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## **NEWS LETTER NO. 74**

# **IMPORTANCE OF LEAN CONSTRUCTION TO THE CONSTRUCTION INDUSTRY**

Construction Industry both in India and abroad are marked for their inefficiencies, low productivity, adversarial relations between stakeholders, Prolonged period of construction, bottom lines vanishing, high risks, uncertainty of delivery both in time and costs, low happiness quotient and besides a thousand more malaises.

To continue with these problems is not definitely sane.

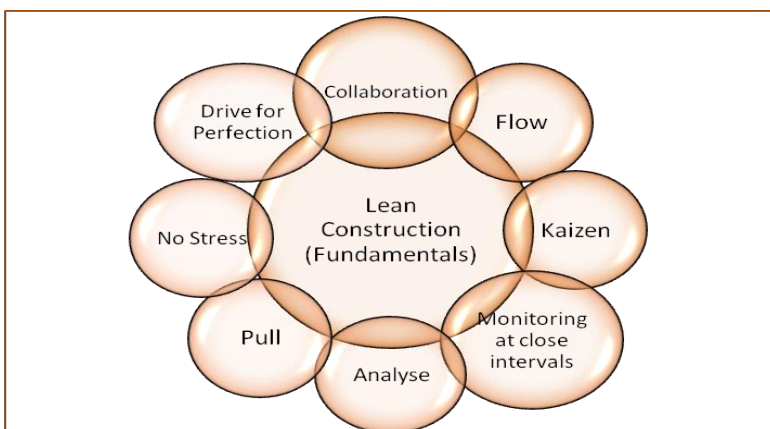
A change is overdue

The solution is “Lean Construction.”

Lean Construction is a philosophy focusing more on People than on processes.

It calls for Immaculate Collaboration-The TEAM MOST IMPORTANT.

The other equally Fundamental points are per illustration below



As on date, too few contractors are familiar with Lean Construction and its tools

But few some leading Construction companies who have adopted Lean Construction in some of their projects have shown outstanding results

Godrej & Boyce, L&T, Shapoorji Pallonji, Afcons, Godrej Properties, URC (Coimbatore)

## **BENEFITS OF LEAN CONSTRUCTION**

It would be best to discuss separately the Benefits of Lean Construction to the Different Stake Holders

### **Owner/Real Estate Players**

Real Estate Projects has distinct three areas of operation

<b>PERMISSIONS &amp; SANCTIONS</b>	<b>FINANCIALS</b>	<b>PROJECT DELIVERY</b>
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Lean Construction cannot be in involvement in first two.

But its involvement in Project Delivery from engineering to Procurement and Construction can be in full and its practice will be truly rewarding.

Lean Construction Domain is predominately in Project Delivery which involves Costs,Time,Quality of Construction,Harmanious Relationship etc.

**Above all the practice of Lean Construction assures higher degree of operational efficiency and the definite enhancement of Reputation of the Builder**

In fact the Owner /Real Estate Player has the tremendous benefits that “He is able to walk his Talk” to his Customers

### **Construction Agencies**

Perhaps the Construction agencies are the biggest beneficiaries of Lean Construction

All their staff, their Sub contractors, their suppliers, all pool their expertise, their experience of operation, to go all out for lesser time,lesser costs, better quality to deliver the project in good short time

A recent case study showed a cycle time of Slab Construction was reduced from 22 days to 7 days!!

Lean Construction definitely brings in, up raise of Bonhomie spirit between Players with no blame game!!!

### **Architect/Consultants**

A dynamic change in atmosphere when each Stake holder contributes with his expertise and Experience to improve the design.

No longer has the Consultant/Architect to spend dreary hours - attending prolonged Progress review Meetings!!

### **MEP Contractors**

They are the last at site of work.

What a relief when they can get down to their business without the usual wrangling in non delivery of sites to their full manned workers!!

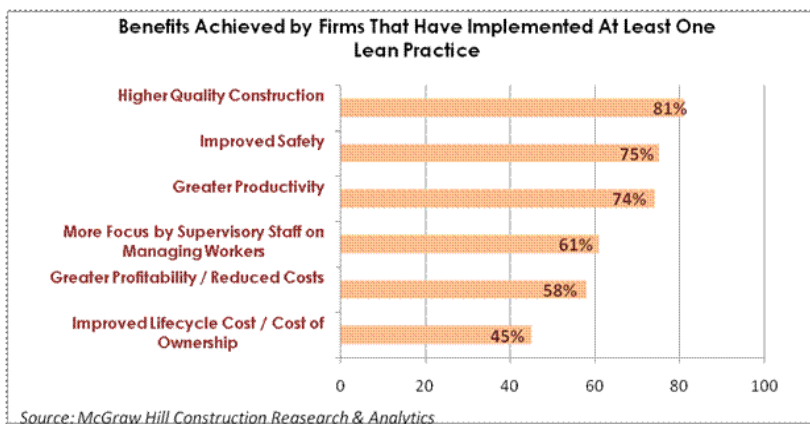
## **SUMMING UP**

### **Lean Construction essentially means**

**“Optimizing Efforts, Minimizing Costs and time, reducing waste, Creating Value”**

The Epitome of Lean Construction is “The project is delivered in crash time and crash costs, highest Quality, that is the ultimate beyond which no further reduction of time, costs and improvement in quality standards would be possible” **This delivery process also to be in extremely harmonious atmosphere between the different stake holders.**

Thus Lean Construction emphasizes “Immaculate Coordination and projects as truly collective collaborative exercises.



IT IS **WIN, WIN FOR ALL with no losers**

*Dear Friends,*

*Why not you start your journey of Lean Construction?*

Particularly benefits are so high

ILCE is ever ready to help you.

For any queries please contact [psampath@ilce.in](mailto:psampath@ilce.in)

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