

From

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

To

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

Memo No.7/16/2006-2TCP
Dated Chandigarh the 20-08-2009

Subject: Policy for Low Cost/Affordable Housing Projects.

Ref. In continuation of this office memo No.5/16/2006-2TCP dated 29.5.2009.

- - -

The representations received from various companies with regard to the Low Cost Mass Housing project policy have been examined. The objective of the Govt. is to provide dwelling units, which are affordable to the people who belong to lower and middle income category. The Government also wants to mitigate shortage of dwelling units and to help every family to own a house/flat in Haryana. The policy-dated 29.5.2009 is amended as below:

- I. **Land use:** - The scheme will be allowed only in residential zone.
- II. **Area norm:** - The minimum area requirement shall be 10.00 acres in Hyper/High Potential Zone and 5.00 acres in Medium/Low Potential Zones. The said housing will be allowed in 10% area in each sector over and above 20% sector area earmarked for Group Housing colony. This shall be read with the policy letter No. 7/16/2006-2TCP dated 20.08.2009 issued by Financial Commissioner & Principal Secretary to Government Haryana, Town & Country Planning Department.
- III. **Basic Parameters**
 - i. Minimum size of the EWS flat shall not be less than 25 sq. mts. (carpet area) and for affordable unit shall not be less than 48 sq. mtrs (Carpet Area)
 - ii. The selling price of the flat shall not exceed Rs. 4 lakhs (Rs. four lakhs) per dwelling unit for low cost housing project and for dwelling units constructed under affordable housing category, the cost shall not exceed Rs 16 lacs for Gurgaon-Manesar Urban Complex, Rs.14 lacs in Periphery Controlled Area Panchkula & Faridabad-Ballabgarh Complex Development Plan and Rs.12.50 lacs for rest of the towns in the State of Haryana. This price will be all inclusive consisting of land cost, construction cost and all other levies/charges like External Development Charges (EDC), Infrastructure Development Charges (IDC), etc.
- IV. **Seniority:** - A sector-wise seniority will be maintained.
- V. **Reservation of dwelling units:** -
 - (i) The project proponent is liable to provide EWS flats in accordance with minimum size of flat prescribed under serial no. III (i), which shall not be less than 15% of the total number of dwelling units. The said EWS housing flats will be made available to persons who belong to Below Poverty Line families (hereinafter referred as BPL families) as identified with the State Govt. The Class-IV employees of Haryana Government Departments/its

Boards and Corporations/Autonomous Organizations shall also be eligible for allotment under this category.

- (ii) The reservation of flats under affordable housing category shall be made to the extent of 10% of such dwelling units for Class-III and Class-IV employees of Haryana Government Departments/its Boards and Corporations/Autonomous Organizations. However, in case the applications in any colony fall short of number of units available, the colonizers would be free to sell the same to the other eligible applicants.

VI. **Allotment process for affordable/EWS housing:** -

Allotment of 85% dwelling units reserved for affordable/ Low Cost Housing will be left to the colonizers subject to the conditions that preference would be given to the applicants of Haryana domicile.

VII. **Allotment process for EWS:** -

- (A) The preference of allotment will be as per following sequence:
- (i) BPL family & Class-IV employees who are domicile of the town, where scheme is floated.
 - (ii) BPL & Class-IV of the District, where the scheme is floated.
 - (iii) BPL & Class-IV employees of the State.
 - (iv) Complete scheme shall be floated for allotment in one go. To make the scheme transparent, advertisement will be given in one English National daily – Hindustan Times, Times of India, English Tribune and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said District and should include details like payment of installments, flat size etc. The advertisement should also highlight the other essential requirements as envisaged in this policy.
 - (v) 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 & Country Planning (DTCP) and Developer/Colonizer concerned. The date of draw of lots, so fixed by DTCP may be published in the newspapers through advertisements and the results also to be published in the said newspapers.
- (B) If adequate number of applications are not received under one category, the preferential allotment moves to the next category and if adequate numbers of people are not available under all categories specified above, the developer/colonizer is free to sell the units in the open market at same price.

VIII. **Transfer of Property:** -

The flats allotted under this scheme are prohibited for transfer/sale upto five years after getting the possession of the flat to avoid speculation and to give 'housing' to the genuine persons. Breach of this will attract, penalty equivalent to 100% of selling price of the flat. The penalty will be deposited in "Infrastructure

Development Fund” administered by Town and Country Planning Department, so that the infrastructure of the State can be improved. The failure to deposit the penalty will result in resumption of the flat and it’s re-allotment to same category in consultation with the Department.

The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or anyone on his behalf, it will be considered as sale of the property and same will be counted as breach of terms and conditions of allotment.

IX. **Execution of the project by project proponent:** -

The developer/applicant-company/licencee will be given a maximum period of six months after the grant of licence to get the building plans approved and to notify the scheme in the manner specified at Sr. No. VI and VII. In case licencee fails to do so, his licence would be cancelled and licence fee forfeited. Further, the licencees under this scheme would be given a maximum time of three years for completion of the project and offer possession of units to the eligible applicants. This period will be extendable by a maximum period of one year subject to the payment of penalty equivalent to 5% of the External Development Charges. In case, a licencee/colonizer completes the project before two years, a 5% concession in External Development Charges would be provided by the Government.

X. **Zoning Plan:** -

The zoning plan parameters will be applicable as for the group housing projects prepared under sub-rule (xlii) of rule 38 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 except that the permissible ground coverage shall be allowed to the extent of 50% of the area of the project. There will be no restriction on height of the building.

XI. **Parking Norms:** -

The parking space shall be provided @ one Equivalent Car Space (ECS) for each dwelling unit. Further minimum 10% of the total parking will be provided to the Low Cost Housing category flats. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under: -

- i) Basement 35 sqm.
- ii) Stilts 30 sqm.
- iii) Open 25 sqm.

At least 50% of the equivalent car spaces shall be provided in the form of covered parking. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

XII. **Operation of the Haryana Apartment Ownership Act, 1983:** - The said project will be governed through the Haryana Apartment Ownership Act, 1983.

- XIII. For other parameters like, minimum percentage of sector area, density, requirement of the commercial areas, community facilities/amenities, fee & charges, the policy issued vide memo No. 5/16/2006-2TCP, dated 29.5.2009 may be referred.
- XIV. This scheme would be open for three months from the date of issuance of this letter and no application under this scheme would be entertained after the expiry of three months period.

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