

Capacit'e Infraprojects

India's Vertical Turn: High-Rise Construction enters a decisive phase

India's urban growth is approaching a structural inflection point. By 2030, close to 600 million people are expected to live in Indian cities, intensifying pressure on housing, infrastructure, and land utilisation. With horizontal expansion constrained in dense urban cores, vertical construction has moved beyond architectural preference to become an execution imperative for the construction industry.

High-rise residential and mixed-use developments are now the default response across Tier-1 metros and increasingly Tier-2 cities. Projects are being concentrated along mass-transit corridors, TOD zones, commercial districts, and social infrastructure clusters, fundamentally reshaping project scale, sequencing, and delivery methodologies.

Residential Demand Anchors the Construction Pipeline

Residential real estate has remained one of the most stable demand drivers for the construction sector. In 2025, housing delivered approximately 15% total returns, supported by steady absorption, price appreciation, and improving rental dynamics. For EPC contractors, this has translated into execution visibility, repeatable volume, and longer project pipelines, particularly in high-density urban housing.

Industry sentiment remains constructive. Surveys indicate that nearly two-thirds of developers expect housing demand to grow by more than 5% through 2026, driven by sustained urban migration, favourable demographics, and improving affordability.

Polarisation Is Increasing Technical Intensity

India's residential market continues to expand at both ends of the spectrum. Affordable and redevelopment-led housing remains volume-driven and standardised, while mid-income and premium housing projects are becoming taller, deeper, and more complex. These projects increasingly involve multiple basements, heavy podiums, high reinforcement density, and MEP-intensive designs.

The execution spectrum is best illustrated by large-scale urban redevelopments such as the BDD Chawl Redevelopment, where sequencing,

rehabilitation logistics, and cycle-time discipline are critical, to ultra-luxury developments like Trump Towers Mumbai, where finish quality, precision engineering, and tolerance control define outcomes.

EPC companies such as Capacit'e Infraprojects have operated across this range, reflecting the growing need for execution models that can flex between scale-driven redevelopment and specification-heavy luxury construction.

Integrated EPC and Design-Build Models Gain Ground

One of the most significant shifts in high-rise construction is the move toward integrated EPC and design-and-build delivery models. Developers increasingly prefer single-point accountability to manage cost volatility, interface risks, and schedule certainty.

In dense urban environments—where crane deployment, vertical material movement, formwork cycles, and municipal approvals are tightly interlinked—integrated models enable early constructability inputs, value engineering, and tighter control over the critical path. Fragmented contracting approaches are steadily being replaced by consolidated execution frameworks.

Technology and Industrialisation Redefine Productivity

High-rise construction is being reshaped by BIM-led coordination, digital planning tools, drone-based progress monitoring, mechanised material handling, and industrialised formwork systems. Prefabrication and system formwork are now widely used in vertical cores, shear walls, and repetitive floor plates, improving safety, dimensional accuracy, and cycle times.

Industry estimates suggest that disciplined adoption of these technologies can reduce schedule overruns by up to 20% and project costs by up to 15%, a decisive advantage in high-rise projects where time overruns directly affect financing and feasibility.

Safety, ESG, and Governance at the Core

Safety and ESG considerations have moved from peripheral compliance to core execution parameters. Environmental impact is increasingly addressed at the design stage, while developers, investors, and lenders are placing greater emphasis on HSE performance, labour



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welfare, ethical procurement, and governance transparency.

For EPC contractors, strong safety culture, audit-ready systems, and ESG discipline are now central to pre-qualification and long-term partnerships.

Outlook Through 2026

India's construction sector is expected to remain on a growth trajectory through 2026, supported by urban housing demand, redevelopment pipelines, premium high-rise launches, continued infrastructure spending, and potential interest-rate moderation.

However, growth will increasingly reward capability over scale. Contractors that combine engineering depth, disciplined planning, cost control, and governance credibility—and can deliver consistently across the spectrum from mass redevelopment to ultra-luxury towers—will define leadership in India's vertical future.

As Indian cities continue to rise, high-rise construction will remain the ultimate test of execution excellence for the industry.

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