



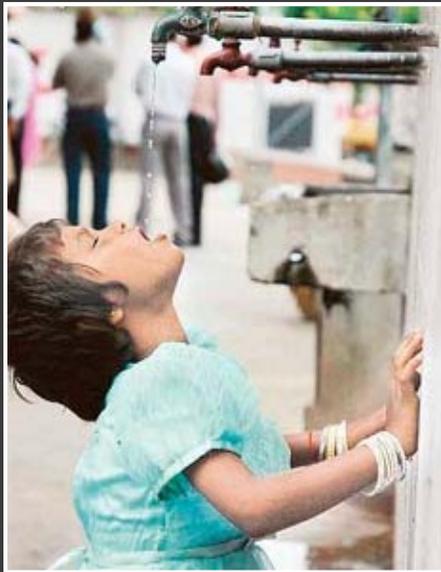
SUSTAINABLE & AFFORDABLE HOUSING

4th GRIHA Regional Conference, Bangalore

16.11.2013



THINK



LESS is MORE



THINK



LESS is MORE



THINK



LESS is MORE



Our Interventions

Policy framing support

Programme funding support

Project Development support

Funding

Consultancy

Technology

Capacity Building



Our Contributions so far in HOUSING

Current Year

42 Projects

734025 Houses

Affordable Houses

722521 (98%)

Project Cost

Rs 10509 Crores

Cumulative

14840 Projects

15536973 Houses

Affordable Houses

15188364 (97.7%)

Project Cost

Rs 91274.47 Crores

Through Funding



Our Contributions so far in HOUSING



Through Design & Development Consultancy



Our Contributions so far in HOUSING



Through Design Consultancy

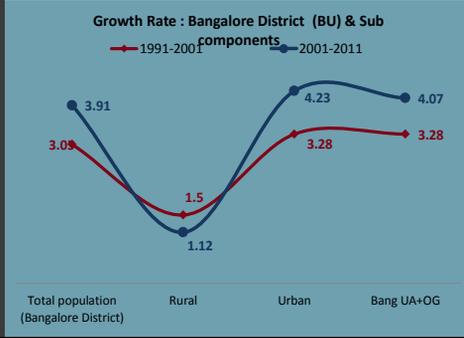
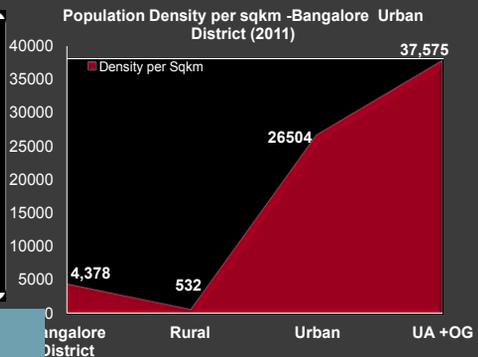
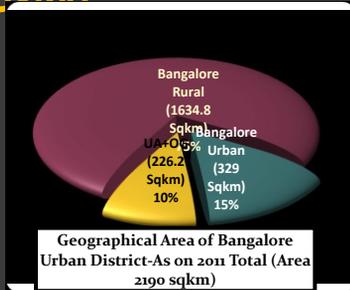


Through Design Consultancy

Sustainable Rental Housing _ HAL



Project Advisory Support for Affordable Housing

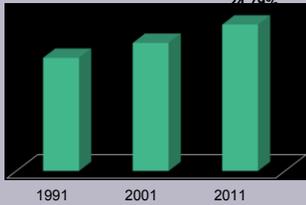


Bangalore Urban District



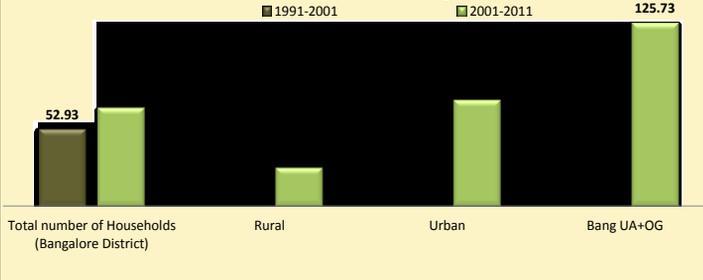
Through Project Advisory support

Percentage of total no of HHs to the total population

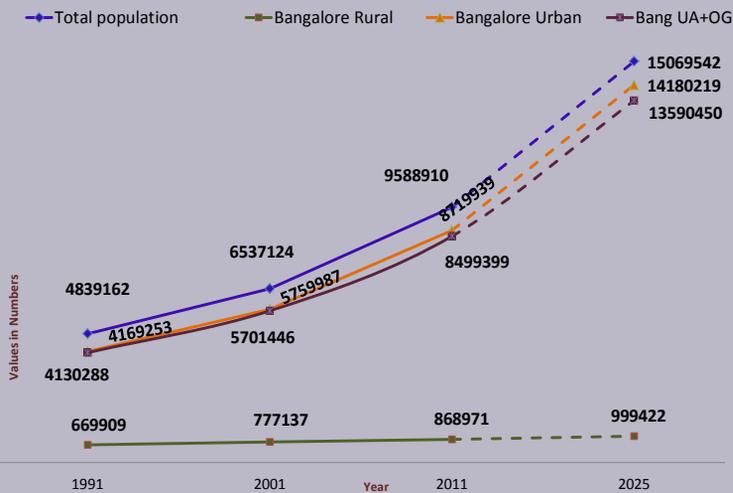


1991	2001	2021
9.27 lakhs	14.2	23.77 lakhs
48 lakhs	65 lakhs	95.88 lakhs

House Hold Trend Change in %



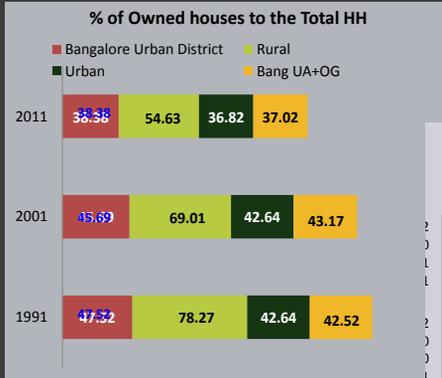
Population Projection (2025) Trend -Bangalore Urban District and its Subcomponents



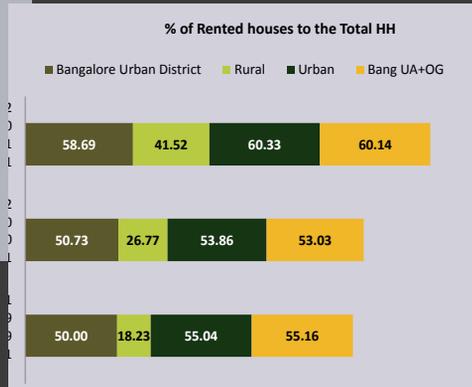
PROJECTED POPULATION 2025 BU Dist



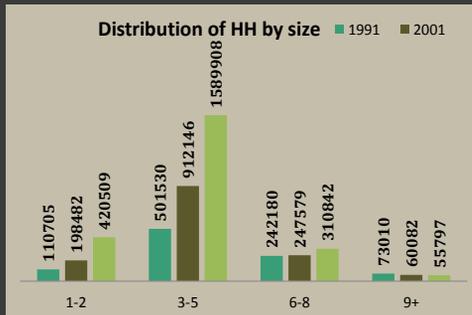
Household Tenure



Existing Housing Supply



Distribution of HH by size



Distribution of HH by no. of Married couples

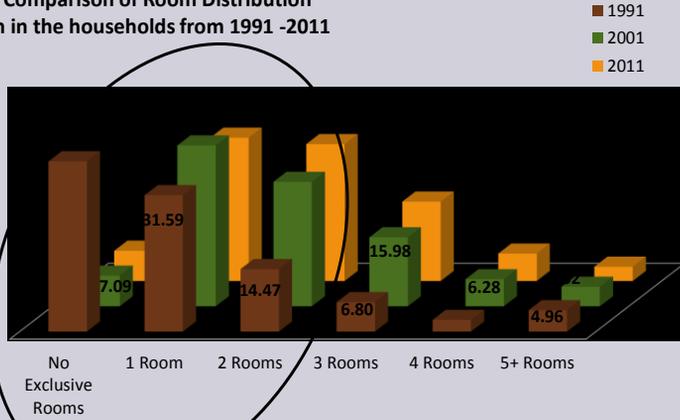


Household Characteristics

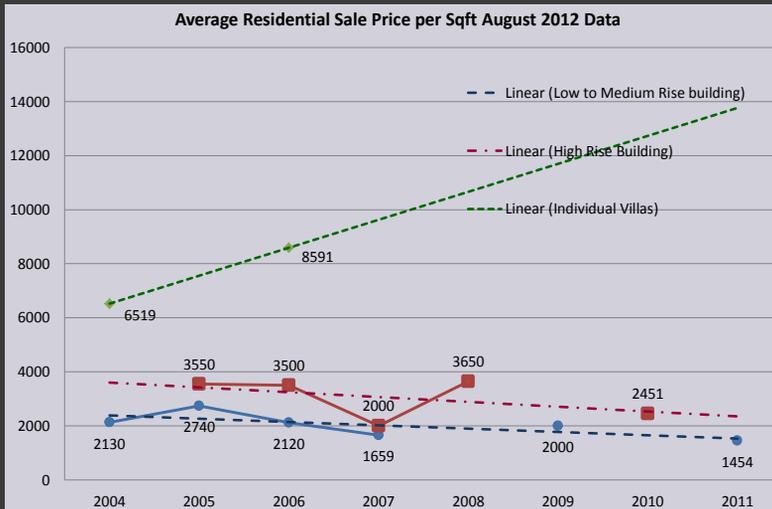


Room Composition of the Households

% Comparison of Room Distribution with in the households from 1991 -2011



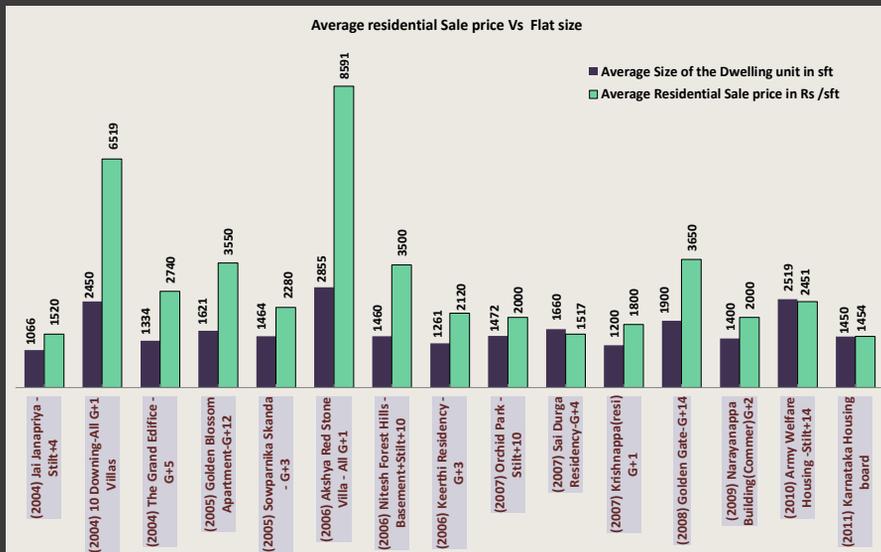
Average Residential Sale Price Market Supply



A locality in South East Taluk



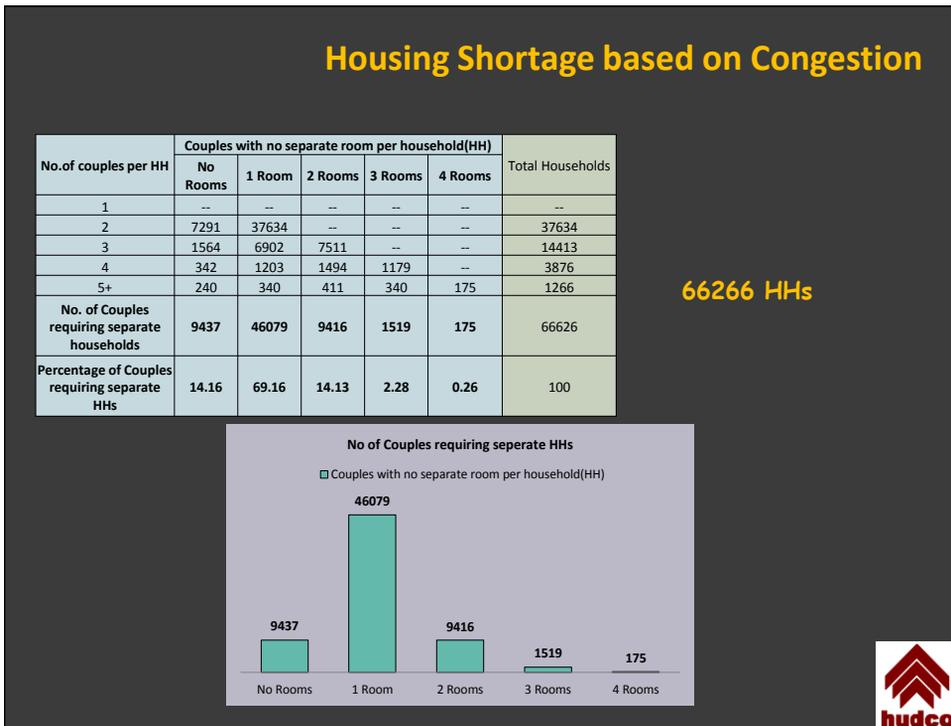
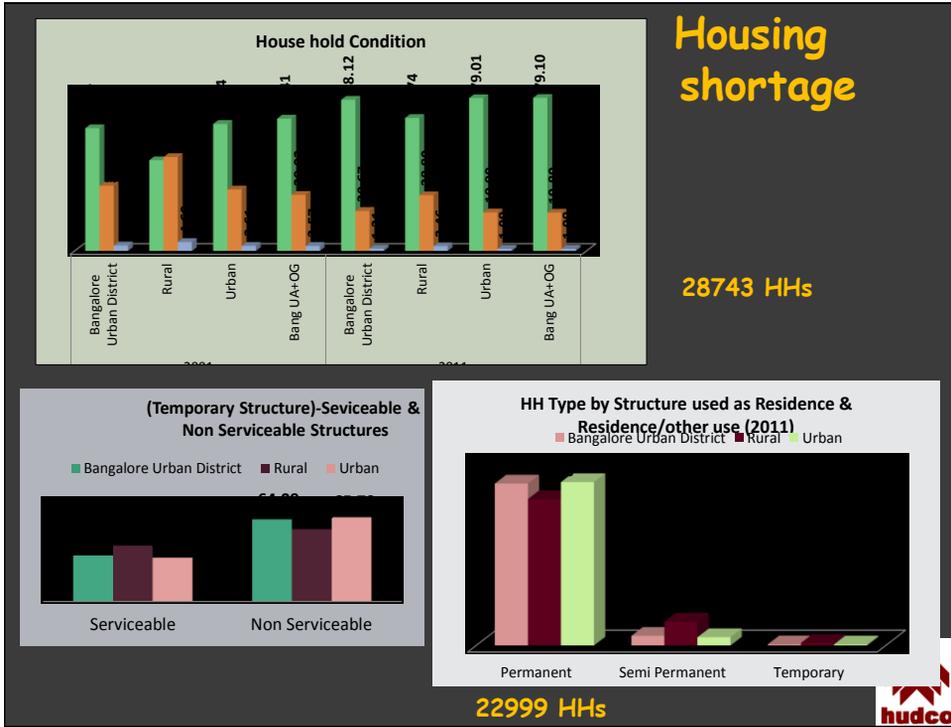
Average residential Sale price Vs Flat size



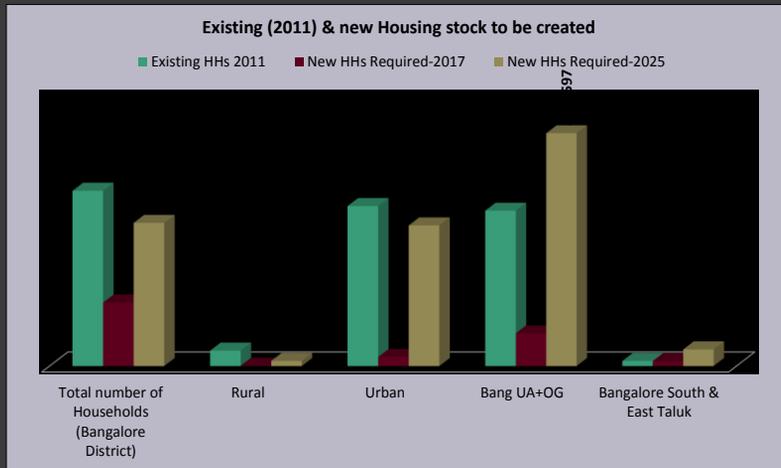
Estimated income of the Households to own the housing units at the above pricing

Dwelling Type	Estimated Monthly Income required to own
Low to medium rise apartments	78170
High rise buildings	103573
Villas	157904
25-50 lakhs	61428
50-80	122857
80 lakhs and above	196571

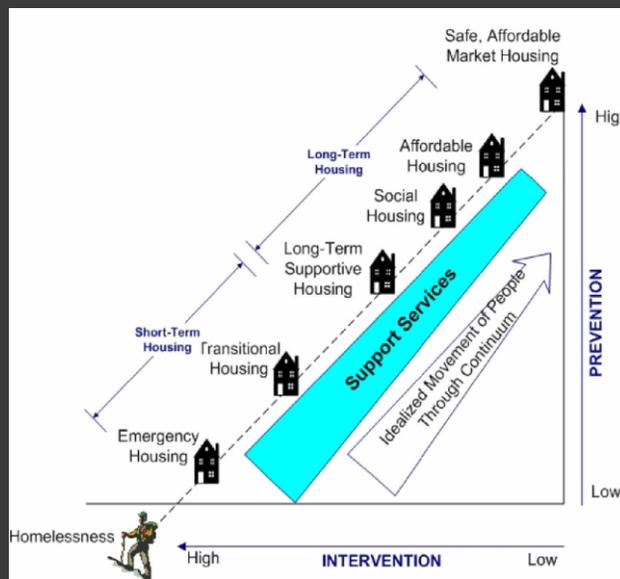




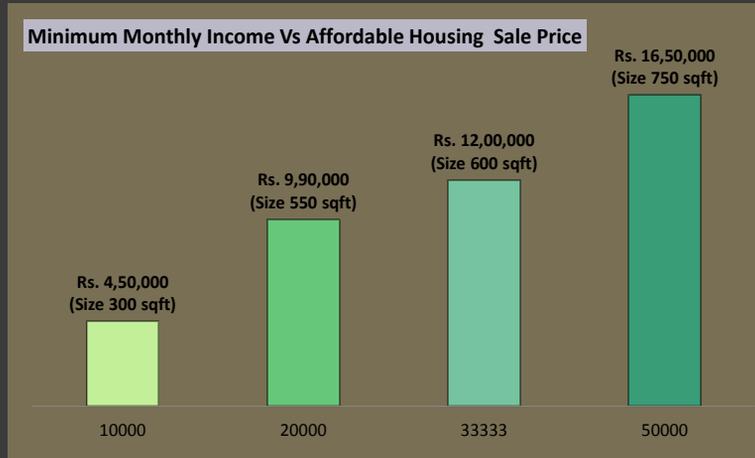
Existing HHs & New Housing stock to be created



Affordable Need and Demand Analysis The HOUSING CONTINUUM



Suggested affordable housing mix



Setting Priorities for Affordable Housing Delivery

Priority -1

- Home Ownership model

Below market **ownership housing** with prices aimed at households earning incomes between Rs 33333 to Rs 55000/-

Priority -1

- Lease to own model

- A Lease – to – Own model could slowly take them up the ladder of home –ownership in an effective manner. Some form of assistance by the State to help these modest –income renters move into home ownership will also reduce the pressure on some of the location’s existing rental units.



Setting Priorities for Affordable Housing Delivery

Priority -2

• Affordable Home Ownership For Young Working People

To address the demand of these single **individuals who earn incomes above between Rs 40000 to Rs 50000/- per month, integrated condominiums with self contained facilities** could be developed, where the land ownership vests with the State on a long lease period and the individuals pay lease rent, sufficient enough to maintain the habitats in addition to the capital cost of the housing.



Setting Priorities for Affordable Housing Delivery

Priority -3

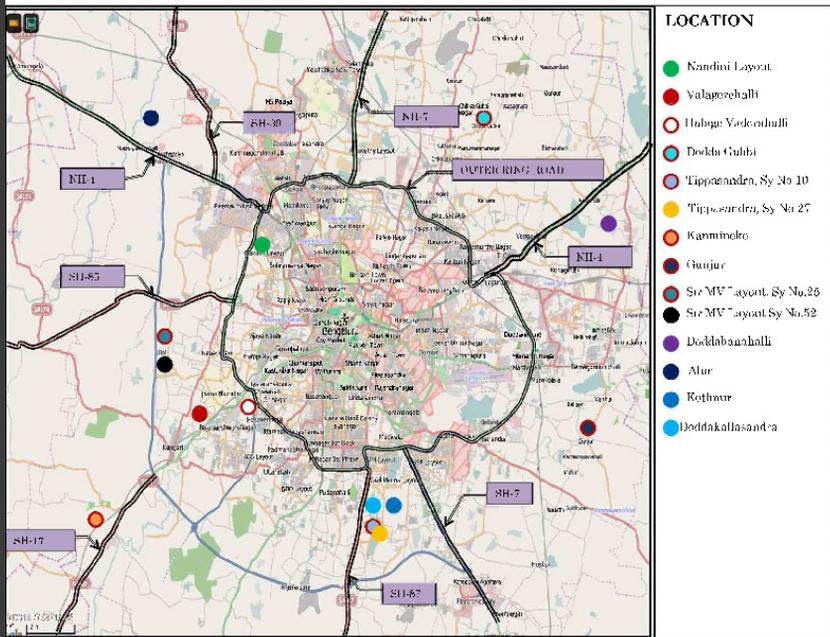
• Other Identified Housing Needs

Other identified housing needs for the locality includes:

- Supports for service population of the knowledge industries and industrial workers in the industrial areas.
- Supports for Urban poor
- Up gradation housing



Location Map of Housing Projects



AFFORDABLE HOUSING PROJECTS

BDA



DIFFERENT CATEGORIES OF HOUSING UNITS By BDA

SR. NO.	NO OF BHK	UNITS	BUILT UP AREA IN SQFT	COST OF EACH UNIT IN LACS
1	1 BHK	6972	436	8.00
2	2 BHK	2468	750	17.00
3	3 BHK	1112	1100	27.00
	TOTAL	10552		



PRECAST PRE-ENGINEERED LOAD BEARING WALL PANEL METHOD OF CONSTRUCTIONS

PRE-CAST PLANT





PANEL WITH REINFORCEMENT



CUBE ASSEMBLY

Cube Assembly Area

Cube Assembly Area

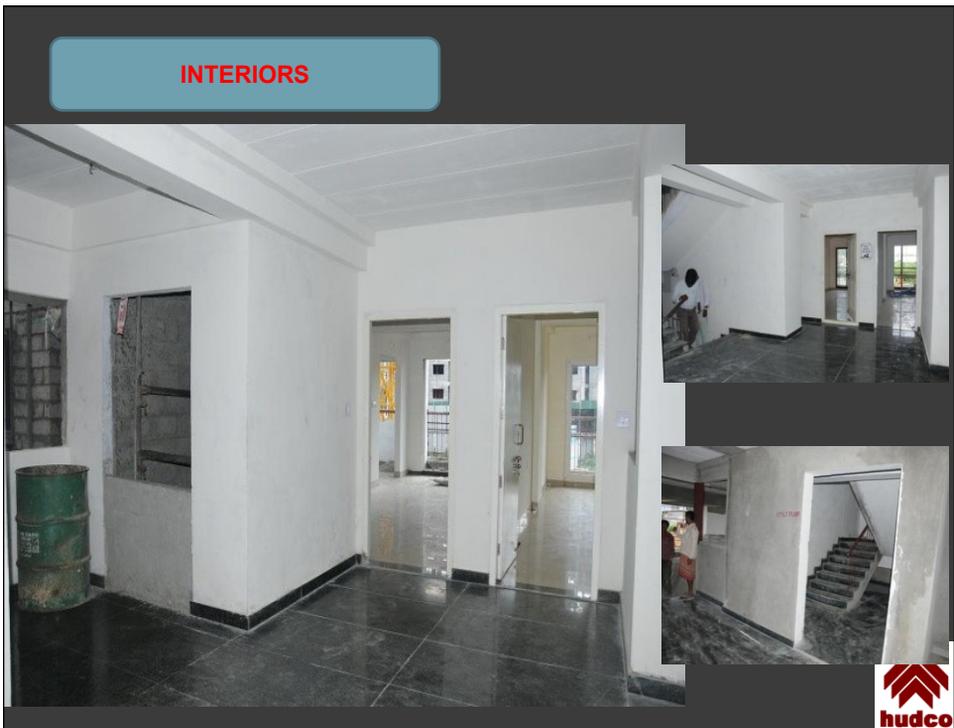


LIFTING & PLACING AT SITE



COMPLETED STRUCTURE



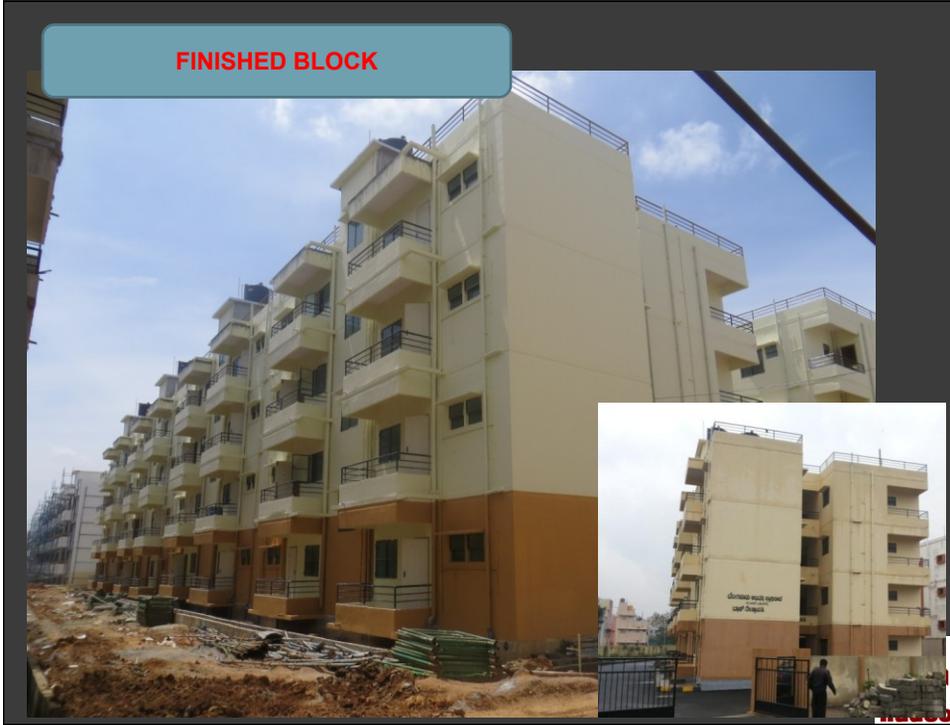


PASSAGE



INTERIORS





EMERGING Market Solutions



1854 Houses
Price 16L to 19.50L
1, 2, 3 BHK
351 – 1002 SQFT
Locality:
[Chandapura Anekal Road](#)

Builder: VBHC

Jannadhar
1128 Houses
ATTIBELE



EMERGING Market /Retail Solutions



Rental
Konankunte
450 Sft Rs 4000/month

**2BHK Apartment in Sarjapur Road
Bangalore at MSR Flora**
Rs. 19.80L900 Sq. Ft.



HUDCO continues to evolve and contribute

RENT to OWN
Beneficiary + Employer + HUDCO

HuNNY - Nav Nagar Yojana
For Developing Sustainable Habitats
Urban Local Body + HUDCO

Micro Finance for small houses
Equity to SEWA

HUDCO Design Competition
Building Centre rejuvenation



**Yet miles to go ...
Towards affordability and sustainability**



THANK YOU

Vijaya R Vasu , HUDCO

16.11.2013

