

राजपत्र शासक

7

रा. के. मु. ज.-570-10,000-08.

राजस्थान सरकार

कार्यालय अधीक्षक, राज्य केन्द्रीय मुद्रणालय, जयपुर

श्री... Deputy Secretary,

...Urban Development Housing &  
Local Self-Government Department,  
...Raj-Division

रा. 86± /सूचना/राज-पत्र/(2)

दिनांक 25-2-2009 200

विषय:—राजस्थान राज-पत्र में अधिसूचना का प्रकाशन।

अधिसूचना सं. F-2(18)Udd/5/09...

दिनांक 23-12-2009 को राजस्थान राज-पत्र अंक... दिनांक 21-12-2009

भाग... 6.1.24.7... के पृष्ठ संख्या 34561-27 पर प्रकाशित कर दिया गया

है। कृपया नोट कर लें। राज-पत्र का सम्बन्धित भाग इसके साथ संलग्न है।

F-12(84) F.D./Tax/2009-32 दि 8-7-2009

संलग्न:— राजपत्र

अधीक्षक

In Rajpatri


24/3

861

25/2/2010

Grt II

8

|   |   |                                    |
|---|---|------------------------------------|
| <br>सत्यमेव जयते | राजस्थान राज-पत्र<br>विशेषांक   | RAJASTHAN GAZETTE<br>Extraordinary |
|   | साधिकार प्रकाशित  | Published by Authority             |
|   | पौष 10, गुरुवार, शाके 1931-दिसम्बर 31, 2009<br><i>Pausa 10, Thursday, Saka 1931-December 31, 2009</i> |                                    |

भाग 6 (ख)

जिला बोर्डों, परिषदों एवं नगर आयोजना संबंधी विज्ञप्तियां आदि।

**DEPARTMENT OF URBAN DEVELOPMENT HOUSING &  
LOCAL SELF GOVERNMENT  
NOTIFICATION**

Jaipur, December 23, 2009

**No. F.2(18)Udd/5/09.**—In exercise of powers conferred under section 337 of the Rajasthan Municipalities Act, 2009, section 90 of the Jaipur Development Authority Act, 1982, section 49 of the Jodhpur Development Authority Act, 2009, section 60 of the Rajasthan Housing Board Act, 1970, and Rule 31 of the Rajasthan Urban Improvement (Disposal of Urban Lands) Rules, 1974 the State Government hereby notifies the policy "Affordable Housing Policy-2009 (with focus on EWS & LIG Housing) for Urban Areas of Rajasthan" for construction/allotment of EWS/LIG/MIG-A houses/flats in the scheme area of the aforesaid Government agencies as well as of private property developers.

The details of the Policy are given in the following Chapters—

**CHAPTER 1**

**INTRODUCTION**

- 1.01 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 accords a very high priority to this task. With all round increase in cost of land, building materials, labour and infrastructure, affordable housing has become a distant dream for the economically weaker and low income groups. Hence the role and intervention of the State Government becomes all the more important.
- 1.02 Sustainable human development can not be achieved without adequate & affordable housing. Affordable shelter for the masses or creation of productive and responsive housing 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.
- 1.03 The goal to provide affordable housing to the needy 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 2001 census, urban population in Rajasthan is 23.38% whereas the national average is 27.78%.
- 1.04 At the National level total housing shortage in urban sector as estimated in 2007 is 24.70 million, out of which over 90 percent shortage is of EWS/LIG housing. In Rajasthan total housing shortage in urban sector as estimated in 2007 is 1.07 million (10.70 lacs), out of which 86.73 percent (9.3 lacs) is in EWS/LIG category.



1.05 Due to rapid pace of urbanization, increasing rural to urban migration and gap between demand and supply, there is a growing requirement for shelter and related infrastructure in urban areas of Rajasthan. Projected total housing shortage in urban areas of Rajasthan in the year 2011, 2012, 2017 and 2021 is estimated to be 1.242 million (12.42 lacs), 1.282 million (12.82 lacs), 1.494 million (14.94 lacs) and 1.706 million (17.06 lacs) respectively. Out of this more than 85% shortage is likely to be in the category of EWS/LIG Housing. Therefore 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 set down for this purpose.

1.06 **Goal of Sustainable development of housing—**

**"Affordable housing for all and integrated habitat development** with a view to ensure equitable supply of land, shelter and services at affordable prices in Rajasthan, with special focus on urban poor and excluded groups of society".

### **YEAR 2010 WILL BE THE YEAR OF "AFFORDABLE HOUSING"**

1.07 Department of Urban Development, Housing and Local Self Government undertook a detailed exercise in understanding various housing schemes of Government of India and dovetailing these with agencies working in the public sector (like R.H.B., ULB's etc.) and with the private developers. Various models with a host of incentives are aimed at providing low cost housing at a much faster pace and to augment the pool of housing for EWS/LIG/MIG-A categories

A major initiative has been taken by Government of Rajasthan in July, 2009 in drastically reducing the stamp duty in the case of EWS/LIG houses from 8% to mere Rs. 10/- in the case of EWS and Rs. 25/- in the case of LIG. In other cases the stamp duty has been fixed at 5% with a reduction of 1% in the case of women.

1.08 The various incentives and shorter approval process are aimed at attracting private sector investments into this sector in a big way. Based on the experience gained a review of the policy would be undertaken at an appropriate time.

1.09 With the help of the policy framework and the in-built incentives it will be possible to motivate various agencies, including private developers to take up construction of affordable housing for EWS/LIG categories in various urban centers of Rajasthan.

## **CHAPTER 2**

### **PROGRAMMES OF AFFORDABLE HOUSING**

2.01 In order to meet the growing requirement of shortage of affordable housing in EWS/LIG categories, an initial target of construction of 1,25,000 houses for weaker sections, lower income groups and lower middle income groups in the next five years has been fixed. Based on the progress achieved, the target would be suitably revised subsequently. Out of this 50,000 houses would be constructed by Rajasthan Housing Board and remaining 75,000 houses would be constructed through Public Private Partnership as well as by Jaipur and Jodhpur Development Authority/Urban Improvement Trusts/Municipalities. Though the task is difficult and challenging, the state government endeavors to achieve it

through a series of proactive measures and incentives to encourage low cost housing in the state to these sections of the society.

These houses will be constructed under the following programmes & schemes :

## 2.02 General Housing Schemes for the Urban Poor

- a) General/Self financing/Specific Registration Schemes of RHB.
- b) Affordable Housing in Partnership (Government of India scheme)
- c) Incentive Schemes for the private sector
- d) Housing under new township policy (proposed)
- e) Allotment/Regularization of plots to urban poor by urban local bodies.
- f) Rental housing.
- g) Rajiv Avas Yojna (proposed new scheme of Government of India to be implemented w.e.f. 01-04-2010).

## 2.03 Schemes for Urban Slums

- a. Basic Services for Urban Poor Scheme of Government of India under Jawahar Lal Nehru Urban Renewal Mission (JNNURM).
- b. Integrated Housing and Slum Development Programme (IHSDP) of Government of India.
- c. Affordable Housing in Partnership (Government of India scheme)
- d. Rajiv Avas Yojana (GOI scheme).
- e. Rental Housing.

2.04 Construction of low cost houses under various schemes will be undertaken in all urban areas of Rajasthan, based on needs of the particular area. The urban areas of Rajasthan comprise of 05 Municipal Corporations (Nagar Nigam-Jaipur, Ajmer, Bikaner, Jodhpur & Kota), 9 Municipal Councils, 170 Municipal Boards (Nagar Palika) & one Cantonment Board.

## CHAPTER 3

### MODELS OF AFFORDABLE HOUSING

3.01 To execute the action plan for construction of 1,25,000 houses in next five years, following models of Affordable housing have been framed, incorporating various incentives for developers & subsidies for beneficiaries by Government of Rajasthan and Government of India.

#### Model No. 1

#### MANDATORY PROVISIONS

#### 3.02 Rajasthan Housing Board (RHB)

- RHB will construct at least 50% houses/flats of EWS/LIG category in each of their housing schemes. Another 20% of the houses to be constructed in the MIG-A category.
- Government land shall be allotted on priority to RHB.



- RHB shall also take up EWS/LIG flats on PPP model.
- RHB shall cross subsidize the land cost of EWS/LIG houses so as to bring down the cost of these categories of houses to affordable limits.

### 3.03 JDA/JoDA/UITs & Municipal Bodies (ULBs)

- JDA/JoDA/UITs/ULBs will allot/construct at least 25% plots/houses/flats/land for EWS/LIG housing in each of their residential/housing schemes. Another 20% to be allotted to MIG-A.
- Government land shall be allotted on priority to ULBs.
- ULBs shall also take up EWS/LIG housing on PPP model.
- JDA/JoDA/UITs shall cross subsidize the land cost of EWS/LIG houses so as to bring down the cost of these categories of houses to affordable limits.

### 3.04 Private Developers (Townships & Group housing schemes)

- At least 15% of the dwelling units/plots (or 5% of the total residential area of the scheme, whichever is higher) are to be earmarked for EWS/LIG housing in each of the private township and residential/group housing schemes. The developer has the option to develop only EWS dwelling units/plots in lieu of LIG.
- Provision of extra FAR/FSI equivalent to the plot area (plot area + built up area if the houses are constructed by the developer) for EWS/LIG will be available to the developer in the same township/group housing scheme as per Model No. 2. The plots so developed or houses/flats so constructed shall be handed over to the nodal agency on the same terms and conditions as specified in the Model No. 2.

#### Model No. 2

### 3.05 PRIVATE DEVELOPER ON PRIVATE LAND (WITH INCENTIVES TO OFFSET LAND COST FOR EWS/LIG)

- (i) **Minimum 40% (maximum up to 100% of land area) land to be earmarked for EWS/LIG & remaining land allowed for MIG/HIG/commercial purposes**

Under this model selected developers would take up construction work of EWS/LIG houses/flats on minimum 40% of land under the project. Out of the total EWS/LIG houses/flats, minimum 50% would be EWS and balance could be LIG houses/flats. On the balance land the developer would be allowed to construct MIG-A, MIG-B, HIG houses/flats and 10% of this portion of the land would be permitted to be used for commercial purpose.

The total built up EWS/LIG houses/flats will be handed over to the nodal agency at pre-determined prices for allotment to the eligible applicants. On the balance land area with the developer, he will be required to construct at least 20% (treating balance MIG & HIG area as 100%) of the area for MIG-A houses. The remaining area could be used for MIG-B/HIG/commercial purposes. The developer will be free to sell the balance area on which MIG-A/MIG-B/HIG/commercial houses/flats are constructed, as per his choice. However for the MIG-A category also applications would be invited by the nodal agency



**(v) Additional FAR to be allowed**

For the minimum 40% (maximum up to 100% of land area) of land to be utilized for EWS/LIG categories of houses/flats. The land and development cost is to be taken as zero, therefore additional FAR (double of the normal FAR for the area) would be allowed.

If EWS/LIG flats are constructed by developer on the minimum 40% of total built up area (as per permissible FAR) he will get double of the normal FAR on the full land of the scheme. For example if the plot area of the scheme is 10.0 acres, minimum 40% of the plot area i.e. 4.0 acres is to be reserved for construction of EWS/LIG category of flats & on this 4.0 acres of land, minimum 40% of the total permissible built up area (as per normal permissible FAR) is to be constructed by the developer. This built up area of EWS/LIG flats will be handed over to the nodal agency on predetermined prices & in lieu of this the developer will get additional FAR equivalent to normal FAR on the complete land area in addition to the already permissible normal FAR, thus he gets double of the normal FAR on the complete land area of 10.0 acres.

This additional FAR, if unutilized on the same project land, would be given in the form of TDR, to be allowed in other parts of the town as per norms and guidelines fixed in this regard.

**Note:**—In addition to above additional FAR, other incentives available to the developer are as mentioned in Chapter-5.

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

Efforts should be made by developer to consume maximum FAR (including additional FAR) on the same project land. If he is unable to do so balance/unutilized FAR will be allowed to him in the form of TDR, under separate guide lines approved by the State Government in this regard, use of TDR will be allowed after successful completion of the project.

Allowable TDR should normally be in the same sector/area/zone of master plan having more or less equivalent value of land. However in case this is not feasible TDR will be allowed to be transferred to other areas as per norms to be issued in this regard. TDR certificate issued may be utilized or transferred by the developer.

**(vii) Regarding Subsidy Amount under GOI Schemes**

Nodal agency/ULB would also ensure that maximum subsidy amount is claimed from Government of India as per the guidelines of "Affordable Housing under Partnership and other schemes of GOI. This means more than 40% constructed area will be for EWS/LIG flats & minimum EWS/LIG flats will be 300 Nos. for every two acre of land. Part of the subsidy amount of EWS/LIGH flats will be adjusted against cost of external development of the area.

Land cost is to be taken as ZERO by giving extra incentives by Government and cross subsidizing by developer.



**(viii) Sale Price of EWS flats:-**

- (a) **Sale price of EWS flats** will be calculated maximum @ Rs. 750.00/sq.ft. It will be maximum Rs. 2.40 lacs per flat with maximum super built up area of 325 sq.ft.

*Example*—EWS flat with super built up area of 325 sq. feet would be constructed as per indicative plan in Annexure E. The cost has been calculated @ Rs. 750/sq.ft. on super built up area as Rs. 2.40 lacs, which is payable to developer.

Allowing subsidy amount of Rs. 0.50 lacs per house the sale price to the beneficiaries will be Rs. 1.90 lacs.

- (b) **Sale price of LIG flat:**—Sale price of LIG flat will also be calculated @ Rs. 750.00/sq. ft. on the super built up area. It will be maximum Rs 3.75 lacs per flat with super built up area of 500 sq. ft.

*Example*—LIG flat with super built up area of 500 sq.ft. would be constructed, as per indicative plan in annexure F. The sale price to be calculated @ Rs.750/sq.ft. on super built up area is Rs 3.75 lacs which is payable to the developer.

Allowing subsidy amount of Rs. 0.50 lacs the sale price to the beneficiaries will be Rs. 3.25 lacs.

Sale value of MIG (A) will be decided by developer. However it should not exceed Rs. 1000 per sq.ft. on built up area basis.

Super Built up area of the flat shall be calculated as per following norms:—

|   |                             |
|---|-----------------------------|
| Built up area of the flat                             | - 100%                      |
| Balcony area  | - 50%                       |
| Common area on the floor<br>(stairs, lobby, corridor) | - equivalent share per flat |

**(ix) Note:—(For Model No. 2)**

- (a) Expression of interest (EOI) will be invited from private developers with the condition that a minimum 40% of the Scheme area is reserved for EWS and LIG housing in the G+3 format. The balance 60% of the land can be utilized by the developer for MIG-A/MIG-B and HIG category of houses.
- (b) External development charges shall be borne by ULBs to be recovered from balance subsidy available from Government of India and proposed BSUP fund. ULBs can charge part amount to their future schemes and also the nearby other schemes. However due care should be taken for selection of site which should be close to the existing infrastructure so as to reduce the burden on the ULBs. In case the cost of external infrastructure is excessive the developer may be required to share the same.
- (c) Expenditure on all internal development works shall be borne by the developer only and indicated sale price of EWS/LIG flats is inclusive of all internal development charges.
- (d) Cash subsidy as per GOI Scheme (Affordable Housing in Partnership) is allowable in Jaipur, Ajmer-Pushkar, Jodhpur, Kota and Bikaner only as per GOI Scheme.
- (e) Internal development works will comprise of all internal roads, footpaths, complete water supply including overhead or surface water reservoir/distributions



lines. Electric distributions lines/11 kv line/transformers etc. (if required), Internal sewer lines/drainage lines/Nullahas (where ever required), gated compound/street light/ parks/proper tree plantation in parks & in front of houses.

- (f) Rain water harvesting structures & sewerage treatment plant shall be mandatory as per requirement of Environment Department norms for the complete scheme including EWS/LIG/MIG-A/MIG-B/HIG housing.

### Model No.3

#### 3.06 PRIVATE DEVELOPER ON ACQUIRED LAND

- (i) This model is for acquired land or land under acquisition of the local body which can be offered to private developers for undertaking construction work by them for all categories of houses (EWS/LIG/MIG-A/MIG-B/HIG). Developers will be required to take up flats of EWS/LIG/in G+3 set up only (or in certain cases G+2 format) on minimum of 40% area of the land. However they can go higher for MIG-A, MIG-B & HIG categories. Developers will be allowed to take up commercial area as per model No. 2 to make the scheme financially viable.

Note:-The construction setup, sale price, additional FAR & other Incentives shall be as per Model No. 2.

- (ii) ULBs will identify private land for acquisition which will be set apart for construction of houses for which cost of acquisition + 10% shall be payable by the selected developer. AVL would also be allowed to initiate land acquisition for schemes under this policy.
- (iii) External development charges will be borne by ULBs & charged to subsidy fund available after adjusting construction cost as mentioned in Annex-E (After adjusting Rs. 50,000 for EWS/LIG) & BSUP fund. ULBs can charge part amount to their present/future/near by schemes).
- (iv) Expenditure on all internal development works shall be borne by the developer only. Developer will charge cost of internal development works to MIG-A/MIG-B/HIG & commercial area available to him for sale.

Note:-In case of acquisition of land, compensation to khatedars will be paid by developers through land negotiation committee to be formed by GOR. It will consist of representative of concerned ULB as Convener, land acquisition officer, representative of AVL and representative of developer as members.

### Model No. 4

#### 3.07 PRIVATE DEVELOPER ON GOVERNMENT LAND

- (i) As per this model, Government land/ULB land would be identified for allotment to developers for construction of EWS/LIG/MIG/HIG flats. Allotment would be made through an open bidding process. The developer quoting the maximum number of EWS/LIG/MIG-A flats (Built up units in G+3 format) to be surrendered free of cost to the concerned ULB would be awarded the project.



- (ii) Government land shall be allotted free of cost to the selected developer for construction of flats. The developer would take up construction of EWS/ LIG/ MIG-A (G+3) & MIG-B/HIG flats (high rise permitted) and would surrender the EWS/LIG/MIG-A flats free of cost to the ULB. These flats can be allotted for rental housing and can also be considered for outright sale/allotment to the eligible beneficiaries. A minimum of 50% EWS and 30% LIG houses would be required to be constructed.

The developer shall be free to sell the remaining MIG-B/HIG flats as per his choice.

**Note:**—All incentives like Additional FAR & other incentives shall be as per Model No.2.

- (iii) External development charges will be borne by ULBs & charged to subsidy fund & BSUP fund. ULBs can charge part amount to their present / future / near by schemes. In no case external development will be charged to the EWS/LIG houses.
- (iii) The expenditure on all internal development works (as mentioned in Model no.2) shall be borne by the developer only. He will not be allowed to charge the internal development cost to EWS/LIG flats.

### Model No-5

#### 3.08 SLUM HOUSING MODEL

##### A. Basic Services for Urban Poor Scheme (BSUP) under Jawahar Lal Urban Renewal Mission of Government of India

BSUP schemes are in force in Rajasthan in notified slum areas of Jaipur/Ajmer-Pushkar. A target of construction of 17,337 houses / flats has been fixed under the scheme.

##### B Integrated Housing and Slum development programme (IHSDP Scheme) of Government of India

IHSDP scheme is in force in various urban centers in notified slum areas of 35 urban centres. Target of construction of 14539 houses/flats has been fixed under the scheme.

##### C. Rajiv Avas Yojana

This is a new scheme of GoI to make urban areas slum free and it is likely to come into force in the year 2010-11. Under this scheme subsidy amount is likely to be available for dwelling unit as well as for infrastructure. It would be implemented in 2 parts:-

- Part i - For existing slum dwellers
- Part ii - For rest of urban poor to prevent new slums.

##### D. Public – Private Partnership in slum housing (Mumbai Model)

A separate scheme of PPP has been approved by Government of Rajasthan wherein Private sector would be encouraged to take up slum housing in selected slums in the State. Various incentives provided by Government of India would be dovetailed with this scheme.

**CHAPTER 4****PROCEDURE AND GENERAL GUIDELINES****4.01 Eligibility for Developers:-**

Any developer fulfilling the following criteria will be eligible to apply under various models.

- (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) For applying under model no 2, the developer should hold at least 5.0 acres of land in the concerned town or should have the ability to pay compensation for acquired land under model no.3.
- (iv) The developer should have executed minimum 2.0 acres of Residential or other type of Development in a single project during the last 3 years. (As a developer or builder or as construction agency)
- (v) Joint venture or Special Purpose Vehicle by private developers will also be eligible under the Policy.

**4.02 Eligibility for Beneficiaries/Applicants:-**

- (i) As per the criteria laid down by Government of India the monthly income of applicant should be as follows:-

| Income Group                             | Income per Month (In Rupees)* |
|--|-------------------------------|
| Economically Weaker Sections (EWS)       | Up to Rs.3,300/-              |
| Lower Income Groups (LIG)                | Rs.3,301/- to 7,500/-         |
| Middle Income Groups - A<br>(MIG lower)  | Rs.7,501/- to 10,000/-        |
| Middle Income Groups - B<br>(MIG Higher) | Rs.10,001/- to 14,500/-       |
| Higher Income Group (HIG)                | Above Rs.14,500/-             |

\* Likely to be revised upwards by Government of India

- (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.
- (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 him must be occupied within one year of taking over the possession of the same.

(v) 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.

(vi) Every incumbent will have to become member of society, which will maintain common services and regular up keep of housing property.

An undertaking form to this effect will have to be signed by incumbent before possession is handed over to him.

(vii) The developer shall maintain the complete housing complex developed under the provisions of this policy for 3 years after the completion of the project. Thereafter it may be transferred to RWA or ULB. 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.

#### 4.03 Selection of site, eligible developers & approval of project

(i) 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.

(ii) Nodal agency i.e. Avas Vikas Ltd. shall invite expression of interest for construction of houses in various towns (EOI) from interested developers from all over the country.

(iii) For the purpose of monitoring the construction of the houses as per the guidelines, *Avas Vikas Ltd., shall work as State Level Nodal Agency.* The houses shall be constructed by the developers in coordination with the Avas Vikas Ltd and concerned ULB, as per the guide lines issued by the State Government.

(iv) After scrutinizing the proposals received from the private developers, these shall be placed before State Level Sanctioning and Monitoring Committee for approval

(v) The State Government based on recommendation of State level Sanctioning & Monitoring Committee would issue an in- principle approval for commencement of the project.

(vi) The private developer shall, within 15 days from the date of in-principle approval given by the State Government, submit file to the concerned local authority for conversion of agriculture land under section 90B of Rajasthan Land Revenue Act, 1956 and for change in land use wherever required. Local authority would be authorized to issue all such approvals including change in land use, layout plan and building plan in accordance with the prevailing rules/regulations.



- (vii) Since the projects of the private developer would have an in - principle approval of the State Government, all the sanctions of land use change and approval of layout plan/maps may be issued by the concerned local authority within a period of 30 days by adopting summary proceedings. The Project Approval Committee constituted under the Chairmanship of the senior most officer of the local authority, may on the basis of 90B, 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.

After the above approvals developer shall submit building plans of scheme for approval to concerned ULB. The concerned ULB should approve the building plans within 30 days of this submission. However in case of delay on this account the developer may start construction work after 30 days of the submission of the maps as per prescribed building parameters.

#### 4.04 Project Approval Committees for various towns-

##### (A) For the area of Jaipur / Jodhpur Development Authority:

|                                       |                   |
|---------------------------------------|-------------------|
| Commissioner, JDA/JoDA                | Chairman          |
| District Collector or his/her nominee | Member            |
| Secretary, JDA/JoDA                   | Member            |
| Director (Projects/Engineering)       | Member            |
| Director (Planning)                   | Member Secretary. |

Note:- As an alternative, Jaipur Development Authority/ Jodhpur Development Authority may use their existing Committees also for grant of approvals.

##### (B) For the areas of Urban Improvement Trusts:

|  |                  |
|--|------------------|
| Chairman UIT                             | Chairman         |
| District Collector or his/her nominee    | Member           |
| Secretary UIT                            | Member           |
| Superintending. /Executive Engineer, UIT | Member           |
| Senior/Deputy Town Planner, UIT          | Member Secretary |

##### (C) For the area of Municipal Corporations /Councils/ Boards

|   |                  |
|---|------------------|
| Mayor/Chairman/President Municipal Corp./<br>Council / Board  | Chairman         |
| Chief Executive Officer Commissioner/<br>Executive Officer  | Member           |
| Nominee of District Collector   | Member           |
| Senior most Civil Engineer in the local body,<br>(Chief Engineer/ Superintending Engineer/<br>Executive Engineer/ Assistant Engineer) | Member           |
| Senior Most Town Planner in the local body,<br>(Sr. Town Planner/Dy. Town Planner/<br>Asstt. Town Planner concerned in Zonal office)  | Member Secretary |

In case of non-availability of Town Planner in a ULB any other Officer may be authorized by the ULB to act as the Member Secretary.



**4.05 General Guidelines**

- (i) In case of Government land (Model No - 4), selected developer shall give a Bank guarantee as performance guarantee at the rate of 1% of the total cost of the project to AVL for timely completion of the project.
- (ii) After in-principle approval of the scheme, the Nodal agency, Avas Vikas Ltd. 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
  - c) Rs. 5000 for MIG-A

The amount received on account of registration shall be kept by the Avas Vikas Ltd. in a separate account opened for the scheme and may be utilized by it towards administrative expenses on the scheme.

- (iii) Applications received by AVL shall be scrutinized 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.
- (iv) Avas Vikas Ltd along with concerned ULB shall coordinate sanction of loan to the successful applicants from financial institutions like banks, NHB, HUDCO, etc.
- (v) 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 for carrying out development works in the scheme. In this regard, the Avas Vikas Ltd. 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.
- (vi) The loan amount transferred to the Escrow account will be released in 4 to 5 installments to the developer based on the certificate issued by 3rd party agency, after the verification of the progress of work under the approved work plan and cash flow. First installment will be released after three months of the start of construction works. If the developer fails to carry out development work in accordance with the work plan / action plan, he will have to furnish reasons for the same and get the modified work plan / action approved from the nodal agency.
- (vii) If the developer completes the project within the stipulated period as mentioned in 2.03 he would be rewarded with extra incentive of 0.5 TDR/ FAR, after obtaining completion certificate from the nodal agency.

However, the project period could be extended by 6 months without penalty and beyond 6 months, extension would be considered on payment of penalty (to be decided separately). No extra incentive would be considered in case of extension of project.

- (viii) It shall be compulsory for the private developer to establish quality control laboratory at the site of the project so that the quality of the work may be maintained.

The general specifications and amenities to be provided by the developer shall be as per Annexure "G".

Third party Quality inspection to be ensured by AVL/ULBs.



- (ix) If the developer leaves the work incomplete, Avas Vikas Ltd. may get the work completed at the risk and cost of the developer.

It shall be compulsory for the developer to submit at the time of submission of the scheme an affidavit to this effect on a stamp paper of Rs. 10/-

- (x) Developer may raise loan from banks for construction of EWS/LIG flats or may finance the same out of his own resources.
- (xi) 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 12 to 18 months.
- (xii) The developer shall construct the houses according to the approved type design and building specifications and in accordance with the norms fixed under the applicable building regulations.
- (xiii) After completion of the scheme, the developer shall submit to the Avas Vikas Ltd. two sets of 'As built Drawing' of the whole scheme and shall simultaneously make declaration regarding completion of the scheme and inform the Avas Vikas Ltd. about the same.
- (xiv) A State Level Sanctioning & Monitoring Committee consisting of the following would be constituted to approve the projects and to ensure time bound completion of the sanctioned projects:-

|                                      |                    |
|--------------------------------------|--------------------|
| • Principal Secretary, UDH           | - Chairman         |
| • Secretary, LSG                     | - Member           |
| • Commissioner, JDA                  | - Member           |
| • Chief Town Planner Rajasthan       | - Member           |
| • Director, Local Bodies             | - Member           |
| • Concerned Dy. Secretary            | - Member           |
| • Managing Director, Avas Vikas Ltd. | - Member Secretary |

The above Committee shall be authorized to take all decisions in conformity with the Policy and to amend/modify the guide-lines issued under the Policy according to the requirement of the specific project.

- (xv) It is proposed to constitute a separate "Basic Services for Urban Poor (BSUP) fund" (shelter fund) for weaker income groups. Various charges are proposed to be levied and credited to this fund. Illustrative list of charges is mentioned at Annexure "A"

The amount received under the BSUP (shelter) fund by all urban local authorities shall be kept in separate account in the respective organization & may be utilized by the ULBs/Housing Board for the development of external development/maintenance works under the policy.

- (xvi) AVL/ULBs/developers should follow the chart of activities as per Annexure "B".
- (xvii) Land acquisition can be done specifically, for the projects of low- cost housing approved under this Policy. The compensation for acquired land shall be paid by the developer. A Committee consisting of the following would be constituted to negotiate land prices with the khatedar of the land-

|                            |            |
|----------------------------|------------|
| (i) Concerned LAO          | - Convener |
| (i.) Representative of ULB | - Member   |



- (iii) Representative of AVL - Member  
 (iv) Representative of Developer - Member

This Committee would be authorised to initiate negotiations after the notification under section 4(i) of Land Acquisition Act, 1894 has been issued.

- (xviii) Amenities & construction specifications to be provided in housing area are as mentioned at Annexure "G"  
 (xix) Payment Schedule to the developers to be worked out separately. However before release of final installment to the developer, it must be ensured by AVL/ULBs that the construction has been completed as per specified norms, parameters and quality standard.  
 (xx) Role of State Government, Rajasthan Housing Board, Avas Vikas Limited, Urban Local Bodies and Developer has been enumerated in Chapters 7 to 10.

## CHAPTER 5

### INCENTIVES

Incentives to be given to beneficiaries/developers by GoR so as to have cost of EWS/LIGH to Affordable limits

#### (A) To beneficiaries

- Land cost - nil
- Ceiling cost of EWS flats - Rs. 1.90 lacs\*
- Ceiling cost of LIG flats - Rs. 3.25 lacs\*
- Super Built up area of EWS - 325 sqft (2 rooms, kitchen, WC bath)
- Super Built up area of LIG - 500 sqft (3 rooms, kitchen, WC bath & Balcony)
- Super Built up area of MIG-A - minimum 600 sq. ft.
- Bank loan to be made available to beneficiaries
- Stamp duty for EWS flat - Rs. 10.00 per flat.
- Stamp duty for LIG flat - Rs. 25.00 per flat.
- Interest subsidy of 5% in EMIs (up to loan of Rs. 1.00 lacs) under ISHUP scheme.

\*Note: - In cities/towns where no cash subsidy is allowed, the ceiling cost shall be Rs. 2.40 lacs for EWS & Rs. 3.75 lacs for LIG category of flats

#### (B) To Developers

- Cost of external development charges - Zero
- Agriculture land use conversion charges - Zero
- Building plan approval fee - Zero
- Total maximum FAR allowed to private developer on the land - double of Normal FAR + 0.5 FAR for timely completion
- Commercial area allowed - 5% in EWS/LIGH area (10% of the total area)
- Permitted to plan 60% of the area for MIG-A/MIG-B/HIG flats for cross subsidizing cost of low cost housing.
- After submission of plans for execution of scheme, developer will be allowed to start construction of houses after 30 days. (within building parameters) - fast track approval.



**CHAPTER 6****ROLE OF STATE GOVERNMENT**

| S.No. | Role of State Government  |
|-------|---|
| 1.    | To ensure that 25% of the Government land available with ULBs is utilized for construction of EWS/LIG/MIG-A housing.  |
| 2.    | To ensure that various notifications for land acquisition are issued well in time, particularly notification under section 4(1) will be issued on TOP PRIORITY so that negotiations are conducted in a time bound manner. |
| 3.    | As far as possible and feasible concerned Department to set up Primary School/Dispensary/Angan wadi etc. in the scheme of EWS/LIG Flats or in nearby area.  |
| 4.    | Establishment of occupational training centers for up gradation of skills under SISRY scheme.   |
| 5.    | To ensure that nominal stamp duty is charged for EWS/LIG housing as per order issued by finance Department.   |
| 6.    | To encourage NGOs, self help groups in housing activities & involvement in micro finance to assist the beneficiaries meet cost of dwelling units.   |
| 7.    | Promoting various incentives in private sector & cooperative sector to undertake housing & infrastructure projects.   |
| 8.    | To ensure creation of land bank in various ULBs.  |
| 9.    | Preparation of action plan & programmes to meet housing shortage & augment supply of land for housing particularly for EWS/LIG group.   |
| 10.   | To advise RIICO and other such agencies to take up housing for industrial labourers and other such groups.  |

**CHAPTER 7****ROLE OF RAJASTHAN HOUSING BOARD**

| S.No. | Role of Rajasthan Housing Board   |
|-------|---|
| 1     | 2   |
| 1.    | To ensure preparation of action plan and programmes to meet the housing shortage and augment supply of land for housing particularly for EWS/LIG/MIG-A groups during the next 5/10 years. |
| 2.    | To ensure that minimum 50% of the total land is reserved for EWS/LIG Housing and another 20% of the total land is reserved for MIG-A Housing.   |
| 3.    | To cross subsidize the land cost of EWS/LIG so as to bring down the cost of these category of houses to affordable limits.  |



|    |   |
|----|---|
| 1  | 2   |
| 4. | Creation of Land Bank.  |
| 5. | Deposit works of various Government departments related to housing & habitat activities.      |
| 6. | To establish building centres and adopt proper technology and ecofriendly building materials. |
| 7. | E-governance for all activities.  |
| 8. | Public grievances through single window.  |

## CHAPTER 8

## ROLE OF AVAS VIKAS LIMITED- THE NODAL AGENCY

| S. No | Role of Avas Vikas Limited   |
|-------|--|
| 1     | 2  |
| 1.    | AVL will invite expression of interest from developers and bids wherever required and will scrutinize the EOIs and bids.   |
| 2.    | After receipt of EOIs/bids land inspection will have to be done by AVL to find out the feasibility along with status of external peripheral development.                                   |
| 3.    | To invite applications for registration from beneficiaries and to charge non refundable as well as refundable registration amount. AVL to utilize this amount towards administrative cost. |
| 4.    | Scrutinize the applications received from beneficiaries.   |
| 5.    | AVL to assist/guide beneficiaries so that they can get loans through banks.  |
| 6.    | Bank guarantee received from developer to be received by AVL.  |
| 7.    | Tripartite agreement between bank, developer and beneficiary to be prepared by AVL and to be got approved.   |
| 8.    | Lotteries to be held and allotment letters to be issued by AVL.  |
| 9.    | Separate ESCROW ACCOUNT to be opened in bank for collection of loan amount sanctioned by the Bank to various beneficiaries. The account is to be operated by AVL.                          |
| 10.   | Verification of progress and cash flow and issuing instructions to banks for release of funds to developers.   |
| 11.   | To ensure and monitor construction/development works executed by developers.   |
| 12.   | To facilitate the developer in timely payment, against progress of work at site after recommendation by the third party.   |
| 13.   | Monitoring of (through third party agency) construction of flats as per guidelines of GoI/GoR, appointment of third party agency for the quality supervision of project.                   |
| 14.   | If required to get the work done on the cost and risk basis of developer.  |



| 1   | 2  |
|-----|--|
| 15. | To monitor and to ensure that ULBs take up external develop advance and are in pace with internal development works/ completi  |
| 16. | Authorized nodal officer of ULB will submit monthly progress report .  |
| 17. | Monitoring of progress of construction of flats & to monitor quality of d construction works at site through third party.  |
| 18. | To ensure that developer establishes QC lab and also monitor the running of lab timely.  |
| 19. | Completion certificate to be submitted by developer to AVL, to be examined and released as per recommendation of third party agency before handing over property to beneficiary.   |
| 20. | To ensure with association of concerned ULB that in case of default by allottee in repayment of loan to Bank, the possession of the flat is taken from the defaulter & it is re-allotted to other applicant in the same category and to ensure repayment of the loan by the next allottee. |
| 21. | To execute agreement between developer and AVL in order to issue reservation letter, allotment letter etc. by AVL on behalf of the developer.  |
| 22. | To ensure that original Allotment letter of the flat is mortgaged directly to the Bank against the loan obtained by the allottee.  |
| 23. | To take up acquisition of land for allotment to private developer for housing scheme under the policy. (This would be over and above the acquisition to be done by ULBs).  |
| 24. | To ensure that structural design is got approved by the developers from some Government agency like MNIT, other Government Engineering Colleges.   |

**Note :-** AVL shall be suitably strengthened to take up the activities mentioned above.

## CHAPTER 9

### ROLE OF URBAN LOCAL BODIES

| S.No | ROLE OF ULBs   |
|------|--|
| 1    | 2  |
| 1.   | To ensure that raw land is made available for construction of EWS/LIG/MIG-A housing. It can be either govt. land or acquired land.         |
| 2.   | First preference is to be given for construction of affordable housing (EWS, LIGH and MIG-A).  |
| 3.   | To ensure use of subsidy received from GOI as per policy.  |
| 4.   | To ensure the quality of works as per guidelines issued by GoI for affordable housing under PPP (in coordination with Avas Vikas Limited). |
| 5.   | To guide the urban poor in execution of the deeds on priority.   |
| 6.   | To ensure that handed over property to urban poor is insured.  |
| 7.   | To ensure that eligible beneficiaries are chosen to whom the flats are allotted.   |



| 1   | 2  |
|-----|--|
| 8.  | Wherever possible to organize camps to ensure that loans are sanctioned to beneficiaries by banks & interest subsidy is also availed by beneficiaries.   |
| 9.  | To ensure that at the time of handing over the property the beneficiary becomes the registered applicant of the society which will maintain the common services. Beneficiary should also deposit the one time security deposit for the same. |
| 10. | To ensure that the scheme is sanctioned within the prescribed time.  |
| 11. | To ensure that building plans are got approved expeditiously.  |
| 12. | To ensure that external development works are taken up and completed in a time bound programme and in pace with the internal development works.  |
| 13. | To appoint a nodal officer for coordination of the various activities of the Project with AVL, Banks, Beneficiaries, other Departments.  |
| 14. | To ensure that adequate BSUP (shelter) fund is created.  |
| 15. | To provide comfort to the Banks through assurance of take over of the defaulter's unit and repayment of Bank loan. The unit can be allotted to another beneficiary against payment.  |
| 16. | To ensure that original Allotment letter is mortgaged to the bank.   |
| 17. | To take up acquisition of land for allotment to private developer for housing scheme under the policy.   |

## CHAPTER 10

## ROLE OF DEVELOPER

| S.No. | Role of Developer  |
|-------|--|
| 1     | 2  |
| 1.    | To take up housing projects for EWS/LIG category as per provisions of the scheme.  |
| 2.    | To ensure quality control, safety measures, facilities for workers at the work site.   |
| 3.    | Execution of all internal development works including Rain Water Harvesting and Sewerage Treatment Plant.  |
| 4.    | To under take adequate tree plantation works.  |
| 5.    | To ensure testing of quality of material & use of latest machines at construction site.  |
| 6     | To ensure compliance of all the procedural guidelines issued under this policy.  |
| 7.    | An undertaking in the form of Affidavit that in case he leaves the works incomplete AVL would complete at his risk & cost.   |
| 8.    | To handover possession of completed units of EWS/LIG/MIG to AVL for allotment to beneficiaries.  |
| 9.    | To maintain the scheme for at least 3 years after completion of the project.   |
| 10.   | To create a corpus for maintenance fund immediately after completion of project. Amount to be kept in a separate bank account and handed over to the Resident Welfare Association.<br>Developer to help in the formation of RWA. |
| 11.   | Structural design of the buildings to be got approved from MNIT/ other government engineering Colleges in the State.   |



## CHAPTER 11

**Interest subsidy scheme for housing the urban poor (ISHUP) as per GOI guide lines.**

**11.01 Affordable Housing for All is an important policy agenda of the Government of Rajasthan.**

The Ministry of Housing and Urban Poverty Alleviation (MH & UPA) Government of India has issued an interest subsidy scheme in February 2009 as an additional instrument for addressing the housing needs of the EWS/LIG segments in urban area. The scheme envisages the provision of interest subsidy of 5% on interest charged on maximum loan amount of Rs.1.00 lacs to EWS and LIG segments to enable them to buy or construct houses.

The scheme provides a subsidized loan for 15-20 years for a maximum amount of Rs. 1.0 lacs for an EWS individual for a house at least of 25 sq.mts area. Additional loans, if needed would be at unsubsidized rates.

A maximum loan amount of Rs. 1.6 lacs for a LIG individual for a house at least of 40 sq.mts. area will be admissible. However, subsidy will be given for loan amount up to Rs. 1 lacs only. Additional loans, if needed would be at unsubsidized rates.

**11.02 Terms for Loan and Subsidy Reimbursement**

The subsidy will be 5% p.a. on interest charged on the admissible loan amount for EWS and LIG, over the full period of the loan for construction or acquisition of a new house. The subsidy will be passed on as follows:-

The Net Present Value (NPV) of the subsidy will be arrived at on the basis of national discount rate of 9% p.a., (equivalent to Government Security rate) for the period of the loan and on the interest chargeable at the time the loan is contracted.

Loan repayment periods will be permissible generally ranging from 15-20 years.

Preference under the scheme (subject to beneficiaries being from EWS/LIG segments) should be given to the following in accordance with their proportion in the total population of City/urban agglomerate during the 2001 census.

1. Scheduled Caste
2. Scheduled Tribe
3. Minorities
4. Persons with disabilities and
5. Women beneficiaries.

The borrowers selected by State/ULB's/ banks should as far as possible be in the ratio of 70:30 respectively for EWS and LIG categories.

The loan application can be made directly or through the AVL/ULB's who will ensure that it is complete with the necessary certification.

The documentation will be as per the procedural requirement of the lender.

The lender will sanction the loan as per their own risk assessment and procedural requirements.

In case of beneficiaries availing loan for construction of houses, release of loan will be linked to the pace of construction, which ideally is to be completed in one year. The lending Bank will monitor the progress of construction.

Maximum loan repayment period has been taken as 20 years. Therefore advantage will be given up to 20 years set up.



11.03 As per GOI guide lines the abstract of calculation sheet has been prepared based on the assumed rate of interest at 8% p.a. for 15 years & 20 years tenures of loan for a maximum subsidized loan amount of Rs. 1.0 lac. This is reproduced below as advised by HUDCO.

|                                       |   |                              |
|---------------------------------------|---|------------------------------|
| No. of units                          | - | 1                            |
| Loan Amount                           | - | Rs. 1 lac                    |
| Rate of Interest                      | - | 8.00%                        |
| Term (Months)                         | - | 240                          |
| EMI                                   | - | Rs. 836.44                   |
| Revised EMI (after Adjustment of NPV) | - | Rs. 542.27                   |
| Rate of Interest Subsidy              | - | 5.00 %                       |
| Subsidy per borrower                  | - | Rs. 62,966.0                 |
| NPV of interest subsidy               | - | Rs. 35,169.53 say Rs. 35,000 |

Therefore principal amount of EWS flats for repayment of EMI will be treated as Rs. 1.00 - 0.35 = 0.65lacs

In case the loan availed for EWS/ LIG is more than Rs. 1.00 lac the EMI would increase proportionately. There is no interest subsidy on loan amount in excess of Rs. 1.00 lac.

## CHAPTER 12

### SETTING UP OF A EMPOWERED COMMITTEE (EC) UNDER THE CHAIRMANSHIP OF THE MINISTER, UDH & LSG

An Empowered Committee headed by Minister, Urban Development, Housing and Local Self Government would be constituted to monitor and implement this policy. EC will be empowered to take all policy decisions for implementation of this Policy and for removal of difficulties in the implementation of the Policy.

गुरदयाल सिंह संधु,

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

Annexure-A

#### Various Charges proposed to be levied to create BSUP (Shelter) fund

(Orders to be issued separately)

Following charges are proposed to be levied in addition to any amount being charged under prevailing provisions.

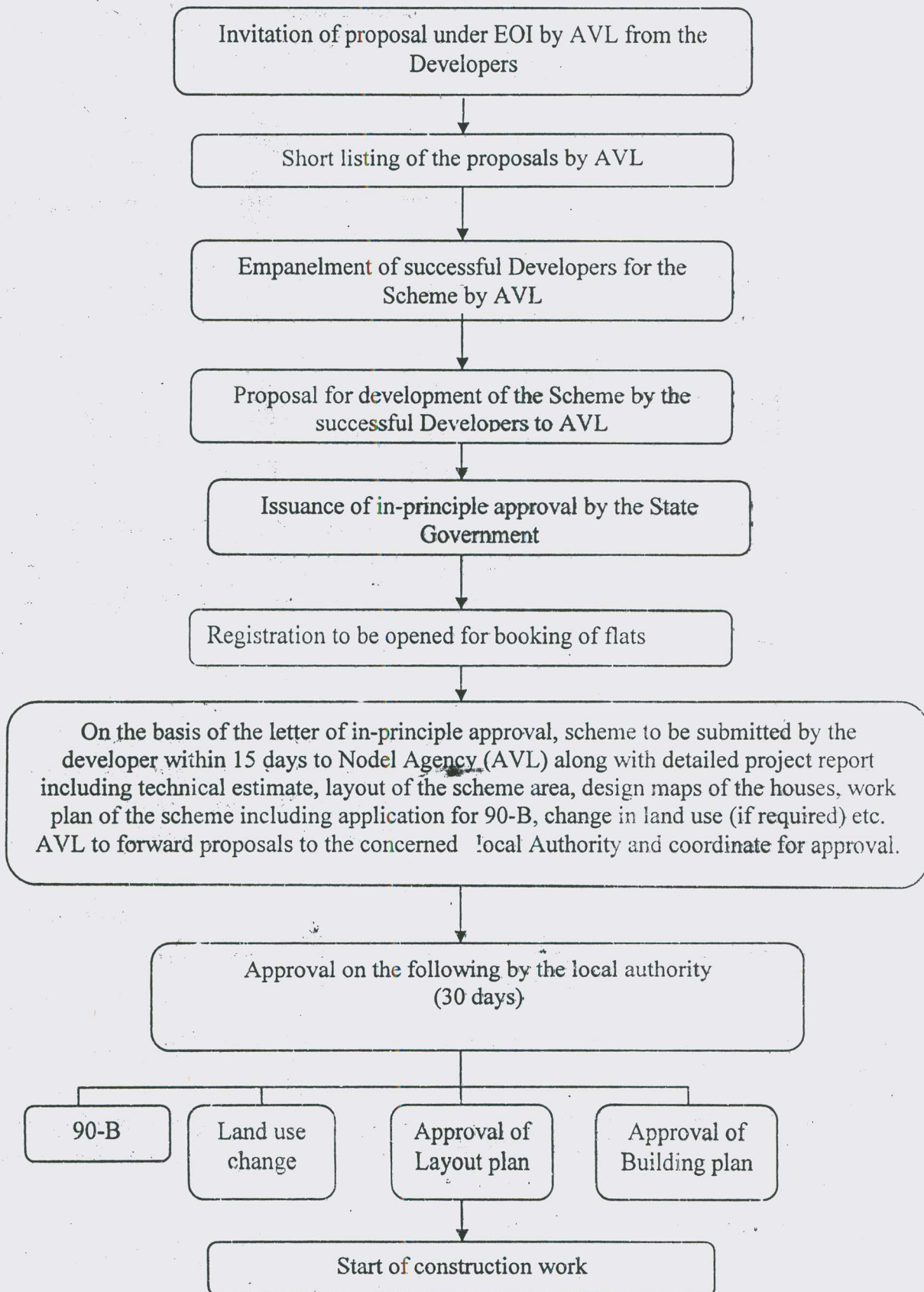
- For Residential Buildings:** - Rs. 10/- per sq. ft. on account of approval of building plan (where proposed building height is 15 mt. & above) in addition to any amount being charged earlier.  
**For Commercial Buildings:** - Rs. 25/- per sq. ft. on account of approval of building plan (where proposed building height is 15 mt. & above) in addition to any amount being charged earlier.
- Rs. 25 per sqm for getting permission of any land use change.
- Rs. 10 per sqm on sale of plots in urban areas (more than 300 sqm) and Rs. 10 per sqft. on constructed houses/flats with plinth/carpet area more than 1000/- sqft.



- d. Rs. 25/- per sqm on account of reconstitution/subdivision of plots to be charged in addition to the amount being charged earlier.
- e. Rs. 25 sqm. on Institutional land allotment by ULBs.

The amount so collected shall be deposited in a separate account to create BSUP (Shelter) Fund.

## Annexure B

**Flow Chart for processing and approval of proposals by the Developer**



## Annexure- C

| S. No. | Category | Super built up area sq.ft. | Construction cost to be paid to builder w.r.t. super built up area | Amount Lacs (rounded off) | Part Subsidy amount given by GOI to be passed on to beneficiary Presently for Jaipur, Ajmer, Pushkar, Kota, Jodhpur and Bikaner | Sale value allowed to be charged to beneficiaries (rounded off) Presently for Jaipur, Ajmer, Pushkar, Kota, Jodhpur and Bikaner |
|--------|----------|----------------------------|--|---------------------------|---|---|
| 1      | 2        | 3                          | 4  | 5                         | 6   | 7   |
| (i)    | EWS      | 325                        | 750  | 2.40                      | 0.50  | 1.90  |
| (ii)   | LIG      | 500                        | 750  | 3.75                      | 0.50  | 3.25  |
| (iii)  | MIG-A    | 600                        | To be decided by developer/ULB (upper limit Rs. 1000/-)            | 6.00                      | -   | 6.00  |

**Note:-**

1. Super built areas mentioned above are w.r.t. drawings attached as per Annexure E & F and can vary. However the minimum super built areas mentioned above are to be followed.
2. Sale value as mentioned in column No.5 is maximum and is subject to review from time to time.
3. The subsidy amount would be passed on to the beneficiary only after it has been received from Government of India. The initial allotment would be made at the price payable to the developer with the stipulation of subsidy amount mentioned therein. In case of any project where subsidy amount is not sanctioned by GOI, allottee would be charged the cost as per Column 5.

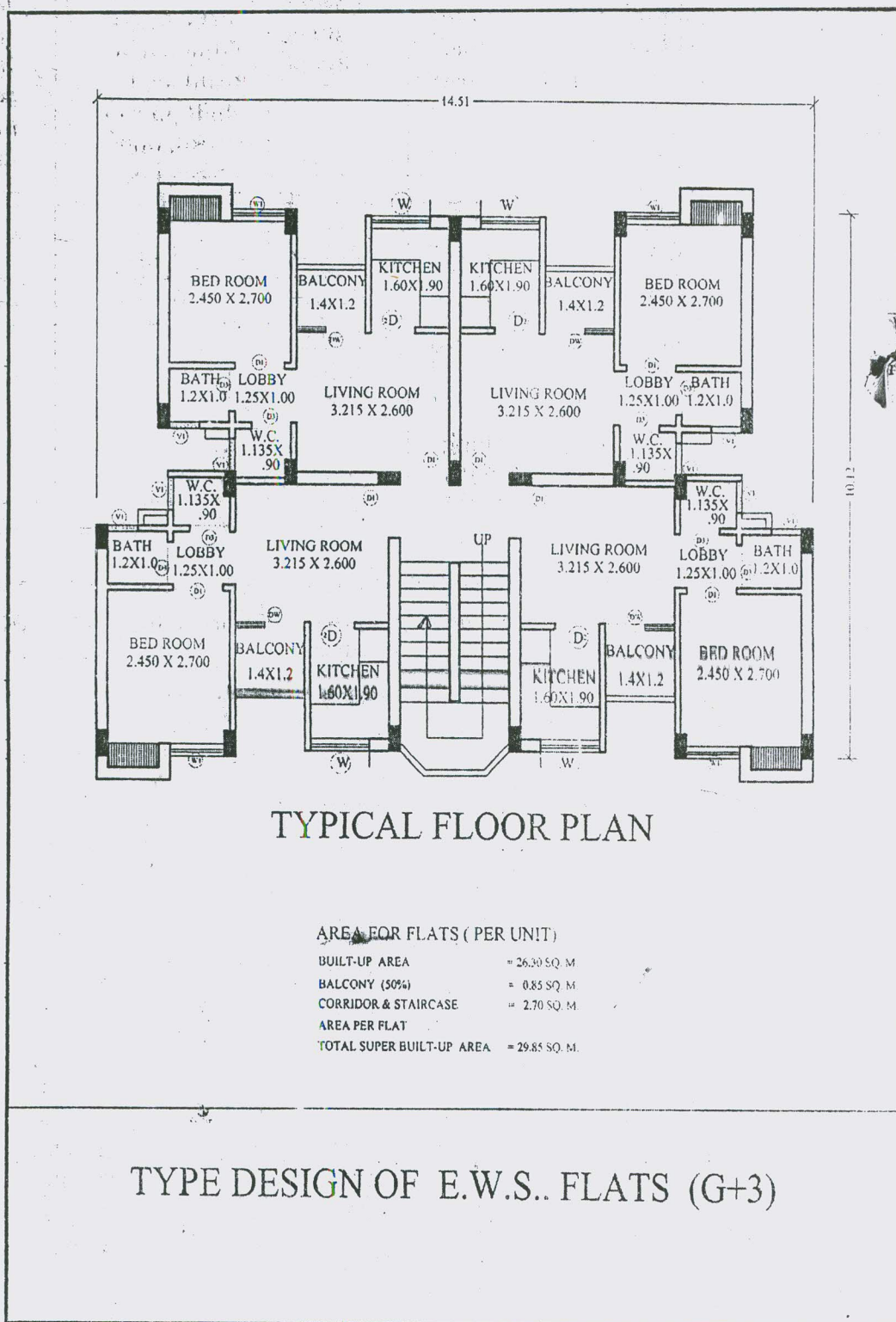
## Annexure D

| S. No. | Category | Sale value Fixed lacs (Rs.) (with subsidy) | Super built up area (Sqft) | Period of recovery/ROI | Income category (Rs.) | Affordable EMI (p/m) (40%) (Rs.) | 40% EMI ceiling as per GOI guidelines EMI Charged w/o interest subsidy Rs. | EMI to be charged after availing interest subsidy announced by GoI. (Rs.) |
|--------|----------|--|----------------------------|------------------------|-----------------------|----------------------------------|--|---|
| 1      | 2        | 3  | 4                          | 5                      | 6                     | 7                                | 8  | 9   |
| 1.     | EWS      | 1.90                                       | 325                        | 20/9.5%                | 0-3300                | 1320                             | 1300   | 1000  |
| 2.     | LIG      | 3.25                                       | 500                        | 20/9.5%                | 3301-7500             | 1320-3000                        | 2500   | 2200  |

**Note:-** Government of India has announced interest subsidy of 5% to be channelised through HUDCO/National Housing Bank (NHB).

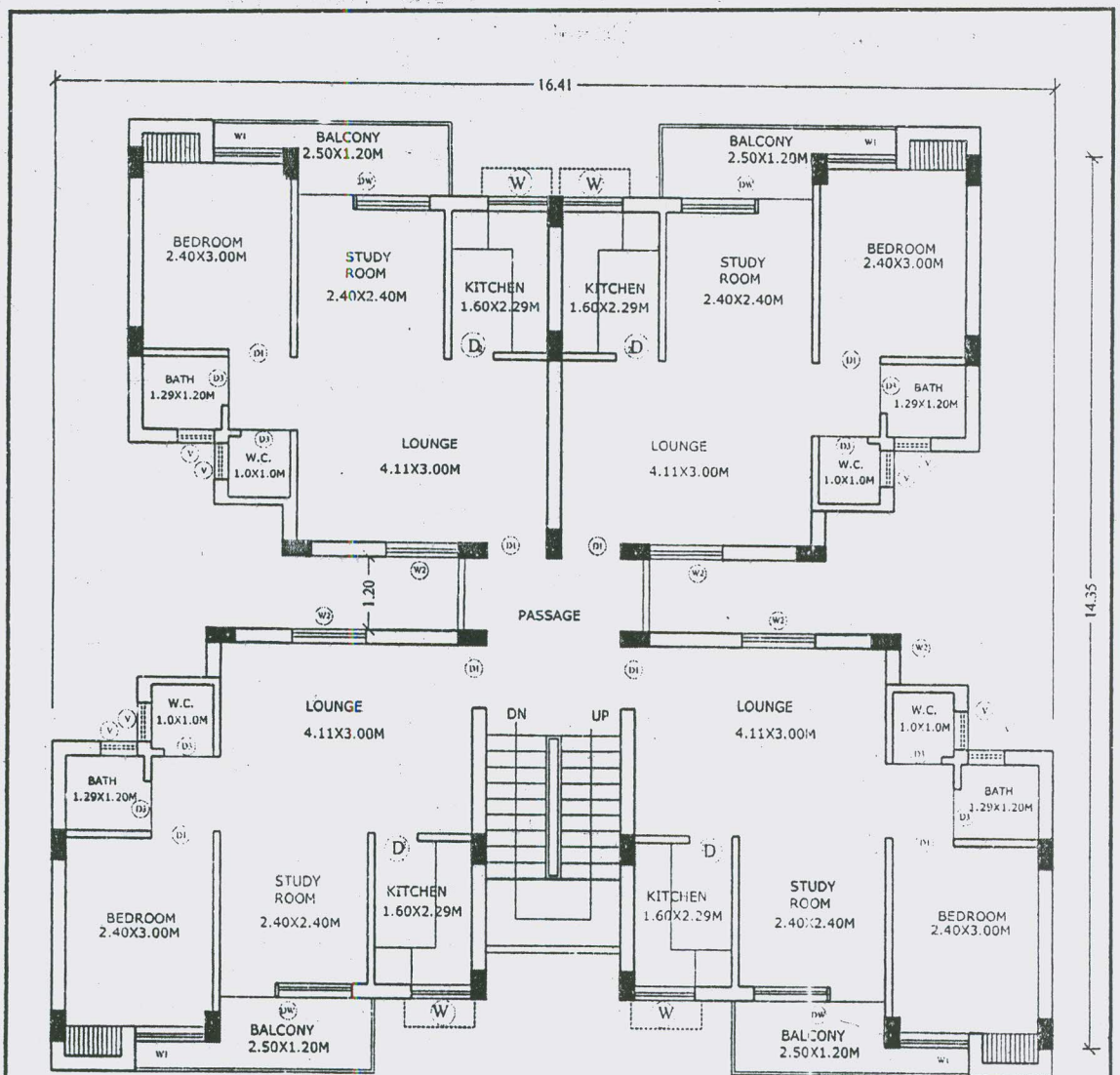


## INDICATIVE BUILDING PLAN OF EWS FLAT





## INDICATIVE BUILDING PLAN OF LIG FLAT



## TYPICAL FLOOR PLAN

## AREA FOR FLATS (PER UNIT)

|                           |                |
|---------------------------|----------------|
| BUILT-UP AREA             | = 40.10 SQ. M. |
| BALCONY (50%)             | = 1.80 SQ. M.  |
| CORRIDOR & STAIRCASE      | = 3.80 SQ. M.  |
| AREA PER FLAT             |                |
| TOTAL SUPER BUILT-UP AREA | = 45.70 SQ. M. |

## TYPE DESIGN OF L.I.G.-I FLATS (G+3)



| क्र.सं. | दिनांक     | विषय   |
|---------|------------|--|
| AHP/01  | 03.02.2010 | RHB/JDA/JoDA/UIT'S/Nagar Nigam /Municipal Bodies द्वारा निर्मित मकान/भूखण्ड आवंटित किये जाने वाले का ब्यौरा एवं दिशा निर्देश।                  |
| AHP/02  | 03.02.2010 | विभिन्न मॉडलों की योजनाओं में आवास/फ्लैट बनाये जाने पर डवलपर्स को दी जाने वाली छूट, योग्यता व डवलपर्स का योगदान बाबत दिशा निर्देश।             |
| AHP/03  | 03.02.2010 | स्टेट लेवल सेंसनिंग व मॉनिटरिंग कमेटी का गठन   |
| AHP/04  | 03.02.2010 | RHB/JDA/JoDA/UIT'S/Municipal Bodies द्वारा किये जाने वाले बाह्य विकास कार्य बाबत।  |
| AHP/05  | 03.02.2010 | EWS/LIG के मकानों की कीमत कम करने हेतु लाभान्वित/विकासकर्ता (Beneficiaries/Developers) को स्थानीय निकाय द्वारा दिये जाने वाले प्रोत्साहन बाबत। |
| AHP/06  | 03.02.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 को लागू किये जाने हेतु राजस्थान आवासन मण्डल का Role बाबत।   |
| AHP/07  | 03.02.2010 | प्रोजेक्ट अप्रूवल कमेटी का गठन।  |
| AHP/08  | 03.02.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 को लागू किये जाने हेतु आवास विकास लिमिटेड का Role बाबत।   |
| AHP/09  | 03.02.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 को लागू किये जाने हेतु नगरीय निकाय (ULB's) का Role बाबत।  |
| AHP/10  | 05.02.2010 | 2 हैक्टर से छोटी टाउनशिप/ग्रुप हाउसिंग योजनाओं में ई.डब्ल्यू. एस./एल.आई.जी. के आवास/प्लॉट्स का प्रावधान आवश्यक नहीं होने बाबत।                 |
| AHP/11  | 05.03.2010 | जविप्रा/ए.वी.एल डवलपर्स के मध्य अफोर्डेबल हाउसिंग पॉलिसी, 2009 के मॉडल सं. 2 हेतु एम.ओ.यू. निष्पादन किये जाने हेतु कमेटी का गठन।               |
| AHP/12  | 19.05.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 को लागू किये जाने हेतु BSUP (Shelter) Fund बनाये जाने हेतु विभिन्न शुल्क लिये जाने बाबत।                        |
| AHP/13  | 27.05.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 को लागू किये जाने हेतु BSUP. (Shelter) Fund बनाये जाने हेतु विभिन्न शुल्क लिये जाने बाबत।                       |
| AHP/14  | 14.07.2010 | सहभागिता आवास योजना की पंजीकरण पुस्तिका में वांछित संशोधन बाबत।  |
| AHP/15  | 15.09.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 के मॉडल 3 के व मॉडल 4 के लिए विकासकर्ता की योग्यता/अनुभव के लिए अर्हता बाबत।                                    |
| AHP/16  | 29.10.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 में संशोधन बाबत।  |



| क्र.सं. | दिनांक     | विषय  |
|---------|------------|---|
| AHP/17  | 22.11.2010 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 को लागू किये जाने (Implementation) बाबत।   |
| AHP/18  | 04.02.2011 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 के तहत प्रस्तुत प्रकरणों में पर्यावरण विभाग से अनापत्ति प्रमाण पत्र बाबत।                  |
| AHP/19  | 21.02.2011 | Mortgage of leasehold or projects under Affordable Housing Scheme as security for term loan (pari-pasu charge)            |
| AHP/20  | 03.03.2011 | अफोर्डेबल हाउसिंग पॉलिसी के मॉडल-2 प्रथम चरण की अनुमोदित योजनाओं में सम्पर्क सड़क बाबत।                                   |
| AHP/21  | 03.03.2011 | अफोर्डेबल हाउसिंग पॉलिसी के मॉडल 2 व 3 के क्रियान्वन बाबत।  |
| AHP/22  | 03.03.2011 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 के अन्तर्गत पीपीपी मॉडल के तहत परियोजना पर विधुत लाईन/कनेक्शन बाबत।                        |
| AHP/23  | 03.03.2011 | अफोर्डेबल हाउसिंग पॉलिसी के मॉडल 3 के क्रियान्वन बाबत।  |
| AHP/24  | 18.03.2011 | 2 हैक्टेयर से बड़ी टाउनशिप/ग्रुप हाउसिंग योजनाओं में ई.डब्ल्यू.एस. /एल.आई.जी. के आवास/प्लॉट्स का प्रावधान किये जाने बाबत। |
| AHP/25  | 11.05.2011 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 लागू किये जाने हेतु Bsup (Shelter) Fund बनाये जाने हेतु विभिन्न शुल्क लिये जाने बाबत।      |
| AHP/26  | 06.07.2011 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 में विकासकर्ता को देय छूट (Incentive) के प्रावधान में स्पष्टिकरण बाबत।                     |
| AHP/27  |            | अफोर्डेबल हाउसिंग पॉलिसी, 2009 के अन्तर्गत निजी खातेदारी योजना पर ग्रुप हाउसिंग प्रयोजनार्थ पट्टा विलेख का प्रारूप।       |
| AHP/28  | 08.11.2011 | अफोर्डेबल हाउसिंग पॉलिसी, 2009 में मकानों पर वैट राशी के पुर्नभरण के सम्बंध में।  |
| AHP/29  | 04.10.2012 | Amendments in various models of A.H.P. 2009   |
| AHP/30  | 06.05.2013 | AHP 2009 MODEL 2 के अंतर्गत स्पष्टिकरण  |



राजस्थान सरकार  
नगरीय विकास विभाग, जयपुर

क्रमांक प0.2(19)नविवि/5/09

जयपुर, दिनांक - 3.2.2010

आदेश

राजस्थान आवासन मण्डल/जयपुर व जोधपुर विकास प्राधिकरण, नगर विकास न्यास, नगर निगम, नगर परिषद व नगर पालिकाओं द्वारा निर्मित मकान/भूखण्ड आवंटित किये जाने वालों का ब्यौरा एवं जारी दिशा निर्देश

हाल ही में नगरीय विकास विभाग राज्य सरकार द्वारा 23 दिसम्बर 2009 को Affordable Housing Policy-2009 जारी की गई है। इस नीति के अन्तर्गत राजस्थान में आवास समस्या के समाधान हेतु राजस्थान आवासन मण्डल, नगर विकास न्यास, नगर निगम व नगर पालिकाओं को निम्नलिखित निर्देश जारी किये जाते हैं :-

(अ) राजस्थान आवासन मण्डल :-

1. राजस्थान आवासन मण्डल विभिन्न योजनाओं में कम से कम 50 प्रतिशत मकान/प्लेट्स/विकसित भूखण्ड आर्थिक दृष्टि से कमजोर आय वर्ग व अल्प आय वर्ग के तबके के नागरिकों के लिए ही बनाएगा।
2. विन्दू संख्या 1 के अलावा 20 प्रतिशत मकान/प्लेट्स/भूखण्ड मध्यम आय वर्ग 'अ' के तबके के नागरिकों के लिए ही बनाएगा।
3. उपरोक्त तबके के नागरिकों को विकसित भूमि की दर भी cross subsidize करनी होगी ताकि मकानों/प्लेट्स की कीमत सजिव हो।

(ब) जयपुर एवं जोधपुर विकास प्राधिकरण, विभिन्न नगर विकास न्यास, नगर निगम एवं नगर पालिकाएँ :-

1. जयपुर एवं जोधपुर विकास प्राधिकरण, समस्त नगर विकास न्यास, नगर निगम एवं नगर पालिकाएँ अपनी योजनाओं में कम से कम 25 प्रतिशत मकान/प्लेट्स/विकसित भूखण्ड आर्थिक दृष्टि से कमजोर आय वर्ग व अल्प आय वर्ग के तबके के नागरिकों के लिए ही बनाएगा।
2. विन्दू संख्या 1 के अलावा 20 प्रतिशत मकान/प्लेट्स/भूखण्ड मध्यम आय वर्ग 'अ' के तबके के नागरिकों के लिए ही बनाएगा।
3. उपरोक्त तबके के नागरिकों को विकसित भूमि की दर भी cross subsidize करनी होगी ताकि मकानों/प्लेट्स की कीमत सजिव हो।

आय की सीमा का निर्धारण निम्न प्रकार किया जाएगा :-

1. आर्थिक दृष्टि से कमजोर आय वर्ग - रुपये 3300 प्रतिमाह तक
2. अल्प आय वर्ग 3301 से 7500 रुपये प्रतिमाह
3. मध्यम आय वर्ग 7501 से 10,000 रुपये प्रतिमाह

( पुरुषोत्तम बियाणी )

उप शासन सचिव  
राजस्थान सरकार, जयपुर

प्रतिलिपि:-

1. निजी सचिव, प्रमुख शासन सचिव, स्वायत्त शासन विभाग, जयपुर।
2. आवासन आयुक्त, राजस्थान आवासन मण्डल, जयपुर।
3. जयपुर विकास आयुक्त, जयपुर विकास प्राधिकरण, जयपुर।
4. जोधपुर विकास आयुक्त, जोधपुर विकास प्राधिकरण, जोधपुर।
5. सचिव, नगर विकास न्यास .....
6. निजी सहायक, निदेश, स्थानीय विकास विभाग, राजस्थान जयपुर।
7. उप निदेशक (क्षेत्रीय), स्थानीय विकास विभाग, समस्त।
8. मुख्य कार्यकारी अधिकारी/आयुक्त/अधिसूची अधिकारी, नगर निगम/परिषद/पालिका.....।

( पुरुषोत्तम बियाणी )

उप शासन सचिव  
राजस्थान सरकार, जयपुर



Government of Rajasthan  
UDH Department, Jaipur

F.No. 2(18)UDH/5/09

Jaipur, Dated : 3-2-2010

### Office Order

Sub:- Various models for construction of Houses/Flats by private developers, incentives Eligibility, guide lines and Role of developers.

Government of Rajasthan, has launched 'Affordable Housing Policy-2009' vide notification dated 23 Dec. 2009. As per instructions laid down in the policy Jodhpur development Authority, Rajasthan Housing Board, Jaipur Development Authority, UIT's, Nagar Nigams, Nagar Parishads & Nagar Palikas are instructed to follow policy in construction of EWS/LIG and other categories of houses/plots.

#### Model NO. 1

(A) Construction of Houses/Flats by private developers on their land as per their plan (Township & Group Housing Schemes)

- At least 15% of the dwelling units/plots (or 5% of the total residential area of the scheme, whichever is higher) are to be earmarked for EWS/LIG housing in each of the Private Township and residential/group housing scheme. The developer has the option to develop only EWS dwelling units/plots in lieu of LIG.
- Provision of extra FAR/FSI equivalent to the plot area (plot area + built up area if the houses are constructed by the developer) for EWS/LIG will be available to the developer in the same township/group housing scheme as per Model no. 2. The plots so developed or houses/flats so constructed shall be handed over to the nodal agency on the same terms and conditions as specified in the Model no. 2

#### Model NO. 2

(B) PRIVATE DEVELOPER ON PRIVATE LAND (PPP scheme)  
(WITH INCENTIVES TO OFFSET LAND COST FOR EWS/LIG)

- (i) Minimum 40% (maximum up to 100% of land area) land to be earmarked for EWS/LIG & remaining land allowed for MIG/HIG/commercial purposes



160

Under this model selected developers would take up construction work of EWS/LIG houses/flats on minimum 40% of land under the project. Out of the total EWS/LIG houses/flats, minimum 50% would be EWS and balance could be LIG houses/flats. On the balance land the developer would be allowed to construct MIG-A, MIG-B, HIG houses/flats and 10% of this portion of the land would be permitted to be used for commercial purpose.

The total built up EWS/LIG houses/flats will be handed over to the nodal agency at pre-determined prices for allotment to the eligible applicants. On the balance land area with the developer, he will be required to construct at least 20% (treating balance MIG & HIGH area as 100%) of the area for MIG-A houses. The remaining area could be used for MIG-B/HIGH/commercial purposes. The developer will be free to sell the balance area on which MIG-A/MIG-B/HIG/commercial houses/flats are constructed, as per his choice. However for the MIG-A category also applications would be invited by the nodal agency and allotments made accordingly, at the sale price worked out jointly by the developer & nodal agency.

EWS/LIG flats should be in the G+3 format (G+2 may also be allowed in certain cases) while the MIG-A, MIG-B & HIG-H flats can be constructed up to any height as per prevailing building regulations in the town/city.

(ii) Land use analysis

|           |   |           |
|-----------|---|-----------|
| Roads     | - | 20 to 25% |
| Parks     | - | 10%       |
| Amenities | - | 10 to 15% |

Ground Coverage

Residential

Maximum 50% for EWS/LIG plot area and 35% for MIG/HIG/Commercial

Commercial

5% additional (5% of minimum 40% reserved for EWS/LIG) in EWS/LIG Plot area (10% in MIG/HIG Plot area which will be part of 35% ground coverage allowed), in no case the overall commercial area shall exceed 10% of total plot area.

- (iii) Commercial area will be disposed off by developer and amenities will be developed by him at his own level or with the involvement of other agencies.

Notes

- A. The power to relax any of the norms mentioned above shall vest with the State Government / Empowered committee.
- B. The sides/rear setbacks on EWS/LIG plot area can be relaxed up to minimum 3.0 m by the local authority to achieve 50% ground coverage.
- C. Parking norms can also be relaxed suitably to achieve 50% Ground Coverage.

- (iv) Time allowed for completion of the project.



Time allowed for completion of the project would be as follows:-

|                                       |             |
|---------------------------------------|-------------|
| EWS/LIG houses/flats 200 nos.         | - 01 year   |
| EWS/LIG houses/flats 400 nos.         | - 02 years, |
| EWS/LIG houses/flats 600 nos. & above | - 03 years. |

If the developer completes EWS/LIG flats within the scheduled period without getting any extension, the developer will get extra incentive of 0.5 TDR/FAR after obtaining completion certificate from the nodal agency.

**Note:-** The period of completion shall be counted from the date of final approval issued by the Urban Local Body.

**(v) Additional FAR to be allowed**

For the minimum 40% (maximum up to 100% of land area) of land to be utilized for EWS/LIG categories of houses/flats. The land and development cost is to be taken as zero, therefore additional FAR (double of the normal FAR for the area) would be allowed.

If EWS/LIG flats are constructed by developer on the minimum 40% of total built up area (as per permissible FAR) he will get double of the normal FAR on the full land of the scheme. For example if the plot area of the scheme is 10.0 acres, minimum 40% of the plot area i.e. 4.0 acres is to be reserved for construction of EWS/LIG category of flats & on this 4.0 acres of land, minimum 40% of the total permissible built up area (as per normal permissible FAR) is to be constructed by the developer. This built up area of EWS/LIG flats will be handed over to the nodal agency on predetermined prices & in lieu of this the developer will get additional FAR equivalent to normal FAR on the complete land area in addition to the already permissible normal FAR, thus he gets double of the normal FAR on the complete land area of 10.0 acres.

This additional FAR, if unutilized on the same project land, would be given in the form of TDR, to be allowed in other parts of the town as per norms and guidelines fixed in this regard.

**Note:-** In addition to above additional FAR, other incentives available to the developer are as mentioned in Chapter - 5.

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

Efforts should be made by developer to consume maximum FAR (including additional FAR) on the same project land. If he is unable to do so balance/unutilized FAR will be allowed to him in the form of TDR, under separate guide lines approved by the State Government in this regard, use of TDR will be allowed after successful completion of the project.



162  
Allowable TDR should normally be in the same sector/area/zone of master plan having more or less equivalent value of land. However in case this is not feasible, TDR will be allowed to be transferred to other areas as per norms to be issued in this regard. TDR certificate issued may be utilized or transferred by the developer.

(vii) Regarding Subsidy Amount under GOI Schemes

Nodal agency/ULB would also ensure that maximum subsidy amount is claimed from Government of India as per the guidelines of "Affordable Housing under Partnership and other schemes of GOI. This means more than 40% constructed area will be for EWS/LIG flats & minimum EWS/LIG flats will be 300 Nos for every two acre of land. Part of the subsidy amount of EWS/LIG flats will be adjusted against cost of external development of the area.

Land cost is to be taken as ZERO by giving extra incentives by Government and cross subsidizing by developer.

(viii) Sale Price of EWS flats:-

- (a) Sale price of EWS flats will be calculated maximum @ Rs. 750.00 / sq.ft. It will be maximum Rs.2.40 lacs per flat with maximum super built up area of 325 sq.ft.

*Example* - EWS flat with super built up area of 325 sq feet would be constructed as per indicative plan in Annexure E. The cost has been calculated @ Rs. 750/sq.ft. on super built up area as Rs. 2.40 lacs, which is payable to developer.

Allowing subsidy amount of Rs. 0.50 lacs per house the sale price to the beneficiaries will be Rs. 1.90 lacs.

- (b) Sale price of LIG flat:- Sale price of LIG flat will also be calculated @ Rs. 750.00/sq ft. on the super built up area. It will be maximum Rs 3.75 lacs per flat with super built up area of 500 sq ft.

*Example* - LIG flat with super built up area of 500 sq.ft. would be constructed, as per indicative plan in annexure F. The sale price to be calculated @ Rs.750/sq.ft. on super built up area is Rs 3.75 lacs which is payable to the developer.

Allowing subsidy amount of Rs.0.50 lacs the sale price to the beneficiaries will be Rs.3.25 lacs.

Sale value of MIG (A) will be decided by developer. However it should not exceed Rs. 1000 per sq.ft. on built up area basis.

Super Built up area of the flat shall be calculated as per following norms:-

|  |                             |
|--|-----------------------------|
| Built up area of the flat                          | - 100%                      |
| Balcony area                                       | - 50%                       |
| Common area on the floor (stairs, lobby, corridor) | - equivalent share per flat |



167

(ix) Note: -

- (a) Expression of interest (EOI) will be invited from private developers with the condition that a minimum 40% of the Scheme area is reserved for EWS and LIG housing in the G+3 format. The balance 60% of the land can be utilized by the developer for MIG-A/MIG-B and HIG category of houses.
- (b) External development charges shall be borne by ULBs to be recovered from balance subsidy available from Government of India and proposed BSUP fund. ULBs can charge part amount to their future schemes and also the nearby other schemes. However due care should be taken for selection of site which should be close to the existing infrastructure so as to reduce the burden on the ULBs. In case the cost of external infrastructure is excessive the developer may be required to share the same.
- (c) Expenditure on all internal development works shall be borne by the developer only and indicated sale price of EWS/LIG flats is inclusive of all internal development charges.
- (d) Cash subsidy as per GOI Scheme (Affordable Housing in Partnership) is allowable in Jaipur, Ajmer-Pushkar, Jodhpur, Kota and Bikaner only as per GOI Scheme.
- (e) Internal development works will comprise of all internal roads, footpaths, complete water supply including overhead or surface water reservoir/distributions lines. Electric distributions lines/ 11 kv line/transformers etc. (if required), Internal sewer lines/drainage lines/Nullahas (where ever required), gated compound/street light/ parks/ proper tree plantation in parks & in front of houses.
- (f) Rain water harvesting structures & sewerage treatment plant shall be mandatory as per requirement of Environment department norms for the complete scheme including EWS/LIG/MIG-A/MIG-B/HIG housing.

#### Model No-3

##### PRIVATE DEVELOPER ON ACQUIRED LAND (PPP scheme)

- (i) This model is for acquired land or land under acquisition of the local body which can be offered to private developers for undertaking construction work by them for all categories of houses (EWS/LIG/MIG-A/MIG-B/HIG). Developers will be required to take up flats of EWS/LIG/ in G+3 set up only (or in certain cases G+2 format) on minimum of 40% area of the land. However they can go higher for MIG-A, MIG-B & HIG categories. Developers will be allowed to take up commercial area as per model no.2 to make the scheme financially viable.

Note: - The construction setup, sale price, additional FAR & other Incentives shall be as per Model no.2



- (i) ULBs will identify private land for acquisition which will be set apart for construction of houses for which cost of acquisition + 10% shall be payable by the selected developer. AVL would also be allowed to initiate land acquisition for schemes under this policy.
- (iii) External development charges will be borne by ULBs & charged to subsidy fund available after adjusting construction cost as mentioned in Annex-E (After adjusting Rs. 50,000 for EWS /LIG) & BSUP fund. ULBs can charge part amount to their present / future/ near by schemes)
- (iv) Expenditure on all internal development works shall be borne by the developer only. Developer will charge cost of internal development works to MIG-A / MIG-B / HIG & commercial area available to him for sale.

Note: - In case of acquisition of land, compensation to Khatedars will be paid by developers through land negotiation committee to be formed by GOR. It will consist of representative of concerned ULB as Convener, land acquisition officer, representative of AVL and representative of developer as members.

#### Model No-4

#### PRIVATE DEVELOPER ON GOVERNMENT LAND (PPP scheme)

- (i) As per this model, Government land / ULB land would be identified for allotment to developers for construction of EWS/LIG/MIG/HIG flats. Allotment would be made through an open bidding process. The developer quoting the maximum number of EWS/LIG/MIG-A flats (Built up units in G+3 format) to be surrendered free of cost to the concerned ULB would be awarded the project.
- (ii) Government land shall be allotted free of cost to the selected developer for construction of flats. The developer would take up construction of EWS/ LIG/ MIG-A (G+3) & MIG-B/HIG flats (high rise permitted) and would surrender the EWS/LIG/MIG-A flats free of cost to the ULB. These flats can be allotted for rental housing and can also be considered for outright sale/ allotment to the eligible beneficiaries. A minimum of 50% EWS and 30% LIG houses would be required to be constructed.  
The developer shall be free to sell the remaining MIG-B/HIG flats as per his choice.

Note: - All incentives like Additional FAR & other incentives shall be as per Model No.2.

- (iii) External development charges will be borne by ULBs & charged to subsidy fund & BSUP fund. ULBs can charge part amount to their present / future / near by schemes. In no case external development will be charged to the EWS/LIG houses.
- (iii) The expenditure on all internal development works (as mentioned in Model no.2) shall be borne by the developer only. He will not be allowed to charge the internal development cost to EWS/LIG flats.



165

### Incentives which will be given to developers under model no. 2,3 & 4

- (i) Cost of external development charges - Zero
- (ii) Agriculture land use conversion charges - Zero
- (iii) Building plan approval fee - Zero
- (iv) Total maximum FAR allowed to private developer on the land - double of Normal FAR + 0.5 FAR for timely completion
- (v) Commercial area allowed - 5% in EWS/LIGH area (10% of the total area)
- (vi) Permitted to plan 60% of the area for MIG-A/MIG-B/HIG flats for cross subsidizing cost of low cost housing.
- (vii) After submission of plans for execution of scheme, developer will be allowed to start construction of houses after 30 days. (within building parameters) - fast track approval.
- (viii) Time bound summary procedure for approval of scheme by ULB (30 days)

### Eligibility for Developers:-

Any developer fulfilling the following criteria will be eligible to apply under various models.

- (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) For applying under model no.2, the developer should hold at least 5.0 acres of land in the concerned town or should have the ability to pay compensation for acquired land under model no.3.
- (iv) The developer should have executed minimum 2.0 acres of Residential or other type of Development in a single project during the last 3 years. (As a developer or builder or as construction agency)
- (v) Joint venture or Special Purpose Vehicle by private developers will also be eligible under the Policy.

### Other general conditions/guide lines for developers

- In case of Government land (Model No - 4), selected developer shall give a Bank guarantee as performance guarantee at the rate of 1% of the total cost of the project to AVL for timely completion of the project.
- If the developer completes the project within the stipulated period as mentioned in 2.03 he would be rewarded with extra incentive of 0.5 TDR/ FAR, after obtaining completion certificate from the nodal agency.



166

However, the project period could be extended by 6 months without penalty and beyond 6 months, extension would be considered on payment of penalty (to be decided separately). No extra incentive would be considered in case of extension of project.

- It shall be compulsory for the private developer to establish quality control laboratory at the site of the project so that the quality of the work may be maintained.

The general specifications and amenities to be provided by the developer shall be as per Annexure "A" enclosed.

Third party Quality inspection to be ensured by AVL/ULBs.

- If the developer leaves the work incomplete, Avas Vikas Ltd. may get the work completed at the risk and cost of the developer.

It shall be compulsory for the developer to submit at the time of submission of the scheme an affidavit to this effect on a stamp paper of Rs. 10/-

- The developer shall construct the houses according to the approved type design and building specifications and in accordance with the norms fixed under the applicable building regulations.
- After completion of the scheme, the developer shall submit to the Avas Vikas Ltd. two sets of 'As built Drawing' of the whole scheme and shall simultaneously make declaration regarding completion of the scheme and inform the Avas Vikas Ltd. about the same.
- Developers should follow the chart of activities as per Annexure "B".
- Payment Schedule to the developers to be worked out separately. However before release of final installment to the developer, it will be ensured by AVL/ULBs that the construction has been completed as per specified norms, parameters and quality standard.

#### ROLE OF DEVELOPER

| S.No. | Role of Developer   |
|-------|---|
| 1.    | To take up housing projects for EWS/LIG category as per provisions of the scheme.                         |
| 2.    | To ensure quality control, safety measures, facilities for workers at the work site.                      |
| 3.    | Execution of all internal development works including Rain Water Harvesting and Sewerage Treatment Plant. |
| 4.    | To under take adequate tree plantation works.   |
| 5.    | To ensure testing of quality of material & use of latest machines at construction site.                   |



|     |  |
|-----|--|
| 6   | To ensure compliance of all the procedural guidelines issued under this policy.  |
| 7.  | An undertaking in the form of Affidavit that in case he leaves the works incomplete AVL would complete at his risk & cost.   |
| 8.  | To handover possession of completed units of EWS/LIG/MIG to AVL for allotment to beneficiaries.  |
| 9.  | To maintain the scheme for at least 3 years after completion of the project.   |
| 10. | To create a corpus for maintenance fund immediately after completion of project. Amount to be kept in a separate bank account and handed over to the Resident Welfare Association.<br>Developer to help in the formation of RWA. |
| 11. | Structural design of the buildings to be got approved from MNIT/ other government engineering Colleges in the State.   |

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan

Enclosures :- Annexure 'A' -- General specification to followed by developers & facilities as town planning norms to be followed.

Annexure 'B' Flow chart for processing and approval of proposals by the Developer.

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer /Commissioner/Executive Officer, Nagar Nigam/Parishad/Palika.....
9. Office copy.
10. Guard file.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



## Annexure-A

### Construction Specifications

- Aesthetically designed master plan with tree lined avenues
- Ground+ 3 building with beautifully landscaped courtyards
- Eco-friendly green development

### Facilities as per Town Planning Norms

- Hospital /school (need based)
- Bus stop (need based)
- Parks/open spaces
- Gated development

### Specifications

#### Structure

- Framed structure with brick partition walls (well designed structure)

#### Bedroom

- 1'x1' ceramic/porcelain tile flooring
- solid core flush door
- Rooms with overhead storage space

#### Kitchen

- Ceramic tile flooring
- Kota stone platform with kota stone sink (or any other equivalent local material)
- 2' high ceramic tile dado above kitchen platform
- Overhead storage space

#### Bathroom/ WC

- Separate bathroom and WC
- Anti skid ceramic tile flooring
- Ceramic tile dado up to door height/skirting height
- Concealed plumbing
- Premium quality fittings
- Indian style/Orissa pan WC

#### Electrical Fittings

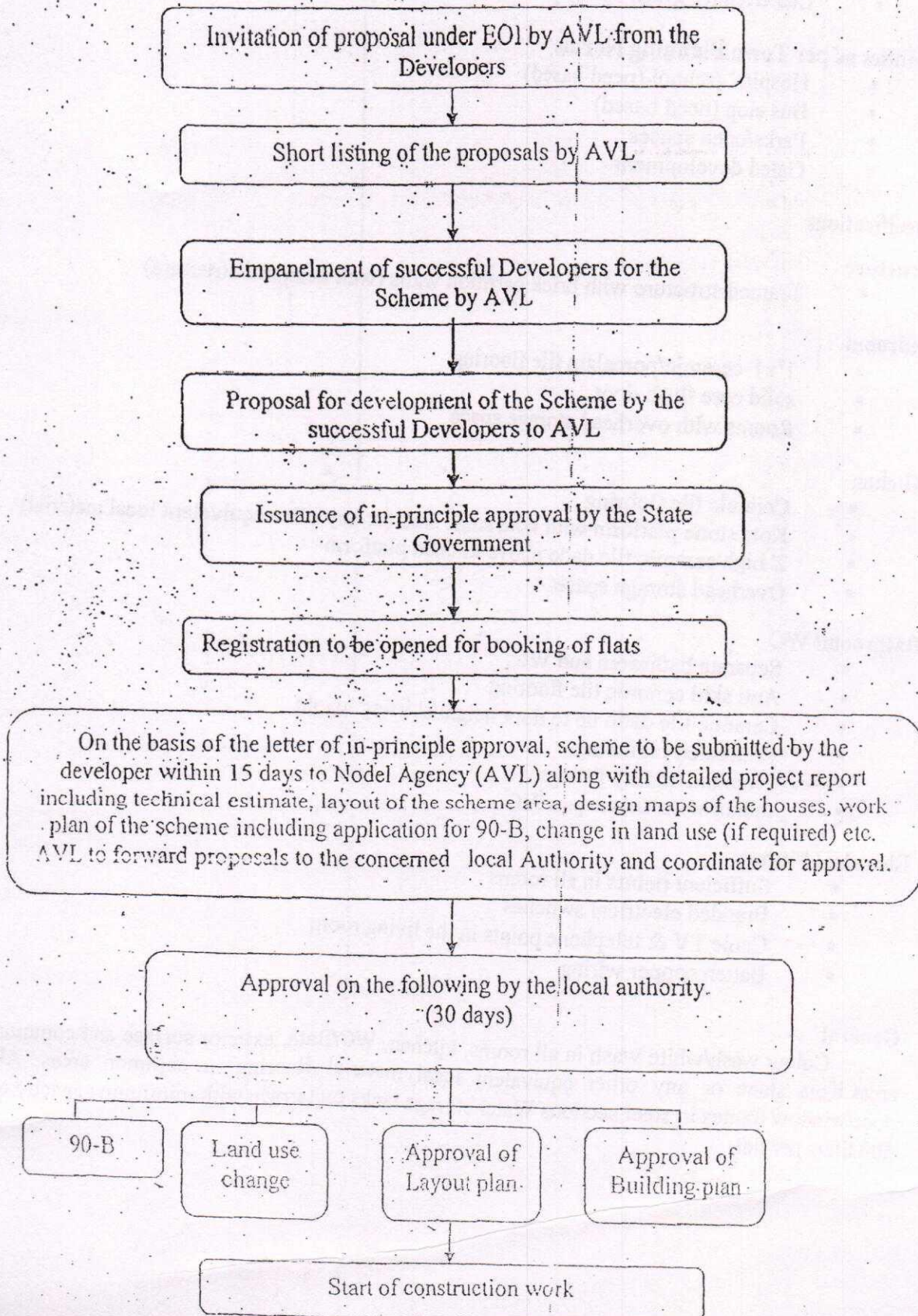
- Sufficient points in all rooms
- Branded electrical switches
- Cable TV & telephone points in the living room
- Batten copper wiring

#### General

Colour wash/white wash in all rooms, kitchen, WC/Bath, exterior surface and common areas. Kota stone or any other equivalent local material flooring in common areas. All door/window frames in steel sections. Water storage tanks on terrace with minimum capacity of 500 liters per flat.



## Flow Chart for processing and approval of proposals by the Developer





Government of Rajasthan  
UDH Department, Jaipur

F.No. 2(18)UDH/5/09

Jaipur, Dated : 3-2-2010

## Office Order

Sub:- State level sanctioning & Monitoring for approval & monitoring of projects under Affordable Housing Policy 2009, dated 23.12.09

(A) State Level Sanctioning & Monitoring Committee consisting of the following is hereby constituted to approve the projects and to ensure time bound completion of the sanctioned projects:-

- |                                       |                    |
|---------------------------------------|--------------------|
| 1. Principal Secretary, UDH           | - Chairman         |
| 2. Secretary, LSG                     | - Member           |
| 3. Commissioner, JDA                  | - Member           |
| 4. Chief Town Planner Rajasthan       | - Member           |
| 5. Director, Local Bodies             | - Member           |
| 6. Concerned Dy. Secretary, UDH       | - Member           |
| 7. Managing Director, Avas Vikas Ltd. | - Member Secretary |

Committee shall be authorized to take all decisions in conformity with the Affordable Housing Policy and to ensure time bound completion of sanctioned projects.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA, Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer /Commissioner/Executive Officer, Nagar Nigam/Parishad/Palika.....
9. Office copy
10. Guard file.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



Government of Rajasthan  
UDH Department, Jaipur

F.No. 2(18)UDH/5/09

Jaipur, Dated: 3-2-2010

**Office Order**

Sub:- Execution of external development works by RHB / JDA / JoDA / UIT's/Municipal Bodies under Affordable Housing Policy 2009, dated 23.12.09.

RHB / JDA / JoDA / UIT's/ and all Municipal Bodies are hereby directed to ensure that external development works for all housing schemes under the 'Affordable Housing Policy 2009' are carried out within 12 to 18 months keeping pace with the internal development works.

Part of the subsidy amount received from Government of India (after adjusting Rs. 50,000 for EWS/LIG as this amount is subsidized in construction cost), may be used against cost of development works. BSUP Shelter Fund can also be utilized for external development works. In any case, cost of external development works is not to be charged on EWS/LIG housing.

ULB's can load part amount of external development works to their future/near by other schemes. The site for houses should be selected close to the existing infrastructure so as to minimize cost of estimate Development.

In some typical cases where the external infrastructure cost is excessive the developer may be required to share the same.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer/Commissioner Executive Officer, Nagar Nigam/Parishad/Palika.....
9. Office copy
10. Guard-file.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



Government of Rajasthan  
UDH Department, Jaipur

F.No. 2(18)UDH/5/09

Jaipur, Dated : 3-2-2010

## Office Order

Sub:- Incentives to be given to Beneficiaries/Developers by ULB's to bring down the cost of EWS/LIGH to Affordable limits under 'Affordable Housing Policy 2009, dated 23.12.09

RHB/JDA/JoDA/UIT's/Municipal bodies are hereby directed to extend following incentives to various beneficiaries under the policy.

- Land cost - nil
- Ceiling cost of EWS flats - Rs. 1.90 lacs\*
- Ceiling cost of LIG flats - Rs. 3.25 lacs\*
- Super Built up area of EWS - 325 sqft (2 rooms, kitchen, WC bath)
- Super Built up area of LIG - 500 sqft (3 rooms, kitchen, WC bath & Balcony)
- Super Built up area of MIG-A - minimum 600 sq. ft.
- Bank loan to be made available to beneficiaries - to be ensured by AVL&ULB
- Stamp duty for EWS flat - Rs. 10.00 per flat. - Orders already issued by Finance Dept. GOR.
- Stamp duty for LIG flat - Rs. 25.00 per flat. - Orders already issued by Finance Dept. GOR.
- Interest subsidy of 5% in EMIs (up to loan of Rs. 1.00 lacs) under ISHUP scheme of Government of India.

\*Note:- In cities/towns where cash subsidy is not available the ceiling cost shall be Rs. 2.40 lacs for EWS & Rs. 3.75 lacs for LIG category of flats

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer /Commissioner/Executive Officer, Nagar Nigam/Parishad/Palika.....
9. Office copy
10. Guard file.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



AHP /06

**Government of Rajasthan  
UDH Department, Jaipur**

F.No. 2(18)UDH/5/09

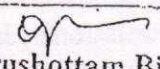
Jaipur, Dated : 3-2-2010

**Office Order**

**Sub:- Role of Rajasthan Housing Board for implementation of Affordable Housing Policy 2009 dated 23.12.09**

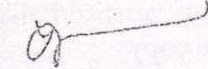
As envisaged in the policy following will be the role of Rajasthan Housing Board in the implementation of Affordable Housing Policy, 2009

| S.No. | Role of Rajasthan Housing Board   |
|-------|---|
| 1.    | To ensure preparation of action plan and programmes to meet the housing shortage and augment supply of land for housing particularly for EWS/LIG/MIG-A groups during the next 5/10 years. |
| 2.    | To ensure that minimum 50% of the total land is reserved for EWS/LIG Housing and another 20% of the total land is reserved for MIG-A Housing.   |
| 3.    | To cross subsidize the land cost of EWS/LIG so as to bring down the cost of these category of houses to affordable limits.  |
| 4.    | Creation of Land Bank   |
| 5.    | Deposit works of various Government departments related to housing & habitat activities.  |
| 6.    | To establish building centers and adopt proper technology and eco friendly building materials.  |
| 7.    | E-governance for all activities.  |
| 8.    | Public grievances through single window.  |

  
(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan

copy to :-

1. PS to Chairman Rajasthan Housing Board, Jaipur
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. PS to Pr. Secretary, UDH
4. Office copy

  
(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



**Government of Rajasthan  
UDH Department, Jaipur**

F.No. 2(18)UDH/5/09

Jaipur, Dated : 3-2-2010

**Office Order**

Sub:- Project Approval Committees for projects under Affordable Housing Policy 2000, dated 23.12.09

Project Approval Committees for implementation of affordable housing policy 2009 is here by constituted as under.

- (A) For the area of Jaipur / Jodhpur Development Authority:
- |                                       |                   |
|---------------------------------------|-------------------|
| Commissioner, JDA/JoDA                | Chairman          |
| District Collector or his/her nominee | Member            |
| Secretary, JDA/JoDA                   | Member            |
| Director (Projects/Engineering).      | Member            |
| Director (Planning)                   | Member Secretary. |

*Note:-* As an alternative, Jaipur Development Authority/ Jodhpur Development Authority may use their existing Committees also for grant of approvals.

- (B) For the areas of Urban Improvement Trusts:
- |   |                  |
|---|------------------|
| Chairman UIT  | Chairman         |
| District Collector or his/her nominee   | Member           |
| Secretary UIT   | Member           |
| Senior most Civil Engineer in the local body,<br>(Chief Engineer/ Superintending Engineer/<br>Executive Engineer) | Member           |
| Senior Most Town Planner in the local body,<br>(Sr. Town Planner/Dy. Town Planner/<br>Asstt. Town Planner )       | Member Secretary |

- (B) For the area of Municipal Corporations /Councils/ Boards.

- |  |          |
|--|----------|
| Mayor/Chairman/President Municipal Corp./<br>Council / Board | Chairman |
| Chief Executive Officer/Commissioner/<br>Executive Officer   | Member   |



Nominee of District Collector

Member


Senior most Civil Engineer in the local body.  
(Chief Engineer/ Superintending Engineer/  
Executive Engineer/ Assistant Engineer)

Member

Senior Most Town Planner in the local body,  
(Sr. Town Planner/Dy. Town Planner/  
Asstt. Town Planner concerned in Zonal office)

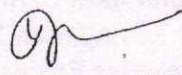
Member Secretary

In case of non-availability of Town Planner in a ULB any other Officer may be authorized by the ULB to act as the Member Secretary.

  
(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer /Commissioner/Executive Officer, Nagar  
Nigam/Parishad/Palika.....
9. Office copy
10. Guard file.

  
(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



**Government of Rajasthan  
UDH Department, Jaipur**

F.No. 2(18)UDH/5/09

Jaipur, Dated : 3 - 2 - 2010

**Office Order**

**Sub:- Role of Avas Vikas Ltd. the Nodal Agency, for implementation of affordable Housing policy-2009 dated 23.12.09.**

Following will be the role of AVAS VIKAS LIMITED, THE NODAL AGENCY under Affordable Housing Policy.


| S. No | Role of Avas Vikas Limited   |
|-------|--|
| 1     | AVL will invite expression of interest from developers and bids wherever required and will scrutinize the EOIs and bids.   |
| 2     | After receipt of EOIs/bids land inspection will have to be done by AVL to find out the feasibility along with status of external peripheral development.                                   |
| 3     | To invite applications for registration from beneficiaries and to charge non refundable as well as refundable registration amount. AVL to utilize this amount towards administrative cost. |
| 4     | Scrutinize the applications received from beneficiaries  |
| 5     | AVL to assist/guide beneficiaries so that they can get loans through banks.  |
| 6     | Bank guarantee received from developer to be received by AVL.  |
| 7     | Tripartite agreement between bank, developer and beneficiary to be prepared by AVL and to be got approved.   |
| 8     | Lotteries to be held and allotment letters to be issued by AVL   |
| 9     | Separate ESCROW ACCOUNT to be opened in bank for collection of loan amount sanctioned by the Bank to various beneficiaries. The account is to be operated by AVL                           |
| 10    | Verification of progress and cash flow and issuing instructions to banks for release of funds to developers.   |
| 11    | To ensure and monitor construction/development works executed by developers.   |
| 12    | To facilitate the developer in timely payment, against progress of work at site after recommendation by the third party.   |
| 13    | Monitoring of (through third party agency) construction of flats as per guidelines of GoI/GoR, appointment of third party agency for the quality supervision of project.                   |
| 14    | If required to get the work done on the cost and risk basis of developer   |



122


|    |  |
|----|--|
| 15 | To monitor and to ensure that ULBs take up external development works well in advance and are in pace with internal development works/ completion of scheme.   |
| 16 | Authorized nodal officer of ULB will submit monthly progress report to AVL.  |
| 17 | Monitoring of progress of construction of flats & to monitor quality of development & construction works at site through third party.  |
| 18 | To ensure that developer establishes QC lab and also monitor the running of lab timely.  |
| 19 | Completion certificate to be submitted by developer to AVL, to be examined and released as per recommendation of third party agency before handing over property to beneficiary.   |
| 20 | To ensure with association of concerned ULB that in case of default by allottee in repayment of loan to Bank, the possession of the flat is taken from the defaulter & it is re-allotted to other applicant in the same category and to ensure repayment of the loan by the next allottee. |
| 21 | To execute agreement between developer and AVL in order to issue reservation letter, allotment letter etc. by AVL on behalf of the developer.  |
| 22 | To ensure that original Allotment letter of the flat is mortgaged directly to the Bank against the loan obtained by the allottee.  |
| 23 | To take up acquisition of land for allotment to private developer for housing scheme under the policy. (This would be over and above the acquisition to be done by ULBs).  |
| 24 | To ensure that structural design is got approved by the developers from some Government agency like MNIT, other Government Engineering Colleges.   |

Note :- AVL shall be suitably strengthened to take up the activities mentioned above.

  
 (Purushottam Biyani)  
 Dy. Secretary  
 Govt. of Rajasthan

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer /Commissioner/Executive Officer, Nagar Nigam/Parishad/Palika.....
9. Office copy
10. Guard file.

  
 (Purushottam Biyani)  
 Dy. Secretary  
 Govt. of Rajasthan



Government of Rajasthan  
UDH Department, Jaipur

F.No. 2(18)UDH/5/09

Jaipur, Dated : 2. 2. 10

**Office Order**

Sub:- Role of Urban Local Bodies, for implementation of Affordable Housing Policy-2009, issued through notification dated 23.12.09.


Following will be the role of Urban Local Bodies (RHB/JDA/JoDA/UIT's/ Municipal bodies)

| S.No | ROLE OF ULBs   |
|------|--|
| 1.   | To ensure that raw land is made available for construction of EWS/LIG/MIG-A housing. It can be either govt. land or acquired land.   |
| 2.   | First preference is to be given for construction of affordable housing (EWS, LIG and MIG-A).   |
| 3.   | To ensure use of subsidy received from GOI as per policy.  |
| 4.   | To ensure the quality of works as per guidelines issued by GOI for affordable housing under PPP (in coordination with Avas Vikas Limited).   |
| 5.   | To guide the urban poor in execution of the deeds on priority.   |
| 6.   | To ensure that handed over property to urban poor is insured.  |
| 7.   | To ensure that eligible beneficiaries are chosen to whom the flats are allotted.   |
| 8.   | Wherever possible to organize camps to ensure that loans are sanctioned to beneficiaries by banks & interest subsidy is also availed by beneficiaries.   |
| 9.   | To ensure that at the time of handing over the property the beneficiary becomes the registered applicant of the society which will maintain the common services. Beneficiary should also deposit the one time security deposit for the same. |
| 10.  | To ensure that the scheme is sanctioned within the prescribed time.  |
| 11.  | To ensure that building plans are got approved expeditiously.  |
| 12.  | To ensure that external development works are taken up and   |




128

|     |   |
|-----|---|
|     | completed in a time bound programme and in pace with the internal development works.  |
| 13. | To appoint a nodal officer for coordination of the various activities of the Project with AVL, Banks, Beneficiaries, other Departments.   |
| 14. | To ensure that adequate BSUP (shelter) fund is created.   |
| 15. | To provide comfort to the Banks through assurance of take over of the defaulter's unit and repayment of Bank loan. The unit can be allotted to another beneficiary against payment. |
| 16. | To ensure that original Allotment letter is mortgaged to the bank.  |
| 17. | To take up acquisition of land for allotment to private developer for housing scheme under the policy.  |

  
 (Purushottam Biyani)  
 Dy. Secretary  
 Govt. of Rajasthan

copy to :-

1. PS to Pr. Secretary, UDH
2. Housing Commissioner, Rajasthan Housing Board, Jaipur.
3. JDA Commissioner, Jaipur Development Authority, Jaipur.
4. JoDA Commissioner, Jodhpur Development Authority, Jodhpur.
5. PS, Dy. Secretary, Development Local Bodies, Jaipur.
6. Assistant Director, Local Self Government, Rajasthan, Jaipur
7. Dy. Director (Regional) Local Self Government.....
8. Chief Executive Officer /Commissioner/Executive Officer, Nagar Nigam/Parishad/Palika.....
9. Office copy
10. Guard file.

  
 (Purushottam Biyani)  
 Dy. Secretary  
 Govt. of Rajasthan  
 cel



राजस्थान सरकार  
नगरीय विकास विभाग

क्रमांक: प.2(18)नविवि/5/09

दिनांक: 05.02.2010

सचिव,  
जयपुर विकास प्राधिकरण,  
जयपुर।

विषय:- राज्य सरकार द्वारा जारी अफॉरडेबल हाउसिंग पॉलिसी-2009 के संबंध में।

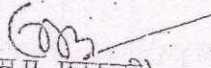
संदर्भ:- आपका पत्रांक जविप्रा/निआ/निस/10/डी-13 दिनांक 22.01.2010

महोदय,

उपरोक्त संदर्भित पत्र द्वारा दिनांक 23.12.09 को जारी अफॉरडेबल हाउसिंग पॉलिसी-2009 के क्रियान्वयन संबंधी दिशा-निर्देश चाहे गये थे। उक्त पॉलिसी के संबंध में लेख है कि जिन योजनाओं को बीपीसी-एलपी/आयुक्त द्वारा अनुमोदन किया जा चुका है, लेकिन अभी तक मानचित्र जारी नहीं किये गये हैं, उन प्रकरणों में निम्नानुसार कार्यवाही की जानी है:-

1. जिन प्रकरणों में संक्षम समिति/ अधिकारी द्वारा दिनांक 23.12.09 के पूर्व अनुमोदन किया जा चुका है, उन प्रकरणों में ईडब्ल्यूएस/एलआईजी का आरक्षण किया जाना आवश्यक नहीं होगा, उसके बाद संशोधित दिनांक 23.12.09 से उसके पश्चात् जिन प्रकरणों में निर्णय लिया जाये, उन में अफॉरडेबल हाउसिंग पॉलिसी-2009 के अनुसार ईडब्ल्यूएस/एलआईजी का आरक्षण छोटे स्तर पर सुनिश्चित करे।
2. अफॉरडेबल हाउसिंग पॉलिसी-2009 के पैरा 3.04 में निम्नी विकल्पता (टाउनशिप/ग्रुप हाउसिंग स्कीम) के लिए 15 प्रतिशत आवास/प्लॉट्स अध्या योजना के आवासीय क्षेत्र का 5 प्रतिशत जो भी अधिक हो, ईडब्ल्यूएस/एलआईजी के लिए आरक्षित रखा जाना आवश्यक किया गया है। यह पाया गया कि छोटी योजनाओं में यह प्रावधान किये जाने में कठिनाई आती है, अतः उन सभी प्रकरणों में जिन में टाउनशिप/ग्रुप हाउसिंग का क्षेत्रफल 2 हैक्टेयर या इससे कम है, ऐसे प्रकरणों में ईडब्ल्यूएस/एलआईजी के आवास/प्लॉट्स का प्रावधान रखा जाना आवश्यक नहीं होगा।

भवदीय

  
(एस.ए. फारूकी)  
उप शासन सचिव-द्वितीय



AMP-10

182

राजस्थान सरकार  
नगरीय विकास विभाग

पत्र संख्या: प2(18)नवि/5/09

दिनांक: 05.02.2010

सचिव,  
जोधपुर विकास प्राधिकरण,  
जोधपुर।

विषय:- राज्य सरकार द्वारा जारी अफॉरडेबल हाउसिंग पॉलिसी-2009 के संबंध में।

संदर्भ:- आपका पत्रांक जका/निका/निस/10/डी-13 दिनांक 22.01.2010

भवदीय,

उपरोक्त संदर्भित पत्र द्वारा दिनांक 23.12.09 को जारी अफॉरडेबल हाउसिंग पॉलिसी-2009 के क्रियान्वयन संबंधी दिशा-निर्देश चाहे गये थे। उक्त पॉलिसी के संबंध में लेख है कि जिन योजनाओं को बीपीसी-एलपी/आयुक्त द्वारा अनुमोदन किया जा चुका है, लेकिन अभी तक मानचित्र जारी नहीं किये गये हैं, उन प्रकरणों में निम्नानुसार कार्यवाही की जानी है:-

1. जिन प्रकरणों में सक्षम समिति/ अधिकारी द्वारा दिनांक 23.12.09 के पूर्व अनुमोदन किया जा चुका है, उन प्रकरणों में ईडब्ल्यूएस/एलआईजी का आरक्षण किया जाना आवश्यक नहीं होगा, उसके बाद अर्थात् दिनांक 23.12.09 व उसके पश्चात् जिन प्रकरणों में निर्णय लिया जावे, उनमें अफॉरडेबल हाउसिंग पॉलिसी-2009 के अनुसार ईडब्ल्यूएस/एलआईजी का आरक्षण किया जाना सुनिश्चित करे।
2. अफॉरडेबल हाउसिंग पॉलिसी-2009 के पैरा 3.04 में निजी विकासकर्ता (टाउनशिप/ग्रुप हाउसिंग स्कीम) के लिए 15 प्रतिशत आवास/ प्लॉट्स अथवा योजना के आवासीय क्षेत्र का 5 प्रतिशत जो भी अधिक हो, ईडब्ल्यूएस/एलआईजी के लिए आरक्षित रखा जाना आवश्यक किया गया है। यह पाया गया कि छोटी योजनाओं में यह प्रावधान किये जाने में कठिनाई आती है, अतः उन सभी प्रकरणों में जिन में टाउनशिप/ग्रुप हाउसिंग का क्षेत्रफल 2 हेक्टेयर या इससे कम है, ऐसे प्रकरणों में ईडब्ल्यूएस/एलआईजी के आवास/प्लॉट्स का प्रावधान रखा जाना आवश्यक नहीं होगा।

भवदीय

ह0

(एस.ए. फारुकी)

उप शासन सचिव-द्वितीय

दिनांक: 10-03-2010

पत्र संख्या: प2(18)नवि/5/09

प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है:-

1. सचिव, जोधपुर विकास प्राधिकरण, जोधपुर
2. सचिव, नगर विकास न्याया, अजमेर / अलावर / आकरोड / भरतपुर / दीकनगर / भिवाडी / भीलवाड़ा / जैसलमेर / कोटा / उदयपुर / श्रीगंगानगर।
3. निदेशक, स्थानीय निकाश विभाग, राजस्थान जोधपुर को प्रेषित कर उनके अधीन स्थानीय निकायों को सूचित किये जाने हेतु।

उप शासन सचिव



Government of Rajasthan  
URBAN DEVELOPMENT DEPARTMENT

URGENT

No. PS/PSUD/2010/830

Date: 5.3.2010

ORDER

3209

AHP-II

09/3/10

**Sub :** Committee for finalizing MOU to be signed between JDA, AVL and Developers under model No. 2 of Affordable Housing Policy, 2009.

Draft MOU to be signed on the above mentioned subject was earlier sent to JDA on which some comments have been received. Thereafter, matter was discussed further and a fresh draft of MOU has been prepared which is enclosed herewith. In this draft a major responsibility has been given to JDA for taking over possession of built up houses and allotment of the same to the applicants.

In order to finalise the draft MOU following committee is hereby constituted:

- |                                  |                   |
|----------------------------------|-------------------|
| 1. Secretary, JDA                | Chair-person      |
| 2. Director (Law), JDA           | Member            |
| 3. Director (Town Planning), JDA | Member            |
| 4. Director (Finance), JDA       | Member            |
| 5. GM, Avas Vikas Ltd.           | Member            |
| 6. Dy. Secretary-I, UDH          | Member            |
| 7. Addl. Commissioner (Adm), JDA | Member-Secretary. |

M/s Yashi Consulting Service Pvt. Ltd. which is an empanelled consulting agency for promotion of affordable housing may be called as a special invitee. Also, if required one or two developers can also be called for consultations.

Since this task is to be completed urgently the Committee may immediately convene a meeting and finalise the matter and send its report to the undersigned by 9th March, 2010.

(Gurdial Singh Sandhu)  
Pr. Secretary, UDH & LSG.

Copy to:

1. SA to Hon'ble Minister, UDH & LSG, Raj., Jaipur.
2. Commissioner, JDA.
3. All concerned.
4. PS to Pr. Secy. UDH.

(Gurdial Singh Sandhu)  
Pr. Secretary, UDH & LSG



Government of Rajasthan  
Urban Development Housing & Local Self Govt.  
Rajasthan Jaipur

ARP-12

F.No. 2(18)UDH/5/09

Jaipur, Dated : 19 MAY 2010

Office Order

**Sub :- Various Charges proposed to be levied to create "BSUP (Shelter) Fund" for implementation of Affordable Housing Policy - 2009**

Government of Rajasthan, (UDH Department) has issued Affordable Housing Policy-2009 on 23.12.2009. In partial modification of instructions laid down in this Policy, following charges shall be levied and collected by Rajasthan Housing Board, Jaipur Development Authority & Jodhpur Development Authority, UITs, Nagar Nigam, Nagar Parishads & Nagar Palikas in addition to any amount being charged under prevailing provisions to create a BSUP (Shelter) Fund to be used exclusively for the benefit of EWS/LIG schemes.

- a. For Residential Buildings :- Rs. 10/- per sq. mt. on account of approval of building plan (where proposed building height is 15 mt. & above)  
For Commercial Building :- Rs. 25/- per sq. mt. on account of approval of building plan (where proposed building height is 15 mt. & above)
- b. Rs. 25/- per sqm for getting permission of any land use change
- c. Rs. 10/- per sqm on sale of residential plots in urban areas (more than 300 sqm) and Rs. 25/- per sqm. for commercial plots by JDA/JODA/UITs/Municipal Bodies & 10 per sqft. on constructed houses/flats/shops with plinth/carpet area more than 1000 sqft.
- d. Rs 25/- per sqm on account of reconstitution/subdivision of plots to be charged by RHB/JDA/JODA/UITs / Municipal Bodies
- e. Rs- 25/- sqm. on allotment of Institutional land by RHB/JDA/JODA/UITs / Municipal Bodies
- f. 25% of betterment levy charged by RHB/JDA/JODA/UITs/Municipal Bodies on account of sanctioning of FAR above the base FAR as per provision of Building Regulations is to be diverted to BSUP (Shelter) Fund.

The amount so collected shall be deposited in a separate account to create BSUP (Shelter) Fund. This fund will be utilized by ULBs for external development of EWS/LIG Schemes under the Affordable Housing Policy and also on other items of works for such beneficiaries including maintenance works under the Policy or as may be decided by the State Government from time to time.

(Purushottam Biyani)  
Dy. Secretary  
Govt. of Rajasthan



APP 13

Government of Rajasthan  
Urban Development Housing & Local Self Govt.  
Rajasthan Jaipur

F.No. 2(18)UDH/5/09

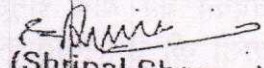
Jaipur, Dated : 27 MAY 2010

Office Order

Sub :- Various Charges proposed to be levied to create "BSUP (Shelter) Fund" for implementation of Affordable Housing Policy - 2009

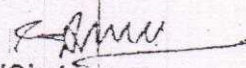
In continuation of the Office Order of even number dated 19.05.2010 following points are further clarified -

1. These Orders shall be applicable on all cases received in the ULB after the date of issue of these orders i.e. 19.05.2010
2. Amount to be charged on account of approval of building plan (where proposed building height is 15 mt. & above) in case of Jaipur shall be charged from the date on which JDA Building Regulations, 2010 came into force whereas for other towns this amount will be charged on the cases received after the date of issue of these orders i.e. 19.05.2010
3. In Item number (b) charges for getting permission of any land use change would be payable after the land use orders have been issued. These would also be applicable for the cases of land conversion from agriculture to non-agriculture purposes.

  
(Shripal Sharma)  
Dy. Secretary

copy to :-

1. PS to Hon'ble Minister, UDH & LSG, Govt. of Rajasthan, Jaipur.
2. PS to Principal Secretary, UDH & LSG, Govt. of Rajasthan, Jaipur.
3. Housing Commissioner, Rajasthan Housing Board, Jaipur.
4. Commissioner, Jaipur Development Authority, Jaipur.
5. Commissioner, Jodhpur Development Authority, Jodhpur.
6. Secretary, LSG, Govt. of Rajasthan, Jaipur.
7. Director, Local Bodies, Government of Rajasthan, Jaipur.
8. Secretary, Urban Improvement Trust - All

  
(Shripal Sharma)  
Dy. Secretary



राजस्थान सरकार  
नगरीय विकास विभाग

43  
AHP-4

क्रमांक: 2(18)-नवि/5/09/

जयपुर, दिनांक 14 JUL 2010

:: आदेश ::

"सहभागिता आवास योजना जो जयपुर, अजमेर, दौसा, कुचमान सिटी, भिवाड़ी, चाकसू एवं उदयपुर में 18 जून, 2010 से प्रारम्भ की गई है जिसमें आवेदन 21 जून, 2010 से 20 जुलाई, 2010 तक मांगे हैं की पंजीकरण पुस्तिका में निम्न वांछित संशोधन किए जाने हैं :-

1. आवेदक भारत का नागरिक हो एवं राजस्थान का रहने वाला हो/रह रहा हो। यदि Domicile of Rajasthan का प्रमाण-पत्र उपलब्ध नहीं हो सके तो शपथ-पत्र (एफेडेविट) जो नोटरी से सत्यापित हो या राशनकार्ड/फोटा पहचान पत्र/वोटर आईडी आदि भी दिया जा सकता है।
2. आय प्रमाण-पत्र यदि नगर पालिका/तहसील/गजेटेड अधिकारी से सत्यापित होकर प्राप्त न हो सके तो आय प्रमाण-पत्र स्वयं द्वारा शपथ-पत्र (एफेडेविट) पर नोटरी से सत्यापित कर संलग्न किए जाए।
3. मध्यम आय वर्ग-अ हेतु आय सीमा रु. 10001 से रु. 30,000 तक मान्य होगी जैसा कि राजस्थान नगर सुधार (नगरीय भूमि निष्पादन) नियम-1974 के प्रावधान हैं।
4. यदि भविष्य में भारत सरकार द्वारा केन्द्रीय अनुदान की राशि रु. 50,000 प्रति आवास (अथवा जो भी राशि प्राप्त हो) प्राप्त होती है तो इस योजना में आवेदक को उपलब्ध करवाई जावेगी।
5. भारत सरकार की ISHUP योजना के तहत नियमानुसार आर्थिक दृष्टि से कमजोर व अल्प आय वर्ग को रु. 1.00 लाख ऋण पर 5% ब्याज में अनुदान बैंकों के माध्यम से पात्र आवेदक को उपलब्ध करवाया जावेगा।
6. आवेदकों को यदि समूह में (Bulk Booking) आवासों की मांग हो तो आवासों की उपलब्धतानुसार समूह में आवंटन किया जा सकेगा।

(पुरुषोत्तम बियाणी)

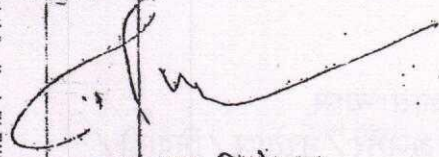
शासन उप सचिव (प्रथम)

प्रतिलिपि निम्नांकित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

1. निजी सचिव, प्रमुख शासन सचिव, नगरीय विकास एवं आवासन विभाग।
2. निजी सचिव, शासन सचिव, स्वायत्त शासन विभाग।



3. मुख्य महाप्रबन्धक, आवास विकास लि०, जयपुर।
4. आयुक्त, जयपुर/जाधपुर विकास प्राधिकरण, जयपुर/जोधपुर।
5. निदेशक, स्थानीय विकास विभाग, राजस्थान, जयपुर को संबंधित स्थानीय निकायों को आवश्यक निर्देश जारी करने के लिए।
6. मुख्य नगर नियोजक, राजस्थान जयपुर।
7. मुख्य नगर नियोजक (एन.सी.आर.), राजस्थान जयपुर।
8. सचिव, नगर विकास न्यास, अजमेर/भिवाड़ी/उदयपुर।
9. रक्षित पत्रावली।

  
उप नगर नियोजक



राजस्थान सरकार  
नगरीय विकास विभाग

97  
AHP-15

2(18)नविवि/5/2009 मा.व. 1

जयपुर दिनांक :- 15 SEP 2010

राधिव,  
जयपुर/जोधपुर विकास प्राधिकरण,  
जयपुर/जोधपुर।

सचिव,  
नगर विकास न्यास,  
अलवर/अजमेर/भरतपुर/भिवाडी/  
भीलवाडा/बीकानेर/आबू जिला  
सिरोही/कोटा/उदयपुर/श्रीगंगानगर/जैसलमेर।

विषय :- Affordable Housing Policy, 2009 के मॉडल-3 व मॉडल-4  
के लिए विकासकर्ता योग्यता/अनुभव के लिए अर्हता बायत।

महोदय,

उपरोक्त विषयान्तर्गत Affordable Housing Policy, 2009 के मॉडल-3 व  
मॉडल-4 के लिए विकासकर्ता योग्यता/अनुभव के लिए अर्हता के संबंध में गाइड  
लाइन्स संलग्न कर प्रेषित है।

संलग्न :- उपरोक्तानुसार।

भद्रनाथ

14/11/10

(निष्काश दिवाकर)

शासन उप सचिव-द्वितीय

प्रतिलिपि निम्न को आवश्यक कार्यवाही हेतु प्रेषित है :-

1. निदेशक, स्वायत्त शासन विभाग, जयपुर आपके अधीन समस्त स्थानीय  
निकायों को आवश्यक कार्यवाही हेतु निर्देशित किये जाने हेतु।
2. मुख्य नगर नियोजक, राजस्थान, जयपुर।
3. महाप्रबन्धक, आवास-विकास लिमिटेड, जयपुर।

शासन उप सचिव-द्वितीय



## Eligibility Criteria for Model 3 & 4 of Affordable Housing Policy-2009

A. Eligibility Criteria for Model-3 - in this model land is to be acquired for Developer by ULB.

| S. No | Category (area of the scheme) | Financial  |   | Physical/Experience  |   |  |  |            | Time period for completion of the complete project |
|-------|-------------------------------|--|---|--|---|--|--|------------|--|
|       |                               | Minimum combined net worth of lead partner or consortium companies ( % age of Land value based on DLC rates +Project cost) | Minimum combined average turnover of consortium companies (In last 3 year)( % age of Land value based on DLC rates +Project cost) | Minimum number of Tech. Staff on payroll for last one year | Experience of land development by any of the consortium company | Minimum area developed by consortium company in last five years including all infrastructure facilities in various township projects | Total area constructed by consortium in last 3 years residential, commercial, institutional/any other nature |            |  |
| 1     | 2                             | 3  | 4   | 5  | 6   | 7  | 8  | 9          | 10   |
| (a)   | 10 Acre                       | 25%  | 75%   | 5  | 3 yrs   | 10acre   | 50% of developed area for 3 acres whichever ever is more.  | 18 months. |  |
| (b)   | Above 10-upto 25 Acre         | 25%  | 75%   | 10   | 3 yrs.  | 15acre   | 50% of developed area for 4.5 acres whichever ever is more.  | 18 months  |  |
| (c)   | Above 25-upto 50 Acre         | 25%  | 75%   | 15   | 3 yrs   | 25acre   | 50% of developed area for 7.5 acres whichever ever is more.  | 24 months  |  |
| (d)   | Above 50-upto 100 Acre        | 25%  | 75%   | 25   | 3 yrs   | 50 acre  | 50% of developed area for 15 acres, whichever ever is more.  | 36 months  |  |
| (e)   | >100 Acre                     | 25%  | 75%   | 50   | 5 yrs   | 100 acre   | 50% of developed area for 30 acres whichever ever is more.   | 36 months  |  |

- Selection of the various locations by the local bodies or to finalize the location as selected by the developer for construction of affordable houses.
- Preparation of standard guidelines of feasibility report by AVL till this is done Local Body can take up work.
- Preparation of the feasibility report for the proposed site by the consultants empanelled in AVL or in local body/UIT concerned for specific purpose based on the parameters of standard guidelines.
- Submission of the feasibility report to concerned local body
- Based on the feasibility report, technical clearance of the proposed site, shall be accorded by the Local Level committee constituted of following:-

- Chairman, UIT/ Local Body
- Commissioner/Deputy Commissioner/ Secretary of Local body/UIT
- Senior most Engineer of local body/UIT
- Senior most Officer of Accounts service in Local body/UIT

Chairman  
Member

Member

Member

- Concerned STP/DTP of local body or Zonal office -Member-Secretary

*[Signature]*



6. Preparation of the land acquisition proposal under section 4(1) and 17(4) by local body or nominated consultant as per the procedure laid down in land acquisition Act-1964.
7. Submission of the land acquisition proposal by the developer to the concerned local body along with the DD of 10% amount of land acquisition cost based on prevailing agriculture DLC rate.
8. Verification of the land acquisition proposal by the local body and forwarding to the Government for approval.
9. The compensation to be given to the land owners shall be negotiated by the committee of representative of ULB as convener, Land Acquisition Officer, representative of AVL and representative of Developer (as constituted in the policy) and the compensation amount shall be given by the developer. In case of allotment of 25% developed land to the land holder acquisition is required to be done for 150% of the proposed area.
10. The conditional allotment of the 100% land so acquired to the developer shall be made.
11. Against the allotment letter the developer shall be allowed to obtain loan from bank.
12. In case of non-maturity of the project even after 3 numbers of trial, 52% part of the project land shall vest with the local body and local body will pay the actual gross compensation of the land including interest @ 6% per annum. The interest shall be calculated from the date of the amount paid to land owners.
13. Any of the conditions may be relaxed by the State Government.

#### B. Eligibility Criteria for Model-4- in which Govt. land is to be allotted to Developer

| S. No. | Category (area of the scheme)   | Financial   |   | Physical/Experience  |   |  | Time period for completion of the complete project |
|--------|---|---|---|--|---|--|--|
|        |   | Minimum combined net worth of lead partner or consortium companies (% age of Land value based on DLC rates + Project cost of EWS/LIG/MIG-A flats) | Minimum average turnover of lead partner or consortium companies (in last 3 years) (% age of Land value based on DLC rates + Project cost of EWS/LIG/MIG-A flats) | Minimum number of Tech. Staff on payroll for last one year | Experience of land development by any of the consortium company | Minimum total area developed by company/consortium in last 3 years including infrastructure facilities various township projects |  |
| 1      | 2   | 3   | 4   | 5  | 6   | 7  | 8  |
| (a)    | Minimum 2 Acre for standalone land or actual plot area if part of any scheme area | 25%   | 75%   | 2  | 3 yrs   | 2 acre   | 60% of the built up area of Housing                |
| (b)    | 2-10 Acres  | 25%   | 75%   | 5  | 3yrs  | 5 acres  | 60% of the built up area of Housing                |
| (c)    | 10-25 Acre  | 25%   | 75%   | 10   | 3yrs  | 8 acre   | 60% of the built up area of Housing                |
| (d)    | 25-50 Acre  | 25%   | 75%   | 15   | 3yrs  | 10 acre  | 60% of the built up area of Housing                |
| (e)    | 50-100 Acre   | 25%   | 75%   | 25   | 3 yrs   | 15 acre  | 60% of the built up area of Housing                |
| (f)    | >100 Acre   | 25%   | 75%   | 50   | 5 yrs   | 25 acre  | 60% of the built up area of Housing                |

#### METHODOLOGY:-

1. The concerned Commissioner/secretary of the local bodies shall first earmark suitable Government land to be used for affordable housing purpose, and approval of Trust/Board shall be obtained.



2. At the time of recommendation of the site a feasibility analysis on the format as per guidelines given by AVL shall be prepared.
3. The cost of land shall be assessed on the basis of rates equivalent to agriculture DLC rates of that locality but in scheme area it shall be based on residential DLC or Reserve Price whichever is lower.
4. The bidder who satisfies the criteria of surrendering maximum number of units free of cost shall be declared as successful bidder. For this the cost of total flats for EWS/LIG/MIG-A categories to be provided free of cost to the local body/UIT shall not be less than the cost of land as assessed as per 3 above.
5. The conditional allotment of the 100% land to the developer shall be made only after deposition of Bank Guarantee of 25% of the total land value calculated on prevailing residential DLC rates of that particular locality, the minimum time period of the BG shall be equivalent to Project completion period, which will be reviewed at every 6 month, in case of delay the proportionate extension of BG shall be taken from the developer.
6. Against the allotment letter, developer may obtain loan from bank against the tripartite agreement loan disbursement should be made.
7. sanctioned loan shall be disbursed by bank to the developer after receiving no objection certificate from the local body/UIT, which shall be further subject to the proportionate progress at site based on the action plan as approved by local body.
8. Local Body/UIT shall undertake independent quality control by appointing an agency for the same who shall report at each stage of completion. Inspection shall be done on fortnightly or monthly basis.
9. In case land allotted to Developer is not viable/suitable for construction of MIG/HIG flats then the proportionate area (48%) may be allotted at other location. However it will be ensured that before starting construction on this part (48% MIG-B/HIG) completion of at least 50% work on 52% land for EWS/LIG/MIG-A shall be ensured.



राजस्थान सरकार  
नगरीय विकास विभाग

क्रमांक प.2(18)नविवि/5/2009पार्ट-11

जयपुर, दिनांक :-

29 OCT 2011

सचिव,  
जयपुर/जोधपुर विकास प्राधिकरण,  
जयपुर/जोधपुर।

विषय :- अफोर्डेबल हाउसिंग पॉलिसी, 2009 के तहत जयपुर/जोधपुर विकास प्राधिकरण के स्तर पर ले-आउट प्लान एवं बिल्डिंग प्लान अनुमोदन के संबंध में।

महोदय,

उपरोक्त पॉलिसी के तहत ले-आउट प्लान व भवन मानचित्र निर्धारित समय सीमा में अनुमोदन किया जाना आवश्यक है। अतः निर्देशानुसार लेख है कि उक्त कार्यवाही हेतु आवश्यक हो तो EC/BPC की विशेष बैठक का आयोजन कर वांछित कार्यवाही निर्धारित समय में आवश्यक रूप से सम्पादित की जावे।

भवदीय,



(पुरुषोत्तम दियाणी)

शासन उप सचिव-प्रथम



Govt. of Rajasthan  
Department Urban Development, Housing & Local Self Govt.

AHP-16

F. 2(18)UDH/5/2009

Jaipur Dated :

12 9 OCT 2010

Secretary,  
Jaipur/Jodhpur Development Authority,  
Jaipur/Jodhpur.

Secretary,  
Urban Improvement Trust,  
All.

Sub.: Affordable Housing Policy, 2009 - Amendments.

Sir,

Following Amendments in Affordable Housing Policy, 2009 has been made:-

1. Item No. 3.05 (ii) - Land use analysis : The developer shall reserve a minimum 40% area (out of which a minimum 5% area (5% of 52%) shall be kept reserved for parks) for all basic infrastructure facilities including public amenities, public utilities, such as Park, Open space, Parking area, livelihood center, school, STP, Water Supply, Power Supply, road network etc.
2. Item No. 3.05 (iii) Commercial area will be disposed off by the developer and all the amenities will be developed and disposed off by him at his own level or with the involvement of other agencies. The developer shall construct minimum 1% of the total super built up area (SBUP of EWS/LIG/MIG-A) for setting up of Livelihood Centre/School/Primary Health Centre or other social & public utilities and amenities proposed in the layout plan at his own cost and maintenance and functioning of these shall be taken care by the local residents society/local bodies.
3. Item No. 3.05 (iii) B. For EWS/LIG/MIG-A categories parking calculation shall be based on FAR area, in case of MIG-A units out of total number of ECU 50% shall be reserved for Car parking. (for example in case total number of two wheelers calculated for MIG-A is 100, 50 will be converted into cars in the ratio of 1 car = 3 two wheelers.). For MIG-A category two number of two



wheeler per dwelling unit shall be provided and for EWS & LIG categories one unit of two wheeler per dwelling unit shall be provided for parking. For area reserved for EWS/LIG minimum setback may be 3.00 m. on all sides whereas for MIG-A 9mtr. setbacks are to be kept and for the part of the remaining 48% plot containing MIG-B & HIG/Commercial development parameter shall be as per prevailing building regulations subjected to relaxation by the State Level Monitoring Committee.

4. Item No. 4.01 Relaxation in eligibility criteria and parameters of building bye laws may be given by the Minister UDH on the recommendations of the state level monitoring committee.
5. In Local Bodies/UTs where there is no Town Planner lay out plans and building plans shall be processed by STP/DTP of concerned Zonal Office of Town Planning Department.
6. Conditions laid down in the Tripartite Agreement will prevail on the parameters of the policy.

This order shall be applicable for all cases including pending cases received under all models of Affordable Housing Policy, 2009.

Sincerely,



(Purushottam Biyani)  
Deputy Secretary-I

Copy to :-

1. PS to Honble Minister, Urban Development, Housing and Local Self Government, Govt. of Rajasthan, Jaipur.
2. PS to Principal Secretary, Urban Development, Housing and Local Self Government, Govt. of Rajasthan, Jaipur.
3. PS to Secretary, LSG, GoR, Jaipur.
4. Director, Local Bodies, Jaipur with request to forward the order to all Urban Local Bodies of the State.
5. Chief Town Planner, Rajasthan, Jaipur.
6. CGM, Avas Vikas Limited, Jaipur.



(Purushottam Biyani)  
Deputy Secretary-I



**GOVERNMENT OF RAJASTHAN**  
**URBAN DEVELOPMENT DEPARTMENT**

AMP-17X

NO: F.2(18)JDD/2009/

DATE: 22 NOV 2010

**CIRCULAR**

**Subject: IMPLEMENTATION OF AFFORDABLE HOUSING POLICY-2009**

In consequence of the various problems being faced in approval/final Clearance of Affordable housing project of the various developers, a meeting was convened under the chairmanship of Chief Town Planner, Rajasthan cum Director (Town Planning) JDA on 10.11.2010, which was attended by various developers whose projects are under considerations for the approval of the concerned Local Body. The meeting was also attended by the concerned Dy. Commissioner, JDA, STP (BPC), JDA, DTP (NCR) and other Officers of JDA and Town Planning Deptt.

In the meeting, it was noted that several problems are being faced by the developers and therefore after detailed discussions, in order to expedite the final clearance of the projects in time bound programme, the following directions and clarification are being issued with immediate effect in continuation to the office order/circular issued earlier. All concerned officials are directed to follow these guidelines for immediate clearance of all pending proposals and also for new matters to be received in future.

The matter related with 90-B of all the affordable housing project cases shall be taken on the top priority. All concerned authorised officers are directed to issue the public objections within 3 days of the receiving of the application. The authorized officer shall have the full powers for the projects under Affordable Housing Policy-2009 for issuing public notice at his own level. There will be no need for approval of the Chairman of the Local Body.

2. In order to issue all clearances, the respective Local Bodies, Development Authorities/UIT's are directed to adopt the summary proceedings while approving the 90-B, change in land use and approval of lay out plan.

90-B



The public objection notice for 90-B and change in land use shall be issued in one common format only, by allowing for 7 days notice period.

4. The layout and building plan shall be approved by the concerned local body well in advance irrespective of the issuance of the lease deed/patta, but shall be released within 3 days only after issuance of the lease deed/patta.

5. An Empowered Plan Approval Committee is hereby constituted to issue approvals of layout plans, building plans and issue directions regarding planning matter for Section-90B (3), issuance of patta vilekh (lease deed), and site plans :-

Chief Town Planner, GOR

Chairman

STP/DTP/ATP of concerned local body

Member

(AEN/JEN of concerned Local Body in case No Town Planner is posted)

Dy. Town planner, (NCR)

Member

Dy. Town planner (concerned)

Member Secretary

The Chief Executive Officer/Dy. Commissioner/Secretary, UIT/Executive Officer of the concerned Local Body shall be special invitee. The Developer or his representative may also be invited as special invitee.

The above committee shall be authorized to call for the file, if the proposal is not cleared by the local body, within 30 days, and issue approval directions as per decision of the committee.

6. Layout/site plan shall be issued for the complete project area as a campus plan showing a clear demarcation of the land reserved for EWS/LIG/MIG-A including commercial (5% of 40% plot area) and the land area remaining for MIG/HIG/commercial (10% of 60% plot area) alongwith specific note of ownership right on the remaining land.

7. Lease deed for the complete plot area shall be issued with specific remark of the ownership rights of EWS/LIG/MIG-A segment in favour of concerned Local Body.



The set backs of the complete project including EWS/LIG/MIG-A and MIG-B/HIG segments shall be allowed to be used as approach road ( minimum: 9 mtr wide) as an access to any part of the project or for parking purpose or both the use.

9. The Building parameters on the complete project area consisting of HIG/MIG/ Commercial segment (irrespective of the internal planning of the campus area) and EWS/LIG/MIG-A segment of project shall be applicable with respect to the main road on which project is situated i.e. the Height, FAR etc. shall be governed on the basis of the width of main road on which project land is situated.
10. In case the developer is interested to provide separate approach road for HIG/MIG/Commercial segment free of cost and surrender the land by way of an affidavit, the same shall be allowed by the local body. In this case the building parameters shall be governed by the higher width of two roads.
11. The local body shall authorize the bank/financial institution to have second charge on the land, part of EWS/LIG/MIG-A segment as a part of loan facilitation to the developers. In case of any document/undertaking/affidavit, the local body shall provide the same to the bank/financial institution.
12. In case the developer is interested to utilize their own part of land i.e. land part of HIG/MIG/Commercial segment to be used for any other purpose (all purpose other than residential); then the same shall be allowed by way of permitting the change in land use, but in such case only change in land use charges (Agriculture to non agriculture purpose for the proposed use) shall be charged from the developer before releasing lease deed/patta. Once the lease deed/patta has been issued for any purpose the further change in land use shall be allowed as per the prevailing rules, norms and charges applicable.
13. The additional FAR, if unutilized on the same project, would be given in the form of TDR, the maximum upper ceiling of TDR shall not exceed 1.5 in any case and shall be acceptable to Developer which will be decided by the Govt. This additional FAR in the form of TDR shall be allowed in other parts of town, as per

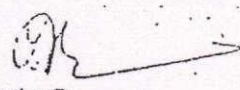


guideline and norms of TDR policy to be released separately. If 100% of the land along with EWS/LIG/MIG-A flats is surrendered as per provisions of Model-2 of the policy then the upper ceiling of TDR will remain the same i.e. 1.50

14. As required in clause 3.00 and clause 4.00 of new Township Policy-2010 there will be no need to have any registration and technical and financial parameters for affordable housing project. The developers applying under Affordable Housing Policy-2009 shall be exempted from Technical/Financial parameters as well as from Registration fee etc.
15. For the affordable housing project only lease rent charges for the HIG/MIG/Commercial segment shall be applicable and no other charges of whatsoever nature (as per the provision made in new Township Policy/shelter fund / any other fee) shall be charged from the developer.
16. As per the provision of new township policy, no deduction of 5% area (for facilities) in HIG/MIG/Commercial segment shall be made or in case of plot area less than 5 acres no charges on account of facilities shall be required to be deposited by the developer.
17. In case of surrendering /reservation of the land in any sector road/Highway control belt, then such land shall be permitted to be utilized as front set back which could be used for open park, parking space of complete project area.
18. In case the original land owner intends and applies for issuing the lease deed/patta in the name of their nominee, then as per the provision of new Township policy the patta /lease deed of the HIG/MIG/Commercial segment shall be issued in favour of the Nominee. The nominee could be any person/company/HUF/legal body/any partnership firm. Original land owner shall submit an affidavit and Form-D. ( as per Circular dated 25.02.2009 ) in favour of the nominee.



19. If after approval of the project or during/after-execution of the project under Affordable Housing Policy-2009, the developer intends to or applies for adjoining land under the provisions of Policy then the adjoining land shall be allowed to be reconstituted at the local-body level without any charges with the original project land and shall be considered as an extension of the scheme. However waiver of charges shall be allowed provided the entire additional land is used for EWS/LIG/MIG-A Housing. All policy provisions & decisions taken thereafter shall apply on such extension of the scheme. The building parameters etc. shall be permitted as permission on the original project land.
20. Approval of the projects related with Model-3 and Model-4 are compulsorily to be taken from the State Government. So all concerned are directed to forward the proposal received, to the Member Secretary of the State level sanctioning and monitoring committee. Member secretary is directed to examine techno-financial parameters of the proposal by taking service of empanelled consultant and submit the report to the committee. The committee will recommended the matter for approval or rejection to the State Government.
21. In absence of the respective officers the link officer shall be authorized to issue any nature of notices and orders related with affordable housing projects. So all local bodies/UIT's/Development Authorities are directed to appoint the link level officer with immediate effect with the intimation to Principal Secretary, UDH.

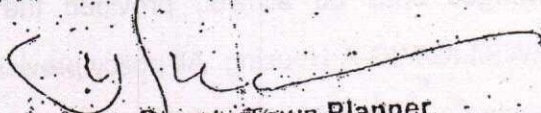
  
Deputy Secretary (I)  
Urban Development Deptt.

Copy to the following for information and further necessary action.

1. PS to Minister, Urban Development, Housing & LSG Department, Jaipur.
2. PS to Principal Secretary, UDH.
3. Secretary, LSG, Jaipur.
4. Commissioner, Jaipur Development Authority/Jodhpur Development Authority.



5. Housing Commissioner, Rajasthan Housing Board, Jaipur.
6. Chief Town Planner, Rajasthan, Jaipur.
7. Director, Local Bodies, Jaipur with request to forward the order to all Urban Local Bodies of the State.
8. Secretary, Urban Improvement Trusts, Ajmer, Alwar, Abu Road, Bharatpur, Bikaner, Bhiwadi, Bhilwara, Jaisalmer, Kota, Udaipur & Shriganganagar.
9. Chief General Manager, Avas-Vikas Ltd., Jaipur.

  
Deputy Town Planner  
Urban Development Deptt.



राजस्थान सरकार  
नगरीय विकास विभाग

AHP-18

क्रमांक प. 2(18)नवि/5/2009भा. - III

जयपुर, दिनांक 4 FEB 2011

आदेश

विषय :- अफोर्डेबल हाउसिंग पॉलिसी, 2009 के तहत प्रस्तुत प्रकरणों में पर्यावरण विभाग से अनापत्ति प्रमाण-पत्र मागत।

सचिव, जयपुर विकास प्राधिकरण से प्राप्त पत्र दिनांक 19.01.2011 पर विचार-विमर्श पश्चात् सक्षम स्तर पर निर्णय उपरान्त निर्देशानुसार लेख है :-  
अफोर्डेबल हाउसिंग पॉलिसी, 2009 के तहत प्राप्त विकासकर्ताओं के प्रकरणों जिनमें क्षेत्रफल 20000 वर्गमीटर से अधिक है, के मानचित्र अनुमोदित करते समय यह शर्त अंकित कर दी जावे, "विकासकर्ता द्वारा प्रथम चरण में 20000 वर्गमीटर तक ही निर्माण कार्य किया जावेगा, एवं 20000 वर्गमीटर से अधिक के निर्माण प्रारम्भ करने से पूर्व पर्यावरण विभाग की अनापत्ति प्रमाण-पत्र विकासकर्ता द्वारा प्राप्त किया जाना अनिवार्य होगा।"

निर्देश दिये गये हैं कि अफोर्डेबल हाउसिंग पॉलिसी, 2009 के तहत प्राप्त होने वाली समस्त योजनाओं के गवर्न मानचित्र अनुमोदन कर जारी करने की कार्यवाही उपरोक्तानुसार सुनिश्चित की जावे।

(पुरुषोत्तम बियाणी)  
उप शासन सचिव-प्रथम

प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

1. निजी सचिव, माननीय मंत्री महोदय, नगरीय विकास विभाग, जयपुर।
2. निजी सचिव, प्रमुख शासन सचिव, नगरीय विकास विभाग, जयपुर।
3. आयुक्त, जयपुर विकास प्राधिकरण, जयपुर।
4. मुख्य महाप्रबन्धक, आवास विकास लिमिटेड, जयपुर।
5. मुख्य नगर नियोजक, राजस्थान, जयपुर।
6. सचिव, नगर विकास न्यास अलवर/अजमेर/भरतपुर/भिलाडी/भीलवाडा/बीकानेर/आबू जिला सिराहा/कांटा/उदयपुर/श्रीगंगानगर/जैसलमेर।
7. निदेशक, स्थानीय निकाय विभाग, राजस्थान, जयपुर को उनके अधीन समस्त स्थानीय निकायों को सूचित किये जाने हेतु।
8. आयुक्त जोधपुर विकास प्राधिकरण, जोधपुर।

उप शासन सचिव-प्रथम



GOVERNMENT OF RAJASTHAN  
URBAN DEVELOPMENT, HOUSING & LSG DEPARTMENT

AMP-19

F.No. 2(18)UDD/5/2009pt-III

Jaipur, February 21, 2011

Managing Director,  
RIICO Limited,  
Jaipur.

Sub:- Mortgage of leasehold of project(s) under Affordable Housing Scheme as security for term loan

Ref:- Your letter No. Legal/FDI/TL/923/2010 dated 01.02.2011

Dear Sir,

This is in reference to the above referred letter for pari-passu charge to RIICO on the Affordable Housing Projects financed by RIICO.

Matter has been reviewed in the Department and discussions held with the developers. It may be mentioned here that the project is primarily based on self financing mode by the allottees of the houses.

Based on the discussions and requirement for financing for the Project it is felt appropriate that initially a bridge loan for one year or so may be sanctioned up to a limit of 25% of the project cost excluding land cost. This Department is agreeable for creation of pari-passu charge of the land and suitable advice in this regard is being sent to JDA and all other concerned local bodies.

(Gurdial Singh Sandhu)

Principal Secretary to the Government

Copy to following for information & necessary action :-

1. Secretary, Jaipur Development Authority, Jaipur.
2. M.D., Rajasthan Finance Corporation Ltd., Jaipur.
3. C.G.M., Avas Vikas Ltd., Jaipur.

(Purushottam Blyani)

Deputy Secretary-I



राजस्थान सरकार  
नगरीय विकास, आवासन एवं स्वायत्त शासन विभाग

AHP-20

क्रमांक:एफ.2(18)/नविप/2009/

दिनांक

3 MAR 2011

आदेश

राज्य सरकार द्वारा राज्य के शहरी निर्धन परिवारों को समयबद्ध कार्यक्रम में आवास की उपलब्धता सुनिश्चित किये जाने के लिए माननीय मुख्यमंत्री, राजस्थान द्वारा 5 लाख आवास निर्मित करने का लक्ष्य रखा गया है। इस लक्ष्य को सुनिश्चित करने के लिए राज्य सरकार की अफोडेबल हाउसिंग पॉलिसी-2009 के मॉडल संख्या-2 एवं 3 के तहत निजी विकासकर्ताओं के द्वारा प्रस्तुत किये गये प्रस्तावों पर समस्त प्रकार के अनुमोदन स्थानीय निकायों द्वारा सुनिश्चित किये जाने हैं।

प्रमुख शासन सचिव, नगरीय विकास विभाग के साथ अफोडेबल हाउसिंग के विकासकर्ताओं की उपस्थिति में आयोजित बैठक में यह अवगत करवाया गया है कि वर्तमान में किसी भी परियोजना पर सम्पर्क सड़क का सर्वेक्षण स्थानीय निकाय द्वारा नहीं किया गया है।

इस क्रम में समस्त स्थानीय निकायों को निर्देशित किया जाता है कि उनके क्षेत्र में मॉडल संख्या-2 के प्रथम चरण में अनुमोदित परियोजनाओं के लिए सम्पर्क सड़क निर्माण/सुदृढीकरण/चौड़ा करने इत्यादि से सम्बन्धित कार्य परियोजना अनुमोदन के 30 दिवस की अवधि में किया जाना सुनिश्चित किया जावे।

(पुरुषोत्तम वियाणी)

उप शासन सचिव-प्रथम

प्रतिलिपि:- निम्न को सूदनार्थ एवं आवश्यक कार्यवाही हेतु:-

1. निजी सचिव, प्रमुख शासन सचिव माननीय मुख्यमंत्री, राजस्थान
2. निजी सचिव, माननीय नगरीय विकास एवं आवासन विभाग
3. निजी सचिव, प्रमुख शासन सचिव नगरीय विकास विभाग
4. निजी सचिव आयुक्त जयपुर/जांघपुर विकास प्राधिकरण
5. निदेशक स्थानीय निकाय को भेजकर लेख है कि समस्त स्थानीय निकायों को अविलम्ब उचित आदेश जारी किये जावे।
6. निजी सचिव समस्त जिला कलेक्टर .....
7. सचिव समस्त नगर विकास न्यास .....
8. रक्षित पत्रावली

उप शासन सचिव-प्रथम



राजस्थान सरकार  
नगरीय विकास, आवासन एवं स्वायत्त शासन विभाग

AHP-21

क्रमांक: एफ.2(18)/नविवि/2009/

दिनांक 3 MAR 2011

आदेश

राज्य सरकार द्वारा राज्य के शहरी निर्धन परिवारों को समयबद्ध कार्यक्रम में आवास की उपलब्ध को सुनिश्चित किये जाने के लिए माननीय मुख्यमंत्री, राजस्थान द्वारा 5 लाख आवास निर्मित करने का लक्ष्य रखा गया है। इस लक्ष्य को सुनिश्चित करने के लिए राज्य सरकार की अफोडेबल हाउसिंग पॉलिसी-2009 के मॉडल संख्या-2 एवं 3 के तहत निजी विकासकर्ताओं के द्वारा प्रस्ताव स्थानीय निकायो में आवास विकास लि. के माध्यम से प्रेषित किये जाते हैं।

प्रमुख शासन सचिव, नगरीय विकास विभाग के साथ अफोडेबल हाउसिंग के विकासकर्ताओं की उपस्थिति में आयोजित बैठक में समस्त विकासकर्ताओं द्वारा यह अवगत करवाया गया है कि प्रथम चरण की परियोजनाओं में 90-बी, भू-उपयोग परिवर्तन मानचित्र अनुमोदन की कार्यवाही निर्धारित 30 दिवस की अवधि में नहीं की गई है।

भविष्य में निजी विकासकर्ताओं द्वारा प्रस्तुत किये जाने वाले/प्रस्तुत किये गये प्रस्तावों पर 90-बी, (सम्बन्धित प्राधिकृत अधिकारी द्वारा) भू-उपयोग परिवर्तन मानचित्र अनुमोदन एवं पट्टा जारी करने से सम्बन्धित समस्त कार्यवाही निर्धारित 30 दिन की अवधि में ही पूर्ण की जाएँ। स्वायत्त शासन संस्थाओं में अधिकांश छोटी स्वायत्त शासन संस्थाओं (Municipal Bodies) में नगर नियोजकों का अभाव है, इनमें नक्शे अनुमोदन करने संबंधी समस्त कार्य मुख्य नगर नियोजक कार्यालय द्वारा निम्न प्रक्रिया के तहत किया जावेगा:-

1. आवास विकास लिमिटेड द्वारा प्राप्त प्रस्ताव मुख्य नगर नियोजक कार्यालय को प्रेषित किये जावेंगे
2. मुख्य नगर नियोजक कार्यालय द्वारा निम्न कमेटी की बैठक ली जाकर प्रकरणों पर अग्रिम कार्यवाही की जावेगी:-
  - (i) मुख्य नगर नियोजक अथवा उनके द्वारा नामांकित अतिरिक्त मुख्य नगर नियोजक/वरिष्ठ नगर नियोजक - अध्यक्ष
  - (ii) स्थानीय निकाय से सम्बन्धित आयुक्त/अधिशापी अधिकारी- सदस्य
  - (iii) स्थानीय निकाय से सम्बन्धित उप नगर नियोजक/सहायक नगर नियोजक- सदस्य

(पुरुषोत्तम बियाणी)  
उप शासन सचिव-प्रथम

प्रतिलिपि:- निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु:-

1. निजी सचिव, प्रमुख शासन सचिव, माननीय मुख्यमंत्री, राजस्थान



राजस्थान सरकार  
नगरीय विकास, आवासन एवं स्वायत्ता शासन विभाग

AMP-22

क्रमांक: एफ.2(18)/नविवि/2009/

दिनांक

अध्यक्ष  
विद्युत वितरण निगम लिमिटेड  
जयपुर/जोधपुर/अजमेर

3 MAR 2011

विषय :- अफोडेबल आवासीय नीति-2009 के अन्तर्गत राज्य सरकार से जन्म सहभागिता के अन्तर्गत निर्मित किये जाने वाले आवासों से सम्बन्धित परियोजनाओं पर विद्युत लाईन/कनेक्शन के सम्बन्ध में।

महोदय,

उपरोक्त विषयान्तर्गत लेख है कि राज्य सरकार द्वारा राज्य के शहरी निर्धन परिवारों को समयबद्ध कार्यक्रम में आवास की उपलब्ध को सुनिश्चित किये जाने के लिए माननीय मुख्यमंत्री, राजस्थान द्वारा 5 लाख आवास निर्मित करने का लक्ष्य रखा गया है। इस लक्ष्य को सुनिश्चित करने के लिए राज्य सरकार की अफोडेबल हाउसिंग पॉलिसी-2009 के तहत निजी विकासकर्ताओं के द्वारा प्रस्तुत किये गये प्रस्तावों पर समस्त प्रकार के अनुमोदन सम्बन्धित राजकीय विभागों/संस्थाओं द्वारा निर्धारित समयवधि में सुनिश्चित किये जाने हैं। निजी विकासकर्ताओं द्वारा जो आवास निर्मित किये जावेंगे व संबंधित स्थानीय निकाय (Local Body) को सुपुर्द किये जावेंगे तथा स्थानीय निकाय द्वारा ही उनका आवंटन किया जावेगा। इस प्रकार ये परियोजनाएँ स्थानीय निकाय द्वारा क्रियान्वित परियोजनाओं के समक्ष ही मानी जावें।

इस संम ने आपसे अनुरोध है कि कृपया अफोडेबल आवासीय योजना से सम्बन्धित परियोजना स्थलों पर विद्युत कनेक्शन/विद्यमान विद्युत लाईनों को स्थानान्तरित करने का कार्य उच्च प्रथमिकता पर किये जाने हेतु उचित निर्देश जारी किये जाये।

चूंकि उक्त नीति माननीय मुख्यमंत्री महोदय द्वारा शहरी निर्धन वर्ग को सस्ती दरों पर आवास उपलब्ध करवाने हेतु तैयार की गई है, इस ध्यान में रखते हुए परियोजना पर उपलब्ध करवाये जाने वाले अस्थायी विद्युत कनेक्शन एवं विद्युत उपभोग की दरें सामान्य स्थायी रिहायशी दरों के आधार पर निर्धारित किये जाने के सम्बन्ध में उचित निर्देश जारी करने का कष्ट करे।

प्रतिलिपि:- निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु:-

1. निजी सचिव, प्रमुख शासन सचिव माननीय मुख्यमंत्री, राजस्थान
2. निजी सचिव, माननीय मंत्री नगरीय विकास एवं आवासन विभाग
3. निजी सचिव, माननीय उर्जा मंत्री राजस्थान सरकार

(गुरदयाल सिंह संधु)  
प्रमुख शासन सचिव

उप शासन सचिव-प्रथम



राजस्थान सरकार  
नगरीय विकास, आवासन एवं स्वायत्त शासन विभाग

AHP-23 ✓

क्रमांक: 5/2(18)/नविवि/2009/

दिनांक

13.09.2010

1. आयुक्त  
जयपुर विकास प्राधिकरण, जयपुर
2. सचिव  
नगर विकास न्यास मिवाडी
3. सचिव  
नगर विकास न्यास अजमेर
4. अध्यक्ष  
नगर पालिका, किशनगढ़ जिला अजमेर

**विषय :-** अफोर्डेबल आवासीय नीति, 2009 के अन्तर्गत प्रस्तुत योजनाओं के संबंध में।

राज्य सरकार द्वारा राज्य के शहरी निर्धन परिवारों को समयबद्ध कार्यक्रम में आवास की उपलब्ध को सुनिश्चित किये जाने के लिए माननीय मुख्यमंत्री, राजस्थान द्वारा 5 लाख आवास निर्मित करने का लक्ष्य रखा गया है। इस लक्ष्य को प्राप्त करने के लिए राज्य सरकार की अफोर्डेबल हाउसिंग पॉलिसी-2009 के मॉडल संख्या-3 के तहत निजी विकासकर्ताओं के द्वारा आवासों के निर्माण से सम्बन्धित प्रस्ताव आवास विकास लिमिटेड द्वारा आपको प्रेषित किये गये हैं।

इस क्रम में निर्देशित किया जाता है उपरोक्त परियोजनाओं हेतु विकासकर्ताओं द्वारा प्रस्तावित स्थलों पर भूमि अवाप्ति हेतु / अवाप्तशुदा भूमि की अफोर्डेबल आवासीय नीति के तहत परियोजना विकसित करने हेतु प्रस्ताव का नगरीय विकास विभाग के पत्र क्रमांक प-2(18)नविवि/5/2009 पार्ट-II दिनांक 15.09.2010 के तहत तकनीकी परीक्षण कर तकनीकी रिपोर्ट आगामी 15 दिवस में आवास विकास लि. को प्रेषित किया जाना सुनिश्चित करें। जिससे की राज्य स्तरीय समिति द्वारा प्रकरण में उचित निर्णय लिया जा सके।

कृपया प्रकरणों का निस्तारण उच्च प्राथमिकता पर किया जाना सुनिश्चित करें।

(पुरुषोत्तम वियाणी)  
उप शासन सचिव-प्रथम

**प्रतिलिपि:-** निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु:-

1. निजी सचिव, माननीय मंत्री नगरीय विकास एवं आवासन विभाग
2. निजी सचिव, प्रमुख शासन सचिव नगरीय विकास विभाग
3. निजी सचिव आयुक्त जयपुर विकास प्राधिकरण
4. निजी सचिव जिला कलेक्टर अजमेर/अजमेर
5. निजी सचिव नगर विकास न्यास मिवाडी/अजमेर
6. संक्षिप्त पत्रावली

उप शासन सचिव-प्रथम



AHP-25 ✓

Government of Rajasthan  
Urban Development Housing & Local Self Govt.  
Rajasthan Jaipur

F.No. 2(18)UDH/5/09

Jaipur, Dated: 31 MAY 2011

Office Order

Sub.: Various Charges proposed to be levied to create "BSUP (Shelter) Fund" for implementation of Affordable Housing Policy - 2009

Government of Rajasthan, (UDH Department) has issued Affordable Housing Policy-2009 on 25.12.2009. In partial modification of instructions laid down in this Policy; following charges shall be levied and collected by Rajasthan Housing Board, Jaipur Development Authority & Jodhpur Development Authority, UIT's, Nagar Nigam, Nagar Parishads & Nagar Palikas in addition to any amount being charged under prevailing provisions to create a BSUP (Shelter) Fund to be used exclusively for the benefit of EWS/LIG schemes.

- a. For Residential Buildings :- Rs. 10/- per sq. mt. on account of approval of building plan (where proposed building height is 15 mt. & above)
- For Commercial Building :- Rs. 25/- per sq. mt. on account of approval of building plan (where proposed building height is 15 mt. & above)
- b. Rs. 25/- per sqm for getting permission of any land use change, in case change in land use and land conversion both are involved the charges for shelter fund will be levied for one item only.
- c. Rs. 10/- per sqm on sale of residential plots in urban areas (more than 300 sqm) and Rs 25/- per sqm. for commercial plots by JDA/JODA/UITs/ Municipal Bodies
- d. Rs. 10 per sqft. on constructed houses/flats with plinth area more than 1000 sqft and Rupees 20 per Sqft. for shops above 100 Sqft. plinth area.
- e. Rs 25/- per sqm on account of reconstitution/subdivision of plots to be charged by RHB/JDA/JODA/UITs/ Municipal Bodies
- f. Rs- 25 - sqm. on allotment of Institutional land by RHB/JDA/JODA/UITs / Municipal Bodies
- g. 25% of betterment levy charged by RHB/JDA/JODA/UITs /Municipal Bodies on account of sanctioning of FAR above the base FAR as per provision of Building Regulations is to be diverted to BSUP (Shelter) Fund.

The amount so collected shall be deposited in a separate account to be created for the purpose of BSUP (Shelter) Fund. This fund will be utilized by ULBs for external development of EWS/LIGH Schemes under the Affordable Housing Policy and also on other items of works for such beneficiaries including maintenance works under the Policy or as may be decided by the State Government from time to time. These orders shall be applicable on the cases approved after the date of issue of these orders.

Envi/11/5/2011  
(N. L. Meena)  
Dy. Secretary  
Govt. of Rajasthan



राजस्थान सरकार  
नगरीय विकास विभाग

AHP-24

क्रमांक एफ. 2(18)नविवि/5/2009पार्ट-II.

जयपुर, दिनांक :- 18 MAR 2011

सचिव,  
जयपुर/जोधपुर विकास प्राधिकरण,  
जयपुर/जोधपुर।

निदेशक,  
स्थानीय निकाय विभाग,  
जयपुर।

आयुक्त,  
राजस्थान आवासन मण्डल,  
जयपुर।

सचिव,  
नगर विकास न्यास,  
अलवर/अजमेर/भरतपुर/भिलाडी/  
भीलवाडा/बीकानेर/आदू जिला  
सिरोही/कोटा/उदयपुर/श्रीगंगानगर  
/जैसलमेर।

विषय :- अफोर्डेबल हाउसिंग पॉलिसी, 2009 के संबंध में।  
सन्दर्भ :- पत्र क्रमांक 2(18)नविवि/5/2009पार्ट-II दिनांक 30.09.10

महोदय,

उपरोक्त विषयान्तर्गत लेख है कि उक्त सन्दर्भित पत्र के बिन्दु सं. 'डी' में टाउनशिप पॉलिसी, 2010 के अन्तर्गत 2 हैक्टर से कम क्षेत्रफल की टाउनशिप योजना में आवासीय क्षेत्रफल का न्यूनतम 5 प्रतिशत क्षेत्रफल EWS/LIG ग्रुप हाउसिंग अथवा कुल भूखण्डों/आवासों का 15 प्रतिशत जो भी अधिक हो EWS/LIG कैटेगरी के लिए आरक्षित रहेगा का उल्लेख है। इस बिन्दु में "2 हैक्टर से कम" त्रुटिवश अंकित हो गया है इसे 2 हैक्टर से कम के स्थान पर 2 हैक्टर से अधिक पढ़ा जावे। उक्त संशोधन अफोर्डेबल हाउसिंग पॉलिसी, 2009 जारी होने की तिथी से ही लागू होगा।

भवदीय,

(पुरुषोत्तम बियाणी)  
उप-शासन सचिव-प्रथम



राजस्थान सरकार  
नगरीय विकास विभाग

AHP-26

क्रमांक एफ.2(18)नवि/5/2009पार्ट-IV

जयपुर, दिनांक :- 6 JUL 2011

सचिव,  
जयपुर विकास प्राधिकरण,  
जयपुर।

मुख्य कार्यकारी अधिकारी,  
जयपुर नगर निगम,  
जयपुर।

विषय :- अफोर्डेबल हाउसिंग पॉलिसी, 2009 बाबत।  
महोदय,

अफोर्डेबल हाउसिंग पॉलिसी, 2009 में विकासकर्ताओं को कुछ छूट (Incentive) दिये गये हैं। कुछ नगरीय निकायों द्वारा इस छूट को देने में कुछ भ्रान्तियां महसूस की जा रही हैं। इस संबंध में अफोर्डेबल हाउसिंग पॉलिसी, 2009 के प्रावधान स्पष्ट हैं तथा पुनः सभी नगरीय निकायों को स्पष्ट किया जाता है कि :-

1. आवेदक योजना में भवन मानचित्र अनुमोदन शुल्क देय नहीं है, अतः फायर अभिशंका शुल्क भी देय नहीं होगा। परन्तु अमान्य राशि में कोई छूट नहीं है।
2. योजना के सम्पूर्ण भाग (52 प्रतिशत ई.डब्ल्यू.एस./एल.आई.जी./एम.आई.जी.+48 प्रतिशत एम.आई.जी.बी. एवं एच.आई.जी.) पर भवन मानचित्र अनुमोदन शुल्क देय नहीं है।
3. आवेदित योजना में अनुज्ञेय एफ.ए.आर. का दुगुना स्वीकृत किये जाने का प्रावधान है। तब एफ.ए.आर. की गणना 2009 में देय एफ.ए.आर. को ध्यान में रखकर की जायेगी तथा बिना बैटरमेंट लेवी के विकासकर्ता को देय होगी।

भवदीय,

६

(पुरुषोत्तम बियाणी)

शासन उप सचिव-प्रथम

प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु :-

1. सचिव, जोधपुर विकास प्राधिकरण, जयपुर।
2. सचिव, नगर विकास न्यास, अलवर/अजमेर/भरतपुर/भिवाड़ी/भीलवाड़/बीकानेर/आबू जिला सिरोंही/कोटा/छंदयपुर/श्रीगंगामगर/जैसलमेर।
3. निदेशक, स्थानीय निकाय विभाग, जयपुर।
4. मुख्य नगर नियोजक, राजस्थान, जयपुर।
5. मुख्य महाप्रबन्धक, आवास विकास लिमिटेड, जयपुर।
6. रक्षित पत्रावली।

शासन उप सचिव-प्रथम



**प्राधिकरण/नगर विकास/आवास/स्थानीय निकाय**  
**(शहरी जमाबन्दी के आधार पर अफोरडेबल आवासीय नीति-2009 के अन्तर्गत निजी**  
**खातेदारी योजना पर समूह आवासीय प्रयोजन के लिए भूमि का पट्टा विलेख)**  
 (नगरपालिका-राजस्व अधिनियम 1956 की धारा 90 ख (3) के प्रावधानों के अन्तर्गत आवंटित भूखण्डों के उपयोग हेतु)

यह इकरारनामा राज्य सरकार द्वारा जारी अफोरडेबल आवासीय नीति-2009 के मॉडल संख्या-2 के अन्तर्गत  
 सहभागिता योजना के तहत आज दिनांक..... 201..... को इस इकरारनामे के तहत  
 आवंटित/विक्रय-पत्र संख्या..... सन् को राजस्थान राज्य के राज्यपाल जिन्हें इसके पश्चात सरकार कह  
 कर संबोधित किया गया है।

पिता/पति..... पुत्र/पुत्री.....  
 जन्म तिथि..... व्यवसाय..... निवासी..... जिनके स्वामित्व की  
 भूमि..... तहसील..... के खसरा संख्या..... की कुल.....

पट्टा भूमि है (जिनको इसके पश्चात पट्टेदार कह कर संबोधित किया गया है और इस बाबत में जहाँ की  
 प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वहक, प्रबन्धक प्रतिनिधि और मुक्तकीन अलैह भी सम्मिलित  
 होंगे) के बीच लिखा गया है। इसमें उल्लेखित शर्तों और कवरों जो पट्टेदार द्वारा निष्पादित तथा पालन किये  
 जावेंगे के एवज में सरकार इनके द्वारा पट्टेदार को जमीन का वह तमाम प्लॉट (जो इसके बाद उक्त भूखण्ड  
 कह कर संबोधित किया गया है) का नियमन और पुनः आवंटन निम्न शर्तों के अधीन किया जाता है:

1. इस पट्टा विलेख द्वारा पट्टेदार के पक्ष में अफोरडेबल आवासीय नीति 2009 के संबंध में आवास  
 विकास संस्थान, जयपुर विकास प्राधिकरण तथा श्री/मैसर्स..... के मध्य  
 निष्पादित त्रि-पक्षीय अनुबंध दिनांक..... तथा इस संबंध में राज्य सरकार द्वारा जारी  
 दिशा-निर्देशों के अनुसार आवंटन/नियमन की जाने वाली भूमि का विवरण निम्न प्रकार से है:  
 (अ) कुल भूखण्ड क्षेत्रफल..... वर्गमीटर  
 (ब) कमजोर/अल्प/मध्यम आय वर्ग (अ) हेतु आवासीय प्लेट बनाने के लिए कुल भूखण्ड क्षेत्रफल  
 का 52 प्रतिशत भूमि का क्षेत्रफल (जिसमें से कुल भूखण्ड क्षेत्रफल का 2 प्रतिशत व्यावसायिक  
 उपयोग हेतु आरक्षित रहेगा)..... वर्गमीटर  
 (स) पट्टेदार के पक्ष में कुल भूखण्ड क्षेत्रफल में से आवंटित शेष 48 प्रतिशत भूमि (जिसमें से कुल  
 भूखण्ड क्षेत्रफल का 6 प्रतिशत व्यावसायिक उपयोग हेतु आरक्षित रहेगा) का क्षेत्रफल  
 (अ)-(ब)..... वर्गमीटर
2. इस पट्टा विलेख के तहत शर्त संख्या 1(अ) में वर्णित कुल भूमि भू-राजस्व अधिनियम 1956 की धारा  
 90बी (3) के तहत समर्पण के पश्चात स्थानीय निकाय के हक में दर्ज होने के उपरान्त अफोरडेबल  
 हाउसिंग पालिसी में निर्धारित शर्तों के तहत कमजोर, अल्प एवं मध्यम आय वर्ग-(अ) हेतु परियोजना में  
 निर्धारित की उपर्युक्त शर्त संख्या 1 (ब) में वर्णित भूमि का स्वामित्व एवं प्रथम चार्ज स्थानीय निकाय के  
 हक में रहेगा व शर्त संख्या 1(स) में वर्णित शेष भूमि (आवासीय एवं व्यावसायिक) का स्वामित्व पट्टेदार  
 का होगा। किन्तु शर्त संख्या 1 (ब) में वर्णित 2 प्रतिशत व्यावसायिक भूमि का आवंटन प्राधिकरण द्वारा  
 पट्टेदार अथवा उसके नामित व्यक्ति को शर्त संख्या 1 में उल्लेखित प्लेट के निर्माण व विकास कार्य  
 की शर्त पूर्ण होने पर किया जा सकेगा।
3. यह कि निजी खातेदारी योजना जिसकी सीमाओं एवं क्षेत्रफल का विवरण संलग्न साइट प्लान में अधिक  
 पूर्ण रूपेण वर्णित है और जिसे पूर्व स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक  
 अपवादों, संरक्षणों, प्रतिबन्धों, वैध शर्तों और करारों के अधीन पट्टेदार उपयोग, उपभोग, और इस्तेमाल  
 के लिए अपने अधिकार में रखेगा।
4. उक्त भूखण्ड शहरी जमाबन्दी (लीज होल्ड) पर पुनः आवंटित किया गया है। लीज की अवधि 99 वर्ष  
 होगी।
5. इस भूखण्ड के पट्टेदार उपरोक्तानुसार शर्त संख्या 1(स) पर वर्णित क्षेत्रफल पर अकृषि प्रयोजनार्थ  
 निर्धारित नियमन/आवंटन पर के आधार पर कुल राशि.....



शब्दों में ..... रूप दे दी जाती है, जिसकी शर्त प्रतिशत छूट अफोरडेबल आवासीय नीति के तहत दी गई है किन्तु उक्त भूमि पर नियमानुसार शहरी जमाबंदी देय होगी जो कि उस क्षेत्र की आवासीय नियमन/आवेदन दर को चार गुणा राशि को आश्रित दर मानते हुए इसका प्रतिशत आवासीय क्षेत्रफल पर एवं 6 प्रतिशत व्यावसायिक क्षेत्रफल पर प्रति वर्ग मीटर प्रतिवर्ष देय है (यथा लागू)। शहरी जमाबंदी की उक्त राशि को नियमानुसार समय-समय पर बटोतरी की जायेगी परन्तु नगरीय विकास विभाग द्वारा जारी प्रचलित आदेशों के तहत आठ वर्षीय शहरी जमाबंदी एकमुश्त जमा करने पर भविष्य में शहरी जमाबंदी देय नहीं होगी। उपरोक्तानुसार लीज राशि चालान न. .... दिनांक ..... से जमा है।

6. इस पट्टे के आधार पर शर्त संख्या 1 (स) में उल्लेखित उक्त भूखण्ड को सरकार/जीवन बीमा नियम/रिज्यूल बैंक सरकार ऋणदात्री संस्था/एच डी एफ सी अथवा निशतल हाउसिंग बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन-निर्माण के ऋण के लिए नियमानुसार गिरवी रखा जा सकेगा।
7. पट्टेदार उक्त भूखण्ड या उस पर लगाये गये भवन का या खन दोनों के किसी ऐसे आशय के लिए जो पिछले पद में निर्देशित आशय के असंगत है बिना सरकार के ऐसे अधिकारी की लिखित स्वीकृति के जो तदर्थ नियुक्त किया गया हो, राजस्थान नगर सुधार (नगरीय निष्ठादन) नियम, 1974 के अंतर्गत स्थापित शर्तों की पूर्ण पालना की जायेगी। यदि किसी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड एवं उस पर बने हुए भवन यदि कोई हो, सहित उक्त भूखण्ड बिना किसी मुआवजे राशि के अधिग्रहण कर लिया जावेगा।
8. योजना का आंतरिक विकास उत्तरदायित्व पट्टेदार का होगा।
9. पट्टेदार उपरोक्तानुसार शर्त संख्या 1(स) पर वर्णित क्षेत्रफल में से शर्त संख्या 1(अ) में वर्णित कुल भूखण्ड क्षेत्रफल का 6 प्रतिशत क्षेत्रफल व्यवसायिक उपयोग में लिया जा सकेगा, जिसका स्वामित्व पट्टेदार का होगा।
10. भूखण्ड की लीज डीड का अपने व्यय पर 30 दिवस में नियमानुसार प्रजीयन करवाया जाना अनिवार्य होगा।
11. निर्माण से पूर्व न्यास से कमजोर/अल्प/मध्यम आय वर्ग भवन के मानचित्र को अफोरडेबल पालिसी में निर्धारित मापदण्डों एवं उच्च आय वर्ग/व्यवसायिक भवनों के मानचित्र भवन विनियम 2010 के अन्तर्गत परियोजना की मुख्य सड़क को आधार माना जाकर अफोरडेबल पालिसी में निर्धारित शर्तों के तहत स्वीकृत करवाना होगा।
12. भवन निर्माण का कार्य अफोरडेबल हाउसिंग पॉलिसी-2009 एवं तत्पश्चात् इस सम्बन्ध में राज्य सरकार द्वारा समय-समय पर जारी किये गये आदेश/संशोधन के प्रावधानों के तहत करना होगा।
13. ऋण दात्री संस्था द्वारा पट्टे की शर्त संख्या 1(ब) में कमजोर/अल्प/मध्यम आय वर्ग हेतु आश्रित आवासीय भूमि का क्षेत्रफल जो कि प्राधिकरण/न्यास/स्थानीय निकाय को निःशुल्क समर्पित किया जा चुका है तथा जिसके कि स्वामित्व से सम्बन्धित समस्त अधिकार प्राधिकरण/न्यास/स्थानीय निकाय के पक्ष में है, पर पट्टेदार को "Second charge" के आधार पर बैंक से ऋण मुहैया करवाने हेतु प्राधिकरण/न्यास/स्थानीय निकाय द्वारा अनापत्ति दी जा सकेगी। इस सम्बन्ध में प्राधिकरण/न्यास/स्थानीय निकाय द्वारा बैंक/अन्य ऋण दात्री संस्था द्वारा किसी प्रकार के शपथ-पत्र अथवा अन्य कानूनी दस्तावेज मांगे जाने पर प्राधिकरण/न्यास/स्थानीय निकाय द्वारा उपलब्ध करवाये जावेंगे।
14. सम्पूर्ण भूखण्ड क्षेत्रफल का एक ही साईट प्लान राज्य सरकार/न्यास द्वारा अनुमोदित अफोरडेबल हाउसिंग पॉलिसी 2009 के अनुसार जारी किया गया है।
15. पट्टेदार के आवेदन अनुसार भूखण्ड पर प्रार्थी का कब्जा निर्विवाद मानकर यह पट्टा जारी किया जा रहा है। अतः कब्जे सम्बन्धित किसी प्रकार के विवाद के लिए प्राधिकरण/न्यास/स्थानीय निकाय जिम्मेदार नहीं होगा।
16. पट्टेदार द्वारा भूखण्ड विक्रय करने पूर्व न्यास की अनुमति आवश्यक है एवं क्रेता द्वारा भूखण्ड का हस्तान्तरण न्यास के नियमों के अनुसार करवाना होगा।



- पट्टेदार द्वारा सम्बन्धित नियमों, उपनियमों, नगरीय भूमि निरंतरण नियम 1974, अफोरडेबल हाउसिंग पॉलिसी-2009, उपविभाजन एवं पुर्नगठन नियम 1975, भवन विनियम 2010, उपनियमों, राज्य सरकार/प्राधिकरण/न्यास/स्थानीय निकाय के समय-समय पर जारी होने वाले निर्देशों, निर्देशों को पालना की जावेगी।
- पट्टेदार द्वारा उच्च आय वर्ग/व्यवसायिक/अन्य प्रयोजनार्थ उपयोग में लायी जाने वाली भूमि पर किसी क्षेत्रफल में सौर ऊर्जा की व्यवस्था रखी जानी आवश्यक होगी।
- एम.पी.सी. (नेशनल बिल्डिंग कोड) के प्रावधानों के अनुसार अग्निशमन के एवं भूकम्परोधी प्रावधान किये जाना आवश्यक होंगे।
- पट्टेदार को निर्माण इस प्रकार करना होगा कि वर्षा जल को भूमी नहीं भरे व जल निकासी का पूर्ण प्रावधान करना होगा।
21. पट्टेदार को राज्य सरकार की अफोरडेबल हाउसिंग पॉलिसी-2009 एवं तत्पश्चात् समय-समय विभिन्न परिपत्रों/आदेशों/दिशानिर्देशों के तहत जारी संशोधन, प्रावधानों एवं शर्तों की पालना अनिवार्य रूप से करनी होगी।
22. पट्टेदार को रेन वाटर हार्वेस्टिंग स्ट्रक्चर का निर्माण करना अनिवार्य होगा।
23. राज्य सरकार द्वारा समय-समय पर जारी परिपत्रों के अनुसार अगर अन्य कोई शर्त बनती है तो आवंटी द्वारा प्राधिकरण/न्यास/स्थानीय निकाय को नियमानुसार अदा करनी होगी।
24. पट्टेदार द्वारा किसी भी नियम की पालना नहीं करने पर लीजडीड/आवंटन स्वतः ही निरस्त माना जावेगा।
25. पट्टेदार द्वारा परियोजना में से उत्पन्न होने वाले सोलिड एवं लिक्विड वेस्ट का निष्पादन राजस्थान राज्य प्रदूषण नियंत्रण मण्डल द्वारा निर्धारित पैरामीटर के अनुसार किया जायेगा।
26. पट्टेदार द्वारा पर्यावरण संरक्षण अधिनियम 1986 के प्रावधानों की नियमानुसार अनुपालना करनी होगी।
27. पट्टेदार द्वारा नियमानुसार ग्रीनरी तथा प्लांटेशन आवश्यक रूप से करना होगा।
28. पट्टेदार द्वारा अफोरडेबल आवासीय नीति में वर्णित एवं संशोधित व भवन विनियम 2010 के प्रावधानों के अनुसार पार्किंग की व्यवस्था आवश्यक रूप से करनी होगी।
29. यह पट्टा पट्टेदार द्वारा प्रस्तुत दस्तावेजों के आधार पर जारी किया जाता है, भविष्य में यदि यह पाया जाता है कि पट्टेदार द्वारा तथ्यों को छुपा कर या फर्जी दस्तावेज के आधार पर आवंटन पत्र जारी करवाया गया है तो यह आवंटन पत्र एवं इसके परिपेक्ष में जारी किया गया पट्टा विलेख स्वतः निरस्त माना जावेगा।
30. उपरोक्त सभी शर्तों के अतिरिक्त राज्य सरकार द्वारा तैयार एवं अनुमोदित त्रिपक्षीय अनुबंध जो कि पट्टे के साथ प्रपत्र-‘अ’ पर संलग्न है एवं जो इस पट्टे का अभिन्न अंग है, की सभी शर्तें अक्षरशः लागू होंगी जिनकी पालना अनिवार्य रूप से पट्टेदार को करनी होगी।
31. पट्टेदार द्वारा कमजोर/अल्प/मध्यम आय वर्ग ‘अ’ हेतु निर्मित किये जाने वाले कुल सुपर बिल्ट अप क्षेत्रफल का 1 प्रतिशत बिल्ट अप क्षेत्रफल सामुदायिक केंद्र/सार्वजनिक सुविधार/स्कूल/प्रशिक्षण केंद्र हेतु निःशुल्क निर्मित किया जावेगा।
32. पट्टेदार कमजोर/अल्प/मध्यम आय वर्ग ‘अ’ हेतु अफोरडेबल हाउसिंग पॉलिसी-2009 के तहत निर्मित किये जाने वाले आवासों हेतु बैंक, विकासकर्ता, लाभार्थी एवं प्राधिकरण/न्यास/स्थानीय निकाय के मध्य निष्पादित होने वाली “एस्करो एग्रीमेन्ट” को हस्ताक्षरित करने हेतु बाध्य होगा।
33. पट्टेदार अफोरडेबल आवासीय नीति के तहत कमजोर/अल्प/मध्यम आय वर्ग ‘अ’ हेतु निर्मित किये जाने वाले आवासों को समयबद्ध कार्यक्रम में गुणवत्ता हेतु निर्धारित मापदण्डों पर पूर्ण करवायेगा, अगर पट्टेदार आवंटी द्वारा आवासों का निर्माण पूर्ण किये बिना कार्य बीच में ही छोड़ दिया जाता है तो संप्र कार्य प्राधिकरण/न्यास/स्थानीय निकाय द्वारा पट्टेदार द्वारा दिनांक.....को प्रस्तुत अण्डर टैकिंग अनुसार पट्टेदार की क्षतिपूर्ति पर करवाया जायेगा। (इस सम्बन्ध में आवंटी से 100/- रुपये के नान-ज्यूडिशियल स्टाम्प पेपर पर नियमानुसार अण्डर टैकिंग पत्र लिया जाना अनिवार्य होगा)
34. उपरोक्त शर्तों अन्तर्गत राज्य सरकार द्वारा तैयार एवं अनुमोदित त्रिपक्षीय अनुबंध जो कि पट्टे के साथ प्रपत्र-‘अ’ पर संलग्न है एवं जो इस पट्टे का अभिन्न अंग है, की सभी शर्तें अक्षरशः लागू होंगी जिनकी पालना अनिवार्य रूप से पट्टेदार को करनी होगी।



35. पट्टेदार द्वारा भूखण्ड पर निर्मित किये जाने वाले समस्त आवासों पर अगर किसी भी प्रकार का सवि-  
टैक्स अथवा अन्य कोई टैक्स देय होता है तो इसकी पूर्ण जिम्मेदारी पट्टेदार की होगी।

36. भूखण्ड की लीज डीड एवं पंजीयन पर आने वाली समस्त लागत एवं व्यय प्रभार पट्टेदार द्वारा  
नियमानुसार देय होगी।

37. पट्टेदार द्वारा भूखण्ड का उपयोग उसी प्रयोजन के लिए किया जाएगा जिस हेतु यह पट्टा जारी किया  
गया है।

नोट:- इस भूखण्ड की ..... पंजीकृत मूल्य राशि  
रुपये ..... होती है। अतएव स्टाम्प  
नं. .... सख्या ..... ग्रहणित पट्टा  
इसके साथ लगाये जाते हैं।

इसके साक्षी के रूप में इसके प्रक्षारों इसके बाद प्रत्येक दशा में निर्दिष्ट स्थानों और तारीखों पर  
अपने-अपने हस्ताक्षर कर दिये हैं।

इसके साक्षी के रूप में इसके प्रक्षारों इसके बाद प्रत्येक दशा में निर्दिष्ट स्थानों और तारीखों पर  
अपने-अपने हस्ताक्षर कर दिये हैं।

सरकार की ओर से

आज सन् 201 ..... माह ..... के ..... से दिन .....  
श्री .....

सक्षम अधिकारी, प्राधिकरण/न्यास/स्थानीय निकाय

सक्षम अधिकारी के हस्ताक्षर

एवं

पट्टेदार कार्यालय, प्राधिकरण/न्यास/स्थानीय निकाय

(शहर का नाम) में निम्न साक्षी की उपस्थिति में हस्ताक्षर ..... किये।

साक्षी:-

पट्टेदार के हस्ताक्षर

नाम .....

पिता/पति का नाम .....

व्यवसाय .....

निवास स्थान .....

साक्षी के हस्ताक्षर

नाम .....

पिता/पति का नाम .....

व्यवसाय .....

निवास स्थान .....

साक्षी के हस्ताक्षर



राजस्थान सरकार  
नगरीय विकास विभाग

क्रमांक एफ. 2(18)नविवि/3/2009पार्ट-IV

जयपुर, दिनांक :- 8 NOV 2011

सचिव,  
जयपुर/जोधपुर विकास प्राधिकरण  
जयपुर/जोधपुर।

मुख्य महाप्रबन्धक,  
आवास विकास लिमिटेड,  
जयपुर।

सचिव,  
नगर विकास न्यास,  
अलवर/अजमेर/भरतपुर/भिवाडी/भीलवाडा/  
बीकानेर/आबू जिला सिरोही/कोटा/उदयपुर/  
श्रीगंगानगर/जैसलमेर।

विषय :- अफोर्डेबल हाउसिंग पॉलिसी, 2009 के अन्तर्गत बनाये जाने वाले मकानों पर वैट की राशि के पुर्नभरण के संबंध में।

महोदय,

उपरोक्त विषयान्तर्गत विचार-विमर्श पश्चात्, "वित्त विभाग द्वारा परीक्षणोपरान्त सक्षम स्तर पर निर्णय हुआ है कि प्रारम्भ में मकान निर्माता कम्पनी द्वारा वैट चुकाया जायेगा तथा उसके बाद इससे संबंधित दस्तावेज त्रैमासिक आधार पर जब भी कम्पनी द्वारा प्रस्तुत कर दिये जावेंगे, वैट की राशि का पुर्नभरण कम्पनी को कर दिया जावेगा। इस तरह से अफोर्डेबल हाउसिंग पॉलिसी, 2009 के तहत मकान प्राप्तकर्ता को वैट मुक्त आवंटित होंगे।" वित्त विभाग से प्राप्त अ.शा. टीप की प्रति संलग्न है।

भवदीय,

(पुरुषोत्तम बियाणी)  
उप शासन सचिव-प्रथम

प्रतिलिपि निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु :-

1. मुख्य नगर नियोजक, राजस्थान, जयपुर।
2. आवासन आयुक्त, राजस्थान आवासन मण्डल, जयपुर।
3. निदेशक, स्थानीय निकाय विभाग, जयपुर को उनके अधीन समस्त स्थानीय निकायों को सूचित करने हेतु।
4. मुख्य महाप्रबन्धक, आवास विकास लिमिटेड, जयपुर को सभी ड्रॉलपर्स को अपने स्तर पर सूचित करने हेतु।
5. श्री मूलचन्दानी, आवासन सलाहकार, स्थानीय निकाय विभाग, जयपुर।
6. रक्षित पत्रावली।

उप शासन सचिव-प्रथम



राजस्थान सरकार  
वित्त (कर) विभाग

विषय:- Affordable Housing Policy-2009 के अन्तर्गत बनाये जाने वाले मकानों पर वैट की राशि के पुनर्भरण के सम्बन्ध में।

प्रसंग:- आपका अशा. टीप. क्रमांक: प. 2(18)UDD/5/2009 Part-IV जयपुर,  
दिनांक 14.06.2011

उपर्युक्त विषयान्तर्गत प्रासंगिक अशा. टीप के सम्बन्ध में निर्देशानुसार निवेदन है कि उक्त प्रकरण में वित्त विभाग में परीक्षणोपरान्त सक्षम स्तर से निर्णय हुआ है कि प्रारम्भ में मकान निर्माता कम्पनी द्वारा वैट चुकाया जायेगा तथा, उसके बाद इससे सम्बन्धित दस्तावेज त्रैमासिक आधार पर जब भी कम्पनी द्वारा प्रस्तुत कर दिये जावेंगे, वैट की राशि का पुनर्भरण कम्पनी को कर दिया जावेगा। इस तरह से Affordable Housing Policy-2009 के तहत मकान प्राप्तकर्ता को मकान वैट मुक्त आवंटित होंगे।

अग्रिम कार्यवाही हेतु पत्रावली विशेषाधिकारी (व्यय-3) को प्रेषित की जा रही है।

(डॉ. रविकुमार एस.)  
उप शासन सचिव

प्रमुख शासन सचिव,  
नगरीय विकास विभाग एवं स्थानीय निकाय विभाग

अशा. टीप. संख्या प. 12(27) वित्त/कर/2010  
जयपुर, दिनांक : 11-10-2011

प्रतिलिपि सूचनार्थ एवं आवश्यक कार्यवाही हेतु आयुक्त, वाणिज्यिक कर विभाग, राजस्थान, जयपुर को प्रेषित है।



80  
AHP-29

**Government of Rajasthan**  
**Urban Development, Housing & LSG Department**

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

Dated : 04-10-2012

Notification

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

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

**Model No.1- Mandatory provisions.**

**3.04 Private Developers**

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

**Model No.2- Private developers on private land.**

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

3.05 (vi) Amended Provision:-

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

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



- 30  
9
- (i) 25% on completion of RCC structure, brick work and fixing of doors and windows frames.
  - (ii) 25% on completion of internal/external plaster, flooring, sanitary/electrical fittings.
  - (iii) 25% on production of completion certificate.
  - (iv) 15% on handing over the complete flats to ULB.
  - (v) 10% after defect liability period.

### Model No.3- Private Developers on Acquired land

#### 3.06 Private Developers on land under acquisition -

##### A. Proposals for new acquisition -

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

### Model No.4-

#### 3.07 Private Developer on Government land.

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



### Model No.5. Slum Housing.

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

#### 4.05 General Guidelines:

New Provisions:

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

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

(xxii) Creation of Corpus/Reserve Fund-

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

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



8


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

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

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

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

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

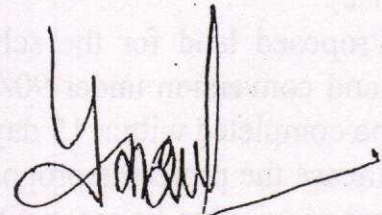
  
(Gurdial Singh Sandhu)  
Principal Secretary to the Government  
Department of Urban Development Housing  
& Local Self Government  
Government of Rajasthan

Copy to following information & necessary action :-

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



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



Deputy Secretary, UDH