

Palais Royale



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Facts

Official Name	Palais Royale
Structure Type	Building
Status	OH
Country	India
City	Mumbai
Street Address & Map	Ganapatrao Kadam Marg, Lower Parel
Building Function	residential
Structural Material	concrete
Energy Label	LEED Platinum
Proposed	2005
Construction Start	2008

Figures

Height: Architectural	320 m / 1,050 ft
Height: To Tip	320 m / 1,050 ft
Floors Above Ground	88
# of Elevators	10
Top Elevator Speed	7 m/s

Companies Involved

Developer	Shree Ram Urban Infrastructure
Architect	Talati Panthaky Associates
Structural Engineer	Sterling Consultancy Services Pvt. Ltd.
Peer Review	CBM Engineers
Project Manager	Dongre Associates
Main Contractor	Raghuvveer Urban Constructions Co. Pvt. Ltd.
Other Consultant	
• Wind	RWDI
Material Supplier	
• Cladding	DuPont
• Elevator	KONE
• Formwork	Meva Formwork Systems

About Palais Royale

When construction began in 2008, Palais Royale was expected to be the India's first super tall building. The location in the Worli area of Mumbai was traditionally a low-rise neighborhood, but like much of the city at large, has been experiencing a high-rise building boom and a rapidly emerging skyline. The luxury building was the first residential tower was the first to designed around a LEED pre-certification and from the onset of the project, the development team sought to achieve a platinum rating.

In order increase the comfort level of the occupants, the tower was designed to have as little movement as possible through the use of very robust reinforced concrete frame and a low aspect ratio of 1:3. With a wide tower footprint of 100 meters across, the structure was able to incorporate an interior atrium stretching 215 meters in height, among the tallest atriums ever constructed. Because the tower design did not have a podium or any adjoining structures, parking and amenity levels were included within the tower footprint. This required a wider spacing of columns in the lower floors and the use of an extensive load transfer, in which the reinforced concrete beams are up to 9 meters deep, among the largest ever constructed. Construction also broke a record for the largest single day concrete pour in the history of Mumbai.

The design specifies the façade cladding to be entirely made of DuPont's Corian, the first time it has been used on a residential high-rise and was chosen for the material's resistance to the local humid tropical climate. With the rapid growth of Mumbai, the development team included many green features working to reduce the building's impact on the city's often overburdened infrastructure. This includes an on-site sewage treatment plant, organic waste composting, rainwater harvesting as well as wind turbines and solar panels, all of which contribute to the ambitious design's approach towards sustainability.

Palais Royale

CTBUH Initiatives

Palais Royale

4 Feb 2010 – Tour Report

CBM Engineers and Sterling Engineering Present on Palais Royale Tower

21 Sep 2012 – Conference Video

Videos

The Design and Construction of the Palais Royale, Mumbai, India

21 Sep 2012 – Joseph Colaco, CBM Engineers India; Girish Dravid, Sterling Engineering

Research Papers

The Design and Construction of the Palais Royale, Mumbai

Sep 2012 – CTBUH 2012 9th World Congress, Shanghai

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