



ITCOT Consultancy and Services Ltd.

(formerly Industrial and Technical Consultancy Organisation of Tamilnadu Limited)
Joint Venture of SIDBI, IFCI, SIPCOT, THIC, SIDCO & Banks

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TECHNO ECONOMIC FEASIBILITY REPORT (TEFR) ON AFFORDABLE HOUSING

Dovetailed with the Prime Minister Awas Yojana -Urban (PMAY-U)

ITCOT brings you the first of its kind report on **Techno Economic Feasibility Report (TEFR) on Affordable Housing** dovetailing the Prime Minister Awas Yojana - Urban (PMAY -U). The 145 page report will be very useful to the real estate developers, architects, builders, housing boards, housing financing companies, slum improvement boards, SC/ST corporations, banks, urban development departments, town & country planning departments and service providers.

**Affordable Housing Projects are eligible for 100% Tax Deduction
Under Section 80-IBA of IT Act**

Rapid urbanisation and migration to cities have caused severe urban housing shortage, particularly for the economically weaker sections. There is always an upsurge and conglomeration of people in cities accompanied by unplanned urban sprawl, environmental pollution, deterioration, deficiencies in basic facilities, and general urban decay as increased poverty and urbanization exert more pressures on urban facilities. Affordable housing assumes special significance against this backdrop.

During 2001-2011, in the urban areas, the houseless population increased by 20.4 percent and the houseless households increased by 36.7 percent. This underlines the imperative need for affordable housing projects.

According to the report of the **Technical Group on Urban Housing Shortage 2012-17** prepared by the National Buildings Organisation, the urban housing shortage in 2012 was 18.78 million. Notably, the EWS and LIG categories account for almost 96 percent of the urban housing shortage.

In order to address the strongly felt need of various stakeholders, ITCOT has brought out this report. The coverage of the report is as follows:

COVERAGE OF THE REPORT

CHAPTERS

- The Concept of Affordable Housing
- Stakeholders in Affordable Housing
- Project Models in Affordable Housing
- Policy Initiatives
- Operational Guidelines
- Demand Perspectives
- Technical Aspects
- Project Cost & Means of Finance
- Financial Viability
- Concluding Remarks

FINANCIAL STATEMENTS

- Estimated Project Cost & Proposed Means of Finance
- Projected Profitability
- Sensitivity Analysis

SUB-STATEMENTS

- Projected Sales Revenue
- Computation of Land Area & Land Cost
- Computation of Land Development Cost
- Cost of Buildings & Civil Works
- Miscellaneous Fixed Assets
- Preliminary & Pre-Operative Expenses
- Manpower Expenses
- Cost of Fuel & Electric Power
- Cost of Water
- Administrative Overheads

ANNEXURES

- Format of MoU with CNAs
- Format of Master Data Collection from PLIs for MIS / Monitoring by CNAs
- Format of Utilization Certificate for CNAs
- Enclosure to Annexure 3
- State Level Nodal Agencies
- CNAs & PLIs Empanelled with CNAs
- Urban Agglomerations with > 1 Lakh Population

TYPICAL LAYOUTS

- Typical EWS Layout
- Typical LIG Layout
- Typical MIG Layout

PRICE OF THE REPORT

The report is priced at **Rs.23,600/-** (including 18% GST and courier charges), which shall be made by way of DD/ Cheque/ NEFT. The order form for the purchase of the report is enclosed.

**Order Form for
TECHNO ECONOMIC FEASIBILITY REPORT ON AFFORDABLE HOUSING**

Mr / Mrs	
Designation	
Name of the Organization	
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We hereby place an order for the Techno Economic Feasibility Report on Affordable Housing for which we have made payment of **Rs.23,600/-** (Rupees Twenty three Thousand Six Hundred Only) by way of

(Please Tick the relevant mode of payment and fill the corresponding particulars).

<input type="checkbox"/>	Demand Draft	In favour of: "ITCOT Consultancy and Services Ltd", payable at Chennai DD No: _____ DD dated: _____
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