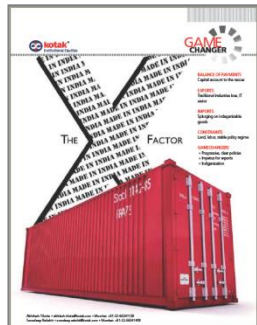
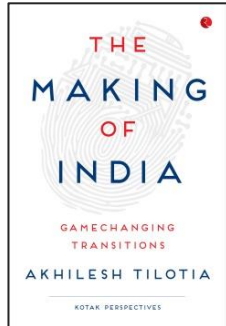


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- Why do people come to a city and what do they look for? What makes a city smart?
 - Jobs in a city pay better than in rural India – and there is a chance of upward social mobility
 - Once people come into cities, they look for two key needs: (1) housing and (2) transport
 - Quality delivery of public goods are key to attracting and retaining people – and making their life livable
 - power, roads, water, education, health and security
- 550 mn urban residents by 2025, up from 380 mn in 2011; India has been – and will possibly remain – a reluctant urbanizer
 - Bulk of the demographic dividend is in the Ganga Valley – either we see large cities come up there or be prepared for migration
 - Manufacturing has not been a big part of the India story over the last couple of decades – will it change now?
 - Services-dominated economy will see a few very large cities and a large bunch of very sub-scale cities – dearth of the ‘middle’
 - Do we need new cities at all?
 - India’s definition of urbanization keeps a large proportion of population officially rural
- Indian cities are puny in size: as incomes increase, people will want to live much better
 - Cities across the world have lost density over time; India starts from a very high base
 - India will have to create 5-10 Mumbais every year – not just one Chicago which is what many quote
 - This will require significantly better quality public transport and can spur a huge boom in real estate requirements

- How do we make our cities smarter?
 - Increase governance capacity
 - Better information flow between the governed and the governing
 - Better use of information technology to solve the six basic issues that I think form the core of making any city livable
 - power, water, roads, education, health and security
 - Dramatically expand out India's cities and with concomitant reforms and investments in public transport
 - Making a significantly better and sustainable financial model for cities
- Urban India will require US\$2 tn – US\$2.5 tn of investments over the next decade – can India find the money?
 - User charges – how do we make it politically feasible?
 - Property taxes – getting the buy-in of the elite. Reduce one-time stamp duties and convert to annuity income of property taxes
 - Land auctions – build infra, unlock value

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