



## India: Shapoorji Affordable Housing Project

Project Name	Shapoorji Affordable Housing Project		
Project Number	48341-001		
Borrower / Company	Joyville Shapoorji Housing Private Limited		
Country / Economy	India		
Location	Nation-wide		
Type or Modality of Assistance	7452 Equity	Ordinary capital resources	INR 2,170.00 million Committed
Strategic Agendas	Inclusive economic growth		
Drivers of Change	Partnerships Private sector development		
Sector / Subsector	<b>Water and other urban infrastructure and services /</b> Urban housing		
Gender	No gender elements		
Responsible ADB Department	Private Sector Operations Department		
Responsible ADB Division	Equity Investments Unit		
Responsible ADB Officer	Singh, Samarendra		
Project Sponsor(s)	Shapoorji Pallonji and Company Private Ltd (SPCPL)		
Description	<p>The project consists of the development of several affordable housing projects in multiple cities across India. Established in 1865, the Shapoorji Pallonji Group (SPG) is one of the oldest and most reputed conglomerates in India with presence across construction, real estate, infrastructure and water. Shapoorji Pallonji and Company Private Ltd. (SPCPL) is one of the leading real estate companies in India with a pan-India portfolio of residential and commercial developments and experience in the affordable housing sector.</p>		
Objectives and Scope	To develop a portfolio of affordable housing projects across India.		
Status of Operation/Construction	The company is currently developing six (6) subprojects under the platform with expected construction completion dates from June 2024 to March 2026.		
Linkage to Country/Regional Strategy	The Project supports the Government of India's priority of promoting affordable housing. The Plan calls for private sector involvement in the housing sector.		

### **Safeguard Categories**

Environment	B
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Involuntary Resettlement C

Indigenous Peoples C

### Summary of Environmental and Social Aspects

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Environmental Aspects	No significant adverse environmental impacts are anticipated. Potential impacts include vegetation clearance, storm water management, dust, noise, solid and liquid wastes generation, and increase in local traffic due to operation of construction vehicles and equipment onsite. All these are site-specific and can be mitigated with proper mitigation measures.
Involuntary Resettlement	No involuntary resettlement impacts are expected.
Indigenous Peoples	Impacts on indigenous peoples are not expected as there is no likelihood of concentrations of scheduled tribes occupying or utilizing the sites within the metropolitan cities.
Stakeholder Communication, Participation, and Consultation	

### Timetable for assistance design, processing and implementation

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Concept Clearance	10 Nov 2014
Credit Committee Meeting	-
Approval	07 Jul 2015
Last PDS Update	22 Apr 2022

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