Concept Note

Reimagining Inclusive Cities
International Symposium: Planning. Land. Housing. Infrastructure.

15-16 Nov 2018 | The Leela Palace, Chennai, Tamil Nadu, India

BACKGROUND AND CONTEXT

Cities constitute over half of the population of the world. In the next twenty years this population will 68 percent[1]. These projections effectively translate into an addition of 2.5 billion people in urban areas by 2050. It is also projected that Asia and Africa will be major contributors to this phenomenon. Over a million people are thus moving into cities every week. A significant portion of this increase can be linked to internal migration from rural areas to fast growing cities, that offer prospects of well-being through diverse economic opportunities and a respite from the fragile and restricted rural livelihoods. In India too, 'The number of migrants by place of last residence in India was 314.5 million in 2001. The figure rose to 453.6 million in 2011, showing an addition of 139 million, an average of about 14 million migrating every year'[2].

New entrants to the city however, often start off by residing in poorly serviced informal settlements with no security of tenure. Slums and cities at large have become melting pots of diverse human activity with significant environmental and humanitarian impacts. While cities offer immense opportunities for economic and socio-cultural exchange leading to fast paced growth, the limited availability of affordable land and housing, and the concentration of people in cities has led to the extensive formation of informal settlements, including slums, with minimal basic services and amenities making inhabitants vulnerable to disasters and limiting their opportunities for a better quality of life. This is especially true for the poorest sections living in underserved parts of the city.

The *New Urban Agenda*[3] recognizes this trend and its sustainability challenges in terms of housing, infrastructure, sanitation, health, education, decent jobs, safety and natural resources, among others. It commits to "promoting national, subnational and local housing policies that support the progressive realization of the right to adequate housing for all as a component of the right to an adequate standard of living…" with a focus on low income and vulnerable communities.

The linkages between housing and physical infrastructure, especially safe sanitation and location of housing projects with respect to proximity to other city functions/work places, are critical in reducing ecological footprints and improving living conditions in a city. Past experiences of relocations, forced and uninformed evictions, housing with no access to basic services and poorly planned and executed housing have had devastating results with direct implications on people's health, break down in social networks, loss of identity, loss of lives and criminalization. The common thread in all such programs has been that housing needs have been seen in isolation of other city functions and infrastructure where housing projects

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[1] 2018 world urbanization prospects: 2018 revision

[2] Kundu A, Mohanan P C, "Internal migration in India: A very moving story'
https://blogs.economictimes.indiatimes.com/et-commentary/internal-migration-in-india-a-very-moving-story/
April 2017

[3] New Urban Agenda , 2017

have ignored issues of mobility, employment, basic services and social interactions. Addressing housing for all through effective finance mechanisms, contextualizing housing design and integrating housing and infrastructure will possibly lead to new ways of imagining an improved quality of life for citizens.

India's last accounted housing deficit in urban areas was estimated to nearly 18.7 million units (2012). More than 95 percent of the deficit is in the urban poor segments. About 80 per cent of the total deficit is attributed to overcrowded (congested) living conditions, and another 12 percent to obsoleteness. **With the launch of the Pradhan Mantri Awas Yojana-Urban (PMAY-U) `Housing for All' Mission, the extent of shortage has been revised to about 10 million units based on demand surveys conducted by the State Governments.**

The National Government has been intervening through policies and programs to provide adequate housing for the urban poor with access to basic services. Over the past years, various programs have been launched to address this deficit, such as the Jawaharlal Nehru National Urban Renewal Mission, Rajiv Awas Yojana, Smart Cities Mission, Atal Mission for Rejuvenation and Urban Transformation, and PMAY-U. Important policy reforms have also been introduced, including revision of the National Urban Housing and Habitat Policy (NUHHP) 2007, preparing a template for preparation of State Housing and Habitat Policy for Urban Areas, and a new draft National Urban Rental Housing Policy (NURHP). The Government has also granted infrastructure status to affordable housing, enabling easier access to institutional credit, which has the potential to reduce real estate developers' cost of borrowing for such projects.

THE INTERNATIONAL SYMPOSIUM AND ITS THEMES

Against this backdrop, GIZ, under the project `Sustainable Urban Development- Smart Cities' (SUD-SC), is partnering with the Housing & Urban Development Department, Government of Tamil Nadu, in organizing a two-day International Symposium. **The objective of the Symposium is to provide a platform that would bring in global knowledge and experiences to facilitate the ongoing dialogue to strengthen the existing policies related to housing and land.** Deliberations will be held on the issues pertaining to urban land and its availability for the affordable and rental housing as two critical instruments.

The event will bring together national and international experts to promote knowledge sharing across cities and States. It will showcase innovative housing policies, programmes, and initiatives implemented by various States in India, and will provide an opportunity to promote cross-learning among the State Governments. It will also bring in international experts from the regions of South-East Asia, Latin America, Africa, and Europe, to present good practices and lessons learnt on augmenting land and infrastructure for affordable housing, urban and housing finance, new technologies for smart planning and expanding access to rental housing.

Land and Urban Development
The symposium will also bring to the forefront the challenges of access to well serviced and accessible land for urban development and housing. Globally cities face the challenge of affordable and accessible land for urban development. In the case of Mumbai in India it is

estimated that 60% of its residents live in "slums", which occupy 6% of the city's land[4]. As slums and informal settlements are cleared up for potential urban projects within the city, the poor are often pushed towards the peripheral city limits which not only make housing projects unviable but often pushes vulnerable communities further into poverty with limited access to new employment opportunities within reach.

At other times, plots of land within city limits are often locked away as a result of urban and economic policies and land disputes. Even when such land parcels are made available for development, the high land value makes housing unaffordable for the masses.

The symposium will explore opportunities of urban renewal and development through new instruments for infrastructure development and re-densification through land pooling, adaptive reuse and in-situ development.

Urban and Housing Finance

Ownership of legal and good quality housing is nearly unaffordable for low income households in most countries of Asia, Africa and Latin America. Low income communities buy, build or rent housing in dense illegal settlements. Housing is built quickly, almost overnight compromising quality and safety in construction and with no access to conventional housing finance. Banks and traditional housing finance companies geared toward servicing middle and high income formal sector customers require formal documentation of income in order to provide housing loans, something potential homeowners employed in the informal sector lack[5].

In India, nearly sixty two percent of housing is self-constructed[6]. These are standalone houses are often located at the periphery of small and medium towns with possibilities of incremental building. Traditionally these houses were built by using up own savings and through a few means of micro finance or group lending. However, in the past few years in India, several affordable housing finance companies have been tapping the market of low income housing. The Pradhan Mantri Awas Yojana has also been able to provide a menu of options to low income families wanting to access loans for housing. However, the bottom rung of the low-income communities, the economically weaker section (EWS) still falls through the cracks as small loan amounts and credit linked subsidies are still not viable even for companies providing loans for low income households.

Although much of the housing market is driven by the private sector, governments also have an important role to play in improving the existing housing stock through land regularization, provision of infrastructure in informal settlements and rationalization of land tenure. Provision of loans supported by a robust regulatory framework by the Government for upgrading existing housing may help address the poorest section of society. The symposium will bring together

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[4] *Srivastava R and Echanove M, Slums is a loaded word, they are home grown neighbourhoods , November 2014* https://www.theguardian.com/cities/2014/nov/28/slum-loaded-term-homegrown-neighbourhoods-mumbai-dharavi

[5] Das C, Karamchandani A, Thuard J, State of Low Income housing finance market 2018, May 2018. http://ficci.in/spdocument/22983/State%20of%20the%20Low-Income%20Housing%20Market%20-%20High%20Res%20wo%20press%20marks%20-%2005-14....pdf

[6] Das C, Karamchandani A, Thuard J, State of Low Income housing finance market 2018, May 2018. http://ficci.in/spdocument/22983/State%20of%20the%20Low-Income%20Housing%20Market%20-%20High%20Res%20wo%20press%20marks%20-%2005-14....pdf

case studies of housing finance and PMAY and will explore means of increasing outreach for the poorest and the most vulnerable section of society.

New Technologies for Smart Planning and Buildings

In the context of India, in the past, bulk of the housing seen in these landscapes is self-constructed on plots of land within informal settlements that are organic and congested. Governments have also been providing unserved and semi-serviced plots that gave the freedom to build as and when communities had the capacity. However, in an effort to reduce costs provisions were made only for community level water and sanitation facilities. This is especially true for relocation sites at the edges of cities. Adoption of 'lowered specifications' and pre-fabricated materials that help reduce cost and time of construction but heavily compromise on parameters of structural safety are commonly seen in self constructed housing. Poor quality of construction and lack of skilled labor at affordable costs is a rampant problem of the construction industry.

Innovations in design, construction and planning of government supported mass housing projects is also limited to the use of pre-cast concrete and common services. In many cases government bodies have to put in considerable effort to ensure occupancy in these sites as they are isolated from city-centres and their designs lack a 'sense of space' or appeal for the low-income communities that have strong social, cultural and economic linkages within.

The symposium will bring together a pool of leading architects and planners to share innovations in building technologies and energy efficient designs that can be applied in this context. Also, uban planning and building technologies are going through a transformation, with new information technologies playing a stronger role in perceiving options and projecting possibilities. These sessions will also have discussions led by global and Indian experts who have been working on enhancing efficiencies through harnessing new technologies.

Rental Housing

Traditionally, housing policies and programmes in India have been mostly inclined towards ownership. **However, incentivizing or subsidizing ownership housing may neither be affordable nor viable at a large scale in the long run.** The rental housing market has a large but unrealized potential to increase the overall housing stock at different income levels, and potentially alleviate part of India's housing gap. At present, one in every three persons (Census 2011) in urban India stay in rental accommodation, which provide them both flexibility and options for mobility. Recognizing the significance of this, the Ministry of Housing and Urban Affairs (MoHUA) is in the process of finalizing the NURHP and a Model Tenancy Act. Instead of being only a provider, the Government is diversifying to act more as a facilitator by catalyzing the market for delivery of houses to all income groups.

There are several major bottlenecks across the housing value chain that hinder the supply of affordable housing. Real estate developers face important constraints when trying to acquire land that is well-located, connected to basic infrastructure, and approved for sufficiently intense development. Some of the commonly cited barriers to reach the lower-income segments include non-availability of serviced land and associated high prices, complex and expensive development control regulations, difficulties in attaining the 'last mile'

of infrastructure, and inefficient building codes that result in unsafe, low density, single-use building typologies.

THE TWO-DAY PROGRAM

The first day will focus on the emerging issues in the sectors of planning, land, affordable housing, and infrastructure. Experiences from different countries will be shared to deliberate on how these nations, including India, are planning to fulfill their global commitments.

On the second day, discussion points will include taking urban land as a key input for rental housing, and how these can be regulated, managed, and leveraged upon. Various ways of possessing a dwelling unit, such as self-ownership and rental options, will also be explored in addition to the various options of housing finance.

EXPECTED PARTICIPANTS

The primary audience of the symposium are leaders and policy makers from the central, state and local governments tasked with housing and urban land-related programs. The symposium will also benefit from participation of research institutions, civil society organizations, the private sector (developers, promoters, construction firms, investors, property managers, etc.) and academia.

THE ORGANIZERS

GIZ-Supported Project SUD-SC

MoHUA and GIZ India are jointly implementing the Sustainable Urban Development-Smart Cities (SUD-SC) project in the line of Indo-German Technical Cooperation. The project supports the National Ministry and State Governments of Odisha, Tamil Nadu, and Kerala in the policy formulation on housing for all, basic services, planning framework, and monitoring of SDG 11. It also supports the three select Smart Cities of Bhubaneswar, Coimbatore and Kochi in implementing concepts of integrated planning approaches.

The Centre for Policy Research (CPR)

The Centre for Policy Research is one of India's premier independent think tanks and works across the themes of Economic Policy, Environmental law and governance, International relations and security, Law regulation and the State and Urbanization. Further information is available at www.cprindia.org. CPR has been retained by GIZ to help support the technical content of this event.

~ Agenda ~
International Symposium
Reimagining Inclusive Cities
Planning . Land . Housing . Infrastructure

15-16 November 2018 | The Leela Palace, Chennai, India

	Day 1
09:00 - 10:00	Registration
10:00 - 10:05	Lighting of Lamp
10:05 - 11:15	**Inaugural Plenary Session**
10:05 - 10:20	**Opening remarks: GIZ support to India on Sustainable Urban Development** Ms. Julie Reviere Country Director, GIZ India/Director, Urban Cluster, GIZ
10:20 - 10:35	**Welcome Address** Mr. S. Krishnan, IAS Principal Secretary, Housing and Urban Development Department (H&UDD) Government of Tamil Nadu (GoTN), India
10:35 - 10:50	**Setting the Context: Addressing Housing as a sector with focus on facilitating access to urban poor** Mr. Shiv Das Meena, IAS Additional Secretary (AMRUT), Ministry of Housing & Urban Affairs (MoHUA) Government of India (GoI)
10:50 - 11:10	**Presidential Address** Mr. O. Panneerselvam (tbc.) Deputy Chief Minister, Tamil Nadu, India
11:10 - 11:15	**Vote of Thanks** Mr. M.S. Shanmugam, IAS Managing Director, Tamil Nadu Slum Clearance Board, GoTN, India
11:15 - 11:30	Coffee Break Group Photo

11:30 - 13:15	**Technical Plenary Session: Housing Policy- International experience**
	Chair: Mr. Shiv Das Meena, IAS
	      Additional Secretary (AMRUT), MoHUA, GoI
	Co-chair: Prof. Amitabh Kundu
	      Visiting Professor, Institute of Human Development (IHD), New Delhi
	This opening technical session aims to present a temporal and global perspective on the past evolution and future challenges of urban and housing policy. Speakers will both dwell on certain geographies, China, Latin America, Europe and India, while bringing in lessons and future prospects and challenges to urban development and adequate housing from the economic, social and environmental perspectives. This session aims to provide an overview of the context for the Housing and Urban Development policies in India.

11:35 - 11:55	***"Urban governance strategies towards sustainability: A global perspective"*** Dr. Yan Song, Professor, Director of Program on Chinese Cities, University of North Carolina, USA
11:55 - 12:15	***"It is about building cities, not just houses: Lessons from Latin American housing policies"*** Prof. Eduardo Rojas, Lecturer, PennDesign, University of Pennsylvania, USA
12: 15 - 12:35	***"Sustainable urban transition for inclusive growth"*** Prof. Giorgio Brosio, Professor of Public Economics, Department of Economics and Statistics, University of Turin, Italy and Prof. Ruth Kattumuri, Founder and Co-Director, India Observatory, London School of Economics, UK
12:35 - 12:50	***"Evolution of Housing Policies in India "*** Mr. Shubhagato Dasgupta, Senior Fellow, Centre for Policy Research (CPR), New Delhi, India and Ms. Tanja Feldmann, Cluster Coordinator, GIZ Sustainable Urban and Industrial Development (SUID), India

12:50 - 13:15	Q&A, Open Discussion and concluding remarks
13:15 - 14:15	Lunch

14:15 - 16:00	**Parallel session 1a: _Land_ and Infrastructure for urban development**
	Chair: Mr. Mathi Vathanan, IAS
	      Commissioner-cum-Secretary, H&UDD, Government of Odisha
	Co-chairs: Prof. Chetan Vaidya
	      Former. Director, School of Planning and Architecture, New Delhi

	The parallel session Land and Infrastructure for urban development, will discuss one of the key components of housing and urban development. This session will dwell on cases of innovations in land for housing and urban development from South Africa, Thailand and India. It will debate both the broader context of housing and upgrading and equity concerns along with new models for securing land for development.
14:20–14:35	*"Housing the poor in Johannesburg's inner city- a policy and practical conundrum",* Dr. Tanya Zack, Independent Researcher, Johannesburg, South Africa
14:35-14:50	*"City-Wide upgrading and Housing Development as ways to build strong people and urban communities to achieve SDGs"* Ms Somsook Boonyabancha, Secretary-general of the Asian Coalition for Housing Rights, Thailand
14:50-15:05	*"Demystifying urban land tenure issues in India"* Ms. Aparna Das, Senior Advisor, GIZ SUD-SC, New Delhi Ms. Anindita Mukherjee Senior Researcher, CPR, New Delhi
15:05-15:20	*"Technology and the Poor: New ways to resolving contentious land tenure issues"* Ms. Shikha Srivastava Lead- Urban Poverty Alleviation & Livelihoods, TATA Trust, Mumbai
15:20-15:35	*"TNSCB experiences in land and housing for the poor"* Mr. M.S. Shanmugam, IAS Managing Director, TNSCB, GoTN
15:35-16:00	Open Discussion and Q&A
16:00 - 16:15	Coffee Break

16:15 - 18:00	**Parallel session 1 b: Land and Infrastructure for urban development**
	Chair: Mr. G. Prakash, IAS (*tbc*)
	      Commissioner, Commissionerate of Municipal Administration, GoTN
	Co-chair: Prof. Chetan Vaidya
	      Former. Director, School of Planning and Architecture, New Delhi

	The parallel session Land and Infrastructure for urban development, will discuss one of the key components of urban development and present examples of instruments from India and the globe. The speakers will debate a variety of land and infrastructure instruments for housing and urban development. These models will be discussed as in the context in which they have been practiced and the solutions that they have created along with the limitations that they have faced.
16:20-16:40	*"Innovative Land and planning instruments for urban infrastructure development"* Dr. P K Mohanty (*tbc*) Former Chief Secretary, Government of Andhra Pradesh
16:40-17:00	*"Singapore's Innovations in Urban and Affordable Housing Finance"* Dr. Phang Sock Yong Vice Provost & Celia Moh Chair Professor of Economics, Singapore Management University
17:00-17:20	*"Global best practices on land/infrastructure models adopted by cities"* Dr. DTV Raghu Rama Swamy Senior Lecturer, Faculty of Architecture, Building & Planning, University of Melbourne, Australia
17:20 – 17:35	*"CMDA/DTCP experience of Infrastructure development innovations in Chennai and other Cities of Tamil Nadu"* Mr. Rajesh Lakhoni, IAS (tbc.) Member-Secretary, Chennai Metropolitan Development Authority, GoTN Dr. Beela Rajesh, IAS (tbc.) Commissioner, Directorate of Town and Country Planning, GoTN

17:35 – 18:00	Open Discussion and Q&A

14:15 - 16:00	**Parallel session 2a: _Urban_ and Housing Finance**
	Chair: Mr. M.S. Shanmugam, IAS
	    Managing Director, TNSCB, GoTN
	Co-chair: Ms. Yamini Aiyar/ Mr. Shubhagato Dasgupta (_tbc_)
	    Centre for Policy Research, New Delhi

	Urban governance and finance are closely linked. This session will bring together a set of presentations which will look at local urban development finance in an intergovernmental framework and the impact of improved urban governance in a comparative framework. It will also dwell on experiences in India on improving the fiscal health at the local level and the experiences of bilateral agencies in supporting the development of a housing finance market for the poor in India.
14:20-14:40	*"Fiscal Instruments for financial robustness of Local Governments: Global examples"* Prof. Dr. Gisela Färber Chair of Economic Political Science, German University of Administrative Sciences, Speyer
14:40-15:00	*"Experiences in improving fiscal health of local bodies in India"* Mr. Ravikant Joshi Advisor, Urban Management and Urban Finance, Urban Management Centre, Ahmedabad
15:00-15:15	*"DFID's Role in Housing Finance in India - Present and Beyond"* Mr. Sumesh Girhotra Private Sector Development Adviser, Department for International Development (DFID)
15:15 – 15:30	*"Governance and impacts on urban services and quality of life"* Mr. Vivek Nair Head- Reforms, Janaagraha Centre for Citizenship and Democracy, Bengaluru
15:30 – 16:00	Open Discussion and Q&A
16:00 - 16:15	Coffee Break

16:15 - 18:00	**Parallel session 2b: Urban and _Housing_ Finance**
	Chair: Mr. S. Krishnan, IAS
	    Principal Secretary, H&UDD, GoTN
	Co-chair: Ms. Yamini Aiyar / Mr. Shubhagato Dasgupta (_tbc_)
	    Centre for Policy Research, New Delhi

	This session focuses on housing finance models for affordable housing and housing for the poorest. Speakers will dwell on the housing finance in Africa, East Asia, Singapore and the world. Presentations on the Indian housing market for small loans and the poor and informal sector in India will also be discussed. The session will help create opportunities of cross learning from policy and practice across different geographies and contexts.
16:20-16:40	*"Housing Finance Markets in Africa: Current trends and new instruments"* Ms. Kecia Rust Executive Director & Founder, Centre for Affordable Housing Finance, South Africa
16:40-17:00	*"Models for Housing Finance Subsidies across geographies"* Ms. Vidhee Garg Principal, Affordable Housing Institute, Boston, USA
17:00-17:15	*"Opportunities and Constraints in the Indian Housing market for small loans: Sitara's experiences"* Ms. Shruti Gonsalves Chief Executive Officer, Sitara a SEWA initiative Grih Rin Ltd., New Delhi
17:15-17:30	*"Access to Finance for the EWS segment"* Ms. Ranjani Kolasseril Financial Expert, Habitat for Humanity, Kochi
17:30 – 18:00	Open Discussion and Q&A

14:15 - 16:00	**Parallel session 3a: New technologies for smart planning and buildings**
	Chair: Mr. Harmander Singh, IAS (_tbc_)
	    Principal Secretary, Municipal Administration & Water Supply Department, GoTN
	Co-chair: Ms. Banashree Banerjee
	    Planning and Housing Expert, India

	With the increased use of new technologies in spatial planning and construction technologies the opportunities and possibilities in urban planning and housing development are witnessing rapid change. Technologies are also creating opportunities for reducing costs and improving efficiencies. This session focused on new technologies and their use in planning is also increasing environmentally sounder options and greater participation in planning. This session will discuss some examples of such efforts in both the west and the east.

14:20-14:40	**"The New Smart Planning: Nature-Based Solutions and New Technologies for Cities"** Prof. Alexander Jachnow Head of Urban Strategies and Planning, IHS Erasmus University, the Netherlands
14:40-15:00	**"Knowledge Cities"** Prof. Dr. Jorg Rainer Noennig Professor for Digital City Science, Hamburg University, Germany
15:00-15:20	**"Local government spatial planning after Nepal's recent territorial reform"** Mr. Sanjeev Pokharel Project Manager, Capacity Development of Municipalities, GIZ Nepal
15:20-15:35	**"Quantified Cities Movement: Participatory ecosystems for urban monitoring, management and planning"** Mr. Siddhartha Benninger Project Planner, Centre for Development Studies and Activities, Pune
15:35-16:00	Open Discussion and Q&A
16:00 - 16:15	Coffee Break

16:15 - 18:00	**Parallel session 3b: New technologies for smart planning and buildings**
	Chair: Mr. Harmander Singh, IAS *(tbc.)*
	      Principal Secretary, Municipal Administration & Water Supply Department, GoTN
	Co-chair: Ms. Banashree Banerjee
	      Planning and Housing Expert, India
	
	With the increased use of new technologies in spatial planning and construction technologies the opportunities and possibilities in urban planning and housing development are witnessing rapid change. Technologies are also creating opportunities for reducing costs and improving efficiencies. This session focused on how new technologies can also allow more sustainable solutions at the sub-city level will be discussed to discussions at the scale of neighborhoods and buildings.

16:20 – 16:40	**"Policy Framework for optimizing Resource Efficiency, Low Carbon buildings & Land Utilisation"** Mr. Ashok B. Lall Principal, Ashok B. Lall Architects, New Delhi
16:40- 16:55	**"The future for pre-fab and automation for housing in India"** Mr. Rajesh Goel Chairman and Managing Director, Hindustan Prefab Limited, GoI
16:55- 17:15	**"Sustainable, economically and socially functioning neighbourhoods and cities through co-creative urban planning"** Mr. Markus Ewald Urban Planner, Urbanista, Germany
17:15-17:30	**"Digital Technologies for Housing"** Dr. Ashwin Mahalingam Associate Professor, Center for Urbanization Building and Environment, IIT Madras
17:30 – 18:00	Open Discussion and Q&A
19:30 onwards	Cultural Event followed by Dinner
Day 2	

9:45 - 11:30	**Plenary Session: Land and Finance for Rental Housing in India**
	Chair: Mr. Rajiv Ranjan Mishra, IAS *(tbc)*
	      Director General, National Mission for Clean Ganga, GoI
	Co-Chair: Prof. Amitabh Kundu
	      Visiting Professor, IHD, New Delhi
	
	This plenary session aims to provide a comprehensive overview of the need for efforts to create a more robust rental housing sector within the housing sector. It will provide a broad framework to discuss the importance of policy action to support rental housing especially for the poor. International cases and new efforts and instruments being experimented with in India will also be discussed.

09:50-10:10	**"Rental Housing as an essential element of socio-economic development of nations"** Ms. Sumila Gulyani Program Leader, Infrastructure and Sustainable Development, India, World Bank
10:10-10:30	**"How to develop a sustainable rental housing sector"** Mr. Claude Taffin

	Housing Economist, France
10:30-10:45	*"New Model for delivering urban land to the poor in Odisha"* Mr. Mathi Vathanan, IAS Commissioner-cum-Secretary, H&UDD, GoO
10:45-11:00	*"Tamil Nadu Rental Law and TNHB experience"* Mr. S. Krishnan, IAS Principal Secretary, H&UDD, GoTN
11:00-11:15	Q&A
11:15 - 11:30	Tea Break

11:30 - 13:30	**Parallel session 4: Legal and Institutional Frameworks for Rental Housing**
	Chair: Mr. TK Jose, IAS *(tbc.)*
	     Additional Chief Secretary, Local Self Government Department, Government of Kerala
	Co-Chair: Ms. Tanja Feldmann
	     Cluster Coordinator, GIZ SUID

	This parallel session focusing on institutional frameworks for rental housing will discuss the essential role of rental housing for vibrant cities. It will also present learnings from various cases in South Africa and India of rental housing for the poor and the institutional opportunities and constraints they face both in the informal and the formal sector. It will debate the need for more public intervention in terms of legal and institutional frameworks to create space for rental housing within housing and urban development policy in general.
11:35 – 11:55	*"Role of Rental Housing in Inclusive Cities"* Mr. Robert M. Buckley Urban Institute, Washington, USA
11:55 – 12:10	*"Rental housing markets for low income groups in Indian cities: Pointers for institutional frameworks; Cases from Delhi and Ludhiana"* Ms. Banashree Banerjee Planning and Housing Expert, India
12:10 – 12:30	*"Rental housing models, urbanization complexities and challenges to scaleup: experiences from South Africa"* Mr. Seth Maqetuka, Coordinator, Cities Programme, Treasury, Government of South Africa
12:30 – 12:45	*"Prevailing rental housing practices among urban poor: Cases from Odisha and Tamil Nadu"* Ms. Aparna Das Senior Advisor, GIZ SUD-SC
12:45 – 13:00	*"Impact of new tenancy law – stakeholder perspective"* Mr. Jayaprakash Padmanaban Partner, Fox Mandal & Associates, Chennai
13:00 – 13:30	Open Discussion and Q&A

11:30 - 13:30	**Parallel session 5: Private Sector participation in affordable/rental housing: Challenges and Opportunities**
	Chair: Mr. Amrit Abhijat, IAS
	     Joint Secretary (PMAY), MoHUA, GoI
	Co-Chair: Mr. Gaurav Jain
	     Joint Vice President- North, National Real Estate Development Council, New Delhi

	This session is focused on the imperative for affordable rental housing and models being developed in Europe and the UK. It will also bring together experiences and models being developed by the private sector in India, the policy challenges they face while also covering the approach being adopted to promote private affordable housing in India.
11:35 – 11:55	*"Overview of private rental housing in Transition Economies"* Dr. József Hegedüs Managing Director, Metropolitan Research Institute, Budapest Ms. Vera Horváth Senior Researcher, Metropolitan Research Institute, Budapest
11:55 – 12:15	*"Models for affordable rental housing in the UK"* Dr. Michael Ball, Professor Henley Business School, University of Reading
12:15 – 12:30	*"Private Enterprise and Policy Challenges for rental housing"* Mr. Satyanarayana Vejella Founder, Aarusha Homes, Hyderabad
12:30 – 12:45	*"Birds Nest: the Equitas ecosystem model for inclusion"* Mr. John Alex Equitas Holdings Limited, Chennai

12:45 – 13:00	*"Exploring Affordable Rental Housing Options for Urban Poor in India"* Dr. Akshaya Kumar Sen Joint General Manager (Economics) and Fellow, HSMI, HUDCO, GoI
13:00 – 13:30	Open Discussion and Q&A
13:30 - 14:30	Lunch

14:30 - 16:00	**Technical Plenary: Way Forward**
	Chair: Prof. Om Prakash Mathur
	     Senior Fellow, ISS, New Delhi
	Co-Chair: Dr. Sumila Gulyani
	      Program Leader, Infrastructure and Sustainable Development, India, World Bank
	
	This plenary session will bring together the discussions and presentations in the parallel sessions. The Co-Chairs of the five parallel sessions will present top the plenary the main issues and learning across the five main themes discussed at the conference. This final technical session will also provide to the participants to reflect on the interconnectedness of the themes. The summary of this session will be presented in the valedictory session as main recommendations from the Symposium by the Chair.

14:30 – 14:40	**Session 1: Land and Infrastructure for urban development** Prof. Chetan Vaidya
14:40 – 14:50	**Session 2: Urban and Housing Finance** Ms. Yamini Aiyyar / Mr. Shubhagato Dasgupta
14:50 – 15:00	**Session 3: New technologies for smart planning and buildings** Ms. Banashree Banerjee
15:00 – 15:10	**Session 4: Legal frameworks and State Institutions for rental housing** Ms. Tanja Feldmann
15:10 – 15:20	**Session 5: Private sector affordable rental housing** Mr. Gaurav Jain
15:20 – 16:00	Open Discussion and Q&A
16:00 - 16:15	Tea Break
16:15 – 17:30	**Closing Plenary: Moving forward on recommendations and areas for action** This Closing plenary will allow an opportunity for the leaders in government and development partners to articulate the key takeaways from the Symposium and state a way forward from their own perspectives.
16:15 - 16:30	**Summary of the conference discussions, suggestions and Way Forward** Prof. Om Prakash Mathur Senior Fellow, ISS, New Delhi
16:30 - 16:45	**Address** Dr. Sumila Gulyani Program Leader, Infrastructure and Sustainable Development, India, World Bank on behalf of Mr. Junaid Ahmed, Country Director, World Bank India
16:45 - 17:00	**Address** Ms. Tanja Feldmann Director, GIZ SUID
17:00 - 17:15	**Address** Mr. O. Panneerselvam (*tbc*) Deputy Chief Minister, Tamil Nadu Dr. Girija Vaidyanathan, IAS (*tbc*) Chief Secretary, GoTN
17:15 - 17:25	**Address** Mr. Durga Shanker Mishra, IAS Secretary, MoHUA, GoI
17:25 - 17:35	**Vote of Thanks** Mr. S. Krishnan, IAS Principal Secretary, H&UDD, GoTN

Day 3 (optional)	
10:00 - 13:00	12 | P a g e **Site visit conducted by the Tamil Nadu Slum Clearance Board**