

# A Real estate sector CSR initiative: to develop independent bungalows into apartment buildings.

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**Abstract:** All government and private housing schemes utilize agricultural land for real estate purpose. This leads to increased food inflation. To control food inflation and other issues related to civic amenities, the policy aims to develop independent bungalows into apartment buildings.

**Keywords:** food inflation, RTE, population density

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**Introduction:** Pradhan mantri awaas yojana and other urban development authorities usually consume agricultural land for real estate purpose. Entangled with this horizontal expansion are the problems of increasing infrastructure needs, food inflation, longer commuting times, more pollution.

**Literature survey:** Han et al developed a governance score considering CSR issues such as code of conduct, principles of economic, environmental and social performance[1]. Lee et al investigated the similarities and differences between Korea and Japan in their corporate sustainability practices[2]. Vachon et al examines the impact of uncertainty in supply chain management on environmental management such as green manufacturing issues and adopting pollution preventing technologies [3]. Javier et al elucidates the green climate fund established by 196 sovereign governments that are parties to UN Framework convention to climate change. UNFCCC mandate is to keep the average global temperature rise below 2 degree centigrade[4]. Nuwan et al talked how sustainability indicators can be used to measure the effects of non-technical eco-innovation in Sri Lankan tea estates. The innovations benefitted lean-green relationship[5].

**Policy Definition:** To transform bungalows, villas, farm houses and independent houses of the affluent into apartment buildings with the much desired civic amenities. This reduces the need of agricultural land for real estate.

**Methodology:**

City	Population density per sq.Km	Area Sq Km
Delhi	11297	1484
Kolkata	24,306	205
Mumbai	19652	603
Hyderabad	18,172	650
Bangalore	17,000	709
Chennai	26,553	426
India as a whole	382	

Table 1: population density[6]

**Case Study:** Consider Delhi NCR, one of the prime cities appearing on the map of globe. The city faces problems like pollution, water scarcity, infrastructure facilities, heavy traffic on roads etc. The city of delhi has got a population density of 11,297 per square kilometre. The national capital of India has many posh localities like civil lines, Defence colony, golf links, new friends colony etc. In these localities, the affluent live in bungalows, independent houses and villas. These affluent of the nation seldom mind paying huge property taxes. But the question to ponder is ‘the land occupied’. With such a huge population density of delhi, should these bungalows be given the space in the heart of the city. Lutyens Bungalow zone has about 1000 bungalows spread in an area of 26 sq km, in delhi.

Let these bungalows be transformed into 14 storey apartment buildings. Let these buildings be lavishly constructed with 5 to 6 bedrooms and other desired civic amenities. Let the initial three floors of the apartment building have 2 to 3 room servant quarters for the families of servants. This enables 24\*7 availability of servants which is a serious short coming of the retired government servants in delhi. Moreover, the servants need not travel to farflung outskirts of the city late in nights to reach home. It also gives room for the economically weaker sections to live in the heart of city thereby making them available hospital care, children education as a part of right to education act, less commuting. On an average, every household has a domestic helper and a car driver. Out of the approximate one crore cars plying on delhi roads, let a weightage of 0.9 be given to households and 0.1 to commercial

vehicles. That turns out to be 90,00,000 personal car drivers hired by households in the city. So, this new policy shift makes life easier for atleast these car drivers. These personal car drivers usually commute late nights after leaving their bosses home around 10 pm sometimes. So, they use their own personal two wheeler instead of public transport. This policy cuts down pollution levels as it eliminates the need of drivers to travel long distances on two wheelers after work. It also improves the living standards of economically weaker sections and gives them an ample opportunity to earn a little more by multi-tasking jobs. The policy also gives an ample chance for schools to be better complaint with RTE-right to education act of the government. At, present, only 8 percent of 5798 schools in delhi are RTE complaint. According to RTE, 25 percent of school children should be from weaker sections of economy availing themselves of primary or pre-primary education in a neighbouring school[7]. Due to vast expansion of Delhi ncr, it is seldom possible for a economically weaker child to travel long distances in a city like delhi. This also controls food inflation as agricultural lands will not be consumed for real estate purposes. Food inflation was over 9 percent from 2006 to 2014[8]. Food inflation has a direct bearing on non-food inflation. Thus, India should stop consuming agricultural lands for real estate so that the food inflation reduces to a minimum.

Indicators	Dimension
Population density	11297
Number of schools in delhi	5798
Schools implementing right to education act	8 percent
Number of cars in delhi	97,04,000
Number of two wheelers in delhi	55,00,000

Table 2: indicators on delhi commuters and schools

**Conclusion:** Government Housing schemes should stop consuming agricultural lands for real estate. Government should concentrate building high rise apartment buildings in place of independent houses and bungalows in the heart of the city. This policy makes life easy in cities like Delhi NCR since the gap between rich and the poor reduces. This improves the

living standards of people on a whole within the given city limits, with the existing infrastructure. This makes the city more sustainable as many more benefits are coupled with the policy.

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