



“Expansion Always, In All Ways”

MAY , 2020

ISSUE - 03

# COVID 19: FLARE-UP

## ALTERATION THE WORKROOM GAME

Office Opportunity





# OUR BIG IDEA

<b>Impact Of COVID 19 On The Indian Office Space</b>	<b>3</b>
<b>Impacts Of Work From Home</b>	<b>4</b>
<b>Future Of Work From Home</b>	<b>5</b>
<b>How Prepared Are Our Office Spaces For COVID-19</b>	<b>5</b>
<b>Checklists Before Returning To Office</b>	<b>6</b>
<b>Conclusion</b>	<b>7</b>





# Impact Of Covid-19 On The Indian Office Space



9.18 M Sqft

5 major cities absorption in 2 months of 2020



\$ 9 T

Loss of Global GDP Over 20-21



3%

Before outbreak took turn, annual decline.



120-130 Sqft

Office space per person may increase.

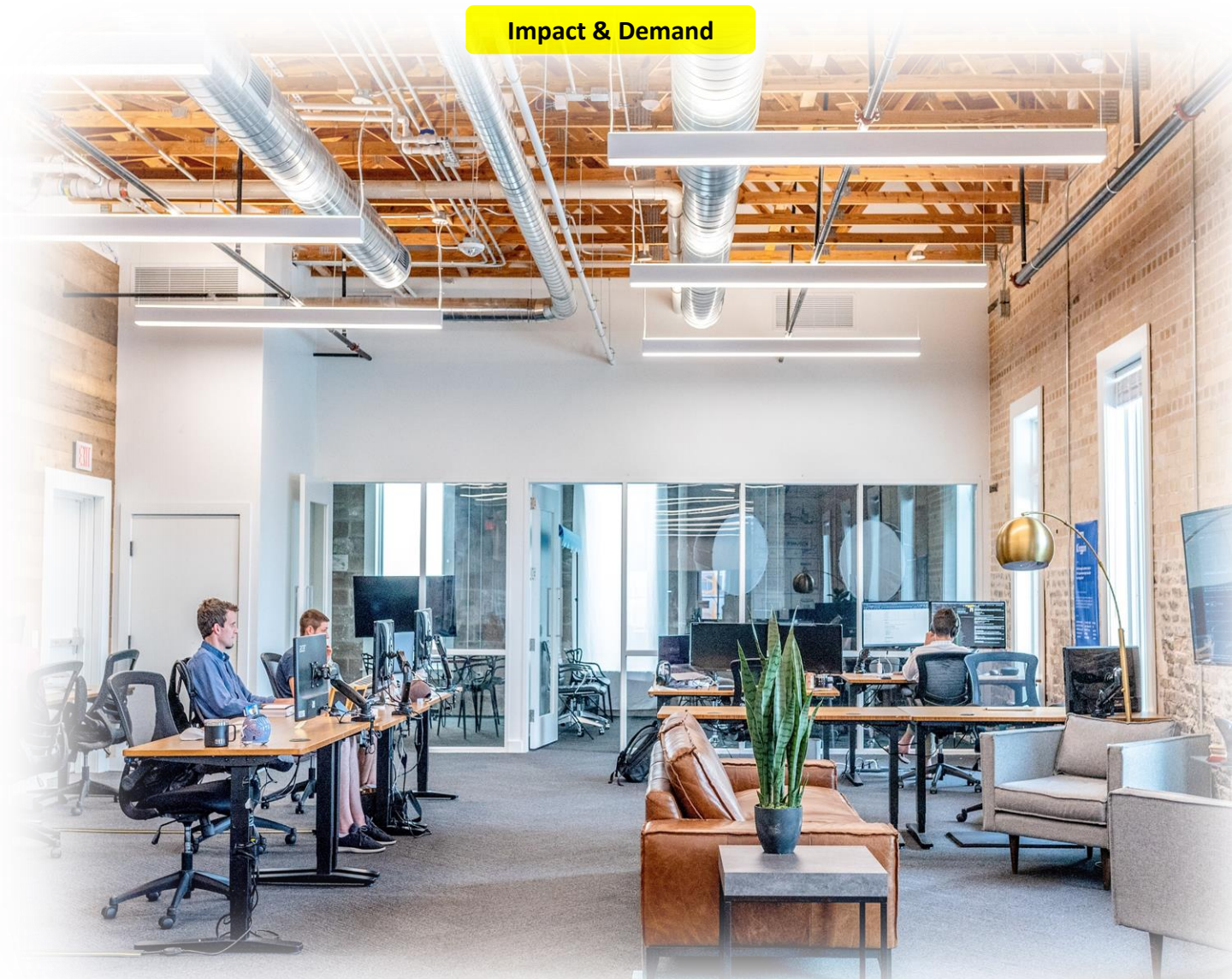


3%

Market Growth of Office space Per Employee



Impact & Demand



# Impact Of Work From Home



## Critical Assessment of WFH

- Even as India finds itself caught in the third phase of sustained self imposed lockdown, companies have already stated operations from home.
- Evaluation can be carried on various level, rights from the performance shown by the individual to the productivity of team.



## Favorable survey finding

- From recent survey done by EY, over 60% of GCCs believe that the employee who work remotely without any visible impact on day to day operations will continue to do so for the next 4 , 6 months.
- Thousands of laptops have been shipped to homes who had traditionally operated in a desktop environment.



## Present Scenario

- In the present scenario where only a small percentage of populace have homes with the luxury of a dedicated workspace or reading room that can be used for WFH without jeopardizing productivity, optimum utilization of space through development, redesigning or configuration of modular set up can be adopted as means to the end.



# Future Of Work From Home



## How prepared Are our office space ?

- While we get comfortable with working from home in our pajamas, our workplaces are undergoing a complete transformation to welcome us back anytime soon.
- An empty conference room that used to witness all important business meetings, a cafeteria that still misses your lunch time tattles, restroom where you took all the major decisions, and your workstation- your throughout the day accomplice are all under strict hygiene scrutiny.
- Many of our clients have sought our guidance and expertise as they plan & navigate through this process. Hence, we at [www.debinfra.com](http://www.debinfra.com) are ready with a checklist to revamp our offices to make it workforce ready post lockdown. This checklist encapsulates all the necessary steps that an organization can take before reopening their workspace , and letting employees in. It has been curated by our expert professionals, keeping in mind the guidelines shared by WHO as well as best practices and simple solutions for a healthier and safer ecosystem at the workplace.



# Our Checklist



## Promote washing Hands at regular intervals

Installation of contactless sanitizers around the workspace. Ensure everyone to access to washroom so they can clean their hands.



## Make sure your workplace is fumigated & regularly sanitized

Prior to initiating cleaning tasks, ensure all staff practice hand hygiene, washing hands thoroughly prior to putting PPE on, and follow Health, Safety, Security & Environment (HSSE) requirements with PPE, Provide your office staff with PPE & disposable wipes in order to continue using the commonly touched surfaces , like door handles and other stationery items in the office. After use, workers should properly dispose of or sanitize any PPE.



## Social Distancing In Office

Social distancing is one of the most effective antidotes against COVID19. A minimum distance of six feet between workstations, which has been accepted as a universal standard to avoid proximity, is a must before people come back to work.



## Educate your Staff

Workplace design and safety protocols are critical. Plan to mitigate employee fears and concerns should be a top priority.



## Investing in latest and more advanced technology

A hands free door access control method can be adopted to restrict touching door knobs every time someone enters the workplace. More voice automation needs to be integrated in order to reduce the impact of physical touch. The old school security systems may not be well equipped for a post coronavirus office environment.



# Conclusion

It can fairly conclude that neither work from home nor work from near home- concepts that gained importance with the out break, would hamper real estate industry.

In fact, residential real estate will see demand from WFH concept where an individual will look at an extra room for an office setup.

We believe that WFH will remain in practice for substantial period, ensure win-win situation for both employer and employee.

At the same time, the cost of effectiveness and productivity of employer will be monitored in next few quarters.

While WFH will be preferred medium of continuing business for prolonged time, we anticipate demand for office space will gain pace in medium terms.

While individual hygiene plays a key role in keeping the infection from spreading, there are many control factors for organizations to consider, including touch-less technology, hands free entry and exit system, social distancing and regular sanitization of the common areas, cafeterias and meeting/conference rooms.





“Expansion Always, In  
All Ways”

## About DEB Infra Homes

We are DEB Infra Homes, a young Property service provider company that caters services across all verticals of real estate namely Residential, Commercial, Rental & Investments not only in India but abroad too. We proudly say we are powdered by customer service. We believe real estate is not just buying and selling but it's about building relationships. Our homebuyers are verified and properties are handpicked. Our India's services apart from Home Buying include aiding in procuring commercial properties, assisting Home Loans, Interior Designing, Tenant and Property Management, Project Mandate Marketing, legal services, documentation and investment instruments too.

We provide hassle-free personalized services throughout the Housing Experience. DEB Infra Homes engages with buyers and sellers across India connecting them on a holistic realty network. Initially, our team takes a careful note of a home buyer's requirements. After a detailed and thorough understanding of the various criteria, our professional consultants carefully list a variety of suitable options. From then until the moment our clients live in their new abodes, our customers are assured of a stress-free process. Providing value added services such as Home loan assistance, Interior consultation, Property Rental management services, Reselling have been our latest initiatives along with commercial strata sales.