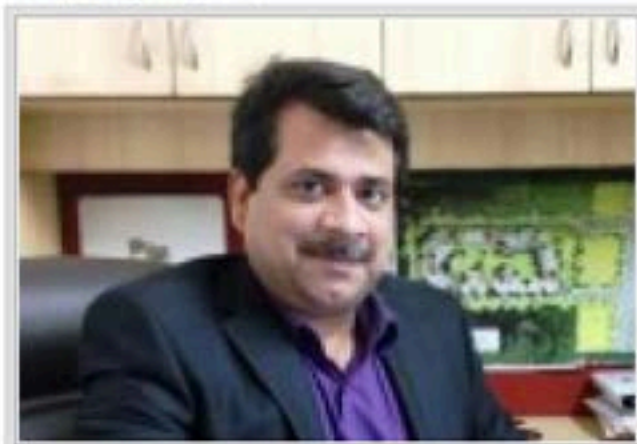


## 'Green homes offer faster appreciation'

Jul 2, 2013, 05:55PM IST



Green homes are catching up in India. But are such homes a profitable [property](#) investment than regular homes? Do they fetch better returns? are some of the questions which crop up in a consumer's mind before investing in such homes. Abhay Kumar, CMD, Griha Pravesh Buildteck Pvt Ltd says, "In India the green building revolution has started. To see more construction of such homes, the demand should pressurize the builder community and the government to make it mandatory." He took up consumer queries on MagicBricks.com's Chat session – GuruTalk. The topic of the discussion was 'Green

Buildings V/s Regular buildings – which is better to invest in?'

Kumar says, "In due course of time, Green Buildings will have their say in the market and will fetch better returns. The Green Buildings have low maintenance, better air circulation, better landscape gardens, better quality of water provided, more water for gardening and washing vehicles at no extra cost add to the value, thus appreciating faster than regular homes.

However, he says at the time of purchase one cannot get any direct monetary benefit but in two or three years one can witness the difference.

"The resale value of green homes is higher due to low maintenance and better managed [properties](#), he adds.

"Some parameters being followed are solar panels, rain water harvesting, water treatment plants etc", he adds. So, can we build Green Buildings anywhere? Kumar says, Green Building can be built anywhere. There are about 60 points for Green Buildings from which you can choose about 48 to qualify for it. One can choose as per the suitability.

So which cities are offering best Green Homes? He believes that Pune, Mumbai, Noida and Bangalore are a few cities offering Green Homes.

"The Green Homes have a long way to go. SBI has taken some initiatives of less interest rate for such homes for buyers. However, there is no specific benefit by the Indian Government. To make such homes successful, it is important for the government to make it mandatory", he says.

Source: MagicBricks.com Bureau

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