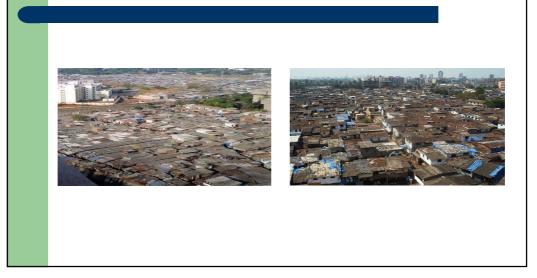
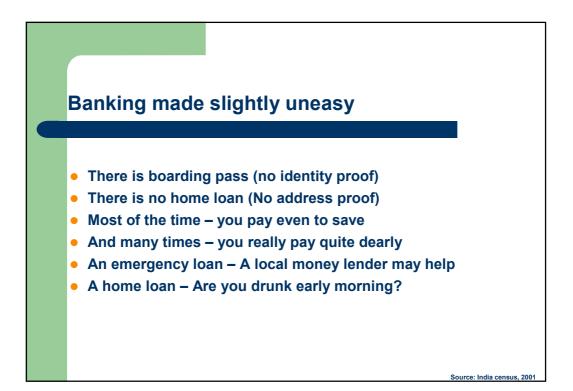
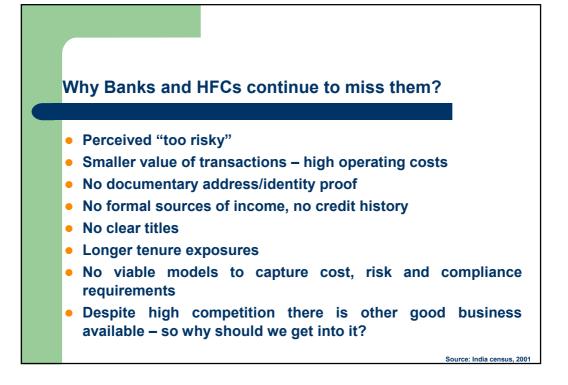
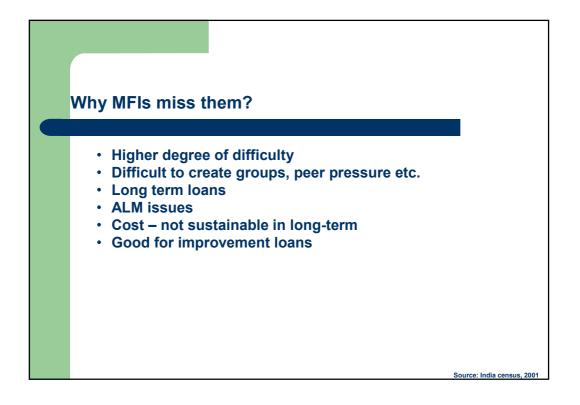


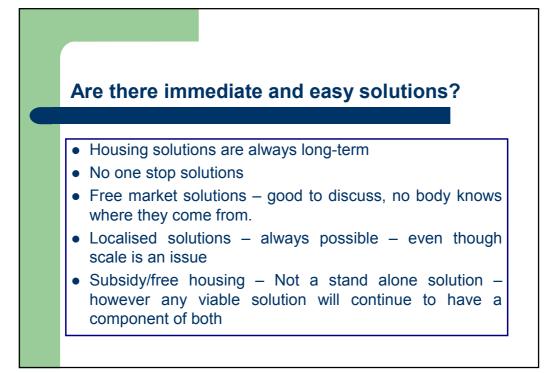
Then why does this happen?

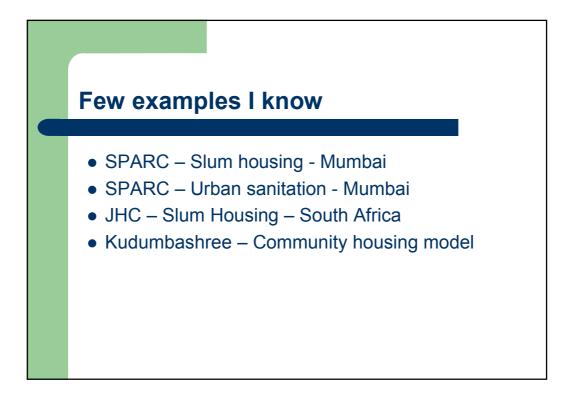














Pre-requisite

- Urban land available for rehabilitation
- A good TDR market TDR (Transferable Development Rights) is the right to construct more for a given land area – in simple terms extra Floor Space Index (FSI) which is tradable

Stakeholders

- NGO SPARC who clears the encroachments, develop the land and construct the building
- Owner of the land
- Current inhabitants of the land
- Government who in turn represents slum dwellers whom free housing has been promised
- Bank which finance the project

The arrangement	
Inhabitants of the plot	Free Housing
Government	Free Houses for allocation
NGO/Developer	•Free TDRs for sale
	•Free component of housing
Bank	Secured by:
	•Charge of NGO's share of TDRs
	 Additional part guarantees - USAID
Amounts	Project size – USD 20 to 30 Million
	Bank exposures – USD 3 to 4 Million



