



A Report on Kutumb

GREEN GUJARAT

Making Housing Sustainable and Affordable

5th April, 2022

Bhuj | Ahmedabad | Surat



IIFL
HOME LOAN



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KUTUMB: GREEN GUJARAT

IIFL Home Finance Ltd. (IIFL HFL) concluded the second Kutumb '**Green Gujarat: Making Housing Affordable and Sustainable**' in collaboration with the Asian Development Bank (ADB). This was the eighth Kutumb platform created and presented by IIFL HFL, since the inception of Kutumb and was hosted in the city of Ahmedabad, virtually being held at Surat and Bhuj as well.

SPEAKERS



Lochan Sehra
IAS - Municipal Commissioner,
Ahmedabad



Sandeep Virmani
Director,
Hunnarshala Foundation



Yamal Vyas
Director,
National Housing Bank



Priya Sunder
CFA, Senior Investment Officer,
Asian Development Bank



Saswat Bandyopadhyay
Project, CEPT University and
project Director, CRDF



Monu Ratra
ED and CEO,
IIFL Home Finance Ltd.



Smruti Jukur
Urbanist, Architect & Urban
Planner, SPARC and SDI



WATCH THE EVENT
SNAPSHOT

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ENGAGEMENT



STAKEHOLDERS



GREEN HOUSING MADE EASY AND AFFORDABLE

Overview

The session imparted knowledge on existing green building techniques in housing, and its easy implementation and cost effectiveness. It helped the audience understand the design strategies that contribute to building resiliency and safeguarding the property against natural calamities such as earthquake and flooding. Also, it highlighted the government policies and initiatives available in the state to promote green affordable housing.

Moderated by Mr. Monu Ratra (Executive Director and CEO, IIFL Home Finance Ltd.), the first panel featured the expert insights of Mr. Lochan Sehra (Commissioner, Ahmedabad Municipal Corporation), Mr. Sandeep Virmani (Director, Hunnarshala Foundation), Mr. Saswat Bandyopadhyay (Project Director, CEPT), and Ms. Smruti Jukur (Program Leader, Society for the Promotion of Area Resource Centres - SPARC).

The building sector in India is growing at a rapid pace and contributes immensely to the growth of the economy. The increase in construction activities caters to about 40% of the total pollution produced which is alarming. Green construction practices such as use of the stabilized earth blocks (CSEB) or construction and demolition blocks in the structure, shallow domes and jack arches to reduce the RCC amount in the building, helps not only to reduce the pollution by 60-70% but also in controlling the cost. The Government of India is taking initiatives to promote Green & Affordable Housing in Gujarat, some of the initiatives being:

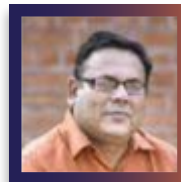
- ◆ *Subsidies given to housing society that have rainwater harvesting system*
- ◆ *10% property tax rebate to all residential buildings that install solar rooftop system*
- ◆ *Redemption of vehicle tax for Electric vehicles, etc.*

As per NITI Ayog, more than 60% of the urbanization is yet to happen in Gujarat, which can be done by providing proper green and affordable housing solutions further encouraging the green building certification across Gujarat.



"Gujaratis number one in implementation of PMAY by having policy regime in 2015 before execution. The two main policies were slum redevelopment policy and provisions of affordable housing zone in cities"

- Lochan Sehra



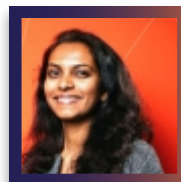
"Ahmedabad is considered a world heritage city due to its traditional form of urban planning and the way of constructing houses, i.e the pol housing."

- Saswat Bandyopadhyay



"We can reduce the cost of construction by 25% to 30% and pollution by 60-70% by incorporating innovative design strategies like use of stabilized earth blocks (CSEB) and shallow domes or filler slabs."

- Sandeep Virmani



"It is important to encourage the right mindset and empower actions to promote building a sustainable ecosystem"

- Smruti Jukur



Listen to
Sandeep Virmani
busts the myth of unaffordability

Scan or
Click Here



Watch snapshot
of Panel 1 '**Green Housing Made Easy & Affordable**'

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FINANCING GREEN AFFORDABLE HOUSING

Overview

The session emphasized on the cost benefits of green buildings through the home finance experts and the way IIFL HFL's Green Value Partners can support the developers in the process. the panel also stressed on the financial benefits and incentives that can be availed by building green.

Moderated by Mr. Ajay Jasiwal (Head, Compliance, IIFL Home Finance Ltd., the second panel featured the expert insights of Mr. Yamal Vyas (Director, National Housing Bank), Mr. Monu Ratra (Executive Director and CEO, IIFL Home Finance Ltd.) and Ms. Priya Sunder (Senior Investment Officer, Asian Development Bank).

Green housing projects are not only beneficial to society but are also a great propagation for business. Green bonds from the global markets are provided to developers at almost 25-30% cheaper rates. Technology also plays a vital role in financing green and affordable housing. Digitization of documents by Home Finance companies, such as IIFL Home Finance, has led to cost optimization, increased customer satisfaction, and made getting finances faster.

Asian Development Bank (ADB), in collaboration with IIFL HFL, has started a Technical Assistance (TA) facility to sensitize the developers about green buildings and rating, its importance and its implementation in housing sector in India. Through investments given in this program, ADB and IIFL HFL aim to address the three United Nations Sustainable Development Goals, which are, elimination of poverty, gender equality and climate change.



Watch snapshot of Panel 2 '*Financing Green Affordable Housing*'

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"Home financing should ensure a lower interest rate and ease of paperwork to help home buyers achieve their dream of owning a home and feeling settled"

- Yamal Vyas



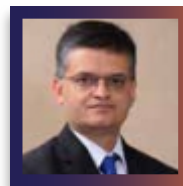
"Affordable Housing as a segment is a development-oriented sector in India and green Affordable Housing directly links to the Climate change goal of the SDGs."

- Priya Sunder



Listen to *Yamal Vyas shed light on the need of sustainable affordable housing*

[Scan or Click Here](#)



"Technology plays a vital role in financing Green and Affordable Housing. Both Public and Private sectors need to come together to promote Green and affordable housing"

- Monu Ratra

EXECUTIVE SUMMARY

India is rapidly urbanizing, and the construction sector is on a constant boom. Yet, there is a shortage of 18.7 million housing units in urban and 43.7 million housing units in rural areas. Over 90% of this housing deficit is estimated to be in the affordable housing segment, primarily for EWS and LIGs. The construction of affordable housing on such a huge scale has its own challenges such as increase in the use of energy and 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).



18.7 Million
Housing shortage
in urban India



43.7 Million
Housing shortage
in rural India



90%
Housing deficit
housing deficit
for EWS & LIG

Objective of 'Green Gujarat: Making Housing Sustainable and Affordable' was:

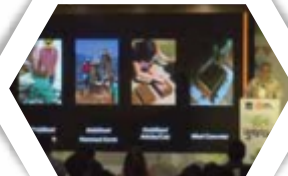
- ◆ to sensitize the local developer fraternity about green buildings and rating
- ◆ understand how functions such as operations and maintenance in the project development lifecycle play a huge role in climate resilient housing
- ◆ how the available relevant policy landscape and incentives such as additional 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



Lamp lighting by
NAMES TO BE CHANGES



Panelists discussing
'Financing Green
Affordable Housing'



Mr. Sandeep Virmani
explaining the importance of
Burnt Brick / CC Block to
Stabilized Mud Technologies



Content below to
be changed



Watch the live streaming of Kutumb
'Green Gujarat'



Watch Asian Development Bank & IIFL Home
Loans Technical Assistance Program

DISHA: COMMUNITY AWARENESS PROGRAMME

DISHA activations at selects (Green Certified preferably) EWS/LIG societies. The aim 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. Three DISHA activations were concluded in Gujarat.



AHMEDABAD



65+
CHILDREN



50+
WOMEN



120+
SAPLING

BHUJ



66+
CHILDREN



86+
WOMEN



156+
SAPLING

SURAT



48+
CHILDREN



61+
WOMEN



99+
SAPLING

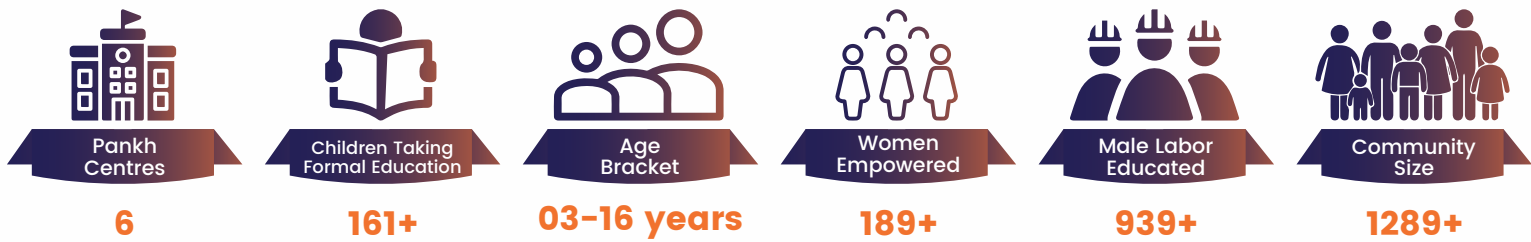


Watch journey of **DISHA** in the country

PANKH: DE UNKE SAPNE KO UDAAN

IIFL Home Finance Limited aims to establish learning centres (including creche and multi grade and multi level education delivery) for children of migrant construction workers, fostering active story based learning in children to develop precognitive, pre-reading and pre-writing skills to ensure a seamless continuum from non-formal early learning to formal learning system, operational near the construction sites as IIFL's Social impact Program. The idea is to breakdown the barriers between formal education and children of migrant construction site workers and bridge the disconnect between children and literacy (5 days a week, 6 hours each day). These schools will be complimented by:

- ◆ Awareness Programme on Health & Hygiene for Women
- ◆ Awareness Programme on Behavioural Change in Men
- ◆ Awareness and Counselling for Parents/community on "Safety at Construction Sites"



Watch PANKH; de unke sapno ko udaan!

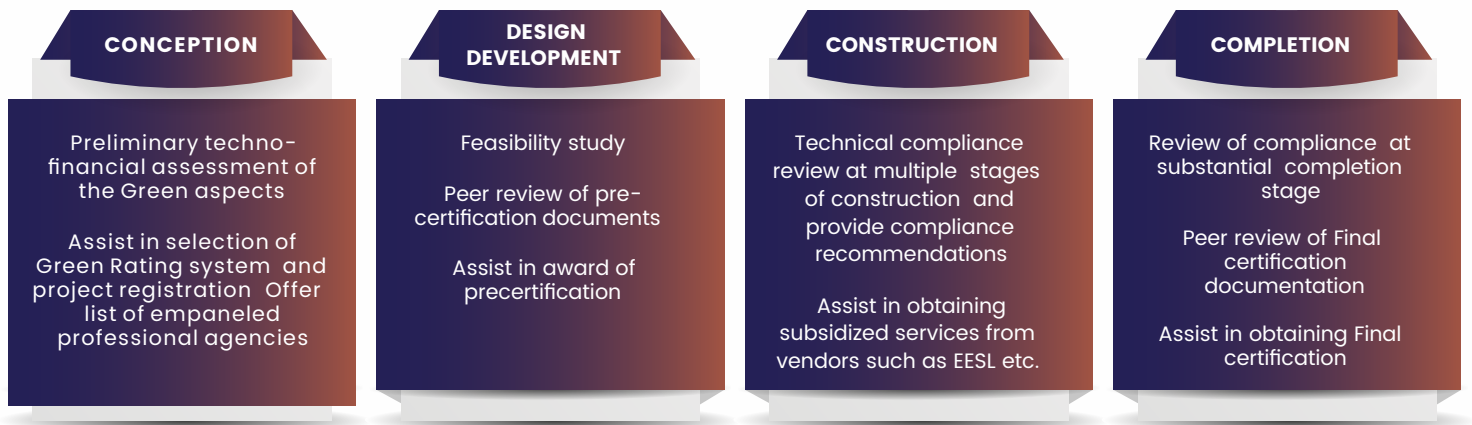
GREEN VALUE PARTNER

CONCEPTION TO CERTIFICATION

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 projects' lifecycle, from concept to completion, ensuring successful realization of the intended projects' vision and efficiencies.

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



SUSTAINABLE LIVING



33

Project Under Management



23

Project Pre-Certified



1

Projects Final Certified



17,506

Families Impacted



Water Savings of **690** ML/Annum



Electricity Savings of **11,948** MWH/Annum



Co2 Savings of **10,992** Tons/Annum



Watch status of green and affordable housing in the state of Gujarat, along with the initiatives taken.

AWARDS



**Sustainability Initiative
Of The Year –
Sustainability Awards 2021,
by Business Intelligence group**



**Green Brand Of The Year –
Iaa Olive Crown Awards 2021,
by International Advertising
Association**



**Inn-tech 2021 Innovation
And Technology Awards,
by Inkspell Media Solutions**



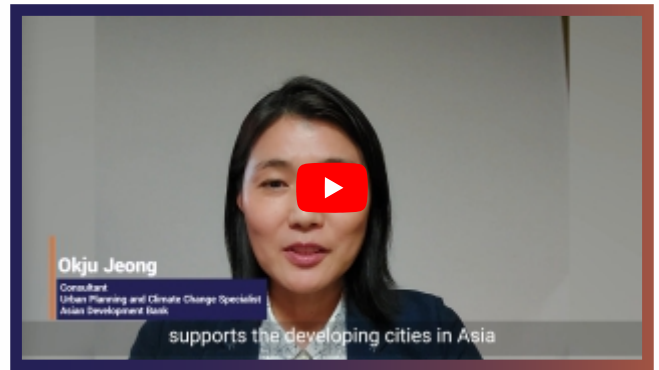
**Recognized as The Financial
Inclusion Initiative
of the Year at Business Leader
of the Year Awards**



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



Watch Susan Olsen, Unit Head, Private Sector Financial Institutions, Mekong Region, Asian Development Bank
"We chose IIFL Home Finance to work with in the sector as they have been a pioneer of green affordable housing in the country"



Watch: Okju Jeong, Urban Planning & Climate Change Specialist, Asian Development Bank
"Asian Development Bank is delighted to have supported IIFL HFL through the joint initiative for green affordable housing for women in India"

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An ESG Initiative Towards Green Affordable Housing



IIFL HFLs First Sustainability Report



IIFL HFLs Guide to Sustainability Affordable Housing

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