



ACTIVE RERA

After Maharashtra, Gujarat was the second state to have the necessary systems and processes in place for the smooth implementation of RERA. The state has notified its RERA rules, has established an authority and has appointed a chairperson for the same and has a functional website. Approval process is quick and smooth ensuring no delay in projects

UPCOMING REGIONS

The state government has undertaken strong initiatives to develop some of the upcoming regions in and around Ahmedabad like Dholera, while it has also set up the Gujarat International Finance Tec- City (GIIFT) – an approach which is bound to further increase the industry's growth prospects in the city and the state

CONNECTIVITY AND INFRASTRUCTURE

The state is well-connected internally and externally via intricate transit systems which has enhanced the commercial value and scope of real estate. It also has strategic connectivity to Mumbai and Delhi leading to buyer interest from these areas

STEADY SUPPLY AIDS STABLE RENTALS

Both Ahmedabad and Vadodra have witnessed steady infusion of quality supply in the last two quarters and has seen increased traction among occupiers in both the Sarkhej-Gandhinagar Highway and Satellite/Prahladnagar submarkets

JADAV.KAKOTI@timesgroup.com

The realty sector has been consistently blossoming over the years owing to many favourable factors. The rising economic activities and the presence of an extremely conducive environment has enhanced demand for both commercial and residential in the state.

The realty market in the state is more often seen as a robust one. The real estate sector has some inherent resilience that makes it remain unaffected from ups and downs in the market at national level. There are some key factors that have helped the realty market in the state to stay strong and resilient even at a time when other parts were witnessing some tough time. There are certain factors behind this robust growth of residential market in Gujarat.

Jaxay Shah, chairman, CREDAI National, says, "The real estate sector in the state has been consistently blossoming over the

years owing to many favourable factors which have contributed heavily to its growth. The rising economic activities and the presence of an extremely conducive environment has enhanced demand for both – commercial and residential real estate in the state."

MARKET CONDITIONS

In the long term, the Sarkhej-Gandhinagar Highway is expected to assume greater prominence with changing preference of

occupiers and gradual movement from Satellite/Prahladnagar and Ashram Road. Thus, the market is likely to tilt towards landlords due to the increased demand in the long term.

According to JC Sharma, vice chairman and MD, Sobha Limited, "Ahmedabad, the prominent business centre of Gujarat, has witnessed rapid infrastructure development over the years. This has augmented the IT and ITES sectors in the region, giving fillip to the commercial and residential real estate market in the city. During the first half of 2019, the new residential launches in Ahmedabad have been dominated by the affordable housing segment. Most

MAJOR TAKEAWAYS

- Most of the projects are delivered on time. This makes delayed delivery a non-issue in the state
- Resilient characteristics
- It's an end-users market
- Major part of the market is priced below ₹3000 sq ft
- Office market has been gaining strength
- Robust infrastructure

BUCKING THE TREND

Real estate sector in Ahmedabad is largely stable. There are some key factors for this trend

of these affordable housing launches have been concentrated in the northern and eastern parts of the city, including micro markets. This is due to increasing business activities and improving infrastructure facilities in these pockets. The residential demand has been tilted towards the affordable housing projects, driven by working professionals and mid-income home buyers. Also, Ahmedabad is an important market for investments amongst NRIs. The transformation of Gujarat has been slow and steady but today anyone visiting the state can see large, glitzy buildings and malls in place of the age old back housing and office infrastructure."

Regulatory authority: After Maharashtra, Gujarat was the second state to have the

necessary systems and processes in place for the implementation of RERA. The state has notified its RERA rules, has established an authority and has appointed a chairperson for the same apart from having a functional website.

"Factors such as the expansion of the City Municipal Corporation limits, robust development of basic infrastructure and the growth of commercial and industrial hubs in and around the city have had positive effects on the state real estates residential commercial market in Ahmedabad," Balbirsingh Khalsa, national director, and branch director, Gujarat at Knight Frank India, sums up about the real estate market in this commercial capital of Gujarat.