

From

The Financial Commissioner & Principal Secretary,
to Government Haryana, Town & Country Planning,
Haryana, Chandigarh.

To

The Director,
Town & Country Planning,
Haryana, Chandigarh.

Memo No:- LC -147-7/16/2006-2TCP
Dated Chandigarh the 3rd Feb, 2010

Subject: - Policy for allotment of land / flats earmarked for Economical weaker section in the licenced colonies._

Reference on the subject noted above

The Department of Town & Country Planning, Haryana grants licences to the Private Colonizers under the provisions of Haryana Development and Regulations of Urban Areas Act, 1975 for development of residential plotted and group housing colonies. Presently as per Bilateral Agreement and the instructions issued from time to time, the reservation / allotment of EWS plots/ flats is being made in the following manner:-

- i. That the owner shall reserve 20% of the total number of residential plots for allotment to economically weaker Section/lower income group categories (normally of the sizes of 50 square meters, 75 square meters, 100 square meters and 125 square meters or otherwise approved) specifically in the lay out plan approved by the Director. These plots shall be allotted at flat rate of Rs.500/- per sq. yards. In Group Housing Colonies the owner shall reserve 15% of total number of Flats for allotment to EWS Categories and the area of such flat shall not be less than 200 sq ft. These flats shall be allotted at the maximum cost of Rs.50,000/-.
- ii. The allotment of these flats / plots shall be made through draw of lots to the eligible persons whose total family income inclusive of the income of the husband, wife and dependent children does not exceed Rs.3500/-per month after inviting applications through press. The tentative number of plots / flats with sizes shall also be announced. The owner shall charge 10% of total cost of such plots / flats as registration / earnest money.
- iii. The colonizers are also allowed to allot 5% of total number of plots/flats reserved for EWS Categories to any eligible person.

- iv. The scheme shall be advertised within 4 months of the issue of the terms & conditions of licence or sanction of Building Plans which ever is later. The allotment process shall be completed within 8 months of issue of advertisement.
- v. The applicant should be resident of Haryana or should have been working in Haryana for at least six months on the date of application or should be an employee of Haryana/Central Govt. Faridabad Complex, any Board, Corporate Body working under the control or supervision, of Haryana Govt. or Govt. of India, or Ex-Servicemen or a retired Hr. Govt. Servant (The benefit shall be extended only to those Ex-Servicemen/retired Hr. Govt. Servants who want to settle in Haryana and citizen of India.

It has been observed that scheme is being misused by unscrupulous elements by presenting false information while making applications and in the absence of a defined criteria, it becomes impossible for the Department to confirm the details. In order to overcome this problem and to ensure that Housing Board, Haryana also get continuous supply of land for construction of flats, it has been decided that:-

1. 50% of the plots in the residential plotted colonies will be given to the Housing Board Haryana @ Rs. 500/- per sq. yrd. Housing Board, Haryana will construct flats on this land and allot the same at reasonable cost approved by the Government to the Below Poverty Line (BPL) families only.
2. The remaining 50% plots will be allotted @Rs.500/-per sq yard or Rs.600/- per sqm and flats constructed in Group Housing Colonies will be allotted maximum @ Rs.50,000/- per flat by the colonizers with following eligible criteria:-
 - a. Any person registered under BPL family and includes his/ her spouse or his/ her dependent children who do not own any flat/ plot in any HUDA Sector/ licenced colony in any of the Urban Areas in the State, will be eligible for making the application.
 - b. First preference will be given to the BPL families listed in the same town and followed by listed in the District and the State.
 - c. Complete scheme shall be floated for allotment in one go within four months of grant of licence or sanctioned of building plans whichever is later and possession of plots /flats shall be offered within the valid licence period of 4 years.

- d. To make the scheme transparent, advertisement will be given in one of the leading English National dailies and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said District and should include details like schedule of payment, number of plots/flats, size etc. The Advertisement should also highlight the other essential requirements as envisaged in this policy.
- e. The allotment will be done through draw of lots in the presence of Committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner of the Circle, Representative of Director, Town and Country Planning (DTCP) and Developer / Colonizer concerned.
- f. The date of draw of lots will be fixed by DTCP and the results will also be published in the newspapers as referred in (d) above.
- g. The colonizers is required to get commensurate number of building plans of EWS component approved while submitting the building plans of main component in group housing colonies.
- h. It needs to be ensured at the time of grant of occupation certificate in case of group housing colonies and grant of part completion certificate for plotted colonies that the proportionate number of EWS units stand constructed & allotted and plots reserved for EWS are also allotted.

3. The allotment of these plots/ flats can also be made with the approval of the Govt. to a specific category of people in public interest on recommendations of a Committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator, HUDA, STP & DTP. This category may include slum-dwellers, occupying precious Government land and who are to be rehabilitated as per policy/ court orders etc. or persons who have constructed houses on the acquired land and are eligible for rehabilitation as per Government decision/ court orders or the persons who have to be allotted oustees quota plots but the same are not readily available with HUDA/ Government.

4. Where the colonizers have already invited applications from public regarding allotment of EWS plots / flats, they may be directed to return the applications and the refund the application money alongwith interest earned by them thereon within 15days of issuance of these directions.

Rest of the terms & conditions will however, be remain the same as earlier circulated from time to time in this regard.

Superintendent,
For Financial Commissioner & Principal Secretary to Govt.
Haryana, Town & Country Planning, Haryana, Chandigarh