NAREDCO Real Estate Conclave 2026

Post-event report

July 2026

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Foreword by KPMG in India

India's real estate sector is entering a defining era, where decisions around housing, infrastructure, mobility, finance and technology could shape the quality of urban life for citizens in the decades ahead. As urbanisation accelerates, the sector's role extends beyond economic impact to a broader social responsibility, demanding intelligent, future-ready thinking from developers, policymakers and investors.

The NAREDCO Real Estate Conclave 2026, held on 19 June 2026 at Yashobhoomi, New Delhi organised in association with Bharat Buildcon with KPMG in India as knowledge partner, brought together policymakers, industry leaders, investors, urban planners and technology innovators to deliberate on the evolving landscape of the country's real estate sector and its role in advancing the vision of Viksit Bharat 2047.

The conclave witnessed the launch of a KPMG in India-NAREDCO report titled 'Advancing India's housing and urban development agenda', which synthesised perspectives from industry and policy stakeholders across four critical themes, affordable housing, rental housing, safeguarding homebuyer interests within the RERA-IBC framework and strengthening the implementation of RERA. The report outlined key challenges and recommendations to support a more inclusive and resilient real estate ecosystem.

The conclave also featured a series of panel discussions that brought together industry leaders and experts to deliberate on key trends shaping the next phase of growth in India's real estate sector. This report draws upon the deliberations and expert perspectives shared during panel discussions at the conclave. Through a structured review of the discussions, five key themes were identified as pivotal to India's real estate sector.

- Digital transformation and industrialisation of construction
- Infrastructure-led urban transformation
- Structural steel as a key enabler of future urban development
- PropTech as the growth engine of real estate transformation
- AI and ESG: Enabling intelligent and sustainable real estate.

For the above themes, the report distils the key insights and perspectives shared by industry leaders and domain experts. It highlights key takeaways and recommendations, including actionable interventions for both industry stakeholders and government. In addition, each thematic chapter includes perspective blurbs that provide strategic insights relevant to the theme.

The themes presented in this report highlight the transformative forces shaping the future of built environment. From advanced construction technologies and infrastructure-led development to digital innovation and sustainability, the real estate sector can play a defining role in building resilient cities and unlocking India's next phase of urban growth.

Neeraj Bansal
Partner and Head - India Global
KPMG in India

RERA - Real Estate (Regulation and Development) Act, IBC - Insolvency and Bankruptcy Code, AI - Artificial Intelligence, ESG - Environmental, Social and Governance

Foreword from the desk of the President, NAREDCO

The NAREDCO Real Estate Conclave 2026 was organised in association with Bharat Buildcon and KPMG in India as knowledge partner. The conclave served as an important platform for purposeful dialogue at a time when the real estate sector is playing an increasingly important role in shaping India's urban future.

It was encouraging to see policymakers, industry leaders, investors, urban experts and technology professionals come together to exchange ideas and deliberate on the way forward for the sector. The richness of these discussions reaffirmed that the future of real estate may be defined not only by the scale of development, but by the quality, resilience and inclusiveness of the built environment we create.

NAREDCO was honoured by the gracious presence of Shri Manohar Lal Khattar, Hon'ble Minister of Housing and Urban Affairs, Government of India. His presence and encouragement added great significance to the conclave and reflected the importance of continued engagement between government and industry in advancing the nation's housing and urban development.

The report captures key insights and perspectives emerging from the conclave across themes that are central to the future of the sector, including digital transformation and industrialised construction, infrastructure-led urban development, structural steel as an enabler of future growth, PropTech-driven transformation and the convergence of AI and ESG in real estate. It was encouraging to see NAREDCO NextGen leaders sharing the stage with seasoned industry veterans throughout the day, a clear indicator that the sector's future is in capable hands.

The themes are relevant to the larger national objective of building cities that are more efficient, sustainable and liveable. The deliberations reflected a strong and shared belief that innovation, policy alignment and cross-sector collaboration could be essential to unlocking the next phase of growth for Indian real estate.

NAREDCO appreciates KPMG in India for its valuable contribution as knowledge partner. The association between NAREDCO and KPMG in India spans almost a decade and this long-standing partnership has consistently strengthened our knowledge initiatives through thought leadership, research and sectoral insight. A special word of thanks to Mr. Neeraj Bansal, Partner and Head - India Global, KPMG in India, for his support and commitment to this initiative. Appreciation is also extended to the other members of the KPMG in India team whose efforts and collaboration helped in making the conclave a success.

NAREDCO remains committed to supporting a progressive, transparent and future-ready real estate ecosystem that contributes meaningfully to India's growth story. It is hoped that the perspectives and recommendations presented in this report could help inform policy, inspire innovation and encourage deeper collaboration across all stakeholders in the sector.

Parveen Jain
National President
NAREDCO

1. Digital transformation and industrialisation of construction

Digital innovation is increasingly becoming a key differentiator in the real estate sector, with developers looking beyond conventional construction approaches to improve efficiency, scalability and long-term asset performance. As market expectations evolve and operational complexities increase, technology and industrialised processes are emerging as critical enablers of a more productive, resilient and future-ready real estate ecosystem.

Key takeaways

The future of real estate technology extends beyond AI and BIM; significant transformation is occurring in the manufacturing of construction components and industrialised construction processes

The sector has made significant investments in enterprise systems, with the focus now shifting towards system integration to enable better decision-making and automate reporting processes

Technologies such as monolithic formwork systems, precast modular construction and volumetric 3D construction can significantly reduce construction timelines without compromising quality

Skilled labour shortages are increasingly driving technology adoption, prompting developers to invest in automation, sensor-based systems and digital tools.

Key recommendations

Encourage wider adoption of industrialised construction methods such as precast and modular construction to address labour shortages and improve productivity

Prioritise integration of existing enterprise applications to create a unified digital ecosystem across design, construction and operations

Increase stakeholder awareness and training across the value chain, including developers, contractors and subcontractors, to accelerate technology adoption

Shift discussions from boardroom strategy to on-ground implementation through pilot projects and measurable outcomes.

"Construction is moving from experience-led execution to technology-enabled precision. Emerging tech like AI is already reducing project planning timelines by nearly 20 per cent, while BIM-led workflows are cutting waste by 9–37 per cent and rework by 18 per cent, making delivery sharper, faster and more predictable[1,2]. The impact is visible on the ground, with projects becoming relatively more efficient and demand being serviced more effectively."

Mr Neeraj Bansal
Partner and Head India Global,
KPMG in India

"The future of construction is not just modular construction; it is precision-manufactured modular construction. Every millimetre of accuracy achieved in the factory translates into hours saved on the construction site."

Mr Mudit Raniwala
Chief Products Officer
Technocraft Industries (India) Ltd.

"The demand for quality, speed, efficiency and cost-effectiveness is accelerating technology adoption across the real estate value chain."

Mr Sanjay Varshney
Executive Director,
Signature Global

1. AI project planning transforms construction management: Real results from the field, Industrial Build News, 19 April 2025
2. Bim industry statistics, Gitnux, 14 May 2026

AI - Artificial Intelligence, BIM - Building Information Modelling

2. Infrastructure-led urban transformation

Rapid urbanisation, largely driven by real estate development, has often outpaced the creation of supporting infrastructure, resulting in challenges related to mobility, connectivity and urban service delivery. This highlights the need for integrated, infrastructure-led planning to ensure sustainable, efficient and resilient urban growth.

Key takeaways

- Real estate development has often advanced ahead of supporting infrastructure, leaving services such as roads, drainage and connectivity to keep pace with growth
- Fragmented coordination across multiple authorities has resulted in delays, repeated rework and inefficient infrastructure delivery
- Gaps in last-mile connectivity, along with limited network coverage of existing transit, continue to disrupt seamless mobility
- Walkability remains a significant constraint, with inadequate footpaths and pedestrian infrastructure limiting ease of access and everyday mobility.

Key recommendations

- Focus on strengthening user-centric urban infrastructure by creating organised parking facilities, improving urban greenery and developing walkable and cycling-friendly infrastructure
- Create a single administrative authority to coordinate real estate development, infrastructure planning, mobility, water management and citizen-centric services, ensuring cohesive development
- Prioritise investments in core utility infrastructure, including water supply, drainage and sewerage systems, to address water scarcity and gaps in drainage and sewage infrastructure
- Develop designated vending zones within city planning frameworks to integrate street vendors in an organised manner, supported by clear regulations and planned spaces.

> The success of Gurgaon 2.0 lies in prioritising infrastructure-led growth, laying the foundation for its emergence as an upcoming global city through expanded metro connectivity, people-centric mobility solutions and the timely delivery of essential urban infrastructure.
>
> **Mr Chintan Patel**
> Partner, Deal Advisory,
> Head – Real Estate and Hospitality,
> KPMG in India

> Cities are not defined by the length of their roads, but by their walkability and cyclability. The true measure of a city's success lies in how easily people can access services and connect with their surroundings.
>
> **Mr Durga Shankar Mishra**
> IAS (Retd.), Former Secretary,
> MoHUA, GoI

> Everything is already planned out in the city master plans; the challenge lies in the lack of synchronisation among agencies, making it essential for decisions to be made together to support city development.
>
> **Mr Siddharth Jain**
> President NAREDCO Nextgen NCR; Director, Tulip Infratech

MoHUA - Ministry of Housing and Urban Affairs, GoI - Government of India

3. Structural steel as a key enabler of future urban development

As India experiences rapid urbanisation and increasing pressure on urban infrastructure, the construction sector is exploring alternative building materials and methods that can support faster, more efficient and sustainable development. Structural steel is gaining traction as a viable option, offering significant advantages in enabling high-rise construction, improving project timelines and addressing evolving urban development needs.

Key takeaways

- Structural steel is emerging as a viable alternative to traditional RCC construction particularly for commercial buildings, industrial facilities and data centres
- Rapid urbanisation and land scarcity are driving the need for vertical development, where steel structures offer significant advantages
- Steel construction enables faster execution, lower labour dependency, greater design flexibility and improved seismic resilience
- While steel construction may involve higher upfront costs, it can deliver superior lifecycle value through faster project completion and improved returns.

Key recommendations

- Promote steel-intensive construction for high-rise developments, commercial buildings and urban infrastructure projects
- Encourage greater adoption of off-site fabrication and prefabricated steel components to improve productivity and construction quality
- Develop awareness among developers and investors regarding the long-term economic benefits of steel-based construction rather than focusing solely on initial costs
- Position steel and precast construction as strategic approaches to support India's future urbanisation and vertical growth requirements.

"The adoption of innovative steel-based designs, including diagrid structures, by government projects reflects the growing confidence in modern construction techniques and materials."

Mr Prasad Sawant
CTO, JSW Severfield Structures Ltd

"The real catalyst for India's urban development is steel-based structural construction for which collaboration is the key. By aligning policy, design, technology and industry, we can create an ecosystem that delivers faster execution, sustainable development and cities that are truly future ready."

Mr Alok Sahay
Secretary-General and Executive Head, Indian Steel Association

"The quantum jump in steel consumption will depend on enhancing knowledge of our professionals on steel-based constructions. Right academic curriculum for engineering students, government policy that promotes steel usage and appropriate codal provisions for steel construction will help in this direction."

Mr P K Mishra
DG, Institute for Steel Development and Growth (INSDAG)

RCC - Reinforced cement concrete

4. PropTech as the growth engine of real estate transformation

The real estate sector is witnessing rapid adoption of PropTech, AI and digital platforms across planning, construction, sales, operations and asset management. As developers look to improve efficiency, manage rising costs, address regulatory complexities and meet evolving customer expectations, technology is increasingly becoming integral to business performance and long-term competitiveness.

Key takeaways

- PropTech is transforming the real estate value chain, from land acquisition and design to construction, sales and asset management
- AI is enabling predictive decision-making, with developers increasingly leveraging it for demand forecasting, predictive maintenance and early identification of potential delays
- It is driving cost efficiencies through digital tools that streamline planning, procurement, billing and project-site coordination
- While technology is becoming more cost-effective and faster to implement, adoption across developers remains uneven amid the expanding role of technology in real estate.

Key recommendations

- Strengthen technology governance by adopting an enterprise-wide approach to technology investments, maximising value while avoiding disconnected technology choices across departments
- Leverage AI to enhance forecasting, customer engagement and project execution by improving demand prediction, personalising customer experiences and identifying construction bottlenecks
- Use AI to navigate complex regulatory requirements, streamline compliance processes and accelerate development approvals
- Focus on embedding technology into day-to-day operations and overcoming resistance to change to maximise the value derived from PropTech investments.

> "Real estate players in India are adopting AI use cases that enable precision-led execution, with tangible gains in demand forecasting, sharper sales conversions and related areas. The edge will be with those who use AI at scale and can measure its benefit in the P&L across the entire development lifecycle."
>
> **Mr Ayush Gupta**
> Partner, Digital and Emerging Technology Practice,
> KPMG in India

> "PropTech is becoming integral to the real estate lifecycle, from land acquisition and design to project management, sales and asset management."
>
> **Dr Niranjan Hiranandani**
> Chairman, NAREDCO

> "AI has transitioned from a competitive edge to becoming a baseline, enabling more data-led decision-making."
>
> **Mr Nikhil Aggarwal**
> President Elect,
> NAREDCO NextGen NCR; Director,
> Signature Global

P&L - Profit and loss

5. AI and ESG: Enabling intelligent and sustainable real estate

As AI moves from experimentation to enterprise adoption and ESG evolves from a reporting obligation to a value creation lever, their convergence is emerging as a defining frontier for India's real estate sector. The session explored how AI and ESG are driving smarter decision-making, operational efficiency and sustainable growth, while redefining the capabilities required for next-generation development.

Key takeaways

Financial leakage is acute in construction and sales; AI-powered monitoring, quality inspection and sales automation are direct tools to plug these gaps and protect project margins

The shift is no longer in data collection but in its effective use. Intelligent buildings that leverage data for predictive maintenance, efficiency and energy optimisation define the future of real estate

Environmental impact is largely set during the design stage. Integrating ESG in early stages is a cost-effective and impactful approach for developers

AI adoption is a strategic shift, not a technology upgrade. Developers who focus on high-impact use cases, track outcomes and scale quickly may gain a lasting competitive advantage.

Key recommendations

Treating data platforms, AI and digital operations as core business infrastructure rather than add-ons to sustain competitiveness in an intelligence-driven market

Embedding ESG at the design and approval stage, where majority of lifecycle environmental impact can be shaped effectively and cost-efficiently

Collaborating across industry and government to establish standardised AI, data governance and cybersecurity frameworks to enable responsible and scalable adoption

Building interoperable digital ecosystems that connect stakeholders, data, and workflows across the asset lifecycle to improve efficiency, transparency and decision-making.

> ESG in real estate is no longer confined to compliance. Since a building's lifecycle impact is largely shaped during the design phase, sustainability has become a key lever for value creation.
>
> **Mr Aashish Taneja**
> Head of Operations (ESG), KPMG in India

> Experiment with different AI tools and explore their potential. The real value of AI lies not in discussing its possibilities, but in understanding how it can be applied to solve real business challenges.
>
> **Mr Sachin Kotak**
> Senior Partner, Bain & Company

> A phased transformation is underway to digitise the construction ecosystem, evolving from project management to overall process integration.
>
> **Mr Syed Ishtiyaq**
> Founder and CEO, Rafttaar.AI

ESG - Environmental, Social and Governance.

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Printed in India.