

Realtors embrace new tech

Faced with labour shortage, developers take to mechanisation



COST-EFFICIENT: Once the designs are ready, the walls are cast at the site (in-situ) and assembled using cranes.

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Real estate developers are taking to new technologies to reduce labour requirement and also to speed up construction work.

Last month, city-based Janapriya Engineers, among the pioneers of the apartment concept in the city, announced a new project -Sitara- near Kapra.

The project, when completed, will have 1,100 units, each up to 900 sft. "We have opened one block that will have 288 units for booking. In all, it will have four blocks," said Janapriya Engineers Syndicate chairman and managing director K Ravinder Reddy.

He said the units will be ready in 18 to 24 months. "We are using Peri technol-

ogy for the walls. Once the foundation is ready, the rest of the construction will be done fast," he said.

There would not be any columns or beams or any protrudings. There would not be any use of bricks and walls would be built with concrete. Once the designs are ready, the walls will be cast at the site (in-situ) and they will be assembled using cranes. Even as the finish would be uniform, it would also result in the optimum use of space and increases the carpet area.

"When we use columns and beams, the load is concentrated at certain points. Since there are only walls, the load sharing would be even and hence strong," he said adding that wastage of materials is reduced as the moulds are made according

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— K RAVINDER REDDY
JANAPRIYA ENGINEERS

to design. The company has used this technology for over 3,800 units that it has built in recent times.

According to Venu Vinod, managing director of Cybercity Developers and Builders, it used MIVAN technology at its Rainbow Vistas project. Here too, concrete is used. However, the building will be a com-

posite structure with beams and columns are also cast in concrete.

"The designs cannot be changed, so care has to be taken to get them right. This will reduce wastage," he said. Also, the labour required is drastically reduced. However, use of steel and cement increased by about 30 per cent as concrete is used in place of bricks, according to him.

The technology allows use of artificial sand, commonly referred as robo sand, which again Hyderabad is a key production hub.

Janapriya Engineers' Ravinder Reddy said people are accepting new technology. "Initially, many seemed apprehensive about the safety due to absence of columns and beams. But now people are asking for

concrete walls as they need less maintenance and are more strong," he said.

JSW Cement, which produces slag cement, had earlier said that more developers are inclined to use slag cement, which is made using the waste generated in steel plants.

The cement is a green product and can be used for concrete and other uses. It sees Telangana and Andhra Pradesh as key markets.

Realty body Credai's former national president Shekar Reddy said: "Real estate is fraught with shortage of labour and increasing input costs. Mechanisation helps developers execute projects without major cost escalations."

Aesthetics too improve with the use of new technologies, he added.

