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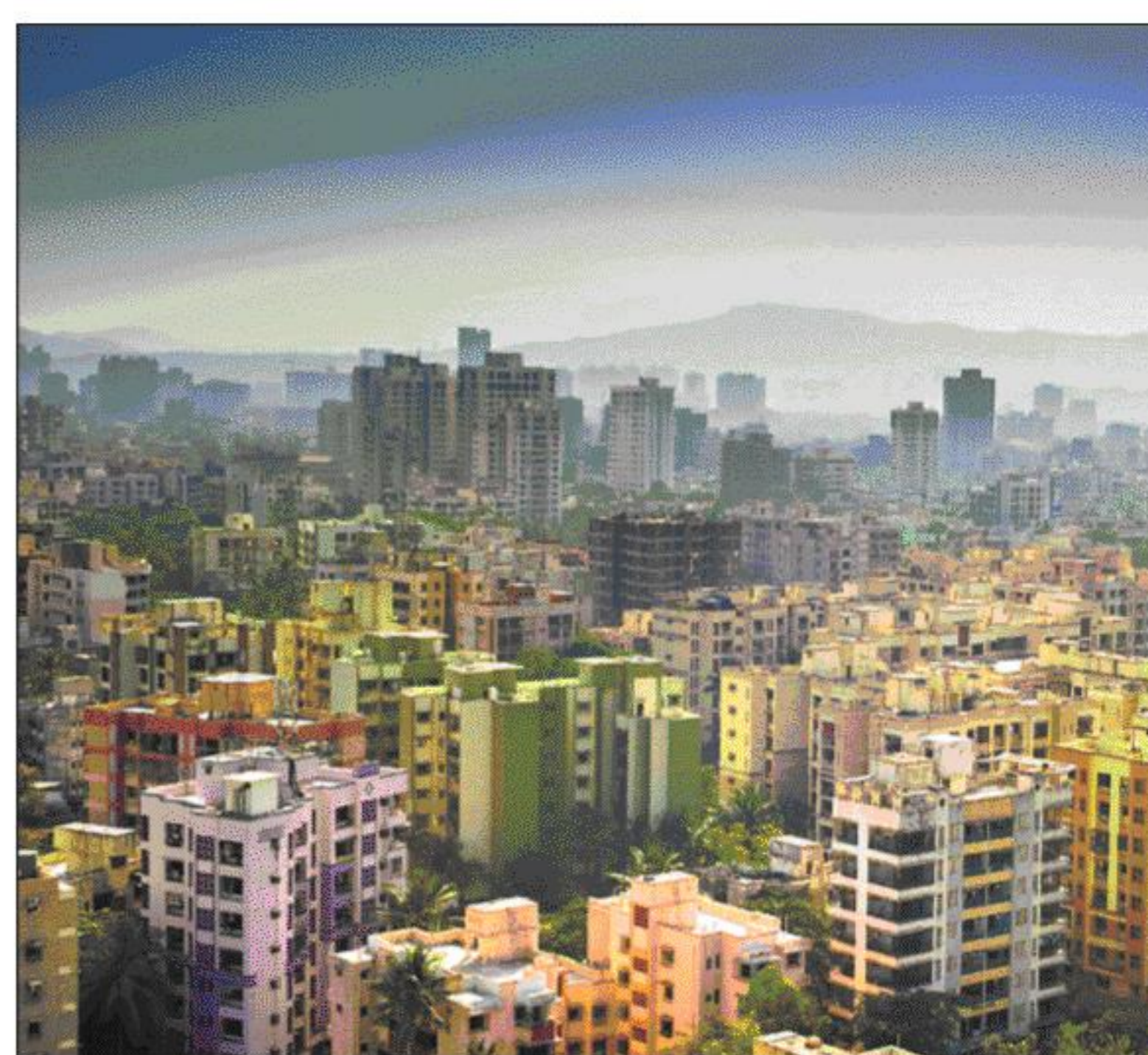
22L homes by '19: Realtors bat for cut in red tape

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Realty players have made a strong case for simplification of procedure for the availability of land and a drastic cut in delays to grant various approvals to achieve CM Devendra Fadnavis' ambitious target of construction of 22 lakh houses by 2019. Some players estimate construction of 2,000 houses per day. They also emphasise the need for the government undertaking such as Maharashtra Housing & Area Development Authority (MHADA) and private developers to work together.

Anuj Puri, Chairman of ANAROCK Property Consultants, hopes the CM's announcement doesn't remain a political gimmick. He told DNA, "Availability of land and approval delays remain the biggest roadblock. Another cornerstone for the success of this ambitious plan is effective Public Private Partnership. Developers as well as MHADA need to embrace the use of technology to bring down the construction cost as well as time."

Manju Yagnik, Vice-Chairperson of Nahar Group, says the government will have to simplify the land acquisition process. "Having limited land parcels in the city,



there is a dire need for vertical expansion which will happen with floor space index (FSI) ratios being doubled. Simplification of the building approval process will also cut down on delays in construction and project launches. Right policies, financial funding and participation from private developers will definitely give the push," she notes.

Niranjan Hiranandani, President of National Real Estate Development Council (West) says, "The government needs to ensure availability of land at a price-point which would make the projects viable; ensure time-bound clearance as also provide taxation reliefs – all stakeholders work "in sync" being the catch-phrase — the cumulative effect of all these would be ensuring construction of such houses."

