

NEED OF MANAGEMENT FOR REDEVELOPMENT CONSTRUCTION

WORKS INDIA

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Abstract:- The construction industry in India is widely distributed into different sectors. Though India is an agro-based country, but the construction industry of the India contribute around 19% to the national GDP. Indian construction market is growing every year by 7-8% every year. To improve the growth of the Indian construction sector it needs proper project management expertise. Efficient project management can prevent errors in construction, delays in project completion duration, cost over runs, poor quality and helps in risk mitigation of the project. Slum redevelopment construction works in India is given prime importance as it is the 2nd most important sector in which Indian Government invests after agriculture. Also the redevelopment of housing societies is increasing rapidly in India which is beneficial for both legatees and developers as well.

Keywords - India, construction industry, project management, slum redevelopment, housing societies, legatees, developers.

1. INTRODUCTION

The construction industry plays a vital role in development of national economy. It is a major economic activity in India. About 50% of the five year plan is invested in construction works. During last some years the construction industry has undergone some changes. These changes are in mechanization, advancements in construction practices and management of construction works.

Any construction project needs management for its successful completion within given budget, time and desired quality then whether it may be new construction project, infrastructural project, industrial project or redevelopment project. The redevelopment construction project has two main categories- one is slum redevelopment project and second one is redevelopment of existing housing societies or existing building.

Many slum redevelopment project scheme is introduced by Indian Government in every five year plan. These projects are carried out by the private sector after getting

contract from the government. This is also considered as the CSR (Corporate Social Responsibility) activity for the private sector. Thus management of slum redevelopment projects are given prime importance so as to complete the project within given time and budget and at specified quality. The problems that occurs during the implementation of slum redevelopment schemes are land issues, absence of support from legatees, unwillingness to vacate the land which leads to delay the project and effect of which the construction cost increases, acquisition of legatees in multistory buildings, selling of homes next to slum redeveloped projects is difficult and the most important challenge is of raising the funds for the slum redevelopment projects. So as to overcome these challenges and to complete project successfully management of slum redevelopment projects is most necessary.

The another one category comes under redevelopment construction work is redevelopment of existing building or redevelopment of CHS (Co-operative Housing Society). It refers to the reconstruction of the existing building or residential area by demolition of that existing structure and construction of the new structure as per the government rules. In this the additional storeys are constructed by the developer and sold by him for making additional profit. As per terms and condition in the agreement between the developer and society the existing members of the society will receive the new flats in new building of an area equal to or greater than the area of their existing flats. The management of these projects is important to avoid the problems that occur during the execution of the project such as land issues, legal aspects, contract disputes, resource usages and availability, etc.

2. LITRATURE REVIEW

In this section the various research papers on redevelopment construction work in India is taken into consideration.

The development promotion regulations should be city specific, site specific and should be flexible is explained by S.C. Gupta (2009). It is also explained that the land needs

to be developed and reserved for urban poor as a specific zone in every city.

The redevelopment of the slum initiative describes the strategies for redeveloping the slum area explained by the Chandigarh small flat scheme 2006. CHB will provide flats to the legatees on a license fee basis. They will get the ownership of the flat at the end of the twenty years on the payment of the remaining balance amount.

Low Sustainability Fellowship 2015: Addressing slum redevelopment issues in India; the main objective of this study is to develop recommendations to improve the Government of India's Housing for all policy. Apart from recommendations they also provided recommendations to the private sector real-estate developers for designing sustainable low income settlements.

Rohit Jagdale (University of Texas at Austin) had made a report on An Overview of Slum Rehabilitation Schemes in Mumbai, India December 2013. This report had traced the efforts taken by Government of India and changes made by policy makers by considering socio-economic structure of the country.

3. CONCLUSION

From above studied and cited literatures the conclusion offered that is the need of management for redevelopment construction works in India is more important to analyze the risk associated with the project then whether it may be a slum rehabilitation project or housing society redevelopment project. It is also important to manage the all other activities related to the area of reconstruction. To maintain the specified quality of the project and to complete the project in time without affecting the total duration of the project the management for the redevelopment construction work is important.

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