

Government of Rajasthan
Urban Development & Housing Department

No. F.18(36)UDH/NAHP/2014Part

Jaipur dated :- **3 APR 2017**

NOTIFICATION

Subject :- Ammendments in various Provisions of Chief Minister's Jan Awas Yojana-2015.

Looking to the targets to be achieved for providing "Housing for All" in the State and keeping in views the feedback received from various stakeholders like Jaipur/Jodhpur/Ajmer Development Authorities, UIT's, ULB's and various associations of developers, a review of various provisions of the policy was undertaken. Stakeholders meetings were conducted at appropriate levels by the department, proposals for amendments in the Policy were submitted to the cabinet for the decision in its meeting dated 02.08.2016. As per Cabinet Order 101/2016, Cabinet Sub Committee was constituted. Recommendations of the Cabinet Sub Committee were placed before the Cabinet on 29.11.2016, vide Cabinet Order 145/2016 Hon'ble Chief Minister, Govt. of Rajasthan was authorized to take final decision on amendment proposals in Chief Minister's Jan Awas Yojana-2015. After the approval at appropriate level following ammendments/clarifications in some of the Provisions of the Policy are hereby notified as below :-

1. Provision 1A – Mandatory Provisions for Residential Schemes of ULBs/UITs/ Development Authorities/RHB and Private Developers.

General Parameters – Existing Provision 2 (iii) is replaced by :-

2.(iii) For Private Developers –

In Residential Schemes proposed by private developers on their own land 10% of saleable area in case of plotted development and 7.5% of FAR area in case of flatted development is to be reserved for EWS and LIG plots/flats as the case may be. However in case of schemes of area less than 2 Ha. (plotted development) and less than 5000 sq.mtrs. (for flatted development), the developer has option of paying charges as follows :-

- (a) in case of scheme of plotted development cost of land of the 10% saleable area is to be levied on prevailing reserve price and in areas where reserve price is not available, on DLC rate and
- (b) in case of scheme of flatted development cost is to be charged for 7.5% FAR area at the rate of Rs. 100 per sq.ft.

2. Provision 1C -

New provision inserted for such industrial units in urban areas of Rajasthan which are sick and non operational for last three years, such type of cases are categorized into following three categories :-

S.No.	Description of Provisions	Parameters
1.	<p><u>Provision 1C (i) –</u></p> <p>Such lands of sick industrial units which are not operational for atleast last 3 years and which are allotted by RIICO or State Govt. at DLC rate or any other prescribed rate, can be used for housing purpose under this policy.</p> <p>The proposals of such schemes under Provision 1C(i) are to be placed in the Screening Committee to be constituted at District Level under the chairmanship of District Collector with Zonal Senior Town Planner as member and Chief Municipal Officer in case of Local Bodies or Secretary in case of UIT or Development Authority as member secretary.</p> <p>On the recommendation of District Screening Committee, at State Level Group of Ministers comprising Minister Incharge of UDH Department, Minister Incharge of Industry Department and Minister Incharge of Revenue Department will take final decision in the light of directions issued by Hon'ble Courts/Lokayukt etc. After the consent of Group of Ministers, Govt. approval of the project would be accorded by UDH Department to the concerned Local Body.</p> <p>The land surrendered for facility shall be in one parcel of land (may be in more than one parcel if the area of surrendered land is more than 5000</p>	<p>a. Minimum 50% of total land area to be reserved for EWS/LIG housing atleast 20% would be EWS category,</p> <p>b. 10% of total area to be surrendered to local authority for facilities,</p> <p>c. Remaining 40% would be allowed for housing purpose including commercial component as per Township Policy/ Building Byelaws.</p> <p>50% of setback area is to be used for dense plantation. Other parameters shall be as per Table – Provision 1C.</p>

