

INCENTIVIZING ECO-HOUSING

- What should comprise the basket of eco-housing concepts that we seek to implement
- What kind of customization should that basket undergo to address housing and construction for different economic groups
- How do we ensure that these concepts gel holistically with macro-ecological concerns of the city

INSTITUTIONALIZATION

- Institutionalized application of eco-housing initiatives would partly be by means of a regulatory mandate that compels compliance
- By incentives that promote compliance
- Real institutionalization would follow a societal attitude that is internalized through education and opinion formation
- Institutionalization = internalized attitude + legal mandate + incentives

INCENTIVIZATION

- Which of these concepts should be mandated (weighed against costs)
- Which of these should be incentivized
- What should be the incentives
- Who should provide them

INCENTIVES BY CIVIC BODY

- PMC can give incentives in the form of
 1. Property tax concessions
 2. Development charge concessions
 3. FSI concessions
- Incentivizing is not an unending road
- Concessions affect ULB income
- Adversely impact other development initiatives
- Calls for careful application and wider support