

Government of Rajasthan
Urban Development, Housing & LSG Department

No. F.2(18)UDH/5/2009Part-VI

Dated : 04-10-2012

Notification

Subject : - Amendments in various models of Affordable Housing Policy-2009

Looking to the targets & achievements made so far and keeping in view the feedback received from various stakeholders like Jaipur/Jodhpur Development Authority, UIT's, ULB's and other major developers a review of the provisions of the Policy was under taken. Based on the review it has been decided to make following amendments/clarifications in some of the provisions of the Policy. (As approved in the State Cabinet meeting held on 03.10.2012).

Model No.1- Mandatory provisions.

3.04 Private Developers

Department, vide order no. P-3 (77)UDD/3/2010 dated 02.05.2012 (Copy enclosed) has issued guidelines for the mandatory provisions for private developers, i.e. 15% of the number of plots in township scheme and in case of group housing projects, 5% of the F.A.R. area is to be reserved for EWS/LIG category in each of the projects.

Model No.2- Private developers on private land.

3.05 (i) Amended Provision: - EWS/LIG flats should be in G+3/G+2 formats (G+2 may be allowed only after the approval of State Government).

3.05 (vi) Amended Provision:-

Use of Transferable Development Rights (TDR) as a result of additional FAR :-

Efforts should be made by developer to consume maximum FAR (including additional FAR) on the same project land. If he is unable to do so balance/unutilized FAR will be allowed to him in the form of TDR, under separate guide lines approved by the State Government in this regard. The Use of allowable TDR will be permitted before the completion of the project at following stages after physical verification and certification by the competent officer :-

- (i) 25% on completion of RCC structure, brick work and fixing of doors and windows frames.
- (ii) 25% on completion of internal/external plaster, flooring, sanitary/electrical fittings.
- (iii) 25% on production of completion certificate.
- (iv) 15% on handing over the complete flats to ULB.
- (v) 10% after defect liability period.

Model No.3- Private Developers on Acquired land

3.06 Private Developers on land under acquisition -

A. Proposals for new acquisition -

- (i) After receiving the proposals from a developer or group of developers for Affordable Housing Projects - ULBs identify private land for acquisition as per the provision of Master Plan and set apart for construction of houses for which cost of acquisition +10% shall be payable by the selected developer. 52% of the land will be used for EWS/LIG/MIG-A as per Model No: 2 of the policy. Cost of external development works such as Electricity, Water supply, approach road will be borne by the developer.
- (ii) Lands which are proposed for acquisition for new residential schemes by Development Authorities/ UITs/ULBs. may be used for creation of stock under Affordable Housing Policy like in Model No.2. On such lands 52% of the land is to be used for EWS/LIG/MIG-A categories of houses while balance 48% of land could be used for other types of housing as plotted or flatted development including 10% for commercial purpose.
Existing points (ii), (iii) & (iv) are renumbered as (iii), (iv) & (v).

Model No.4-

3.07 **Private Developer on Government land.**

- (i) The ULBs will invite Expression of Interest from prospective developers, who would be required to Design, Build and Transfer the Flats, preferably using low cost technology and all internal infrastructure facilities like Roads, Water Supply, Sewerage, Drainage, landscaping, Electricity, STP, etc. on fixed cost determined by the Government. Developer may be offered a part of the land, adjoining the project or at some other location to cross subsidize the cost of Flat. The developer offering the Flats at the lowest cost and seeking the lowest land pocket may be awarded the project.

Model No.5. Slum Housing.

3.08 Slum Housing: To encourage PPP Model for Slum Redevelopment, Slum Development Policy-2010 has been revised suitably, looking to the provisions under RAY and other factors affecting Slum redevelopment. Revised Slum Development Policy has been issued by the State Government on 22.08.2012.

4.05 General Cuidelines:

New Provisions:

(xxi) At the time of launch of the scheme under Model 2,3 and 4 at the time of inviting application in case of Model 1 price of allotment of flat/plot is to be fixed.

(xxii) Looking to high increase in construction cost, the cost of Flats is proposed to be increased from Rs 750.00 per Sq ft to Rs 850.00 per sq ft, for phase III & other projects in all the Models of Affordable Housing Policy and developers quota 8% instead of 5%. In future in case of unprecedented increase of cost of building material the above rates may be revised with the approval of Minister, UDH & LSG. A formula would be devised for this purpose.

(xxii) Creation of Corpus/Reserve Fund-

Presently the construction of EWS/LIG Flats is being taken up on Self Financing Pattern. The allottees are paying the cost of Flat in construction linked installments. The Escrow Account have been created in Local bodies through which the stage wise payment is being made to the developer. But Banks/HFC's take lot of time in sanctioning house loan to the EWS/LIG Category applicants the payment to the developer gets delayed and pace of project gets slowed down. Developers demand payment after completion of deferent stages of construction.

It is proposed to create a Dedicated Reserve/Corpus Fund in RAVIL (Rajasthan Avas Vikas and Infrastructure Limited) with loan from HUDCO/NHB and this Fund shall be utilized for providing finance to the developer on the executed work so that stage wise Payment to the developer is not delayed. This amount would be recouped in the account after the allottee makes the due payment. Interest payable to HUDCO/NHB would be reimbursed by State Government. This will help the developer to continue with the constriction work even when the allottees delay payments and in case of allottee not paying the money, the allotment shall be cancelled and flat shall be allotted to next applicant.

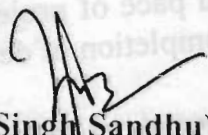
RAVIL may raise loan of Rs. 100.00 crores from HUDCO/NHB in case part of the loan is repaid by RAVIL balance amount may be raised again. The loan amount will be utilized to provide liquidity to the developer on behalf of the allottees.

If there is a gap between interest liability on the said loan and penal interest charged from the beneficiaries, then Government may provide interest subsidy equal to the differential amount.

(xxiii) Fast track approval of the Affordable Housing Projects –

Presently the procedure for approval of conversion of agriculture land for non agricultural use is prescribed for 45 days and since the Policy provides for fast track approval of Affordable Housing Projects. Procedure for approval of projects under Affordable Housing Policy will be completed within a period of 30 days as follows:-

- (i) In case the land proposed for a project under any model of Affordable Housing Policy, falls in any use other than Ecological Zone as per the prevailing Master Plan of the concerned urban area, in such cases change in land use will not be required. (i.e. such project shall be allowed in all land uses except for ecological land use).
- (ii) Proposed land for the scheme under Affordable Housing Policy land conversion under 90A of Rajasthan Land Revenue Act. shall be completed within 15 days.
- (iii) In case the project is proposed on the already approved plots which are required to be reconstituted, the reconstitution will be approved by the concerned local body and government approval will not be required even if the plot area is more than 1500 sq. yds.

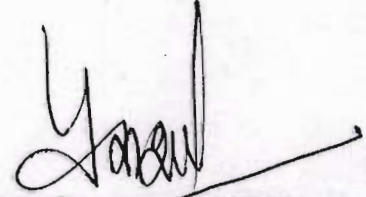

(Gurdial Singh Sandhu)

Principal Secretary to the Government
Department of Urban Development Housing
& Local Self Government
Government of Rajasthan

Copy to following information & necessary action :-

1. Principal Secretary to Chief Minister, Rajasthan, Jaipur.
2. SA to Minister, Urban Development, Housing & LSG Department.
3. SA to All Ministers, Govt. of Rajasthan.
4. Deputy Secretary to Chief Secretary, Govt. of Rajasthan, Jaipur.

5. All Additional Chief Secretaries/Principal Secretaries, Govt. of Rajasthan.
6. PS to Principal Secretary, Urban Development, Housing & LSG Department.
7. Secretary, (LSG), Govt. of Rajasthan, Jaipur.
8. Commissioner, Jaipur/Jodhpur Development Authority, Jaipur/Jodhpur.
9. CEO, Municipal Corporation, Jaipur, Jodhpur, Kota, Bikaner, Ajmer.
10. Director, Local Bodies with the request to circulate to all Local Bodies.
11. Chief Town Planner, Rajasthan, Jaipur.
12. Chief Town Planner (NCR), Nagar Niyojan Bhawan, JLN Marg, Jaipur.
13. Secretary, UIT, Alwar/Ajmer/Bharatpur/Bhiwadi/Bhilwara/Bikaner/Abu Distt. Sirohi/ Kota/Udaipur/Sri Ganganagar/Jaisalmer.
14. Director, Printing & Stationary Department along with CD for Notification in extra ordinary Edition of Rajasthan Gazette.
15. Guard File.



Deputy Secretary, UDH