



**IIFL**  
HOME LOAN

Present



**A Report on Kutumb,  
Chapter VII**

# CLIMATE RESILIENT & GREEN AFFORDABLE HOUSING IN INDIA

India Habitat Centre, New Delhi  
14th December 2021



URBAN CLIMATE  
CHANGE RESILIENCE  
TRUST FUND  
World Development Bank



The  
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SWISS GOVERNMENT  
DEPARTMENT OF  
FINANCE  
AND  
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UNIVERSITÄT  
BERNE



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# Kutumb: An Overview

IIFL Home Finance Ltd. flagship event Kutumb, an initiative towards Green Affordable Housing, is a knowledge sharing platform fostering green, affordable and sustainable building development in India. With a vision of sustainable living for everyone, it is an impetus to institute green technology, and environment friendly sustainable living that focuses on the needs, efforts, and initiatives to promote sustainable and energy efficient real estate development in affordable sector. The platform brings together the industry experts and the infrastructure developers by providing financial support as an incentive in inducing them to green technology in affordable housing.

In the past, we have successfully completed 6 Chapters of Kutumb, a mix of five physical events across Ahmedabad, Indore, Pune, Bangalore, and Hyderabad, and 1 virtual month long event in form of webisodes and podcasts. Our initiative has been able to seed the concept of Green Affordable Housing among around 500 developers. This endeavor has witnessed participation from Asian Development Bank (ADB), German Agency for International Cooperation (GIZ), Proparco (a subsidiary of Agence Française de Développement (AFD)), Climate Bond Initiative, International Finance Corporation (IFC), Green Building Council of India (GBCI), CDC - a UK sovereign fund and National Housing Bank (NHB).

Through Kutumb, our mission is to extend Housing for All towards Green Housing for All, and we believe that our combined efforts and initiatives will work towards achieving a safer, greener and sustainable future.

## The Green Building Revolution



### WHY

Agenda is to the blend benefits of green home within affordable housing segment in India, ultimately strengthening our belief in Honourable Prime Minister's vision and mission of Pradhan Mantri Awas Yojana - Housing for All by 2022 [PMAY - HFA (U)]



### HOW

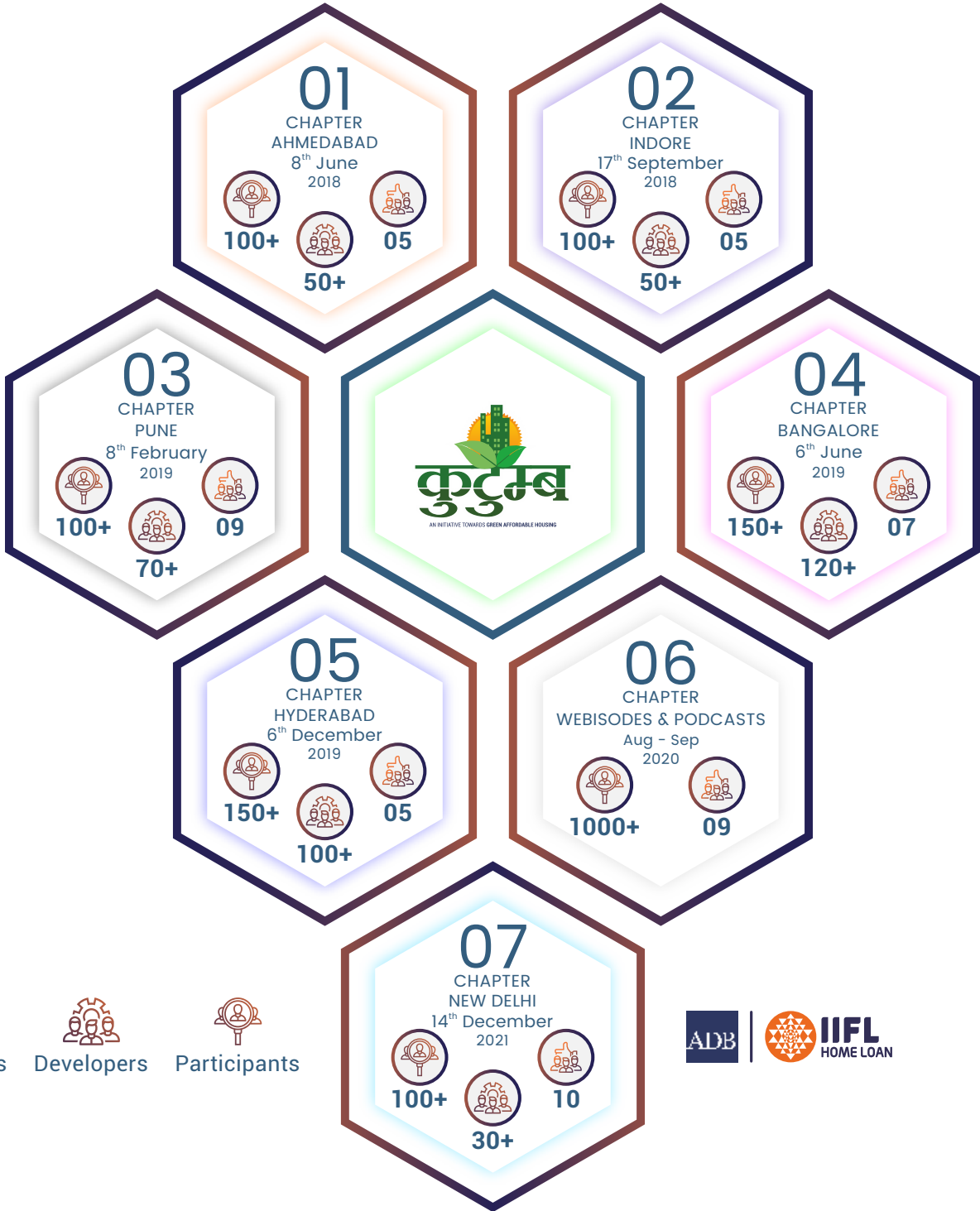
The trigger comes from the fact that buildings are responsible for huge amounts of carbon emission, excess of waste, water & energy consumption. They are the consumers of non-renewable & natural resources.



### WITH

Kutumb is an initiative to build awareness about the need for green affordable housing amongst its stakeholders and provide a common platform to transform this idea into reality

# Kutumb's Journey



 Experts
  Developers
  Participants



# Climate Resilient & Green Affordable Housing in India

Under the project '**Resilient & Green Affordable Housing for Economically Weaker Section (EWS) and Low-Income Group (LIG) categories in India**', IIFL HFL, in collaboration with ADB, will be hosting series of its flagship event 'Kutumb' at various locations and markets of the country. The end objective of Kutumb is to enable and support the green building ecosystem in the affordable housing sector in India.

The first Kutumb event from the series focused around '**Climate Resilient & Green Affordable Housing in India**'. The discussion was split amongst two sets of panelist from various facets of the Green Housing ecosystem.

**Panel 1: Sustainable Finance in Affordable Housing**

**Panel 2: Importance of Climate Resilience in Affordable Housing**



**30+**  
Developers



**120+**  
Participants



**20+**  
Women



**10**  
Experts

## STAKEHOLDERS



# 'Sustainable Finance in Affordable Housing'

The first panel titled 'Sustainable Finance in Affordable Housing' focused on creating awareness about sustainability in the affordable housing sector, and emphasized the role of Development Finance Institutions (DFI) and Housing Finance Companies (HFC) in creating a scalable ecosystem. It also highlighted the importance of technical assistance provided by DFIs in sensitizing the benefits of green building to the developers as well as the end users. The rise in provision of fiscal incentives for affordable housing developers, will promote green finance, that in return will pioneer sustainable development in the affordable housing space in India in the coming years.

Scan to watch



Click to watch Panel 1



*"Increasing the awareness that green housing will not pinch your pocket, will pay you back in the long run"*

**S K Hota**  
MD, National Housing Bank

*"We are trying to educate developers on how to make affordable houses, which are still sustainable. And sustainability here means in terms of resources, which are environmentally friendly"*

**Nirmal Jain**  
Founder & Chairman, IIFL Group



*"Sustainable and affordable housing are extremely critical to move towards the sustainability goals"*

**Priya Sunder**  
Senior Investment Officer, Asian Development Bank

*"In countries like India, a Technical Assistance towards green and affordable housing can be really catalytic, helping all the stakeholders, to achieve specific goals. We, as a society, are really in this momentum clearly"*

**Diane Jegam**  
Directrice Régionale PROPARCO Asie du Sud chez Proparco



*"Affordable housing is no longer a taboo, it's a place where you can live with honor, happiness and hygiene. Waves of change are incoming"*

**Monu Ratra**  
ED & CEO, IIFL Home Finance Ltd.

# 'Importance of Climate Resilience in Affordable Housing'

The session emphasized on the benefits of climate resilience design in affordable housing to developers and end consumer of these housing. It focussed on the importance of sustainability and how design interventions can lead to affordable green housing. Also, it highlighted the incentives offered to green housing, not only through rating systems and Government policies, but also from the operations and the maintenance point of view.

Scan to watch



Click to watch Panel 2



*"Affordability and sustainability are co-related. If you move in the direction of sustainability with the right design decisions, you will move in the direction of affordability also."*

**Ar. Ashok B Lall**  
Principal Architect, Ashok B. Lall Architects

*"Climate resilience has an impact on people, planet & the environment. So, it is particularly important to the vulnerable populations, as to how they are protected against weather disasters and how quickly can they recover from it to restore their livelihood"*

**Mohua Mukherjee**  
Economist & Green Finance Professional,  
Independent Director, IIFL Home Finance Ltd.



*"Building industry accounts for 22% of the global GHG emissions, and by 2050 this is expected to grow to 70%. Hence, it is important to have the green building ecosystem in place."*

**Dr. Sejal Patel**  
Professor & Chair, Faculty of Planning, CEPT

*"At Signature Global Group, we have a clear mission to build green affordable housing only"*

**Ravi Aggarwal**  
Co-founder & MD, Signature Global Group of Companies



*"If we really want to keep our temperature well below 2 deg Celsius, we must invest in innovating on how we build our cities, how we produce goods & how we move. Construction & housing industry is contributing close to about 38 million of CO2 emissions globally."*

**Saswat Bandyopadhyay**  
Project Director, CEPT

# Executive Summary

India is rapidly urbanizing, and business is booming for the construction sector. Yet there is a shortage of 18.7 million units in urban and 43.7 million units in rural areas. Over 90% of this housing deficit is estimated to be in the affordable housing segment, primarily for EWS & LIGs. The construction of affordable housing on such a huge scale has its own challenges like increase in the use of energy & non-renewable resources. Hence, a focus on resource minimization through adoption of sustainable construction practices is the need of the hour. However, there is a lack of awareness about sustainability and how it links to affordability. To bridge this gap, the DFI's have come up with a comprehensive tool of technical assistance (TA).



The TA from ADB to IIFL HFL comprises of three elements; Propagation (Kutumb, Disha and other community engagement programmes), Capacity Building (training for developers to get green certification for projects) and Research & Innovation (work on sustainable materials, energy efficient technologies and low-cost green technologies). The entire program is aligned with Sustainable Development Goals of the UN, focussing primarily on climate resilience, affordable housing and gender inclusivity.

The objective of this Kutumb event titled '**Climate Resilient & Green Affordable Housing in India**' from the above mentioned series was to sensitize the developer fraternity understand how functions such as relevant operations and maintenance in the project development lifecycle play a huge role in climate resilient housing. The panels also discussed how the available relevant policy landscape, incentives such as additional FSI, discount in development charges, rebate in property tax, etc. should encourage and promote climate resilience and affordable housing amongst the stakeholders through green building certification systems or through the Government of India's incentives for green buildings.



Lamp lighting by Mr. S K Hota, Mr. Nirmal Jain & Ms. Mohua Mukherjee



Panelists discussing 'Sustainable Finance in Affordable Housing'



Ar. Ashok B Lal explaining the importance of resilience in affordable housing



Signing MoU with Pyramid Group for facilitating Green Certification of projects



# DISHA: Community Awareness Programme

DISHA is a set of the community engagement activities at selects housing societies, preferably EWS/LIG societies. The objective of this activity is to influence the children and women of the EWS/LIG households to adopt sustainable ways of living, contributing towards climate change control, water & energy preservation & reducing footprints. The idea is to prepare families, especially women and children of the household adopt sustainable living behaviour in day-to-day life and also become change agents in the community. DISHA comprises of:

- An NGO led sustainable living workshop which talks to women about saving of electricity, water, resources and energy in their routine life
- Seed Bomb activity for children which enables them to create seed bombs and plant these bombs (native saplings) in the local vicinity. Children pledge to track the growth of the plants for next three years



## Omaxe City 1 - Ashiyana, Indore



**20+**  
Children



**18+**  
Women



**40+**  
Sapling

## Migsun Roof, Ghaziabad



**25+**  
Children



**12+**  
Women



**40+**  
Sapling

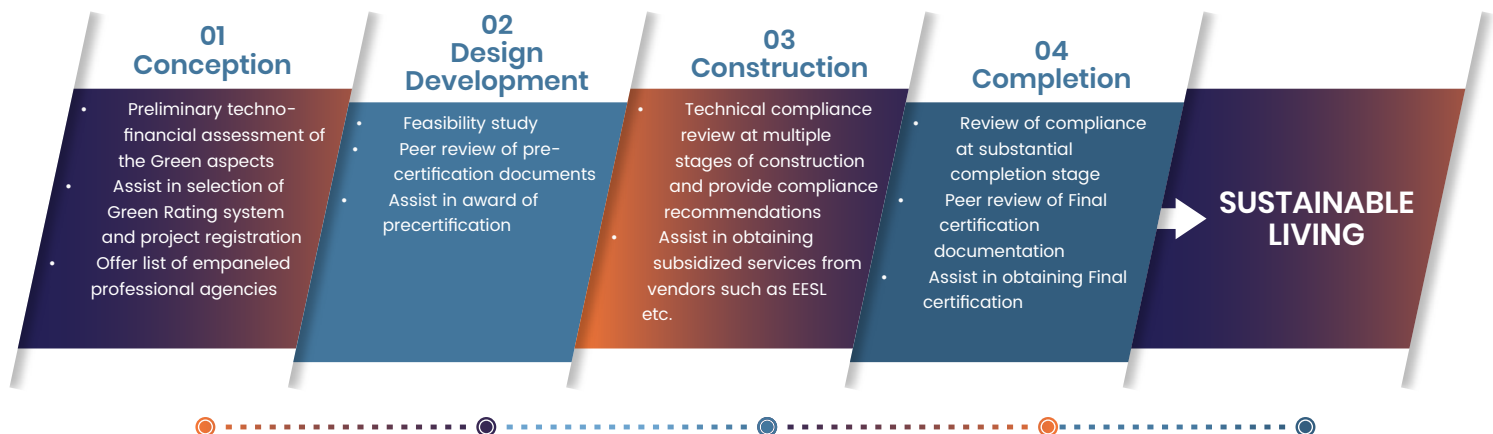
# Green Value Partner

IIFL Home Loans knows that homes that are designed and built to be comfortable and healthy, causing minimal harm to the environment will be good for the residents and good for society at large. We call these homes 'GREEN HOMES'.

What improvements to our usual ways of designing and buildings can we bring to make them Green, and how do we implement them sustainably and affordably? Meet our Green Value Partners (GVPs) who seek to provide end-to-end assistance (hand holding) to the developer and work along with them throughout a project's lifecycle, from concept to completion, ensuring successful realization of the intended project's vision and efficiencies.

GVPs also ensure that all criteria are understood in depth and met in order to successfully achieve a Green Building Certification.

## GVPs Support to Developers



## Impact



43 project under management



15 project pre-certified



12472 families impacted



Water savings of 524 ML/annum



Electricity savings of 8612 Mwh/annum



Co2 savings of 8349 tons/annum



Click to know more

# Awards & Media



**Green Brand Of The Year  
at IAA Olive Crown Awards 2021,  
by International Advertising Association**



**Green Champion Awards – 2020,  
by IGBC**



**Jury Special Mention at  
Sustainability 4.0 Awards 2021  
by Frost & Sullivan**



**Sustainability Initiative  
of the Year, by  
Business Intelligence Group**

## **IIFL Home Finance Ltd. (IIFL HFL) in collaboration with Asian Development Bank (ADB), launches 1st event from the flagship Kutumb series to promote green affordable housing in India**

Chennai: 6th January 2022: IIFL Home Finance Ltd. (IIFL HFL), in collaboration with Asian Development Bank (ADB), organised its flagship event Kutumb which is an initiative to promote Green Affordable Housing in India. The event took place at India Habitat Centre, New Delhi on December 14th, 2021 with the presence of Mr. S.K. Hota (MD, National Housing Bank) & Mr. Nirmal Jain (Founder & Chairman, IIFL Group) as chief guests. The event also had speakers from development finance institutions (DFIs) such as Asian Development Bank and Proparco (an arm of Agence Française de Développement Group (AFD Group)).



**IIFL**  
HOME LOAN



An ESG Initiative Towards  
Green Affordable Housing



IIFL HFLs First  
Sustainability Report



IIFL HFLs Guide to  
Sustainability Affordable Housing

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[iiflhomeloans.com/kutumb](https://iiflhomeloans.com/kutumb)