

# AN IDEAL MASTER PLAN

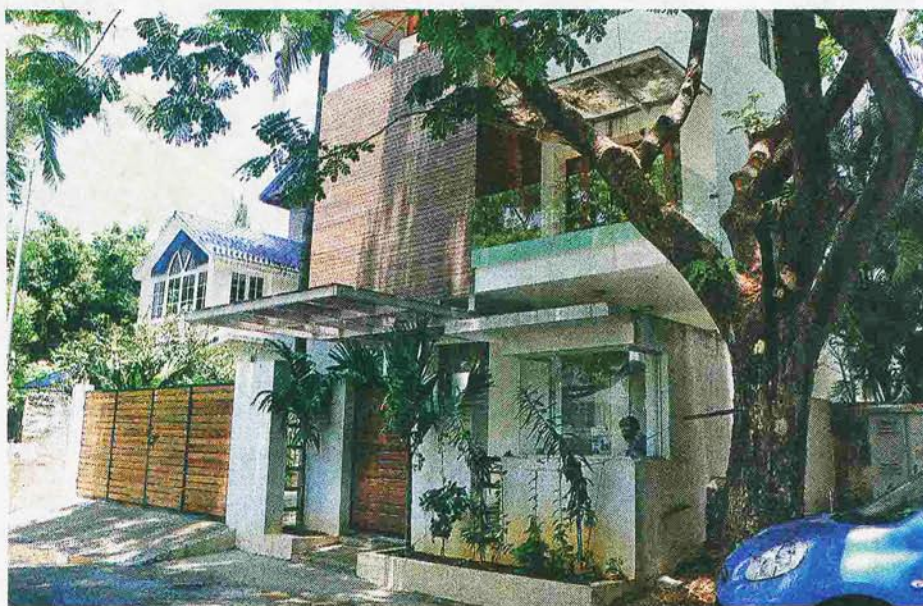
**BUILDERS AND ANALYSTS COMMENT ON THE MASTER PLAN THAT HAS BEEN PROPOSED BY THE STATE AND ITS IMPLICATIONS**

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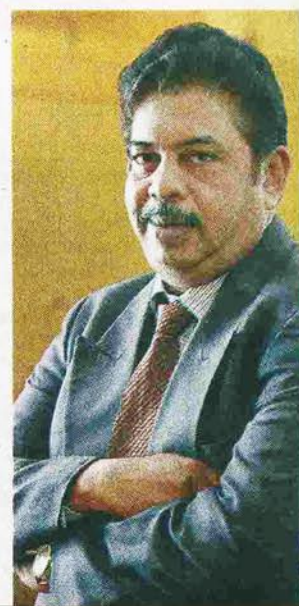
**W**hile the city is falling prey to rapid urbanisation, the new master plan, which the government has decided to roll out, has created quite a buzz amongst realty experts. The plan is likely to bring about a balance in terms of preserving agricultural land, yet ensuring that certain areas continue to host swanky buildings and residential areas.

"Migration will likely take place. Construction within the city will continue however, it is the lands in the outskirts that will not be used for developing or construction purposes. However, this does not hold good for the areas that have already been occupied for the same," says Yengale, managing director, Team Works real estate company.

The rates are as it is soaring sky high but this plan is likely to bring about a balance in terms of development as well as preserving green lands. Satya Narayan, manager of S.D.S Builders says, "The prices are increasing by the day especially in townships at areas like Sri Perambathur. However this will bring about a sys-



**CREATING NEW SPACES:** The plan will bring about a balance of developed and green areas; T.S.S. Krishnan



tematic plan of infrastructure development across the state."

Chief operating officer of Appaswamy Real Estates Limited T.S.S. Krishnan explains, "Any land that is put to agricultural needs must be preserved. The proposed master plan is likely to bring about a balance of developed areas as well as preserving green lands. It is unlikely that city players will be affected once the

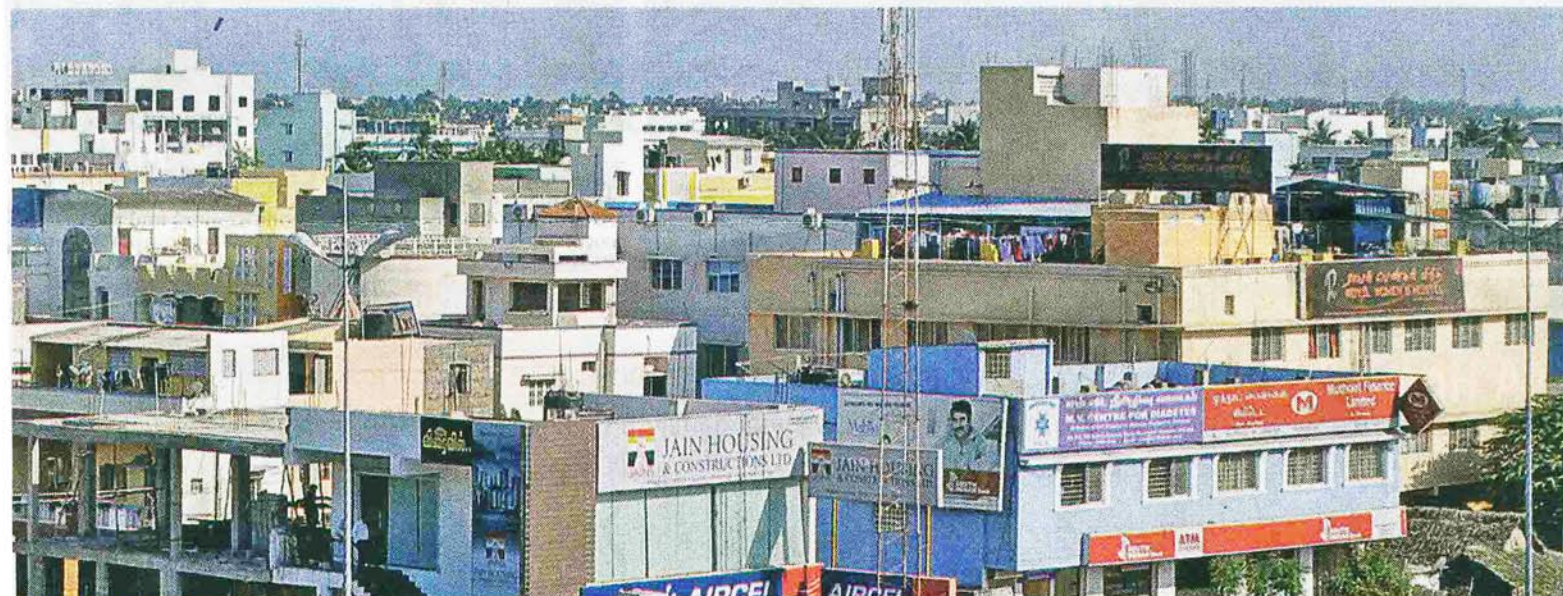
plan is put to effect."

He adds, "The government has alternate plans — specific zones are allocated for urbanisation and these areas will see rapid growth. This will ensure that green areas are preserved and at the same time urbanisation will not be affected."

Some see this as a gateway for allowing breakthrough development like skyscrapers and high-rise buildings. Syed Batcha,

assistant general manager (marketing) of E.T.A. Properties says, "If this plan comes into effect availability of land will decrease. I foresee the construction of skyscrapers like abroad considering that development will move more into within city limits. However, it is necessary to bring about control over the amount of agricultural areas that are being used for development." So

does this imply increasing land rates within the city limits in future too? Syed says, "In Poes Garden one ground costs anywhere up to ₹6 or 7 crores. Builders have to have deep pockets in order to be able to afford lands within the city once this plan is put to force. Appreciation in the outskirts will take place faster with the government showing artificial scarcity of lands."



**STRIKING BALANCES:** The master plan could spurt the construction of high-rise buildings and skyscrapers in the city