

Drycotec Diaries



*Happy
New
Year*





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SOLVITOSE®

CASUCOL®

ADDILOSE®

SKIM COAT

TILE ADHESIVE

RENDER

PUTTY

JOINT FILLER

SPRAY MORTARS

Applications : Cement

Skim Coat & Putty
Tile Adhesive
Manual Renders
Spray Renders
Repair Mortar
Self Levelling Mortar

Benefits : Cement

Workability
Anti slip / Anti-Sag
Thickening
Open time
Adjustment time
Reduce chalking
Cost reduction
Bounce back reduction

Applications : Gypsum

Manual Plaster
Finishing plaster
Spray plaster
Joint filler
EIFS
Spot Glue


Benefits : Gypsum

Anti-sag
Thickening
Workability
Working time
Smoothness
Surface hardness
Reduce chalking
Time saving



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* Benefits are also dependent on quality of ingredients, formulation and optimisation of blend.

Editor's Page : Predictions of Year 2024

Readers of Drycotec Diaries, a very Happy New Year to you and your extended family. For year 2024, I have some predictions which are not to be taken lightly. I am very serious about it and would request you to take them very seriously.

1. The GIG WORKERS

Gig workers are those workers who work on delivery platforms or drive app based cabs or other applications. These jobs are relatively low in mental stress and involves more money for more work. Most of our businesses hire front line off-role employees who are suppose to visit certain number of counters every day. If you are paying salaries in the same level of these gig workers, expect a very high turnover. They will prefer a delivery job rather than handle the pressure of sales. Therefore, you will have to pay more.

2. The WARTH OF MONSOON

Rains in December and extreme short showers will be now the next normal. Business will have to be planned accordingly. Buying sand and storage needs to be upgraded, else it will increase your drying cost. Monthly schemes need to be provided with such buffers. Transporters who don't have cover will have to be banned because it can rain anytime.

3. The GREY WORKFORCE

I am speaking about those employees who are in the age group of 58 to 65. They are in excellent condition, loaded with tons of experience and high on skills. Due to our retirement rules, currently at home and looking out for work. They may not rampantly travel but certainly can deliver a lethal performance from their desk. The biggest advantage is that most of them are easy on the salary part. This would be a benefit to most business owners.

4. The rise of TOLL MANUFACTURERS

Competition is rising, marketing is getting tougher and brand building needs more effort. The trend of Tolling would rise. I would also like to stress that tollers should include primary distribution in their spoke to ensure a end-to-end solution. It would help the brands to focus on their own activities and put resources to better use.

5. PERFORMANCE BASED PAY

Most clients keep telling me that variable pay is only limited to sales because it can be clearly measured. Other functions are given fixed pay. I completely disagree. Each employee should have a KRA & KPI. The full form of KRA is not Kyu Rakha Appko. The Key Result Area defines what the employee must do and the Key Performance Indicator demonstrates their effectiveness. If you are able to convert all your non-sales employees on variable pay, effects are substantially brilliant. If you need help ask us. We can do the magic for you.

Wishing you all a very happy, fit & prosperous 2024. Keep Reading !!!

Dr. Mandar Chitre
Editor & Founder – Drycotec Diaries

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DRYCOTEC DRYMORTAR ASSOCIATION

YEAR 2024

Announcement No. 1/2024

Drycotec Drymortar Association is ready to announce their **MANAGING COMMITTEE & TECHNICAL COMMITTEE MEMBERS** as below.

More information & announcements coming soon....

MANAGING COMMITTEE MEMBERS



A.J. Charles
(Advisor)
Advisor Role



Dr. Prem Sherin
(Business Head)
Adani Cement



Dr. B.L. Maheshwari
(MD)
Aquaproof



Dr. Mandar Chitre
(MD)
Baton



Ragesh Rawat
(President)
Birla White



Niranjan Mishra
(President)
JK White



Manoj Kaneria
(MD)
Kaneriaplast



Saurabh Bansal
(MD)
Magicrete



Nandan Pradhan
(Director)
Mcon Rasayan



Rajesh Joshi
(MD)
STP Berger



Ashok Gupta
(MD)
Sakarni



Kaushal Mehta
(MD)
Walplast

TECHNICAL COMMITTEE MEMBERS



Dr. Satya Narayana
(R&D Head)
HIL



Dr. Priti Pillai
(R&D Head)
JK White



Dr. Jagabandhu Kole
(R&D Head)
JSW



Dr. Rachna Pandey
(R&D Head)
Mcon



Dr. Arjunan P
(R&D Head)
MYK Laticrete



Dr. Tripti Jain
(Group Head)
Pidilite



Dr. Jitendra Kar
(Technology Leader)
Pidilite



Dr. Parag Solanki
(R&D Head)
SIKA



Anupam Shil
(Application Head)
STP

AARG INBUILDO ANNOUCEMENT

ONE M3 DRY MIX MORTAR PLANT FOR SALE

We are from AARG INBUILDO PRIVATE LIMITED, Hospete based company. We have a brand new One Cub Mtr Mixer Dry Mix Mortar plant for sale. The plant is yet to be commissioned. The specifications for the plant are mentioned below for your kind reference.

Dry Mix Mortar Plant

- Belt type Bucket Elevator
- LPG/Diesel fired Drier
- Three deck sizer with vibrating screen
- Bucket Elevator – 2 nos
- Paddle mixer/Blender – Volume 1 Meter Cube
- Belt conveyer
- Automatic packing machine
- Supporting structures
- Complete Electricals
- Feed hopper for packing machine

The plant is at situated at Doddaballapur (Ex-works), Karnataka

The full technical specifications will be provided to the interested parties.

In case of any further details required, the contact details are mentioned below.

Mahesh M A

+91 9591171717

agm.smu@rbssn.com



Fully Automatic

VALVE TYPE BAG PACKING SOLUTION

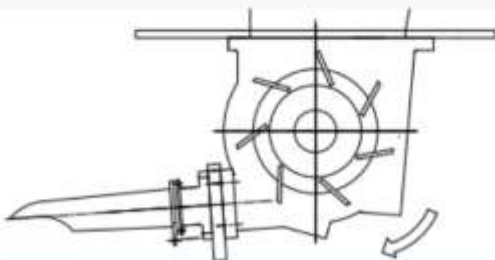
- Specialist in Powdered Materials
- Weight Range 20 kg to 60 kg



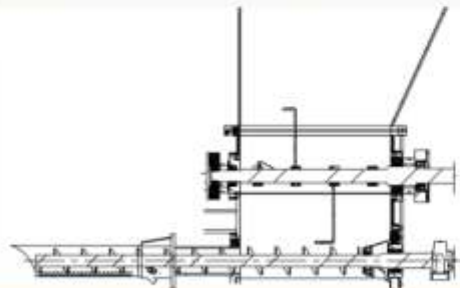
Key Features

- Ultrasonic Valve Sealing
- De-dusting Arrangement
- Fully Automatic Bag Placer

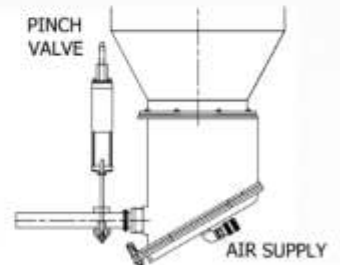
Diverse Range of Models



Impeller Packer



Screw Packer



Air Packer



CCMA CONFERENCE 2023



TWO-LINE DRY MORTAR PLANT

DRY SAND CLASSIFICATION SYSTEM



**HIGH
CAPACITY
SILOS**



ADVANCED SAND PLANT



We showcased our products at a recent conference organized by one of the leading organizations **Construction Chemicals Manufacturers Association's** on 4th & 5th of December 2023.

About CCMA : CCMA is a nation-level organization that represents the interests and concerns of the construction chemicals industry in India. CCMA also collaborates with various national and international organizations such as **CIDC, BIS, ICI, FICCI, CII, ASSOCHAM & ECI**, etc. to promote the advancement and innovation of construction chemicals in India.

Conference Agenda : This year's Conference was focused on technical aspects such as next-gen raw materials for construction chemical industry; specialty additives to enhance performance and cost efficiency; smart & sustainable manufacturing technologies and equipment; and green and lean packaging materials and equipment.

What RMX offered \ RMX Agenda:

RMX is a specialist in Bulk material handling. Our core competency covers dosing, Weighing, Mixing, Material handling, and related services. RMX is Based on this RMX has developed & offers various independent equipment & types of plants for the industrial production of plasters, Mortars and construction chemicals with customization. Our core products are;

- Customized Dry Mix Mortar Plant (Capacity Range 3 TPH to 50 TPH)
- Customized Wall Putty Plant (Capacity Range 3 TPH to 50 TPH)
- Fully Automatic Advanced Sand Plant (Capacity Range-40-60 & 80 TPH)
- Fully Automatic Sand Classification Plant (Capacity Range-40-60-80 & 100 TPH)
- Customized Thermoplastic Paint Plant (Capacity Range up to 10 TPH)
- Ultra High Performance Concrete Plant (Capacity Range up to 5 TPH)
- Wet Sand Packing Plant (Capacity Range-20 TPH)
- Sand Plant combined with DMM plant (Capacity Range- 3 TPH & 50 TPH)
- Customized Liquid Construction Chemical Plant (Capacity Range Up to 200 KL\Day)
- High Capacity Storage Silos (Capacity range-300 M3 to 1500 m3)
- Truck Loader
- & many more...

This is presented by one of director, **Mr. Atul Kulkarni** who have experience of this industry more than 20 years.

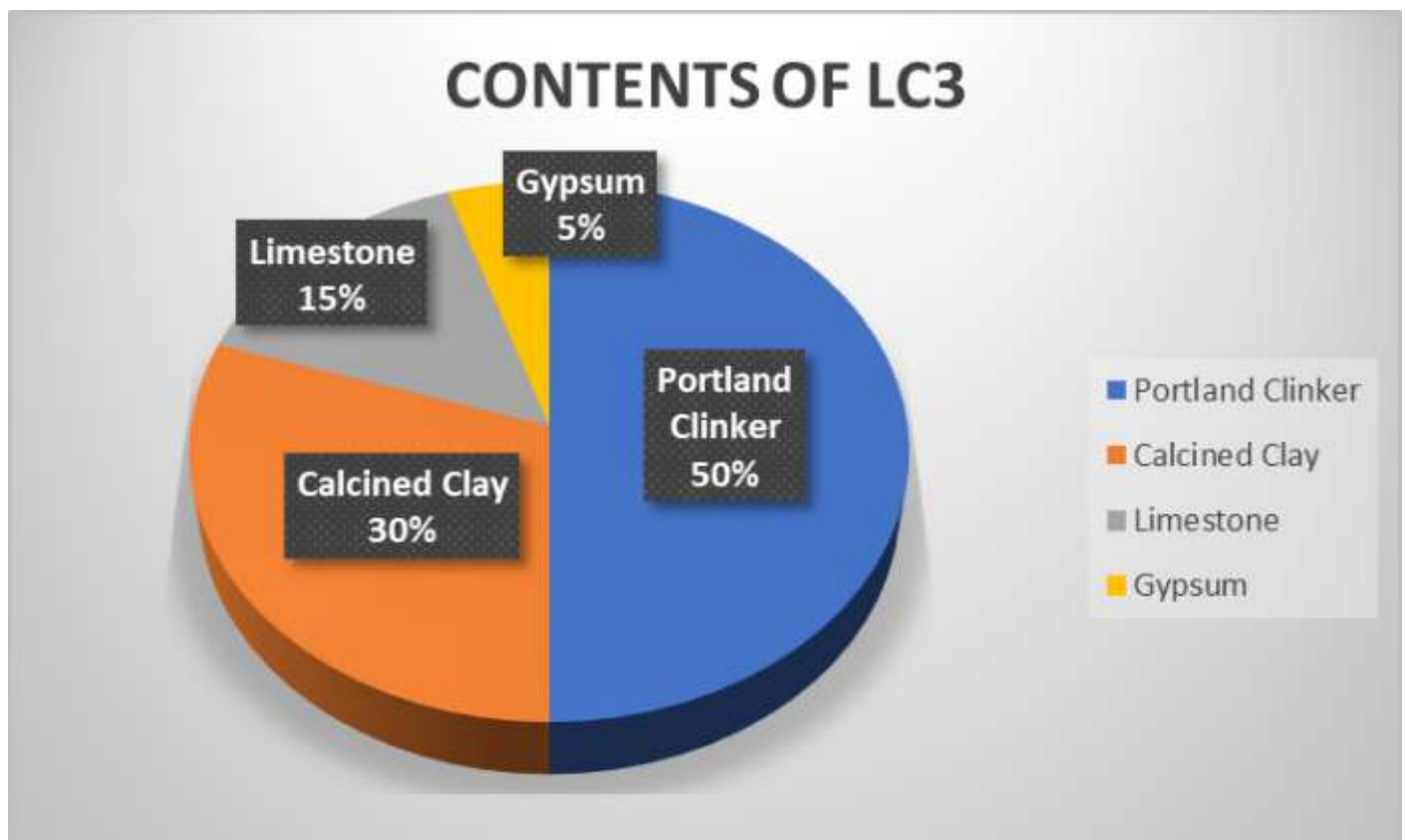
A quick learning Series for our readers. We will provide information that you need in business. This will be easy to read and understand even for non-technical readers.

Q. What is LC3 ?

A. LC3, is Limestone Calcined Clay Cement, is a novel type of cement that offers several advantages over traditional Portland cement.

Q. What is LC3 consist of ?

A. Composition of LC3 is made by blending limestone and calcined clay. The specific composition typically includes:



Q. What are benefits of LC3 ?

A. Some of the benefits of LC3 are

Definitely a reduction in CO2 Emissions. LC3 can significantly reduce carbon dioxide (CO2) emissions by up to 40% compared to regular cement.

It is abundant in the Raw Materials world. Utilizes low-grade clays and limestone, both of which are readily available in large quantities.

It is Low in Cost. Doesn't require extensive modifications to existing cement plants, making it a cost-effective alternative to manufacture.

Is more Sustainability. Due to its lower environmental impact and efficient use of resources it is more sustainable.

Q. Is LC3 globally accepted ?

A. The global research focuses on production, environmental sustainability, and cost-effectiveness. The LC3 aims to make this new cement a standard and mainstream choice in the global cement market. The world has recognized LC3 as a greener and more sustainable approach to cement production, contributing to a cleaner environment and more efficient construction practices.

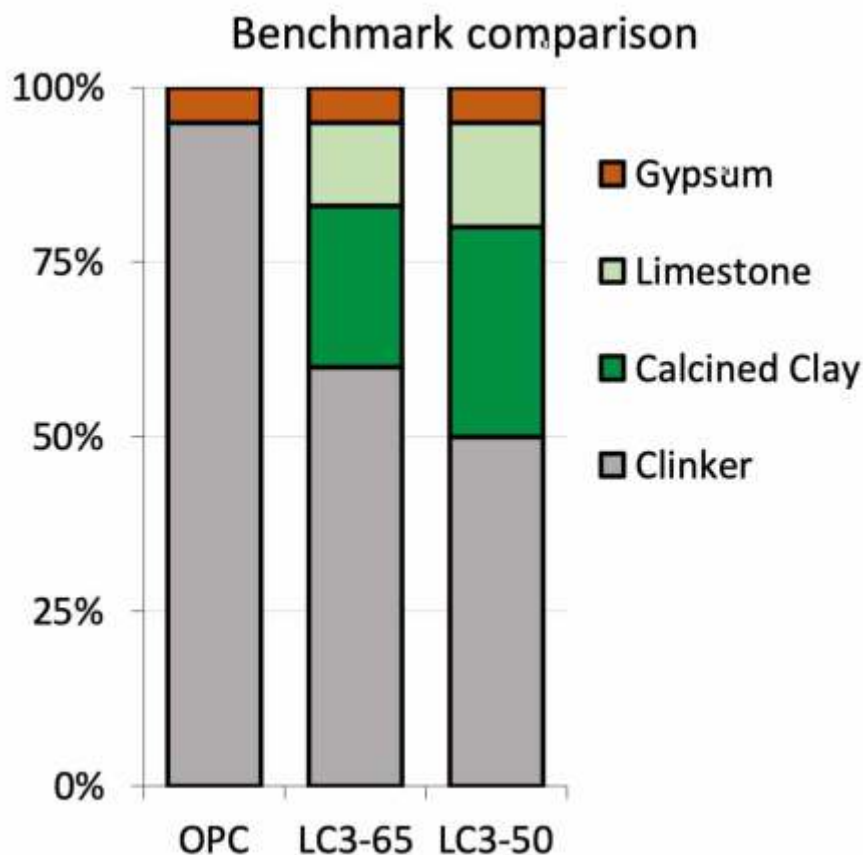
Q. Can LC3 be used in Mortars ?

A. LC3 is a promising alternative to traditional cement. It can be effectively used in mortars. Here are some key points about using LC3 in mortars:

- **Durability and Performance:** LC3 has been found to exhibit superior durability compared to other binders, especially in chloride-laden environments.
- The primary reason for this improved performance lies in the compact and dense microstructure of LC3-based systems when compared to Ordinary Portland Cement (OPC) and other binders.
- **Hydration Process and Strength Enhancement:** The inclusion of calcined clay in LC3 enhances the hydration process.
- The formation of carbo-aluminate hydrates helps fill the pore space, leading to enhanced mortar strength.
- **Sustainability and Environmental Benefits:** LC3 contributes to reduced CO₂ emissions due to its lower clinker content.
- It utilizes low-grade clays and limestone, making it more sustainable and environmentally friendly.

In summary, incorporating LC3 in mortars can lead to more durable structures while minimizing the environmental impact. Go ahead and start formulating with Lc3...

(Source of Information : Various Websites)



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The world's biggest and most renowned manufacturers of chemicals, food and building materials are trusting Haver & Boecker in packing their powder products.

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 - mixing
 - packing
 - filling
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[W] www.haveribauIndia.com

My Sand Diaries : Water Abuse : Baton Consultants Review

Introduction

This article speaks about the unfortunate use of water which is totally not required and used only to settle an illogical & non-technical argument. Baton Consultants Review strictly condemns this actions and would request the departments to take penal action against such buyers. Yes, buyers and not sellers, because once the buying improves, the selling obviously would fall in line.

Making of Sand

The good news is that they are not getting river or not using river sand. The sand is manufactured by crushing rock with systematic process using the Vertical Shaft Impactor in the final stage. This product is cubical in shape. It can be considered for further processing. It is not completely ready because of high fine contamination. The VSI generates lot of dust which is less than 50 Microns. This could also contain clay which comes when the run of mines is excavated in the quarry.

Classification of Sand

The process of classification ensures that the sand is clean and usable for mortar production. Sand is rinsed/cleaned/sieved to reduce -150 Microns to the extend of 2-5%. This product is perfect for the mortar products.



Methods of Classification

This classification takes place in three different systems.

Washing Technique

- Perfection Achieved
- Needs Drying

Air Classification

- Good Product/ Only in Dry Season
- Produces pollution & needs cover

Screening Technique

- Not Perfect, Needs Fine Tuning
- Economical, does not work in Monsoon

Why Water Abuse

The washing technique consumes 12-15% of water which becomes part of the washed sand. This is an excellent product for wall plasters if used directly at site. The mortar becomes very cohesive and does not lead to cracks.

The problem begins at the other two methods which are used in the concrete and mortar business. They produce the same or similar or equivalent sand which is totally dry and does not have any water consumption. It does not need to be dried and can be used directly. Therefore, sand can be sold as a dry material but it does not happen.

The buyers demand that the sand should be in complete wet condition. They perceive the wet sand to be a good sand. To satisfy their needs, the manufacturers are mixing water in the classified sand, which according to me is a criminal waste of water.



Results & Conclusion

NOTICE : All buyers : Please accept the dry product. Conduct sieve analysis test to ensure that you are getting what you need. The perception "WET SAND = GOOD SAND" is WRONG. The shape and gradation of sand determine the quality. Nothing to do with the moisture.

Possible Products

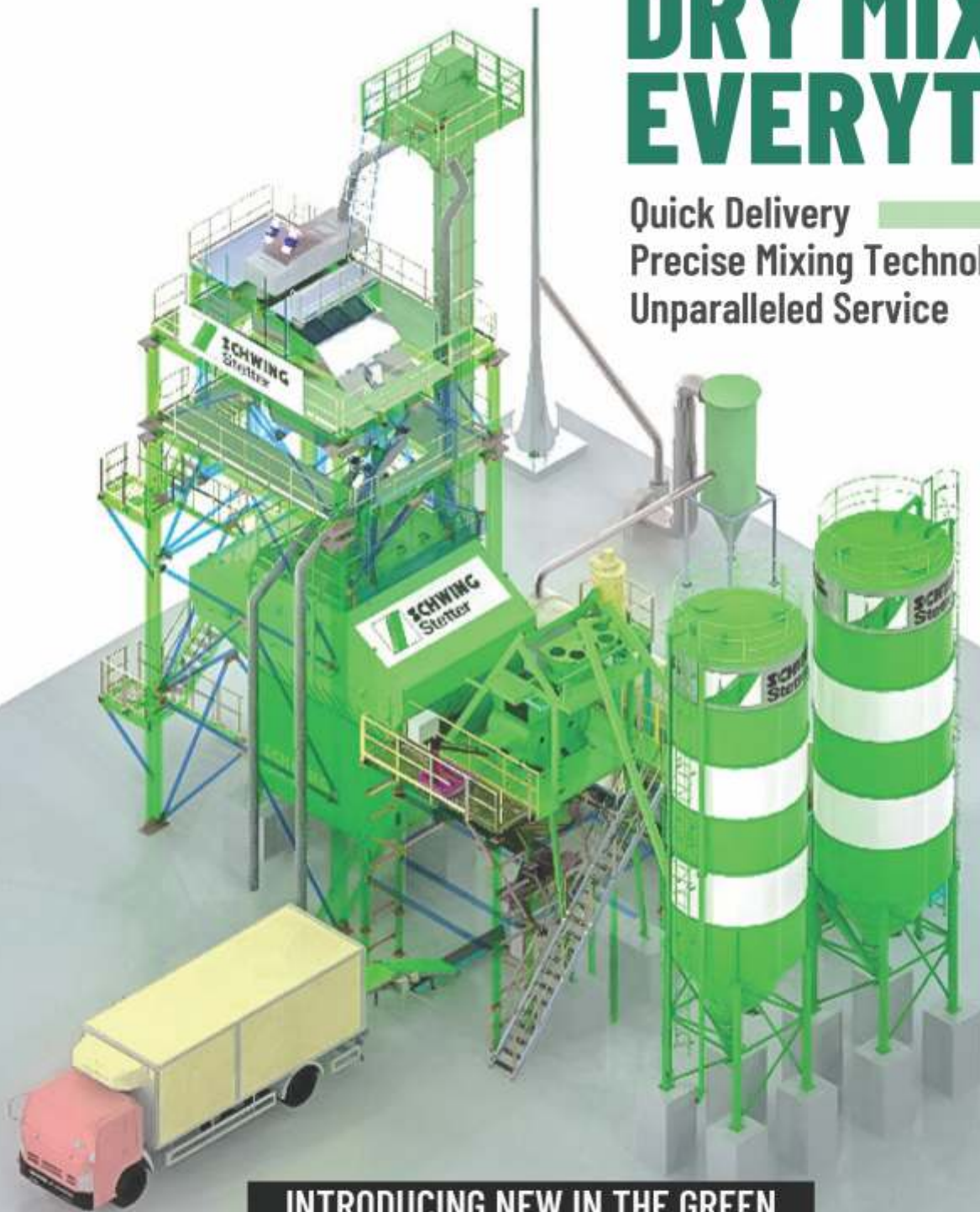
Products for Dry Mortars		Micro Fines Present			Estimated
Product Name	Top Size (Passing)	Washing System	Air Classification	Dry Screening	Waste Generated
Plaster Sand External	2.36 mm	Less than 2-3%	Less than 3-5%	Less than 5-6%	15%
Plaster Sand Internal	1.18 mm				20%
Adhesives	600 Microns				30%
Finer products	300 Microns				45%

For more information & consultation, please contact mandar.chitre@batonconsultants.com



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Precise Mixing Technology
Unparalleled Service



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SCAN FOR ENQUIRY



My Tech Diaries : Fundamentals of Factory Flooring



Sanjay Chitnis, Retired Sr. Vice President (Technical Services), JK Lakshmi cement Ltd has almost four decades of experience in the field of cement. He is an engineer from the COEP college in Pune, has done his MDI program from Indian Institute of Management, Calcutta, Indian Institute of Management, Lucknow & Indian Institute of Management Ahmedabad. He has also done his MBA from Annamalai University. Mr. Chitnis is very punctual, down to earth, smart with Sound civil engineering knowledge coupled with administration & managerial capabilities. He loves writing short articles on Sundays on LinkedIn. We have taken one such very interesting article from him for the benefit of our readers.

I worked with automobile, sugar & chemical industries & also suggested solutions to many people of other industries in last 38+ years. Now we are observing increase in awareness about workplace safety, hygiene, sustainability and subsequently the need for high-performance flooring solutions. Flooring is an important feature of factory /workspace. We need to consider different requirements to choose the right floor surface.

Following factors may be considered –

- 1) Type of industry – Check whether it is a mortar manufacturer, sugar factory , dairy product , chemical industry or Food and Beverages.
- 2) Expected traffic –whether traffic is light, medium or heavy duty. This will decide the thickness, strength & durability of flooring.
- 3) Chemical resistance – nature of chemical , their quantity ,frequency of handling will be important. Ambient temp.& humidity are also equally important.
- 4) Aesthetics –first impression is last impression -- Appearance, colour, as per requirement.
- 5) Slip resistance – As specified.
- 6) Strength & durability
- 7) Fire resistance
- 8) Low maintenance cost

Generally people go for M 20 concrete for base which is not right. Minimum grade of industrial flooring base concrete should be M 30 .

Commonly adopted methods are of two types.

1. Epoxy-- Epoxy flooring is a popular coating for concrete floors in industrial floors. It's durable, stain- and chemical-resistant, and can protect concrete from daily wear and tear. Epoxy flooring can also provide slip, impact, heat, and fire resistance
2. Polyaspartic-- Polyaspartic is a protective layer that is applied to concrete or metal floor surfaces to prevent corrosion and erosion. It is a two-part system that consists of a resin and a catalyst. It is applied by spraying, painting, or plastering
3. Polyurethane-- Polyurethane is a type of resin widely used in industrial constructions since it has favourable qualities to resist ultraviolet radiation, as well as chemical and physical abrasion. Polyurethane flooring is widely used in the chemical, pharmaceutical, and food industries.

For the pros & cons of each method, coming soon...



R.S. ENTERPRISES



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How Shriti & co turned stubble into bldg bricks

Sharad Kohli | TNN

After completing an MS in construction management at New York University and working with a project management consultancy in the city, Shriti Pandey decided to apply for a rural development fellowship of the State Bank of India's Youth for India programme. She was selected. So she quit her job and returned home. The fellowship took Shriti to a village in Madhya Pradesh called Pandhana, near Khandwa. It was an experience that changed her, and led her to set up Strawcture Eco.



Shriti Pandey (centre), with the Strawcture team. This year, the company was the winner in Disruptech 2.0, the property technology challenge organised by CBRE and Nasscom

STARTUP STORIES

Initially, it was difficult to explain why sustainable building materials are even important. But today, we are seeing such a positive response from people to test the materials out. If you mention that this material has a lower emission of VOCs (volatile organic compounds), that garners attention and people want to consider it.

"I saw two seasons of crop harvesting. The staple crops in MP are soya and wheat. After the harvest, I saw their stubble being burnt. And because I was so close to witnessing it in person, instead of on television, and also inhaling the smoke, the impact was strong," she says. That's when it also dawned on her that stubble burning and associated problems are not limited to north India.

Shriti had studied sustainable materials as one of her electives in New York. That knowledge came in handy. She thought she could find a way to convert the stubble into a bio-material that could be used in construction. It would solve two problems: it would stop stubble burning, and it would decarbonise buildings.

"If you want to make building materials that are carbon negative, you have to ensure that the ingredient is a natural resource. It has to be completely bio-based, and one with no origin in fossils. Which is why you look at plants, wood, hemp, and lime – and you look at our fibre, which is straw," explains Shriti.

The first year (2018) went into researching the product – one that could replace concrete and kiln-made bricks – prototyping it in the lab, and then collaborating with different labs in the country – both government and non-government – to have it tested under different parameters. Shriti used her savings from New York and money bor-

rowed from family and friends. "Our approach initially was to work with anyone who was willing to risk their time and money with us. We worked with NGOs, corporate and residential architects, even studios, to do physical trials," Shriti says.

Building materials aren't things you can take chances with, because you could put the entire building and the people inside at risk. "In our case, there is no Beta stage; you have to be fully compliant with ISI and BIS standards for an architect or developer to take the risk of using it in their building. So, we had to have the right product fit from day one and then look at scaling it," says Shriti.

Strawcture got its first paying customer in January 2019. Since then, over 200 architects and builders have used Strawcture's products. The company has so far sourced about 9,000 metric tonnes of straw, which has helped sequester about 3,600 tonnes of CO₂.

Terex Solutions for Wet and Dry Sand



AUTOSAND RANGE

- Handles clean all-in feed for continuous crushing
- All-roller bearing design delivers enhanced crushing efficiency
- Can take feed size upto -63mm

FM200DF

- Self regulating cyclone tank complete with built in float system
- Removes silt, silts and clays below 75 m (700 mesh)
- Removes water following dewatering operation to 12% of residual water content

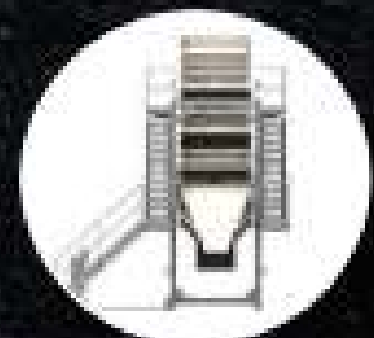
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MahaRERA to Roll Out Framework to Ensure Construction Quality

Move on the lines of Singapore govt's BCA to help homebuyers assess quality and make informed decisions

Kailash.Babar@timesgroup.com

Mumbai: The Maharashtra Real Estate Regulatory Authority (MahaRERA) is set to implement a comprehensive framework for quality assurance to ensure defect-free apartments for homebuyers on the lines of Singapore government's Building and Construction Authority (BCA).

This will be the first such framework developed and implemented by any real estate regulatory authority in India.

The new mechanism is expected to enable homebuyers, even those who may not comprehend technical details, to assess the quality of a project and make a well-informed decision. Under this framework, the regulator is proposing a third-party inspection of the projects to ensure quality.

The inspection will be carried out in three phases — at advanced stages of construction, pre-handover or pre-delivery of housing and once issues have been rectified. Empanelment criteria will focus on the technical strengths of

the organisation, while financial considerations will be subject to market forces.

To begin with, MahaRERA will be establishing an approved list of third-party quality inspection agencies for conducting necessary inspections. This process of empanelment will be conducted through a transparent tendering process, with inputs from associations of developers and homebuyers.

"The developer is responsible for redressal of defect-related complaints for five years after the possession as per the defect liability period. In order to avoid the need for this, MahaRERA has proposed a third-party quality control system to conduct three-way inspections in the final phase along with phase-wise inspection of the project," said Ajoy Mehta, chairman, MahaRERA.



MahaRERA will be establishing an approved list of third-party quality inspection agencies for conducting necessary inspections

According to him, this mechanism will ultimately benefit the homebuyers and help build the credibility of the real estate sector. Initially, this initiative will be advisory and optional for all projects. As the ecosystem develops and matures, this mechanism is expected to transition into a mandatory requirement for all real estate projects.



Drymix Mortar Plant DMM 5/10/15/20/25/30 TPH

A dry mortar plant basically consists of a drying systems, loading system, conveying & weighing system, highly accurate weighing system to mix sand, cement and additives in required proportion where it finally gets the exact composition of the required mortar. Once it is prepared, dry mortar is available for bagging & ready to be transported to market. Apollo manufactures 5 TPH, 10 TPH, 15 TPH, 20 TPH, 25 TPH, & 30 TPH capacity plants.

Standard Supply

- Single bin Feeding Hopper 3 CM with conveyor
- Screen
- Bucket Elevator
- Storage Silo for Sand with Accessories-1 No.
- Screw Conveyor for sand
- Storage Silo for Cement with Accessories-1 No.
- Screw Conveyor for cement
- Weigh Hopper for Sand
- Weigh Hopper for Cement/Flyash
- Plough Shear Mixer with Structure
- Control Panel PLC, SCADA, Computer and printer with Cabin

On Request

- Dryer with dust extracting system – According to Plant capacity
- Storage Silo for Flyash with Accessories– 1Nos.
- Screw Conveyor for Flyash
- Stationary Bag Packer Machine
- Storage Hopper for dry mixed Mortar
- Chopper in Plough shear Mixer
- Pneumatic Sampling unit in Plough shear Mixer
- Lobe compressor
- Gyro Screen



NCR, MUMBAI, HYD SEE BIG JUMP IN SALES

Ultra-Luxury Housing Offtake Surges in 2023

Falzan.Haldar
@timesgroup.com

New Delhi: Fifty-eight ultra-luxury homes (priced at least ₹40 crore) have been sold in Delhi-National Capital Region (NCR), Mumbai and Hyderabad since the beginning of 2023, an increase of nearly four-and-a-half times from 13 transactions last year, as business owners and C-suite professionals stepped up big-ticket purchases.

At least 12 of these deals were of more than ₹100 crore each, of which 10 happened in Mumbai and two in Delhi-NCR, according to an analysis by property consultant Anarock.

“The collective sales value of ultra-luxury homes sold in 2023 is ₹4,063 crore. In comparison, 2022 saw a total of 13 ultra-luxury homes sold in these cities for a total sales value of approximately ₹1,170 crore,” said Anuj Puri, chairman of Anarock group.

While in Mumbai, most of the transactions pertained to apartments, Delhi-NCR has seen only two such transactions, both at The Camellias by DLF in Gurgaon, with one of them selling at

about ₹100 crore.

Demand for both luxury and ultra-luxury properties has surged since the Covid-19 pandemic, with high-net-worth individuals (HNIs) and ultra-HNIs buying such homes for investment, personal use or both.

The upsurge in demand for ultra-luxury homes can also be traced to the reshuffling of HNI investment portfolios amid the anticipated volatility in the stock market due to the existing geopolitical tensions.



Fifty-eight transactions for properties with price tags of at least ₹40 cr recorded so far

“The surge in new opportunities stemming from sectors like global manufacturing in India, rising exports and a robust startup ecosystem has propelled economic momentum and contributed to wealth creation in the country,” said Ashwin Chadha, CEO, India Sotheby’s International Realty.

“This, in turn, has led to an increase in the number of wealthy individuals in India, with the noteworthy trend of a declining average age among billionaires.



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Maximum City Continues to Set Fresh Realty Sales Records

November sees registrations of over 9k properties, fetching ₹702 crore in stamp duty

Kallash.Babar
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Mumbai: The country's largest and most expensive property market, Mumbai, matched the Diwali sparkle in stocks through November despite fewer working days, underscoring undiminished appetite for real estate ownership in the Maximum City where multidimensional infrastructure upgrades are helping shrink distances faster than ever.

Stable interest rates and a growing desire among homebuyers to upgrade to larger and more spacious homes were also among the reasons for record property registrations.

In total, 9,573 property transactions, fetching ₹702 crore in stamp duty, were made until 5 pm, showed data from the inspector general of registration, Maharashtra.

"The festive fervour added to the existing positive sentiment and

New Benchmark

The record registration was led by mid-income and premium residential segments

During Jan-Nov of this year, Mumbai achieved a registration of over **1.14 lakh** units



Of the overall registered properties, residential units: **80%**
Non-residential assets: **20%**
Mumbai may see a **5.5% rise** in prime residential prices in 2024

AJAY M

the combination has driven the housing market," said Boman Irani, president, CREDAI National. "Steady growth in the economy and desire for bigger homes and stable interest rates have been pushing the market higher. Many developers are making it convenient and attractive for homebuyers by not increasing prices."

Of the overall registered properties, residential units constitute 80%, the remaining 20% constitute non-residential assets.

"Besides the strong sense on home ownership, rising income levels, stable home loan interest rates coupled with moderate rise in property prices have contributed to the cause of affordability in Mumbai, a crucial factor that will help sustain the momentum of housing sales in the city," said Shishir Baijal, CMD, Knight Frank India.

In the 11 months of the year, the city has achieved a registration count of over 1.14 lakh units re-

sulting in a substantial revenue accumulation of over ₹9,922 crore for the state treasury. This is the best-ever performance by any property market in India.

Multimodal corridors, new metro lines and long road bridges over the Arabian Sea are shrinking distances and commute times between Mumbai's outlying suburbs and business districts, prompting both investors and end users to buy homes in the country's commercial capital.

Following a notable 6.5% on-year increase in prime property prices during the September quarter, Mumbai is anticipated to witness a 5.5% rise in prime residential prices in 2024, Baijal said. This is primarily attributed to robust housing demand and economic expansion.

This trend is amplified by the rising share of high value property registrations of ₹1 crore and above, which has increased from 51% in year to date (YTD) November 2020 to 57% in YTD November 2023.

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		Tylose MHS 300000 P4	
	Tylose MH 10005 P2	For Plaster type application, Water Retention Sag resistance, Workability,	
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		Tylose HS 60000 YP2	
		Tylose HS 100000 YP2	
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	Starch Ether	OPAGEL CMT	Workability, Dosage should be 10 % MHEC Increase open time, Sag Resistance
		Solvitose H 2060	Increase open time, Sag Resistance, Workability, Dosage should be 10 % MHEC
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	Plasticizer PC base	Peramin COMPAC 500	Water Reducing agent
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	Shrinkage Reducing Agent	Peramin SRA 40	Reduce Shrinkage in Dry Mix
Peramin SRA 10			
	TPA Resin	Dianal BR 106	For Coating
		Dianal BR 113	
		Dianal BR 115	
		Dianal BR 116	
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