

State of the City Housing



PROBLEMS

- The supply of land for housing, and – as a result – the speed at which new stock of housing is created are much slower than the rate of in-migration to the city.
- The cost of land in the city is extremely high, relative to the overall cost of a house. This can be compensated by focusing on vertical housing, but GBA/BDA has not shifted to this new mode.
- There is no focus on creating ‘rental’ housing, which remains a disaggregated and informal market. Many home-owners believe rental laws are biased against owners.
- There is no policy of social housing to support Economically Weaker Sections. Their workforce participation is important throughout the city, but they cannot find affordable housing anywhere near their places of employment.
- Title to property is presumptive, not absolute. This is a source of a large number of disputes about ownership of land.
- Despite RERA, disputes between builders and home-buyers are common. Major revisions are also needed to the KA Apartment Owners’ Associations Act.

Housing 2025

THEREFORE ...

- Much more new housing is needed in fast-growing peri-urban areas, which are lying un-ploughed anyway. This would increase supply of housing and lower prices.
- The state government should either make adequate grants to GBA and BDA to construct adequate affordable housing or the permitting system needs to prioritise this sector.
- BDA needs to put an end to the old focus on 'site' development, and focus more on creating group housing.
- The Master Plan should include zoning for rental housing as well as low-income housing in each Planning District.
- A process of making land records, and thus title to land, absolute should be initiated, beginning with BDA layouts and group housing schemes.
- Encroached government lands, if recovered, could host a large number of new housing units. But there is very little action on this front.
- Vacant lands in the city must also be taxed higher if not built upon, to encourage construction and use