

CW CONSTRUCTION WORLD

₹200 February 2025 • Vol.27 No. 5

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COUNTY 107

The first ultra-luxury housing project in Noida, County 107 has received IGBC's Platinum certification.

Spanning 1.4 million sq ft, County 107 is located in the upscale Sector 107 of Noida, offering views of the golf course. Developed by the County Group in collaboration with Confluence, the building is Noida's first ultra-luxury housing project.

Biophilic design

The design brief for County 107 was to promote biophilic living while prioritising luxury and spaciousness. "The development offers flats ranging from 3,500 to 6,500 sq ft, providing ample space for residents to live in comfort," says **Vishal Sharma, Founder Partner & Principal Architect, Confluence**. The architectural vision led to the creation of four C-shaped towers, with only two flats per floor in each, ensuring privacy and unobstructed views. The design seeks to integrate nature into the living spaces by offering expansive landscaped areas and biophilic elements that bring the outdoors inside. Each apartment is equipped with private green spaces, featuring trees and large decks that evoke the sensation of a vertical bungalow, providing a unique and serene living experience."

The project's landscape is inspired by the nearby Sector 47 Central Park, extending its lush greenery vertically up the towers. **Vineeta Singhania Sharma, Founder Partner & Principal Architect, Confluence**, comments, "A particularly striking feature of the development is found on the 22nd floor, where four penthouses with



FACT FILE

Built-up area: 1,40,000 sq m

Structural & MEP contractor:
Concord Infrastructure Pvt Ltd

Services consultant: CESPL

Escalator & elevator: OTIS

Façade services: Shiva Steel

HVAC contractor: Xian Overseas

replacing traditional designs, allowing more space for green areas." The inclusion of mature trees and expansive balcony decks in every flat required an innovative approach to maintenance, using automated drip irrigation and cradle systems for upkeep, ensuring a seamless and sustainable experience for residents.

Sustainable approach and materials

The project has received IGBC Platinum certification. Its design fosters a comfortable microclimate, with spacious balconies providing ample shade, while large windows are strategically positioned to offer superior shading coefficients, making a significant contribution to sustainability. On the rooftops of two towers, the heat island effect is effectively mitigated through the installation of solar panels, elevated 15 ft above the ground. These



"The project has been fully sold out and feedback from residents has been

overwhelmingly positive."

- Amit Modi, Director, County Group

bold red 'boxes' stand out with their double-height drawing rooms, offering panoramic views that epitomise luxury."

Challenges faced

The location of County 107, a linear and thin site, posed a challenge for the architects in optimising space. To overcome this, Sharma says, "the layout was carefully designed to minimise the footprint of roads. A basement-level drop-off system was incorporated,

panels serve a dual purpose, functioning both as a source of renewable energy and as a trellis and pergola, creating a tranquil space perfect for evening strolls.

"The sustainability features at have already started yielding significant environmental benefits," says **Amit Modi, Director, County Group**. "The greenery across the project, particularly in the balconies, in the form of vertical gardens, actively purifies the air by absorbing pollutants, contributing to improved



Vertical gardens, particularly in the balconies, purifies the air by absorbing the pollutants and improving air quality.



“Water conservation is a key focus, with the use of low-flow fixtures, a sewage

treatment plant (STP) and drip irrigation systems”

- Vishal Sharma, Founder Partner & Principal Architect, Confluence

provides a sense of living in a vertical bungalow, offering personal green spaces without maintenance hassle. The trees are strategically placed: two on the main deck and one near a bedroom, ensuring a serene and indulgent living experience.

Low-VOC paints and high-performance glass are used to enhance insulation and reduce negative environmental impact.

air quality and healthier living conditions. Additionally, the lush landscaping and removal of ground-level vehicular activity have mitigated the heat island effect, creating a cooler and more comfortable environment for residents of this extremely low-density project.” At the ground level, the central clubhouse is surrounded by water features and connected by an elevated walkway that blends into the street level design, creating an open, green environment.

Talking about the sustainable features, Singhania Sharma shares, “Low-VOC paints and high-performance glass are used to enhance insulation and reduce negative environmental impact. Water conservation is a key focus, with the use of low-flow fixtures, a sewage treatment plant (STP) for wastewater recycling and drip irrigation systems to sustain the greenery. The project integrates advanced drip irrigation systems for plant maintenance, variable refrigerant flow air conditioning for energy efficiency, and a



“Water conservation is a key focus, with the use of low-flow fixtures, a sewage

treatment plant and drip irrigation systems.”

- Vineeta Singhania Sharma, Founder Partner & Principal Architect, Confluence

waste management system with onsite composting. Solar panels atop two towers mitigate the heat island effect while generating renewable energy. The building also features energy-efficient pumps and motors and automation for irrigation, reducing negative environmental impact.”

Given the five-acre plot which would consume about one acre of land has been avoided. Instead, a sizable welcome plaza and a ramp leading directly to the basement have been designed. Further, the unique feature of three trees per flat

Exceeding expectations

Many have praised the tranquillity and health benefits provided by the trees in balconies and green ground spaces. “The project has been fully sold out and since the inauguration of County 107, feedback from residents and visitors has been overwhelmingly positive,” says Modi. “The elevated walkways, vibrant lighting and artistic installations have been highly appreciated for their aesthetic and rejuvenating qualities. Residents have also commended the project’s commitment to sustainability, with its IGBC certification and innovative green initiatives resonating strongly with eco-conscious individuals. Overall, the project has been lauded for successfully combining luxury and sustainability.”

Indeed, the project integrates traditional Indian elements like central courtyards with trees and luxury living through sustainable, biophilic design, blending the comforts of a bungalow with the advantages of high-rise living.

- NEHA YADAV

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