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Intergenerational Townships Redefine Senior Housing in India

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India is witnessing a shift in senior housing with the rise of intergenerational townships, mixed-use developments that integrate housing for elderly citizens with broader residential communities. This trend addresses the growing need for elderly care and social inclusion amid a rapidly aging population.

As of 2024, India is home to over 157 million people aged 60 and above. By 2050, this number is expected to reach 346 million. Despite this, senior-specific housing makes up only about 1.3 percent of the country's total housing supply.

Real estate developers like Max Group's Antara, Prestige, Stonecraft, and JK Urbanscapes are responding to this demand by including dedicated senior living units within large township projects. These developments combine medical services, recreational amenities, and retail outlets with features such as anti-skid flooring, handrails, wide doorways, and emergency response systems, all designed to enhance safety and mobility for elderly residents.

Unlike traditional senior housing, intergenerational townships encourage interaction between residents of all ages. They offer shared gardens, community centers, and wellness facilities that support physical and mental well-being. Seniors benefit from greater social inclusion, while families appreciate the added care options for aging relatives within the same neighborhood.

Southern India leads in this sector, contributing nearly 60 percent of the total senior housing stock. The region's early adoption and strong demand, particularly from non-resident Indians seeking secure homes for their parents, are key drivers behind its growth.

These townships are being developed in cities such as Bengaluru, Pune, Mumbai, Dehradun, and Chandigarh. Their integrated approach allows developers to reduce operational costs by sharing infrastructure and services across the community.

Government bodies are also beginning to support the model. States like Gujarat are revising urban development policies to mandate inclusive designs that cater to all age groups, including seniors. These changes are expected to boost the growth of such townships.

Industry experts estimate that India will need more than 2.3 million senior living units by 2030. Intergenerational townships offer a scalable, inclusive, and sustainable solution that meets both current and future housing needs while redefining how India approaches aging.