on the International Academic Collaboration and Study Visit 2026

The International Academic Collaboration and Study Visit 2026 with the RICS School of Built Environment, Amity University Mumbai was a valuable and memorable experience. The programme provided an excellent opportunity for academic learning, field exposure, cultural exchange, and building stronger institutional relationships between Amity University and the University of Sri Jayewardenepura.

The first day began with the arrival of the Amity delegation in Sri Lanka. It was a warm beginning to the programme, with reception arrangements, refreshments, and hotel check-in. The second day was the formal inauguration at the University of Sri Jayewardenepura. The lighting of the oil lamp, welcome addresses, and the Sinhala and Hindu New Year “Tea Table” ceremony gave the visitors a meaningful introduction to Sri Lankan university culture. The academic session on real estate and property market insights in the Sri Lankan context was also very useful and created a good platform for discussion.

The third day focused on academic and practical learning. The session on valuation approaches and industrial property valuation in Sri Lanka helped the participants understand the local professional context. The collaborative discussion with academic staff further strengthened the academic link between the two institutions. The industrial visits to Maliban and Astron gave the students practical exposure to business operations, industrial land use, and property-related aspects of manufacturing facilities.

‘Knowledge grows stronger when cultures, institutions, and ideas come together through collaboration’

The fourth day included a visit to Galle Fort, which gave the delegation a chance to experience Sri Lanka’s heritage, colonial urban form, and conservation practices. The fifth day focused on Colombo’s urban development, including visits to the Urban Development Authority, Lotus Tower, Beira Lake area, Nawam Mawatha, Gangaramaya, Seema Malaka, and Colombo Port City. These visits helped connect classroom learning with real urban planning and development practices.

Overall, the programme was a successful learning experience. It combined academic knowledge, practical exposure, cultural understanding, and friendship. It also created a strong foundation for future collaboration between both institutions

-Shaveen Silva

Chartered Real Estate Consultant ,
Urban Planner

BRIDGING BORDERS

POSTGRADUATES OF THE DEPARTMENT OF ESTATE MANAGEMENT AND VALUATION, UNIVERSITY OF SRI JAYEWARDENEPURA, EXPLORE GLOBAL REAL ESTATE PRACTICES IN MUMBAI

Prof. Prathap Kaluthanthri
Head | Department of Estate Management and Valuation University of Sri Jayewardenepura

1 An International Learning Experience Beyond Boundaries

The Department of Estate Management and Valuation (DEMV), University of Sri Jayewardenepura, Sri Lanka, marked another milestone in its international academic engagement by successfully organizing a transformative study tour for the M.Sc. in Real Estate Management and Valuation (2023/2025 Batch) to the RICS School of Built Environment, Amity University Mumbai, India. Held from 21st to 25th September 2025, the programme brought together 18 postgraduate students and six academic staff members, offering a rich blend of academic immersion, industry exposure, and cross-cultural learning in one of Asia's most dynamic metropolitan real estate hubs.

Mumbai, India's financial capital, served as an ideal living laboratory where theory met practice, allowing students to observe first-hand the complexities of urban development, valuation practices, and real estate market dynamics in a rapidly evolving global city context.

2 Strengthening Academic Partnerships Across Borders

The academic journey commenced with a formal inaugural session hosted at Amity University Mumbai, graced by distinguished academic leaders and industry representatives. The ceremony was attended by Prof. Dr. A.W. Santhosh Kumar, Vice Chancellor of Amity University Mumbai, Prof. (Dr.) Sanjay Govind Patil, Director and Head of the RICS School of Built Environment, and Prof. Prathap Kaluthanthri, Head of the Department of Estate Management and Valuation, University of Sri Jayewardenepura, alongside representatives from the Royal Institution of Chartered Surveyors (RICS) India and senior faculty members from both institutions.

The inaugural discussions set a strong foundation for academic exchange, with key deliberations on global valuation frameworks, evolving professional competencies, and structured pathways to RICS membership. Importantly, the dialogue extended beyond immediate academic collaboration, laying the groundwork for future institutional partnerships, joint research opportunities, and a proposed Memorandum of Understanding aimed at strengthening long-term cooperation in real estate education and research.

3 Building Global Student Connections and Perspectives

A significant highlight of the programme was the dedicated student networking and interaction session, bringing together postgraduate students from DEMV and their counterparts at the RICS School of Built Environment. The session created an open and engaging platform for academic exchange, peer learning, and cultural dialogue.

Students actively discussed regional variations in real estate education, valuation practices, and market behavior, while also sharing their academic journeys and professional aspirations. Beyond academic enrichment, the interaction fostered meaningful international friendships and enhanced students' global outlook—an essential competency in today's interconnected real estate and valuation profession.

4 Industry Exposure in Plant and Machinery Valuation

Among the most impactful components of the study tour was an intensive workshop on Plant and Machinery Valuation, delivered by experienced industry practitioners. The sessions combined theoretical frameworks with practical insights, covering key aspects such as valuation methodologies, inspection protocols, depreciation analysis, and compliance with international valuation standards.

This academic engagement was further strengthened through a field visit to an engineering facility in Navi Mumbai, where students observed real-time industrial operations and valuation practices. The visit provided invaluable exposure to the complexities of assessing industrial assets, enabling participants to bridge classroom learning with real-world application in a highly specialized valuation domain.

5 Understanding the Urban Dynamics of Mumbai

To broaden their understanding of urban systems, the delegation participated in a guided city development tour across Mumbai. The experience offered a comprehensive overview of the city's urban planning framework, heritage conservation initiatives, infrastructure expansion, and real estate market dynamics.

From high-density commercial corridors to historically significant urban precincts, students gained a nuanced understanding of how megacities balance growth, sustainability, and heritage preservation. The tour also highlighted the challenges of metropolitan governance, affordable housing, and infrastructure resilience; key themes shaping contemporary urban development discourse.

6 Beyond the Classroom: A Transformative Global Experience

Beyond structured academic sessions, the study tour evolved into a meaningful platform for cultural exchange, professional networking, and personal development. Students engaged with diverse perspectives, experienced a different socio-cultural environment, and developed a deeper appreciation of international real estate practices.

The programme strongly reflects DEMV's continuing commitment to delivering globally oriented education that transcends classroom boundaries. By integrating academic rigor with international exposure, the Department continues to prepare graduates who are confident, globally aware, and professionally competent to contribute to the evolving real estate and valuation industry.

Prof. Prathap Kaluthanthri is a distinguished academic and industry professional in the field of Real Estate Management and Valuation, currently serving as the Head of the Department of Estate Management and Valuation at University of Sri Jayewardenepura. With a strong academic background including a Ph.D. from Universiti Sains Malaysia and multiple postgraduate qualifications, he is also a Chartered Valuation Surveyor and an active member of professional bodies such as RICS UK and the Institute of Valuers of Sri Lanka.

Beyond academia, Prof. Kaluthanthri has contributed extensively to research, consultancy, and professional development in the real estate sector. His expertise spans property valuation, corporate real estate, infrastructure assessments, and feasibility studies. A respected researcher, conference leader, and author, he has played a significant role in advancing real estate education and professional practice through international publications, academic conferences, and industry collaborations.

When Construction Finally Learns to Breathe

Why the future of project management is about giving teams room to think, act, and deliver

I have spent years watching brilliant construction professionals drown not in concrete but in paperwork. Approvals stuck in email chains. Progress updates buried in WhatsApp groups. Drawings are superseded on-site before the field team even knows. The construction industry builds the infrastructure that the world breathes through, yet the systems managing that work have been suffocating the very people doing it.

"Built to Breathe," to me, is not just an architectural ideal. It is a mandate for how we manage construction projects. A project that breathes is one where information flows freely from the boardroom to the field and back again, without friction, without delay, and without data loss. It is a project where a quality inspector on a railway viaduct in the rain can raise a non-conformance, photograph it, and route it for approval in sixty seconds. Where a project director in Delhi can see real-time progress on a site in Mumbai without picking up a phone.

When I founded Inncircles, the guiding question was simple: What would construction management look like if we designed it around the human beings doing the work, not the paperwork surrounding it? The answer was a platform that removes the administrative friction, the endless back-and-forth, the manual data reconciliation, and the version confusion and replaces it with intelligent, connected workflows. Workflows that breathe.

> "The most dangerous thing on a construction site isn't the machinery. It's the spreadsheet."

The numbers tell the story. Projects using integrated digital management systems report up to 30% fewer delays attributable to communication breakdown. Safety compliance rates climb when permits are digital and real-time, not paper-based and retroactive. And when field teams are empowered with tools that actually work offline, in the conditions they face every day, productivity follows.

To the students reading this, you are entering an industry at its most pivotal moment. The buildings, bridges, and infrastructure you will deliver must be sustainable, resilient, and intelligent. But so must the systems you use to deliver them. Build your careers around platforms and processes that give your teams room to think, to collaborate, and to execute without friction. Because when construction breathes, it builds better.

Chandra Sekhar Babu Vasireddy
Founder & CEO, Inncircles Technologies

The author is the Founder & CEO of Inncircles Technologies, a cloud-native project management information system purpose-built for infrastructure, EPC, and large-scale construction projects. Inncircles is deployed across projects in India and internationally, connecting field execution with o·ice intelligence in real time.

A Memorable Student Exchange Experience at Amity University Mumbai

Participating in the student exchange programme at Amity University Mumbai was an incredible opportunity that gave us both academic exposure and many joyful experiences. From the moment we arrived, we were warmly welcomed by the university staff and students, which made the entire journey comfortable and enjoyable. The programme created a wonderful platform for us to interact with students from another country, understand different lifestyles, and build lasting friendships.

Ruchini Wijesuriya
Postgraduate Student
M.Sc. in Real Estate Management and Valuation
University of Sri Jayewardenepura - Sri Lanka

"International collaboration creates bridges of learning that inspire innovation, understanding, and global growth."

During the academic sessions, we were introduced to several important areas related to the real estate field, including Sustainable Property Development, Plant and Machinery Valuation, and Industry Practices in India. The discussions were interactive and practical, helping us understand how the real estate sector operates in a different context. It was especially interesting to compare the approaches and market trends between India and Sri Lanka.

One thing that stood out clearly was the difference in the age groups between us. In Sri Lanka, many people usually begin postgraduate studies after starting their professional careers, as most prefer to select a master's degree that matches their career path and work experience. Therefore, our group included participants from different age categories and professional backgrounds. However, we were genuinely impressed to see many of the Amity students pursuing postgraduate qualifications at a very young age. Their motivation, confidence, and dedication towards higher education at an early stage of life were truly admirable and inspiring to us.

Beyond academics, the cultural experiences made the trip even more special. Exploring the busy streets of Mumbai, visiting iconic attractions, and experiencing the local food and lifestyle gave us unforgettable memories. Trying popular street foods and travelling around the city together added a lot of fun and laughter to the programme.





BREATHING SPACES: RETHINKING URBAN LIVING THROUGH CONSCIOUS DESIGN

The article explores how architecture should move beyond rigid construction and reconnect with the natural rhythm of human life. "Built to Breathe" highlights the importance of designing spaces that promote natural light, ventilation, emotional well-being, and environmental harmony. Through thoughtful planning, sustainable materials, and human-centered design, the article emphasizes that buildings should not merely exist as structures, but function as living environments that support health, comfort, and a deeper connection between people and nature.

AR. RASIKA SHETH

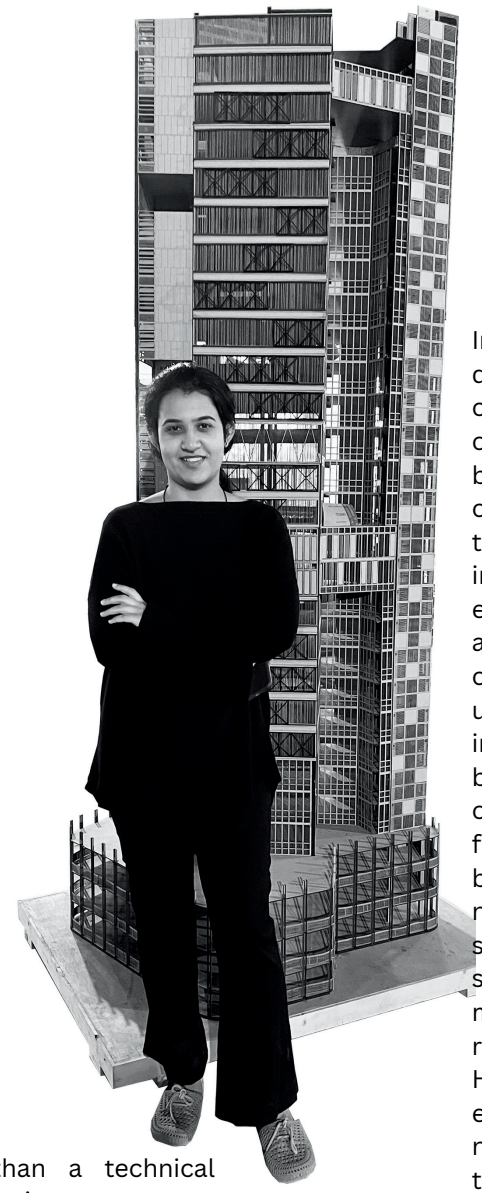
(Master's in Architectural Tectonics,
CEPT MAT 24')
Principal Architect ,
Balaji Design Studio

In a world that rarely pauses, where glass towers rise faster than trees and notifications replace conversations, we have quietly forgotten one essential truth: spaces, like people, need to breathe. The phrase "Built to Breathe" is more than a design philosophy—it is a reminder that architecture should not suffocate life but support it, flow with it, and grow alongside it.

Breathing, in its simplest form, is rhythm. Inhale, exhale. Expansion, contraction. The same rhythm exists in nature: the tides of the ocean, the sway of trees, the cycle of seasons. Yet modern construction often ignores this balance.

We seal our buildings with concrete and glass, trap air inside artificial systems, and disconnect ourselves from the natural world. The result is not just physical discomfort, but a subtle mental fatigue—a sense that something is missing.

To build spaces that breathe is to design with intention. It means allowing natural light to enter not as a luxury, but as a necessity. Sunlight shifting across a room throughout the day creates a quiet dialogue between time and space. It means designing openings—windows, courtyards, terraces—that invite air to circulate freely, carrying freshness instead of stagnation.



Ventilation becomes more than a technical requirement; it becomes an experience.

Materials, too, play a role in this philosophy. Natural materials like wood, stone, and clay have an inherent ability to regulate temperature and humidity. They age gracefully, telling stories through texture and tone. Unlike synthetic finishes that trap heat and emit toxins, these materials contribute to a healthier, more responsive environment. A breathing building is not static—it evolves, adapts, and interacts with its surroundings. But "Built to Breathe" extends beyond physical structures. It speaks to the emotional and psychological space we inhabit. A well-designed environment can reduce stress, improve focus, and enhance well-being. High ceilings can evoke openness, while thoughtfully placed partitions can create privacy without isolation. Green elements—plants, water features, even views of nature—bring life into built spaces, reminding us of our connection to the earth.

In urban settings, where density is inevitable, the challenge becomes even more critical. How do we create breathing spaces in crowded cities? The answer lies in thoughtful planning—integrating open areas, ensuring cross-ventilation, and prioritizing human comfort over maximum built-up area. Even small interventions, like a shaded balcony or a vertical garden, can transform how a space feels. Technology, often blamed for distancing us from nature, can also be part of the solution. Smart design systems can optimize airflow, monitor indoor air quality, and reduce energy consumption. However, technology should enhance natural processes, not replace them. A building that depends entirely on machines to function is not truly breathing—it is merely surviving.

Ultimately, "Built to Breathe" is about harmony. It is about creating spaces that respect both human needs and environmental limits. It is about shifting from a mindset of control to one of coexistence. When we design with breath in mind, we are not just constructing buildings—we are shaping experiences, nurturing well-being, and restoring a connection that modern life has weakened.

As we move forward, the question is not how much we can build, but how well we can build. Can our spaces support life, rather than confine it? Can they inspire calm instead of chaos? Can they breathe? Because when our buildings breathe, so do we.

The long-awaited Missing Link on the Mumbai–Pune Expressway is finally open,marking a major upgrade to one of India's busiest corridors. Stretching 13.3 km, this new route connects Khopoli to Kusgaon, effectively bypassing the challenging 19.8 km Khandala Ghat section. Designed to make travel smoother and more efficient, it reduces the journey by nearly 6 km and cuts travel time by at least 25 minutes, offering a faster and more predictable commute.

What makes this project truly remarkable is its engineering scale. The route features two massive tunnels and two viaducts, redefining how highways interact with difficult terrain.

The tunnels, each with a diameter of 22.3 metres, have earned a place in the Guinness World Records as the widest underground tunnels in the world—showcasing India's growing capability in advanced infrastructure development.

Constructed at an estimated cost of ₹6,695 crore, the Missing Link is more than just a shortcut—it's a step toward smarter, safer, and future-ready connectivity. By minimizing congestion, improving safety, and enhancing travel experience, it reflects a shift in infrastructure thinking where efficiency and innovation go hand in hand.

WHEN CONSTRUCTION FINALLY LEARNS TO BREATHE

I have spent years watching brilliant construction professionals drown not in concrete, but in paperwork. Approvals stuck in email chains. Progress updates buried in WhatsApp groups. Drawings superseded on site before the field team even knows. The construction industry builds the infrastructure that the world breathes through, yet the systems managing that work have been sufocating the very people doing it.

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It is a project where a quality inspector on a railway viaduct in the rain can raise a non-conformance, photograph it, and route it for approval in sixty seconds. Where a project director in Delhi can see real-time progress on a site in Mumbai without picking up a phone.

When I founded Inncircles, the guiding question was simple: what would construction management look like if we designed it around the human beings doing the work, not the paperwork surrounding it? The answer was a platform that removes the administrative friction, the endless back-and-forth, the manual data reconciliation, the version confusion, and replaces it with intelligent, connected workflows. Workflows that breathe. The numbers tell the story. Projects using integrated digital management systems report up to 30% fewer delays a□ributable to communication breakdown.

Safety compliance rates climb when permits are digital and real-time, not paper-based and retroactive. And when field teams are empowered with tools that actually work online, in the conditions they face every day, productivity follows. To the students reading this: you are entering an industry at its most pivotal moment. The buildings, bridges, and infrastructure you will deliver must be sustainable, resilient, and intelligent. But so must the systems you use to deliver them. Build your careers around platforms and processes that give your teams room to think, to collaborate, and to execute without friction. Because when construction breathes, it builds better.

Why the future of project management is about giving teams room to think, act, and deliver

"The most dangerous thing on a construction site isn't the machinery. It's the spreadsheet."

Chandra Sekhar Babu Vasireddy
Founder & CEO, Inncircles Technologies

REDEFINING THE CORPORATE INTERIOR WITH SUSTAINABILITY

Bopanna P K
(B.E. Civil, MBA in Construction Project Management – RICS)
Assistant Manager
Vestian Global Workplace solutions

In the current landscape of corporate real estate, the "warm shell" is no longer just a blank canvas for operational efficiency; it is the foundation for environmental responsibility. As an Assistant Manager in Civil and Interiors, I have seen firsthand how the execution of a fit-out for global giants—from Walmart to Capgemini—dictates not only the productivity of a workforce but the ecological footprint of the entire building. The concept of "Build to Breathe" represents a shift from static construction to a living, breathing built environment that prioritizes sustainability alongside structural integrity.

The Foundation: Sustainable Shell Preparation

A truly sustainable fit-out begins with the strategic utilization of the warm shell. Rather than viewing the existing HVAC, plumbing, and fire safety systems as rigid constraints, we must treat them as opportunities for optimization.

Adaptive Systems: Integrating smart sensors into the existing HVAC framework allows for demand-controlled ventilation. This ensures that energy is not wasted cooling empty conference rooms or unoccupied floor wings.

Material Selection: Transitioning from traditional gypsum and high-VOC (Volatile Organic Compounds) paints to carbon-neutral finishes reduces the "off-gassing" effect, creating an immediate improvement in indoor air quality (IAQ).

Lighting Management Systems (LMS): The Pulse of Efficiency

One of the most critical contributors to a "breathing" building is a sophisticated Lighting Management System (LMS). In a typical corporate setting, lighting can account for nearly 30-40% of total energy consumption. An LMS transforms lighting from a passive utility into an active, intelligent asset.

By utilizing occupancy sensors and daylight harvesting, the LMS ensures that artificial light is only provided when and where it is needed. When natural light floods through the perimeter of a warm shell, the LMS automatically dims the internal fixtures to maintain a constant, comfortable lux level. This not only slashes electricity overheads but also extends the lifecycle of the hardware, significantly reducing electronic waste.

Biophilic Integration: Beyond Aesthetics

Sustainability in the corporate world is often misinterpreted as merely reducing electricity bills. However, "Build to Breathe" also focuses on human sustainability. Biophilic design—incorporating natural elements into the interior—is a mechanical necessity for high-performance workplaces.

By integrating vertical gardens, planters and natural timber partitions by replacing the metal baffles, we create natural air filtration systems. These elements reduce ambient noise and maintain humidity levels, effectively allowing the office to "breathe" without heavy reliance on mechanical ventilation.

The Circular Economy in Execution

The execution phase is where sustainability often fails due to waste. A project manager's role is to enforce a Circular Construction model:

Modular Joinery: Designing cabinetry and carpentry that can be disassembled and reused in future renovations rather than being demolished.

Waste Diversion: Implementing strict segregation protocols for civil debris, ensuring metal scraps and drywall remnants are sent back into the production cycle.

Futureproofing for Tenants

For tenants running high-intensity operations, downtime is not an option. Building to breathe means selecting durable, sustainable materials that require less frequent replacement. LED lighting coupled with an intelligent LMS, and low-flow water fixtures are now the baseline; the next frontier is Passive Interior Design, where the layout itself maximizes natural light penetration.

Conclusion

"Build to Breathe" is more than a title; it is a mandate for the modern interior professional.
By bridging the gap between a tenant's operational needs and the planet's ecological limits, we as project management professionals ensure that the corporate spaces we build today remain viable, healthy, and efficient for decades to come. When we build with the intent to let the environment breathe, we ultimately create a space where the business, and the people within it, can truly thrive.

A truly sustainable workspace is not just designed to function efficiently, but to create healthier, smarter, and more human-centered environments.

03

SHAPING OUR MINDS

THE HEART OF SUSTAINABILITY

HOW NEW-AGE LEADERS TACKLE NON-BUREAUCRATIC CHALLANGES

NIKHIL
MBA CPM 2024-26

Sustainability is often discussed in the language of metrics—energy performance, carbon reduction targets, and compliance standards. While these tools are necessary, they address only the surface of the challenge. The deeper question remains: why do we choose to build sustainably at all? The answer lies not in systems, but in people.

At its core, sustainability begins with understanding. When individuals recognise how design decisions affect human health, environmental balance, and future generations, sustainability stops being theoretical. It becomes personal. A naturally ventilated space, thoughtful material selection, or efficient use of resources is not merely a technical decision, but a reflection of concern and awareness.

Yet understanding alone is not enough. Sustainability gains meaning when individuals take responsibility for the outcomes of their choices. Beyond drawings, schedules, and budgets lies a broader obligation—to communities, users, and the environment. When professionals act with this sense of ownership, sustainability moves beyond minimum compliance and becomes an ethical practice.

This sense of care deepens through lived experience. Exposure to real sites, real users, and real consequences leaves a lasting impression. Witnessing discomfort in poorly designed spaces or the impact of wasteful practices builds an emotional connection that no guideline can replicate. Experience transforms intention into conviction.

Sustainability Checklist

- ☐ Did the building get enough sunlight?
- ☐ Added plants > added problems
- ☐ Reduced waste before deadlines
- ☐ Designed for people, not just photos

The built environment is ultimately a mirror of human values. Regulations may shape behaviour, but they cannot create empathy. That must come from within. When individuals choose to pause, reflect, and act consciously, sustainability becomes instinctive rather than imposed.

Only when the heart is engaged does the built environment truly begin to breathe. And only then does sustainability shift from a requirement on paper to a responsibility in practice.

THE SMART INVESTMENT YOU CAN'T AFFORD TO IGNORE, NET ZERO BUILDINGS AND THE LONG-TERM FINANCIAL CASE

DIKSHITH RAJ D
MBA CPM 2024-26

Net Zero Energy Buildings demonstrate that sustainability and financial performance can work together rather than compete. While the initial investment may be higher, long-term savings in energy, operational efficiency, and asset value make net zero development a commercially strategic decision for the future of real estate.

When developers and investors hear "net zero energy building," the immediate reaction is often concern about cost. It's a fair instinct Net Zero Energy Buildings (NZEBs) can run 15 to 30 percent more expensive upfront than conventional construction. But new research applying Life Cycle Cost Analysis (LCCA) across ten real buildings makes a compelling counterargument: that premium is not a liability. It's a front-loaded investment with a measurable return.

The study compared six NZEBs against four conventional buildings across different climates and building types, evaluating performance using Net Present Value, ROI, and payback periods over a 10-to-30-year horizon. The results were striking. NZEBs reduced utility bills by up to 85 percent, with payback periods of just 7 to 12 years. One net zero school saved over $300,000 in energy costs within a decade. Where supportive policies exist tax incentives, feed-in tariffs, green building grants the economics improve further still.

For built environment professionals, the takeaway is clear: evaluating buildings on capital expenditure alone consistently undervalues sustainable design. Life cycle thinking must move from principle to practice in investment appraisal. As energy costs remain volatile and sustainability mandates tighten, the profession faces a growing imperative to align financial rigour with environmental responsibility. This research shows those goals are not in tension. With the right analytical framework, net zero can be the most commercially sound decision in the room.

The buildings we design and approve today will still be standing and consuming energy in 2060. The question is no longer whether net zero buildings are worth it. It's whether we can afford to keep building any other way.

An Exchange of Ideas, Cultures, and Experiences

The student exchange programme conducted by Amity University Navi Mumbai was an enriching experience filled with academic, cultural exchange, and unforgettable memories. One of the major highlights of the programme was the real estate workshops, where we learned about property management, marketing strategies, urban development, and current market trends. The sessions were both informative and interactive, although after hearing Mumbai property prices, many of us realized owning a sea-view apartment might remain a "future dream" for a while! The students and faculty were extremely welcoming and supportive, making us feel at home throughout the programme.

Along with the academic activities, we explored famous places in Mumbai such as Gateway of India and Marine Drive. We also visited Mumbai markets and shopping areas, where bargaining became a skill some of us clearly did not master! The trip was made even better by the amazing food, including Pav Bhaji, Vada Pav, and Pani Puri some students loved the spicy food so much that they kept asking for water every five minutes. Overall, the exchange programme was educational, exciting, and full of laughter, leaving us with valuable friendships and wonderful memories.

-Kavin Edirisinghe

Supporting Our Vision

Where Sustainability Meets Human,Centered Construction

The construction industry is no longer defined only by buildings and infrastructure—it is increasingly focused on creating spaces that are sustainable, efficient, and centered around people. As cities continue to grow and environmental challenges become more visible, the need for responsible development has become more important than ever. “Built to Breathe” reflects this changing mindset, where construction is not just about building faster, but about building smarter and more consciously.

When buildings breathe, communities flourish.

Sustainability today goes beyond energy-efficient systems and green certifications. It involves creating environments that improve well-being, reduce environmental impact, and adapt to the needs of future generations. From the use of sustainable materials and natural ventilation to smart technologies and efficient resource management, modern construction is evolving toward solutions that balance functionality with environmental responsibility. Buildings are now expected to do more than serve a purpose—they are expected to contribute positively to the people who use them and the world around them.

At the same time, human-centered construction has become a key part of this transformation. Successful projects depend not only on design and execution, but also on collaboration, professionalism, and communication among teams. Architects, engineers, project managers, consultants, and site professionals work together to create spaces that are practical, innovative, and future-ready. Strong networking and teamwork within the industry help encourage better ideas, smoother project delivery, and long-term growth.

As the built environment continues to evolve, the future of construction lies in balancing sustainability with human experience. “Built to Breathe” represents a future where buildings are not just structures of concrete and steel, but spaces that support healthier communities, smarter development, and a more connected world.

Buildings shape the way we live, work, and connect every day.
When spaces are built with people in mind, cities begin to breathe differently.

Nadshri Ladke
MBA - CPM 2024-2026

The Psychology of Space

How ceiling height affects creativity, how lighting changes aggression, and what architects knew that neuroscience is just proving.

Walk into a cathedral and you feel small yet strangely free. Step into a cramped basement and your thoughts shrink with the walls. Enter a warmly lit room and your shoulders drop. These are not coincidences — they are architecture speaking directly to the brain, in a language older than words.

For centuries, great builders shaped space by instinct. Now, neuroscience is proving what they always felt: the built environment is an active participant in how we think, feel, and behave.

Ceiling Height — Space That Liberates the Mind

In 2007, Meyers-Levy and Zhu at the University of Minnesota divided participants into rooms with 10-foot versus 8-foot ceilings. Those in higher rooms performed significantly better on abstract thinking and creative tasks. The researchers called it the "Cathedral Effect."

It is no coincidence that Google campuses and innovation labs worldwide feature soaring interiors. Conversely, cramped government offices and low-ceilinged schools may be quietly suppressing the creative potential of millions every day.

Light — It Changes More Than Visibility

Research published in the Journal of Environmental Psychology found that harsh, cool-white fluorescent lighting significantly raised participants' frustration and interpersonal hostility. Natural daylight, by contrast, lowered cortisol levels and even improved sleep by an average of 46 minutes per night.

Most Indian schools, hospitals, and courtrooms still use cheap cool-white fluorescents. The science suggests we are designing spaces that make occupants more irritable and less effective at measurable social cost.

What Architects Always Knew

The ancient Greeks built temples on elevated ground for "prospect and refuge" a hardwired human need for safety with a wide view. The Romans cut oculi into domes to flood interiors with divine light. Louis Kahn sculpted light as a material at the Salk Institute. Frank Lloyd Wright's Fallingwater embedded occupants within nature's rhythms a century before "biophilic design" had a name.

These masters had no functional MRI scanners. They had something rarer deep attention to how humans inhabit space. Neuroarchitecture — the formal field founded by ANFA in 2003 is now confirming their intuitions with data. Curved forms activate the brain's reward pathways. Green spaces reduce amygdala activity of the brain. Proportional rooms produce measurable feelings of calm.

The Stakes for India

India will add 700–900 million square metres of floor space annually by 2030 — a new Chicago every year. Most of it will be designed under cost pressure. But the interventions the science recommends are not expensive, a higher ceiling at planning stage costs almost nothing. Warm LEDs cost no more than cool fluorescents. South-facing windows are a design choice, not a budget line.

The blueprints students draw today will shape how millions of people think, feel, and live. Neuroarchitecture gives the next generation of designers the scientific language to demand betternot as aesthetics, but as evidence. The cathedral builders did not have brain scanners. But they knew. Now, so do we.

Vedansh Koranne

MBA - CPM [2024-2026]

The sun never knew how great it was until it hit the side of a building
-Louis Kahn-

“The future of urban India lies in creating communities, not just buildings.”

-Hiranandani Group

The Hiranandani Group has played a significant role in shaping modern urban living through integrated townships and people-centric developments. With a focus on sustainability, infrastructure, and long-term livability, the brand continues to redefine how residential and commercial spaces function within evolving cities.

As the real estate sector moves towards smarter and more sustainable development, Hiranandani’s approach reflects the growing importance of green spaces, connectivity, and community-driven planning. Beyond construction, the vision is centered on creating environments that support both lifestyle and future urban growth.

What defines successful urban development today?

Successful urban development is no longer limited to construction alone. It involves creating balanced and future-ready environments that integrate infrastructure, sustainability, connectivity, accessibility, and quality of life. Modern developments must not only address present-day urban demands but also adapt to the evolving social, environmental, and economic needs of communities. The focus today is on creating spaces that encourage long-term livability, efficient mobility, green integration, and a stronger sense of community within rapidly growing cities.

How is the real estate industry evolving?

The industry is steadily moving towards experience-driven and environmentally conscious development. Buyers and investors today value integrated communities, wellness-focused spaces, green infrastructure, and long-term livability alongside design and functionality.

What advice would you give students entering the built environment sector?

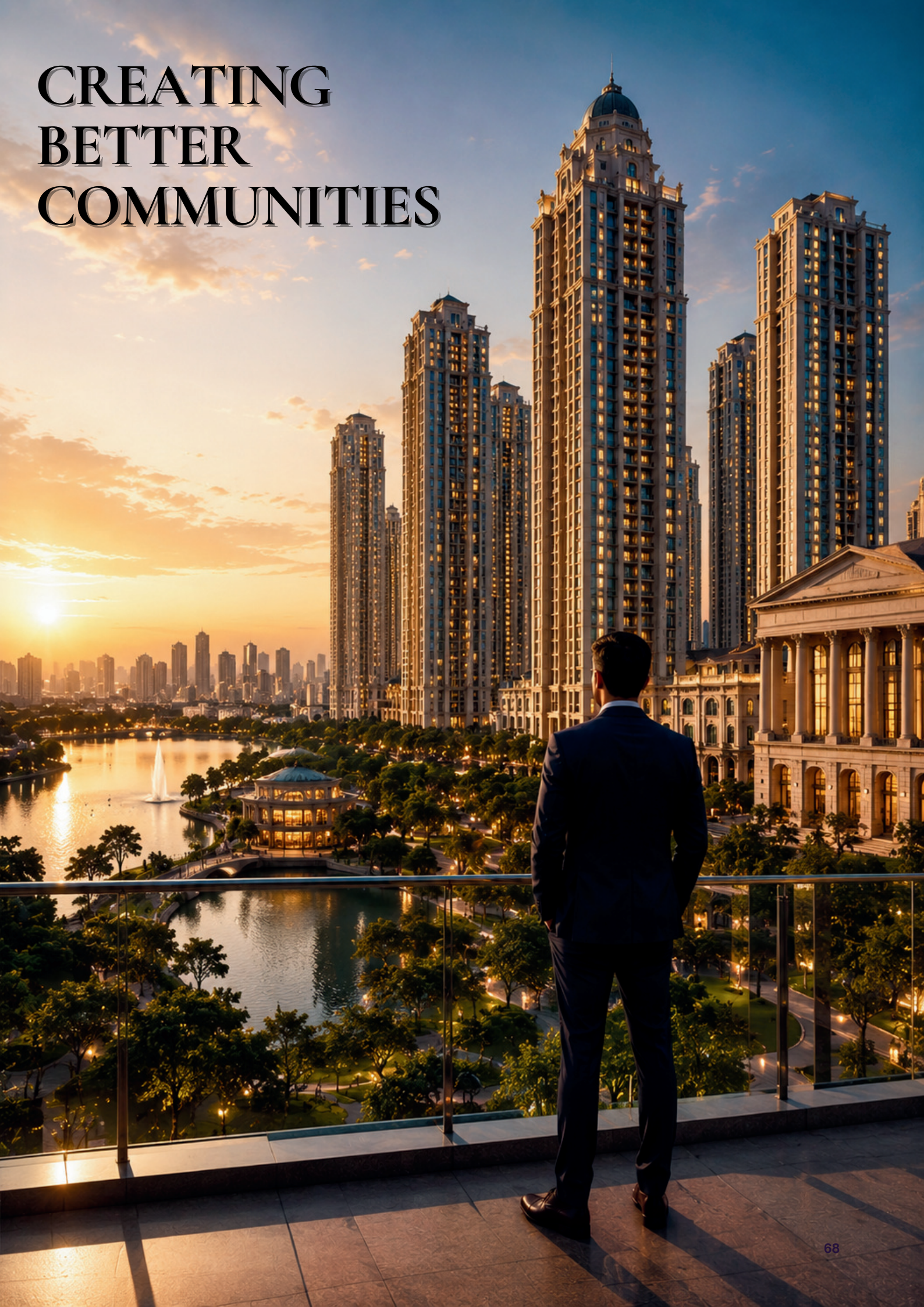
Stay adaptable, remain curious, and think beyond traditional roles and career paths. The future of the built environment industry lies at the intersection of design, technology, sustainability, finance, infrastructure, and urban planning. As cities continue to evolve, professionals will need to develop interdisciplinary knowledge and a broader understanding of how these sectors connect and influence one another.key role in helping young professionals build meaningful and future-ready careers in an increasingly dynamic and competitive sector.

What role does sustainability play in modern development?

Sustainability has become an essential part of responsible urban planning and modern real estate development. Today, the focus extends beyond constructing buildings to creating environmentally conscious and resource-efficient communities that support long-term urban resilience. Efficient use of energy and water resources, integration of green landscapes, climate-responsive architecture, and smart infrastructure systems are playing a crucial role in shaping healthier and more sustainable cities.

As environmental concerns and urban pressures continue to grow, sustainable development is no longer viewed as an option, but as a necessary approach for building future-ready spaces that balance economic growth, environmental responsibility, and human well-being.

CREATING BETTER COMMUNITIES



THE SCIENCE OF BREATHING BUILDINGS

In the race toward glass-clad skylines and mechanically controlled environments, modern buildings have become increasingly sealed, energy-intensive boxes. While these structures may appear efficient on paper, they often neglect a fundamental principle of good design—the ability to breathe. The concept of “breathing buildings” goes beyond aesthetics or sustainability trends; it is rooted in science, human health, and long-term performance.

AR. NIDHI PANDIT
MBA CPM, 2024-2026

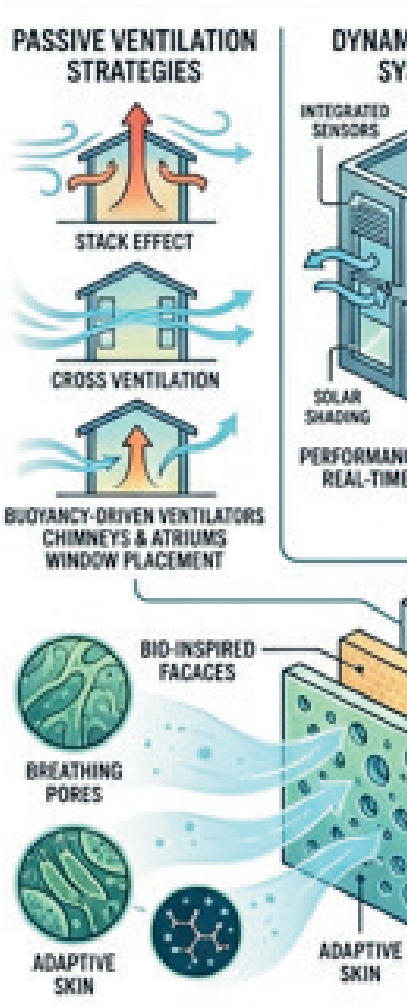
"Designing buildings that breathe is not just an architectural choice; it is a responsibility. By prioritizing natural ventilation and passive strategies, we create spaces that are truly alive—responsive, resilient, and built for the people within them."

*U*nderstanding the Science of Airflow

At its core, a breathing building is one that facilitates natural ventilation—the movement of air through spaces without relying heavily on mechanical systems. This is achieved through well-established physical principles:

- Cross Ventilation: Air enters through openings (windows, vents) on one side and exits through another, creating a continuous flow.
- Stack Effect: Warm air rises and escapes through higher openings, drawing in cooler air from lower levels.
- Wind-Driven Ventilation: Building orientation and external wind patterns are used to push fresh air through interiors.

These strategies are not new; they have been used for centuries in traditional architecture. However, their relevance today is more critical than ever.



Indoor Air Quality & Passive Design

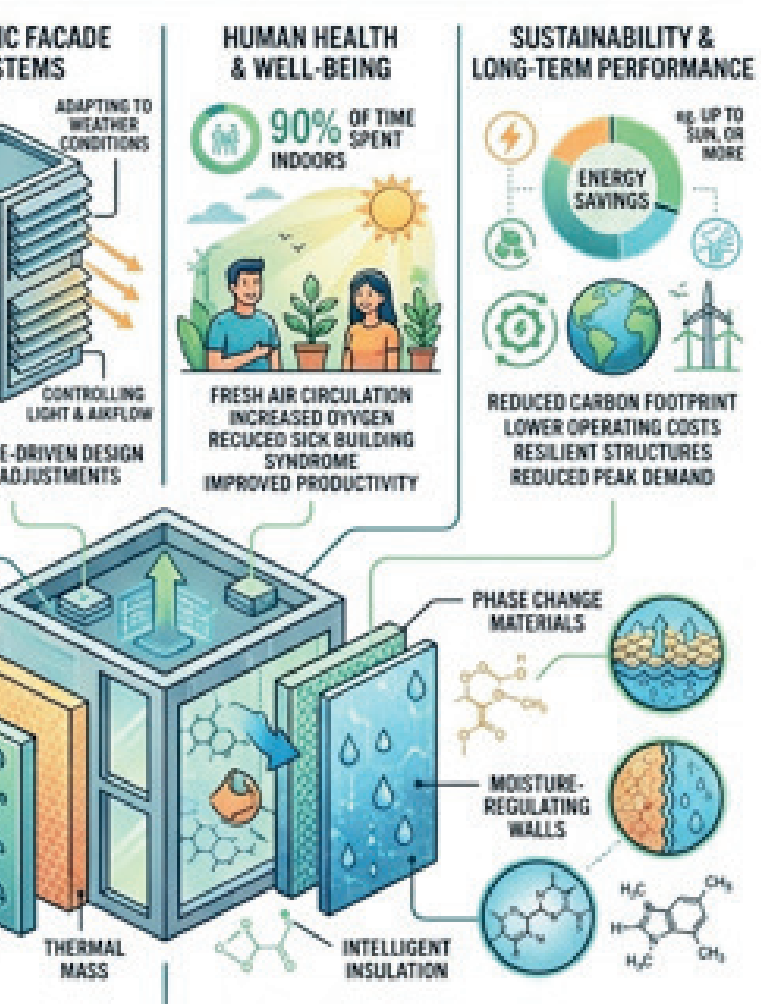
Poor Indoor Air Quality (IAQ) causes "Sick Building Syndrome," where trapped pollutants like CO_2 and VOCs lead to headaches and fatigue.

Passive Design creates "breathing buildings" that prioritize health without heavy HVAC use. Key strategies include:

- Orientation: Capturing natural wind.
- Shading: Reducing heat while maintaining airflow.
- Thermal Mass: Stabilizing temperatures naturally.
- Operable Facades: Using adaptive windows/louvers.

This approach blends sustainability with high performance, ensuring fresh air and lower energy costs.

"A building is not just a place to be, but a way to be."
— Frank Lloyd Wright



Health, Productivity, and Human-Centric Design

The benefits of breathing buildings extend beyond energy savings. Research consistently shows that improved ventilation leads to:

- Higher productivity levels
- Better concentration and decision-making
- Reduced absenteeism in workplaces
- Enhanced overall well-being

In educational institutions, offices, and healthcare facilities, these impacts translate into measurable social and economic value.

The Cost of Sealed Buildings

Modern sealed buildings often depend entirely on air-conditioning systems. While they provide controlled environments, they come with hidden costs:

- High energy consumption
- Increased operational expenses
- Risk of system failure affecting entire buildings
- Limited adaptability to changing climate conditions

In contrast, breathing buildings offer resilience—they continue to function effectively even with minimal mechanical support.

BUILT TO BREATHE: REIMAGINING THE MODERN BUILT ENVIRONMENT

AR. ADITYA BAJORIA
MBA CPM, 2023-2025

> **Sustainable construction is essential and Agile and Lean make it possible at every stage.**

In the modern built environment industry—encompassing architecture, construction, urban planning, and infrastructure—the concept of "Built to Breathe" has evolved from an architectural ideal into an industry responsibility. As cities expand and lifestyles become increasingly indoor-oriented, the spaces we design and build directly influence how people live, work, learn, and heal. Buildings today must support not only structural and economic needs but also environmental balance and human well-being.

In everyday life, the impact of the built environment is constant and deeply personal. The quality of indoor air, access to daylight, thermal comfort, acoustics, and proximity to green spaces all affect physical health, mental clarity, and productivity. Poorly designed buildings contribute to stress, fatigue, respiratory issues, and increased energy consumption, while well-designed, breathable spaces enhance comfort, concentration, and emotional well-being. Offices with natural ventilation and daylight improve work performance; educational spaces designed for airflow and openness enhance learning; homes that breathe provide healthier living conditions.

At a broader scale, the built environment industry plays a critical role in addressing climate change and resource depletion. Buildings account for a significant portion of global energy use and carbon emissions. When architecture prioritizes passive design, local climate responsiveness, and sustainable materials, it reduces long-term environmental impact while improving resilience to heat, flooding, and extreme weather events. Cities built to breathe are more adaptable, inclusive, and liveable.

Modern industry practices are already shifting in this direction through green building certifications, smart technologies, and lifecycle-based design thinking. However, making the built environment truly breathable requires deeper integration across all project stages. Early collaboration between architects, engineers, planners, and material specialists is essential to design holistically rather than as isolated systems. Greater emphasis on adaptive reuse, net-zero energy goals, and affordable sustainable housing can further extend benefits to wider communities.

To make the built environment better, the industry must prioritize people alongside performance. This means designing for health, accessibility, and flexibility—spaces that evolve with user needs rather than becoming obsolete. Investing in sustainable education, policy support, and research will ensure future professionals build responsibly.

Ultimately, when the built environment is Built to Breathe, it enhances daily life while safeguarding the future. It transforms buildings from mere shelters into living systems—spaces that support human potential and coexist harmoniously with the planet.

Sustainable construction is no longer a choice but a responsibility for the future of the built environment. By integrating Agile and Lean principles into every stage of development, the industry can achieve greater efficiency, reduce waste, encourage innovation, and create smarter, more resilient spaces. Together, these approaches ensure that progress is not only faster and more effective, but also environmentally conscious and future-ready.

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Concrete Learns to Breathe

What if the buildings we live and work in could actually “breathe” ,improving our health while protecting the planet?

For years, our cities have risen in silence, concrete towers, glass facades, and steel frames standing tall, yet disconnected from the world around them. They have sheltered us, yes, but often at the cost of the very environment that sustains us. Today, that story is beginning to change.

A new language of construction is emerging, one that listens to the wind, welcomes sunlight, and respects the rhythm of nature. Sustainable construction is not just a method; it is a mindset. It asks a simple yet powerful question: can we build without taking more than we give?

In this shift, buildings are no longer lifeless structures. They breathe through open designs and natural ventilation. They harvest sunlight to power their own existence. They conserve water, reduce waste, and quietly reduce their footprint on the earth. Materials are chosen not just for strength, but for their story, their origin, their impact, and their future.

But beyond the poetry lies practicality. Sustainable buildings reduce operating costs, enhance occupant well-being, and create long-term value. What was once seen as an added eAort is now recognized as a smarter, more resilient approach to development.

Across the world, policies, certifications, and conscious investors are accelerating this transition. Yet, at its core, this movement is not driven by regulations, it is driven by responsibility.

Green is no longer a choice waiting to be considered; it is the path we must walk. To build today is to shape tomorrow. We are no longer just raising buildings,
we are giving life to spaces that breathe with us, heal with us, and quietly sustain the world we call home.

- ANWIN V GEORGE

Buildings contribute nearly **39%** of global carbon emissions
Which means the way we design and construct spaces directly impacts the future of our planet.

LED lighting consumes up to **75%** less energy
Compared to traditional lighting systems, making it one of the simplest sustainable upgrades in modern buildings.

Japan's Shinkansen Bullet Train has an average delay of less than **1 minute**
demonstrating the power of precision engineering and infrastructure planning.

The **Golden Gate Bridge's** cables contain enough wire to circle the Earth more than 3 times showcasing the scale of iconic engineering projects.

DID YOU KNOW?

Cost Overruns in Indian Infrastructure Projects: Systemic Causes and the Path to Better Delivery

AFTAAB HUNIAN MATEEN ATHAR
MBA CPM, 2024-2026

India's National Infrastructure Pipeline envisions investments exceeding US$1.4 trillion through 2030. Yet beneath this ambition lies a stubborn reality: projects consistently cost more and take longer than planned. As of December 2025, the revised cost of 1,392 monitored projects rose to ₹35.10 lakh crore from an original estimate of ₹29.68 lakh crore a cumulative overrun of ₹5.42 lakh crore, primarily driven by the Transport & Logistics sector. In March 2024 alone, 779 out of 1,873 projects were officially reported as delayed, with average schedule slippages of three years. These are not isolated failures they are symptoms of systemic dysfunction.

Systemic Causes

The first cause is flawed estimation. Projects are routinely approved with optimistic baselines to clear political and budgetary hurdles. Railway projects have recorded average cost overruns of 52% and power projects 20%, compared to just 3% for road projects reflecting stark differences in pre-project planning rigour across sectors. Policy Circle

The second cause is land acquisition and regulatory delays. Delays in obtaining environmental and statutory clearances, compounded by litigation, immobilise project pipelines for years. Primary reasons cited include underestimation of original costs, rising land acquisition costs, fluctuating exchange rates, and labour shortages. Maritime Gateway

The third cause is scope creep. Inadequate front-end engineering means construction begins before scope is fully defined. Change orders — often politically motivated — drive variation costs that dwarf original contract values, particularly in dense urban environments.

Finally, weak contract structures and an adversarial dispute culture mean that conflicts between contractors and public agencies frequently proceed to prolonged arbitration, freezing payments and stalling progress.

The Path to Better Delivery

Two global contract frameworks offer proven solutions. FIDIC contracts are increasingly used in Indian projects funded by multilateral agencies like the World Bank, ADB, and JICA, providing structured risk allocation between employer and contractor ensuring risk sits with whoever is best placed to manage it. Its Dispute Avoidance Board mechanism resolves emerging conflicts in real time, preventing the costly arbitration delays endemic to Indian public contracts. Nma

NEC, by contrast, requires and enables a more proactive and collaborative approach to managing the contract, through early warning provisions that flag risks before they crystallise into claims, and prospective compensation event assessments that avoid retrospective cost disputes. Research confirms NEC has advantages over FIDIC in terms of clarity, risk management, and handling of variations. NEC ContractsPurdue

Beyond contracts, systemic reform demands mandatory independent cost validation before project sanction, real-time digital monitoring linked to MoSPI reporting, and professionalisation of public-sector project managers aligned with RICS competency frameworks.

India's cost overrun problem is, at its core, a project management and governance failure rooted in political expediency at the front end and contractual inadequacy in execution. The solutions are well understood. For students of construction project management, this challenge is not just a cautionary tale it is a professional opportunity to build India's next generation of infrastructure not just bigger, but better.

Excellence That Inspires

Joining RICS School of Built Environment has been one of the most valuable experiences for my personal and professional growth. Receiving a 100% scholarship from the institution was truly encouraging and motivated me to push myself even further in academics and overall development.

The environment at RICS-SBE has helped me improve my skills, confidence, and industry understanding. The exposure to practical learning, interactions with industry professionals, and support from faculty members have played an important role in shaping my journey.

All this inspired me to stay consistent and make the best use of every opportunity provided by the college. It motivated me to participate actively, learn continuously, and work towards achieving my goals with greater dedication.

I am grateful to RICS-SBE for providing such opportunities and creating a platform where students can grow, explore, and prepare themselves for the future.

-Prasann Shinde

Pursuing my MBA at RICS School of Built Environment has been a journey of learning, growth, and new opportunities. Receiving a 50% scholarship based on my MAT score of 85.30 percentile motivated me to continue striving for excellence.

What I value most about RICS-SBE is the industry exposure and practical learning environment. The experience gained through presentations, teamwork, and industry interactions helped me build confidence and improve my professional skills.

Through the opportunities provided by RICS-SBE, I secured an internship at Deloitte and was later placed at JLL. The exposure and guidance from the institution played an important role in shaping my career journey.

I am grateful for the support, learning environment, and opportunities that continue to help me grow both personally and professionally.

— Pratik Patil

My Experience at RICS-SBE Studying at RICS-SBE during my BBA has been a completely different experience compared to what I expected from college life. The environment here has helped me become more confident, improve my communication, and understand how the industry actually works.

Receiving a 25% scholarship was definitely a good feeling because it showed that the institution values students and their potential. More than the scholarship itself, it motivated me to take my academics and overall growth more seriously.

One thing I appreciate about RICS-SBE is the exposure we get through presentations, group work, events, and interactions with professionals. These experiences have helped me step out of my comfort zone and learn beyond textbooks.

Looking back, I feel the journey here is helping me grow not just academically, but also personally, and I am thankful to be a part of it.

- Yakshesh Manka

TOP 5

ENGINEERING MARVELS REDEFINING THE WORLD

Engineering is no longer just about building structures; it is about shaping smarter, sustainable, and connected futures."

WORLD

01 BURJ KHALIFA

TStanding as the tallest structure in the world, the Burj Khalifa represents the peak of modern engineering and architectural ambition. Its advanced structural system and innovative design continue to inspire skyscraper construction globally.

02 CHANNEL TUNNEL

AConnecting the United Kingdom and France beneath the English Channel, this underwater rail tunnel is one of the greatest infrastructure achievements of modern times, transforming international travel and trade.

03 MILLAU VIADUCT

Known for its elegant design and incredible height, the Millau Viaduct is one of the tallest bridges in the world. It blends engineering precision with architectural beauty, redefining bridge construction.

04 MUMBAI TRANS HARBOUR LINK

India's longest sea bridge has transformed connectivity between Mumbai and Navi Mumbai. Built with cutting-edge engineering techniques, it marks a major step forward in India's urban infrastructure development.

05 THE LINE

A futuristic urban development under construction, The Line aims to redefine city living through sustainable design, AI-driven systems, and zero-car urban planning—offering a glimpse into the future of smart cities.

04

VICTORY LANE

MOMENTS, MEDALS & MEMORIES

Sangathan 2025

The RICS School of Built Environment, Amity University Mumbai, once again showcased its vibrant sporting spirit and competitive excellence during Sangathan 2025. Students actively participated in a wide range of sports and games, demonstrating determination, teamwork, discipline, and resilience throughout the tournament. From intense basketball matches and strategic chess battles to energetic kabaddi games, shot put events, and carrom competitions, RICS SBE students made their presence felt across multiple arenas.

Beyond medals & achievements

Sangathan became a platform for students to challenge themselves, build confidence, strengthen friendships, and create unforgettable memories. The experiences shared by the students in this section provide valuable insights into their personal journeys, learnings, and emotions throughout the event. Their testimonials reflect how Sangathan is not only a celebration of sportsmanship and talent but also an opportunity for personal growth, teamwork, and self-discovery. Through these inspiring stories, readers can gain a closer look at the passion, perseverance, and spirit that define the RICS SBE student community.

Learning Beyond Victory

Participating in Sangathan was a proud and memorable moment in my college life. It gave me the opportunity to represent my institute, challenge myself, and experience the true spirit of sportsmanship. Securing 2nd position made the journey even more rewarding and unforgettable.
The event taught me valuable lessons beyond winning. I learned the importance of discipline, dedication, teamwork, and consistency. Preparing for the competition improved my focus, confidence, and ability to perform under pressure. Every practice session and match motivated me to push my limits and give my best.

Sangathan also provided a wonderful platform to connect with students from different departments and campuses. It was inspiring to witness the enthusiasm and determination of all participants. The event created memories and friendships that I will always cherish. Achieving 2nd position has motivated me to continue participating in such competitions and strive for even better results in the future. It was truly an enriching experience.

MR. PRABHU
MBA RE&UI , 2024-26

A Journey of Dedication and Achievement

Playing with Pride, Winning with Passion!

Representing the RICS School of Built Environment, Amity University Mumbai, on the basketball court has been one of the most rewarding experiences of my college journey. Being a part of RICS-SBE fills me with immense pride, and I have always strived to uphold its name through my performance and dedication. Over the past two years, I have had the opportunity to compete in multiple prestigious basketball tournaments, each contributing to my growth as both a player and a team member. One of the proudest moments was participating in the "Sangathan All India Amity Universities Basketball Tournament" held in Amity University, Delhi, where Amity Universities from across India competed at a high level. Our team delivered an outstanding performance and secured the gold medal, marking a significant achievement for our university.

Continuing this momentum, I played in the "Amity Basketball League Season 3", where we fought hard throughout the competition and earned the silver medal along with the 2nd place trophy. Additionally, in the "Runbhoomi Inter College Basketball Tournament" organized by Amity University Mumbai, our team once again showcased strong teamwork and determination, finishing as runners-up. These experiences have not only strengthened my skills on the court but have also taught me discipline, resilience, and the importance of teamwork. I take great pride in representing RICS-SBE, Amity University Mumbai, and I look forward to achieving even greater milestones in the future.

MR. MANAV M.
MBA CPM, 2024-2026

The Winning Strike

Being part of the Sanghatan event at Amity University was a very exciting and memorable experience for me and I felt both nervous and happy. I took part in the carrom doubles event with my partner. Before the match, we practiced a lot and made sure we understood each other's playing style.During the competition, there were many strong teams, which made the matches challenging. However, we stayed calm, focused, and supported each other throughout the games.

Each round was full of tension, but we kept improving our performance. In the final match, we gave our best and played with full confidence. When we won the match and secured the gold medal, it felt amazing.All our hard work and practice paid off. This experience taught me the importance of teamwork, patience, and confidence. It also helped me build new friendships and boosted my self-confidence. Participating in Sangathan was not just about winning a medal, but also about learning and enjoying the journey.

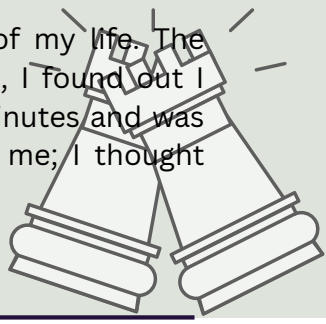
MR. HRASH
MBA RE&UI, 2025-2027

The Game That Taught Me Never to Quit

Sangathan is a stage where many teams compete, and I participated in the Chess Event at Sangathan 2026. Chess has always been a game of patience, strategy, and focus, and Sangathan gave me the perfect platform to test and enhance these skills. It was super intense, and the other players were really good. I won my first game pretty easily; my opponent was playing aggressively, so I just waited for the right moment when he made a blunder, and I captured the game by winning.

In the semi-finals, things were going well. I was playing defensively, but then I decided to go on the offense, made a blunder, and lost the game

The Bronze Medal Match was the best match of my life. The game was totally balanced, but in the endgame, I found out I had 17 seconds left while my opponent had 5 minutes and was one pawn up. It was a totally lost position for me; I thought about resigning but still continued playing.



Two Games, One Incredible Journey!

Sangathan, our inter-departmental sports event at Amity University Mumbai, was honestly one of those experiences I didn't expect to mean so much. I signed up for Shot Put and Kabaddi, and looking back, I'm really glad I did.

Shot put was more of a personal challenge , just me, the circle, and the throw. It looks simple from the outside but there's a lot going on in that one moment. Getting the technique right, staying focused, and not letting nerves take over took real effort. It was satisfying in a quiet, individual kind of way.

Kabaddi was a completely different energy. Playing against other departments, with your own batchmates beside you, hits differently. There's a lot of shouting, last-minute decisions, and pulling each other through. It's chaotic in the best way possible.

Coming away with a Bronze in both events felt great not because of the medal itself, but because of everything that went into it. The practice sessions, the team, the competition atmosphere within our own campus , it all made Sangathan something I genuinely look forward to being a part of again.It's the kind of event that reminds you there's a lot more to university life than just academics.

MR. NANDISH
MBA CPM, 2025-2027

My opponent made one blunder in the endgame, and it became a lifeline for me. I got one chance and seized it by winning the match.

It taught me to never give up in any situation in life. Beyond the competition, the entire experience helped me develop discipline, sportsmanship, and confidence. I am grateful for this experience and look forward to participating in more such events in the future.

MR. YAKSHES
BBA RE&UI, 2024-2027

THE [S.L.I.N.G]

STUDENT LEARNING ,INNOVATION AND NETWORKING GROUP

SPOTLIGHT

05 S.L.I.N.G SPOT

SLING COMMITTEE 2025-2026

LEADERSHIP IN ACTION: THE SLING WAY

KALYANI ADHAU
MBA RE-UI 2024-2026
PRESIDENT, SLING

SLING is not a platform where students merely participate — it is where they transform. From organising sports events and cultural celebrations to leading sustainability initiatives, marketing activities, and entrepreneurship challenges like Island of Shak, students experience leadership in its truest form — navigating team coordination, conflict resolution, real decision-making, and accountability. Women's Day initiatives further amplify voices, break stereotypes, and build role models. Every activity is a leadership laboratory, developing the clarity, resilience, and empathy that the built environment sector demands.

Students here don't wait to be told; they step forward. They don't fear failure; they learn from it. They don't follow defined paths; they create their own — emerging not just industry-ready, but future-ready.

The culture we have built is rooted in respect, collaboration, and shared leadership. Every voice matters. Every idea has value. Growth here is never individual — it is collective. Because the strongest leaders are not those who rise alone, but those who elevate everyone around them.

SLING in Action

- SLING is more than a council; it is a vibrant ecosystem dedicated to developing future leaders in the built environment. Its foundation rests on three core pillars: student learning, innovation, and networking.
- In an industry rapidly evolving due to advancements in technology, sustainability challenges, and global issues, SLING equips students to lead these changes rather than merely respond to them. Throughout the year, workshops, guest lectures, competitions, and interactive sessions have fostered creativity, teamwork, and leadership skills.
- SLING's mission is to inspire students to become influential leaders, build a strong professional network, and make a meaningful impact in their field. With a forward-looking approach, SLING is committed to enhancing the educational experience, promoting intellectual vitality, and shaping the change makers of tomorrow.

"Awakening Minds, Nurturing Success"

ANWIN GEORGE
PRESIDENT, SLING
MBA CPM 2024-26

"Leadership is not about a title or a designation. It's about impact, influence, and inspiration." - Robin Sharma ‘
In a world where degrees are plentiful but direction is rare, true leadership cannot be taught — it must be experienced. SLING was built on this belief: that education should extend beyond classrooms, and leadership should begin long before a job title is earned.

Serving as the President of the SLING Committee at RICS School of Built Environment has been a defining chapter in my journey—one that has shaped me into a more confident, responsible, and proactive individual.

Taking up this leadership role was not just about holding a position; it was about driving impact. SLING stands as the pulse of student engagement at RICS SBE, and being at its helm gave me the opportunity to transform ideas into experiences. From organizing guest lectures and industry seminars to hosting sports meets and cultural events, every initiative was a step toward building a vibrant and connected student community.

Through this journey, I learned that leadership is not about authority, but about collaboration, adaptability, and vision. Coordinating with diverse teams, managing timelines, and ensuring seamless execution of events enhanced my organizational and interpersonal skills. More importantly, it taught me how to inspire and bring people together toward a common goal.

RICS SBE, with its strong industry-oriented approach and global outlook, provides the perfect ecosystem for such student-led initiatives to thrive. SLING complements this by ensuring that student life remains dynamic, engaging, and holistic. It bridges the gap between academics and extracurricular development, making the campus experience truly enriching.

Looking back, this role has not only helped me grow as a leader but also as an individual who values teamwork, creativity, and resilience. Being part of SLING has been more than a responsibility, it has been a privilege to contribute to making RICS SBE a more active, lively, and inspiring place for everyone.

“Beyond classrooms, inspiring connections.”

[S.L.
COMI
2025


Sonal Chavan
CO-HEAD
Aditya K
HEAD
Banshika Baid
CO-HEAD
WOMEN CELL
Nishita
CO-HEAD
Kunal Mange
CO-HEAD


Pranav
CO-HEAD
Aagam Zaveri
CO-HEAD
Nishita
CO-HEAD
Gautam
CO-HEAD
PR & MARKETING
Jay Vyas
HEAD


VICE-PRESIDENT
Rutik Gaiwad
Nidhi Pandit
PRES
Anwin Georg
Chintamani Angadi
Sadat Deshmukh
GENERAL SECRETARY


Dhananjay Medhekar
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Stirta
Omkar Deshmukh
CO-HEAD


Manav Mahale
HEAD
Prathamesh Deshmukh
CO-HEAD
Prabhu kumar
CO-HEAD
Vedant Jangade
CO-HEAD
Niraj Hajare
CO-ORDINATOR
Sports Committee


Nikhil S
HEAD
Neha Zende
CO-ORDINATOR
Nishita Patil
CO-HEAD
Cultural Team
Rohit Pardeshi
CO-ORDINATOR
Pranav
CO-HEAD
Aditya VK
CO-ORDINATOR
Vigneshwaran
CO-ORDINATOR


Soham Kashikar
HEAD
Vedansh Koranne
CO-HEAD
BIM
Rupesh Nilve
CO-HEAD

.I.N.G]
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5-2026


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HEAD


Vedansh Koranne
CO-HEAD

Editorial Team


Sonal Chavan
CO-HEAD


Neha Zende
CO-HEAD

Creative Team


Sonal Chavan
HEAD


Nadshri Ladke
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Entrepreneur Committee


Aagam Zaveri
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Sushant Deodhar
CPM


Banshika Baid
CPM


Aditya kumbar
CPM

Placement Committee


Mohammad Aman Khan
REUI


Malthi Lakamanhalli
REUI


Aagam Zaveri
REUI

स्थिर THA

Reimagining the Built Environment through

Sustainability, Innovation, and Leadership

Dhananjay Medhekar
MBA CPM,2024-2026

The built environment is entering a defining decade—one where decisions made today will shape the resilience, efficiency, and sustainability of tomorrow's cities. With increasing environmental pressures and rapid urban expansion, the construction industry must evolve beyond conventional practices.

The World Green Building Week 2025 theme, "Business goes better when you're bold on buildings," reinforces a powerful idea: sustainable choices are not constraints—they are catalysts for smarter, stronger, and more profitable development.

Core Framework of Stirtha

The RICS-Sthirata Committee is envisioned as a global think tank that will establish policies and frameworks to ensure stability across the built environment. Its key focus areas include:

- Climate-Responsive Development

Designing buildings that adapt to local environmental conditions, minimizing energy demand and reducing ecological impact.

- Smart & Efficient Systems

Leveraging technologies such as AI, automation, and Building Information Modelling (BIM) to enhance performance and efficiency.

- Sustainable Business Value

Demonstrating that sustainability is not just ethical—it is profitable, improving asset value and reducing long-term operational costs.

- Ethical & Professional Integrity

Embedding transparency, accountability, and strong governance throughout every stage of development.

Around the world, this philosophy is already taking shape. Buildings that produce their own energy, cities that think and adapt through data, and infrastructure designed to withstand changing climates are no longer ideas of the future, but realities of today.

Stirtha aligns with this global momentum, bridging the gap between innovation and responsibility. It reflects the same principles upheld by leading professional bodies like RICS, where ethics, sustainability, and continuous growth are not optional, but expected.

The Power of Innovation

The future of the built environment is not just sustainable, it is intelligent.

From AI driven design to circular construction practices, the industry is evolving rapidly. Technology is no longer just a tool; it is becoming a partner in creating smarter, more efficient spaces. Within this evolution, Stirtha acts as a guide, ensuring that progress never comes at the cost of the planet.

The Reality Check

Transformation is not always easy. Misconceptions around cost, gaps in awareness, and inconsistent policies often slow progress. But these challenges do not define the journey; they highlight the need for stronger collaboration between academia, industry, and leadership. Real change does not happen in isolation.

Looking Ahead

Stirtha is not just a concept—it's a direction. A movement toward creating professionals who don't just build, but understand the impact of what they build.

The future it envisions is clear: a world where sustainability is standard, innovation is responsible, and every project carries purpose.

Building With Purpose

In the end, boldness in construction isn't about scale or speed—it's about intention.

Because when design is thoughtful and impact is responsible, buildings do more than stand tall…

they stand for something.

"When buildings are bold in design and responsible in impact, business doesn't just grow, it thrives sustainably."

[S.L.I.N.G

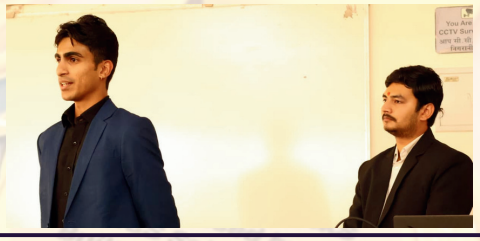
2025-

World Green Building Week

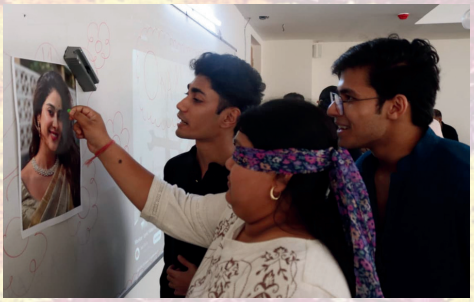
World Green Building Week (WGBW), led by SLING, promoted awareness about sustainable buildings through engaging activities focused on sustainability, innovation, collaboration, and student participation, encouraging a greener and more responsible built environment.

Shark Tank

The event created a dynamic platform for aspiring entrepreneurs to present their innovative startup ideas before a panel of expert judges—our very own "Sharks",consisting of faculty members and industry mentors. It encouraged creativity, strategic thinking, and entrepreneurial confidence while providing participants with valuable insights and constructive feedback from experienced professionals.



G] EVENTS
-2026




Ekta Utsav

Ekta Utsav" beautifully celebrated the spirit of Onam and Eid-e-Milad through traditional decorations, vibrant Pookalam activities, engaging games, and cultural interactions that fostered teamwork, creativity, and togetherness among students. The event highlighted the values of harmony, prosperity, inclusivity, and community bonding, creating a meaningful and memorable experience for everyone involved.

The event, conducted as part of the SLING Leadership Series, was designed to offer students valuable real-world insights into career pathways, industry roles, and emerging trends within the real estate and infrastructure sectors through the firsthand experiences and perspectives shared by industry interns.

NTCC Diaries

Gudi, Ugadi and Eid

The Makar Sankranti and Eid celebration not only honored the cultural essence and traditions of both festivals but also created a vibrant platform for students and faculty to come together, fostering unity, inclusivity, and a strong sense of community through shared celebrations and meaningful interactions.

An engaging team-building event that encouraged collaboration, communication, and meaningful connections through fun and interactive activities, creating memorable experiences for all participants.

Gangs of RICS

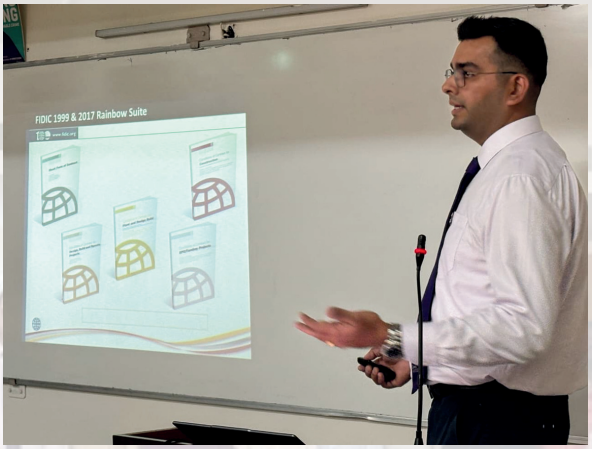
] EVENTS
-2026

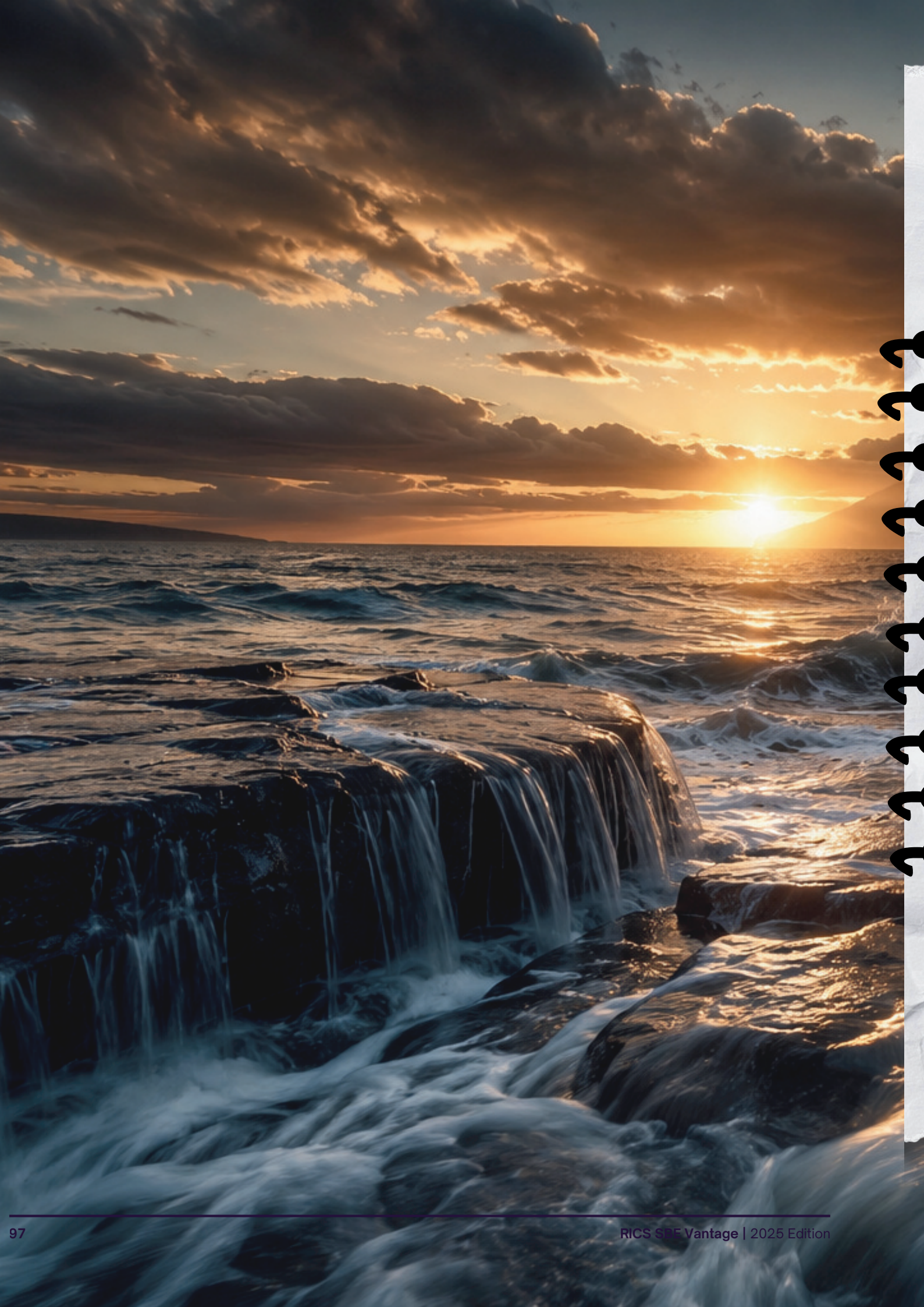
Womens Day

Women's Day was celebrated with an interactive session by Asmita Nalavade, who shared valuable professional insights and experiences with students. The celebration included an engaging Q&A session followed by a cake-cutting ceremony, creating an inspiring and memorable experience for everyone.

FIDIC Contracts Workshop

The workshop on FIDIC Contracts by Mr. Shubham Sharma provided valuable insights into international construction contracts and their application in large-scale infrastructure projects like the Mumbai–Ahmedabad High-Speed Rail.





The Art of Flowing

Embody the nature of water
not fearful of changing form,
nor ashamed of beginning again.
For everything alive learns eventually
to flow before it learns to stay.

It descends without humiliation,
rises without arrogance,
and carries entire skies
within the tremor of a single wave.

In tempests, it becomes the ocean.
In stillness, a mirror.
In absence, a longing.
In abundance, life itself.

To be like water
is to understand that softness
is not the antithesis of strength.
That gentleness, too,
can erode mountains.

Flow where you are unwelcome.
Rest where you are understood.
And when the world demands rigidity,
arrive instead with depth.

For the river never explains its direction,
yet somehow,
it always reaches the sea.

-Nadshri Ladke


T
B
P


HINK.
UILD.
LAY.

BUILT ENVIRONMENT CHALLENGE ZONE

THINK I BUILD I INSPIRE

0️⃣1️⃣ SPOT THE LANDMARK

Can you identify these famous structures?

_____ _____ _____

0️⃣2️⃣ DECODE THE TERMS

Unscramble the names of famous Mumbai real estate developers.

① 🏗️ **AODLH**

→ _____

② 🏙️ **RIOOBE**

→ _____

③ 🌿 **INIRADNANH**

→ _____

④ 🏢 **TPAARLAKRU**

→ _____

⑤ ✨ **IRPAAML**

→ _____

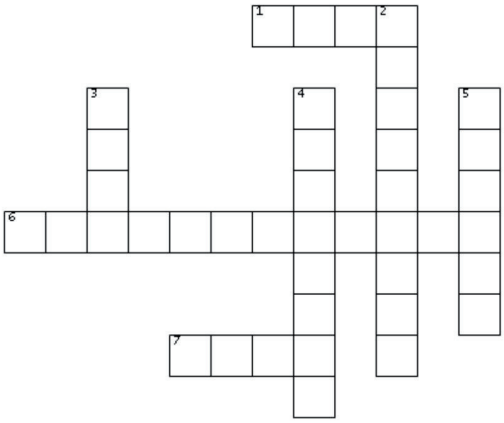
0️⃣3️⃣ CROSSWORD CORNER ✏️

ACROSS

1. Horizontal member supporting loads.
6. Process of building structures.
7. Money required for a project.

DOWN

2. Substances used in construction work.
3. Drawing showing project layout.
4. Strong material made with cement.
5. Base portion of a building.



04 SPOT THE DESIGN FAIL" 🚨

CAN YOU FIND WHAT'S WRONG IN THIS DESIGN?

Look closely. Small mistakes can lead to big problems!

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
7 _____

Good design is not just about looks — it's about safety, comfort and functionality.

"IF BUILDINGS COULD TALK..." 🏢💬

🏛️ THE ANCIENT LANDMARK

"I have carried centuries on my shoulders with silence and pride. Touch my walls gently — history is older and more fragile than it looks."

🏠 THE COZY FAMILY HOME

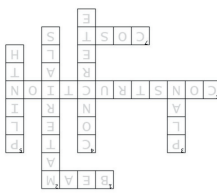
"I've held your laughter in my walls, your tears in my corners and your memories in every room. But for the love of peace... please fix that squeaky floorboard."

🏢 THE OVERWORKED OFFICE SKYSCRAPER

"My floors glow long after midnight, carrying deadlines, stress and sleepless ambition. Go home... even skyscrapers know when it's time to rest."

• Answer

04
1.Low railing height
2.Unsafe balcony detailing
3.No parapet wall
4.Stair safety issue
5.Improper entrance planning
6.Poor ventilation/light
7.No drainage slope



03

02
1.LODHA
2.OBEROI
3.HIRANANDANI
4.KALPATARU
5.PIRAMAL

01
1.Burj Khalifa
2.Beijing National Stadium
3.Bosco Vertical


06

A Journey of Excellence

From Campus to Corporate

PLACEMENTS OF 2024-2026 BATCH

Malti
MBA RE & UI
Sales

Kalyani Adhau
MBA RE & UI
Sales

Kunal Mange
MBA CPM
Sales

Soham Kashikar
MBA CPM
Junior Project Manage

Sadat Deshmukh
MBA CPM
Junior Project Manager

awfis

Prasnn Shinde
MBA CPM
Junior Project Manager

Nadshri Ladke
MBA CPM
PGET

Darshan Rampariya
MBA CPM
PGET

Ahluwalia Contracts
(India) Limited

Vigneshwaran
MBA CPM
PGET

Ambadas Dhotre
MBA CPM
PGET

Rutik Gaikwad
MBA CPM
Senior Associate - Occupier Services

Anurag Adhau
MBA CPM
Management Trainee

Neha Zende
MBA RE & UI
Associate Valuation services

Faran Ahmed
MBA CPM
Assistant Manager

Knight Frank

JUNIPER HOTELS

Colliers

SPACE MATRIX

PLACEMENTS OF 2024-2026 BATCH

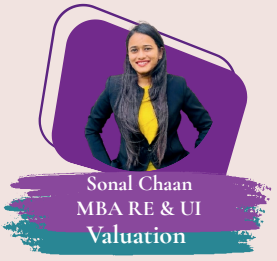
JLL

Rupesh Nilve
MBA CPM
Management Trainee

Pratik Patil
MBA CPM
Management Trainee

Aditya G Kumbar
MBA CPM
Management Trainee

Nidhi Pandit
MBA CPM
Management Trainee



Sonal Chaan
MBA RE & UI
Valuation

Jai Vyas
MBA CPM
Management Trainee

Turner & Townsend

Omkar Deshmukh
MBA CPM
Assistant Project Manager

Bansikha Baid
MBA CPM
Assistant Project Manager

Vedansh Koranne
MBA CPM
Assistant Project Manager

Nirajh Hazare
MBA CPM
Assistant Project Manager

Deepak Soni
MBA RE & UI
Executive Trainee

Chintamani angadi
MBA RE & UI
Executive Assistant

Atharva
MBA RE & UI
Technical Manager

Ranjeet Chandre
MBA CPM
Procurement

Rustomjee

TRU REALTY

PropEdge

ARGENTEC

PLACEMENTS OF 2024-2026 BATCH

KPMG

ARGENTEC

SYSTRA

vestian

VASTU HOUSING FINANCE

Inncircl

Shapoorji Pallonji

IRON MOUNTAIN

"My journey as a civil engineer in Construction Project Management has helped me understand how construction projects are planned, managed, and completed successfully. Through practical experience, I learned about site execution, coordination, planning, and problem-solving. Learning through RICS also gave me a professional and global understanding of the construction industry."

Nadshri Ladke
MBA CPM
PGET

Ahluwalia Contracts (India) Limited

“Architecture gave me creativity and vision, industry experience taught me practical realities, CPM strengthened my execution and leadership skills, while real estate introduced me to the business value of development. Through RICS, I gained global exposure and professionalism, shaping me into a well-rounded built environment professional.”

Ar. Soham
MBA CPM
Project Controller

“Getting placed at KPMG is an important milestone in my journey. The program at RICS SBE helped me build a strong foundation in real estate and infrastructure, along with a structured approach to problem-solving. I’m grateful for the guidance and support throughout, and I look forward to applying these learnings in a professional environment.”

Aagam Zaveri
MBA RE & UI
Associate Consultant

“My journey from architecture to Construction Project Management helped me bridge the gap between design and execution. I gained knowledge in planning, scheduling, cost, risk, and quality management. The co-curriculum learning from RICS also enhanced my professional understanding and industry exposure in the construction sector.”

Nidhi S. Pandit
MBA CPM
Management Trainee

REFLECTIONS FROM THE FUTURE BUILDERS

SIMRAN AKBHAR SHAIKH
MBA CPM (2025-2027)

Internship placed at
KPMG

Major Projects Advisory

Being selected for an internship has been a rewarding milestone in my academic journey. The process taught me the importance of perseverance, confidence, and continuous learning while helping me improve both my technical and communication skills. I am sincerely grateful to the faculty of RICS School of Built Environment, Amity University Mumbai for their constant guidance, encouragement, and support throughout this journey. This opportunity marks the beginning of a new phase of professional growth, industry exposure, and learning.

Coming from an architectural background with nearly two years of experience in real estate, I joined the MBA in Real Estate & Urban Infrastructure programme at RICS School of Built Environment with limited exposure to finance and management. The programme's practical and application-oriented curriculum helped bridge this gap through case studies, assignments, and industry-focused learning. Subjects like Accounting, Valuation, Market Research, Land Acquisition, and Marketing Management strengthened my technical understanding of real estate, while Business Communication and OBHRM improved my interpersonal and professional skills. Classroom activities and the Leadership Series by industry experts further enhanced my confidence and industry awareness. These experiences collectively prepared me for interviews and helped me secure an internship at JLL as a Valuation Intern.

SHIVANI SHINDE
MBA-REUI (2025-2027)

Internship placed at
JLL

in Investment Research and Management

Getting accepted for an internship at CBRE in the role of IRM (Investment Research and Management) is truly a proud and exciting milestone in my academic and professional journey. It allows me to be a part of one of the most respected global firms in real estate and investment advisory. It gives me the chance to gain practical exposure and understand the industry in a real-world setting.

This achievement is not just about being selected, but also about the learning and preparation that led to it. The process helped me strengthen my understanding of market research, real estate fundamentals, and analytical thinking. It also improved my confidence, communication skills, and ability to approach professional challenges with a better mindset.

I would like to sincerely acknowledge the guidance and support I received from RICS Mumbai, which played an important role in helping me reach this stage. The mentorship, training sessions, and industry exposure provided by them helped me build a strong foundation and prepared me for this opportunity.

I look forward to learning from experienced professionals at CBRE, enhancing my skills, and gaining valuable hands-on experience. I am grateful for this opportunity and excited to make the most of this internship as a step toward my future career goals.

Kavya
MBA-REUI (2025-2027)

Internship placed at

CBRE

in Investment Research and Management

SEJAL
MBA CPM (2024-2026)

Internship placed at

Ahluwalia Contracts (India) Limited

Securing an internship with Ahluwalia Contracts India Ltd. has been an important learning experience in my academic journey. The entire process helped me grow professionally and personally while preparing me for future career opportunities in the construction industry.

I am sincerely thankful to RICS School of Built Environment, Amity University Mumbai for their continuous guidance and support throughout this journey. The faculty helped me improve my resume, communication skills, interview preparation, and overall confidence. Their mentorship also gave me better clarity about the construction industry and helped me understand which internship opportunities matched my interests and career goals.

The personality development sessions, practical exposure, and industry-oriented learning environment at RICS played a major role in helping me step out of my comfort zone and become more confident while interacting in professional settings.

This internship is a valuable opportunity for me to gain practical industry exposure, apply my learning in a real work environment, and continue developing my skills for the future.

GRATITUDE

We extend our heartfelt gratitude to everyone who contributed to bringing this edition to life. This magazine stands as a reflection of the creativity, dedication, and collaborative spirit shared across our academic and professional community. Every article, idea, and contribution has added a unique perspective, making this edition both meaningful and inspiring.

We sincerely thank the leadership, faculty members, industry experts, and students whose constant support and encouragement made this journey possible. Their insights, experiences, and enthusiasm continue to motivate us to create a platform that celebrates innovation, learning, and growth within the built environment.

As VANTAGE continues to evolve, we hope it becomes more than just a publication — a space for ideas, dialogue, and inspiration. With every edition, we aspire to strengthen connections between academia and industry while encouraging future professionals to think creatively, act responsibly, and contribute toward a more progressive future.

-Nadshri Ladke - Vedansh Koranne - Nidhi Pandit

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I ENCOURAGE YOU TO EXPLORE THE INSIGHTS, STORIES, AND REFLECTIONS SHARED IN THIS MAGAZINE — A CELEBRATION OF COLLABORATION AND A SOURCE OF INSPIRATION.

-PROF. DR. SANJAY GOVIND PATIL, MRICS
DIRECTOR & HEAD, RICS SBE, AMITY UNIVERSITY, MUMBAI

RICS School of Built Environment