

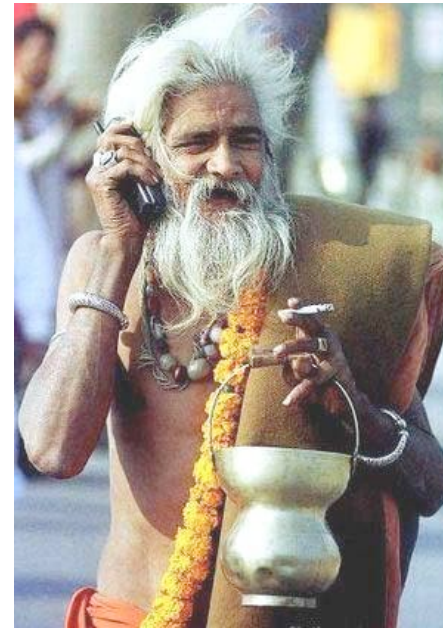
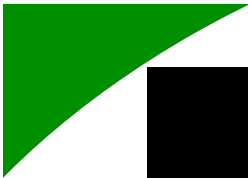


# Delivering Mass Housing

By  
Mr. Prashant Choksey  
CEO , Choksey Constructions







# India Overview

➤ Urban India has grown from 26 million people in 1991 to 285 million people in 2001. It is expected that by 2020 the urban population in the country would be 40 per cent of the total population.

➤ According to NHB's projections, the shortage of housing units in India is expected to shoot up to 80 million units between '07 and '12.



# Development Cost

USD

\$ 9 Land cost

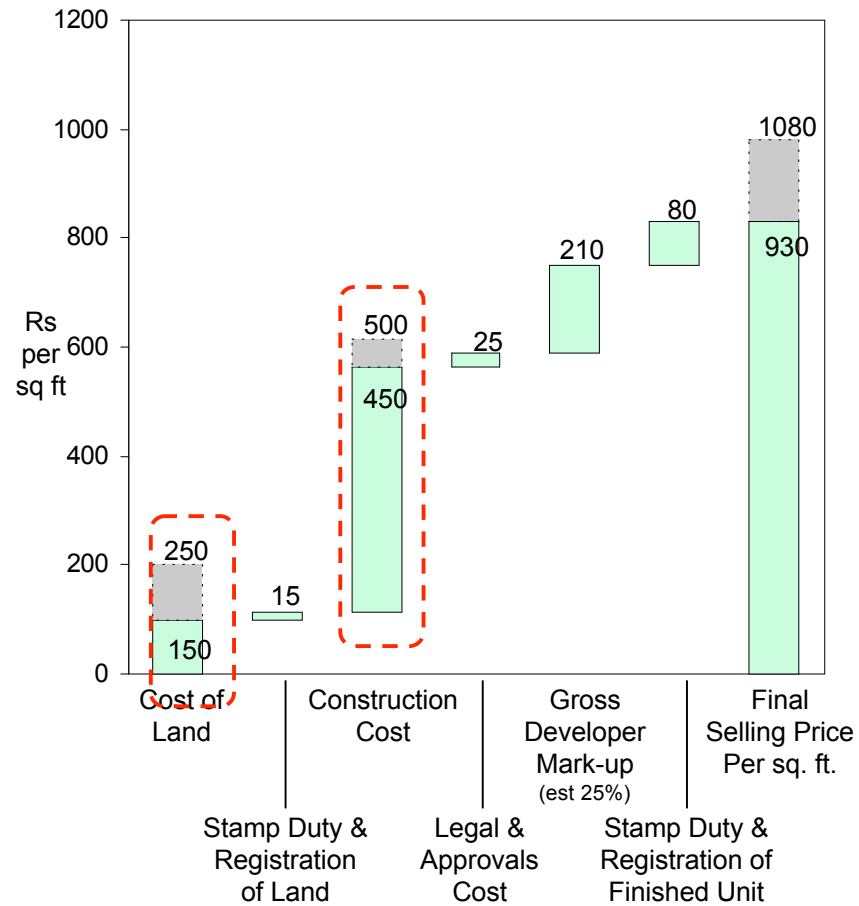
\$14 Construction cost

\$5 Developer margin

\$2 Stamp Duty

**\$31 total cost / sq. ft**

Pricing Structure



# Present Scenario

- Only Conventional Construction techniques being used.
- Construction Finance not easily available to the developers.
- Housing finance not easily available to the buyers.



# Challenges to Producing Affordable Housing

- **The inability of the potential buyer in the segment to access loans**
- **High Land costs in Strategic locations**
- **Rising Construction costs**
- **Bureaucratic delays can add to costs**
- **Dominated by unorganised players**
- **Lack of mandatory specifications**



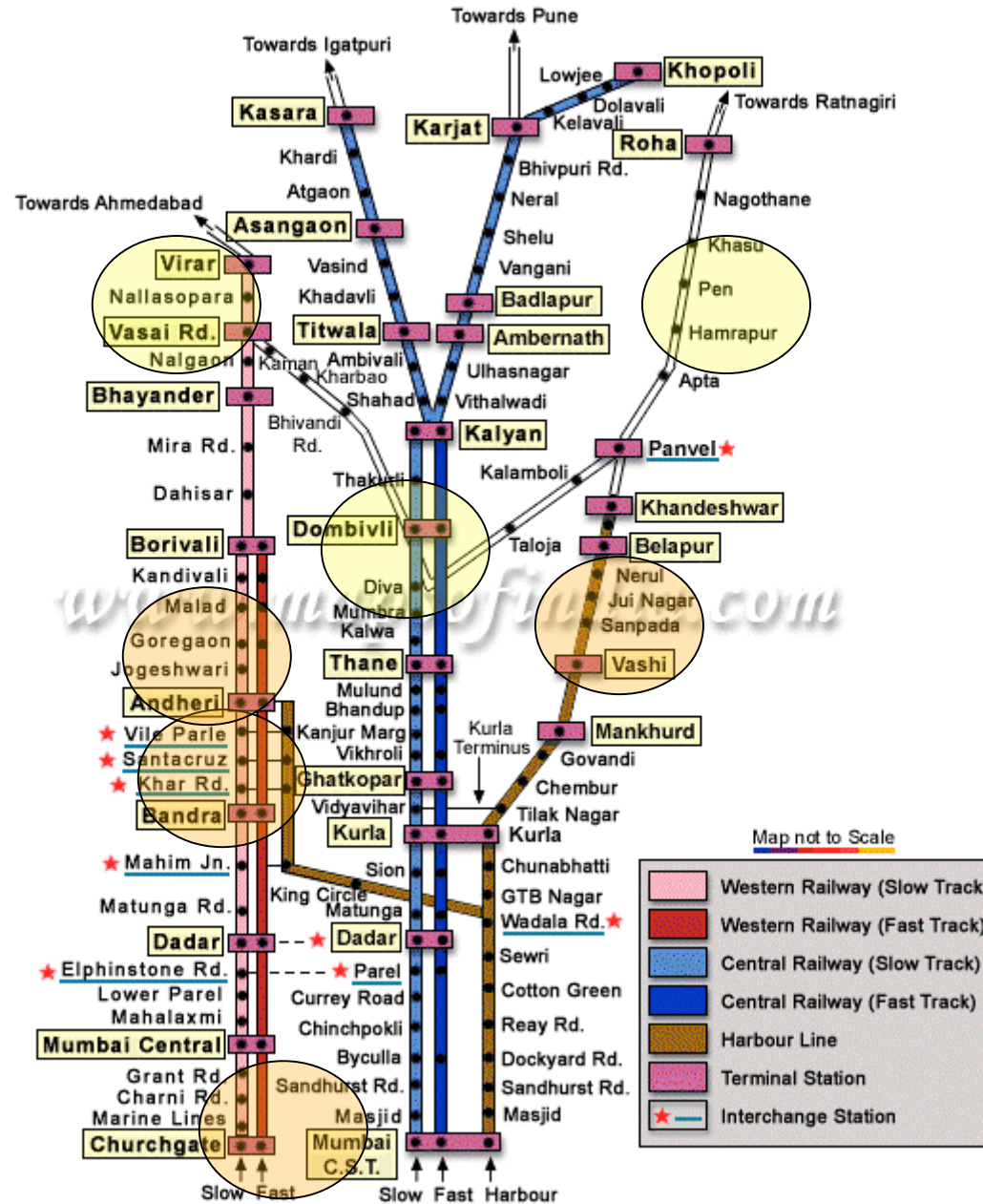
# What role private financial institutions can play?





# What role Government can play in providing affordable housing?

# Mumbai Railway Network



# LIG Initiative: Broad Strategy

- Mass Volumes near transit hubs
- Economies of Scale

# Shreeji Park Nalasopara, Mumbai



# Shreeji Park Nalasopara, Mumbai



# Shreeji Park Nalasopara, Mumbai



## Shreeji Park Nalasopara, Mumbai



## Shreeji Park Nalasopara, Mumbai

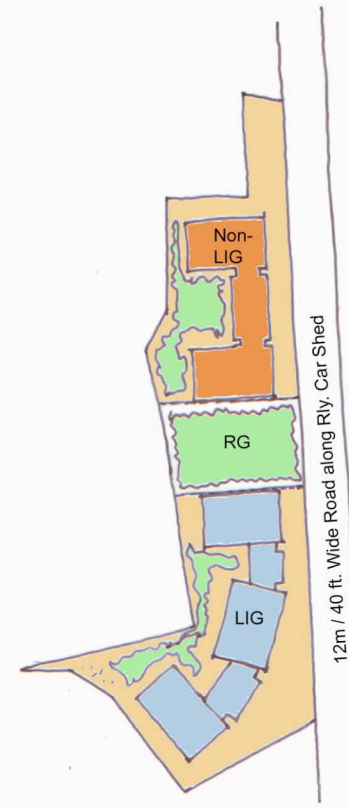




# Nalasopara LIG Initiative 2007

## Design & Planning

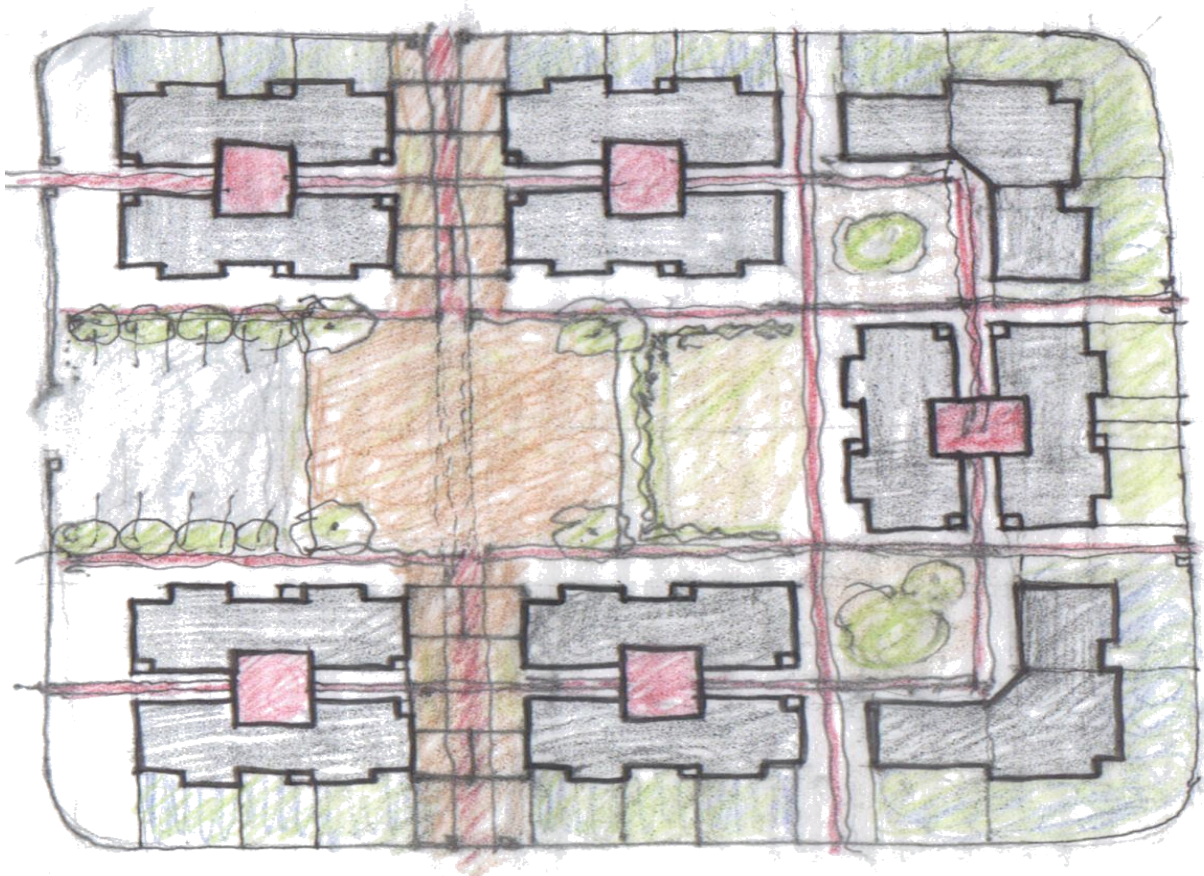
- Effective Planning & design
- Aesthetically Appealing Structure resulting in value for money



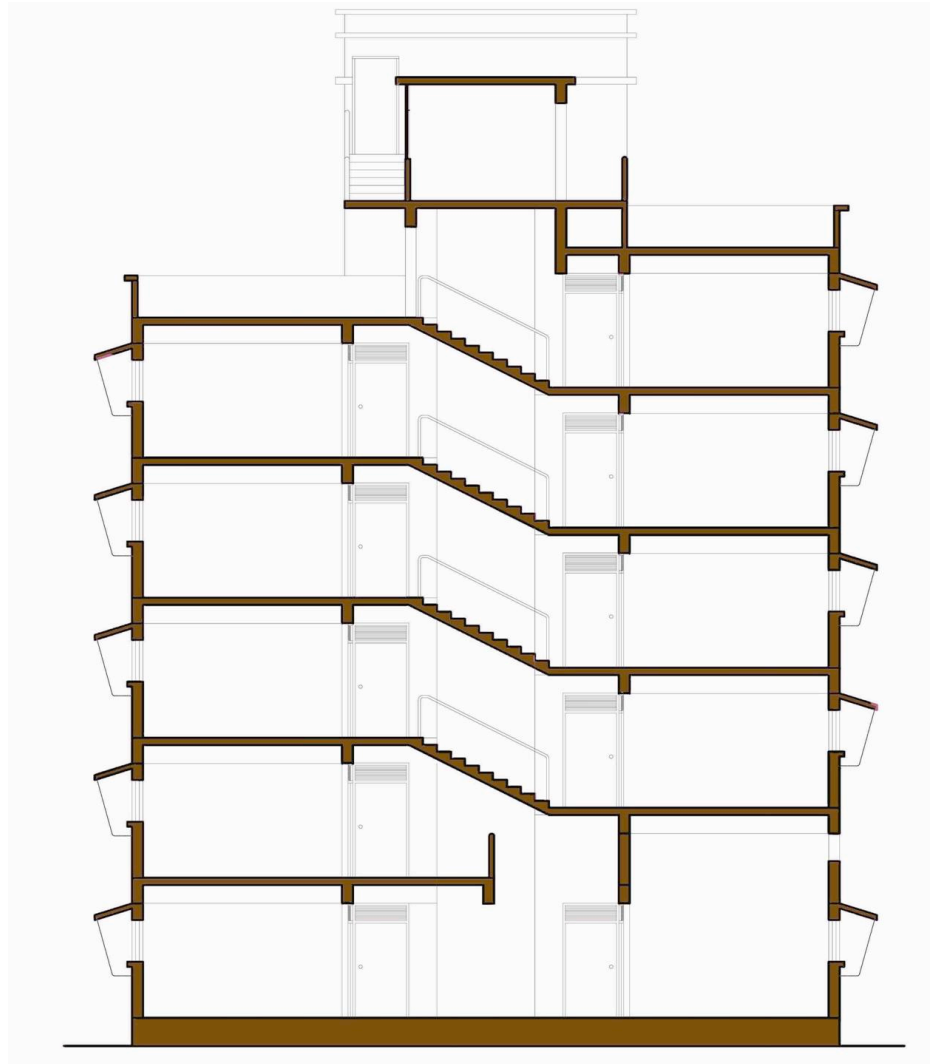
SCHEMATIC LAYOUT OPTION 2a  
LIG HOUSING- NALASOPARA PLOT NO. 238

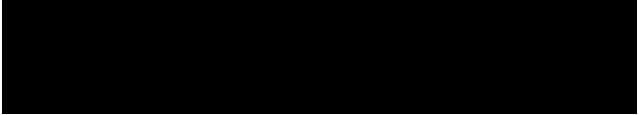
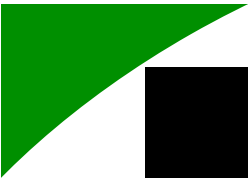
CASABELLA DEVELOPERS  
ROHIT SHINKRE ARCHITECTS

# Design Process

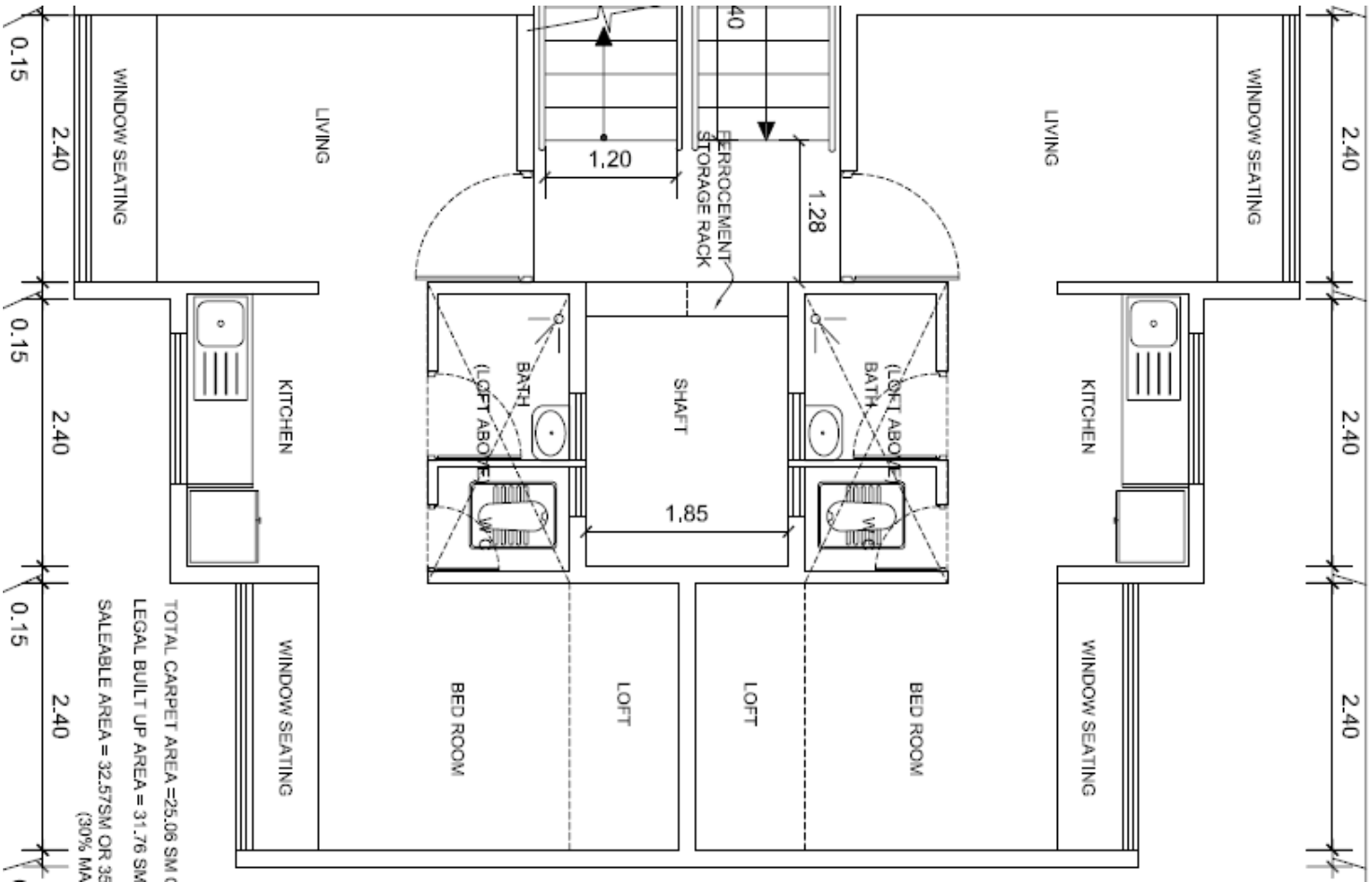


# Design Process





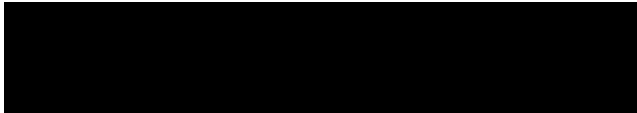
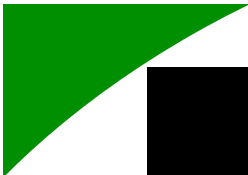
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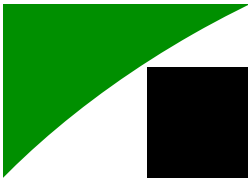


# Design Process

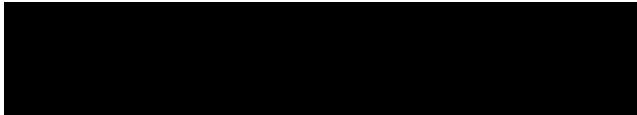
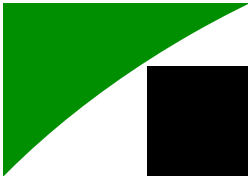


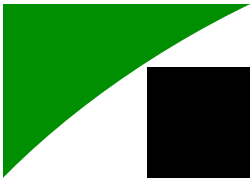
# How does one make modular & mass volume humane?











## Vision

Creating affordable, high quality  
homes and humane communities



CHOKSEY





Thank You!!!!!!

