



सत्यमेव जयते

राजस्थान सरकार

Government of Rajasthan



CHIEF MINISTER'S JAN AWAS YOJANA-2015

With Focus on EWS & LIG Housing
(For Urban Areas of Rajasthan)



Department of Urban Development & Housing
Department of Local Self Government



VASUNDHARA RAJE
CHIEF MINISTER RAJASTHAN

Message

Right to adequate housing is a basic human right. The Government of Rajasthan accords high priority to the housing sector in general and for economically weaker sections and low income group families in particular. To achieve the goal of '**Affordable Housing for All**' and integrated habitat development we in Rajasthan need to ensure equitable supply of land, shelter and services at prices affordable by all.

To fulfill the basic need of shelter, a new policy has been framed as **Chief Minister's Jan Awas Yojana-2015**. This policy has been prepared after thorough review of the existing policy and the shortcomings identified have been plugged after extensive stakeholder consultations. In this policy, initiatives taken by the Government of India to provide 'Housing for All', have also been incorporated to provide for possible incentives to the beneficiaries.

It is expected that the provisions made in the policy would attract private investment for construction of quality and affordable houses for economically weak and low income groups of the society.

I am confident that the Chief Minister's Jan Awas Yojana, prepared by Urban Development and Housing Department will be successfully implemented to achieve the goal of affordable and quality houses for all.


(Vasundhara Raje)



Minister
Department of Urban Development
Housing & Local Self Government
Government of Rajasthan
Jaipur (Rajasthan)

Rajpal Singh Shekhawat

MESSAGE

I am happy that the Chief Minister's Jan Awas Yojana – 2015 is being launched to realize the dream of home for poor. To achieve the goal of Housing for All, we need to ensure supply of land and infrastructure facilities at affordable price. The new policy prepared by Department of Urban Development and Housing has a number of provisions to attract private investment in EWS/LIG housing. The department undertook a detailed exercise of understanding the scenario of housing shortage in the State and has suggested various measures to create housing stock for EWS/LIG segment of the society. The incentives extended to developers would help in controlling the sale price to be in the affordable limits.

The policy aims to motivate various agencies like Housing Board, Development Authorities, Improvement Trusts and Urban Local Bodies besides private developers to take up construction of affordable Housing for EWS/LIG categories in various urban centres of Rajasthan. Various provisions of the policy will not only help in creating housing stock but would provide for quality houses and better living environment to EWS/LIG segment of the society at affordable prices.

I am confident that all the stakeholders will make positive efforts in successful implementation of this policy so as to fulfill the ambition of the urban poor to have a shelter of their own.

(Rajpal Singh Shekhawat)



Ashok Jain

Additional Chief Secretary
Urban Development &
Housing Department
Govt. of Rajasthan, Jaipur

FOREWORD

It is a general phenomenon that large number of people migrate from rural and sub urban areas to urban centers and such migrants face the biggest problem of shelter. With the increase in cost of land, building materials, labour and infrastructure, the availability of shelter is becoming out of the reach of most of them. Therefore, positive encouragement to create housing stock particularly for EWS/LIG segment of the society in urban areas has become necessary. Various studies conducted by various agencies of Government of India show that more than 85% of housing shortage is in the EWS/LIG category. Hence the role and intervention of the State Government is very important to fulfill the requirement of housing shortage in urban areas.

Policy intervention is needed to bridge the gap in housing demand and supply in urban areas. The State Government has accorded high priority to achieve the goal of providing adequate and affordable housing to all. By policy interventions the price of dwelling units for EWS/LIG segment has been controlled by extending various incentives and time bound approvals to private developers. Various provisions included in the policy intend to create housing stock for this segment in a big way. It also aims to utilize precious urban land to its maximum potential so as to cut down the price of dwelling units.

Various initiatives recently taken by Government of India, especially “Housing for All Mission” have also been considered while framing this policy so that the financial incentives extended to EWS/LIG segment in slum and non-slum areas could be availed of by such eligible beneficiaries.

I extend my sincere thanks to Hon'ble Chief Minister who took personal interest in the policy and guided us in the formulation of this policy. Hon'ble Minister, UDH & LSG Department has also given useful inputs from time to time in framing the policy. The UDH department undertook detailed exercise in formulating the policy and a number of meetings/workshops/consultations were organized with various stakeholders and real estate developers who extended suggestions on the draft policy. I acknowledge their contribution in formulation of this policy.

I am confident that the Urban Local Authorities such as Housing Board, Development Authorities, Urban Improvement Trusts, Urban Local Bodies and Private Developers will play a proactive role in achieving the goals of “Chief Minister's Jan Awas Yojana-2015”.

(Ashok Jain)
Additional Chief Secretary

Chief Minister's Jan Awas Yojana - 2015

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CHAPTER 1

INTRODUCTION

Right to adequate housing is a basic human right as shelter is a basic human need. Provision of adequate housing is emerging as a major thrust area for Government of India as well as the State Governments. Government of Rajasthan also accords a very high priority to this task. With increase in cost of land, building materials, labour and infrastructure, positive encouragement to affordable housing has become necessary for the economically weaker and low income groups. Hence the role and intervention of the State Government becomes important.

Sustainability of environment and development cannot be achieved without adequate & Affordable Housing. Creation of a large stock of housing at affordable prices for all is not a simple technological issue or a mere problem of the finance. It is a complex amalgam of a host of factors, which need to be tackled at all levels and in a synchronized manner.

The goal to provide Affordable Housing to all has an economic and social significance. Rajasthan has the largest area in the country which is 10.41% of the country's area. As per the 2011 census, urban population in Rajasthan is 24.8%.

At the National level, the total housing shortage in urban sector is estimated as 18.70 million, out of which more than 90 percent shortage is of EWS/LIG housing. In Rajasthan total housing shortage in the urban sector was estimated to be 1.05 million by Technical Group on Housing Shortage, constituted by Govt. of India out of which more than 85% is in the EWS/LIG category.

Due to rapid pace of urbanization, increasing rural to urban migration and gap between demand and supply, especially in EWS/LIG category there is a growing requirement for shelter and related infrastructure in urban areas of Rajasthan. It is felt that policy intervention is needed to bridge this gap in housing demand and availability. Shortage of affordable housing is emerging as a major challenge for the Government and is sought to be tackled through a series of measures and policy guidelines.

To achieve the goal of "Affordable Housing for All" and integrated habitat development we need to ensure equitable supply of land, shelter and services at affordable prices in Rajasthan, with special focus on economically weaker sections, Lower Income Groups and urban poor.

Affordable Housing Policy-2009 was launched in Dec. 2009 but due to certain shortcomings and bottlenecks in the implementation of policy, much progress could not be achieved. New policy has been prepared after review of existing policy and incorporating learnings from the past experiences, feedback from various stakeholders and new policy initiatives by the Government of India. This policy is named as "Chief Minister's Jan Awas Yojna-2015".

Department of Urban Development, Housing and Local Self Government undertook a detailed exercise in understanding various Policy Initiatives of Government of India and formulated the present policy for building stock of EWS/LIG houses to be constructed by Government agencies like Development Authorities, Improvement Trusts, ULBs, Housing Board etc. and by private sector. To attract private developers for construction of houses for EWS/LIG segment of the society provisions have been made in this policy by giving a host of incentives to the private developers.

The various incentives and time bound approval processes are aimed at attracting private sector investment into this sector in a big way with the help of the policy framework and the in-built incentives. The policy aims to motivate various agencies, including private developers to take up construction of Affordable Housing for EWS/LIG categories in various urban centers of Rajasthan.

Goals of Chief Minister's Jan Awas Yojana

- ☒ To achieve the objective of Affordable Housing for All creation of EWS/LIG housing stock to fulfill housing shortage in the State.
- ☒ To attract private investment for construction of houses for EWS/LIG segment of the society, by giving incentives to the private developers.
- ☒ To motivate govt. agencies and private developers to take up construction of Affordable Housing.
- ☒ To identify land for affordable housing which can be monetized by inviting private participation on a large scale.
- ☒ To expedite the process of construction developers shall be facilitated by fast track approvals.

CHAPTER 2

VARIOUS PROVISIONS FOR AFFORDABLE HOUSING

Following provisions of Jan Avas Yojana for Low Cost Affordable Housing have been framed, incorporating various incentives for developers & subsidies for beneficiaries by Government of Rajasthan and Government of India. The objective of the policy is to focus on creating housing stock in general and for EWS & LIG category in particular in the urban areas of Rajasthan:-

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

Provision 1B : Mandatory Provisions for the proposed industrial Areas of RIICO and Private Developers.

Provision 2 : Development of Affordable Houses by Private Developer on Private Land in Partnership.

Provision 3A : Development of EWS/LIG flats by Private Developer on whole of Private Land (flatted development, above G+3 format).

Provision 3B : Development of EWS/LIG houses by Private Developer on whole of Private Land (Plotted development with G+3 format).

Provision 4 : Construction of EWS/LIG Houses on Government Land:-

4A - By allotment of Government Land

4A (i) : Affordable Housing on Government Land by Private Developer in 75:25 ratio on G+3 format.

4A (ii) : Affordable Housing on Government Land by Private Developer in 75:25 ratio on multistoried format.

Provision 4B – Allotment of Government land by Auction:- Construction of EWS/LIG houses on Government land in fixed ratio of 75:25, 60:40 and 50:50 as per size of the city, by auction of developers component of land :-

4B (i) : Affordable Housing on Government Land by Private Developer in cities with population 3 lacs and above in 75:25 ratio.

4B (ii) : Affordable Housing on Government Land by Private Developer in cities with population above 1 lac up to 3 lacs in 60:40 ratio.

4B (iii) : Affordable Housing on Government Land by Private Developer in cities with population less than 1 lac in 50:50 ratio.

Provision - 4C : Affordable Housing on Government Land by Private Developer in Joint Development Agreement.

Provision -1 A

Mandatory Provisions for Residential Schemes of ULBs/UITs/ Development Authorities/RHB and Private Developers

Under this provision in any Residential Scheme Plots/Flats for EWS/LIG category are required to be reserved as stated below:-

General Parameters		
1.	Minimum required area	2 Hac. for Plotted development schemes (in the schemes of area less than 2 hectare cost of land of 10% of saleable area shall be levied) and 5000 sq.m. for Flatted development schemes (schemes of construction of flats on less than 5000 sqm, additional shelter fund @ Rs. 100/- per sqft. shall be levied on 7.5% of FAR).
2.	Land distribution for EWS/LIG category	<p>(i) For RHB - 50% houses in case of plotted development and 10% of FAR in case of flatted development are to be reserved for EWS/LIG units.</p> <p>(ii) For UITs / Development Authorities / ULBs 25% of scheme area shall be reserved for Plots/Flats for EWS/LIG category as the case may be.</p> <p>(iii) For Private Developers</p> <p>a) Flatted construction - 7.5% of proposed residential FAR area shall be reserved for EWS/LIG units.</p> <p>b) Plotted development - 10% of residential saleable area to be reserved for EWS/LIG plots with plot area of 30 to 45 sqm and above 45 up to 75 sqm respectively.</p>
3.	Sale price	Sale Price for flats shall be Rs.1200/ sq.ft (Including Rs.50 / sq.ft for maintenance funds and Rs.50/ sq.ft for EDC to ULB) for both EWS and LIG Units, out of which Rs.1100/ sq.ft. shall be paid to developer. In case of plots 25% of reserve price and 60% of reserve price for EWS/LIG plots respectively.

4.	Allotment by	In the schemes of Private Developers, the developer will invite applications within 60 days of approval of maps, and carry out scrutiny of applications. Provision for keeping 10% reserve list should also be kept, to cater to any subsequent cancellations. In allotment process by developer the advertisement for the allotment of EWS/LIG units income criteria shall be fixed as per Policy by the developer and final list of allottees shall be submitted to concerned authority/municipality/ UIT with relevant documents. Developer would also be responsible to collect cost of unit from the allottees directly.
5.	Completion period	<p>(I) In case EWS/LIG category houses are proposed with the main project the completion period shall be the same as prescribed in Township Policy.</p> <p>(ii) In case of EWS/LIG units/plots are proposed at split location the time line for completion will be as below:-</p> <ul style="list-style-type: none"> a) up to 200 EWS/LIG units - 30 months b) above 200 upto 400 EWS/LIG units - 36 months c) above 400 upto 600 EWS/LIG units - 42 months d) above 600 EWS/LIG units – 48 months <p>*Completion certificate for main project shall be issued in proportion to completion of EWS/LIG houses.</p>

Technical Parameters for EWS/LIG component

6.	Ground Coverage	Up to 50%
7.	Sides & Rear Setback	<p>Shall be minimum of 3.0 m. for building height up to 15 m. and minimum 6m. for building height above 15m.</p> <p>In case of plotted development, zero for side and rear setbacks shall be permissible on EWS/LIG plots.</p>

8.	Height	As per building byelaws
9.	Parking	1 two wheeler for each unit of EWS 2 two wheelers for each unit of LIG
10.	Approach road	Minimum 9m.
11.	EWS/LIG unit area	For EWS 325-350 sq.ft. Super built up area For LIG 500-550 sq.ft. Super built up area

Note:

1. To make the scheme eligible for benefits of Housing for All mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered to.
2. Other technical parameters not specified in the policy will be applicable as per prevailing Building Byelaws/Township Policy.

Incentives to Developers		
12.	Land Conversion / Land use change charges	100% waiver on EWS/LIG component.
13.	External development charges	To be paid by developer as per prevailing rules.
14.	Building Plan approval charges for EWS/LIG	100% waiver on approval charges of EWS/LIG component.
15.	FAR	The FAR proposed for EWS/LIG shall not be counted in the FAR calculation of main project even if EWS/LIG units are provided on split location. As incentive in such projects, standard FAR without betterment levy shall be increased by 0.50 over and above standard FAR e.g. if standard FAR is 1.33 then permissible FAR without betterment levy will be 1.83. Maximum FAR shall be as per building byelaws.

		In case specific FAR is given in lease deed or at the time of auction/allotment of land, that FAR will be considered as standard FAR otherwise standard FAR will be as per prevailing building byelaws.
16.	Split location	In case private developer is not in a position to construct EWS/LIG units within the limits of main project he shall submit proposal for EWS/LIG housing units at split location at the time of approval of building plans of main project. Provision of split location is allowed within the same urban area. The developer shall have to produce clear title of the land proposed for EWS/LIG housing or copy of MoU for collaboration/joint venture. As alternative, the developer may procure these units from other developers duly approved by Local Authority under the Provision 3A or 3B of the policy, for which agreement to purchase shall be submitted at the time of approval of building plans of main project with an undertaking to make these units available to Local Authority within the stipulated period, failing which the approval of the main project shall be withdrawn and the construction in main project shall be treated as unauthorized. Calculation of EWS/LIG units shall be based on ratio of reserve price/DLC rate of land at locations of main project and split location as per Annexure-A of this policy. Provision for commercial use for EWS/LIG component at split location shall be as per the provisions of building byelaws.
17.	Commercial use	As per byelaws, permissible commercial use shall be allowed.
18.	TDR facility	Not applicable.

Note:

1. In the schemes of mixed plotted and flatted constructions, the provision of EWS/LIG shall be provided proportionately as per the provisions of plotted and flatted development in the policy.

Provision -1B

Mandatory Provisions for the proposed industrial Areas of RIICO and Private Developers

Proposed industrial schemes

5% of saleable area under industrial area shall be kept reserved at single location to be used for EWS/LIG housing as per parameters given in this policy.

General Parameters		
1.	Minimum area	2 Hectare
2.	Land distribution for EWS/LIG category	5% of saleable area in new industrial schemes shall be reserved for EWS/LIG Housing. Saleable area to be reserved for EWS/LIG plots with plot area of 30 to 45 sqm and above 45 up to 75 sqm respectively (in the schemes of area less than 2 hectare cost of land of 5% of saleable area shall be levied).
3.	Sale price	25% of reserve price and 60% of reserve price for EWS/LIG plots respectively.
4.	Allotment by	The RIICO/Developer will invite applications within 60 days of approval of maps, and carry out scrutiny of applications. Provision for keeping 10% reserve list should also be kept, to cater to any subsequent cancellations. In allotment process by developer the advertisement for the allotment of EWS/LIG plots, income criteria shall be fixed as per this Policy by the developer and final list of allottees shall be submitted to concerned authority/municipality/ UIT with relevant documents. RIICO/Developer would also collect cost of plot from the allottees directly.
5.	Completion period	Not Applicable

Technical Parameters for EWS/LIG component		
6.	Ground Coverage	Not applicable
7.	Side & Rear Setback	As per building byelaws.

8.	Height	As per building byelaws
9.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG
10.	Approach road	Minimum 9m
11.	EWS/LIG unit area	For EWS plot area shall be 30 to 45 sqm and for LIG plot area shall be above 45 up to 75 sqm.

Note:

1. To make the scheme eligible for benefits of Housing for All mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered to.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy.

Incentives to Developers		
12.	Land Conversion/ Change of land use charges	The area proposed for EWS/LIG shall be exempted from Land conversion/Change of Land Use Charges if any.
13.	External development	By developer as per rule
14.	Building Plan approval charges for EWS/LIG	100% waiver on approval charges of EWS/LIG component.
15.	FAR	As per building byelaws
16.	Split location permissible	Not permissible
17.	Commercial use	As per building byelaws
18.	TDR facility	Not applicable.

Provision -2

**Development of Affordable Houses by
Private Developer on Private Land in Partnership**

General Parameters		
1.	Minimum area	2 Hectare
2.	Land distribution for EWS/LIG category	Minimum 50% of land proposed on the project for EWS/LIG and remaining 50% may be used for residential development.
3.	Sale price	Sale Price shall be Rs.1200/ sq.ft (Including Rs.50/ sq.ft for maintenance funds and Rs.50/ sq.ft for EDC to ULB) for both EWS and LIG Units, out of which Rs.1100/ sq.ft. shall be paid to developer.
4.	Allotment by	Allotment of EWS/LIG units by Local Authority to the eligible beneficiaries as prescribed by Government.
5.	Completion period	<p>For EWS/LIG component the time line for completion will be as below :-</p> <p>a) up to 200 EWS/LIG units - 30 months</p> <p>b) above 200 upto 400 EWS/LIG units - 36 months</p> <p>c) above 400 upto 600 EWS/LIG units - 42 months</p> <p>d) above 600 EWS/LIG units – 48 months</p> <p>*Completion certificate for complete project shall be issued in proportion to completion of EWS/LIG houses.</p>

Technical Parameters for EWS/LIG component		
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6.	Ground Coverage	Up to 50%
7.	Side & Rear Setback	Shall be minimum of 3.0 m. for building height up to 15 m. and minimum 6m. for building height above 15m.
8.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG
9.	Height	As per byelaws

10	Approved Road	Minimum 9m
11.	EWS/LIG unit area	For EWS 325 sqft – 350 sqft super built up area For LIG 500 sqft – 550 sqft super built up area

Note:

1. To make the scheme eligible for benefits of Housing for All Mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered with.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy.

Incentives to Developers		
12.	Land Conversion/ Change of land use charges	100% waiver on the complete land i.e. 100% of the land
13.	External development	To be paid by the Developer as applicable under Township policy or developer may undertake external development works such as approach road, power including GSS, water and sewerage on his own.
14.	Building Plan approval charges for EWS/LIG	100% waiver on EWS/LIG components
15.	FAR	Up to 2.25 without betterment levy for the complete project including FAR consumed for EWS/LIG. EWS/LIG units @ minimum 140 units per acre shall be constructed on 50% land of the project area.
16.	Split location	Not Applicable.
17.	Commercial use	As per building byelaws proportionate to FAR consumed in different segments.
18.	TDR facility	Not applicable.

Note:

1. Schemes proposed under this provision shall be permissible in residential, and mixed land use. In case schemes under this provision are applied which are not in above specified land uses then SLSMC may take decision to allow affordable housing in those land uses.
2. Cost of internal development works (all internal roads, footpaths, water supply including overhead tank or surface water reservoir and distribution lines, electric distribution lines, internal sewer line, drainage, street light, parks, plantation etc.) shall be borne by the developer.
3. Rain water harvesting structures and sewerage treatment plant shall be mandatory on the part of developer as per requirement of Environment department norms for the complete scheme including EWS/LIG/MIG-A/MIG-B/HIG housing.
4. Commercial area shall be disposed of by developer and amenities in EWS/LIG segment will be developed by developer at his own level or with the involvement of other agencies.

Provision -3A

Development of EWS/LIG flats by Private Developer on whole of Private Land (flatted development, above G+3 format)

General Parameters		
1.	Minimum area	1 Hectare
2.	Land distribution for EWS/LIG category	100% for EWS/LIG.
3.	Sale price	To be decided by the developer.
4.	Allotment by	Developer to the eligible beneficiaries/or to other developers to fulfill the requirement as per provision 1A of the policy. In allotment to EWS/LIG category by developer an advertisement for the allotment of EWS/LIG units is to be issued as per income criteria fixed as per Policy. Final list of allottees shall be submitted to concerned authority/municipality/UIT with relevant documents. Developer would also be responsible to collect cost of unit from the allottees directly.
5.	Completion period	As prescribed in building byelaws.

Technical Parameters for EWS/LIG component		
6.	Ground Coverage	Up to 50%
7.	Side & Rear Setback	Shall be minimum of 3m for building height up to 15m and minimum 6m for building height above 15m.
8.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG

9.	Height & Incentive FAR	Road width	Height	Incentive FAR
		9m and above upto 12 m	15 m.	0.50
		Above 12m – less than 18 m	24 m.	1.00
		18 m – less than 24 m	36 m.	1.50
		24 m – less than 30 m	45 m.	2.00
		30 m and above	As per Byelaws	2.25
10.	Approach road	Minimum 9m		
11.	EWS/LIG unit area	For EWS 325-350 sqft super built up area For LIG 500-550 sqft super built up area		

Note:

1. To make the scheme eligible for benefits of Housing for All mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered with.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy.

Incentive to Developers		
12.	Land Conversion/Land use change charges	100% waiver on the complete land i.e. 100% of the land.
13.	External Development Charges	To be paid by the Developer as applicable under Township policy or developer may undertake external development works such as approach road, power including GSS, water and sewerage on his own.

14.	Building Plan Approval Fee	100% waiver.
15.	Split location	Not applicable.
16.	Commercial use	As per building byelaws.
17.	FAR	Maximum FAR 2.25 plus incentive FAR on additional height. (FAR including incentive FAR up to 2.25 will be allowed without betterment levy however betterment levy will be charged on FAR proposed above 2.25).
18.	TDR facility	Not applicable

Note:

1. Schemes proposed under this provision shall be permissible in residential and mixed land use. In case schemes under this provision are applied which are not in above specified land uses then SLSMC may take decision to allow affordable housing in those land uses.
2. To avail the benefits of housing for all scheme of Government of India minimum of 35% EWS units shall be sold on the fixed price of Rs. 1200/- per sqft. to eligible beneficiaries

Provision -3B**Development of EWS/LIG houses by Private Developer on whole of Private Land (Plotted development with G+3 format)**

General parameters		
1.	Minimum area	1 Hac.
2.	Land distribution for EWS/LIG category	100% of total land area to be reserved for EWS/LIG. Maximum saleable area up to 70%. Minimum of 5% of the scheme area shall be reserved for park/green spaces and 5% for facilities.
3.	Sale price	To be decided by the developer.
4.	Allotment by	Developer to the eligible beneficiaries/or to other developers to fulfill the requirement as per provision 1A of the policy. For allotment to EWS / LIG category by developer an advertisement for the allotment of EWS / LIG units is to be issued as per income criteria fixed as per Policy. Final list of allottees shall be submitted to concerned authority / municipality / UIT with relevant documents. Developer would also be responsible to collect cost of unit from the allottees directly.
5.	Completion period	As prescribed in building byelaws or Township Policy.

Technical Parameters for EWS/LIG component		
6.	Ground Coverage	Maximum 70% of the total land area (saleable area of scheme)
7.	Setback	1.5 meter front setback and other setbacks zero allowed on the plots of EWS/LIG in the layout.
8.	Height	G+3 only
9.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG
10.	Approach road	Minimum 9m.

11.	EWS/LIG unit area	For EWS 325-350 sqft super built up area For LIG 500-550 sqft super built up area Plot size shall be 30-45sq.mt. for EWS and above 45 up to 75 sq.mt. for LIG segment, for each block of G+3
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Note:

1. To make the scheme eligible for benefits of Housing for All Mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered with.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy

Incentive to Developers		
12.	Land Conversion / Land use change Charges	100% waiver.
13.	External Development Charges	To be paid by the Developer as applicable under Township policy or developer may undertake external development works such as approach road, power
14.	Building Plan Approval Fee	100% waiver.
15.	FAR	Not applicable.
16.	Split location	Not applicable.
17.	Commercial use	As per Township policy.
18.	TDR facility	Not applicable.

Note:

1. Schemes proposed under this provision shall be permissible in residential and mixed land use. In case schemes under this provision are applied which are not in above specified land uses then SLSMC may take decision to allow affordable housing in those land uses.
2. To avail the benefits of Housing for All scheme of Government of India minimum of 35% EWS units shall be sold on the fixed price of Rs.1200/- per sq.ft. to eligible beneficiaries.

Provision 4A(i) & (ii)

Private Developer on Government Land or Land of Local Authority

Provision 4A (i) is for construction of Housing on Government Land in the ratio of 75:25 in which minimum of 75% area shall be used for EWS/LIG and remaining 25% area of land can be used for other categories of houses/flats/plots. In this provision EWS/LIG houses are to be constructed in G +3 format.

Provision 4A (ii) is for construction of Housing on Government Land in the ratio of 75:25 in which minimum of 75% area shall be used for EWS/LIG and remaining 25% area of land can be used for other categories of houses/flats/plots. In this provision EWS/LIG houses are to be constructed in Multistoried format.

General Parameters		
1.	Minimum area	1 Hectare
2.	Land distribution for EWS/LIG category	The developer would take up development of total land however construction of EWS/LIG shall be on minimum of 75% of the total land. Developer shall be free to construct MIG-B/HIG flats/plots/houses (high rise permitted) on remaining maximum of 25% of total land.
3.	Sale price	Sale Price shall be Rs.1200/ sq.ft (Including Rs.50/ sq.ft for maintenance funds and Rs.150/ sq.ft for ULB) for both EWS and LIG Units, out of which maximum Rs.1000/ sq.ft. shall be paid to developer depending on the bid.
4.	Allotment by	Housing units of EWS & LIG segment constructed on 75% of the land by Local Authority to the eligible beneficiaries as prescribed by Government. Any units constructed on remaining 25% of the land will be sold by developer

5.	Completion period	<p>For EWS/LIG component the time line for completion will be as below :-</p> <p>a) up to 200 EWS/LIG units - 30 months</p> <p>b) above 200 upto 400 EWS/LIG units - 36 months</p> <p>c) above 400 upto 600 EWS/LIG units - 42 months</p> <p>d) above 600 EWS/LIG units – 48 months</p> <p>*Completion certificate for complete project shall be issued in proportion to completion of EWS/LIG houses.</p>
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Technical Parameters for EWS/LIG component		
6.	Ground Coverage	Maximum up to 50%
7.	Side & Rear Setback	Shall be minimum of 3m for building height up to 15m and minimum 6m for building height above 15m.
8.	Height	As per Building Byelaws
9.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG
10.	Approach road	Minimum 9m
11.	EWS/LIG unit area	For EWS 325-350 sqft super built up area

Note:

1. To make the scheme eligible for benefits of Housing for All Mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered with.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy.

Incentive to Developers		
12.	Land Conversion/Land use change charges	Not applicable.
13.	External Development Charges	Cost of External Development will be borne by Local Authority on EWS/LIG component and cost of external development on 25% of remaining land will be paid by developer.
14.	Building Plan Approval Fee	As per prevailing rules to be paid by the developer on 25% remaining land area of developer.
15.	FAR	Minimum 140 units per acre and maximum up to 2.25 FAR (without betterment levy) shall be constructed on EWS/LIG component of scheme. For remaining part of the scheme as per prevailing building byelaws.
16.	Split location	Not applicable.
17.	Commercial use	As per building byelaws proportionate to FAR consumed in different segments.
18.	TDR facility	Not applicable.

Note:

1. Allotment of land by the Local Authority would be made through an open bidding process. ULB will first decide the height, no. of blocks and no. of flats to be constructed and shall then invite EOI's to bid for the lowest cost of construction per sq. ft. (upper ceiling limit shall be Rs. 1000 per sq. ft.). ULB shall ensure that maximum no. of EWS/LIG houses are constructed on any given plot and in no case height will be less than G+3.
2. Highest bid price for EWS/LIG shall be Rs.1000.00 per sqft.
3. To facilitate the developers to obtain finances for the project from financial agencies creation of pari-passu charge of the land shall be arranged by concerned Local Authority as the ownership of the land remains with the Local Authority.
4. The Nodal Agency designated by the State Government, shall coordinate with the Banks/Housing Finance Institutions/other financing institutions to facilitate the beneficiaries to obtain loan. All necessary help shall be extended to the beneficiaries/allottees to access these institutions for loan.

Provision 4B (i), (ii) & (iii)

Private Developer on Government Land or Land of Local Authority

Provision 4B is construction of EWS/LIG units in the ratio prescribed on the basis of population of the city. In this provision component of land other than EWS/LIG would be auctioned through open bidding. Provision 4B (i) is applicable for the cities with population of 3 lakhs and above, Provision 4B (ii) is applicable for the cities with population 1 lakh and upto 3 lakhs and Provision 4B (iii) is for the cities below 1 lakh population.

General Parameters		
1.	Minimum area	1 Hectare
2.	Land distribution for EWS/LIG category	The developer would take up development of total land however construction of EWS/LIG units shall be on minimum of 75% in Towns with 3 lacs and above population, 60% in Town with 1 lac and above up to 3 lacs population and 50% in Towns with less than 1 lac population of the total land. Developer shall be free to construct MIG-B/HIG flats/plots/houses (high rise permitted) on remaining maximum of 25%, 40% and 50% of total land respectively.
3.	Sale price	Sale Price shall be Rs.1200/ sq.ft (Including Rs.50/ sq.ft for maintenance funds and Rs. 50/ sq.ft for ULB) for both EWS and LIG Units, out of which maximum Rs.1100/ sq.ft. shall be paid to developer depending on the bid.
4.	Allotment by	Housing units of EWS&LIG segment by Local Authority to the eligible beneficiaries as prescribed by Government.
5.	Completion period	(i) Completion period for the component other than EWS/LIG shall be the same as prescribed in Township Policy/Building Byelaws. (ii) For EWS/LIG component the time line for completion will be as below :-

		<p>a) up to 200 EWS/LIG units - 30 months</p> <p>b) above 200 upto 400 EWS/LIG units - 36 months</p> <p>c) above 400 upto 600 EWS/LIG units - 42 months</p> <p>d) above 600 EWS/LIG units – 48 months</p> <p>*Completion certificate for complete project shall be issued in proportion to completion of EWS/LIG</p>
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Technical Parameters for EWS/LIG component		
6.	Ground Coverage	Maximum up to 50%
7.	Side & Rear Setback	Shall be minimum of 3m for building height up to 15m and minimum 6m for building height above 15m.
8.	Height	As per Building Byelaws
9.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG
10.	Approach road	Minimum 9m
11.	EWS/LIG unit area	For EWS 325-350 sqft super built up area For LIG 500-550 sqft super built up area

Note:

1. To make the scheme eligible for benefits of Housing for All Mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered with.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy.

Incentive to Developers		
12.	Land Conversion / Land use change charges	Not applicable.
13.	External Development Charges	Cost of External Development will be borne by Local Authority on EWS/LIG component and cost of external development on land other than EWS/LIG segment will be paid by developer.
14.	Building Plan Approval Fee	As per prevailing rules to be paid by the developer on the land other than EWS/LIG segment.
15.	FAR	Minimum 140 units per acre and maximum up to 2.25 FAR (without betterment levy) shall be constructed on EWS/LIG component of scheme. For remaining part of the scheme as per prevailing building byelaws.
16.	Split location	Not applicable.
17.	Commercial use	As per building byelaws proportionate to FAR consumed in different segments.
18.	TDR facility	Not applicable.

Note:

1. Allotment of land by the Local Authority would be made through an open bidding process. ULB will first decide the height, no. of blocks and no. of flats for EWS/LIG to be constructed and shall then invite EOI's to bid for the highest price of the part of land which would be used by developer for his own component.
2. Bid below the price of the part land to be used by developer, calculated @ reserve price, shall not be accepted.
3. ULB shall ensure that maximum no. of EWS/LIG houses are constructed on any given plot and in no case height will be less than G+3.
4. To facilitate the developers to obtain finances for the project from financial agencies creation of pari-passu charge of the land shall be arranged by concerned Local Authority as the ownership of the land remains with the Local Authority.
5. The Nodal Agency designated by the State Government, shall coordinate with the Banks/Housing Finance Institutions/other financing institutions to facilitate the beneficiaries to obtain loan. All necessary help shall be extended to the beneficiaries/allottees to access these institutions for loan.

Provision 4C

Development of Affordable Housing Projects in Joint Development Agreement

1. **Broad Procedure.**
 - i. **Identification of economically viable Land Parcels:** Local authority shall identify land parcels above 10 hectares each at different locations which are conducive for developing large affordable Housing Township as well as are economically viable for private participation. Such lands may have economic activities around for sustainable development along with necessary infrastructure and connectivity.
 - ii. **Alignment with National Affordable Housing Policy:** Urban Local Authority shall ensure that the proposed developments are aligned with the provisions of Housing for All Mission of Government of India.
 - iii. **Defining the pricing & product mix:** For each land parcel, the Urban Local Authority would decide the share of EWS/LIG which shall not be less than 35% of FAR (number of EWS units shall not be less than 35% of total units of the project) consumed in the whole project.
 - iv. **Collaboration with Civic Bodies:** For each project, the Urban Local Authority shall constitute a Single Window Clearance System and ensure that the project receives a swift clearance from various civic bodies for development of the necessary infrastructure for the project.
 - v. **RFP for each land parcel:** Urban Local Authority would then float a Request for Proposal (RFP) for evaluating various developers for the selected land parcels.
 - vi. **Two stage process for selection of Developer(s):** The Urban Local Authority shall adopt a two stage selection process for wherein a preliminary selection would be based on qualitative assessment including financial track record of the developers whereas the award of the project for each land parcel would be decided based on a pre-defined criteria.

2. General Criteria for Selection of Joint Development Agreement Partner:

As affordable housing is a low profitable segment, in order to execute large scale affordable development, developers with mission and focus on affordable segment and who have a good track record of delivery should be invited and enabled to participate to make the mission successful.

In order to provide mass housing solutions, a developer should not only be able to execute a real estate development project, but also understand the broader issues of live able spaces that enhance the quality of life of the communities it serves. Some of the significant capabilities that need to be possessed by a developer are:-

- Project Management Capabilities at large scale
- Design capabilities
- Adherence to Quality and Safety standards
- Orientation to Sustainability of the development
- Usage of right technology-optimization of cost and time
- Product mix and amenities.

An ideal project partner for meeting the objectives of '**Housing for All Mission**' should not only be able to deliver on above critical challenges, but also ensure this in complete compliance with Quality, Health, Safety & Environment norms as well as labour norms.

2. Proposed Selection Criteria for Joint Development Partner

Two stage approach will be adopted to shortlist and evaluate suitable developers as JD partners for affordable housing projects.

Stage I : In the first stage prospective developers/JD partners shall be selected based on the following criteria:-

Expertise: The developer should have multiple projects (Residential, Commercial etc) of large size (10 hectares & above) under construction or completed in 4 or more cities.

- ii. **Financial track record** : An average annual turnover of Rs. 350 Cr. over the past three years.
- iii. **Experience in Affordable Housing**:- The developer should have constructed a minimum of 2000 units (under development or completed) in Affordable Housing (with unit area <60 sqm.) segment at price not more than Rs. 15 lac per unit.
- iv. Minimum 5 years of Existence.

In addition to the above, additional weight age can be given for developers meeting the criteria given below:-

- i. Quality Developments: Projects under development / completed with Indian Green Building Council /TERI certification.
- ii. Strong track record of adherence to Quality and ensuring Safety Norms.
- iii. Additional Weight age can also be given for developers which are accredited or Funded by international Development Finance Institutions/Reputed Private Equity Players.

The shortlisted developers from the above shall have to deposit an Earnest Money of 50% of cost of land calculated on prevailing reserve price of the area.

Stage-2 : Financial Assessment for Project

- i. The shortlisted developers who show interest in the project shall be invited for financial assessment for the second stage.
- ii. Concept plan: The developers shall present the development plan for the selected/identified land parcel to SLSMC constituted under the provision of this policy.
- iii. Bid Criteria: 35% of FAR of the total project, used for EWS/LIG component would be handed over to ULB free of cost. Bid parameters would be payment to ULB per sq.ft. of construction in the remaining 65% FAR. This amount will be paid to the Local Authority in 6 – monthly Equated installments within 3 years from the date of approval. Failing which penalty shall be levied as prescribed (For commercial area, rate will be double of residential rate quoted by developer to be given to ULB).

While evaluating bids ULB should ensure that minimum share to ULB out of the estimated profit of 65% component is not less than 10%. The Earnest money deposited would be adjusted against the returns to local authority in the last installment.

1. Roles & Responsibilities

Under the proposed association, the roles and responsibilities of the partners will be clearly identified and will be implemented and overseen by a committee comprising of representatives from Government, Local Authority and the Developer to ensure smooth execution of project and removing any bottlenecks in the project. A broad distribution of responsibilities of both project partners has been shown below

Local authority	Developer
<ul style="list-style-type: none"> • To evaluate and aggregate suitable land parcels for development under this JD Agreement • To grant and facilitate approvals for developing the project through various Government & Civil bodies through a single window clearance system. • To develop the basic infrastructure - water, power and roads for the project site for which EDC would be charged from the developer on total land area. • To plan for Transport System to other areas from the project. 	<ul style="list-style-type: none"> • To ensure project planning and design for the land parcels. He will get the building plans approved from Local Authority by paying building plan approval fee on 65% component. The developer shall also pay betterment levy on FAR above the standard FAR of 1.33 • To create project level business plan and development plan for the Joint Development. • To execute and manage day to day operations of the project through a construction contractor ensuring compliance with Health Safety and Environment norms. • Marketing and Sales of the component other than EWS/LIG of developed project.

General Parameters		
1.	Minimum area	10 Hectares
2.	Land distribution for EWS/LIG category	The developer would take up development of total land as per stipulated FAR however construction of EWS/LIG shall be of minimum of 35% FAR of the total project. Developer shall be free to construct MIG-B/HIG flats/plots/houses (high rise permitted) on the remaining area.
3.	Sale price of EWS/LIG houses	Sale Price shall be Rs.1200/ sq.ft (Including Rs.50 sq.ft for maintenance funds and Rs.1150/ sq.ft for ULB) for both EWS and LIG Units.
4.	Allotment by	Housing units of EWS&LIG segment by Local Authority to the eligible beneficiaries as prescribed by Government.
5.	Completion period	<p>(i) Completion period for the component other than EWS/LIG shall be the same as prescribed in Township Policy/Building Byelaws.</p> <p>a) For EWS/LIG component the time line for completion will be as below :-</p> <p>b) up to 200 EWS/LIG units - 30 months</p> <p>c) above 200 upto 400 EWS/LIG units - 36 months</p> <p>d) above 400 upto 600 EWS/LIG units - 42 months</p> <p>e) above 600 EWS/LIG units – 48 months</p> <p>*Completion certificate for complete project shall be issued in proportion to completion of EWS/LIG houses.</p>

Technical Parameters for EWS/LIG component		
6.	Ground Coverage	Maximum up to 50%
7.	Side & Rear Setback	Shall be minimum of 3m for building height up to 15m and minimum 6m for building height above 15m

8.	Height	As per Building Byelaws
9.	Parking	1 two wheeler for each unit of EWS and 2 two wheelers for each unit of LIG
10.	Approach road	Minimum 9m
11.	EWS/LIG unit area	For EWS 325-350 sqft super built up area For LIG 500-550 sqft super built up area

Note:

1. To make the scheme eligible for benefits of Housing for All mission of Government of India parameters of the guidelines as per Annexure-B are to be adhered with.
2. Other technical parameters will be applicable as per prevailing Building Byelaws/Township Policy.

Incentive to Developers		
12.	Land Conversion / Land use change charges	Not applicable.
13.	External Development Charges	External Development charges will be paid by developer.
14.	Building Plan Approval Fee	As per prevailing rules to be paid by the developer on the area other than EWS/LIG segment.
15.	FAR	As per prevailing building byelaws.
16.	Split location	Not applicable.
17.	Commercial use	As per building byelaws proportionate to FAR consumed in different segments.
18.	TDR facility	Not applicable.

CHAPTER 3

GENERAL CONDITIONS

1. Eligibility criteria:

(A) For Developers for schemes under Provision 2,4A &4B:

Any developer fulfilling the following criteria will be eligible to apply under Provisions 2,4A & 4B.

- (i) Has experience in building construction works for at least three years and should have a good track record of quality construction works.
- (ii) Total net worth (Reserve & Capital) of last three years (of the company or its sister concern or consortium) should be equivalent to at least 10% of the project cost (excluding land cost) i.e. cost of proposed EWS/LIG houses.
- (iii) The developer should have executed minimum 2 acres of residential or other type of development in a single project during last three years (as a developer or builder or as construction agency).
- (iv) Joint ventures or Special Purpose Vehicles by private developers will also be eligible under the Policy.

(B) Eligibility for Beneficiaries / Applicants for EWS/ LIG Categories:

- (i) The maximum annual income of applicants should be as follows or as per guidelines issued from time to time by State Government:-

Income Group	Maximum Income per Year (In Rs)
Economically Weaker Sections (EWS)	Up to Rs.1,50,000/-
Lower Income Groups (LIG)	Above Rs.1,50,000/- upto 3,00,000/-

- (ii) Income certificate to be certified by concerned Employer in case of salaried individual & if the individual is self employed the income certificate to be certified by Tehsildar/Municipal Officers/S.D.O. or any State official authorized by the State Government or self attested income and residence certificate/affidavit duly notarized. Beneficiary identification shall be linked to AADHAR / BHAMASHAH card or any other unique identification to avoid duplication of allotment.

- (iii) The applicant should not own any leasehold or freehold house or plot either in his own name or in the name of spouse or any dependent member (including unmarried children) of his family in any urban area of Rajasthan. An affidavit certified by the Notary Public shall be submitted to this effect.
- (iv) The flat allotted to applicant must be occupied within one year of taking over the possession of the same failing which the allotment may be cancelled and allotted to another applicant from the waiting list.
- (v) The beneficiaries shall not be allowed to sell the housing unit within 10 years from date of allotment. In case of sale of EWS/LIG units within 10 years of allotment, such allotment shall be cancelled and allotted to another applicant from the waiting list.
- (vi) The applicant must be a bonafide resident of the state of Rajasthan. At the time of application, an affidavit to this effect may be submitted by him. However at the time of enlistment in the eligibility list, he will have to submit bonafide certificate issued by the competent authority, otherwise his registration is liable to be cancelled. This condition will not be valid for housing projects for specific group of persons like industrial workers, fishermen, mining workers etc. for whom a special housing complex could be constructed. In case, sufficient number of applications are not received from bonafide residents of the state of Rajasthan then applicants from other states (Indian Nationals only) who are working in the particular town/city for at least 1 year may be considered for allotment provided they produce the certificate/affidavit to this effect duly notarised.
- (vii) Every allottee shall become member of the Residents Welfare Society, which will maintain common services and regular up keep of housing property and shall pay monthly maintenance charges to the society as prescribed. An undertaking to this effect will have to be signed by the allottee before possession is handed over to him. The concerned local authority would ensure that RWA is constituted as per rules /laws in force.

- 2. Selection of Site & Unit Area of EWS/LIG houses /plots:**
- A. Site to be selected/approved should preferably be in the vicinity of existing infrastructure, so as to minimize delay and cost in extending various services to the scheme area.
- B. Wherever required Local Authority shall invite Expression of Interest (EOI) for construction of houses in various towns from interested developers from all over the country. After scrutinizing the proposals received from the private developers, these proposals shall be placed before State Level Sanctioning and Monitoring Committee for approval.
- C. The private developer shall, within 15 days from the date of approval given by the SLSMC, submit file to the concerned local authority for change in land use wherever required. Local authority is authorized to issue all such approvals including change in land use, layout plan and building plans in accordance with the prevailing rules/regulations and parameters of the policy. In such cases, no further approval of the Government is required.
- D. The project approval committee of the Local Authority is empowered to sanction of land use change/sub-division or reconstitution if any, issue of patta and approval of layout plan/building plan of the projects irrespective of the area of the scheme. Approvals shall be issued by the concerned Local Authority within a period of 60 days by adopting summary proceedings. The Project Approval Committee constituted under this Policy, shall on the basis of 90A, land use change, lay out plan approval and detailed project report (both administrative and technical) submitted by the developer and the proposed work plan and cash flow, approve the scheme submitted by the private developer.
- E. Unit area of EWS/LIG houses/plots.
- (i) Super built up area for EWS/LIG units shall be (In all cases)
- EWS unit: 325-350 sqft. (carpet area should not be more than 30 sqmtr), plot area 30-45 sq.mtrs.

- LIG unit: 500-550 sqft. (carpet area should not be more than 60 sq.mtrs), plot area above 45 sq.mtrs. upto 75 sq. mtrs.
 - Super Built up area of the flat shall be calculated including area of rooms, kitchen, 50% area of balcony/verandahs, toilet, walls & proportionate common areas.
 - Carpet area - Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls.
- (ii) To avail central assistance as per the policy of Housing for All by Government of India, carpet area shall be maximum 30 sq.m. and maximum 60 sq.m. for EWS and LIG units respectively and sale price shall not exceed the price fixed in this policy (Rs. 1200/- per sq.ft. or as revised time to time).
- (iii) Commercial area shall not exceed the limit prescribed in building byelaws or Township Policy as the case may be including minimum 2% in case of plotted development and in case of flatted development 2% of EWS/LIG FAR area.
- (iv) A minimum of 140 EWS/LIG units per acre shall be constructed in all cases.
- (v) Additional FAR of 5% shall be provided in case of green building construction as per the provision of prevailing building byelaws subject to obtaining certification from the authorised agencies such as IGBC, LEEDS etc.
- F. Developer Quota:** Under provision no. 2, developer's quota shall be 8% of total number of units for which applications will be received by the developer directly from the eligible persons and shall be submitted to Local Authority for allotment, unused units from developer quota shall be allotted by Local Authority to other applicants.

3. Approval of projects

Fast Track approval: The approval of projects under this Policy will be completed within a period of 60 days as follows:-

- (i) Land conversion under 90A of Rajasthan Land Revenue Act shall be completed within 30 days.

- (ii) The applicant may submit plans on converted land for approval to Local Authority along with a certificate from empanelled consultants that the submitted layout plan/building plans are as per norms and title is verified as per order issued for 90A.
- (iii) After receiving the application as per 4(ii) the Local Authority shall issue provisional approval within three working days.
- (iv) On issue of provisional approval the developer can start construction at his own risk.
- (v) Within 15 days of receiving the application, the Local Authority may raise any query/objection/information from the applicant under intimation to the empanelled consultants. Within a further period of 15 days such queries shall be replied and information as desired shall be made available to Local Authority.
- (vi) Within 30 days of receiving information at 4(v) Local Authority shall dispose of the application of approval.
- (vii) 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.

4. Timeline for Completion of the project

- (A) For EWS/LIG Component of all the provisions shall be as below:-
 - (i) up to 200 EWS/LIG units - 30 months
 - (ii) above 200 upto 400 EWS/LIG units - 36 months
 - (iii) above 400 upto 600 EWS/LIG units – 42 months
 - (iv) above 600 EWS/LIG units - 48 months
- (B) Completion certificate of the main project or developers own project shall be issued in proportion to the completion of EWS/LIG houses.
- (C) If the developer completes construction of EWS/LIG houses within the scheduled period without getting any extension, the developer will get extra incentive of 0.10 FAR (equivalent to 10% of plot area used for EWS/LIG component) without betterment levy in the projects developed under any

provision except provision 1A and this can be given as TDR after obtaining completion certificate from the nodal agency/local authority.

- (D) The period of completion shall be counted from the date of final release of approved Building Plans by the Urban Local Authority.
- (E) In case the developer fails to construct EWS/LIG housing units within the stipulated time, penalty shall be imposed as follows:-
 - (i) For first three months Rs.50/- per sq.ft.
 - (ii) For next three months Rs.100/- per sq.ft.
 - (iii) For next six months Rs.200/- per sq.ft.

In case the construction is not completed even after six months after the stipulated time, the State Government may extend the period by another six months with charging penalty @ Rs. 200/- per sq.ft. After the expiry of extended time in case developer fails to complete the project, the Local Authority shall take over the project and get the remaining work completed and the incentives of TDR etc. shall be withdrawn. In case EWS/LIG components are not completed within the extended time period by private developers, sanction of the building plans of the complete project including the main project in case of split location, shall stand cancelled.

5. Price for Allotment

- A. For EWS/LIG category the sale price under Provision No. 1A, 1B, 2 & 4 are specified. General sale price for EWS/LIG flats would be Rs. 1200/- per sq.ft. and for EWS plots 25% of reserve price and for LIG plots 60 % of reserve price. The sale price of EWS/LIG units wherever applicable may be increased by 5% annually in the beginning of financial year, however, the next revision shall be on 1st April,2017. Sale price, applicable on any project will be the one which is prevailing at the time of approval of building plans.
- B. Maintenance fund of Rs 50/- per sq ft charged from beneficiaries shall be deposited in a Corpus Fund to be created for each project. The fund accrued in this account shall be used by RWA for maintenance only.

6. Registration of beneficiaries

A. Registration of Beneficiaries :-

- (i) Soon after approval of any scheme under any provision of this policy, but not later than 60 days after approval of the building plan, the Local Authority would invite applications from eligible persons for registration along with following non refundable registration amount:-
 - a) Rs. 2000 for EWS
 - b) Rs. 3500 for LIG
- (ii) The amount received on account of registration shall be kept in a separate account opened for the scheme and may be utilized by it towards administrative expenses on the scheme.
- (iii) In case of delay on the part of Local Authority to invite applications for allotment, the Local Authority will be liable to make payments to the developer as per the schedule of payments under this Policy (Wherever applicable).
- (iv) Applications received shall be scrutinized by Local Authority to assess the eligibility of candidates. Allotment of houses shall be made through lottery and the allotment procedure shall be transparent and time bound. Information to the successful applicants shall be given through news papers/by post.
- (v) The designated Nodal Agency along with concerned ULB shall coordinate sanction of loan to the successful applicants from financial institutions like banks, NHB, HUDCO, etc.
- (vi) The amount of loan obtained by the successful applicants may be directly deposited by the Banks in a separate account called ESCROW account opened for the scheme by the Local Authority. In this regard, the Nodal Agency shall assist the allottees in obtaining loan by preparing the draft of the agreement to be entered into between the concerned Bank, Developer and the allottee.

7. Stamp Duty

Stamp duty for EWS flat	-	Rs.50.00 per flat.
Stamp duty for LIG flat	-	Rs.100.00 per flat.

8. Constitution of Committees

A. A committee headed by Minister, Urban Development and Housing Department shall be constituted for removal of any difficulties, revision of sale price in case of unprecedented increase in the cost of building material (other than the increase prescribed in this policy). in the implementation of this policy. Secretary incharge of Urban Development & Housing Department shall be the Member Secretary.

B. A State Level Sanctioning & Monitoring Committee headed by Chief Secretary, Rajasthan has been constituted to monitor and ensure time bound completion of the sanctioned projects:-

<input checked="" type="checkbox"/>	Chief Secretary, Rajasthan	Chairman
<input checked="" type="checkbox"/>	Additional Chief Secretary, (Urban development & Housing Department)	Member
<input checked="" type="checkbox"/>	Principal Secretary, Finance Department	Member
<input checked="" type="checkbox"/>	Principal Secretary/Secretary, LSG Department	Member
<input checked="" type="checkbox"/>	Chief Town Planner, Rajasthan	Member
<input checked="" type="checkbox"/>	Secretary/Commissioner of concerned Local Authority	Member
<input checked="" type="checkbox"/>	Commissioner of concerned ULB	Member
<input checked="" type="checkbox"/>	Convenor, State Level Bankers Committee	Member
<input checked="" type="checkbox"/>	State Nodal Officer	Member Secretary

The above Committee shall meet as and when required. The committee would approve action plans and projects under various components of the Housing for All Mission of Govt. of India. be authorized to take all decisions in conformity with the Policy and to issue directives for implementing the provisions of the policy and to fulfill the requirements of the specific projects.

C. Local Level Project Approval Committees:

(i) For the area of Jaipur/Ajmer/Jodhpur Development Authority:

- | | | |
|----|---------------------------------|------------------|
| 1. | Commissioner, JDA/JoDA/ADA | Chairman |
| 2. | Secretary, JDA/JoDA/ADA | Member |
| 3. | Director (Projects/Engineering) | Member |
| 4. | Director (Planning) | Member |
| 5. | Deputy Commissioner (concerned) | Member Secretary |

Note:- As an alternative, Jaipur Development Authority/Jodhpur Development Authority/Ajmer Development Authority may use their any one of the existing Committee for grant of approvals.

(ii) For the areas of Urban Improvement Trusts:

- | | | |
|----|--|------------------|
| 1. | Secretary UIT | Chairman |
| 2. | Superintending/Executive Engineer, UIT | Member |
| 3. | Tehsildar, UIT | Member |
| 4. | Senior/Deputy Town Planner, UIT | Member Secretary |

(In case STP/DTP is not posted in UIT then STP/DTP of concerned Zonal Office of Town Planning Department shall be member of the committee and Superintending/Executive Engineer of UIT shall be Member Secretary)

(iii) For the areas of Municipal Corporations/Councils/Boards

- | | | |
|----|---|------------------|
| 1. | Mayor/Chairman/President, Municipal Corp./
Council/Board | Chairman |
| 2. | Chief Executive Officer Commissioner/
Executive Officer | Member |
| 3. | Senior most Civil Engineer in the local body | Member |
| 4. | Senior Most Town Planner in the local body | Member Secretary |

In case of non-availability of Town Planner in a ULB any other Zonal STP/DTP/ District Town Planner to act as the Member Secretary.

D. State Level Nodal Agency: The State Government shall designate a State Level Nodal Agency for monitoring of implementation of the policy. The agency shall coordinate with the Banks/Housing Finance Institutions/other financing institutions to facilitate the beneficiaries to obtain loan. All necessary help shall be extended to the beneficiaries/allotees to access these institutions for loan.

9. Payments to Developers :-

A. For provision 2 - The loan amount transferred to the ESCROW account will be released by the Local Authority in 8 installments to the developer at different stages of construction as follows based on the certificate issued by 3rd party/nodal agency, after the verification of the progress of work under the approved work plan and cash flow :-

(i)	After approval of Plans and commencement of foundation work	10%
(ii)	Roof level of ground floor	15%
(iii)	Roof level of first floor	15%
(iv)	Roof level of second floor	15%
(v)	Roof level of third floor	15%
(vi)	On handing over to ULB	20%
(vii)	After six months of handing over	5%
(viii)	After twelve months of handing over	5%

B. Before release of final installment to the developer, it must be ensured by Nodal Agency/Local Authority that the construction has been completed as per specified norms, parameters and quality standard.

10. Quality Control

It shall be compulsory for the private developer to establish quality control laboratory at the site of the project. Third party inspection shall be carried out at the laboratory accredited by NABL, so that the quality of the work may be maintained. The general specifications and amenities to be provided by the developer shall be as prescribed. Third party Quality inspection to be ensured by Nodal Agency/Local Authority.

11. Miscellaneous

- A. The Projects of RHB/Development Authorities/UIT's/ULB's shall be sent to MoHUPA, GoI to get financial assistance under "Housing for All Mission" and therefore all the parameters of this scheme shall have to be followed at the initial stages itself. All local authorities must ensure that projects confirm to guidelines of the Housing for All Mission, so that beneficiaries get the advantages of subsidy
- B. Any subsidy/central assistance as per the policy for Housing for All will be directly transferred by the eligible beneficiary.
- C. Any subsidy/concessions on Excise Duty/VAT/Tax exemption given by the Government shall be directly transferred to the developers.
- D. Complete waiver of fire cess on EWS/LIG component of a scheme.
- E. In case of Government land (Provision No - 4A, 4B&4C), selected developer shall give a Bank guarantee as performance guarantee at the rate of 1% of the total cost of the project to Local Authority for timely completion of the project.
- F. The developer shall maintain the complete housing complex developed under the provisions of this policy for 1 year after the completion of the project. Thereafter it may be transferred to RWA. One time maintenance amount as decided by the Government in consultation with developer, will have to be deposited by developer as a corpus amount in a separate maintenance fund after completion of the project, so that maintenance work is taken care of. Contribution by allottees of the houses and some amount out of the proposed BSUP fund can be also added to the corpus.

- G. If the developer leaves the work incomplete, Nodal Agency/Local Authority may get the work completed at the risk and cost of the developer. It shall be compulsory for the developer to submit an affidavit to this effect at the time of submission of the scheme.
- H. Developer may raise loan from banks for construction of EWS/LIG flats or may finance the same out of his own resources.
- I. Keeping in view the interest of the economically weaker sections, the concerned ULB shall ensure that external development works for the scheme are carried out within 24 months.
- J. The expenditure on internal development works shall be borne by the developer in all cases. He will not be allowed to charge the cost of internal development to EWS/LIG components or from beneficiaries, except where the sale is not at fixed price determined by the Government.
- K. The developer shall construct the houses according to the type design and building specifications approved by SLSMC and in accordance with the norms fixed under the applicable building regulations.
- L. Standard Design of the housing units, amenities to be provided in housing area & construction specifications would be provided at the time of EOI or at the time of approval of building plans (as the case may be).
- M. After completion of the scheme, the developer shall submit to the Local Authority two sets of 'As Built Drawing' of the whole scheme and shall simultaneously make declaration regarding completion of the scheme and inform the Nodal Agency about the same. For issue of Completion Certificate of the project no charges shall be levied on EWS/LIG component.
- N. It is proposed to constitute a separate "Basic Services for Urban Poor (BSUP) fund" (shelter fund). The amount received under the BSUP (shelter) fund by all urban local authorities shall be kept in separate account and shall be utilized by the Urban Local Authority for external development works in the schemes developed under Provision 4 of the policy or any other development activity for EWS/LIG housing.

(ASHOK JAIN)
Additional Chief Secretary
Department of Urban Development & Housing
Government of Rajasthan

Annexure-A

Calculation of EWS/LIG units in case of split location

In case of split location in schemes of flatted development the FAR area for EWS/LIG category shall be in proportion of the Reserve Price at the location of main project and split location or in case reserve price is not fixed then DLC rate at the location of main project and proposed split location for the same use. The calculation of EWS/LIG units shall be as follows :-

- (i) Ratio of reserve price/DLC rate is 1:2, no. of EWS/LIG houses shall be 1.5 times.
- (ii) Ratio of reserve price/DLC rate is 1:3, no. of EWS/LIG houses shall be 1.75 times.
- (iii) Ratio of reserve price/DLC rate is 1:4, no. of EWS/LIG houses shall be 2.00 times.
- (iv) Ratio of reserve price/DLC rate is 1:5, no. of EWS/LIG houses shall be 2.25 times.
- (v) Ratio of reserve price/DLC rate is 1:6, no. of EWS/LIG houses shall be 2.50 times.
- (vi) Ratio of reserve price/DLC rate is 1:7, no. of EWS/LIG houses shall be 3.00 times.
- (vii) Ratio of reserve price/DLC rate is 1:8, no. of EWS/LIG houses shall be 3.50 times.
- (viii) Ratio of reserve price/DLC rate is 1:9, no. of EWS/LIG houses shall be 4.00 times.
- (ix) Ratio of reserve price/DLC rate is 1:10, no. of EWS/LIG houses shall be 5.00 times and so on.

A note to this effect shall be marked on the building plan approved for the main project.

Annexure-B

**General parameters to obtain the benefits of Housing for
All Mission for urban area launched by Government of India**

Government of India has launched Pradhan Mantri Avas Yojana 2015 in which four verticals are proposed for the purpose of interest subsidy and direct subsidy to the beneficiaries. Any project which qualifies for Credit Linked Subsidy Scheme or Affordable Housing in Partnership or Beneficiary Led Individual house construction or enhancement scheme may be sent to Government of India as per the procedure laid down in the scheme of Government of India -

A. Credit Linked Subsidy Scheme

- (i) Credit Linked Subsidy will be provided to EWS/LIG for procurement or construction of house. Beneficiaries of EWS/LIG seeking housing loan from bank or other financial institutions would be eligible for interest subsidy @ 6.5% for a tenure of 15 years. This will be available for loan amount up to Rs. 6 lakhs.
- (ii) The subsidy will be channelized through HUDCO and NHB to lending institutions, Central Nodal Agency (CNA) will be responsible for ensuring implementation of the scheme and State Level Nodal Agency will facilitate the identified eligible beneficiaries in getting approvals to avail subsidy under this scheme.
- (iii) Lending institutions will submit claim to CNA who will release the subsidy amount to lending institutions which will be deposited in loan account of beneficiaries.
- (iv) This facility will be available for housing loans availed for new construction where area of housing units shall be up to 30 sqm carpet area for EWS and up to 60 sqm for LIG is being constructed.

B. Affordable Housing in Partnership

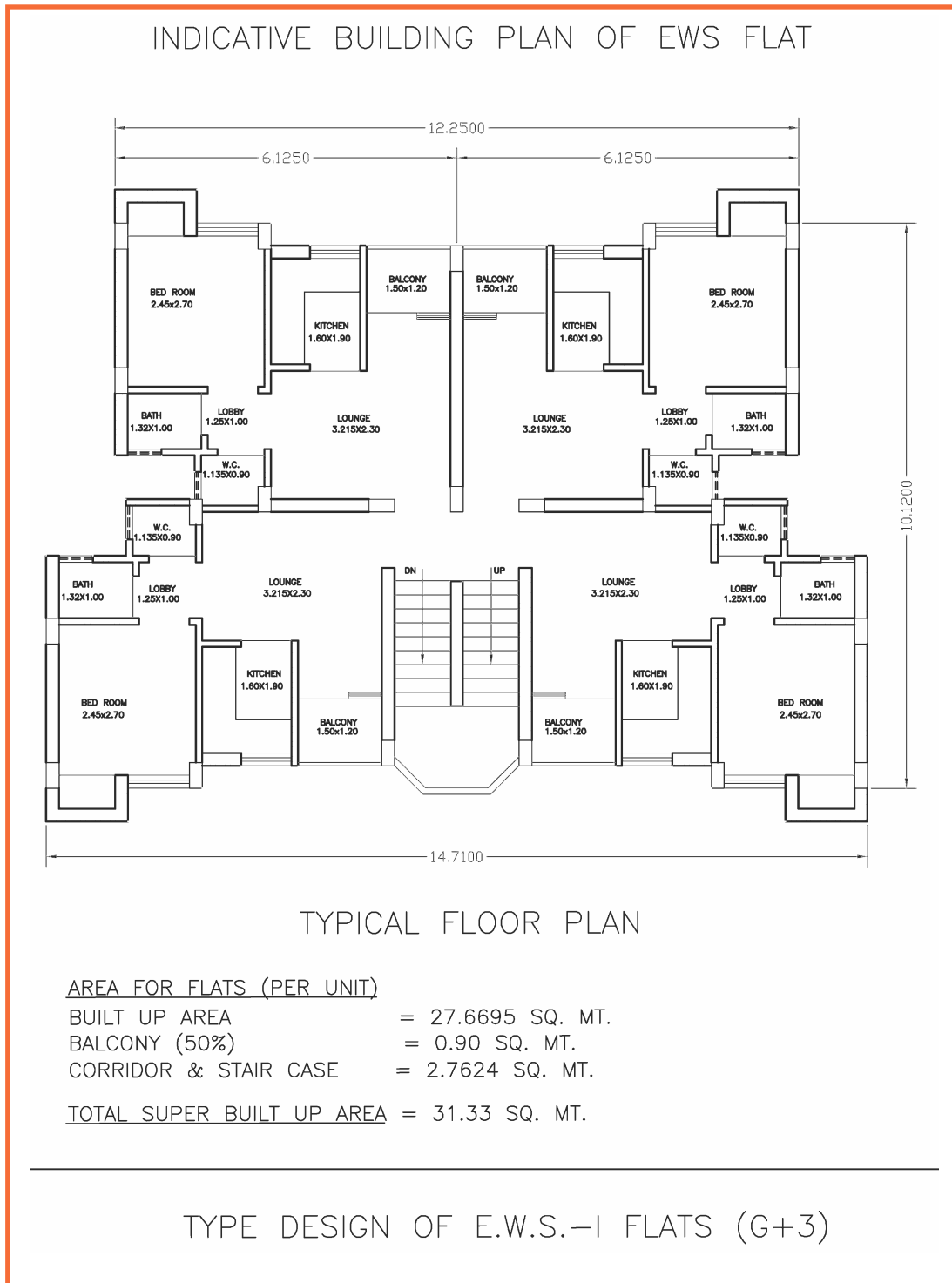
- (i) Under this provision financial assistance to EWS houses is available and Central assistance @ Rs. 1.5 lakh per EWS house would be available for the projects being built by Local Bodies or in partnership with private sector.
- (ii) In such cases upper ceiling on the sale price of EWS houses would be decided by State Government.

- (iii) The project can be mix of houses for different categories but it shall have at least 35% of the houses for EWS category and single project shall have at least 250 houses. Detailed Project Report of such projects will be prepared and shall be approved by SLSMC.
- (iv) Allotment of houses to identified eligible beneficiaries in AHP projects should be made following a transparent procedure as approved by SLSMC and the beneficiaries selected should be part of HFAPoA preference in allotment may be given to physically handicapped persons, senior citizens, scheduled castes, scheduled tribes, other backward classes, minorities, single woman, transgender and other weaker and vulnerable sections of the society while making the allotment the families with different-abled persons and senior citizens may be allotted houses preferably on the Ground Floor or Lower floors.

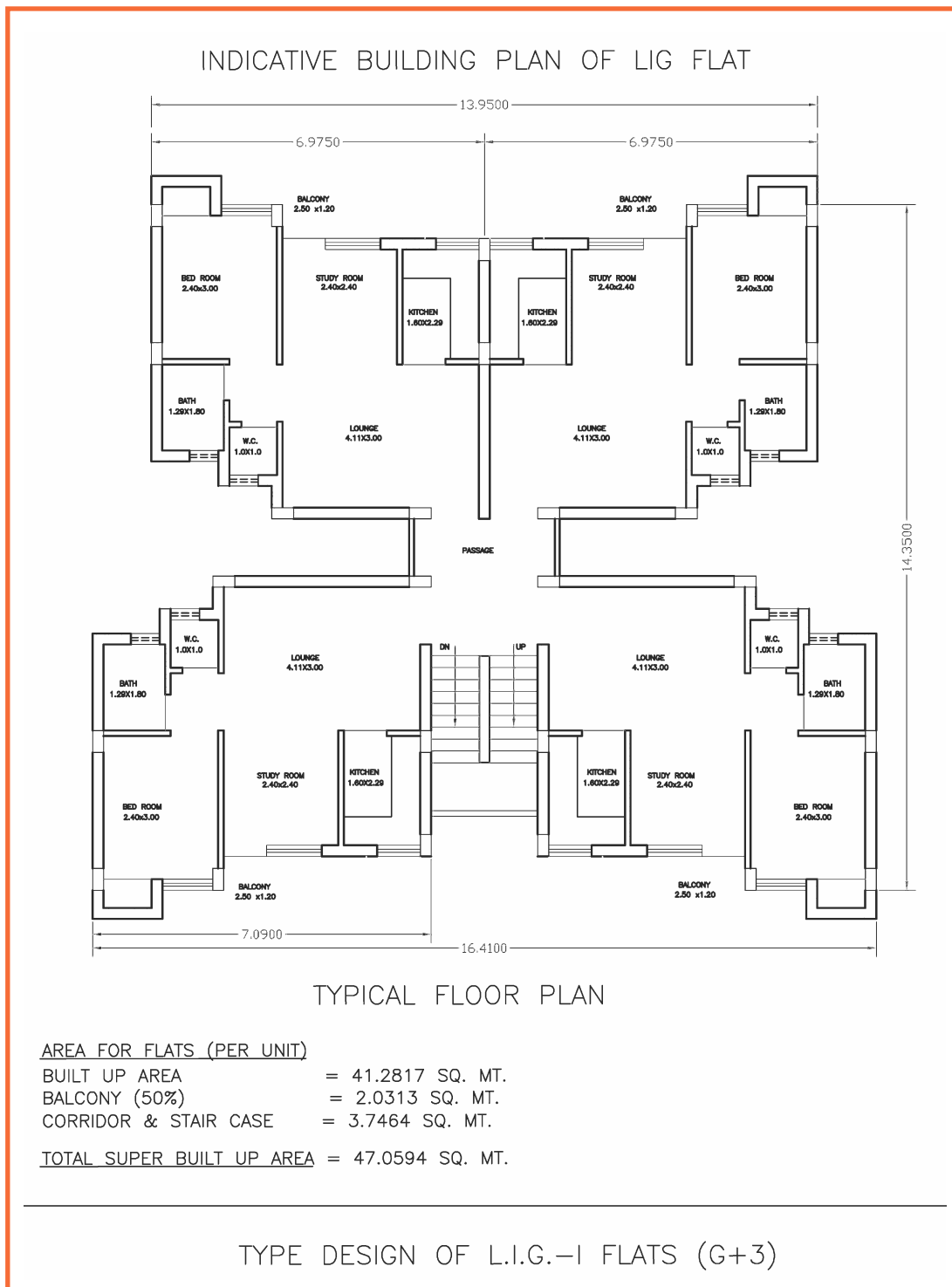
C. Beneficiary Led Individual House Construction

- (i) In case EWS plots are allotted by Local Authority in their scheme such allottee belonging to EWS category to construct house on such land owned by him may avail central assistance of Rs. 1.5 lakh for construction of new house. The beneficiary for availing this assistance shall approach the ULB with documentation of land ownership.
- (ii) The Urban Local Bodies shall validate the information given by the beneficiary and building plan for the house submitted by beneficiary so that ownership of land and other details of beneficiary like economic status and eligibility can be ascertained.
- (iii) On the basis of these applications ULB will prepare an integrated city wide housing project for such individual beneficiaries in accordance with the City Development Plan. Individual applicants for assistance shall not be considered.
- (iv) Such projects would be approved by the states in SLSMC which will be submitted to Central Sanctioning and Monitoring Committee to release central subsidy.

**Annexure-C
(Option 1)**

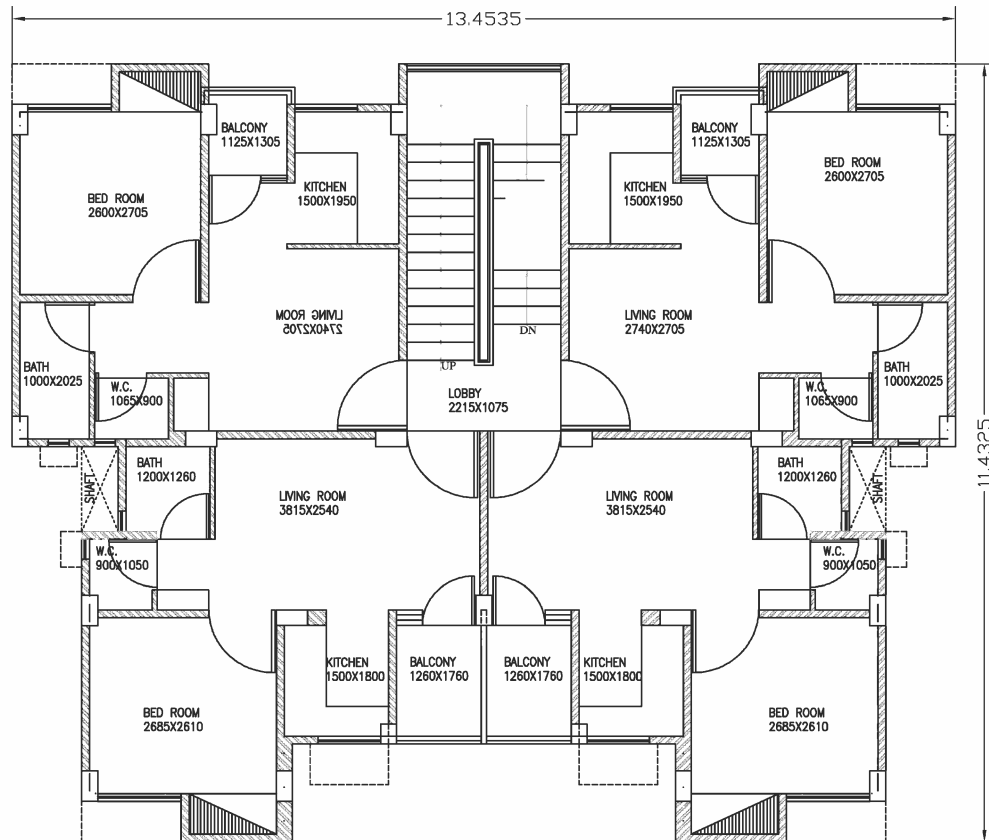


Annexure-C
(Option 1)



**Annexure-D
(Option 2)**

INDICATIVE BUILDING PLAN OF EWS FLAT



TYPICAL FLOOR PLAN

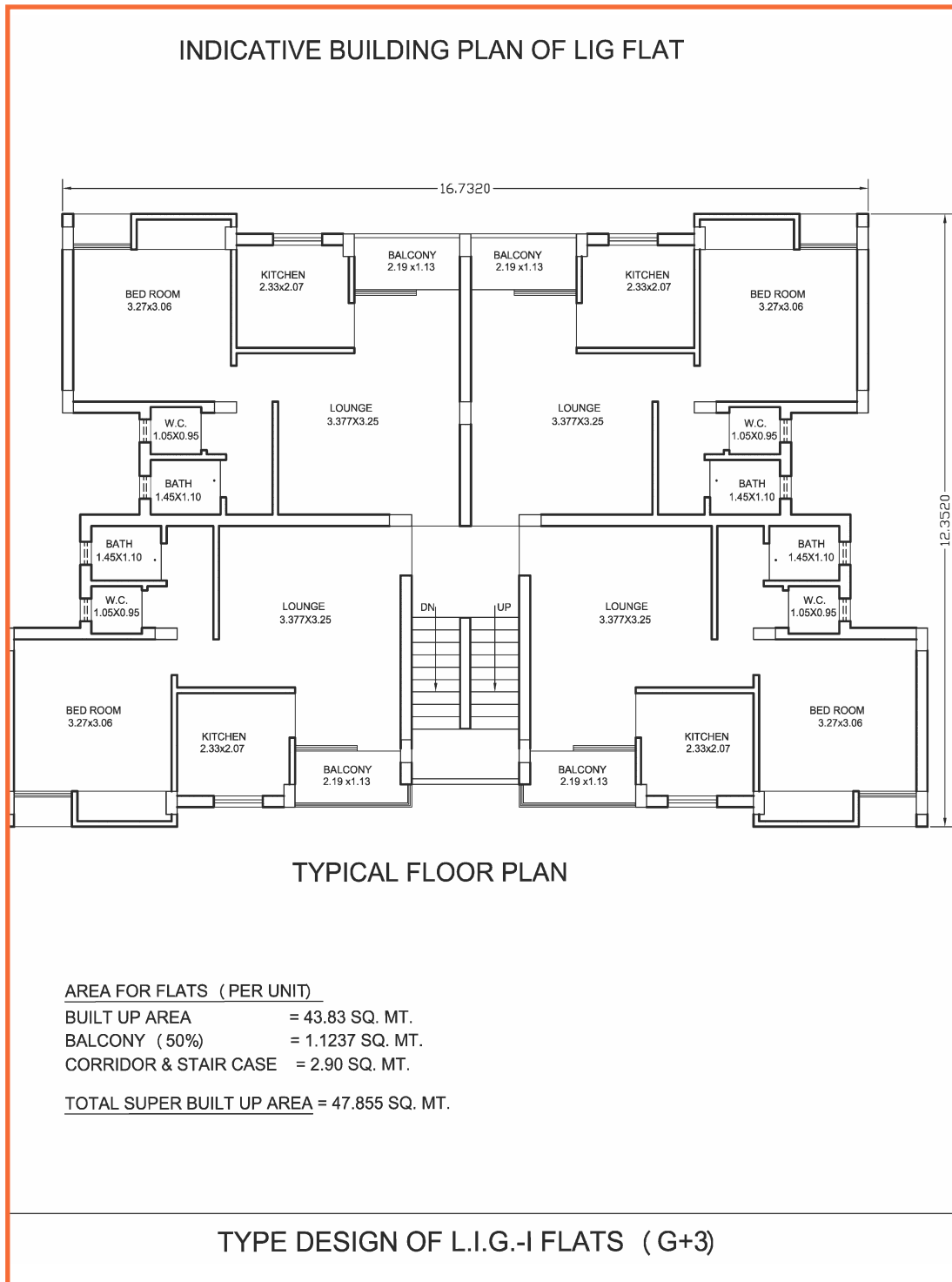
AREA FOR FLATS (PER UNIT)

BUILT UP AREA = 27.416 SQ. MT.
 BALCONY (50%) = 0.7186 SQ. MT.
 CORRIDOR & STAIR CASE = 2.9569 SQ. MT.

TOTAL SUPER BUILT UP AREA = 31.09 SQ. MT.

TYPE DESIGN OF E.W.S. FLATS (G+3)

**Annexure-D
(Option 2)**



NOTES

NOTES

NOTES

Rajasthan



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