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CREDAI - MCHI

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CREDAI-MCHI Webinar: Key to the Lockdown – Episode 16

Date 20th April, 2020 (Monday)

Time 11:00 am

Session 1

COVID-19 is reshaping the ACE, Real Estate & Design industry landscape, and morphing long-standing norms and realities. How does one deal with the undercurrents in these times?

Speakers:

- 1) Ar. Amol Shimpi - Associate Dean & Director, RICS, SBE, Amity university Mumbai
- 2) Mr. Anil K. Goel - MD Hettich India Pvt Ltd
- 3) Mr. Mayur Shah - MD, Marathon Group
- 4) Mr. Rahul Rai, Head, Real Estate Investment, ICICI Prudential AMC
- 5) Mr. Sanjay Ghodawat - Group Chairman, Sanjay Ghodawat Industries
- 6) Mr. Sharat Goyal - MD & Head - India AMP Capital
- 7) Mr. Venkatesh Gopalkrishnan - CEO, Shapoorji Pallonji Real Estate

Topic: Retail Resurrection Post COVID-19

Host: ERCIC MALIS

MODERATOR: AMIT JAIN

How technology can play an important role & how adaptation of technology can be taken away forward

QUESTION TO SPEAKERS

1. Is technology going to be relevant or not
2. What according to you is the most important technology / process / design / important
3. What changes do you want to see there, how can you change the adaptation of technology
4. What COVID-19 has led to work from home has led to fall of organization?
5. What does it mean from design, infrastructure aspects, how do you deal?
6. Do technology actually see happening in factory, these specific technology, will make difference
7. What would you take one thing from the PAST
8. What would you take one thing from the WEST

1) Ar. Amol Shimpi - Associate Dean & Director, RICS, SBE, Amity university Mumbai

1. Technology is relevant
2. Digital & Online Education
3. Integrated designs, people would like to move to complex from isolated buildings.
4. Developers needed to generate more jobs,
5. Abolish direct taxes, Indirect taxes and collect indirect taxes by the government
6. PAST & WEST: COMPETENCY

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2) Mr. Anil K. Goel - MD Hettich India Pvt Ltd

1. Technology is relevant
2. Houses have become impact, things will change
3. Some job can be continue at home
4. look into supply chains , not good points of views for workers, ease to labour laws, increase the wages of workers. increase the automation, need to relook ,
5. PAST: COMPACT HOUSES
6. WEST: UNITE THE DEMAND

3) Mr. Mayur Shah- MD, Marathon Group

1. Technology is relevant
2. Digital sales process & Revenue, loan sanction & disbursement
3. Impact on price & sizes in the Urban area, reduction in sizes, how to accommodate all this spaces in a size apartment. Small open spaces attached to flat are appreciated. MCHI to incentives such spaces
4. Urbanization will continue, cities are expanded. Work from home is to a certain industry, when work happens in collaboration, then we need to move out to our offices.
5. Need government support we cannot survive in terms of Taxes, GST, home mortgage rate should be given
6. PAST: Housing generated huge past,
7. WEST: MORE PRODUCTIVITY, SKILLED LABOURS

4) Mr. Rahul Rai, Head, Real Estate Investment, ICICI Prudential AMC

1. Technology is relevant
2. All the aspect of operation, internet sales
3. We may see reverse migration, work from home will be important component
4. Longer period of time for taxes should be given buy government
5. PAST : FIX /LOWERMORTGAGE RATE
6. WEST : BETTER PLANNING

5) Mr. Sanjay Ghodawat- Group Chairman, sanjay Ghodawat of Industries

1. YES RELEVANT
2. Raw materials
3. Till no vaccination, people will be at home then the perception will be different.
4. Need government support we cannot survive in terms of Taxes, GST
5. PAST: NEW DEVELOPMENT IN HORIZONTAL MANNER
6. WEST TECHNOLOGY

6) Mr. Sharat Goyal- MD & Head - India AMP Capital

1. Technology is relevant
2. Customer journey way forward
3. Some company will be put to work at home, but IT security cannot continued from work at home, IT system will lack here
4. Video technology is excellent, which can be automated
5. PAST: ENTREPRENEURS

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6. WEST: ??

7) Mr. Venkatesh Gopalkrishnan – CEO, Shapoorji Pallonji Real Estate

1. Technology is relevant
2. Unique supply & demand, vendor network, CRM process digitized
3. Master planning perspective, align to product at the market size, ticket size of the product
4. Reduction in mortgage rate , incentives
5. PAST : FOCUS ON THE PAST
6. WEST : INNOVATION

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Session 2

Date 20th April, 2020 (Monday)

What are the key areas in which Design needs to rise to the challenges posed by COVID-19? Slum Rehabilitation, Community Living, Urban Fabric

Timing: 12:00 Pm to 1:00 Pm

Speakers:

Mr. Ratan Naval Tata - Chairman Emeritus, TATA Sons

Ar. Peter Rich - Peter Rich, Architects

Ar. Jimmy Mistry - Chairman & MD, Della Group

HOST : ERIC MALIS & AMIT JAIN

MODERATOR : UTSAV MATHUR GMetri

1. QUOTE: All buildings are prediction and predictions are wrong, in this changing what are the relevant for design & architecture
 2. What are the 3 top focus as a designer
 3. How do you empower the feeling, what should the government do
-

Mr. Ratan Naval Tata - Chairman Emeritus, TATA Sons

1. We did design for high value housing, we get offended when people criticize, have people living on top of each other, source of living through corruption, as COVID is a wakeup call for all of us.
2. Slum Elimination, suitable looking location, high value housing, and slum being resided, social structure in slum, being built in vertical slum
3. Residue the slums, putting the garbage together, and putting them 30 - 40 miles away from the city, Architecture & Developers having issues, we are creating communities which we are ashamed of, we should really driven & should be proud of what we do
4. Entire country fabric?: we cannot consider the issue as our problem and not others, we need to ask ourselves, are we ashamed or proud of ourselves, are we giving people what they want, or we give what we want to give. We need to look at the possibilities of ownership. Bombay & Maharashtra transition should be proud and should be real in feeling proud.
5. What are the top solutions? It is a wakeup call for us, in the past few months, we've been humbled to realise that corona has spread across the globe, totally changing our hygienic lifestyle that we had, isolating ourselves to survive. We need to prepare to reconstruct our self and look back.

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6. Is it compacting the industry? The IT industry is quite feasible to work remotely, some segments we need to be physically present as it impacts the work.
7. Reskilling Skills? : Different work culture , assimilation of communities
8. Closing comments: We should reorient our self, getting the key ingredients for the occupants, to be partner in recreational.

Ar. Peter Rich- Peter Rich, Architects

1. I always wanted to be an architect, my father wanted me to be an engineer. never regretted being an architecture, but could not practice ever.
2. We need to have shifts, poor people don't have infrastructure, we need to come together & communicate as solutions are not easy.
3. Nature has spoken to India, first in Kerala & second through COVID, we need to look at human capital. The poor also need infrastructure, they also need a sense of community. Given examples of East Africa, we need to have workshops, need good people to make decisions.
4. Paradigm shift?: We value our culture and each other , we are part of the creation & businesses point of view we are working very efficiently,
5. India has the advantage you can engage natural materials, incredible labour force, u can lead the world, u can sponsor the skills , incredible advantage
6. **Closing comments** : Hubs going to be multigeneration, learn the grammar of architecture which is human being

Ar. Jimmy Mistry – Chairman & MD, Della Group

1. Huge opportunity, worldwide need to stand up as a human centre, as a Architecture & Developer, need to learn problem solvers, Mind & body need to plan design oriented business, re-modify infrastructure , redesign , human centred approach
2. as the country declared completely locked down especially in slums which are densely populated in Dharavi. SRA developers is been struggling from past 25 years, if there is no change then there would be a nightmare, rehouse them, Use the best architecture of the world,
3. If the government can do from the centre, should release some funds, we are stuck with FSI, we need approvals for air conditioning allocation, we should not be ashamed that we are treating our rivers, quality tourism, picking up the best brains in the world.

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4. How are you collaborating with your team from home? we are debating, discussing, frank & open talk with teams, we are into hospitality with transparent conversation, we are trying to new innovation to experience for people, designing new practices. we all need to learn from each other and reset again
5. Urban Farming: Reverse migration, where it will jump up, where people will understand the quality of life, re calibrated shift.
6. Closing comment Jimmy : Recalibrate , kick start of the economy back again to its original potential and serve our country

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