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## [Shriram Properties to develop 5.4 msf of residential space in FY23-24](#)

The company also plans to foray into Pune for residential launches by the end of this financial year, SPL Managing Director M Murali told Money control.

Bengaluru-based real estate developer Shriram Properties Ltd (SPL) plans to develop 5.4 million square feet (msf) with an estimated sales value of Rs 2,800 crore in FY23-24. SPL is looking at pre-selling 4.8 msf for about Rs 2,330. This investment will see about 11 launches across Bengaluru, Chennai, and Kolkata, including three stuck assets in Bengaluru, SPL Managing Director M Murali told Money control.

"The guidance we provided last year was a presales volume of 4.25 to 4.5 msf in FY 22-23, and we achieved 4.02 msf. For the current year we have set a confident target of 4.8 msf," he added.

In FY22-23, SPL's profit after tax (PAT) jumped from Rs 18 crore (in FY21-22) to Rs 68 crore. The company is planning to increase its construction spend from Rs 500 crore (in FY21-22) to Rs 753 crore in FY23-24.

This fiscal, close to 67 percent of the projects will be developed jointly (along with other developers/landowners) Projects breakup. The first two launches will take place in Bengaluru in Q1. Bengaluru comprised about 62 percent of SPL's launches last year, while Chennai comprised 22 percent, and Kolkata 16 percent.

About four projects with a development potential of 2.9 msf will be launched in Chennai, while six projects with a development potential of 1.6 msf will be launched in Bengaluru, and another project will be launched in Kolkata.

While the company is looking at north, south and east Bengaluru, in Chennai the new launches will be in the southern, south-eastern, and western parts of the city. In Kolkata, SPL is only looking at Uttar Para towards the north of the city.

"The average rate will be about Rs 6,000 per square foot for 1,200-1,300 sq ft apartments.

About 57 percent of the launches will be in the mid-market segment, 21 percent in plotted development, 8 percent in the luxury segment, and the rest in the affordable range," Murali said.

The company also plans to foray into Pune for residential launches by the end of this financial year.

In Bengaluru, the construction of a villament project is currently underway in Sarjapura. With a development potential of 6 lakh sq ft, phase 1 of the project will be completed by March 2024, and each unit will be priced at Rs 1.6-1.7 crore.

#### Delayed projects

In October last year, Shriram Properties and ASK Property Fund agreed to establish an investment platform for the acquisition of residential real estate projects, especially stuck real estate assets.

"We have already deployed Rs 125 crore to acquire stressed assets and we intend to deploy another Rs 190 crore to acquire more stuck assets (in Bengaluru) within the next few months," said Mr Murali.

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## [Shriram Properties plan 5.4 mn sq ft development, target Rs 28 bn sales](#)

Shriram Properties (SPL), a real estate developer based in Bengaluru, has announced plans to develop 5.4 million square feet (msf) of property in the fiscal year 2023-24, with an estimated sales value of Rs 28 billion. SPL aims to pre-sell 4.8 msf of this space, amounting to approximately Rs 23.3 billion. The company intends to launch a total of 11 projects across Bengaluru, Chennai, and Kolkata, including three stuck assets in Bengaluru, according to SPL's Managing Director, M Murali, in an interview with media.

Murali stated, "Last year, we provided guidance of presales volume ranging from 4.25 to 4.5 msf in FY22-23, and we achieved 4.02 msf. For the current year, we have set a confident target of 4.8 msf."

SPL witnessed a significant increase in its profit after tax (PAT) from Rs 180 million in FY21-22 to Rs 680 million in FY22-23. The company plans to boost its construction expenditure from Rs 5 billion in FY21-22 to Rs 7.53 billion in FY23-24.

During this fiscal year, approximately 67 per cent of the projects will be developed in collaboration with other developers or landowners.

The first two project launches will occur in Bengaluru during the first quarter. Bengaluru accounted for around 62 per cent of SPL's launches last year, while Chennai and Kolkata accounted for 22 per cent and 16 per cent, respectively.

Four projects with a development potential of 2.9 msf will be launched in Chennai, while six projects with a development potential of 1.6 msf will be launched in Bengaluru. Additionally, one project is planned for launch in Kolkata.

SPL will explore opportunities in the northern, southern, and eastern parts of Bengaluru, whereas in Chennai, the new launches will be concentrated in the southern, south-eastern, and western areas of the city. In Kolkata, SPL's focus will be on Uttarpara, located to the north of the city.

Murali mentioned, "The average rate will be about Rs 6,000 per square foot for 1,200-1,300 sq ft apartments. Approximately 57 per cent of the launches will be in the mid-market segment, 21 per cent in plotted development, 8 per cent in the luxury segment, and the remaining in the affordable range."

The company also plans to enter the residential real estate market in Pune by the end of this financial year.

In Bengaluru, construction is currently underway for a villament project in Sarjapura. With a development potential of 600,000 square feet, phase 1 of the project is expected to be completed by March 2024. Each unit in the project will be priced at Rs 1.6-1.7 crore.