



4th Conference on

# AFFORDABLE HOUSING IN INDIA

Drivers, Opportunities and Outlook

November 25-26, 2019, The Lalit, New Delhi

Organiser:

Indian  
Infrastructure

Co-sponsor:



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# Affordable Housing in India

## Mission

- The affordable housing sector has seen a significant growth in the past five years driven by the government's favourable policies. Between 2013 and 2018, the sector has accounted for more than 60 per cent of new project launches and its contribution is expected to go up to 75 per cent by 2022.
- On the one hand, broad-based reforms like demonetisation, RERA and GST have brought in policy discipline in the sector. On the other, more segment-specific incentives such as infrastructure status to affordable housing, the Credit Linked Subsidy Scheme under PMAY, a dedicated fund under National Housing Bank (NHB), and a PPP policy have made the segment attractive for developers and buyers alike.
- Further, the Budget 2019-20 proposes to resolve some of the long-standing issues in the sector such as land acquisition. The proposal to unlock land parcels held by central ministries and PSUs for affordable housing is a welcome move, as developers have struggled to acquire land in the city on account of limited supply and exorbitant costs.
- The budget also proposes to overhaul the legal framework governing the rental housing market in India. To this end, the government has recently come out with a draft Model Tenancy Act, 2019 for public consultation. The idea is to create adequate quality rental housing for those who do not wish to buy property. It also proposes an enabling framework for alternative living models such as co-living, senior citizen living, and student housing.
- Meanwhile, the PMAY programme has progressed at a steady pace. According to the Ministry of Housing and Urban Affairs, the average number of days required for the completion of a house in rural areas has come down from 314 days in 2015-16 to 114 days in 2017-18, owing to technology and the direct benefit transfer platform.
- On the demand side, the government, in February 2019, slashed GST on under-construction affordable housing projects to just 1 per cent, and announced some relaxations in the carpet area norms. These initiatives, coupled with additional tax benefits on affordable housing loans, are expected to improve buyer sentiment.
- The government has also proposed transferring the regulatory supervision of housing finance companies (HFCs) from NHB to the Reserve Bank of India (RBI) to ensure greater parity in regulations for NBFCs and HFCs. The RBI will directly provide liquidity support to the ailing HFC sector.
- Despite several incentives to boost affordable housing, private sector participation in the segment is yet to gather steam. Private developers find it challenging to build houses in the incentivised budget range specified by the government, particularly in metros and Tier 1 cities. Some of the other concerns faced by the sector are credit crunch, cumbersome approval processes, limited land availability, and the lack of alignment between central and state policies.
- That said, the next few years will be action packed for the affordable housing industry in India. At present, there is enough opportunity in the sector for the entire stakeholder community including material manufacturers, equipment suppliers, technology providers, and finance companies.
- **The mission of this conference is to assess the impact of recent policy and regulatory reforms on the sector, examine the new and upcoming opportunities, and discuss the key issues and concerns. The conference will also showcase the latest technologies, innovations, and noteworthy projects.**

## Previous Participants

*The participating organisations in our previous conferences include: Aditya Birla Housing Finance; Ambuja Neotia; Anarock Property Consultants; APREA Asia; Ashok B. Lall Architects; Axis Bank; Axis Securities; B. G. Shirke Construction; Bengal Urban Infrastructure Development; Bengaluru Development Authority; Biltech; Brick Eagle Group; Buildmate; Campus Ville; CBRE; Chhattisgarh Housing Board; Citibank; Colliers International; CREDAI National; Cushman and Wakefield; Dalmia Group; Deceunick Profiles India; Delhi Urban Shelter Improvement Board; Deloitte; Dow Chemicals; DSP Merrill Lynch; Elematic India; Emerald Haven Realty; Equis Housing; Essel Infra Projects; EY; Government of Kerala; GRUH Finance; HDFC Bank; HDFC Housing Finance; ICICI Bank; IFC; IFMR Capital Finance; JLL; JMC Projects; Kalyani Township; KEI Industries; KPMG; Mahindra Lifespace Developers; Marsh; Micro Housing Finance; Ministry of Housing and Urban Affairs; NAREDCO; NCB India; NIIF India; Nisus Finance Services; Nomura Financial Advisory & Securities; Peninsula Land Limited; Pidilite; Pratibha Syntex Prism Johnson; Regal Buildtech; RICS; Saint Gobain; School of Planning & Architecture; Schwing Stetter India; Sheltrex Karjat; Signature Global Group; Standard Chartered Bank; Swan Housing; Tata Capital Housing; Tata Steel; TERI; The India Cements; U.P. Housing & Development Board; UltraTech Cement; Visaka Industries; Yes Bank; Zephyr Peacock India; etc*

## Previous Speakers

### A. Shankar

National Director and Head of Operations, JLL

### Ravi Aggarwal

Co-Founder and Managing Director, Signature Global

### Harish Nair

Executive Director and Head - Consulting, CBRE

### Durga Shanker Mishra

Secretary (HUA), Ministry of Housing and Urban Affairs

### Ranjeet Mishra

Senior Vice President and Chief Credit Officer, ART Housing Finance

### Col. Prithvi Nath

Patron and Director General, NAREDCO Haryana

### Binu Francis

Director, Urban Housing Mission, Government of Kerala

### Rajiv Ranjan Mishra

Additional Secretary, Ministry of Housing and Urban Affairs

### Vamsi Krishna Gaddam

Joint Managing Director, Visaka Industries

### Subrata Dutta Gupta

South Asia Lead for Housing, IFC

### Rajesh Krishnan

Founder and CEO, Brick Eagle Group

### Madhusudan Menon

Executive Chairman, Micro Housing Finance

### Atul Rai

Chief Executive Officer & Director General, CREDAI National

## AGENDA/STRUCTURE

### MARKET TRENDS AND OUTLOOK

- ❖ What is the current demand and supply scenario?
- ❖ What steps can be taken to reduce the housing shortage?
- ❖ What is the expected demand for affordable housing?
- ❖ What are the key issues and challenges?

### POLICY IMPLEMENTATION - PROGRESS UNDER GST, RERA, INFRASTRUCTURE STATUS

- ❖ What is the current policy and regulatory framework?
- ❖ What has been the impact of RERA and GST on the affordable housing market?
- ❖ What has been the impact of the grant of infrastructure status to the affordable housing sector?
- ❖ What are the other key policy and regulatory reforms expected in the near future?

### GOVERNMENT PERSPECTIVE

- ❖ What is the government's perspective on affordable housing?
- ❖ What initiatives have been taken in the past 12-15 months?
- ❖ What can the industry expect going forward?
- ❖ What are the government's expectations from developers?

### PMAY - ACHIEVEMENTS AND TARGETS

- ❖ What has been the progress so far?
- ❖ How has been the experience so far? What are the key challenges?
- ❖ What steps can be taken to achieve the goals and targets?

### LAND ACQUISITION AND IMPACT ON COSTS

- ❖ What are the key land acquisition challenges for affordable housing projects?
- ❖ How can these be resolved?
- ❖ What role can the government play in this regard?
- ❖ What are the key global practices in this space?

### DEVELOPERS' PERSPECTIVE

- ❖ What is the developers' viewpoint on affordable housing?
- ❖ How can affordable housing projects be made commercially viable for developers?
- ❖ What are the expectations from the government?
- ❖ What are the future plans?

### FOCUS ON PPP POLICY

- ❖ What has been the progress under the PPP policy for affordable housing? What is the current status of policy implementation?
- ❖ What are the benefits and shortcomings?
- ❖ What is the future outlook for PPPs in affordable housing in India?
- ❖ How has been the global experience?

### FINANCING AND INVESTMENT SCENARIO

- ❖ What are the current sources of funding? What are the challenges in securing funds?
- ❖ What are the financing solutions being considered?
- ❖ What are the innovative instruments used worldwide that can be adopted in India?

### SPECIAL SESSION WITH THE NATIONAL HOUSING BANK

- ❖ What is NHB's view on the housing finance system?
- ❖ What are the options/schemes for refinancing? What has been the response to these schemes?
- ❖ What are the plans/initiatives to make housing credit more affordable?

### FOCUS ON RENTAL HOUSING - DRAFT MODEL TENANCY ACT, 2019

- ❖ What is the current rental housing scenario in India?
- ❖ What are the key drivers?
- ❖ What are the key features of the draft Model Tenancy Act, 2019?
- ❖ What are some of the global case studies? What lessons can be learnt?

### ALTERNATIVE LIVING MODELS - FOCUS ON CO-LIVING, SENIOR CITIZEN LIVING, AND STUDENT HOUSING

- ❖ What has been the experience so far in these segments? What are the challenges being faced?
- ❖ What policy/regulatory interventions are required to promote these segments?
- ❖ What is the outlook for such models in India?

### NEW AND EMERGING CONSTRUCTION PRACTICES FOR AFFORDABLE HOUSING

- ❖ How are construction methods evolving to become speedy and low-cost?
- ❖ What are the project execution challenges? What can be done to address them?
- ❖ How can the costs be minimised?

### FOCUS ON BUILDING MATERIALS

- ❖ Which building materials are best suited for affordable housing?
- ❖ What are the innovations in building materials globally? Which ones are the most relevant for the Indian market?
- ❖ What is their impact on construction costs?

### STATE FOCUS - EXPERIENCE AND INITIATIVES

- ❖ What is the current state of affordable housing in key states? What is the level of housing shortage in these states?
- ❖ What are some of the initiatives taken by the state governments?
- ❖ What are the key issues? What are the steps being taken to address them?
- ❖ What are the opportunities for private participation in the state?

### AFFORDABLE HOUSING AND SMART CITIES

- ❖ What provisions under the Smart Cities Mission can facilitate affordable housing?
- ❖ What has been the progress so far?
- ❖ What are the opportunities for stakeholders?

### TECHNOLOGY SHOWCASE

- ❖ What are the most promising technologies for the affordable housing sector?
- ❖ What are the global advancements?
- ❖ Which ones are the most relevant for India?

## Target Audience

The conference is targeted at:

- Real Estate Developers
- Construction Firms and Contractors
- Housing Finance Firms
- Non-banking Finance Corporations
- Architecture and Design Firms
- State Housing Development Authorities
- Construction Equipment Providers
- Commercial Banks
- Development Agencies
- Consultants
- Policy-makers and Regulators
- Construction Material Companies
- Financial Institutions
- Micro Financing Firms
- Etc.

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## Registration Form

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## Registration Fee

Delegates	Discounted fee (before November 5, 2019)				Fee without discount (after November 5, 2019)			
	INR	GST @ 18%	Total INR	Total USD	INR	GST @ 18%	Total INR	Total USD
One delegate	16,000	2,880	18,880	315	20,000	3,600	23,600	393
Two delegates	28,000	5,040	33,040	551	35,000	6,300	41,300	688
Three delegates	40,000	7,200	47,200	787	50,000	9,000	59,000	983
Four delegates	52,000	9,360	61,360	1,023	65,000	11,700	76,700	1,278

- There is a 20 per cent "early bird" discount for those registering before November 5, 2019.
- GST @18 per cent is applicable on the registration fee.
- There is a special low fee of Rs 5,000 for housing boards, development authorities, other government agencies, and research and development organisations.
- To register online, please log on to <http://indiainfrastructure.com/conf.html>

Payment Policy:

- Full payment must be received prior to the conference.
- Conference fee includes lunch, tea/coffee and conference material.
- Payments for "early bird" registrations should come in before the last date of discount. Discount offers cannot be combined with any other offer.
- Conference fees cannot be substituted for any other product or service being extended by India Infrastructure Publishing Pvt. Ltd.

## Organisers

The conference is being organised by **India Infrastructure Publishing**, the leading provider of information on the infrastructure sectors through magazines, newsletters, reports and conferences. It also publishes over two dozen reports and eight weekly newsletters in the areas of power, oil and gas, ports and shipping, roads and bridges, airports, urban infrastructure, telecom and railways. These reports include *Affordable Housing Market in India 2019*, *Affordable Housing in India 2018*, *Real Estate in India 2017* & *Construction in India 2017*.

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