

# Technology to help homebuyers?

Developers are using technology in their construction activities, which may ensure timely delivery of projects to end-users apart from better homes, suggest experts



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Amarjit Bakshi, founder and MD, Central Park, says, "Technology has become a vital element in all industries these days may it be small or large. Precast technology is not only an upcoming trend in India, but the future of construction in the field of real estate and infrastructure. This technology is being adopted by most developers as it saves time for both, the buyer and the seller. It allows the developer to have more control and therefore the ability to forecast the speed of construction, allowing him to confidently deliver the project within the promised timeline."

tremendous substitution to the conventional technology with striking advantages of quality, time and requirement of skilled resources, adds Kapoor. This technology is being adopted by most developers as it saves time for both, the buyer and the seller.

Amit Modi, director, ABA Corp and VP, CREDAI Western UP, says, "To tackle rising input costs, labour crunch and time delays in finishing realty projects, developers have been adopting modern construction techniques and one such technique is precast construction technology. It is very cost effective and saves around 40 per cent time, ensuring better quality and strength as compared to conventional method of construction. Precast is being increasingly used by developers because it allows work in a controlled environment, thereby cutting down construction cost by 15 to 20 percent along with negligible pilferage and all these benefits will obviously help developers to pass it on to the customers as homebuyers will be able to get the timely delivery of their homes. Reduced construction times with pre-determined quality standards, including higher efficiency can bring down the overall cost substantially for building small unit sized low cost housing."

**\* COMPUTER-AIDED-DESIGN TOOLS, ANIMATION AND VISUALISATION TOOLS, GEOGRAPHICAL INFORMATION SYSTEMS ARE BEING USED BY BUILDERS**

**\* PRECAST TECHNOLOGY IS VERY COST-EFFECTIVE AND SAVES AROUND 40% TIME, ENSURING BETTER QUALITY**

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**FASTFRACT**

EXPERTS ARE OPTIMISTIC AND SAY THAT WITH THE APPLICATION OF TECHNOLOGY IN THE REAL ESTATE SECTOR, BUYERS WILL BE BENEFITED BUT MAY HAVE TO BEAR SOME EXTRA BURDEN

Of late the real estate sector has seen application of good number of technologies in the construction of buildings. In a bid to expedite the completion of projects as well to ensure better quality, technology has been resorted to by the developers. But the question is will the application of technology in the sector benefit the homebuyers? Is there any chance of projects getting completed earlier due to use of technology? Experts are optimistic and say this will ultimately benefit the buyers but they may have to bear some extra financial burden. Anubhav Jain, group director,

Silverglades, says, "Technology is driving growth and efficiency in most industries today. Real estate is no stranger to technology — advanced formwork systems, pre-cast technology and advancement in 3D architecture is all available and being deployed in many real estate projects." Jain further says that as the cost of these technologies has come down over a period of time, it will have a profound effect on construction timelines which will result in better quality of output vis-à-vis finishes for the customer, reduced timeframe for delivery and cost control for the builder. Sahil Kapoor, executive director, RE/MAX India, says, "Construction

technology is swiftly sprouting in the Indian real estate market. The real estate and construction industry uses a number of off-the-shelf and custom-made IT solutions. Computer-aided-design tools, animation and visualisation tools, project management software, geographical information systems are regularly being used by organisations in this sector." Kapoor says that the current conventional construction system is extremely time-consuming and costly. These continuous delays resulted in increase in cost which was borne by developers who eventually passed on the burden to the customer. Aluminium wall formwork, commonly known as MIVAN technology is

precast construction technology. It is very cost effective and saves around 40 per cent time, ensuring better quality and strength as compared to conventional method of construction. Precast is being increasingly used by developers because it allows work in a controlled environment, thereby cutting down construction cost by 15 to 20 percent along with negligible pilferage and all these benefits will obviously help developers to pass it on to the customers as homebuyers will be able to get the timely delivery of their homes. Reduced construction times with pre-determined quality standards, including higher efficiency can bring down the overall cost substantially for building small unit sized low cost housing." Modi argues that the use of such innovative technologies in the construction process is an important step forward in terms of making budget housing available within reasonable timelines which is hugely going to benefit the end consumers or homebuyers."

Amman Singh Gentry, director, Ambience Group, says that the use of technology in the construction of real estate projects will definitely help the homebuyers and developers. "The combination of technology and labour while constructing large scale projects will enhance project's viability. With the help of technologically advanced machinery and equipment, which are light weight and extremely efficient unlike their conventional counterparts, the project can be completed before time. It will also help in alleviating many of the cumbersome and costly aspects, without compromising on safety and security." Tarun Bhatia, president, Association of Property Professionals, Delhi-NCR, says, "Considering the immense shortfall of residential units and with affordable housing being one of India's national policy goals, precast technology would be best suited to meet these requirements cost effectively and speedily." Sanjeev Dhingra, MD, Turtle Group, says, "Gone are the days when project managers would manually draw up project outlines for their times. The fast growing technology has made it a 2-minute job in all these years. Digital records make it much easier to keep constant communication with workers, simulate 3D models of the projects, and even control costs on the jobsite. Adopting these technologies make for a less fragmented and more streamlined operation with chances of delivery of project on or before time." Thus the application of latest technology in the construction process is likely to leave a positive impact on homebuyers.