



REa|VIEW

Dear Readers,

REa|VIEW is a monthly news digest bringing to our clients and well-wishers news updates on major developments in the realty industry. The periodical will keep the readers updated on the significant changes and trends affecting real estate development within the country as well as globally, thus helping them in taking informed and calculated investment decisions

Responsibly yours,

Sunil Kumar V
Founder & Managing Director
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UNION BUDGET 2026: URBANISATION & GROWTH BEYOND THE BIG CITIES



The Union Budget 2026–27, presented on 1 February, is shaping up to be a transformational moment for India's real estate landscape. While it didn't introduce direct tax incentives for homebuyers, it strongly emphasised infrastructure-led growth, urbanisation, and regional development across the country. A key takeaway for the property sector is the creation of dedicated City Economic Regions (CERs) — a multi-year urban development strategy backed

by ₹5,000 crore per region over five years to enhance infrastructure, connectivity and civic amenities in Tier II and Tier III cities.

This approach is widely expected to shift real estate demand and investment interest beyond the metros, opening up growth corridors for residential, commercial, and mixed-use developments in emerging urban centres and 'temple towns'.

REAL ESTATE SECTOR GAINS MOMENTUM THROUGH CER FOCUS



Following the Budget, real estate industry voices have welcomed the city-led growth model, seeing it as a major opportunity to expand markets beyond traditional hubs. By clustering smaller cities and surrounding economic areas into integrated development regions, the CER initiative is expected to spur demand for housing,

retail, hospitality, and commercial real estate — all underpinned by improved public infrastructure and connectivity. The emphasis on urbanisation, connectivity, and planned expansion could help balance demand across the country and enhance long-term investor confidence in non-metro markets.

KOCHI APARTMENT OWNERS SEEK RELIEF ON STP COMPLIANCE



On the local front, apartment owners in Kochi — represented by the Consortium of Flats and Villas Owners Association, Kerala (COFVOAK) — have formally appealed for relaxation of sewage treatment plant (STP) installation rules for older residential buildings. Owners argue that complexes built before 2007 face significant logistical and financial challenges in installing

individual STPs, especially as a city-wide centralized sewerage system is planned. The association has sought exemptions or directives from state authorities to avoid penalties, such as the cancellation of occupancy certificates or utility disconnections, given the imminent rollout of centralised sewer infrastructure.



Responsibly Yours

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