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— Satish Magar, Vice President of CREDAI-National

Q Now, since you have been elected on Credai- National, what are the challenges you are looking forward to? How it would be different from state level challenges?

Issues are different at different level. When I was the President of Pune Metro the issues were more local. After being elected as President of Maharashtra, the issues were related to the state. But now since, I have elected on national level, the issues will gain broader perspective. The state & city issues would certainly be there as we originate from state & city.

We would be concentrating more on environmental issue as it has to do with central government. Also issues related to finance ministry which again comes under central govt, we will address to.

Q As a President of CREDAI, what are the various IMP decisions taken under your leadership?

There were many decisions taken during my tenure. But I consider the issue of Vat was very important. During that crisis, we decided to go to the court and fight out our battle with Government. I will term this as a collective decision of Credai Team rather than my own.

Second important decision I would say the merger of Pune & Pimpri –Chinchwad as one Credai-PMR. There are associations who break away into many small units but we actually merged together. This merger helped the builders of both the areas to work in unison and coherence.



Recently, **Mr Satish Magar** is elected as the **Vice President of CREDAI-National**. Earlier he was heading the post of President for both Credai Maharashtra & Credai Pune Metro. With new responsibilities on his shoulder, Era Magazine Interviewed Mr. Magar on his new role and his vision for real estate industry. Interview Excerpts:





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How do you view the industry's growth over the years?

Real estate industry has come a long way both technology and design wise. The demand for good housing options is on upward position. Earlier, people were not that conscious about choices but today with globalization people have developed a choice and taste of their dream home. Today, real estate industry is more organized and raring to go to offer best options to its customer.

How do you view the market in Tier-II and Tier-III cities?

Our country is growing. Maharashtra in particular is urbanising very fast. Lot of industrialization is happening around. Service sector are coming. In next 10-15 yrs more work would be done on affordable housing.

Apart from Mumbai & Pune many Tier-II cities are rapidly growing viz. Nasik, Kolhapur, Nagpur. Even Tier-III cities like Akola, Amravati, Aurangabad are looking promising. More and more builders are coming together as CREDAI members which will surely instil confidence in home buyers for safe and genuine property buying.

Highlight the innovations and techniques you use?

You can find un-skilled labours in abundance but getting skilled labours was always been a tough task. Credai understood the issue and initiated its ambitious and innovative project called KUSHAL. It trains the labours on the site in various trades like tilling, plumbing, painting

etc. And also offers program completion certificate.

We introduced a new concept of dress code for labours. The dress is designed in such a way that workers can carry their equipments in their pockets. This is one of the most successful & innovative programs run by Credai at National level.

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How do you battle Mumbai and Pune's space and land issues?

Vertical growth is need of the hour. FSI has to be increased. We have no other choice than increased FSI's. India shares only 3 % of world land mass while contribute 17% of total world population. There is a huge space constraint. Hence, instead of horizontal growth vertical growth is feasible and affordable. The cost of creating infrastructure vertically is always cheaper and easier than horizontal. India is still a growing nation with huge population hence we can't afford.

Which state is progressing the most in terms of development?

India as a whole is progressing fast. Market is good and growth is positive. The Government needs act pro-actively and come up with policies that would benefit common man. There is a bright future for real estate industry.