



# Haryana Government Gazette

## EXTRAORDINARY

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### HARYANA GOVERNMENT

#### TOWN AND COUNTRY PLANNING DEPARTMENT

#### Notification

The 6th December, 2018

**No. T&CP/Misc-973/2018/7/20/2018-2TCP.**— The Governor of Haryana is pleased to notify a comprehensive 'Affordable Housing Policy (PMAY) 2018' under the provisions of Section 9A of the Haryana Development and Regulation of Urban Areas Act, 1975 and any other corresponding statute governing development of group housing colonies on the subject.

The policy, of which the details are given in Annexure-A below, has been concurred by the Finance Department vide their UO No.01/81/2009-5FD-III/31119 dated 14.11.2018 and approved by the Council of Ministers in its meeting held on 15.11.2018.

This policy shall come into effect from the date of its notification. The Director Town and Country Planning, Haryana, is hereby directed to effectively implement this policy to facilitate creation of additional affordable housing stock in the urban areas of the State.

#### Annexure-A

#### "AFFORDABLE HOUSING POLICY (PMAY) FOR AREA FALLING WITHIN MUNICIPAL LIMITS (OUTSIDE CORE AREAS) 2018."

#### 1. FOREWORD:

- (i) This policy shall be known as 'Affordable Housing Policy (PMAY) 2018'. All references to 'policy' in this document shall imply 'Affordable Housing Policy (PMAY) 2018 (AHP-PMAY 2018)'.
- (ii) This policy is intended to encourage the planning and completion of 'Group Housing Projects' wherein apartments of 'pre-defined size' are made available at 'pre-defined rates' within a 'Targeted time-frame' as prescribed under the present policy to ensure increased supply of 'Affordable Housing' in the residential sectors falling in municipal limits predominantly to the Pradhan Mantri Awas Yojna (PMAY) beneficiaries as identified by Department of Urban Local Bodies, Haryana (DULB). This policy shall accordingly be co-terminus with the PMAY scheme of Govt of India and shall end with the end of PMAY scheme.
- (iii) Depending upon the category of project and the category of beneficiaries in the project, various financial benefits are available under the PMAY scheme. The colonizer shall go through the scheme documents before formulating the project proposal and shall also coordinate with the Mission Director, State Urban Development Authority, Haryana to ensure optimum benefits under the PMAY scheme to the project as well as to the allottees. The colonizer shall also hand-hold and guide its allottees to enable them to avail relevant benefits under the PMAY scheme.

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## 7. SPECIAL DISPENSATIONS:

- (i) As a matter of security against any possible delinquencies in completion of the project, the coloniser shall be required to furnish bank guarantee against the total realisation from the project at the rate of 15% for areas falling in the Development Plans of Gurgaon, Paridabad, Sohna, Panchkula, Panchkula Extn and Pinjore-Kalka and at the rate of 10% for rest of the towns to be furnished within 90 days of the date of commencement of the project. The bank guarantee shall be proportionately released against block-wise occupation certificate obtained by the licensee. However 10% of the total bank guarantee submitted shall be retained to be released at the end of 5 years maintenance period.
- (ii) No allotment of flat shall be permitted until the date of commencement of the project. However, the formalities pertaining to the allotment of flats can be initiated at an appropriate date after obtaining the licence to enable the actual allotment of flat immediately after the date of commencement of project.
- (iii) Once an apartment is allotted through the procedure as specified above, the same cannot be transferred by the coloniser to any other person by documentation in its records. Such apartments shall also be prohibited for transfer/sale up to one year after getting the possession of the flat to avoid speculation and to provide housing to the genuine persons. Breach of this condition will attract penalty equivalent to 200% of the selling price of the flat. The Penalty will be deposited in the 'Fund' administered by the Town and Country Planning Department so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the flat and its re-allotment in consultation with the Department.
- (iv) The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions of the policy. Penal proceedings as per the prescribed provisions above shall be initiated.
- (v) The allotment letter and sale-purchase agreement entered into with the allottees shall also include the parameters prescribed under this policy to maintain complete transparency in the matter.
- (vi) The developer shall disclose in the 'Application Form' as well as in the advertisement, the complete set of specifications to be adopted for finishing/fittings to be provided by the coloniser in the flat, viz., Flooring (Rooms, Kitchen, Toilet & Bathroom, Balcony, Common Areas, staircase etc.); Door & Window frame and panel; Kitchen Worktop & Wall finishing; Toilet & Bathroom fittings and wall finishings; Internal Electrical Wiring, fittings, electrical points etc.; Internal public health Services—pipes and fittings, sewerage and sanitary fittings; Wall finishing; Staircase and Balcony railings, etc.”

Chandigarh:  
The

A. K. SINGH,  
Principal Secretary to Government Haryana,  
Town and Country Planning Department.