



Infra push: Key to realty boost

A solid infrastructure is crucial to strengthen the real estate quotient in any locality

Jadav.Kakoti@timesgroup.com

A strong infrastructure is vital for the overall economic development in any locality. Real estate being a major component of the economy is also shaped up to a large extent by the presence of a healthy infrastructure. Infrastructure is a key element in determining price levels and influencing the market sentiment of the real estate sector. A location that is equipped with excellent infrastructure will command high property rates and have good growth prospects. The environs are not limited to only civic amenities like road, water, and electricity but also social facilities.

The current and upcoming infrastructure is resulting into a positive impact on the way one lives works within the city.

Infrastructure is a major engine of a country's economy and is known to play a significant effect in determining the value of real estate in any given

area. When a location lacks road, rail, or air access, property rates in that area are lower than in areas with adequate physical infrastructure. The demand for real estate, and hence the price, is directly proportional to the distance between the location and regions of employment, industrialisation, and civic amenities.

Furthermore, the growth of commercial and retail hubs is a prerequisite for boosting the value of residential buildings, and vice versa. The presence of services and convenience, such as retail malls, supermarkets, banks, food and entertainment zones, leisure facilities, hospitals and so on, attracts homebuyers to housing hubs.

Talking about Noida, Bhupindra Singh, managing director, Regional Tenant Representation and Office Services, North India, Colliers, says, "Excellent and sustainable infrastructure is the key to the realty quotient of any location. Noida has clear access to all the sectors with the consistent development of streetlights, sewers, and roads with rain drains. In Noida, before any residential/commercial allotment of land from the authorities, the developer provides a comprehensive infrastructure. Noida and Greater Noida region is a benchmark for the NCR in terms of overall infrastructure and showcases how a city needs to be planned consistently."

The real estate sector has the potential to build 100 new cities accommodating more than one million population each with topmost facilities and continues expanding its wings, keeping the bigger picture in mind. Hence, with



the support from the real estate promoters, the infrastructure sectors also regains a push as they offer them more opportunities. Sanjay Sharma, director, SKA Group, says, "Any increase in regional economic activity boosts demand for residential and commercial properties, which can become a possibility only through the development of sound infrastructure. Noida's well-developed road network allows for faster commuting, which has sparked interest in the realty market. The infrastructure upgrades taking place in Noida, such as extended metro, road links, and announcements like Noida International Airport, will support the movement of corporate resulting in demand for residential also."

Another developer, Dhiraj Jain, director, Mahagun Group, avers,



"Combination of production units, public utilities, logistics, environmental protection facilities, social infrastructure, administrative services, and industrial areas sum up the systematically planned area. The main reason is the ease of living around these infrastructural developments that take care of connectivity needs to fulfilling lifestyle requirements."

Good infrastructure accelerates economic growth, which leads to peo-

ple movement calling for further real estate demand.

Nikhil Anand, director, Maasters Infra, says, "The city has lived up to the expectations with planned developments to support businesses, leading to commercial and residential demand. People always look to live near a place that can help them start a business or have the means to take them to their place of work faster. Recently, the state government's announcements of several infrastructural developments will

INFRASTRUCTURE IS A MAJOR ENGINE OF ANY ECONOMY AND IS KEY IN DETERMINING THE VALUE OF REAL ESTATE IN ANY GIVEN AREA

change the face of Noida's real estate in the coming few years."

One of the most important variables influencing commercial and residential value is infrastructure development. The presence of roads, airports, flyovers, health and allied infra and other amenities in the immediate proximity of a property aids in its value appreciation. Manoj Gaur, MD, Gaurs Group and president CREDAI NCR, avers, "Infrastructure development

CONSUMER CONNECT INITIATIVE

has always been the reason behind any real estate development, and Noida is also reaping rich dividends due to its robust infrastructure and future plans. The region has always been ahead of the other parts of the NCR in terms of attracting people to residences and offices. Noida Expressway and Yamuna Expressway lead to hectic real estate developments as it improved the connectivity. With the latest foundation laying of Noida International Airport at Jewar, the region is set for a quantum jump. As airport and other government initiatives on Yamuna Expressway start taking shape, we see demand going further up."

For the past few years, investment in building roads and bridges has been at an all-time high, and real estate developers around the country have reaped the benefits of a host of government initiatives and infrastructure upgrades.

Rahul Katyay, managing director and CEO, Capacite Infraprojects, says, "Infrastructural development has revolutionised lives and raised lifestyles wherever it occurs, especially the real estate sector. Infrastructure development results in transformation and evolution, which has a significant impact on and modifies the real estate quotient of any area. While each state government has its own development goals, there is one common goal that they are all aiming toward infrastructure investment. Developers are also emphasising the need to improve infrastructure, which serves as the backbone for the sale of residential property and commercial real estate development around the country."

Infrastructure's value as a catalyst for real estate expansion cannot be sidestepped. Infrastructure will continue to play a critical role, particularly in terms of public transportation, health and allied infra and overall region connectivity.

Manoj Gaur, MD, Gaurs Group and president CREDAI NCR, avers, "Infrastructure development has always been the reason behind any real estate development, and Noida is also reaping rich dividends due to its robust infrastructure and future plans. The region has always been ahead of the other parts of the NCR in terms of attracting people to residences and

offices. Noida Expressway and Yamuna Expressway lead to hectic real estate developments as it improved the connectivity. With the latest foundation laying of Noida International Airport at Jewar, the region is set for a quantum jump. As airport and other government initiatives on Yamuna Expressway start taking shape, we see demand going further up."