



Government of Karnataka

KARNATAKA AFFORDABLE HOUSING POLICY 2016

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List of Abbreviations

AHU	Affordable Housing Unit
AKM	Asha Kiran Mahithi
ASHA	Accredited Social Health Activist
CA	Civic Amenities
CBO	Community Based Organisation
CCHP	Comprehensive City Housing Plan
CLTC	City Level Technical Cell
CLU	Change in Land Use
DCR	Development Control Regulations
DLC&MC	District Level Co-ordination & Monitoring Committee
DPR	Detailed Project Report
EDC	External Development Charges
EWS	Economically Weaker Section
FAR	Floor Area Ratio
FSI	Floor Space Index
GIS	Geographic Information System
Ha	Hectare
HFAPoA	Housing For All Plan of Action
HH	Household
IAHD	Integrated Affordable Housing Database
KAHP	Karnataka Affordable Housing Policy
LIG	Low Income Group
LPCD	Litres Per Capita Daily
MIG	Middle Income Group
MIS	Management Information System
MPCE	Monthly Per Capita Expenditure
NBFC	Non-Banking Financial Company
O&M	Operations and Maintenance
PMAY	Pradhan Mantri Awas Yojana
PMC	Project Management Consultant
PSU	Project Support Unit
RTC	Rights and Tenancy Certificate
RWA	Resident Welfare Association
SLAC	State Level Appraisal Committee
SLNA	State Level Nodal Agency
SLECAH	State Level Empowered Committee for Affordable Housing
sq. ft.	Square Feet
sq. m	Square Metre
TDR	Transferable Development Rights

INTRODUCTION

- 1 Affordable and adequate housing is necessary towards ensuring a dignified life for human beings, and to ensure inclusive economic growth for the city and the state. The state has a responsibility to ensure access to affordable and adequate housing for all.
- 2 Currently, there is a widespread housing shortage in urban areas in Karnataka that will further increase with future in-migration to cities. Despite best efforts of the Government of Karnataka, “Housing for All” remains a significant challenge. Thus, a new approach is needed that increases the contribution of the state, leverages communities' capacities and partners with private developers to reduce housing shortage.
- 3 The Government of Karnataka notified its Affordable Housing Policy for urban areas in 2013 and it focused on building new housing. In order to expand the scope of the policy and to incorporate provisions in the Pradhan Mantri Awas Yojana (PMAY), revision of the existing policy was needed.
- 4 The Karnataka Affordable Housing Policy (KAHP) 2016 focuses equally on improving existing housing and building new housing. It is made in alignment with existing Government of Karnataka housing schemes as well as the Pradhan Mantri Awas Yojana (PMAY) launched by the Government of India in 2015. Delivery models and resource mobilisation are designed in order to enable convergence of current and future state and central schemes to ensure effective implementation.

OVERVIEW OF THE POLICY

5 Objectives of the Policy

- 5.1 The Policy aims to improve existing housing for BPL/EWS/LIG households and build affordable housing stock to cater to the need of future residents.
- 5.2 The Policy aims to create effective partnerships between the local, state and central governments by aligning existing housing schemes across them.
- 5.3 The Policy aims to work with poor urban households and communities in order to enable sustainable implementation and outcomes.
- 5.4 The Policy aims to build effective partnerships with Private Developers to accelerate the supply of affordable housing.

6 Current Scenario: Housing Demand

- 6.1 As indicated in the Socio-Economic and Caste Census (SECC) Report 2011, there are 50.9 lakh households in urban areas of Karnataka. Of these, 13.7 per cent live in Kutchha houses. However, as per the Census of India 2011, an additional 8.6 per cent live in Congested houses.

- 6.2 Based on trends in decadal growth from 1961 to 2011, it is estimated that the urban population in the state will increase at an annual compounded rate of 3 per cent. This means that another 15 lakh households may join urban areas by 2022. Of these, between 50 and 60 per cent will be BPL/EWS/LIG households and will need affordable housing.

7 Definitions

Relevant terms for the purpose of the policy are defined below:

- 7.1 **Affordable Housing:** Housing that can be bought by a household who earns less than the median income of a defined region. Affordability is defined as five times the annual household income.
- 7.2 **Affordable Housing Unit:** An Affordable Housing Unit is minimum 15 sqm carpet area for an improved house/flat, between 30 sq. m and 60 sq. m carpet area for a new house/flat and between 25 sq. m and 100 sq. m site area for a plot/site.
- 7.3 **Affordable Housing Project:** An Affordable Housing Project is a project that has been formulated under any of the models in this Policy.
- 7.4 **Basic Services:** Include site level infrastructure services such as water supply and sanitation, drainage, roads, street lighting, footpaths and community facilities.
- 7.5 **Below Poverty Line (BPL):** Household whose annual income is less Rs. 87,600, or as may be defined by the Government of Karnataka from time to time.
- 7.6 **Congested House:** House in which a married couple does not have an exclusive room.
- 7.7 **Development Rights (DR):** Right given for development of land within the Local Planning Area in the form of 'Notional Land' to an owner who surrenders an area of land required for public purposes without claiming any compensation. Notional Land is the theoretical land area and not the real/physical area.
- 7.8 **Economically Weaker Section (EWS):** Household whose annual income is between Rs. 87,600 and Rs. 1.5 lakhs, or as may be defined by the Government of Karnataka from time to time.
- 7.9 **Floor Space Index (FSI) or Floor Area Ratio (FAR):** The ratio of built-up area of a building to the total plot area.
- 7.10 **Hazardous Locations:** As per the Slum-Socio Economic Survey (Asha Kirana Mahithi) guidelines, locations that are dangerous to health, safety and environment, such as along major storm water drains, along other drains, along railway lines, along major transport alignments, along river or water body banks, on river or water body beds, under High Tension (HT) lines or other land that is or may be prone to dangerous levels of pollution.

- 7.11 **Houseless Household:** Households who live in the open or roadside, pavements, in Hume pipes, under flyovers and staircases or in the open in places of worship, *mandaps*, railway platforms etc.
- 7.12 **Kutcha House:** Houses with predominant material of wall being grass/thatch/bamboo, plastic/polythene, mud/unburnt bricks, wood and stone not packed with mortar.
- 7.13 **Low Income Group (LIG):** Households whose annual income is between Rs. 1.5 and 3 lakhs, or as may be defined by the GOK from time to time.
- 7.14 **Non-Notified Slum:** Slums that have been identified by relevant departments but have not yet been declared so far under the provisions of the Karnataka Slum Areas (Improvement and Clearance) Act, 1973.
- 7.15 **Notified Slum:** A slum declared under a notification issued either under Section 3 or Section 11 of Karnataka Slum Areas (Improvement and Clearance) Act, 1973.
- 7.16 **Public Development Agency:** All government agencies that develop housing and related infrastructure, such as the Karnataka Housing Board (KHB), Karnataka Slum Development Board (KSDB), Rajiv Gandhi Rural Housing Corporation Ltd. (RGRHCL), Urban Local Bodies (ULB), Urban Development Authorities (UDA), Bangalore Development Authority (BDA), Bruhat Bengaluru Mahanagara Palike (BBMP), Karnataka Urban Water Supply and Drainage Board (KUWS&DB), Bangalore Water Supply and Sewerage Board (BWSSB), or any other public agency as may be identified by the GOK for the implementation of the models under this Policy, based on the specific models, geographic areas as well as the agencies' expertise in various activities under this Policy.
- 7.17 **Pukka House:** House with predominant material of wall being brick, concrete, stone packed with mortar, clay tile, and/or metal.
- 7.18 **Resettlement Colonies:** Households relocated from slums after eviction.
- 7.19 **Slum:** Residential areas where dwellings are unfit for human habitation by reasons of dilapidation, overcrowding, faulty arrangement of streets, lack of ventilation, light, sanitation facilities or any combination of these factors. This includes Declared (notified), undeclared (non-notified) and identified slums in the city.
- 7.20 **Transferable Development Rights (TDR):** Development Rights given in the form of Notional Land to an owner which can be sold or disposed or utilized elsewhere in the Local Planning Area, after factorizing market value of the originating and receiving sites, as specified in the KTCP Act 1961.
- 7.21 **Unplanned/Unorganised Colonies:** Colonies built in violation of Master Plans and/or Zonal Regulations, or through irregular subdivision of rural or urban land.
- 7.22 **Untenable Slum:** Slums that are located in hazardous locations where in-situ strategies are not possible.

APPLICABILITY AND ELIGIBILITY

8 Geographic Applicability

The Policy is applicable to urban areas in Karnataka defined as:

- 8.1 Any area within the limits of a Municipal Corporation declared under the Karnataka Municipal Corporations (KMC) Act, 1976 and its rules; and any area within the limits of any City Municipal Council, Town Municipality, Town Panchayat and Notified Areas declared under the Karnataka Municipalities (KM) Act, 1964 and its rules.
- 8.2 Areas declared under the Bangalore Development Authority (BDA) Act, 1976 and its rules;
- 8.3 Any urban area as declared under the Karnataka Urban Development Authorities (KUDA) Act, 1987.

9 Eligibility of Beneficiaries

- 9.1 Any BPL/EWS/LIG household in Kutchha or Congested housing, and houseless households, ordinarily resident in urban areas for a period of not less than a year, will be eligible under this policy pending possession of valid identity documents. Households and their individual members may identify themselves through any one of the identity documents as prescribed in Annex 2.
- 9.2 In the Local Planning Area (LPA) of Bangalore Development Authority (BDA), an increase of up to 50 per cent on the annual income levels for BPL, EWS and LIG households may be allowed.

MODELS OF AFFORDABLE HOUSING

The Government of Karnataka aims to address existing housing shortage and cater to the future housing demand through the implementation of seven delivery models under this Policy. These models have been designed to ensure alignment with existing housing schemes of the state government as well as the Pradhan Mantri Awas Yojana (PMAY) announced by Government of India. Five of the seven models proposed are eligible for funds under PMAY. In addition, the Policy includes strategies to address the demand for dormitories and night shelters.

10 The models proposed under this Policy are:

- 10.1 Model 1: Beneficiary Led House Enhancement
- 10.2 Model 2: Beneficiary Led New House Construction.
- 10.3 Model 3: In-Situ Upgradation.
- 10.4 Model 4: In-Situ Slum Redevelopment.
- 10.5 Model 5: Plotted Development and Sites with House and Services.
- 10.6 Model 6: Group Housing and Township projects.
- 10.7 Model 7: Affordable Group Housing in Partnership.

11 Model 1: Beneficiary Led House Enhancement

To improve Kutcha housing, households require support to undertake incremental additions, enhancements or make their house Pukka. Households must own the land on which their house is located. In this model, a grant of Rs. 1.5 lakh will be availed under provisions of the PMAY for beneficiaries living in Kutcha houses. Any remaining cost of the house shall be borne by the beneficiary household.

- 11.1 Enhancement shall be done by the beneficiary household on its own.
- 11.2 The DLC&MC shall receive applications for this model from individual households and forward lists of eligible applications to the State Level Nodal Agency (SLNA) for scrutiny and recommendation. The SLNA will submit eligible applications for final approval to the State Level Empowered Committee for Affordable Housing (SLECAH). The Government may nominate a Public Development Agency (PDA) that shall be responsible for monitoring the progress of the house and fund disbursement directly to the beneficiary household.
- 11.3 To ensure transparency and efficiency in implementation, a Global Positioning System (GPS) based housing progress monitoring system, including procedures for auditing and release of funds to beneficiaries, will be used. Videos and photos with dates also may be used.

12 Model 2: Beneficiary Led New House Construction

This model supports households presently living in Kutcha houses that cannot be enhanced or made Pukka, avail direct financial support in order to make a new Pukka house. Households must own the land on which they intend to build the house. Financial assistance of Rs. 1.5 lakhs under PMAY may be availed. For BPL households, provisions may be made to dovetail funds from the Government's existing housing schemes such as the Vajpayee Urban Housing Scheme and the Dr. B. R. Ambedkar Nivas Yojana. Any remaining cost of the house shall be borne by the beneficiary household.

- 12.1 Beneficiaries belonging to General Category may be provided financial assistance of up to Rs. 1.2 lakhs from funds available under the Vajpayee Urban Housing Scheme of the state government. Beneficiaries belonging to Scheduled Caste (SC) or Scheduled Tribe (ST) Category may be provided financial assistance of up to Rs 1.8 lakhs from funds available under the Dr. B. R. Ambedkar Nivas Yojana.
- 12.2 For households that do not avail financial assistance under the PMAY Beneficiary Led House Construction vertical, the government may also facilitate subsidized loans for beneficiaries of up to Rs. 6 lakhs with interest subsidy of 6.5 per cent from PMAY Credit Linked Subsidy Scheme (CLSS).
- 12.3 House construction may be done by the beneficiary household on its own.

- 12.4 The DLC&MC shall receive applications for this model from individual households and forward lists of eligible applications to the State Level Nodal Agency (SLNA) for scrutiny and recommendation. The SLNA will submit eligible applications for final approval to the State Level Empowered Committee for Affordable Housing (SLECAH). The Government may nominate a Public Development Agency (PDA) that shall be responsible for monitoring the progress of the house and fund disbursement directly to the beneficiary household.
- 12.5 To ensure transparency and efficiency in implementation, a Global Positioning System (GPS) based housing progress monitoring system, including procedures for auditing and release of funds to beneficiaries, will be used.
- 12.6 Wherever there are a large number of houses to be constructed in a single area, or it is not feasible for beneficiaries to construct on their own, the Government may also nominate a PDA for the implementation of this model.

13 Model 3: In-Situ Upgradation

To improve living conditions of households residing in slum areas, the Policy envisages that the state government will provide budgetary support to concerned departments to provide or upgrade site level Basic Services i.e. water and sanitation, drainage, roads, street lighting, footpaths and community facilities. The government will accord priority to existing tenable slums under this model and endeavour to extend this model to non-slum areas including Unplanned and Unorganized colonies if all applicability and eligibility clauses under this Policy are satisfied. This model can be used in combination with Models 1 and 2 to enable incremental or new construction of individual houses. Beneficiary households will be encouraged to build or upgrade their individual toilets. Government will endeavour to include such Project Areas under separate planning regulations for Affordable Housing as may be prescribed by the government from time to time.

This model can be used in areas lacking Basic Services that are on private or public land through declaration under the relevant provisions of the Karnataka Slum Areas (Improvement and Clearance) Act 1973. After Upgradation, suitable action may be taken for the de-notification of such Project Areas.

14 Model 4: In-Situ Slum Redevelopment

The Government aims to encourage the vertical redevelopment of slums in urban areas that face scarcity of land. In slums in such urban areas, where the majority of the housing is Kutchha, In-Situ Redevelopment model may be implemented. Redevelopment includes demolishing all existing built structures in the slum and building new housing and infrastructure for the existing households on the same site. The Government may dovetail financial assistance under the PMAY for this model. The Government may also provide Floor Area Ratio (FAR) and Transferable Development Rights (TDR) incentives to Private Developers or adequate budgetary allocations to Public Development Agencies (PDAs) for implementing this model. The Government will facilitate fast track clearances and exemption from identified regulatory charges to such projects. Appropriate beneficiary contribution shall be mandated. The SLECAH will develop and notify procurement guidelines for involving Private Developers. The AHUs shall be handed over by the Developer to the SLNA for allotment.

Efforts will be made by the Government to include such Project Areas under separate planning regulations for Affordable Housing as may be prescribed by the Government from time to time. Transit accommodation shall be arranged before implementation. The Government may facilitate the provision of land as required for transit accommodation as close as possible to the slum being redeveloped.

15 **Model 5: Plotted Development and Sites with House and Services**

New housing can be built through plotted development. In this model, Plotted Development refers to the laying out of land in residential sites along with provision of physical infrastructure and civic amenities. This model can allocate a Site with Services, or a Site with House and Services. For both, AHUs must comply with norms laid out in Annex 1.

The Government will enable reservation for Affordable Housing Units (AHU) in sites in Plotted Development projects undertaken by Private Developers and PDAs. The Government shall provide TDR incentives to Private Developers for the earmarked portions of their sites. The Government will facilitate access to credit for beneficiaries that are allotted sites under this model through the PMAY Credit Linked Subsidy Scheme (CLSS).

Preference will be given to accommodate relocated slum dwellers and houseless households in sites with a house and services. In the case of relocation, priority shall be given to allot houses nearest to the original slum in order to maintain social and livelihood networks of the slum dwellers. Tenant households in slums that are to be relocated must be accommodated within the new scheme.

15.1 Reservation mandated in projects of Private Developers: In order to increase affordable housing stock, reservation will be mandated for all projects of project area of 1 hectare or more. 10 per cent of the Residential portion of the project site shall be reserved for AHUs. The Government will provide TDR to Private Developers as per the KTCP Act 1961 and rules. The AHUs shall be handed over by the Developer at a pre-determined rate, as approved by the SLECAH, to the SLNA for allotment.

15.2 Reservation mandated in projects of Public Development Agencies (PDA): In order to increase affordable housing stock, reservation will be mandated for all projects of project area of 1 hectare or more.

15.2.1 **Land Acquisition Model:** Existing vacant government land can be used, or land must be acquired by the PDAs under relevant Acts. 35 per cent of the Residential portion of the project area shall be reserved for AHUs.

15.2.2 **Land Sharing Model:** PDAs may enter into land sharing projects with private land owners. In this model, a pre-determined portion of the land is handed over to the PDA for Plotted Development in exchange for development of the remaining portion. 33 per cent of the Residential portion of PDA's portion of the project site shall be reserved for AHUs.

- 15.2.3 Joint Venture Model: Private Developers interested in developing house sites may enter into a Joint venture agreement with PDAs by reserving at least 25 per cent of the Residential portion of the site for AHUs. In this case, the AHUs will be handed over to the PDA at a pre-determined rate.
- 15.3 Beneficiary households may be given *Hakku Patras* as per rules and guidelines through government orders that may be issued from time to time.
- 15.4 The beneficiary households shall bear the cost of the site. For BPL households, the Government will provide a grant under the Dr. B. R. Ambedkar Nivas Yojana or Vajpayee Urban Housing Schemes of the State government. For other beneficiaries, the Government will facilitate a loan under the CLSS vertical of the PMAY.

16 Model 6: Group Housing and Township Projects

In order to increase build new affordable housing units at large scale, the Government will enable reservation for AHUs in the built-up area in Group Housing (apartments) and Township (mixed use) projects constructed by Private Developers and PDAs. The Government will provide FAR and TDR incentives to Private Developers and PDAs for the earmarked AHUs in such projects.

- 16.1 Reservation mandated in projects of Private Developers: Reservation shall be mandated for all projects of project area of 1 hectare or more (Group Housing and Township projects). 10 per cent of the residential portion of the site in Township projects (after deducting roads, parks and Civic Amenities sites) and 10 per cent of the built-up area of Group Housing projects will be reserved for Affordable Housing Units.
- 16.1.1 In Group Housing projects, Developers will get extra FAR to the extent of the built-up area of the AHUs. In Township projects, Developers will get extra FAR equivalent to the built-up area that would be available from the portion of the site reserved for AHUs as per Zoning Regulations. This FAR should preferably be consumed on the same site. The Government will provide TDR to Developers as per the KTCP Act 1961 and rules.
- 16.1.2 These AHUs will be handed over by the Developer at a pre-determined rate, as approved by the SLECAH, to the SLNA or identified PDA for allotment.
- 16.2 Reservation mandated in projects of Public Development Agencies: Reservation shall be mandated for all projects of project area of 1 hectare or more (Group Housing and Township projects). 33 per cent of the residential portion of the site in Township projects (after deducting roads, parks and CA sites) and 33 per cent of the built-up area of Group Housing projects shall be reserved for AHUs. Public agencies shall allocate these AHUs as per their current practice.
- 16.2.1 In Group Housing projects, the PDA will get extra FAR to the extent of the built-up area of the AHUs. In Township projects, the PDA will get extra FAR equivalent to the built-up area that would be available from the portion of the site reserved for AHUs as per Zoning Regulations. This FAR should preferably be consumed on the same site.

- 16.2.2 The Government will support PDAs to avail central financial assistance of up to Rs. 1.5 lakhs through the Affordable Housing in Partnership vertical of the PMAY if at least 35 per cent of the houses in the project are for EWS category (as per PMAY) and a single project has at least 250 houses. In order to avail PMAY central assistance, the PDA must allot the AHUs on a no-profit no-loss basis. In case PMAY funding is not availed, AHUs will be allotted by the PDA as per their current practice.

17 Model 7: Affordable Group Housing in Partnership

In order to encourage public-private partnerships in building new affordable housing units, PDAs shall enter into partnerships with Private Developers on their land or on identified vacant government land. The Government will provide FAR and TDR incentives to Private Developers for undertaking projects under this model. The Government will also facilitate fast track clearances and exemption from identified regulatory charges to such projects.

- 17.1 Partnership with Private Developers on their land: Projects with land area of 1 hectare or more will be eligible for this model. Private Developers can develop AHUs in a proportion of their land over and above the mandatory reservation as per Model 6. They can develop other categories of housing and commercial areas as per local Zoning Regulations on the rest of the land for open sale.

- 17.1.1 Developers will get additional FAR equivalent to the built-up areas of the AHUs. This FAR has to be consumed on the same site. The Government will provide TDR to Developers as per the KTCP Act 1961 and rules. The Government will facilitate financial assistance of up to Rs. 1.5 lakhs per house under the Affordable Housing in Partnership vertical of the PMAY, as per the guidelines notified from time to time.

- 17.1.2 In case PMAY funding is not availed, the AHUs will be handed over by the Developer at a pre-determined rate, as approved by the SLECAH, to the SLNA for allotment.

17.2 Partnership with Private Developers on vacant government land:

- 17.2.1 Private Developers can develop AHUs on at least 40 per cent of identified vacant government land as approved by the SLECAH. The remaining portion of the land may be transferred to the private developer with full use rights as per the Master Plan/CDP Land Use and local Zoning Regulations, as decided by the SLECAH on a project by project basis.

- 17.2.2 Such project DPRs shall be submitted to the concerned PDA by the Private Developer. After scrutiny of the DPR, the PDA shall submit the proposal, along with the list of beneficiaries to the DLC&MC for scrutiny and appraisal. The DLC&MC shall examine the proposal and then forward it along with their recommendations to the SLNA for examination and consideration by the SLAC. The SLAC shall make the recommendation to the SLECAH for determination of the rate of the AHUs.

- 17.2.3 The AHUs shall be handed over by the Developer at the pre-determined rate, as approved by the SLECAH, to the identified PDA for allotment.

- 17.3 The Government will support PDAs to avail central financial assistance of up to Rs. 1.5 lakhs through the Affordable Housing in Partnership vertical of the PMAY if at least 35 per cent of the houses in the project are for EWS category (as per PMAY) and a single project has at least 250 houses. In order to avail PMAY central assistance, the PDA must allot the AHUs on a no-profit no-loss basis. In case PMAY funding is not availed, AHUs will be allotted by the PDA as per their current practice.

18 Strategies for Developing Other Shelters

- 18.1 Housing for Construction Labour: The Labour Department shall be the nodal agency for ensuring provision of housing to construction workers. The SLECAH may coordinate with the Labour Department to enable it to create transit accommodation and dormitories for construction workers in zones of high construction activity.
- 18.2 Night shelters for houseless households and pavement dwellers: The Government will develop adequate night shelters in all urban centres in the state by utilizing state funds or funds from the National Urban Livelihoods Mission (NULM). The ULB shall be responsible for the physical maintenance of the night shelters. The operation and management of night shelters will be handed over to NGOs and CBOs in a transparent manner.
- 18.3 Housing for Industrial Workers: The Karnataka Industrial Policy 2014-19 focuses on the need for housing for industrial workers by earmarking certain portions of land in large industrial layouts for housing, infrastructure and Civic Amenities. The relevant departments promoting industries and industrial activities will be responsible for the provision of housing for the industrial workers.
- 18.4 Rental Housing: Rental housing constitutes a significant proportion of the demand of urban housing in Karnataka. This policy encourages a condition wherein demand and supply of rental housing can be balanced in an environment of mutual benefit for tenants and landlords. The Government may facilitate rental or a rent-to-own model in order to remove the burden of paying a large down-payment up-front to own a house, and also support rental housing providers such as student hostels, paying guest (PG) accommodations, working men's and women's hostels as providers of a social/welfare service. The Government will develop frameworks for encouraging rental housing in the state.

19 Government Initiatives for Housing Sector and Incentives Offered

The state government has taken many initiatives to promote the housing sector, including support to Private Developers and Public Development Agencies. These include:

- 19.1 Suitable amendment has been made in Sub-section 8 of Section 95 of the Karnataka Land Revenue Act, 1964 which stipulates that, the permission for diversion of Agricultural land for other projects including Housing Projects approved by the State Government, under this Section, shall be deemed to have been granted when permission for purchase of Agricultural land is accorded under Section 109 of the Karnataka Land Reforms Act 1961, subject to payment of prescribed fees.

- 19.2 Stamp Duty registration fees reduced from 7 per cent to 5 per cent (exclusive of Registration charges and Cess).
- 19.3 To encourage and promote affordable housing, a suitable amendment has been made to Section 14(B) -Benefit of Development Rights, in Sub-section 1 of Karnataka Town and Country Planning (Amendment) Act 2015, which stipulates that in a local planning area, if any public authority requires any "Area" for public purpose, it shall notify the same in such manner as may be prescribed and if owner of such "Area" hands over possession of such area, free from all encumbrances to such public authority, in lieu of any compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013, will be entitled to be granted Development Rights in the form of "Notional Land" which shall be equal to two times of the area surrendered.
- 19.4 Under the Karnataka Guarantee of Services to Citizens Act, 2011 and its schedules, fast tracking approvals have been provided for the delivery of various services related to the housing sector in a time bound manner. These include:
- 19.4.1 Change of Ownership in RTC (Record of Rights, Tenancy, and Crop Details)
 - 19.4.2 Conversion order entry in RTC
 - 19.4.3 Khata bifurcation
 - 19.4.4 Sanction of Building Plan
 - 19.4.5 Occupancy certificate from ULB
 - 19.4.6 Issue Property Assessment number from Gram Panchayat
 - 19.4.7 No Objection Certificate from Fire Services department for occupancy certificate
 - 19.4.8 No Objection Certificate from Chief Electricity Electorate to obtain occupancy certificate
- 19.5 **Additional incentives offered for PPP projects under this policy:** this policy envisages that private developers and PDAs shall be eligible for the following incentives for developing AHUs through Public Private Partnerships (PPP), in Model 4: In-Situ Slum Redevelopment and Model 7: Affordable Group Housing in Partnership:
- 19.5.1 Transferable Development Rights (TDR) and additional Floor Area Ratio (FAR) as prescribed under provisions of the KTCP Act 1961.
 - 19.5.2 In case PMAY funding is availed in Model 7, the SLECAH may authorise the Private Developer to sell AHUs to eligible beneficiaries, subject to overall upper limit of AHU cost, as decided by the SLECAH as per the guidelines of PMAY.
 - 19.5.3 Projects shall be exempted from payment of Building Plan Sanction/Approval Fee to the extent of the AHUs.

20 **Special Planning and Zoning Regulations for Affordable Housing**

- 20.1 A change of land-use shall be implemented to "Residential" wherever possible for project areas under the models of the KAHP.
- 20.2 Incremental Zoning Regulations within the Master Plan of the concerned town/city will be framed for Affordable Housing Project areas under this Policy, as per the provisions of Section 13(E) of the KTCP Act 1961. These may be in consonance with the National Building Code's requirements for Low Income Housing and relaxations for low cost housing and slum Upgradation schemes in typical Zoning Regulations.

- 20.3 The Policy envisages that in order to accelerate land assembly for affordable housing, an appropriate percentage of land in future urbanisable areas in Master Plans needs to be demarcated and notified. The government may effectively enable this through the creation of an Affordable Housing Zone land use category. It is estimated that these zones may not exceed 10 percent of the total land use marked in Master Plans. Within these zones, the government will encourage the use of about half the land for Affordable Housing Projects as defined in this Policy in order to maintain flexibility and mixed use nature. The Zones must be demarcated keeping in mind proximity to employment and transport. The SLECAH may formulate guidelines on the above, on a city by city basis, from time to time.

21 Planning and Design Strategies

- 21.1 Design, plot size and density norms must be in consonance with provisions under the National Building Code 2005. Specifications for house/plot size for the purpose of this policy are given in Annex 1.
- 21.2 Density Specifications for Affordable Group Housing, including In-Situ Slum Redevelopment: Existing Zoning Regulations / Bye-Laws should guide limits to gross density. Keeping in mind that a fixed unit size for AHUs can risk overcrowding for the same FAR on larger sites, it is recommended to limit gross density to 400 units/Ha. This provision may be relaxed in Bengaluru (BDA).
- 21.3 Basic Services provided must aim to meet identified benchmarks of delivery and quality, in a phased manner. Service Level Benchmarks for basic services are given in Annex 3.
- 21.4 Material and technological strategies: The policy encourages the use of local materials, skills and techniques in the formulation of each DPR that will be eco-friendly and be suitable to the prevailing climate of the region. The DPRs will propose and justify the relevance of such materials and construction methods. The consulting expert / CLTC will certify the safety of such materials and construction methods, in consultation with the SLNA and the SLAC. A manual of locally relevant architectural designs and material and technology options may be commissioned by the SLECAH in order to guide PDAs and Private Developers on design.

22 Capacity Development Strategies

- 22.1 The Programme Support Unit, through its capacity building team, will build and train identified personnel into Construction Incubators in collaboration with the RGRHCL and existing Nirmithi Kendras in various parts of the state.
- 22.2 The task of these incubators will be to network with the different actors in housing production like small contractors, masons, plumbers, electricians, carpenters, etc. The incubators will undertake training and certification of these actors in good construction, account keeping and project management.
- 22.3 The incubators will also network with local and national architecture, engineering and social science institutions and train their representatives to work with Local Authorities and CLTCs to help them make the Comprehensive City Housing Plans and Detailed Project Reports.

- 22.4 The Incubators will also train the CLTCs to make Comprehensive City Housing Plans and DPRs, mobilize communities, get projects implemented, monitor project implementation and undertake post-occupancy activities.
- 22.5 Capacity building under the PMAY will be used to strengthen the capacity of urban authorities to effectively implement the KAHP 2016.
- 22.6 The State Institute of Urban Development and the Administrative Training Institute, Mysuru, may provide training programmes designed to facilitate the effective implementation of the KAHP 2016.
- 22.7 The SLAC may also consider domestic and international education and training visits in order to strengthen knowledge of best practices as the policy is implemented.
- 22.8 The current mechanism utilised by RGRHCL in the monitoring and stage wise disbursement of financial assistance to beneficiaries based on geo-located photographs shall be extended to other agencies and applied for beneficiary led implementation models.

IMPLEMENTATION MECHANISM

- 23 The Government will develop an Integrated Affordable Housing Database (IAHD) as its main source of data on housing in urban areas. Based on the IAHD, a Comprehensive City Housing Plans (CCHP) is developed as a single working document to guide overall city housing initiatives and individual projects. Projects are implemented through Detailed Project Reports (DPR). Components of the CCHP are also designed to fulfil requirements for the Housing for All Plan of Action (HFAPoA) under the PMAY.
- 24 **Integrated Affordable Housing Database (IAHD):** City Level Technical Cells (CLTC) generate information about housing shortage in each city and generate a database that is maintained and updated regularly, based on guidelines issued by the SLECAH. The development of the database is overseen by the SLNA. The key components of the IAHD are maps of existing slums and projects, housing and houseless census, estimation of current and future demand, and an inventory of land use and vacant government lands. Detailed components of IAHD can be found in Annex 4.
- 25 **Comprehensive City Housing Plan (CCHP):** The District Level Coordination and Monitoring Committee (DLCMC) is responsible for the development of the CCHP with the support of the CLTC, based on guidelines issued by the SLECAH. The CCHP contains models for identified beneficiaries and project areas. The key components of a CCHP are a GIS-MIS integrated database including the Master Plan (if it exists), city level demand assessment, strategies for implementation, prioritization and choice of models, and financial outlay. Steps to prepare a CCHP can be found in Annex 4.
- 26 **Detailed Project Report (DPR):** DPRs are the key instrument of implementation of Models 3, 4 and 7 under this Policy. The key components of a Detailed Project Report are project and site brief, scope of the project, statement of special provisions (if any), specifications and estimation of quantities of materials, project schedule and cash flows, management strategies and provisions for statutory approvals, community consent, transit accommodation, operations and maintenance, quality assurance, defect liability, construction management, team management and all detailed drawings of the project. Further details may be found in Annex 4.

INSTITUTIONAL ARRANGEMENTS & FUNCTIONS

27 In order to facilitate timely decisions on project approvals, and with a view to achieve co-ordination of various departments and PDAs, a **State Level Empowered Committee for Affordable Housing (SLECAH)** under the Chairmanship of Chief Secretary, Government of Karnataka, is proposed to be constituted for the implementation of the KAHP.

27.1 Functions of the Empowered Committee: The Committee may issue detailed guidelines and rules from time to time for effective implementation of this policy, to take all decisions to accord administrative approval of DPRs, works/projects, financial matters, land matters, to ensure convergence with Centrally Sponsored Schemes (CSS), to examine project funding through Viability Gap Funding (VGF) or any other mechanisms as may be required for any of the models under the policy. The Committee will also take necessary decisions as required for the above-said purpose.

27.2 Composition of State Level Empowered Committee for Affordable Housing (SLECAH) is proposed to be:

Sl. No	Composition	Designation
1	Chief Secretary, Government of Karnataka	Chairperson
2	Additional Chief Secretary-cum-Development Commissioner, GOK	Vice-Chairperson
3	Additional Chief Secretary/Principal Secretary, Urban Development Department, GOK	Member
4	Principal Secretary, Housing Department, GOK.	Member
5	Principal Secretary, Department of Labour, GOK.	Member
6	Principal Secretary, Finance Department, GOK.	Member
7	Principal Secretary/Secretary, Social Welfare Department, GOK.	Member
8	Principal Secretary, Revenue Department, GOK.	Member
9	Secretary of Urban Development Department, GOK.	Member
10	Commissioner, Bangalore Development Authority	Member
11	Commissioner, Bruhat Bengaluru Mahanagara Palike	Member
12	Managing Director, Rajiv Gandhi Rural Housing Corporation Limited, Bangalore	Member
13	Commissioner, Karnataka Slum Development Board, Bangalore.	Member
14	The Director, Directorate of Town and Country Planning, Bangalore	Member
15	Commissioner, Karnataka Housing Board, Bangalore	Member-Convener

28 State Level Nodal Agency (SLNA): The Policy envisages that there should be a nodal agency which can cater to the need of a Secretariat for overseeing the preparation of the Integrated Affordable Housing Database (IAHD), the Comprehensive City Housing Plan (CCHP) as prepared by the District-level Co-ordination and Monitoring Committee. The SLNA will be responsible for technical scrutiny of the CCHP and DPRs and will forward it to the State Level Appraisal Committee (SLAC). It will initiate and undertake capacity development activities for the implementation of this policy. It is suggested that the Karnataka Housing Board (KHB) may be nominated as the SLNA.

28.1 In order to support the SLNA, a Programme Support Unit (PSU) will be constituted within the SLNA for the purpose of appraisal and implementation of the CCHP & DPRs. The PSU may be staffed as required and determined by the SLECAH.

29 The State Level Appraisal Committee (SLAC) working with the SLNA will be responsible for the techno-financial appraisal of the DPRs/CCHPs submitted by the DLC&MC. The main functions of the SLAC will be to scrutinize and appraise completed DPRs/CCHPs. The SLAC will work with DLC&MCs to finalise DPRs and then send only finalized proposals to the SLNA to submit to the SLECAH for final approval. Through its members, the SLAC shall facilitate fast track approvals and Single Window clearances for approved projects within the KAHP 2016 as well as projects built through incentives given under the KAHP 2016.

29.1 A representative of concerned Private Developer, PDA and Slum Association of the slum for which the project is proposed shall be invited to present and explain the project, as well as respond to clarifications and objections as may be raised by the SLAC.

29.2 Composition of the State Level Appraisal Committee (SLAC) is proposed to be:

Sl. No	Composition	Designation
1	Principal Secretary, Department of Housing, Government of Karnataka	Chairperson
2	Secretary, Urban Development Department, GOK	Member
3	Director, Directorate of Municipal Administration, Bangalore	Member
4	Commissioner, Karnataka Slum Development Board, GOK.	Member
5	Managing Director, Rajiv Gandhi Rural Housing Corporation Limited, Bangalore	Member
6	Managing Director, Karnataka Urban Water Supply & Drainage Board, Bangalore	Member
7	Chairman, Bangalore Water Supply & Sewerage Board, Bangalore	Member
8	Regional Chief, Housing and Urban Development Corporation, Bangalore	Member
9	Representative, Building Material Technology Promotion Council, Bangalore	Member
10	Deputy Secretary, Public Works Department, Vikasa Soudha, Bangalore	Member
11	Deputy Secretary, Finance Department, Vidhana Soudha, Bangalore	Member
12	Chief Engineer, Karnataka Housing Board	Member
13	Superintendent Engineer (Technical Cell), Urban Development Department, Bangalore	Member
14	Additional Director, Directorate of Town and Country Planning, Bangalore	Member
15	Commissioner, Karnataka Housing Board, GOK.	Member-Convener

30 A District Level Co-ordination and Monitoring Committee (DLC&MC) shall be constituted for each district of the state. Only Bengaluru metropolitan region will have a separate DLC&MC for itself. The key functions of the DLC&MC will be to ensure coordination with the implementing agencies of the PMAY and the preparation of the CCHP, with assistance from the CLTCs. The DLC&MC shall be responsible for validation of beneficiary identification and also review bottlenecks in implementation of projects.

30.1 Composition of District Level Co-ordination & Monitoring Committee (DLC&MC) is proposed to be:

Sl. No	Composition	Designation
1	Deputy Commissioner of the concerned District	Chairperson
2	Chief Executive Officer, Zilla Panchayat	Vice-Chairperson
3	Commissioner/Municipal Commissioner/Chief Officer of concerned City Corporation/City Municipal Council/Town Municipal Council/Town Panchayat/Notified Area	Member
4	President of Slum Dwellers Association	Member
5	Executive Engineer, Karnataka Slum Development Board.	Member
6	Executive Engineer, Karnataka Housing Board.	Member
7	Nodal Officer, RGRHCL	Member
8	Member-Secretary/Commissioner of concerned Local Planning/Development Authority	Member
9	District Social Welfare/Tribal Welfare Officer, Social Welfare Department	Member
10	Representative of Private Developers' Association	Member
11	Project Director, District Urban Development Cell	Member-Secretary

31 The City Level Technical Cell (CLTC) created under PMAY will assist the DLC&MC in all its functions and lead implementation of approved DPRs on the ground under this Policy. No separate CLTC is envisaged under this Policy. The functions of City Level Technical Cell will be to prepare DPRs in coordination with PDAs and Private Developers. The CLTC will be responsible for all aspects of project management including post-occupancy management. It shall report the progress of the projects implemented periodically to the SLNA.

Annexes

Annex 1: Area Norms for Affordable Housing Units

Annex 2: List of Documents as Proof of Identity of Beneficiary

Annex 3: Service Level Benchmarks

Annex 4: Components of IAHD, CCHP and DPR

Annex 1: Area Norms for Affordable Housing Units

The area of an Affordable Housing Unit (AHU) defined for the purpose of this policy is as per various national and state guidelines:

Table 1: Area standards for Affordable Housing Units (AHU)

Housing Unit	Size Range	Source
For Improved Existing Housing under Models 1 and 3	Minimum 15 sq. m carpet area	-
New Housing: Plotted Development under Model 5	25-100 sq. m	Relaxation for low cost housing in Zoning Regulations and NBC 2005 requirements for low-income housing
New Housing: Site with House and Services under Models 2 and 5	Minimum 25 sq. m plot with a single room, toilet and bathroom of total 15 sq. m carpet area	As per NBC 2005 requirements for low income housing
New Housing: Group Housing under Models 4, 6 and 7	30-60 sq. m carpet area	As per the guidelines of PMAY 2015
Labour and Worker Housing; Transit Accommodation; Night Shelters	Minimum 5 sq. m per person	-

Annex 2: List of Documents as Proof of Address and Identity of Beneficiary

Any one of the following documents may be considered as proof of address and identification for the purpose of this Policy:

1. Ration Card
2. Voter ID
3. Bank Statement/Passbook
4. Post Office Account Statement/Passbook
5. Driving License
6. Government Photo ID Cards/Photo Identity Card Issued by PSU
7. Electricity Bill (not older than 3 months)
8. Water Bill (not older than 3 months)
9. Telephone Landline Bill (not older than three months)
10. Passport/Passport of Spouse
11. Insurance Policy Issued by Government agency
12. Signed Letter having photo from Nationalized Bank on Letterhead
13. Signed Letter having Photo Issued by Recognized Educational Institution on Letterhead
14. Pensioner Card
15. Freedom Fighter Card
16. CGHS/ECHS Card
17. PAN Card
18. Vehicle Registration Certificate
19. Registered Sale/Lease/Rent Agreement
20. Address Card having Photo Issued by Department of Posts
21. Caste and Domicile Certificate having Photo Issued by State Government
22. Disability ID Card/Handicapped Medical Certificate Issued by the Respective State/UT Government/ Administrations
23. LPG Connection Bill (not older than three months)
24. UID/Aadhar Card

Annex 3: Service Level Benchmarks

S. No.	Service	Provision	Source
1	Water Supply Connection	100% coverage	Service Level Benchmarks, MoUD
2	Storm Water Drainage	100% coverage	
3	Sanitation	1. Household Toilets (including conversion of insanitary latrines into pour-flush latrines)	Swachh Bharat Mission, 2014
		2. Community-planned and managed toilets for groups of households who have space, tenure or economic constraints in gaining access to individual facilities 3. Adequate Public Toilets	National Urban Sanitation Policy, 2008
4	Sewerage	1. Network-based sewerage systems ensuring connections of households to them wherever possible 2. Disposal and treatment of sludge from on-site installations	National Urban Sanitation Policy, 2008

Annex 4: Components of IAHD, CCHP and DPR

Integrated Affordable Housing Database (IAHD)

Implementation of the KAHP 2016 requires the setting up of an integrated GIS and MIS database known as the Integrated Affordable Housing Database. This Database will be created for each town or city. The full database has seven components:

Integrated Housing Database

S. No	Description	Available Data Source
1	Map of Existing Slums and Project Areas	<ul style="list-style-type: none"> • Slum Free City Plan of Action Maps • Resettlement Colonies from Master Plans
2	Household Surveys	<ul style="list-style-type: none"> • Asha Kiran Mahithi Household Data • General Census and Socio-Economic Caste Census (SECC) 2011 report • Hut Dwellers Surveys (RGRHCL)
3	City Houseless Census	<ul style="list-style-type: none"> • Houseless and Site-less Household Survey (RGRHCL) • Census Data
4	Estimation of Congested Housing	<ul style="list-style-type: none"> • Estimates can be drawn from Census Data • Self-Declaration
5	Estimation of Kutcha Housing	<ul style="list-style-type: none"> • Estimates can be drawn from SECC 2011 • Self-Declaration
6	Inventory of Land Use and Vacancy	Maps can be taken from: <ul style="list-style-type: none"> • Slum Free City Plans of Action under RAY • CDPs under JNNURM • Master Plans or any other Development Plans
7	Estimation of Demand for Future Housing	Estimated through projections using combination of SECC 2011 and General Census Data

Comprehensive City Housing Plan (CCHP)

Steps to prepare a CCHP are listed below. The SLECAH may notify further guidelines for the detailed CCHP.

Steps to Prepare Comprehensive City Housing Plan

STEP I: Integrating GIS & MIS Data	
a)	Integrating IAHD data with GIS city maps
b)	Integration with Master Plan
STEP II: Analysis	
a)	City wide Demand Analysis in coordination with Master Plan
b)	Formulation of strategies and models for intervention

STEP III: Formulation	
a)	Formulation of abstracts of proposed projects
b)	Formulation of draft CCHP
STEP IV: Finalisation	
a)	Finalisation of CCHP
b)	Development of final DPRs

Detailed Project Report (DPR)

The DPR should contain the following:

- Project Brief – Background, Rationale, Objectives, Expected Outcomes
- Project Site – location plan, area, site analysis (slope & climate)
- Project Scoping – Number and size of houses, all infrastructures (physical, social & supporting programmes), Regulatory requirements (Standards, Regulations, etc.)
- Project Brief – Special standards, Special construction techniques, Special materials, Special Design requirements, etc.
- Project Drawings – site plan, cluster-plan, unit plan, sections, important details
- Specifications & Bill of Quantities
- Project Schedule – Identification of project components, time frame for each component, overlaps of the component, monthly component progress
- Financing management – Project Costs; Sources of finances, Cash-flow Statements
- Transit Management – requirements, strategies, plans & accommodation
- Approvals Management – Municipality, TP Departments, Fire, Health, traffic, civil aviation, etc.
- Construction Management – Tendering, Contracting & Awarding process, Construction management Stage (Project Consultants, PMCs, Monitoring officers & monitoring schedules)
- Post-Implementation Strategies – (Maintenance, liabilities & guarantees, community hand-holding)
- Evidence of Community Consent from a majority of residents in case of In-Situ Upgradation or Redevelopment as well as relocation projects.

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