



2nd Conference on

# AFFORDABLE HOUSING IN INDIA

Plans & Projects, Progress & Potential

January 15-16, 2018, The Lalit, New Delhi

Organiser:



Supported by:



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# Affordable Housing in India

## Mission

- The affordable housing sector in India is going through interesting times. The sector witnessed a surge in activities in 2016 and 2017 - in terms of policy and regulations, incentives and schemes, as well as project uptake.
- The most significant development was the grant of infrastructure status to the sector in the Union Budget 2017-18. This is likely to incentivise developers by giving easier access to cheaper sources of funding, thereby reducing the cost of borrowing.
- Another push was given by the new public-private partnership (PPP) policy announced to attract private investments. Eight PPP models were introduced to help leverage under-utilised and unutilised private and public land. Further, allocation for the Pradhan Mantri Awas Yojana (PMAY) in rural areas was increased by more than 50 per cent. The government announced the construction of 10 million houses by 2019 under the rural component of PMAY, and another 20 million homes are to be constructed at urban locations by 2022.
- The affordable housing unit sizes were redefined, making the sector lucrative for developers. Tax relief with changes in capital tax incidence will also provide an impetus to affordable housing projects.
- There were also some demand-side interventions. The period to avail of the credit linked subsidy scheme under the urban component of PMAY has been extended for middle-income groups. The establishment of the Real Estate Regulatory Authority (RERA) is expected to boost buyer confidence by ensuring developer transparency and accountability. Refinancing by the National Housing Bank (NHB) is also a big positive for buyers. In the past two years, the lending rates of banks and housing finance companies have declined by up to 2 percentage points, further boosting the demand for housing credit. Industry estimates suggest that affordable housing finance is set to become a Rs 6 trillion market by 2022.
- These initiatives are clearly in line with the vision and mission of "Housing for All" by 2022. That said, the sector is riddled with challenges, the biggest being unlocking of land in urban areas. The housing shortage is huge and the investment requirement is substantial.
- This also opens up a plethora of opportunities. Construction techniques will evolve. Technology will play a bigger role. Alternative building materials as well as pre-fabs will be in demand. A large number of developers are making inroads into this segment and are finding it lucrative.
- **The mission of this conference is to examine the upcoming opportunities in the sector, assess the impact of the recent policy and regulatory initiatives, and discuss the key issues and concerns. The conference will also showcase the latest technologies and innovations.**

## Target Audience

The conference is targeted at:

- Real estate developers
- Policymakers and regulators
- Construction equipment providers
- Housing finance firms
- Financial institutions
- Development agencies
- Architecture and design firms
- State housing development authorities
- Construction firms and contractors
- Construction material companies
- Commercial banks
- Non-banking finance corporations
- Microfinancing firms
- Consultants, etc.

## AGENDA/STRUCTURE

### HOUSING 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?

### GOVERNMENT'S 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 REPORT CARD

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

### 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?

### FINANCING FOR AFFORDABLE HOUSING

- ❖ What are the current sources of funds?
- ❖ What are the alternative financing solutions?
- ❖ What are the innovative instruments worldwide that can be used in India?

### POLICY AND REGULATORY ECOSYSTEM

- ❖ What is the current policy and regulatory framework?
- ❖ How will RERA impact the affordable housing sector?
- ❖ What has been the industry's reaction?

### PPP IN AFFORDABLE HOUSING

- ❖ What are the key features of the new PPP policy?
- ❖ How is it likely to impact the sector?
- ❖ What is the future outlook for PPPs in affordable housing?

### SPECIAL SESSION WITH THE NATIONAL HOUSING BANK

- ❖ What is NHB's view on the housing finance system? How many companies have been granted licences so far?
- ❖ 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?

### ALTERNATIVE 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 the impact on construction costs?

### IMPACT OF GST

- ❖ What aspects of housing are covered under GST?
- ❖ What are some of the unaddressed issues/ anomalies in GST?
- ❖ What is the likely impact on the sector?

### FOCUS ON CONSTRUCTION

- ❖ How are construction methods evolving to cater to the need for speedy and low-cost construction?
- ❖ What are the challenges in project implementation? What measures can be taken to address them?
- ❖ How can the costs be minimised?

### STATE INITIATIVES

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

### TECHNOLOGY SHOWCASE

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

## 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 in India 2017*, *Real Estate in India 2017* and *Construction in India 2017*.

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## Registration Form

I would like to register for the conference. I am enclosing Rs \_\_\_\_\_ vide cheque/demand draft no. \_\_\_\_\_ drawn on \_\_\_\_\_ dated \_\_\_\_\_ Company GST No. \_\_\_\_\_ in favour of **India Infrastructure Publishing Pvt. Ltd.** payable at New Delhi.

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## Registration Fee

Delegates	fee			
	INR	GST @ 18%	Total INR	Total USD
One delegate	22,500	4,050	26,550	418
Two delegates	37,500	6,750	44,250	732
Three delegates	52,500	9,450	61,950	1,045
Four delegates	67,500	12,150	79,650	1,359

- 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.
- Conference fees cannot be substituted for any other product or service being extended by India Infrastructure Publishing Pvt. Ltd.

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