

REAL ESTATE CURRENT SCENARIO

by

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ND ACQUISITION BILL- 2013

AL ESTATE REGULATORY ACT

EF AMMENDMENT

MEED CONVEYANCE

ORDABLE HOUSING POLICY

STER REDEVELOPMENT

T

Land Acquisition Bill 2013

s a 120 year old law

ition of Public purpose was loosely defined.

ause which says rarest of rare cases can be misin

on resettlement and rehabilitation of those displ

n acquisition of Multi crop irrigated land

quate compensation to Land owner for acquisitio



acquisition above **50 acres in urban** and **100 acres in**
as

Private companies requires **80% consent** of land owner

requires **70% consent** of land owner

compensation

Rural: Four times the market value

Urban: Twice the market value

andatory Social Impact Analysis to be done

Compensation to be paid before evacuation

rehabilitation



acquisition process to be extremely lengthy
primary method of fixing land acquisition rate
attention in acquiring the entire multi crop land
Impact Assessment for every acquisition
mitigation and resettlement cost
is the need of Affordable housing



nte

of Development would increase

ing prices will increase

Project would delay

ct on Affordable housing

Development trend may pick up

er FSI required for containing real estate price



	Location	Cost (Rs. Crore)	
ore Corridor	Bangalore, Karnataka	18,000	
nal Power Project	Dhenkanal, Odisha	12,000	
roject by	Asansol, West Bengal	22,000	
roject by	Asansol, West Bengal	20,000	
mical Hub	Midnapur, West Bengal	NA	
ed Steel Project	Paradip, Odisha	52,000	
l Steel Project by	Gadag, Karnataka	32,000	
roject by Arcelor	Bokaro, Jharkhand	25,000	
ased Power C	Dhenkanal, Odisha	8,000	

Real Estate Regulatory Act (RERA)

erty broker must obtain license

tration of project more than 4000 Sq. Mtrs.

les before project approval in place

ate bank account for each project

etary penalties on delay

of property by 'carpet area'



s on account of intermediaries, regulators and other
try status
Estate Brokerage standardization
owering Architects for approval
ional mechanism above the existing plethora of a
grant permissions and approvals
actors liability
e window clearance



nte

stantial escalate costs to home buyers

y the project cycle

down in launches of new projects



ent Scenario on MOEF Amendm

cable for construction above 20000 Sq. Mtr.

se of township above 50 Hectare and 1.5 Lacs BU

edure of getting EIA is 26 month.

for clearing projects at central and state level to

orization at State level, but time for approval rem

Highrise guidelines affecting projects.



Mumbai Airport – Mangroves

Urban free way project

Mumbai Trans Harbour Link

Phase II

Urban Housing society

Project in coastal area



Guidelines for State Government and approving au

list

onment officer at individual Municipal bodies

ns as per city demand and geographical condition

ative and concession for Green Construction

ing environment norms in building approval

Deemed Conveyance

Transfer of Property Act' and 'Indian registration Act'

ended.

action of deficit **stamp duties** on chain of transactions

transaction pending

stamp duty as applicable at the relevant time of registration

party right or internal dispute

dealers that possess unsold inventory

response from flat owner of old societies due to change

features



Affordable Housing Policy

13
cable on construction above 1 acre Land

flats reserved for EWS

Developer would receive 20% incentive FSI

Developer to create more housing for MHADA

Priority of affordable housing needs to be procured first

MHADA has right to accept or decline Purchase in 3 months

MHADA does not allot flats during construction



Cluster Redevelopment

to be provided for integrated development

cable to other cities in MMR

er the cluster redevelopment, larger will be the fla

idual owners.



REIT

13
Maximum size of assets proposed is Rs 1,000 crore

Maximum investment size is Rs 2 lakh

Value of REIT assets should be in ready property

Industrial and agricultural lands are kept out

Right of Liquidation to Developer

Advantages to Investor

Investment risk is diversified

Investor free from hassle of buying and maintaining property



THANK YOU

