



**CREDAI**

AFFORDABLE HOUSING COMMITTEE PRESENTS

**AFFORDABLE  
HOUSING  
SUNDAY  
BULLETIN  
ISSUE : 19**

**DATE:**

**08-07-2018**

# AFFORDABLE HOUSING CLIMATE IN MUMBAI

REPORT 2018 By HDFC & Quikr Realty

## Introduction:-

In India, the top 8 cities, which include NCR(National Capital Region), MMR(Mumbai Metropolitan Region), Bengaluru, Chennai and Pune, have remained the mainstays for economic development for a very long time and still continue to do so. The migration towards these cities has been growing at a significant pace. Spread across 4,354.50 sq km, MMR (Mumbai Metropolitan Region), one of the most populous urban regions in India has seen a 197 per cent population growth during the past 4 decades. The region supports a population density of 37,000 persons per km which is among the highest in the world. These numbers are subjected to grow further, if we could take into account the unregistered slum population. The above statistics makes it very easy to picture the strong housing demand that has been building up in the MMR.

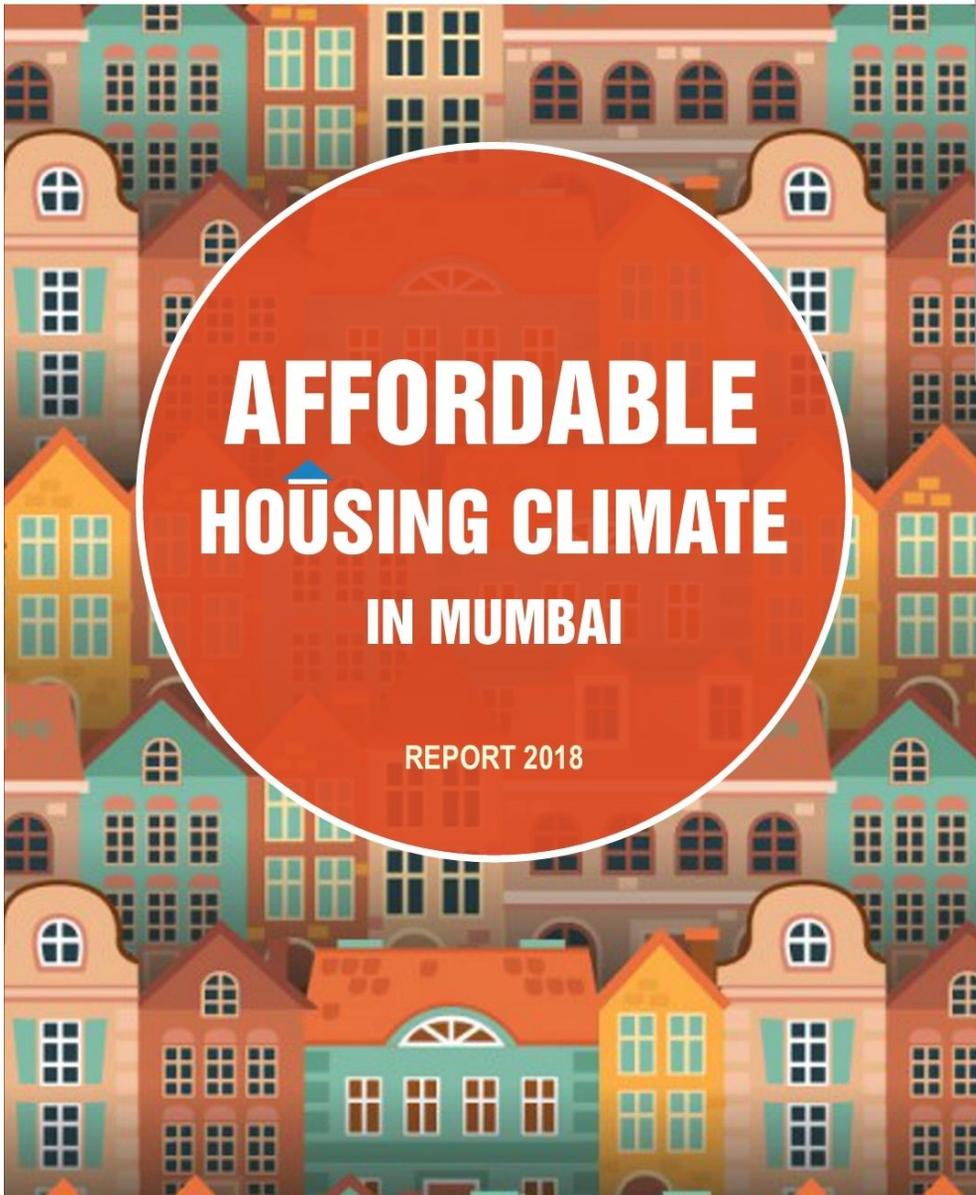
On the other hand, owing to factors such as commercial importance and land crunch, the real estate prices in Mumbai region have soared aggressively. Though it is equally true that the affordable housing developers are looking to capitalise this gap, operating in this segment needs dedication, high risk appetite and an intent to serve the community. Owing to the relatively lower profit margins, the developers have to work very hard in ensuring the volumes. Unlike the regular projects, the success of an affordable housing project depends a lot on the smart design, discipline and technology.

In this view, this white paper intends to compare the traditional challenges the industry has been facing and how well the new policy announcements correspond to them.

## REPORT FEATURES

- ❑ The report finds that making an affordable housing projects needs a bit more than the usual level of planning and execution techniques.
- ❑ It says, Affordable housing is a science in itself, which combines the concepts of engineering, financial planning and economics. Furthermore, the focus is not just the present cost of developing the project but also lower lifetime maintenance cost.
- ❑ The reports highlights in detail the good recipe for success of the affordable housing projects i.e Financial Discipline, Low cost material, Construction techniques and Design.
- ❑ The report pen down the perils of being an Affordable Housing Developer i.e various challenges faced by developers working in this segment viz. Developers are required to incur extra cost on Infrastructure, Higher Land Values, Obtaining permissions and approvals, increasing cost of material, growing home buyers expectations etc.

## Download Link – Detailed Report



Report 2018



<http://hdfcrealty.com/pdf/Affordable%20Housing%20Report.pdf>

# CREDAI NATIONAL - AFFORDABLE HOUSING COMMITTEE



## Mr. Shantilal Kataria

Chairman, Affordable Housing Committee  
Credai National  
President, Credai Maharashtra  
Email- [katariashantilal@gmail.com](mailto:katariashantilal@gmail.com)

## Mr. Sachin Kulkarni

Convenor, Affordable Housing Committee  
Credai National  
Email:- [sachin@vastushodh.co.in](mailto:sachin@vastushodh.co.in)

## Mr. Majid Kachhi

Convenor, Affordable Housing Committee  
Credai Maharashtra  
Email:- [kachhigroup@gmail.com](mailto:kachhigroup@gmail.com)

## Mr. Dilip Mittal

Convenor, Construction Cost Committee  
Credai Maharashtra  
Email:- [dilip@mittalbrothers.com](mailto:dilip@mittalbrothers.com)

## Mr. Suhas Merchant

Chairman, RERA  
(Legal Committee Credai National)  
Email:- [srmerchant@vsnl.com](mailto:srmerchant@vsnl.com)

## Mr. Pankaj Kothari

Member Affordable Housing  
Credai National  
Email:- [parkoakl@gmail.com](mailto:parkoakl@gmail.com)

## Mr. Mayank Modi

Credai NCR-Delhi

## Mr. Suresh Patel

Credai Surat, Gujarat

## Mr. Sanket Shah

Credai Ahmedabad, Gujarat

## Mr. Sarvesh Javdekar

Credai Pune Metro

## Supporting Partner



भारतीय स्टेट बैंक  
**State Bank of India**

हर भारतीय का बैंक  
THE BANKER TO EVERY INDIAN

Contact Us:  
CREDAI

5th Floor, PHD House, 4/2 Siri Institutional Area, August Kranti Marg, New Delhi-110 016

Tel: (011) 43126262/ 43126200 / Fax: +91 11 43126211 / Email: [info@credai.org](mailto:info@credai.org)

Disclaimer :- The information contained herein is of a general nature and is not intended to address the circumstances of any particular individual or entity. Although we endeavour to provide accurate and timely information, there can be no guarantee that such information is accurate as of the date it is received or that it will continue to be accurate in the future. No one should act on such information without appropriate professional advice after a thorough examination of the particular situation.