IMPACT OF COVID-19 ON URBAN HOUSING SOCIETY

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Abstract -Covid-19 pandemic had affected many sectors in global world. In this research we have study the impact of Covid-19 on Urban Housing Project. The purpose of this project is to analyse the global factors affecting the situation in urban areas, to evaluate the problems of the construction workers and to study the challenges they are facing and also price fluctuation of housing project in covid-19 pandemic.

*Key Words***:**Covid-19, Urban Housing Project, Analyse global factor, Challenges and problems of workers.

1. INTRODUCTION

In this endeavor we have examined the impact of Covid-19 on metropolitan lodging venture. First we have to understand that what is mean by Covid-19? Coronavirus is a problem coming about in light of another strain of Covid. \'CO\' speaks to Crown, \'VI\' for disease, and \'D\' for illness. Once before, this contamination changed into known as \'2019 novel coronavirus\' or \'2019-nCoV.\'The first occurrence of COVID-19 in Quite some time, which started from China, become said on 30 January 2020. Beginning at 18 June 2020, the Service of Wellbeing and Family Government help (MoHFW) has exhibited an aggregate of 366,946 events, 194,325 recoveries (involving 1 migration) and 12,237 passing's in the country.

In this research we have talk about the goal of this project and afterward we have gathered information of five development organizations and we have analyze this data &

also interpreted that data by using pie charts and graphical representation. To contemplate this research we have gathered essential just as auxiliary information. For essential information we have taken the meeting of five individuals and optional information is given structure sites.

By gathering essential information we have given the data that the over 30% labourers are avoiding work destinations because of a fear of coronavirus disease and a large number of them are come back to their towns subsequently the credit has looked for that under RERA, venture culmination time and exception from positive charges to be reached out by a year.
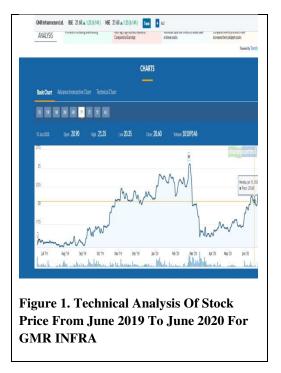
2. OBJECTIVES

a) Study of the current financial situation of construction business

b) Study the factors of construction housing societies on which covid-19is impacted

c) Do the survey of actual construction site and know which problem the builder are facing

d) Suggest some appropriate option to the builders, by doing analysis of current construction situation try to predict future of construction business

e) By doing the whole survey, data analysis and dada interpretation, we want to conclude that there will be a need of construction of new housing society or not and if yes how much asset the builder will invest in his project
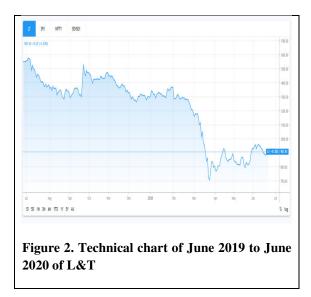
3. Top Construction Companies Technical Analysis:

A) GMR Infrastructure Ltd:

Figure 1. Technical Analysis Of Stock Price From June 2019 To June 2020 For GMR INFRA

In above technical analysis we observed that the share price of GMR infra company in July 2019 was 15.10 and in Oct 2019 the share price increase upto16.35.From Oct 2019 to march 2020 the share price of GMR Ltd was continuously increase hence the company gain profit in these period. In march 2020 government declared the lock down due to covid-19 pandemic hence the company has shut up to 2 months so the company faces many problems hence the companies share price reduces In June 2020 the share of the company is 19.05.

B) Larsen & Toubro Limited:

Figure 2. Technical chart of June 2019 to June 2020 of L&T

In above technical analysis we observed that the share price of L&T in Feb 2020 was 1400 rs/share. But it comes suddenly at 900 rs/share uptojune 2020. Approx half of the price of share decreased in this 6 months.

C) IRB INFRA:

Figure 3.Technical Chart Of Stock Price For June 2019 To June 2020 For IRBINFRA.

In above technical analysis we observed that the share price of IRB Infra. in Feb 2020 was 1200 rs/share. But it comes suddenly at 600 rs/share uptojune 2020. Approx half of the price of share decreased in this months.
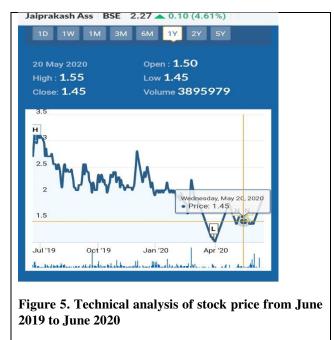
D) Reliance Infra Limited:

Figure 4. July 2019 to July 2020 Stock Price decrement of RELINFRA.

In above technical analysis we observed that the share price of Reliance Infra Lmt. in Nov 2019 was 52rs/share. But it comes suddenly at 12rs/share up to May 2020. Approx half of the price of share decreased in this months.
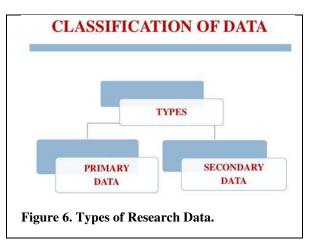
E) Jaiprakash Associates Limited:

Figure 5. Technical analysis of stock price from June 2019 to June 2020

In the above technical analysis we observe that the share price of the Jaiprakash infra limited company in july 2019

the share price of the company was 3.05 & in Oct 2019 the share price of the company is reduces up to 2.30. From Nov 2019 to Dec 2019the share price of the company was increases, hence the company gain profit in this period.

In March 2020 the government has declare the lockdown due to Covid-19 pandemic hence the company has shut up to 2 months, so the company faces many problems, hence the company share price reduces. In Jun 2020 the share price of the company is 1.95.

4. Research Methodology:

Figure 6. Types of Research Data.

As per the methods of collecting primary data in this covid-19 pandemic the interviews and taking experiments not possible. That's why we collected the primary data from the online survey.We created the google forms and send to the builders to summarise the impact of covid-19 on housing society. And recorded the 50 responses of the builders from different areas.
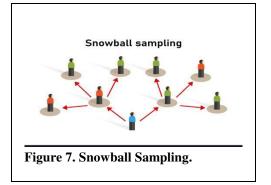
In this project we collected secondary data from E-News, websites & Books.
For example:- For GMR Infrastructure we use Moneycontrol.Com website.

Sampling Use:
"In the sociology it is unimaginable to expect to gather information from each respondent applicable to our examination yet just from some fragmentary part is called testing." The reason for choosing an example study is the system or guide which is called test plan and it influence other significant parts of review.
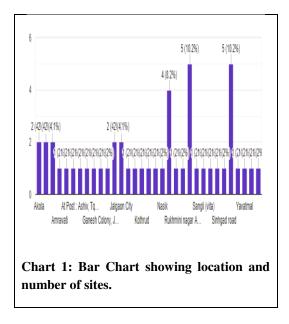
Figure 7. Snowball Sampling.

In this project we use snowball sampling because the covid - 19 pandemic it is difficult to collect the information from builder on physical from so that we make questionnaire in Google from and distributed among many people which is related with the construction and collected the data. it is very feasible   method to use and collected the data. Snowball sampling is also create chain among the participants.
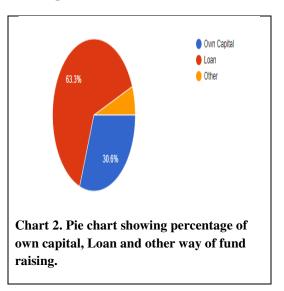
5. Data Analysis & Interpretation:

a) Places where the construction is located.

Chart 1: Bar Chart showing location and number of sites.

Interpretation:
- The Survey is done on basically inside the Maharashtra state construction site.
- It consist of cities like Pune, Akola, Amravati, Usmanabad, Jalgaon, Nagpur, Nashiketc
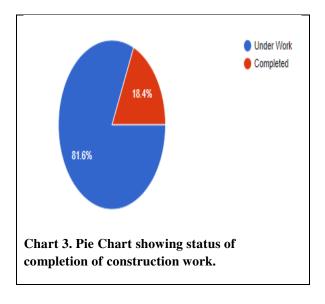- The bar diagram shows number of construction site which is inside the survey and location of site.

B) The construction you are doing which is with your own capital or with Loan?

Chart 2. Pie chart showing percentage of own capital, Loan and other way of fund raising.

Interpretation:
- Out of total responses, 63.3% Builder use the loan option for fund raising.
- 30.6% of population will use their own capital, from their initial profit.
- 6.1% population use other option like 50% loan and 50% own capital.

C) Construction is under work or it is completed?

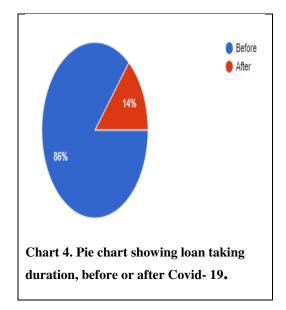**Chart 3. Pie Chart showing status of completion of construction work.**

Interpretation:
- According to survey, 81.6% of population having work is under construction.
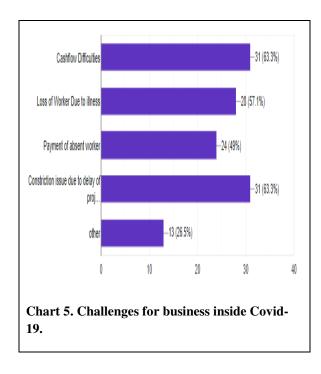- 18.4% of the population have completed their work and think to start new project.

D) If you are taking the Loan, then it was taking before covid-19 or after Covid-19?

Chart 4. Pie chart showing loan taking duration, before or after Covid- 19.

Interpretation:
- From the survey, it is clear that 86% of population taking the loan for their project before Covid-19.
- 14% Population taking loan after the Covid-19 or they don't take yet the loan.
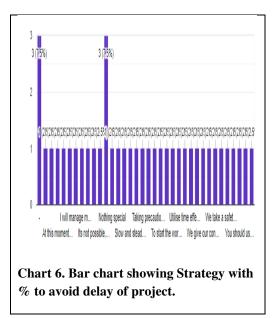
E) Which of the following issues do you think are the biggest challenges for your business as a result of the Covid-19 pandemic?

Chart 5. Challenges for business inside Covid-19.

Interpretation:
- 63.3% of population facing challenges inside cash flow difficulties.
- 57.1% of population finding challenges in arrangement of workforce.
- 49% of population finding difficulties inside remaining payment dues of worker.
- 63.3% of population faces problems due to delay of project.

F) What is your strategy for avoiding the delay of project?

Chart 6. Bar chart showing Strategy with % to avoid delay of project.
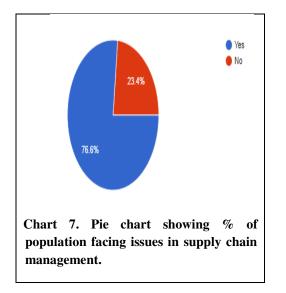
Interpretation:
- Out of population, 14.10% of population say, they will trying to complete the project with extra workers, from local area.
- Remaining population gives differ strategy like, I will manage my available resources, Fast work by paying more to the workers, We take a safety of workers by providing them mask & sanitizer, We utilise time effectively with taking all safety considerations, I will take the labour from my local area with maximum quantity, We give our contract of supply provider to the nearer agent.
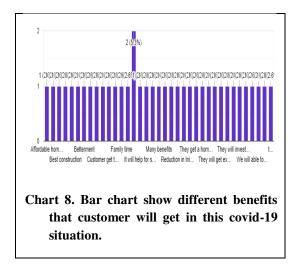
G)Are you facing difficulties inside supply chain management?

Chart 7. Pie chart showing % of population facing issues in supply chain management.

Interpretation:

- Out of population, 76.6% of project holder finding difficulties inside supply chain management.
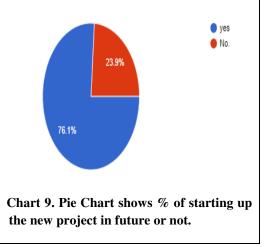- 23.4% of population do not find difficulty inside supply chain management.

H) Which benefits the customer will get from this situation?

Chart 8. Bar chart show different benefits that customer will get in this covid-19 situation.

Interpretation:

- According to survey customer will gets benefits like, luxurious house with affordable price, they will get excellent profit if they invest now, new plan, it will help for speedy work and we will able to deliver good house to our customers, time to

pay instalments, reduction in initial 1st payment of house.

I)From this survey, you are thinking about developing the new project in future or not?

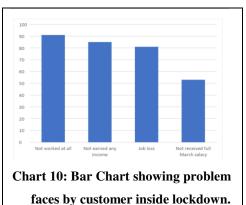**Chart 9. Pie Chart shows % of starting up the new project in future or not.**

Interpretation:

- 76.1% of population think that, absolutely they can start their new project as soon as possible, because they think; this is the good opportunity for them to start the new project.
- 23.9% of population think, yet they don't think to start new project because of the previous losses and economy slowdown.

6. Finding:

- As per the survey the impact of covid-19 on urban housing society are increasing rapidly. In our project we surveyed the 50 people, we formed the google form & send to the builders & accepted the responses of builders.

Chart 10: Bar Chart showing problem faces by customer inside lockdown.

- As per the responses we collect the problems which were run in the covid-19 pandemic. The most of the builders are faces the issues such as-
a) Cash flow difficulties
b) Loss of workers due to illness
c) Payment of absent worker
d) Construction issues due to delay of project
- We find that the builders are faced the many more problems such as transportation of raw material & many more workers backed to their home town because of lockdown.

6. Conclusion:

- Our research covered current financial situation of construction business. Many construction businesses impacted due to covid-19 pandemic. Many of flat are ready to sell but due to covid-19 situation there are no booking for flats and no cash flow in the market. This is the current situation of the construction business.
- The factors of construction hosing societies also impacted due to covid-19 pandemic. Those arematerial shortage, labour migration, supply chain difficulties, In this situation construction builder take safety of on construction site. They have provide them training and awareness program and also provide safety equipment like masks and sanitizers
- In this projects we take survey of actual construction site and knew which problem builders are facing for this survey we knew that following problems the builders are facing payments of absent workers and construction issues due to delay of projects for this problem we suggest that instead of waiting other state workers we have to recruit the local labours and complete the project earlier.
- To predict future of construction business, we suggest that they have to purchase land now and construct them when the economic growth rates are increase. Constructor can also take benefits of many government schemes such as EMI extension up to three months and also RERA extension six months.
- By doing the whole survey, data analysis and data interpretation we conclude that yes there is need of construction of new housing society

Because house is dream and dreams are never failed. Many constructors think that they will invest in new project because they want to expand their business.

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