

Outlook

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POINT BLANK

The bullet-riddled windscreen
is a metaphor for justice
in conflict zones

The pick-up truck carrying 8 coal miners from Tiru to Oting which was ambushed by the army on December 4, leaving 6 dead and 2 gravely injured

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and potential, it is now time for investors to decide if they want to benefit from India's future potential.

As per the estimates of Rajan Sood, business head, PropTiger.com, housing prices will remain stable though there is upward pressure because of rising input costs. Some branded developers have raised prices, albeit marginally, to offset increase in input costs. Consumers are also ready to pay a premium to those builders who have an impeccable execution track record," says Sood.

Anilcy Verghese, AVP sales & marketing, Karle Infra, a Bangalore-based integrated township has started seeing a trend in the younger generation, especially in Bangalore, to move into a community which has good amenities. "This ongoing quarter has seen considerable growth in sales - three times as much as compared to last year. This surge in numbers is not limited just to our domestic market, as there's been a 2x rise in sales for the same project in the NRI market compared to the last festive season. These numbers are a clear indication of what the future holds for gated communities. This will be an ongoing trend in 2022 as well," elaborates Verghese.

While residential sales are witnessing an upsurge across various cities of India, the commercial and industrial real estate segment also has a huge opportunity to bounce back in 2022. "The commercial

sector is also expected to bounce back with the office market leading the charge, fuelled by improvement in occupier sentiments, incremental demand for IT/ITeS firms, coupled with an investment sentiment in commercial spaces," adds Shori.

Co-working sector is too expected to witness a sharp rebound as demand will grow for flexible office spaces with shorter leasing terms. Abhishek Trehan, director, Trehan Iris points out, "As corporations review expenses and choose for flexible arrangements, shorter leases, and other perks associated with co-working space, the co-working industry may experience greater demand as well. Given the frequency of lockdowns, larger corporations have also embraced similar flexible systems."

While there is an emphasis on space and amenities, new-age homebuyers have also become conscious of green architecture and sustainable construction. This trend is too expected to further getting stronger in the new year.

With the Indian government showing an urgency to achieve the target for full vaccination, Yuvraj S Rajan, director, Raiaskaran is of the view that chances of a severe lockdown seem unlikely, even though the Omicron threat looms large. "Economic fundamentals are thus expected to remain strong enough to continue the uptrend for the real estate sector in the year 2022," opines Rajan.

Arete Group builds India's largest privately integrated industrial park

Arete Group, a diversified business conglomerate, has recently built and developed 'Payal Industrial Park', India's largest privately integrated industrial park with world-class infrastructure and superlative facilities conducive for setting up manufacturing plants and large-scale industries.

The park, located in Dahej, Gujarat, and approved by the Government of Gujarat, has been developed within the Gujarat PCPIR (Petroleum, Chemicals and Petrochemicals Investment Region), as declared by ministry of chemicals and fertilisers, Government of India. Therefore, it is surrounded by fast-growing industrial projects within PCPIR, a pioneering breeding place for myriad industrial developments. Payal Industrial Park is spread over a vast 3500 acres of area earmarked for large-scale industrial development, logistics parks and utilities.

Its master planning is done by engineering & construction giant CH2M Hill, and the park's facilities are customised to specific water-intensive and polluting industries' requirements, hence making it easy and seamless to kick-start their operations. In terms of connectivity, it has excellent multimodal connectivity via ports, air, railway and road. It is accessible via the NH-48 along the Delhi-Mumbai Industrial Corridor (DMIC).

Payal Industrial Park truly stands out amongst other private industrial parks in the country today. Besides offering a plethora of geographical, demographical and infrastructural advantages, it also boasts of providing its clients/partner companies with single window clearance and environmental clearance (given by ministry of environment, forest and climate change, GoI), as well as having under its aegis a team of experts from across diverse industries who understand critical infrastructural requirements for success.



Realtors' Forum

Industry bigwigs are upbeat that the Indian real estate, which has witnessed strong traction in the past couple of quarters, will continue to dominate in the year 2022. Excerpts...



DR. NIRANJAN HIRANANDANI
Vice Chairman, NAREDCO and MD,
Hiranandani Group

"While 2021 was all about resilience, the year 2022 will script new age trends, growth and dynamics in the realty sector. The new year will witness a string of new project launches in the residential and commercial market. An uptick of buyer's confidence will augment home-ownership value and will further fast-track home up-gradation mode."



PRITAM CHIVUKULA
Co-founder & Director,
Tridhaatu Realty, and Hon. Secretary,
CREDAI MCHI

"Residential sales momentum is expected to continue in 2022 as prospective homebuyers' preferences for bigger homes, better amenities and attractive pricing will keep them interested to seal the deals. Trusted developers shall be witnessing better sales in the mid-income & affordable housing segments."



NAVIN MAKHLJA
Managing Director,
The Wadhwa Group

"We anticipate the government to announce incentives in 2022 which will propel the growth of the sector such as introducing tax breaks which will increase public spending, less transaction cost, etc. Developers should focus to complete the existing projects, sales will happen as the buyer gets to see development and the project reaches a close to completion stage."



RAJAN SOOD
Business Head,
PropTiger.com

"The contribution of real estate in employment generation as well as the country's GDP is immense. So, the recovery in the housing market is the need of the hour. As per our estimates, housing prices will continue to stable in 2022, though there is upward pressure because of rising input costs. Some branded developers have marginally raised prices to offset increase in input costs."