

Roadmap to achieve  
**Housing for all**  
by 2022





<b>TITLE</b>	Roadmap to achieve Housing for all by 2022	
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## Message

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India is expected to emerge as the 3<sup>rd</sup> largest economy in the world by 2030, with an estimated 590 million people inhabiting its cities. A rapidly growing economy and rising employment opportunities to sustain livelihoods have precipitated an influx of population in urban areas, thereby exerting tremendous pressure on existing urban infrastructure.

Housing is a critical component of urban infrastructure development – a prerequisite for developing world class cities which incubate talent and attract investments. At the same time, providing affordable housing to marginalized sections of society is an important socio-developmental objective for Livelihood Security and inclusive growth.

Currently, the total housing shortage is estimated at approximately 19 million units, of which over 95% are for the Economically Weaker Sections and Low Income Groups. The National Housing Board has estimated that an investment of INR 8.5 Lakh Crore is required to meet the affordable housing gap.

The Government's vision of providing '**Housing for All by 2022**' calls for concerted efforts by various stakeholders and local communities. It is important to provide a policy environment conducive for investments in low income housing by private developers. Institutional reforms in land acquisition, approval processes and taxation are much needed to expedite development of affordable housing, which will act as a catalyst by creating a multiplier effect on job creation as well as growth in key ancillary sectors.

Facilitating faster implementation of projects, private sector investments and community partnerships in affordable housing will play an important role in bridging market imperfections. Granting low income housing 'Infrastructure status', promoting 'transit oriented development', facilitating investments through FDI, REITS, InvITs and other innovative real estate financing models will help attract long term funds from foreign and domestic investors.


In this context, I am pleased to present the YES BANK - ASSOCHAM Roadmap to achieve '**Housing for All by 2022**', which highlights key opportunities and focus areas in Affordable Housing to ensure sustainable development and a better quality of life for all Indian citizens. I am confident that the contents of the knowledge report will provide considerable insights to planners and policy makers and assist in facilitating overall growth and development of the sector.

Thank you.

Sincerely,



**Rana Kapoor**

President  ASSOCHAM  
INDIA

Managing Director & CEO  YES BANK



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# Real Estate and Housing Sector in India

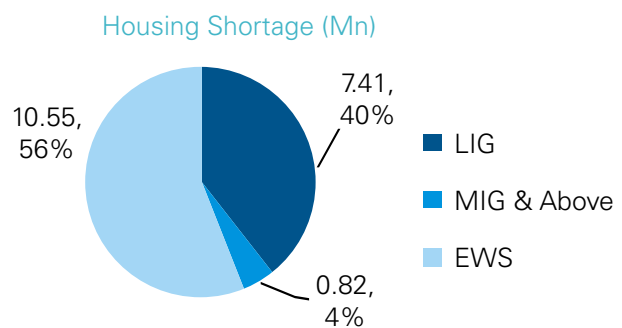


# Real Estate and Housing Sector in India

## Scale of Housing Deficit

By 2030, nearly 590 million people will reside in Indian cities. Rapid urbanization owing to rural-urban migration and population growth is putting a strain on the existing resources. Supply of formal affordable housing has lagged behind household projections. The Technical Group on Urban Housing Shortage (2012-17) has pegged the total housing shortage at 18.78 million dwelling units of which over 96% pertain to the Economically Weaker Sections (EWS) and Low Income Group (LIG) categories (Fig. 1).

**Figure 1 - Housing Shortage**



Source: Report of the Technical Group on Urban Housing Shortage (TG-12)

## Why is there a deficit?

### Supply Side

Persistent issues such as insufficient serviced land and pricing, irregularities in transaction, lack of access to finance and cumbersome approval process plague the housing industry in India. Private developers predominantly target luxury, high and upper middle segments which fetch higher returns as compared to low income housing.

National Housing Board (NHB) has estimated a requirement of approximately ₹ 8.5 Lakh Crore for construction of affordable housing in slum and non-slum areas. Since overall Government resources are limited, it is essential that administrative structures and policy framework facilitate and encourage resource mobilization from the market and private sector.

### Demand Side

High cost of land within cities renders housing unaffordable for the lower income group and economically weaker section. Low income housing projects are pushed to the outskirts which

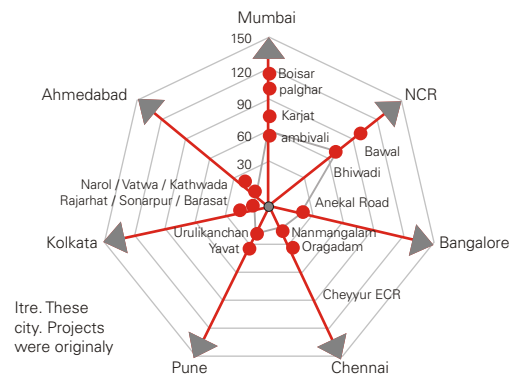


often disconnect poor from their place of employment, thus discouraging them to shift from slums and unauthorized colonies (Fig. 2).

### The Necessary Fillip

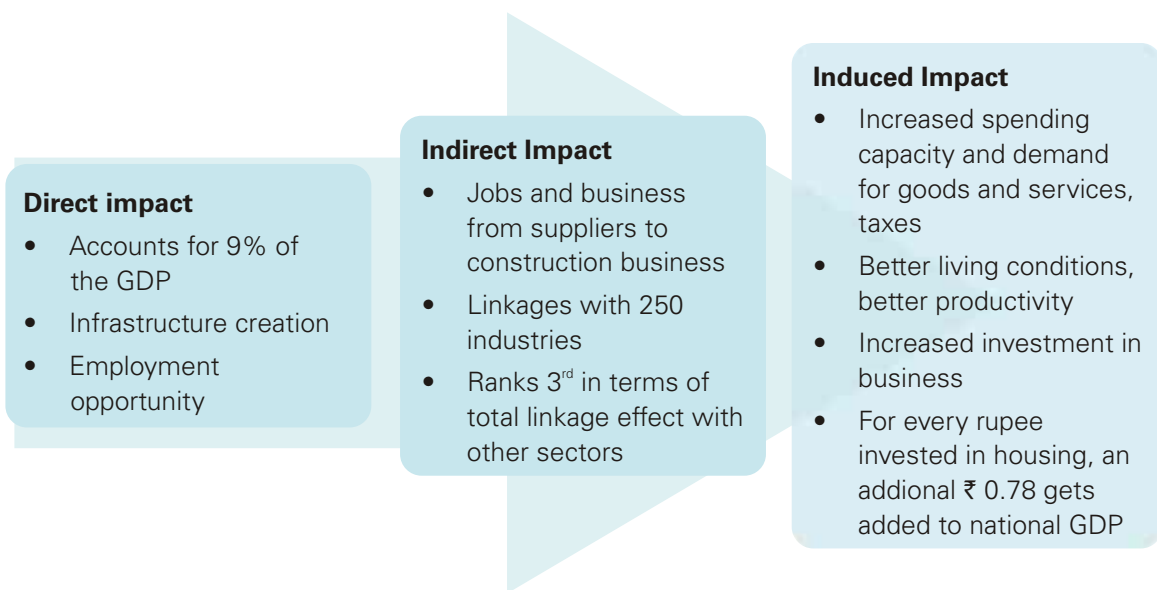
Development of housing and basic infrastructure like public transport, flyovers, drainage, sanitation and waste management are the pillars of urbanization (Fig.3) and act as catalysts for overall socio-economic development. Transportation infrastructure projects have a major impact on adjoining realty markets which can be leveraged to develop affordable housing. Investments in such projects will also reduce demand friction around Central Business Districts (CBDs) and allow for greater regional accessibility.

**Figure 2 - Distance of Major Affordable Housing Locations from the City Centre**



Source: Jones Lang LaSalle

**Figure 3 - Investment in Real Estate: Driver of Economic Growth**



Source: YES BANK Analysis, Planning Commission, HUDCO - IIM Ahemdabad Study

Establishment of single window clearance, easier land acquisition, rationalized direct and indirect tax structure and other tax-based incentives for the real estate sector will enable competitive pricing for the end user. Granting 'infrastructure' status and introduction of innovative financing models can bolster the role of private sector in developing affordable housing infrastructure. This will also lay the foundation for development of 100 SMART cities, catering to the rising demand of the migrating population.







# Affordable Housing: Policy Framework and Financing Instruments



# Affordable Housing: Policy Framework and Financing Instruments

Affordable housing is a broad term encompassing various parameters. There is an urgent need to evolve a standard definition of 'affordable housing' by all the concerned departments, regulatory authorities and institutions such as Reserve Bank of India (RBI) and National Housing Board (NHB) and Tax departments like Income Tax, Value Added Tax (VAT), Sales and Service Tax. The new definition should cover all critical parameters like minimum project area, area of individual dwelling units, sale price of each unit, and buyer restriction, if any.

## a. Dimensions of Housing

### i. Housing Finance

**Commercial Lending:** Banks, Non-Banking Financial Companies (NBFC's) and other financial institutions arrange the necessary finance required for affordable housing projects. Financing retail home buyers is the primary task of Housing Finance Companies (HFC).

#### Key challenges faced by HFC

- ✓ Acquiring debt from established financial institutions such as banks makes the cost of debt very high. While established HFCs have been able to raise debt, new players have struggled to achieve good debt-equity ratio
- ✓ Only large players have access to alternate sources of funding such as External Commercial Borrowing (ECB)

The refinancing facility offered by National Housing Bank (NHB) augments the credibility of the HFC, thereby enabling them to raise funds from other sources at a lower cost.

Banks, being the prime lenders of home loans among all financial institutions, can play a decisive role in low income home-loan market. The main challenges banks face are:

- ✓ Lack of adequate organized housing supply
- ✓ Credit risk of low income buyers



**State Finance:** NHB, Housing and Urban Development Corporation (HUDCO), local development authorities and other Government organizations play a critical role in developing low cost housing.

**Informal Finance:** Currently most of the affordable housing projects are undertaken by new players, therefore carrying higher risk, due to which financial institutions do not find it commercially viable to fund such projects in comparison to other residential and commercial real estate projects executed by experienced and reputed developers with higher profit margins. Affordable Housing players, therefore, are forced to settle for informal sources of finance at a higher cost, resulting in unviable projects.

**Access to Finance for Individuals:** Right Government policies with focus on implementation strategy can provide the thrust to drive socio-economic development. However to bring dreams to reality, monetary aspect vis-à-vis availability and its reach becomes crucial, especially for EWS and LIG category.

As stated, lending institutions, particularly banks, follow prescribed Know Your Customer (KYC) guidelines where documents including but not limited to Identity proof, CIBIL records, PAN number, bank account statement and Income Tax Returns (ITR)/Income Certification are customary for availing credit.

While identification documents or PAN may be available, critical documents such as ITR or income certification may not be available. In addition to this, credit risk is an important factor for assessing the loan eligibility. Commercial lenders are wary of the implications of loan turning into NPAs which impacts profitability, increase in provisioning requirement and asset classification which dents the valuation of the commercial lender.

## ii. Taxation and Subsidies

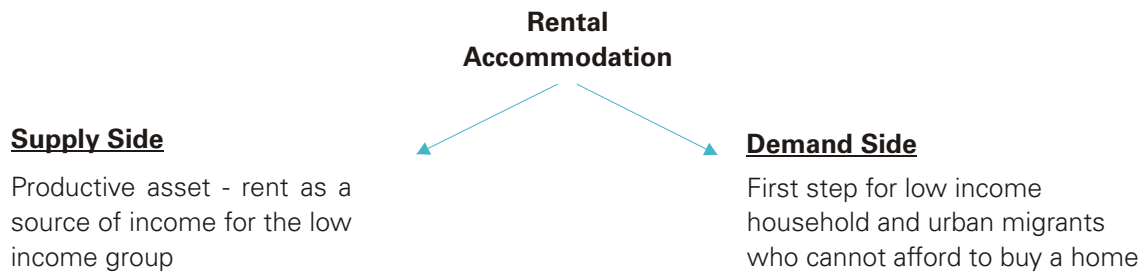
Real estate attracts multiple taxes such as Sales Tax, VAT and Service Tax at different points of housing transactions, averaging out to over 25% of the property's rate.

## iii. Property Rights

Most of the urban poor do not have tenure security and occupy marginal lands characterized by poor housing stock, congestion and inadequate infrastructure. Rental housing segment plays an important role in housing provision and as a source of supplemental income (Fig. 4). Over a period of time, lack of affordable housing and poor land monitoring turns temporary tenants into permanent settlements. Growth in industrialization and economic restructuring will further push the demand for affordable and rental housing.



**Figure 4 - Rental Housing**



Source: YES BANK Analysis

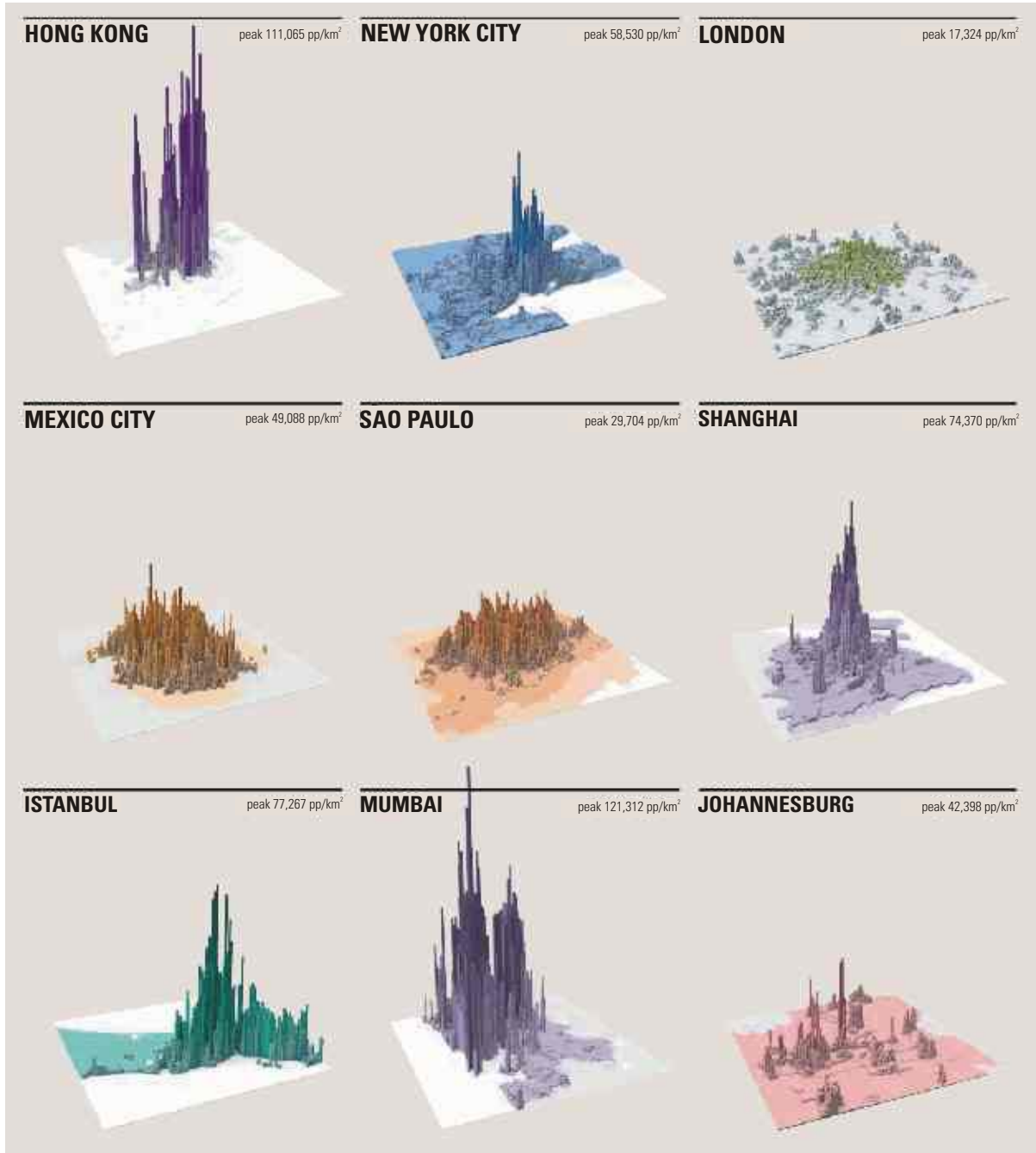
#### iv. Urban Development Policy: Land and Zoning Regulations

- a. Inadequate Information, Poor Regulation and Monitoring of Land use: Insufficient spatial information, poor management of land resources and lack of transparency has led to delays in project planning and implementation, resulting in proliferation of slums and unauthorized colonies. Addressing urban challenges requires access to timely and reliable information. Geographic Information System (GIS) can serve as an effective tool for mapping, spatial analysis, modeling, design optimization and data management. Establishment of Indian National GIS Organization (INGO) to provide seamless national GIS data is an important step in this direction.
- b. Outdated Planning Policies and Laws: India's will be the world most populous Nation by 2028, with its urban population crossing 1.45 billion mark according to latest figures by the U.N. Average population density of Indian cities is very high (Fig. 5), demanding revision of planning policies and proactive measures to ensure holistic development.
- c. Complicated procedures for real estate and infrastructure development restrict the entry of private players.
- d. Tightly controlled urban land supply policy has led to price distortions in cities. Excessive control over availability and usage of land and floor area ratio (F.A.R) has led to artificial scarcity (Fig. 6).
- e. Limited access to urban services deteriorates human capital, hampers productivity and makes it difficult to attract investments.
- f. Linkages between spatial and financial planning have not been well addressed, leading to underutilization of land assets. Land use changes in developed areas are time consuming and involve high transaction costs.





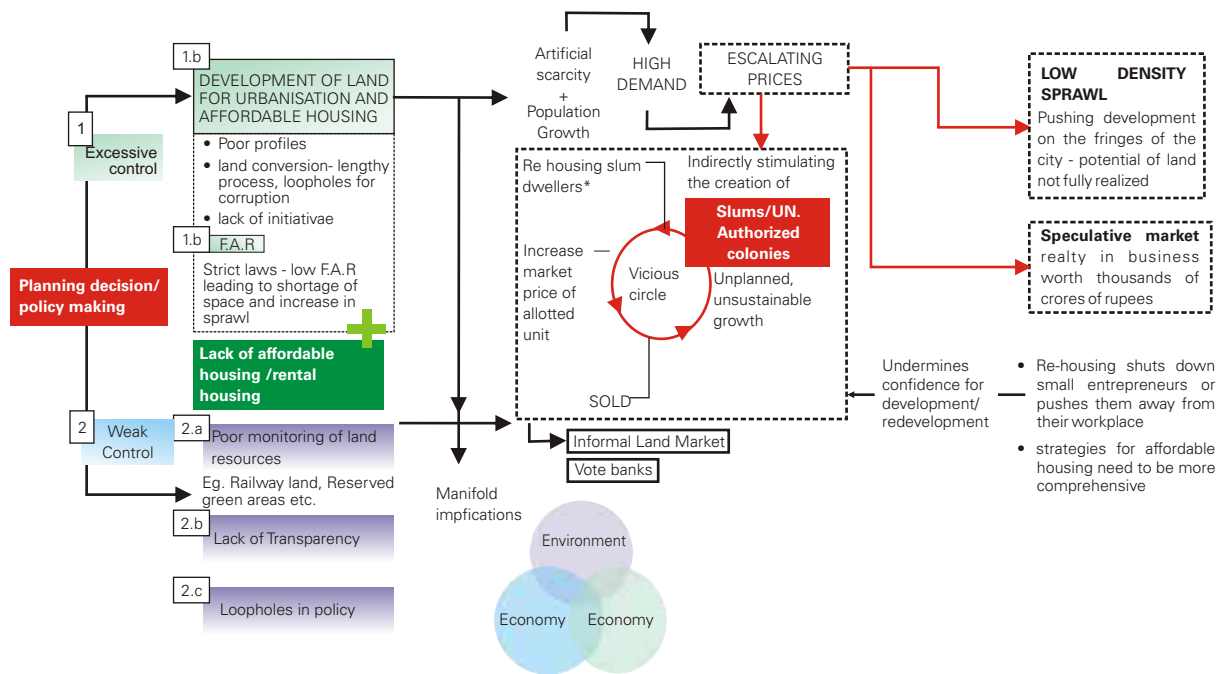
Figure 5 - Population Density



Source: LSE Cities (International Center support by Deutsche Bank)



**Figure 6 - Urban Land Development**



Source: YES BANK Analysis (Shelter, HUDCO, 2013)

While we are still debating between horizontal and vertical planning models, unmanaged urban sprawl and diminishing greens are emerging as major concerns, threatening the sustainability of Indian cities. To ensure competitiveness, cities must improve access to economic opportunities and urban amenities by channelizing investments towards establishing strategic business districts, improving public transport systems and building affordable housing projects.

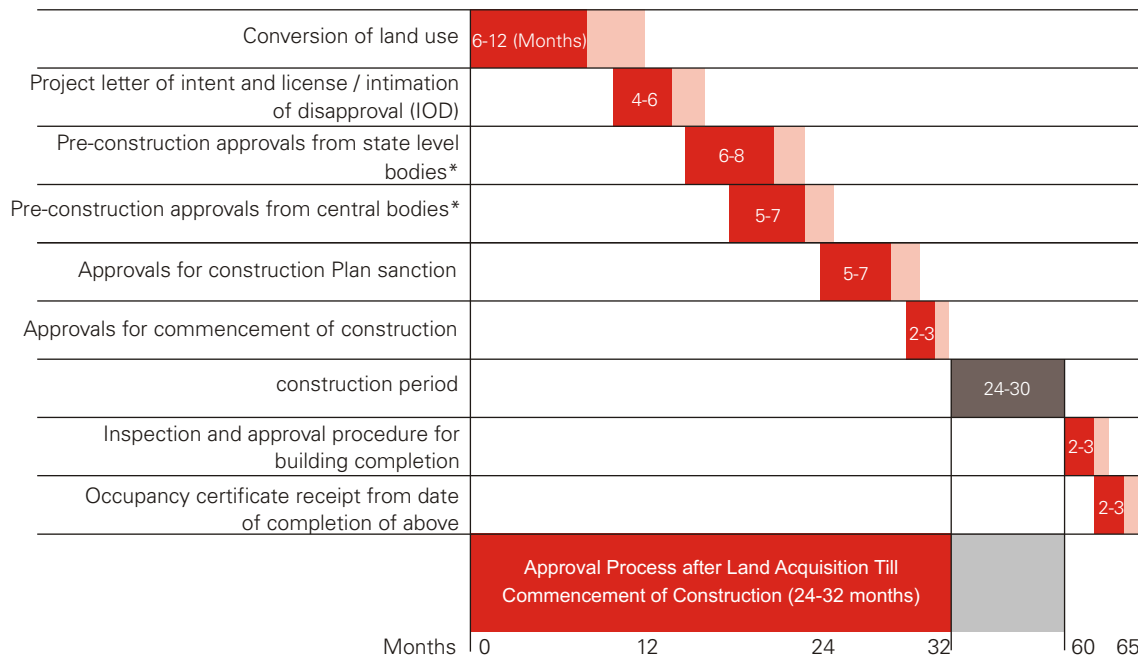
## v. Institutional Framework

Institutional inefficiencies and regulatory bottlenecks have led to asymmetry in access to information and high transaction costs to developers. Wide demand-supply gap along with poor management of land resources has resulted in increase in slums and unauthorized colonies.



Multitude of statutory approvals adds 2 to 2.5 years to the pre-construction process (Fig. 7).

**Figure 7 - Approval Process for Housing Project**



Source: CREDAI – Jones Lang LaSalle Real Estate Transparency Survey, 2011

### Challenges in getting requisite approvals

- ✓ Applicants have to make several visits to concerned officers at every level to access information about the status of files
- ✓ No clear timelines are set by approving authorities leading to delays in approvals
- ✓ Capacity of municipalities/local authorities is inadequate to handle the large number of applications for approvals
- ✓ Non-Agriculture Permission is required even for land which is zoned and within municipal limits
- ✓ Minimal use of Information Technology (IT) and other technologies that increase personal interface with public authorities
- ✓ Obtaining environment clearance is a lengthy and cumbersome process



**Rajiv Awas Yojna** (RAY), an important initiative by Ministry of Housing and Urban Poverty Alleviation (MHUPA) envisages 'slum free India' by 2022. The policy provides flexibility to States and cities to design redevelopment models. Another important step is allowing 100% FDI through automatic route in construction development which includes townships and housing.

Reduce FDI eligibility limit to 20,000 sq meter from current limit of minimum area of 50,000 sq mts to be developed in case of construction-development projects and capitalization limit to USD 1 million from the current limit of minimum Capitalization of USD 5 million for JVs with Indian partners. Broader base of FDI investment will enhance foreign investment and will be able to retain the funds with higher success rate

Thus, it is important to ensure effective implementation of the envisaged policies and streamline approval processes to make housing provisions for the poor.





# Recommendations: Provision of Housing for All by 2022



# Recommendations: Provision of Housing for All by 2022

Phase I (2014-16)	Phase II (2016-18)	Phase III (2018-22)
Plan Formulation	Plan Implementation	Plan Implementation and Monitoring
a) Institutional reforms to expedite delivery of Affordable Housing	a) Infrastructure provision and value capture	a) Initiate work on Sustainable Infrastructure for ensuring competitiveness and inclusive growth
b) Asset Sweating – focus on existing cities (tier I and II)	b) Capacity building	
c) Facilitating Private Sector participation	c) Research and Development (R&D)	
d) Rationalization of taxes and concessions for low cost housing	d) Formalize Community Model for housing provision	
e) Increased participation of Financial Institutions		

## PHASE 1: 2014-2016

### a. Regulatory Reforms at National and City Level

- ✓ Regulatory and policy frameworks have to be adjusted to speed up the process of land acquisition and resettlement. The Government must provide fair and consistent land value data for rating, compensation and taxation purposes. This is a small but crucial step before undertaking the long term vision of building 100 SMART cities.



- ✓ Improve planning models and build GIS data management capacities and resources to expedite planning process. All cities to be mapped by 2016
- ✓ Conduct a rapid appraisal of poverty context and situation, and analyze local economic development status and potential to identify 'affordable housing development zones'
- ✓ Prevent land exploitation through illegitimate claims by strict monitoring
- ✓ Digitize and maintain tenure records to allay concerns over fraudulent land deals
- ✓ Clarify and organize institutional roles and responsibilities of key actors and cluster policies to effectively channelize funds towards affordable housing
- ✓ Direct private investment by zoning and identifying areas suitable for urban development
- ✓ Analyze and plan development of sustainable infrastructure in cities
- ✓ Re-use vacant or abandoned property for affordable housing
- ✓ Adopt in-situ participatory approach for slum up-gradation and redevelopment
- ✓ Augment financial resources of Urban Local Bodies (ULB) to pave way for development of affordable housing
  - Enhance fund transfer from Centre/State Government
  - Facilitate resource mobilization through tax-free municipal bonds – expand Efficient Property Tax collection
  - State generated revenues to be utilized for providing support infrastructure
- ✓ Link employment and skill development for poor with housing schemes to improve access to credit

## b. Asset Sweating

Ministry of Urban Development (MoUD) should set out a broad National framework for the development and redevelopment of cities, while more detailed planning policies should be designed at the local level

- ✓ Reform lengthy and complex planning procedures that delay the provision of serviced land and housing
- ✓ Prepare detailed spatial plans with greater focus on regional plans to balance development and foster inclusive growth
- ✓ Simplify legal and procedural framework for conversion of land use



- ✓ Extend flexibility in building standards - Floor Area Ratio (F.A.R), utilize Transfer of Development Rights (TDR) and Land pooling

### **Maharashtra Housing and Area Development Authority (MHADA) Scheme**

Features of the scheme:

- **Joint Venture with private land owners/developers for developing affordable housing**
- **Floor Space Index (F.S.I) for development** – zonal F.S.I + 50% additional F.S.I. Out of the additional F.S.I, 50% will be shared with MHADA in built-up form for which MHADA will pay cost of construction to developer/owner, based on District Schedule of Rate (DSR). The developer will be eligible to use balance additional 50% FSI for his scheme
- **Dwelling size:**
  - 27.88 sq meter carpet area for Economical Weaker Section (EWS)
  - 45 sq meter carpet area for Lower Income Group (LIG)
  - 80 sq meter carpet area for Middle Income Group (MIG)

### **Infrastructure upgradation programs should go hand in hand with such schemes**

- ✓ Clear and simple sales and registration procedures and taxation policies to facilitate easy market transactions
- ✓ Mobilization of expertise - Identify local and regional sources of relevant expertise and technical support
- ✓ Explore methods to promote better utilization of public spaces while improving access for the poor

### **c. Encourage Private Sector Participation**

The magnitude of investments clearly indicates the need to incentivize private sector and various stakeholders to undertake affordable housing projects (Fig. 8).





**Figure 8 - Provision of Affordable Housing by Private Sector**

Price of Housing	Measures
High Land Price	Provide subsidized/land free of cost, or channelize revenues from commercial development or TOD
Cost of Construction	Invest in R&D – low cost pre-fab construction
Access to Capital	Infrastructure status, Real Estate Investment Trusts
High Transaction Cost	
Taxes and Legal Charges (Conversion fee, License fee, registration fee, Stamp duty, wealth tax, development fee and income tax)	Ease out land conversion regulation and procedures
Profit Margin	Draw profit by - <ul style="list-style-type: none"> <li>• Cross-subsidy model</li> <li>• Increased F.A.R</li> <li>• Sale of commercial space</li> </ul>

Source: YES BANK Analysis

**Infrastructure Status:** Giving housing 'infrastructure status' would benefit the sector by providing easier access to funds. Increased moratorium period on repayment of loans along with concessional rates would help in making investments attractive

**SingleWindow Clearance:** Streamline approval process to ensure timely delivery of projects

**d. Rationalization of Taxes including GST and Concessions for Low Cost Housing**

- ✓ Tax exemption for developer developing low cost housing project as done in past through section 80IB(10) of Income Tax Act
- ✓ Exempt stamp duty for affordable housing units. Adopt GST to avoid multiple taxes
- ✓ Sale of property before the commencement of construction is sale of an immovable property and cannot be considered as 'sale of goods' or 'services'. Hence, only stamp duty and no VAT or service tax should be levied on it
- ✓ Government should consider removal of service tax as it further adds burden on the home buyer



### e. Increase Participation of Financial Institutions

- ✓ For banks, priority sector lending (PSL) is one of the key focus areas. Banks will be more aggressive in funding affordable housing projects in comparison to any Commercial Real Estate funding if affordable housing is classified under PSL. Currently RBI has made provisions for PSL classification of construction funding of low cost housing projects which are not in line with market requirements. They need to be in sync with the overall policy of the Government on Affordable Housing
- ✓ Infrastructure status to Affordable Housing is demanded by the Real Estate Industry for a long time; it will not just help the market players but will also encourage lenders
- ✓ Similarly, bank loans to Housing Finance Companies (HFCs), approved by NHB for their refinance, for on-lending shall be open without interest cap (lowest lending rate of the lending bank plus 2%) that can be charged to ultimate borrower by HFC
- ✓ Refinance by NHB for funding of Affordable Housing projects is to be operational
- ✓ Mobilization of funds from Insurance Companies and Pension Funds

In order to address issues of accessibility of finance to individuals from commercial lenders, following measures can be adopted:

- ✓ State Government/Panchayat/Municipal Corporations should appoint monitoring agencies to provide income certification
- ✓ Encourage establishment of mortgage guarantee companies for individual loan home. Even RBI in its prudential guidelines on Capital Adequacy and Market Discipline Implementation of New Capital Adequacy Framework (NACF) has recognized that mortgage guarantee is an effective tool for mitigating credit risk
- ✓ KYC or other documents required for loans to individuals should be modified
- ✓ Banks should reconsider stamp duty and registrations charges for arriving at the total cost of a unit
- ✓ Electronic Accounts to manage the cost of affordable housing loans
- ✓ Interest subvention can be used as upfront down payment



## PHASE 2: 2016-2018

- a. Focus on Infrastructure, Industrial Corridors, Transit Oriented Development (TOD) and Value Capture

### Development of Affordable Housing Around Industrial Corridors

Industrial corridors such as Delhi Mumbai Industrial Corridor (DMIC) will lead India's economic development and drive urbanization. Urban development model for cities around Industrial corridors must make provision for:

- ✓ Affordable housing in proximity to work centers
- ✓ Poly-centric model – efficient transit systems linking key commercial nodes and Commercial Business Districts
- ✓ Focus on efficient infrastructure system and integration of renewable energy sources
- ✓ Social infrastructure including education, healthcare and green infrastructure to deliver better services to citizens
- ✓ Trunk infrastructure akin to TOD

### Channelize Revenues from Commercial Real Estate (retail) to Develop Affordable Housing

India has one of the highest commercial real estate yields in the world (Fig. 9). In order to make affordable housing projects financially viable, part of the development should be laid open for commercial exploitation. Incentives such as additional FSI need to be offered to private developers in order to keep their interest afloat.

**Figure 9 - Top Ten Most Expensive Markets**

Rank	Market	Occupational Cost (USD per sq. ft. per annum)
1	London- Central (West End), United Kingdom	259.36
2	Hong Kong (Central), Hong Kong	234.30
3	Beijing (Finance Street) China	197.05
4	Beijing (CBD) China	189.67
5	Hong Kong (West Kowloon), Hong Kong	170.42
6	Moscow, Russian Federation	165.05
<b>7</b>	<b>New Delhi (Connaught Place CBD), India</b>	<b>156.67</b>
8	Tokyo (Marunouchi Otemachi), Japan	154.67
9	London - Central (city) United Kingdom	142.71
10	Paris, France	122.10

Source: CBRE, Global Prime Office Occupancy Costs survey

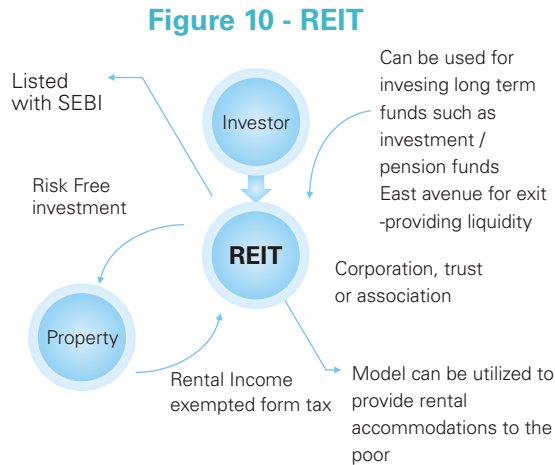


## Real Estate Investment Trust (REITs)

REIT provides an investment opportunity which is comparatively less risky than investing in under construction properties and provides regular income exempted from double taxation. REITs can be extended to housing and policy framework for the same needs to be involved.

Benefits of incorporating REIT:

- ✓ **Transparency** – REITs will be monitored by SEBI, and is therefore, subject to stringent monitoring. Such structures can help create a transparent mechanism for raising funds from the real estate market.
- ✓ **Improve Debt-Equity Balance** – Through the provision of equity finance, REIT can improve the debt-equity balance in the real estate market
- ✓ **Instrument for Addressing Non-Performing Assets (NPA)** – Sale of NPAs to REITs will help unlock the potential of high value real estate
- ✓ **Liquid Asset** - As compared to investing in under constructed properties, REITs provide a comparatively less risky opportunity for investment and ensures regular income. REIT also provides avenues of exit to developer/private equity firm thereby providing liquidity



Source: YES Bank Analysis

## TOD and Value Capture

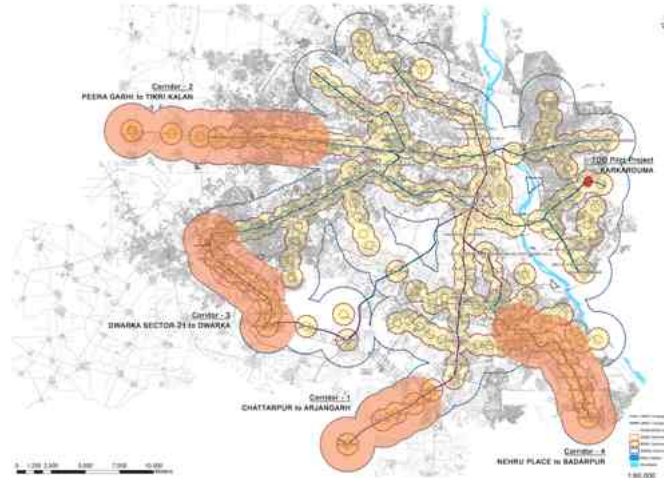
**Equitable Transit Oriented Development (TOD):** Compared to current development trends, TOD allows for greater access to mix of land uses - residential, office, shopping, civic, and entertainment, within easy walking distance of a transit station. TOD encourages high density settlement and modal shift to mass transit systems, thereby reducing emissions and improving the overall efficiency of cities.

**Affordability:** With metro cities now planning for such interventions, it is essential to analyze site attributes and urban grain to plan future character and built-form typology of the area. The blueprint for city development should focus on creating housing and transportation options that equitably cater to the needs of all sections of the society. Gains from transit oriented development can further be channelized towards Affordable Housing and Infrastructure Development (Fig. 11 & 12).



### Figure 11– Influence Zone and Concept Plan for TOD, Delhi

TOD plan should incorporate housing for the poor within the influence zone



Source: Unified Traffic and Transportation Infrastructure (Plg. & Engg.) Center (UTTIPEC), DDA

**Increase Footfall to Ensure Project Viability:** There is a strong inertia to switch to mass transit due to poor design and inadequate last mile connectivity. Design interventions incorporating street connectivity, residential, office, shopping, civic uses, and entertainment, within easy walking distance of a transit station can help increase ridership and generate adequate revenues.

**Infrastructure:** Augment basic infrastructure to keep pace with population increase to harvest the potential benefits of TOD.

### Figure 12 - Real Estate Financing Model

#### Hong Kong Metro – Infrastructure and Real Estate Financing Model

- ✓ Government has granted 'Land Development Rights' to Mass Transit Railway (MTR), for which MTR pays premium to the Government
- ✓ Value enhancement in property developed by MTR in partnership with the private sector is used to finance new rail infrastructure
- ✓ High density settlement around transit lines encourages transit ridership

The process helps in maximizing the land development potential and ensures sustainable development.

#### b. Capacity Building

- ✓ Establish Multidisciplinary Centers for Research and Training on Urban Planning and Resource Management. These centers can collaborate with various institutions and Government bodies for planned implementation of Government policies and schemes



- ✓ Skill development, education and training programs need to address the demand for skilled workforce in the construction industry (Fig. 13)
- ✓ Channelize CSR funds towards skill development and strengthen private sector participation in education and capacity building
- ✓ Streamline certification framework for industry professionals

**Figure 13 - Human Resource Requirement**

Projected Human Resource Requirement (in '000)	2008	2012	2018	2022	Incremental
Real Estate	10.790	14.515	20.692	24.981	14.191

Source: Human Resource and Skill Requirements in Building, Construction Industry and Real Estate Services, NSDC

### c. Research and Development (R&D) - Construction Technique

Invest in R&D in construction materials and technology to bring down cost and time, and improve quality. The following aspects must be evaluated:

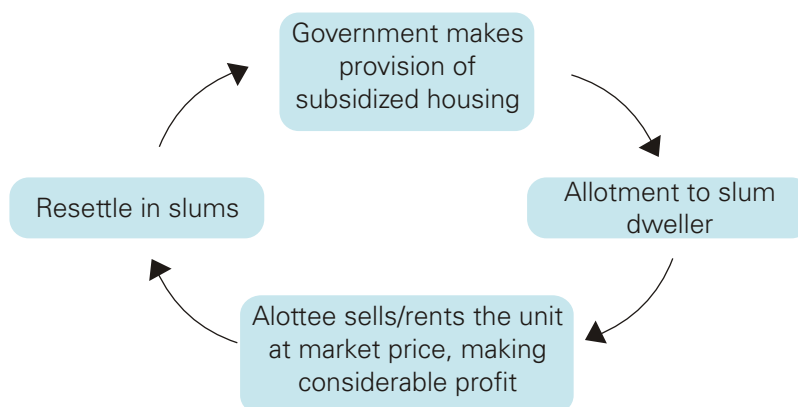
- ✓ Value addition for all players in the construction industry
- ✓ Creating low cost sustainable products and solutions to meet the needs of the local market
- ✓ Fostering indigenous manufacturing of prefab construction modules and building components to reduce imports

### d. Community Building and Partnership in Housing

**Community Land Trust (CLT) Model** offers solution to issues pertaining to sale of subsidized unit allotted to lower income group with increase in price (Fig. 14).

Community land trust model can play an important role in supporting the development of affordable housing and steward other community assets (Fig. 15)

**Figure 14 - Subsidized Housing: Vicious Circle**

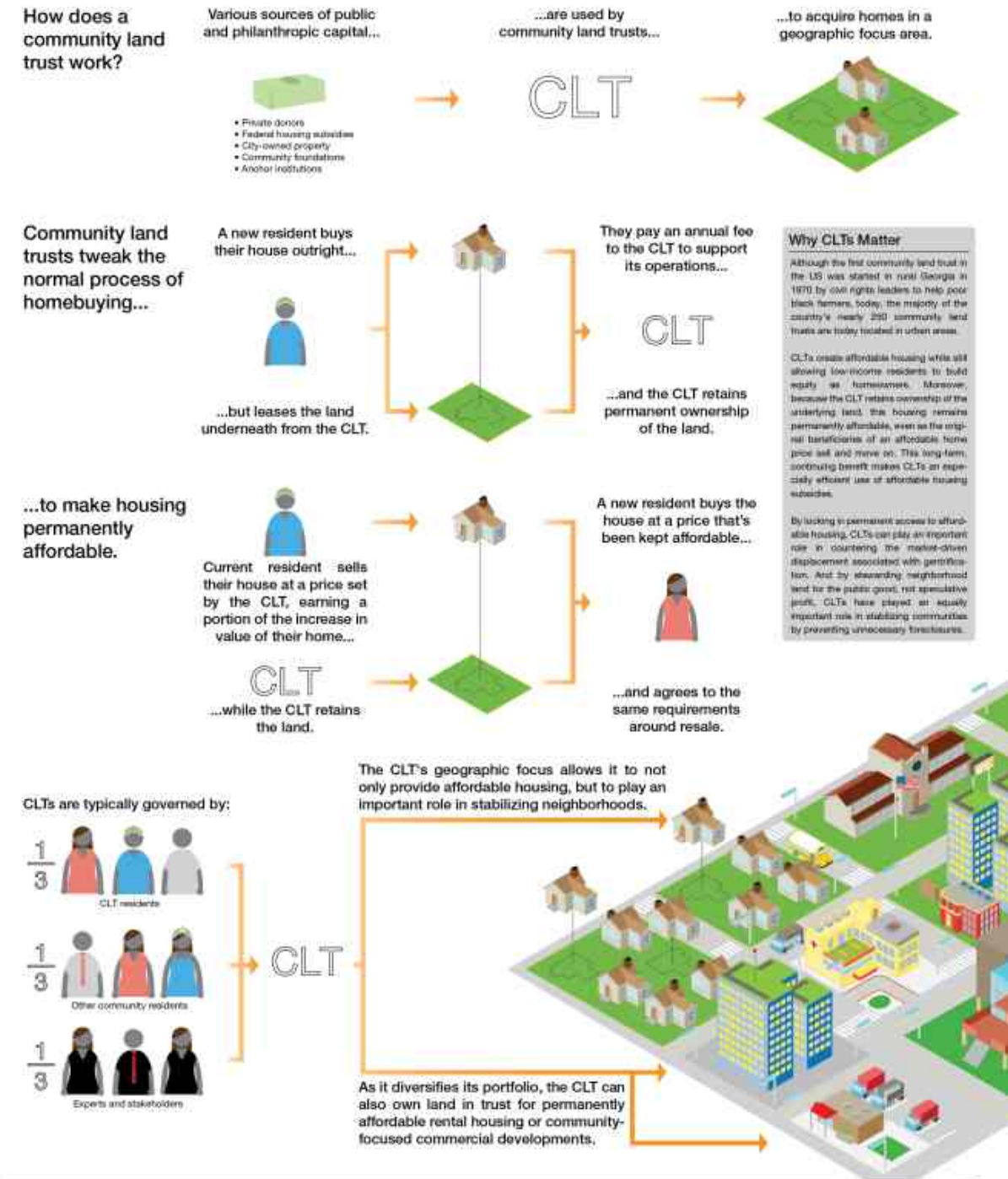


Source: YES BANK Analysis



Figure 15 - Community Land Trust

## Community Land Trusts



Source: Community-Wealth.org



## PHASE 3: 2018-2022

### a. Initiate Work on Sustainable Infrastructure for Ensuring Competitiveness and Inclusive Growth

Green infrastructure can provide sustainable regenerative solutions to meet the demands of growing population:

Objectives	Measures
Pollution Prevention	Stringent implementation of policy framework for pollution prevention
Multipurpose Green Infrastructure	Include components of storm water management, climate adaptation, food production, better air quality, sustainable energy production, clean water and healthy soil
Sewage Treatment and Water re-use	Low Impact Development (LID), capturing and reusing storm water to minimize impact on hydrology
Sustainable Building	Environmentally responsible and resource-efficient process throughout the building's life-cycle: from site selection to design, construction, operation, maintenance, renovation, and demolition
Public Transport Network	Improve efficiency of cities and reduce environmental impact
Ecological network	Connect green spaces and wildlife corridors

Improving quality of life through provision of infrastructure:

- ✓ Provide knowledge support and incentives to support/scale up best practices
- ✓ Improve environmental assessment to balance development objectives and environmental protection
- ✓ Involve stakeholders in decision making process
- ✓ Analyze long term economic benefits as opposed to financial viability







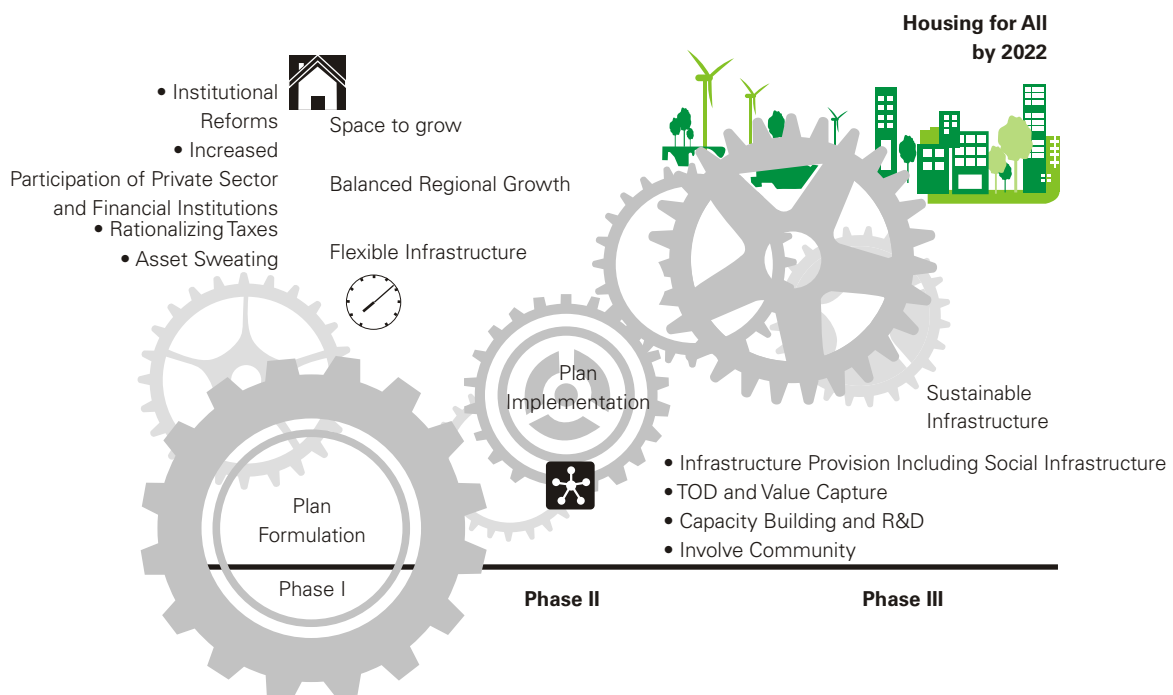
# Inclusive Housing



# Inclusive Housing

Cities have a vital role to play in the realization of socio-economic goals of the country. In the wake of massive housing shortage plaguing the country, it is imperative to take immediate steps to foster sustainable habitat development. Housing for All by 2022 is an ambitious project, which will require concerted efforts by all stakeholders including the community. The Government has initiated various schemes in the past; however, our own policy structure pertaining to land acquisition, approval process and taxation hinders development. Focused intervention facilitating private sector investments and faster implementation of projects is the only way ahead to realize this vision. Regulatory reforms that ease out land acquisition, taxation and approval process will allay concerns that deter investments. The sector has immense potential to add 115 million jobs, induce a multiplier effect and provide a fillip to the economy. Long term perspective for provision of housing is critical to ensure inclusive development.

**Figure 16 - Framework for Socially Sustainable Design**



Source: YES BANK Analysis







YES BANK, India's fourth largest private sector Bank, is the outcome of the professional & entrepreneurial commitment, vision & strategy of its Founder Rana Kapoor and his top management team, to establish a high quality, customer centric, service driven, private Indian Bank catering to the Future Businesses of India.

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