

THE NATIONAL ASSURE DIALOGUE 2026

**India's Building Transition:
Scaling High Performance
Buildings**

Event Proceedings

7 October

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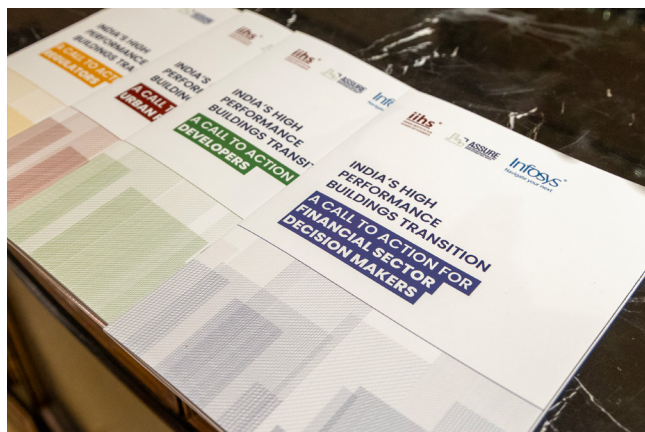
ABOUT ASSURE

ASSURE, a joint initiative of the Indian Institute for Human Settlements (IIHS) and Infosys, is conceived as the world's largest organised initiative for scaling High Performance Buildings (HPBs). ASSURE brings together evidence, practice, innovation, capacity development, and policy engagement to accelerate the adoption of high-performance approaches across India's building sector.

THE NATIONAL ASSURE DIALOGUE 2026

The National ASSURE Dialogue 2026 brought together policymakers, regulators, financiers, developers, business leaders, practitioners and researchers to examine what it will take to make High Performance Buildings commonplace in India.

The discussions drew on evidence from buildings already demonstrating substantially better energy and resource performance, and considered the policy, institutional, and market conditions needed for wider adoption. Particular attention was given to how measured performance can influence decisions by governments, developers, occupiers, investors, and lenders, and where opportunities exist to accelerate change.



INSIGHTS FROM THE DIALOGUE

1

India has demonstrated that substantially better building performance is achievable.

Evidence from different building types, locations, and ownership models shows that significant reductions in energy and water consumption are possible without compromising occupant comfort and increasing upfront construction costs. The central challenge is no longer simply to establish technical feasibility, but to make such performance more widely achievable and commercially attractive.

2

Actual performance needs to become more visible, credible, and comparable.

Energy codes, green building ratings and certification systems have helped advance building efficiency. Greater attention is now needed to what buildings deliver in operation—including energy and water consumption, emissions, and occupant conditions. Consistent measurement, disclosure, and verification can help governments, occupiers, investors, and owners make better-informed decisions and establish confidence in performance claims.

3

Better-performing buildings offer economic opportunities that are not yet fully recognised.

Lower operating costs, improved occupant experience, greater resilience, and reduced exposure to future resource and regulatory pressures can create value across the building lifecycle. Yet these advantages are not consistently reflected in development, leasing, valuation, lending, and investment decisions. Making performance more visible could help strengthen demand for HPBs, and support new commercial and financing opportunities.

4

Public policy can help establish the conditions for wider adoption.

Building approvals, energy and resource standards, operational reporting, procurement, and incentives influence performance at different stages of a building's life. Greater coordination across these instruments—supported by institutional capacity and credible monitoring—can help move the market towards higher minimum standards, while recognising buildings that demonstrate substantially better outcomes.

5

The building value chain needs stronger alignment around performance.

Developers, designers, suppliers, procurement teams, facility managers, occupiers, financiers, and regulators influence different decisions and bear different costs and benefits. Fragmented responsibilities and split incentives can weaken the business case for better performance. Greater attention to lifecycle costs, contractual arrangements, operational accountability, and early coordination can help address these constraints.

6

Scaling HPBs presents an opportunity to develop new markets and capabilities.

Wider adoption could stimulate demand for high-performance materials, equipment, design and operational services, performance measurement and verification, and financing approaches that recognise demonstrated outcomes. Realising these opportunities will require stronger evidence, clearer market signals, greater technical and institutional capacity, and sustained collaboration across government and industry.

WELCOME AND OPENING ADDRESSES

- **Welcome Address:** Rakhi Sahay, Lead, IIHS ASSURE
- **Opening Address:** Aromar Revi, Director, IIHS



India's building transition needs to move beyond individual examples of exceptional performance and towards raising the standard of the wider building ecosystem. The ambition is to therefore demonstrate how performance-driven building sector transition can be leveraged to enable a systemic transition in the urban built environment.

Building efficiency categories such as Factor 2 and 4 improvements offer a way of considering how India can support economic growth and improvements in quality of life while using substantially fewer resources. The opportunity is not confined to environmental benefits; it extends to operating costs, productivity, infrastructure requirements and the wider economics of development.

Energy security is also a question of managing demand. Improving building efficiency, strengthening operations, and undertaking retrofits can moderate the growth of electricity demand and reduce pressure on energy infrastructure. These gains need to be considered alongside lifecycle costs and the economic value of avoided resource consumption.

New construction and existing buildings require complementary approaches. Better design and systems integration can avoid locking in inefficient performance in new buildings, while retrofits and operational improvements offer opportunities to reduce resource use in assets that will remain in service for decades.

A wider market for HPBs will depend on the ability to recognise, demonstrate, and value better performance. Regulation can establish expectations and minimum standards, while credible operational evidence and stronger private-sector participation can create conditions for differentiated products, investment, and financing.

SESSION 1

HIGH PERFORMANCE BUILDINGS IN INDIA: EVIDENCE, EXPERIENCE, AND OPPORTUNITY

- **Opening Presentation:** Manish Dubey, Chief – Practice, IIHS
- **Moderator:** Aalok Deshmukh, Co-Founder and Managing Director, DEFINE
- **Panellists:** Manisha JV, Strategic Advisor – Commercial Real Estate and Sustainability | Niladri Mishra, Head – Global Infrastructure and Climate Action, Infosys Rao | Munukutla, CEO, Bengaluru Airport City Ltd



Key Insights and Takeaways

- » **Evidence from operating buildings is beginning to establish the practical possibilities for HPBs in India.** Buildings across different cities, uses, and ownership models demonstrate that substantial improvements in energy and water performance are achievable. These examples also show that higher performance need not compromise comfort, nor do they necessarily require higher upfront construction expenditure. The question is how the conditions that enabled these outcomes can be reproduced more widely.
- » **Demonstrated performance needs to become a more consistent basis for comparing buildings.** Existing codes, ratings, and certifications have helped improve design and construction practices. Operational measurement can complement these systems by establishing how buildings perform once occupied and managed. Reliable energy and water data—together with information on comfort and operating conditions—can help distinguish performance claims from demonstrated outcomes.
- » **The value of high performance extends beyond savings in utility bills.** Occupants can benefit from improved comfort and operating conditions, while developers and owners can offer more efficient and potentially more competitive assets. Governments may benefit from reduced pressure on electricity and water infrastructure, while investors and lenders have an interest in operating costs, asset resilience, and future market relevance.

- » **Occupier expectations are beginning to create stronger commercial signals.** Energy efficiency, water management, metering, and sustainability commitments are increasingly relevant to leasing and renewal decisions. This creates opportunities for owners and developers to differentiate buildings through their operating performance, provided that the information is sufficiently credible and useful to occupiers.
- » **The business case needs to account for the full life of the asset.** Decisions based primarily on initial construction costs can overlook savings in operations, the value of future adaptability, and the costs of later retrofits. Better information on lifecycle costs and performance can help developers, owners, and investors assess these trade-offs more effectively.
- » **The distribution of costs, benefits, and responsibilities remains a practical constraint.** Developers, landlords, tenants, and facility managers do not always have the same incentives or control over the decisions that determine performance. Leasing arrangements, contractual obligations, periodic measurement, auditing, and responsibilities for financing improvements can help align these interests and sustain performance over time.



SESSION 2

ENABLING THE TRANSITION: POLICY, REGULATION, AND PUBLIC LEADERSHIP

- **Opening Presentation:** Ritwika Basu, External Consultant, IIHS
- **Moderator:** Kavita Wankhade, Head – Governance & Services, IIHS Practice
- **Panellists:** Guruprakash Sastry, Head – Climate Action, Infosys | Prem P Singh, Chief Town Planner, Government of Haryana | Vipul Jain, Head – Leasing, Avante Spaces



Key Insights and Takeaways

» **Scaling HPBs requires institutional and regulatory change alongside technical capability.** Building performance is shaped by decisions across planning, approvals, construction, occupation, and operation. Responsibilities are distributed across multiple public agencies and private actors, making coordination important to the consistent adoption of high-performance approaches.

» **A common performance framework must accommodate India's diverse building markets.** Commercial and residential buildings, large and small developers, and different climatic and institutional contexts will not require identical approaches. Greater standardisation of core indicators and performance expectations can nevertheless support comparability and implementation, with appropriate flexibility in how requirements are applied.

» **Performance accountability needs to extend beyond the approval stage.** Building plan approvals and applicable codes can establish requirements for design and construction. Subsequent measurement, reporting, and verification can help determine whether buildings deliver the intended outcomes once occupied. Connecting these stages more effectively would allow regulation to address performance across the building lifecycle rather than relying primarily on one-time compliance.

» **Transparency can provide a practical foundation for better regulation and market decisions.**

Energy, water, emissions, and waste were identified as useful starting points for operational disclosure and monitoring. Common indicators and appropriate benchmarks—differentiated by building type and scale—can improve comparability, while allowing regulators, owners, and occupiers to understand actual outcomes.

» **Incentives can recognise better performance and help stimulate demand.** Financial concessions are one option, but additional development rights, faster approvals, and reduced procedural burdens may also influence developer decisions. The effectiveness of such measures depends on clear eligibility requirements, credible verification, and their relationship with minimum regulatory standards.

» **Public leadership can help create a stronger market for HPBs.** Government can influence adoption through regulation, incentives, public procurement, and the performance of its own building assets. This will require greater institutional capacity, coordination between departments, and reliable information systems so that policy measures translate into measurable improvements.



SESSION 3

MOBILISING MARKETS: FINANCE, INDUSTRY, AND INVESTMENT FOR HIGH PERFORMANCE BUILDINGS

- **Opening Presentation:** Amir Bazaz, Head – Infrastructure and Climate, IIHS Practice
- **Moderator:** Smita Chandiwalla, Founder, Energie-Se
- **Panellists:** Abhimanyu Rathi, Founder & CEO, RenewCred | Indrajit Shaw, Associate Director, Sustainability & ESG, CBRE | Ipsita Mahajan, Director, OBR | Rachana Singh, Head of Planning and Design, Bengaluru Airport City Ltd



Key Insights and Takeaways

- » **The financial case for HPBs needs to connect resource performance with asset economics.** Lower energy and water consumption can reduce operating expenditure, while resilience, occupant demand, and future regulatory requirements may influence revenue, risk, and long-term asset relevance. Making these relationships clearer is important for investors, lenders, and developers seeking to assess the commercial value of better performance.
- » **Climate and sustainability considerations need to be translated into financial risks and returns.** Physical and transition risks, operating costs, insurance exposure, resilience, and future asset relevance can affect investment decisions. Stronger evidence on these relationships could help markets recognise the advantages of HPBs and the potential disadvantages faced by poorer-performing assets.
- » **Credible and comparable information is necessary for finance to differentiate assets.** Standardised metrics, reliable operating data, and independent verification can help financiers evaluate performance claims and compare investments. Evidence across design, procurement, construction, and operations is also important for understanding whether expected outcomes are likely to be delivered and sustained.

» **Financial decisions made early in the building lifecycle can influence long-term performance.**

Design, material selection, equipment procurement, and construction decisions shape future resource consumption and operating costs. Earlier engagement by financial decision-makers—including CFOs, lenders and investors—can help ensure that lifecycle value is considered alongside initial capital expenditure.

» **Procurement offers an important opportunity to influence market development.** Decisions based predominantly on lowest upfront cost can undervalue energy efficiency, resilience, durability, and lifecycle performance. Procurement approaches that consider these outcomes can strengthen demand for high-performance materials, equipment, and services, while helping direct expenditure towards interventions that deliver lasting benefits.

» **Stronger demand can support the growth of high-performance products and services.** Clearer requirements from occupiers, owners, and investors can encourage developers and suppliers to invest in better-performing buildings, equipment, and technologies. However, limited production scale, unfamiliar technologies, and insufficient validation can contribute to cost premiums. Testing, demonstration, and wider market adoption can help improve confidence and reduce costs.



CLOSING REMARKS

● **Speaker:** Guruprakash Sastry, AVP and Head – Climate Action, Infosys



The pace of change in India's building sector needs to accelerate considerably if improvements in resource efficiency are to keep pace with expanding building demand. This will require high-performance approaches to become part of routine professional and organisational practice, rather than remaining confined to individual demonstration projects.

Climate-responsive design remains fundamental to better building performance. Greater attention to local climate, building form, materials, and passive strategies can reduce dependence on resource-intensive systems and improve performance from the outset.

Evidence from operating buildings provides a practical foundation for this transition. Documented improvements in energy and resource use can help establish confidence, inform technical decisions, and support wider replication across different building types and contexts.

Sustained policy direction, institutional support, and industry participation will be needed to extend these approaches across the building sector. The task is to translate demonstrated technical possibilities into practices and decisions that can be adopted consistently and at scale.

ASSURE provides a platform for continuing this effort through technical assistance, knowledge development, capacity building, and collaboration. The opportunity ahead is to build on existing evidence, strengthen the conditions for adoption, and support a wider transition towards buildings that deliver substantially better performance throughout their operating lives.

ASSURE, an IIHS-anchored initiative in knowledge partnership with Infosys, seeks to scale High Performance Buildings (HPBs) across India. Working with partners across the building ecosystem, it combines lighthouse projects with skills, innovation, performance verification, evidence, policy and regulatory engagement, and finance, to build the conditions for wider adoption. By 2030, ASSURE aims to directly enable 100 million sq. ft. of lighthouse HPBs, skill 12,000 youth and practitioners, support 30 innovators, and help shift policy and financing towards demonstrated building performance. The transition is already taking shape across India, as a growing network of partners demonstrates what is possible, builds the skills to replicate it, and works to translate evidence into changes in policy, practice, and finance.



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ASSURE, scan the QR code



Established in 2008, the Indian Institute for Human Settlements (IIHS) is a national knowledge institution committed to the equitable, sustainable, and efficient transformation of Indian settlements, delivered through research, practice, capacity development, and digital blended learning.

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