



## How Pre engineered Structures can **Revolutionise** **Rural Housing**

Experts, consultants and new construction technologies providers say if one pre engineered and pre cast structure manufacturing plant is setup in each district of the country, 'Housing for All' and schemes for rural housing will get a big boost. **BK Jha** Reports

**N**ew construction technologies including pre engineered and pre cast structures are being used worldwide. In India, the usage of new housing technologies is in transitional stage. Demand for housing in urban as well as rural areas is huge. The government plans to provide 'Housing for All by 2022' and has introduced

a slew of measures to boost the housing sector in the country. Much more needed to achieve the target by 2022 and new technologies can provide the much needed boost as pre engineered and pre cast structures can speed up construction of new houses by five times.

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policies and provide tax relief to the pre engineered and pre cast structures technologies sector," said P Surya Prakash, President, Pre-engineered Structures Society of India (PSI).

Talking to R&M at the sidelines of PEPSCON 2017, a two day international conference and exhibition, with a theme- 'Housing for All by 2022', which was recently organised by the PSI, Prakash said, "New construction technologies would not only save time but also bring in quality and affordability."

"Pre-cast and pre-engineered structures would increase house building capacity of any implementing government agencies and private sector developers by five times. Presently 300 units are being built in the country per day and with the use of these construction technologies we can make 1500 units per day. This would enhance capacity and quality, subsequently reducing cost and saving time," he added. Prakash.

"Rural housing can get a big boost if the governments encourage construction technology provider companies to set one plant in each district and over 500 plants at district level across the country would revolutionise rural housing in terms of cost reduction, quality, time saving and sustainability, the PSI President emphasised.

However, to achieve the target of 'Housing for All by 2022' new construction technology sector needs promotional policies by the Centre and State governments.

Prakash further said that the Goods and Services Tax (GST) would give a boost to the sector as it would bring down current



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President, PSI

indirect taxes such VAT, Excise and Service from 25 percent to 18 percent. However, this segment need more. Further reduction of GST rate and other tax incentives would help the segment to bridge the demand-supply gap in housing sector both in rural and urban areas, he added.

**The Conference aimed at disseminating the knowledge of using various emerging construction technologies such as pre-cast, composite construction, light gauge steel and insulated wall construction**

Noted structural consultant and Secretary PSI CA Prasad said, "There is huge prospects for setting up units for new technologies in India. Pre fabricated and pre cast structures would play vital role in Housing for All.

He said that using different technologies he has designed houses for 'Housing for All' schemes which are being

demonstrated at Kethanakonda village, near Vijayawada in Andhra Pradesh. In his presentation, Prasad underlined the importance of new technologies and presented all information related to different technology usages for Housing for all.

"India needs to very seriously consider provision of these technologies and products for buildings being constructed or situated in highly seismic prone areas like North East, North and other parts-seismic zones III to V. Special attention need to be emphasised for building like hospitals and schools," said Ratish Jain, Managing Director Resistoflex Dynamics.

Experts were of the view that India needs new designs and construction materials for affordable housing. Implementing agencies need to consider how technology can be utilised in the housing development with an approach that integrates broader master planning ideas for such development. All aspects-technology, social condition of the users, economic livelihood, accessibility, water and power requirements should be given adequate attention. They pointed out that sustainability issue should not be undermined at any level.

Opening Pre Engineered and Pre Cast Structure Conference



(PEPSCON) and Exhibition, Major General Sanjeev Jain, Director General, Directorate General of Married Accommodation Project (DGMAP), Military Engineering Service (MES) said that the Defence Ministry is going to push the usage of new construction technologies in a big way.

"The Ministry has allocated Rs. 24,000 Crore for housing projects for three services personnel and other military infrastructures and 80 per cent of this would be spent in making houses with the use of new construction technologies such as pre-cast and pre-engineered structures," revealed Major General Jain.

The Conference aimed at disseminating the knowledge of using various emerging construction technologies such as pre-cast, composite construction, light gauge steel and insulated wall construction. At the exhibition technology provider companies showcased their strength and displayed the latest development taking place in the segment. The event witnessed participation from government agencies, engineers, architects & technology providers.



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exemption and other incentives to housing sector, however, state governments need to align their policies with the Centre's policies by replacing old rules to provide boost to the sector to meet the goal of Housing to All by 2022.

"New construction technologies such as pre engineered structures reduce material usage by 32 to 40 percent, manpower by 50 per cent and makes unit sustainable. Hence , to promote PPP model in the sector, tax exemptions and incentives would go long way to strengthen both demand and supply side," he added.

Experts strongly recommended that the technology providers, builders and contractors need tax incentives to fully utilise new construction technologies. The NDA government has accorded priority to affordable housing and a slew of measures were announced in the Budget 2017-18. Easy and affordable credit facility , Construction Linked Credit Scheme (CLCS), interest subvention, income tax exemption would strengthen the demand. However, to push supply side the government needs to go an extra mile to push partnership with private sector along with incentives on the usage of new technologies. The promotional policies and incentives would reduce the cost of quality housing unit. **R&M**

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