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# 'Coordination between stakeholders critical in making B'luru a better city'

**Chandra Prabhu | NT Bangalore**

## NT INTERVIEW

**Murali Malayappan, Chairman, Shriram Properties**

It is 25 years since Shriram Properties Limited arrived on the Bengaluru scene. It is drawing up plans to expand its footprint in the city. Murali Malayappan, Chairman and Managing Director of Shriram Properties talks about the challenges and opportunities the city's growth offers to the real estate section. He talked to the News Trail on the city's growth. Excerpts:

**Q: You first started off here in Bengaluru, 25 years ago. How do you look back on it?**

A: Bengaluru has helped us grow into one of the leaders in the real estate industry. The city continues to provide tremendous opportunities for real estate development, while also being an industry leader in the country for the next 20 years.

**Q: There's a view that the city is not able to handle the rapid growth. As a developer, how do you view that?**

A: Every growing city has

its own challenges, which cannot be fixed overnight. We need to look at the reasons behind it and ensure that the machineries are working to give a solution to the problem. We are likely to grow faster than other cities in the country because of its own advantages. A joint effort from the government, the industry and the public is the need of the hour. Everyone has to contribute to make Bengaluru a better city.

**Q: What are the challenges in front of you to continue investing in Bengaluru?**

A: Infrastructure, traffic woes and water issues need to be addressed. If one would ask if a solution for the same can be implemented by two years, I would say no. The water crisis this year has shown us that it is critical to take responsibility, and plan long-term solutions with consensus, which we need to keep pushing for.

**Q: What about the**

**opportunities?**

A: With regards to opportunities, firstly it is the demand for the real estate in terms of homes, office space and industrial sheds. Bengaluru leads at it and we would like to remain the same. Bengaluru can be an example of real estate to the world. Secondly, the satellite towns. In a time where the city is rapidly growing, satellite

towns are a big advantage for development. These towns have immense potential to help develop itself and help Bengaluru in decongesting itself.

**Q: How is the technological intervention going to help in customer service?**

A: We are one of the few companies to introduce softwares, to help customers in transacting and monitoring their properties. In an era where technology has taken by storm, it is important to implement it to grow. It may take time to catch up, but that's the only way.

