

**Important**

From:

The Director, Department of Housing For All, Haryana,  
C-15, Awas Bhawan, Sector-6, Panchkula.

To

1. The Chairman,  
National Real Estate Development Council (Haryana Chapter),  
Plot No. 76-G, 3<sup>rd</sup> Floor, Sector-18, Gurugram.
2. Associations and Real Estate Developers in the State of Haryana.  
(As per list enclosed)

No. HFA/PMAY-U/2021-22/584

Dated: 13/04/2021

**Sub:- Strategy to implement AHP-PMAY(U) in Haryana-comments/suggestions thereof.**

Sir,

I have been directed to refer to the above subject and to say that Affordable Housing in Partnership (AHP) is one of the four Verticals of Pradhan Mantri Awas Yojana-Urban (PMAY-U). As per the AHP-PMAY scheme guidelines, in order to increase availability of houses for EWS category at an affordable rate, States/UTs either through its agency or in partnership with private sector including industries, can plan affordable housing projects. Central Assistance @ Rs. 1.50 lakh per EWS house would be available in such projects. In addition, in Haryana it has been decided to provide State Financial Assistance @ Rs. 1.00 lakh per EWS house, thus making total Financial assistance of Rs. 2.50 lakhs per unit.

2. In order to implement the AHP-PMAY(U) scheme, the State Govt. has amended existing AHP Policy, 2013 of T&CP Deptt., (**Annexure-I**) apart from approving following two more policies exclusively for inviting proposals in PPP mode from prospective builders/developers for AHP-PMAY(U) beneficiaries:

- i. Affordable Housing Policy under Housing For All, 2018 for core areas (**Annexure-II**).
- ii. Affordable Housing Policy (PMAY) for Area falling within Municipal Limits (outside Core Area) 2018 (**Annexure-III**).

3. However, the scheme could not take off. The progress of AHP-PMAY(U) was discussed in the meeting of State Level sanctioning and Monitoring Committee (SLSMC-PMAY-U), held under the Chairmanship of the then Chief Secretary to Govt. Haryana and keeping in view low progress, a Committee under the Chairpersonship of the then FCR was constituted to suggest a strategy to achieve the target under AHP-PMAY(U). The recommendations of the Committee are enclosed (**Annexure-IV**).

4. under prevailing policy for core areas of municipalities one two-wheelers parking is prescribed for every unit but the size of one such parking has been kept as 0.50 ECS. However, this standard as per latest URDPFI guidelines is 0.25 ECS. If the policy keeps the standard of 0.25 ECS for one two-wheeler parking then an FAR of 400% can be easily accommodated as recommended by the Committee chaired by the then FCR, Haryana, in affordable Housing Projects covered under PMAY-U.

5. Further, a task force was constituted by the State Govt. to recommend structural reforms in the Affordable Housing Policies including that of PMAY keeping in view the prevailing high land prices within the core areas. In those recommendations the rate of allotment is an important recommendation to be considered.

The prevailing rates of allotment along with rates recommended by Task Group are given below:-

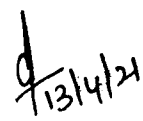
**Existing Clause:**

Potential Zone	Hyper	High	Medium	Low
<b>Name of the municipality</b>	Municipal Corporation, Gurugram	Municipal Corporation, Faridabad, Sonapat, Panipat, Panchkula Municipal Council, Sohna,	Municipal Corporations, Karnal, Ambala, Hisar, Yamuna Nagar, Rohtak Municipal Councils, Kurukshetra, Bahadurgarh, Bawal, Rewari, Palwal Municipal Committees, Hodel, Dharuhera, Ganaur	All other municipalities in the State
<b>Rate of prevailing allotment</b>	4000 (in Rs. per sq. ft. carpet area basis)	3000 (in Rs. per sq. ft. carpet area basis)	2500 (in Rs. per sq. ft. carpet area basis)	2100 (in Rs. per sq. ft. carpet area basis)
<b>Rate of recommended allotment</b>	4000 (in Rs. per sq. ft. carpet area basis)	3600 (in Rs. per sq. ft. carpet area basis)	3600 (in Rs. per sq. ft. carpet area basis)	3000 (in Rs. per sq. ft. carpet area basis)

6. To realize the dream of Hon'ble Prime Minister of providing 1.8 lac houses under AHP-PMAY (U) within Haryana State only, suitable amendments need to be made in the prevailing policy w.r.t. FAR and parking provisions. No license has been implemented within core areas so far as the projects are not viable considering high land value, less FAR, low ground coverage and prevailing setback norms. Therefore, in view of above, the following steps need to be taken:

- Increase the FAR as recommended by the committee chaired by the then FCR, Haryana.
- Relax ground coverage norms as recommended by the committee chaired by the then FCR, Haryana.
- Keep the two wheelers parking norm as 0.25 ECS.
- To allow developers to follow National Building Code (NBC) wherever it increases the viability and efficiency of Affordable Housing Projects.

7. It is therefore, requested to offer your comments/suggestions in this regard by **25.04.2021 and send the same on email [hfapmayu.hry@gmail.com](mailto:hfapmayu.hry@gmail.com)** so as to enable us to draft a new policy for AHP-PMAY(U) beneficiaries.

  
 Director,  
 Department of Housing for All,  
 Haryana, Panchkula.

From

Principal Secretary to Government Haryana,  
Town & Country Planning Department, Haryana, Chandigarh

To

1. Chief Administrator,  
Haryana Sahari Vikas Pradhikaran
2. The Director,  
Town and Country Planning, Haryana,  
Chandigarh.
3. Director, Urban Local Bodies, Department  
Haryana, Panchkula
4. Chief Administrator,  
Housing Board, Haryana

Memo no. Misc-2307/8/26/2017-2TCP

Dated 09.07.2018

**Subject: Amendment in the Affordable Housing Policy-2013 published vide notification dated 19th August 2013 under Section 9-A of Haryana Development and Regulation of Urban Areas Act, 1975 (Act No. 8 of 1975).**

In continuation of the notification of Affordable Housing Policy, 2013 published in the official gazette vide notification no. PF-27/48921 dated 19.08.2013, further instruction issued vide memo no. PF-27/2015/Secy/211 dated 22.07.2015, vide memo no. PF27/2015/Secy/PA/DGTCP/239 dated 23.10.2015 and PF-27/2017/8/26/2017-2 TCP dated 10.10.2017; the Governor of Haryana is pleased to further amend the said policy under the provisions of Section 9-A of the Haryana Development and Regulation of Urban Areas Act, 1975 and any other corresponding statute governing development of affordable group housing colonies as under:-

1. The existing clause 5(ii)(a) shall be substituted with the following:-

“5(ii)(a) Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended children, identified by the Urban Local Bodies Department, Haryana under “Pradhan Mantri Aawas Yojna-Housing for All” programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this effect”.

2. In clause no. 5(iii) b of the Affordable Housing Policy, 2013, the words "Any default in payment shall invite interest @15% per annum." shall be replaced by the following words, "Any default in payment will bear penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017."

The above amendments shall be made effective with prospective effect. The date of inviting applications from the general public shall be considered to be the date of floatation.

*-Sd/-*

(K. Makrand Pandurang, IAS)  
Special Secretary to Government Haryana  
Town and Country Planning  
Department, Haryana.

Endst. No. Misc-2307/8/26/2017 -2TCP

Dated 09.07.2018

A copy is forwarded to the following for information and necessary action please:

1. Additional Chief Secretary to Government Haryana, Housing Board, Haryana.
2. Principal Secretary to Government Haryana, Urban Local Bodies Department, Haryana.

*-Sd/-*

(K. Makrand Pandurang, IAS)  
Special Secretary to Government Haryana  
Town and Country Planning  
Department, Haryana.

Endst. No Misc-2307/8/26/2017-2TCP

Dated 09.07.2018

A copy is forwarded to the Secretary, Council of Ministers, Haryana with respect to U.O. No. 9/39/2018-2 Cabinet dated 17.04.2018 with the information that the decision of the Council of Ministers is implemented.

*-Sd/-*

(K. Makrand Pandurang, IAS)  
Special Secretary to Government Haryana  
Town and Country Planning  
Department, Haryana.

[Extract from Haryana Government Gazette (Extra.), dated the 19<sup>th</sup> August, 2013]

**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**  
**Notification**

The 19<sup>th</sup> August, 2013

**NO. PF-27/48921.** The Governor of Haryana is pleased to notify a comprehensive 'Affordable Housing Policy 2013' under the provisions of Section 9A of the Haryana Development and Regulation of Urban Areas Act, 1975 and any other corresponding statute governing development of group housing colonies on the subject.

The policy, of which the details are given in Annexure-A below, has been concurred by the Finance Department vide their UO No.11/158/2013-5FDIII/22188 dated 05.08.2013 and approved by the Council of Ministers in its meeting held on 06.08.2013.

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

**ANNEXURE-A**  
**AFFORDABLE HOUSING POLICY 2013**

**1. FOREWORD:**

- (i) This policy shall be known as 'Affordable Housing Policy 2013'. All references to 'policy' in this document shall imply to 'Affordable Housing Policy 2013'.
- (ii) This policy is intended to encourage the planning and completion of 'Group Housing Projects' wherein apartments of 'pre-defined size' are made available at 'pre-defined rates' within a 'Targeted time-frame' as prescribed under the present policy to ensure increased supply of 'Affordable Housing' in the urban housing market to the deserving beneficiaries.
- (iii) Any project for which licence is granted under the present policy cannot be converted into a normal group housing colony under any situation and irrespective of whether or not it falls within the 20% residential sector area limit prescribed for group housing projects.
- (iv) All such projects shall be required to be necessarily completed within 4 years from the approval of building plans or grant of environmental clearance, whichever is later. This date shall be referred to as the 'date of commencement of project' for the purpose of this policy. The licences shall not be renewed beyond the said 4 years period from the date of commencement of project.

**2. SITING PARAMETERS:**

- (i) The projects under this policy shall be allowed only in the residential zone of the notified Development Plans of various towns/cities of the State.
- (ii) The maximum area for which such projects can be allowed in a Development Plan shall be governed by the following criteria:-

Sr No	Development Plan	Maximum aggregated area (acres) of Projects allowed in the urbanisable limit per Development Plan
a.	Gurgaon, Faridabad, Panchkula, Panchkula Extn, Pinjore-Kalka	300
b.	Sonipat, Panipat, Karnal, Dharuhera, Bahadurgarh & Sohna	150
c.	Rest of the Development Plans	75

- (iii) The applications for licence received under this policy should be made in the format as prescribed in the Rule 3 of the Haryana Development and Regulations of Urban Areas Rules, 1976 and the said Rules shall be applicable mutatis-mutandis for processing of the application under this policy. Further, the applications for licence received under this policy shall be considered on First-Come-First-Serve basis after the notification of this policy.
- (iv) In any residential sector not more than 5% of the net planned area under residential zone can be allowed for projects under this policy. However, if a residential sector has an area of less than 100 acres, one such project shall be allowed on 5 acres. Further, in order to ensure that such projects are well distributed over the Development Plan area, the maximum net planned area that can be permitted under this policy in any residential sector shall be restricted to 10 acres.
- (v) Whereas, applications under this policy shall be received on an ongoing basis till the availability of area in any specific sector and/or any specific development plan vis-a-vis the area limits prescribed under this policy gets licenced. Nevertheless, all applications received within 15 days of the notification of this policy shall be placed sector-wise in order of seniority. If only one application is received in a particular sector in this period, such application shall be considered on merits for grant of licence as per minimum and maximum area norms cited at para no. 3. However if more than one application is received during this 15 days period, then first two eligible applications shall be considered for grant of licence for an area of 5 acres each, irrespective of the area applied.
- (vi) Such projects can be allowed beyond the 20% group housing limit in a sector in case they fulfill all other prescribed policy parameters and can't be accommodated within the prescribed 20% limit for group housing projects. However, if a project under this policy is accommodated within the prescribed 20% limit for group housing, no further relaxation in the said 20% limit shall be allowed.
3. **MINIMUM AND MAXIMUM AREA FOR SUCH PROJECT:** The minimum and maximum area for such projects shall be 5 acres and 10 acres respectively irrespective of the Development Plan where such project is proposed.
4. **PLANNING AND AREA PARAMETERS:**
- (i) **Planning Parameters:** The planning parameters for the projects allowed under this policy are as follows:

- a. Min. and Max. density permitted: 850ppa (min) & 900ppa (max)
- b. Maximum FAR allowed: 225
- c. Maximum Ground Coverage allowed: 50%
- d. Maximum area under Commercial Use: 4% of the Net Planned Area at 175 FAR.
- e. Minimum Area under organized Open Space: 15% of the Net Planned Area
- f. Occupancy Norm (for density calculations): 5 persons per flat
- g. An additional component of population density, FAR and commercial area is provided beyond what is allowed in group housing colonies to ensure the viability of such projects.

(ii) Type of Apartment and Area under such Apartments:

- a. The apartments of pre-defined size-range shall be allotted at a pre-defined rate to ensure provision of affordable housing under this policy.
- b. The carpet area of the apartments shall range from 28sqm to 60sqm in size.
- c. The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved free-of-FAR, but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/ almirah/ shelf, which being usable covered area shall form part of the carpet area.
- d. No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartments made available under this policy.

(iii) Parking Norms:

- a. The parking space shall be provided at the rate of half Equivalent Car Space (ECS) for each dwelling unit.
- b. Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan.
- c. No car parking shall be allotted to any apartment owner in such projects.
- d. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space.
- e. Additional parking norms and parameters, if any, can be specified in the zoning plan.

(iv) Community Sites: The coloniser shall be required to provide the following community sites in any such project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act:

- a. One built-up Community Hall of not less than 2000sqft.
- b. One built-up Anganwadi-cum Creche of not less than 2000 sqft area.
- c. No other community sites shall be required to be provided in such project.

- (v) Maintenance of colony after completion of project: A commercial component of 4% is being allowed in the project to enable the coloniser to maintain the colony free-of-cost for a period of five years from the date of grant of occupation certificate, after which the colony shall stand transferred to the “association of apartment owners” constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The coloniser shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalised by the “association of apartment owners” constituted under the Apartment Ownership Act 1983.

**5. ALLOTMENT RATES; ALLOTMENT & ELIGIBILITY CRITERIA:**

- (i) Allotment Rate: The allotment rate for the Apartment units approved under such projects shall be as follows:

Sr No	Development Plan	Maximum allotment rate on per sqft carpet area basis	Additional recovery against balcony of min 5ft clear projection #
a.	Gurgaon, Faridabad, Panchkula, Pinjore-Kalka	Rs.4,000/- per sq. ft.	Rs 500 per sqft against all balcony area in a flat adding upto and limited to 100 sqft, as permitted in the approved building plans.
b.	Other High and Medium Potential Towns.	Rs.3,600/- per sq. ft.	
c.	Low Potential Towns	Rs.3,000/- per sq. ft.	

NOTE: #: Such cantilevered balconies (unsupported on three sides) shall not be part of carpet area and shall continue to be allowed free-of-FAR.

- (ii) Eligibility Criteria:
- Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony/ sector or any licenced colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retain only one flat. All such applicants shall submit an affidavit to this effect.
  - Upto 5% of the total number of flats as approved in the building plans may be allotted by a licensee to its employees/ associates/ friends/ relatives etc. subject to the disclosure of their name/address and other identification details to the allotment committee and the allotment procedure for such flats shall also be completed along with the draw of flats for general category flats. The rates and eligibility criteria prescribed under this policy shall continue to be applicable on such preferential allotments also and the allotment procedure shall be completed along with general category flats. In case less allotments are made for such preferential category flats, the extra availability shall be merged with general category allotments.

- (iii) Allotment criteria: The draw for allotment of apartments shall be held under the supervision of a committee constituted for the purpose by following a transparent procedure as below:
- a. Advertisements for booking of apartments shall be issued by the coloniser on two occasions at one week interval in 'One of the leading English National daily' and 'Two Hindi Newspapers' having circulation of more than ten thousand copies in the State to ensure adequate publicity of the project and should include details like allotment rate, schedule of payment, number and carpet area of apartment etc. The proforma of advertisement shall be separately approved by the DGTCP and hosted on the Department website for clarity.
  - b. All flats in a specific project shall be allotted in one go within four months of sanction of building plans or receipt of environmental clearance whichever is later and possession of flats shall be offered within the validity period of 4 years of such sanction/ clearance. Any person interested to apply for allotment of flat in response to such advertisement by a coloniser may apply on the prescribed application form alongwith 5% amount of the total cost of the flat. All such applicants shall be eligible for an interest at the rate of 10% per annum on the booking amount received by the developer for a period beyond 90 days from the close of booking till the date of allotment of flat or refund of booking amount as the case may be. The applicant will be required to deposit additional 20% amount of the total cost of the flat at the time of allotment of flat. The balance 75% amount will be recovered in six equated six monthly instalments spread over three-year period, with no interest falling due before the due date for payment. Any default in payment shall invite interest @15% per annum. The project-wise list of allottees shall also be hosted on the website of the Department.
  - c. The scrutiny of all applications received as per the parameters prescribed in the policy shall be completed by the coloniser under the overall monitoring of concerned District Town Planner (DTP). The scrutiny of applications by the joint team of coloniser and the concerned DTP shall be completed within three months from the last date of receipt of applications as indicated in the advertisement.
  - d. On completion of scrutiny as above, the concerned Senior Town Planner shall fix the date of draw of lots. Simultaneously the ineligible applications shall be returned within one month of completion of scrutiny by the coloniser indicating the grounds on which the applications have been held to be ineligible alongwith the 5% booking amount received from such applicants. No interest in such case shall be paid.
  - e. After fixation of date for draw of lots, an advertisement shall be issued by the coloniser informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspaper in which the original advertisement was issued.

- f. The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of coloniser concerned.
- g. Only such applications shall be considered for draw of lots which are complete and which fulfil the criteria laid down in this Policy. However, it is possible that some of the application forms have certain minor deficiencies, viz., missing entry on the application form, incorrect/missing line in affidavit, illegible copies of certain documents. Such applications may also be included in the draw of lots. However, in case any of such applications are declared successful in the draw of lots, applicants may be granted an opportunity of removing the shortcomings in their application in all respects within a period of 15 days, failing which their claim shall stand forfeited. The said 15 days period shall start from the date of publication of the list of successful allottees in the newspaper marking those successful applications with minor deficiencies for information and notice of such applicants for removing such deficiencies and submit the same to the concerned DTP. The list of such successful allottees shall also be maintained on the website of the Department.
- h. A waiting list for a maximum of 25% of the total available number of flats available for allotment, may also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. In case of surrender of flat by any successful applicant, an amount of Rs 25,000/- may be deducted by the coloniser. Such flats may be considered by the committee for offer to those applicants falling in the waiting list. However, non-removal of deficiencies by any successful applicant shall not be considered as surrender of flat, and no such deduction of Rs 25,000 shall be applicable on such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the licensee shall refund the booking amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 2 years, after which the booking amount shall be refunded back to the waitlisted applicants, without any interest. All non-successful applicants, shall be refunded back the booking amount within 15 days of holding the draw of lots.
- i. If any successful applicant fails to deposit the installments within the time period as prescribed in the allotment letter issued by the colonizer, a reminder may be issued to him for depositing the due installments within a period of 15 days from the date of issue of such notice. If the allottee still defaults in making the payment, the list of such defaulters may be published in one regional Hindi news-paper having circulation of more than ten thousand in the State for payment of due amount within 15 days from the date of

publication of such notice, failing which allotment may be cancelled. In such cases also an amount of Rs 25,000/- may be deducted by the coloniser and the balance amount shall be refunded to the applicant. Such flats may be considered by the committee for offer to those applicants falling in the waiting list.

- j. The colonizer shall issue advertisements on three separate occasions in case adequate number of applications are not received, after which if the situation continues to persist, the Government shall take a decision on the further continuance of such project on case-to-case basis on individual merits.

**6. APPLICABLE FEES & CHARGES:**

- (i) Keeping into account the fact that a limited number of projects shall be allowed under this policy and the sale is to be effected at a predetermined rate, the licence fees and IDC shall stand waived off. However, scrutiny fees and conversion charges at prescribed rates shall be levied.
- (ii) Similarly, in order to minimize the impact of EDC rates on the viability of such a project, the rates and schedule of EDC applicable on plotted colonies shall be levied on such projects. In order to encourage early completion of projects, in case the colonizer completes the project in 3.5 years from the date of commencement of project and applies for grant of occupation certificate in such period, the payment of last instalment of EDC shall be considered for waiver after grant of occupation certificate.

**7. SPECIAL DISPENSATIONS:**

- (i) As a matter of security against any possible delinquencies in completion of the project, the coloniser shall be required to furnish bank guarantee against the total realisation from the project at the rate of 15% for areas falling in the Development Plans of Gurgaon, Faridabad, Panchkula, Panchkula Extn and Pinjore-Kalka and at the rate of 10% for rest of the towns to be furnished within 90 days of the date of commencement of the project. The bank guarantee shall be proportionately released against block-wise occupation certificate obtained by the licensee. However 10% of the total bank guarantee submitted shall be retained to be released at the end of 5 years maintenance period.
- (ii) No allotment of flat shall be permitted until the date of commencement of the project. However, the formalities pertaining to the allotment of flats can be initiated at an appropriate date after obtaining the licence to enable the actual allotment of flat immediately after the date of commencement of project.
- (iii) Once an apartment is allotted through the procedure as specified above, the same cannot be transferred by the coloniser to any other person by documentation in its records. Such apartments shall also be prohibited for transfer/sale up to one year after getting the possession of the flat to avoid speculation and to provide housing to the genuine persons. Breach of this condition will attract penalty equivalent to 200% of the selling price of the

flat. The Penalty will be deposited in the 'Fund' administered by the Town and Country Planning Department so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the flat and its re-allotment in consultation with the Department.

- (iv) The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions of the policy. Penal proceedings as per the prescribed provisions above shall be initiated.
- (v) The allotment letter and sale-purchase agreement entered into with the allottees shall also include the parameters prescribed under this policy to maintain complete transparency in the matter.
- (vi) The developer shall disclose in the 'Application Form' as well as in the advertisement, the complete set of specifications to be adopted for finishing/fittings to be provided by the coloniser in the flat, viz., Flooring (Rooms, Kitchen, Toilet & Bathroom, Balcony, Common Areas, staircase etc.); Door & Window frame and panel; Kitchen Worktop & Wall finishing; Toilet & Bathroom fittings and wall finishings; Internal Electrical Wiring, fittings, electrical points etc.; Internal public health Services – pipes and fittings, sewerage and sanitary fittings; Wall finishing; Staircase and Balcony railings, etc.

T.C.GUPTA,  
Principal Secretary to Government, Haryana  
Town and Country Planning Department.



# Haryana Government Gazette

## EXTRAORDINARY

Published by Authority

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No. 106-2018/Ext.] CHANDIGARH, TUESDAY, JUNE 26, 2018 (ASADHA 5, 1940 SAKA)

### HARYANA GOVERNMENT

#### URBAN LOCAL BODIES DEPARTMENT

#### Notification

The 26 June, 2018

**No. 2/2018-R-II.**— The Governor of Haryana is pleased to notify a comprehensive “Affordable Housing Policy under Housing for All- 2018 for Core Area” under the Section 9A, of the Haryana Development and Regulation of Urban Area Act, 1975 and any other corresponding statute governing development of group housing colonies.

The policy, of which the details are given in Annexure-A below, is approved by the Council of Ministers in its meeting held on 30.05.2018. This policy shall come into effect from the date of its notification. The Director, Urban Local Bodies, is hereby directed to effectively implement this policy to facilitate creation of additional affordable housing stock in the core areas of town which have mixed land use. Since the area is largely builtup hence very small vacant chunks are available.

#### ANNEXURE-A AFFORDABLE HOUSING POLICY UNDER HOUSING FOR ALL-2018 for Core Area

The Hon’ble Prime Minister envisioned “Housing policy for All by 2022” when the Nation completes 75 years of its independence. In order to achieve this objective, Central Government has launched a comprehensive mission “Pradhan Mantri Awas Yojana- Housing for All (Urban)”.

The mission seeks to address the housing requirement of Urban poor including slum dwellers through following programme verticals:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through credit linked subsidy
- Affordable Housing in Partnership with Public & private Sectors
- Subsidy for beneficiary-led individual house construction/ enhancement.

“Pradhan Mantri Awas Yojana- Housing for All (Urban)” Mission for urban area will be implemented during 2015-2022 and this Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/ beneficiaries by 2022.

The affordable Housing in Partnership (AHP) will increase availability of houses for EWS category at an affordable rate, States/ UTs, either through its agency or in partnership with private sector including industries can plan affordable housing project. The Identified Beneficiaries have two options either to avail interest subsidy under Credit Link Subsidy Scheme (CLSS) or Central and State Financial Assistance at the rate 2.5 lakh (Central share @ Rs. 1.5 lakh and State share @Rs. 1.0 lakh) per EWS house would be available for all EWS houses in such project. The builder/ developer will formulate the project for seeking Central and State Government Financial assistance as per the PMAY Scheme/ Guidelines.

As per the planning practice (after 2014), both the offices i.e. T&CP Department and Urban Local Bodies Department jointly prepare and notify the development plan for the controlled area falling within their jurisdiction. The department of Town and Country Planning prepare and notify the development plan under the Act no. 41 of 1963 for the controlled area falling outside the municipal limit. The department of Urban Local Bodies prepare and notify the development plan under the Haryana Municipal Act, 1973 (Municipal Council & Committee) and under the Haryana Municipal Corporation Act, 1994 for the Municipal Corporation. While making the development plan for Controlled area, core area of the Municipalities is not assigned any land use, being the abadi area.

There is already a policy known as "Affordable Housing Policy 2013" prepared by the Town and Country Planning Department notified on 19th August, 2013 applicable in Controlled Areas. Therefore, for core area of the municipalities a separate policy is required. Accordingly, the following are the policy parameter for the Core area of the Municipal town:

### 1. FOREWORD:

- (i) This policy shall be known as "Affordable Housing Policy Under Housing for All-2018 for Core Areas". All references to "policy" in this document shall imply to "Affordable Housing Policy Under Housing for All- 2018 for Core Areas".
- (ii) "core area" means thickly built up area of the old town, lal dora/ phirni of villages included in the municipalities or area shown as existing town in the Development Plan of the town;
- (iii) This policy is intended to encourage the planning and completion of "Group Housing Projects" wherein apartments of "pre-defined size" are made available at "pre-defined rates" within a "Targeted time-frame" as prescribed under the present policy to ensure increased supply of "Affordable Housing" in the urban housing market to the deserving beneficiaries.
- (iv) Any project for which licence is granted under the present policy cannot be converted into a normal group housing colony under any situation and irrespective of whether or not it falls within the 20% residential sector area limit prescribed for group housing projects.
- (v) All such projects shall be required to be necessarily completed as mentioned in the para related to Planning and Area Parameters. The completion of the project will be considered from the date of approval of building plans or grant of environmental clearance, whichever is later. This date shall be referred to as the date of commencement of project for the purpose of this policy. The licences shall not be renewed beyond the 3 years period for the area 1 acre to 2.5 acre and 3½ year for the area above 2.5 acre to 5 acre from the date of commencement of project.

### 2. SITING PARAMETERS:

- (i) The projects under this policy shall be allowed in the core areas of the municipal towns.
- (ii) The minimum and maximum areas of the projects shall be as mentioned in the para related to Planning and Area Parameters.

### 3. PLANNING AND AREA PARAMETERS:

- (i) Planning Parameters: The planning parameters for the projects allowed under this policy are as follows:

Area of the plot.	FAR	Minimum Road width required	Maximum Ground Coverage	Maximum Commercial component of the net planned area	Time period for completion of project	Density	Community site (with area)
1 acre to 2.5 acre	250	9 mtr	50%	6% at 175 FAR	2years	750-900 person per acre	One multi purpose hall having area 1000 sq. ft One creche having area of 1000 sq. ft
Above 2.5 acre to 5 acre	275	9 mtr	50%	6% at 175 FAR	2years	750-900 person per acre	One community centre having area of 1500 sq. ft One creche having area of 1000 sq. ft

## (ii) Type of Apartment and Area under such Apartments:

- The apartments of pre-defined size and rate shall be allotted to ensure provision of affordable housing under this policy.
- The carpet area of the apartment shall be 48 sq. mtr. in size with basic civic facilities.
- "Carpet area" means the net useable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartments made available under this policy.

## (iii) Parking Norms:

- The parking space shall be provided at the rate of half Equivalent Car Space (ECS) for each dwelling unit.
- Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan.
- No car parking shall be allotted to any apartment owner in such projects.
- The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space.
- Additional parking norms and parameters, if any, can be specified in the zoning plan.

## (iv) Maintenance of colony after completion of project:

A commercial component as mentioned in the table no. 3 of the policy is being allowed in the project to enable the coloniser to maintain the colony free-of-cost for a period of three year (projects having area, 1 acre to 2.5 acre) and 3½ year (project having area above 2.5 acre to 5 acre) from the date of grant of occupation certificate, after which the colony shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The coloniser shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said three/ three and half years' period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalised by the "association of apartment owners" constituted under the Apartment Ownership Act 1983.

- The applications for licence received under this policy should be made in the format as prescribed in the Rule 3 of the Haryana Development and Regulations of Urban Areas Rules, 1976 and the said Rules shall be applicable mutatis-mutandis for processing of the application under this policy.

**4. ALLOTMENT RATES; ALLOTMENT & ELIGIBILITY CRITERIA:**

- Allotment Rate: The allotment rate for the Apartment units approved under such project shall be as follows:

	<b>Hyper potential zone</b>	<b>High potential zone</b>	<b>Medium potential Zone</b>	<b>Low potential zone</b>
Name of Municipality	Municipal Corporation, Gurugram	Municipal Corporation, Faridabad, Sonipat, Panipat, Panchkula  Municipal Council, Sohna,	Municipal Corporations Karnal, Ambala, Hissar, Yamunanagar, Rohtak  Municipal Councils, Kurukshetra, Bahadurgarh, Bawal, Rewari, Palwal  Municipal Committee, Hodel, Dharuhera, Gannaur	All other municipalities in the State (Annexure-"A")
Rate of allotment	₹ 4000 per Sq. ft.	₹ 3000 per sq. ft.	₹ 2500 per sq. ft.	₹ 2100 per sq. ft.

- 
- (ii) Eligibility Criteria for the eligible beneficiaries identified in the Affordable Housing project under Housing for All-2018:
- a. The first preference in allotment will be given to physically Handicapped persons, senior citizens, scheduled castes, scheduled tribes, other backward classes, minority, single women, transgender and other weaker and vulnerable sections of the society among the eligible beneficiaries of same town identified in Affordable Housing Project under Housing for All-2018.
  - b. Second preference will be given to physically Handicapped persons, senior citizens, scheduled castes, scheduled tribes, other backward classes, minority, single women, transgender and other weaker and vulnerable sections of the society among the eligible beneficiaries of other towns identified in Affordable Housing Project under Housing for All-2018.
  - c. Third preference will be given to the eligible identified beneficiaries not included in the point no. "a" and "b" of the said town.
- (iii) Allotment Criteria for the eligible beneficiaries identified in the Affordable Housing project under Housing for All-2018:
- a. The allotment shall be made following a transparent procedure by the Commissioner, Municipal Corporation for the Municipal Corporation and Deputy Commissioners for the Municipal Council and Municipal Committee.
  - b. The scrutiny of all applications received from the "Identified Beneficiaries" as per the parameters prescribed in the policy shall be completed by the concerned Commissioner, Municipal Corporation in case of Municipal Corporations and Deputy Commissioners in case of Municipal Council and Committee.
  - c. Only such applications shall be considered for draw of lots which are complete and which fulfil the criteria laid down in this Policy.
  - d. On completion of scrutiny as above, the concerned Commissioner, Municipal Corporation in case of Municipal Corporations and Deputy Commissioners in case of Municipal Council and Committee shall fix the date of draw of lots.
  - e. The draw for allotment of apartments shall be held under the supervision of a committee constituted under the chairmanship of Commissioner, Municipal Corporation for the Municipal Corporation and Deputy Commissioner, for the Municipal Council and Committee the purpose by following a transparent procedure.
  - f. Payment Mode for the "Identified Beneficiary"
    - a. In case the "Identified Beneficiary" opts for the benefits under the Credit Link Subsidy Scheme (CLSS) then:  
 "Identify Beneficiary" may apply on the application form alongwith 5% amount of the pre-defined rates of the flat. The "Identify Beneficiary" will be required to deposit additional 20% amount of the pre-defined rates of the flat at the time of allotment of flat. The balance 75% amount will be recovered in six equated six monthly instalments spread over three-years period, with no interest falling due before the due date for payment. Any default in payment shall invite interest @15% per annum. The project-wise list of "Identify Beneficiary" shall also be hosted on the website of the Department.
    - b. In case the "Identified Beneficiary" opts for the benefits of Central and State Financial Assistance of Rs. 2.5 lakh then:  
 "Identified Beneficiary" may apply on the application form alongwith 5% amount (from its own resources) of the pre-defined rates of the flat. The builder/ developer will claim first instalment of Financial Assistance (Central and State) from the concerned municipalities @ 20% per "Identified Beneficiary" after laying the foundation, second instalment @ 40% completion of structure and 3rd instalment @ 40% at the time of allotment of the flat to the all "Identified Beneficiary of the project." In case the any "Identified Beneficiary" surrenders/ does not claim for the flat then the Financial Assistance will be adjusted in the last and final instalment of the project.

- c. The schedule of the balance payment after deduction/ adjustment of the amount of the Central and State Financial Assistance will be decided as per the agreement between builders and identified beneficiaries.
  - d. The builder/ developer will follow the other terms and conditions decided by the Central and State Government at the time of approval of project for sanctioning of Financial Assistance.
- (iv) Eligibility criteria for other than “Identified Beneficiaries”
  - a. Since the first preference will be given to the “Identified Beneficiaries” for this scheme mentioned under para no. 4 (ii). If some flats are left after the allotment to the “Identified Beneficiaries” then with the approval of the allotment committee the developer can dispose of the remaining flats by its own by giving advertisement in the two daily newspapers one in Hindi and one in English. Further any person can apply for the remaining flats left after allotment of flats to the “Identified Beneficiaries.” But person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony / sector or any licenced colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given second preference in allotment of flats.
  - b. Upto 10% of the total number of flats as approved in the building plans may be allotted by a licensee to its employees/ associates/ friends/ relatives etc. subject to the disclosure of their name/address and other identification details to the allotment committee and the allotment procedure for such flats shall also be completed along with the draw of flats for “Identified Beneficiaries” flats. The rates and eligibility criteria prescribed under this policy shall continue to be applicable on such preferential allotments also and the allotment procedure shall be completed along with general category flats. In case less allotments are made for such preferential category flats, the extra availability shall be merged with general category allotments.

(Note.— upto .5 will be consider as none and above .5 it will be considered as one flat)
- (v) Allotment criteria for other than “Identified Beneficiaries”
  - a. For the flats remain after the allotment to “Identified Beneficiaries” the application for these such flats will be scrutinised by the joint team of developer/coloniser, officer/ official from the concerned municipalities and the concerned DTP. The process shall be completed within three months from the last date of receipt of applications as indicated in the advertisement.
  - b. Simultaneously the ineligible applications shall be returned within one month of completion of scrutiny by the joint team indicating the grounds on which the applications have been held to be ineligible alongwith the 5% booking amount received from such applicants. No interest in such case shall be paid.
  - c. All flats in a specific project shall be allotted in one go within four months of sanction of building plans or receipt of environmental clearance whichever is later and possession of flats shall be offered within the validity period prescribed under table at point no. 3 of the policy. The flats left after the allotment to the “Identify Beneficiary” then for the remaining flats any person interested to apply for allotment of flat in response to such advertisement by a coloniser may apply on the prescribed application form alongwith 5% amount of the total cost of the flat. All such applicants shall be eligible for an interest at the rate of 10% per annum on the booking amount received by the developer for a period beyond 90 days from the close of booking till the date of allotment of flat or refund of booking amount as the case may be. The applicant will be required to deposit additional 20% amount of the total cost of the flat at the time of allotment of flat. The balance 75% amount will be recovered in six equated six monthly instalments spread over three-years period, with no interest falling due before the due date for payment. Any default in payment shall invite interest @ 15% per annum. The project-wise list of “Identify Beneficiary” shall also be hosted on the website of the Department.
  - d. After fixation of date for draw of lots, an advertisement shall be issued by the coloniser informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspaper in which the original advertisement was issued.

- e. The allotment of apartments shall be done through draw of lots in the presence joint team of developer/coloniser, officer/ official from the concerned municipalities and the concerned DTP shall be completed within three months from the last date of receipt of applications as indicated in the advertisement.
- f. Only such applications shall be considered for draw of lots which are complete and which fulfil the criteria laid down in this Policy. However, it is possible that some of the application forms have certain minor deficiencies, viz., missing entry on the application form, incorrect/missing line in affidavit, illegible copies of certain documents. Such applications may also be included in the draw of lots. However, in case any of such applications are declared successful in the draw of lots, applicants may be granted an opportunity of removing the shortcomings in their application in all respects within a period of 15 days, failing which their claim shall stand forfeited. The said 15 days period shall start from the date of publication of the list of successful allottees in the newspaper marking those successful applications with minor deficiencies for information and notice of such applicants for removing such deficiencies and submit the same to the concerned DTP. The list of such successful allottees shall also be maintained on the website of the Department.
- g. The waiting list for a maximum of 25% of the total available number of flats (remaining after the allotment of flat to the "Identify Beneficiary") for allotment, may also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. In case of surrender of flat by any successful applicant, an amount of Rs. 25,000/- may be deducted by the coloniser. Such flats may be considered by the committee for offer to those applicants falling in the waiting list. However, non-removal of deficiencies by any successful applicant shall not be considered as surrender of flat, and no such deduction of Rs. 25,000 shall be applicable on such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the licensee shall refund the booking amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 2 years, after which the booking amount shall be refunded back to the waitlisted applicants, without any interest. All non-successful applicants, shall be refunded back the booking amount within 15 days of holding the draw of lots.
- h. If any successful applicant (other than "Identified Beneficiaries") fails to deposit the instalments within the time period as prescribed in the allotment letter issued by the colonizer, a reminder may be issued to him for depositing the due instalments within a period of 15 days from the date of issue of such notice. If the allottee still defaults in making the payment, the list of such defaulters may be published in one regional Hindi news-paper having circulation of more than ten thousand in the State for payment of due amount within 15 days from the date of publication of such notice, failing which allotment may be cancelled. In such cases also an amount of Rs. 25,000/- may be deducted by the coloniser and the balance amount shall be refunded to the applicant. Such flats may be considered by the committee for offer to those applicants falling in the waiting list.
- i. The colonizer shall issue advertisements on three separate occasions in case adequate number of applications are not received, after which if the situation continues to persist, the Government shall take a decision on the further continuance of such project on case-to case basis on individual merits

## 5. APPLICABLE FEES & CHARGES

- (i) Keeping into account the fact that a limited number of projects shall be allowed under this policy and the sale is to be effected at a predetermined rate, the licence fees and IDC shall stand waived off. However, scrutiny fees at prescribed rates shall be levied.
- (ii) Similarly, in order to minimize the impact of EDC rates on the viability of such a project, the rates and schedule of EDC applicable on plotted colonies shall be levied on such projects. In order to encourage early completion of projects, in case the colonizer completes the project before 3 year (in case where area of the project is less than 2.5 acre) or 3.5 years (in case where area of the project is more than 2.5 acre) from the date of commencement of project and applies for grant of occupation certificate in such period, the payment of last instalment of EDC shall be considered for waiver after grant of occupation certificate.

**6. SPECIAL DISPENSATIONS:**

- (i) As a matter of security against any possible delinquencies in completion of the project, the coloniser shall be required to furnish bank guarantee against the total realisation from the project at the rate of 15% for Municipal Corporation i.e. Gurgaon, Faridabad, Panchkula, Panchkula Extn and Pinjore-Kalka and at the rate of 10% for rest of the Municipalities to be furnished within 90 days of the date of commencement of the project. The bank guarantee shall be proportionately released against block-wise occupation certificate obtained by the licensee. However 10% of the total bank guarantee submitted shall be retained to be released at the end of 3 years or 3½ year maintenance period.
- (ii) No allotment of flat shall be permitted until the date of commencement of the project. However, the formalities pertaining to the allotment of flats can be initiated at an appropriate date after obtaining the licence to enable the actual allotment of flat immediately after the date of commencement of project.
- (iii) Once an apartment is allotted through the procedure as specified above, the same cannot be transferred by the coloniser to any other person by documentation in its records. Such apartments shall also be prohibited for transfer/sale up to five years after getting the possession of the flat to avoid speculation and to provide housing to the genuine persons. Breach of this condition will attract penalty equivalent to 200% of the selling price of the flat. The Penalty will be deposited in the “Fund” administered by the Urban Local Bodies so that the infrastructure of the State can be improved. Failure to deposit such penalty shall result in resumption of the flat and its re-allotment in consultation with the Department.
- (iv) The transfer of property through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor or any one on his behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions of the policy. Penal proceedings as per the prescribed provisions above shall be initiated.
- (v) The allotment letter and sale-purchase agreement entered into with the allottees shall also include the parameters prescribed under this policy to maintain complete transparency in the matter.
- (vi) The developer shall disclose in the “Application Form” as well as in the advertisement, the complete set of specifications to be adopted for finishing/fittings to be provided by the coloniser in the flat, viz., Flooring (Rooms, Kitchen, Toilet & Bathroom, Balcony, Common Areas, staircase etc.); Door & Window frame and panel; Kitchen Worktop & Wall finishing; Toilet & Bathroom fittings and wall finishings; Internal Electrical Wiring, fittings, electrical points etc.; Internal public health Services—pipes and fittings, sewerage and sanitary fittings; Wall finishing; Staircase and Balcony railings, etc.

The 20th June, 2018.

ANAND M. SHARAN,  
Principal Secretary to Government Haryana,  
Urban Local Bodies Department.

**ANNEXURE – “A”**  
**Municipalities Falling in Low Potential Zone**

Name of Municipal Council	Name of Municipal Committee
Kaithal	Naraingarh
Gohana	Barara
Rewari	Radaur
Narnaul	Shahabad
Bhiwani	Ladwa
Charkhi Dadri	Pehowa
Hansi	Pundri
Fatehabad	Cheeka
Tohana	Kalayat
Sirsa	Rajound
Mandi Dabwali	Taraori
Jind	Nilokheri
Narwana	Gharaund
	Assandh
	Indri
	Nissing
	Samalkha
	Meham
	Kalanaur
	Sampla
	Kharkhoda
	Jhajjar
	Beri
	Haily Mandi
	Pataudi
	Farukh Nagar
	Hathin
	Mohindergarh
	Kanina
	Ateli Mandi
	Nagal Chaudhary
	Kanina
	Ateli Mandi
	Nagal Chaudhary

	Nuh
	Ferozpur Jhirka
	Tauru
	Punhana
	Siwani
	Bawani Khera
	Loharu
	Barwala
	Narnaund
	Uklana
	Ratia
	Bhuna
	Rania
	Kalanwali
	Ellenabad
	Safidon
	Uchana
	Julana



# Haryana Government Gazette

## EXTRAORDINARY

Published by Authority

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No. 203-2018/Ext.] CHANDIGARH, THURSDAY, DECEMBER 6, 2018 (AGRAHAYANA 15, 1940 SAKA)

### HARYANA GOVERNMENT

#### TOWN AND COUNTRY PLANNING DEPARTMENT

#### Notification

The 6th December, 2018

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

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

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

#### Annexure-A

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

#### 1. FOREWORD:

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

- (iv) All such projects shall be required to be necessarily completed within 2 years from the approval of building plans or grant of environmental clearance, as applicable and whichever is later, irrespective of validity period of the licence. This date shall be referred to as the 'date of commencement of project' for the purpose of this policy. The validity of licences shall be restricted to the said 2 years period from the date of commencement of project.

## 2. SITING PARAMETERS:

- (i) The licences under this policy shall be granted only in the residential sectors falling within municipal limits of all development plans.

*Note: For the purpose of this policy, a residential sector of which, at least 75% area falls within municipal limits, shall be considered to be a residential sector falling within municipal limits, for grant of licence under this policy and the decision of Director in this regard shall be final.*

- (i) Targeted towards identified PMAY beneficiaries, this policy shall be applicable only in such towns, on any given date, where at least 150 identified PMAY beneficiaries exist as per the list/database maintained by DULB. Provided that the left over (less than 150 in no.) identified beneficiaries may be adjusted in the EWS housing stock to be created by Housing Board, Haryana, in various towns of Haryana. However, in case EWS housing stock is not available, then applications under this policy shall be invited.

*Note: a. A dynamic list of such identified PMAY beneficiaries shall be maintained by DULB, which shall also be regularly updated by DULB, by including new identified beneficiaries or by excluding such beneficiaries to whom allotments are made under any prevailing PMAY scheme in the State from time-to-time, by various State agencies.*

*b. Any town, where the beneficiaries list gets exhausted on account of allotment to such identified beneficiaries of the town on a given date, shall get automatically struck off the list of town where the present policy is applicable.*

*c. The availability of identified PMAY beneficiaries in such dynamic list/ database, on any given date, shall be considered as final for the purpose of considering the eligibility of any town under the present policy.*

- (ii) The maximum area for which such projects can be allowed in such residential sector within municipal limits shall be granted subject to availability of sufficient area

a. within the overall 15 acre limit for AHP 2013 in a sector; and,

b. for such residential sectors other than that of FDP GMUC 2031; within the all-inclusive 40% limit prescribed for a residential sector for Group Housing, AHP 2013 projects and DDJAY projects; and,

c. for such residential sectors of FDP GMUC 2031; within the all-inclusive limit prescribed for a residential sector for Group Housing and AHP 2013 projects as well as,

d. such area, that is left-over after consideration of the pending licence applications of Group Housing, AHP 2013 projects and DDJAY projects.

- (iii) The mechanism as being followed for grant of licence as per the policy parameters prescribed vide memo no PF-27/2017/8/26/2017-2 TCP dated 10.10.2017, shall be followed for grant of licence under the present policy, after ascertaining the availability of area in a given sector against the criteria prescribed under para 2(ii) above.

- (iv) The licensee shall allot at-least 60% of the dwelling units under such projects to the identified PMAY beneficiaries only and shall submit an undertaking to this effect at the time of submission of licence application under this policy.

- (v) The applications for licence received under this policy should be made in the format as prescribed in Rule 3 of the Haryana Development and Regulations of Urban Areas Rules, 1976 and the said Rules shall be applicable mutatis-mutandis for processing of the application under this policy.

## 3. MINIMUM AND MAXIMUM AREA FOR SUCH PROJECT: The minimum and maximum area for such projects shall be 1 acre and 5 acres respectively.

**4. PLANNING AND AREA PARAMETERS:**

(i) **Planning Parameters:** The planning parameters for the projects allowed under this policy are as follows:

- |     |  |  |
|-----|--|--|
| (a) | Min. and Max. density permitted:   | 750 ppa (min) & 900 ppa (max)          |
| (b) | Maximum FAR allowed:   | 225                                    |
| (c) | Maximum Ground Coverage allowed:   | 50%                                    |
| (d) | Maximum area under Commercial Use:   | 4% of the Net Planned Area at 175 FAR. |
| (e) | Minimum Area under organized Open Space:   | 15% of the Net Planned Area            |
| (f) | Occupancy Norm (for density calculations):   | 5 persons per flat                     |
| (g) | An additional component of population density, FAR and commercial area is provided beyond what is allowed in group housing colonies to ensure the viability of such projects |  |

(ii) **Type of Apartment and Area under such Apartments:**

- The apartments of pre-defined size-ranges shall be allotted at a pre-defined rate to ensure provision of affordable housing under this policy.
- The carpet area of the apartments shall range from 28sqm to 60sqm in size.
- The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved free-of-FAR, but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/ almirah/ shelf, which being usable covered area shall form part of the carpet area.
- Though there is no binding to provide separate EWS category flats, the colonizers are encouraged to formulate their projects with appropriate number of EWS flats for allotment as per the PMAY-EWS guidelines, to derive maximum benefits under the PMAY scheme.

(iii) **Parking Norms:**

- The parking space shall be provided at the rate of half Equivalent Car Space (ECS) for each dwelling unit.
- Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8m x 2.5m unless otherwise specified in the zoning plan.
- No car parking shall be allotted to any apartment owner in such projects.
- The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space.
- Additional parking norms and parameters, if any, can be specified in the zoning plan.

(iv) **Public Health Services:**

- Under this policy, high density projects shall get created over relatively much smaller land pockets, wherein, provisioning/ integration of public health infrastructure may remain a major challenge. Depending upon their size, many of such projects shall remain beyond the ambit of 'environmental clearance laws'. Accordingly, the developer shall be required to submit a project report along with the licence application, in which a plan for arranging connection for water supply, sewerage, storm water drainage and electricity from the concerned Public/State agencies shall be submitted along with a comfort-letter/ letter-of-intent from the concerned Public/State agency. The Developer shall be required to enter into an agreement with the concerned Public/State agency, for deriving the public health services, failing which the licence application shall not be considered favourably.
- The provision for Sewerage Treatment Plant and dual piping system for recycling of treated water for flushing purposes shall be mandatory in such projects.
- The completion of the colony shall be allowed only after the colony stands connected to the basic minimum public health services, viz., water supply, sewerage, storm water drainage and electricity.

- (v) Community Sites: The coloniser shall be required to provide the following community sites in any such project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act:
- One built-up Community Hall of not less than 1000sqft.
  - One built-up Anganwadi-cum Creche of not less than 1000 sqft area.
  - No other community sites shall be required to be provided in such project.
- (vi) Maintenance of colony after completion of project: A commercial component of 4% is being allowed in the project to enable the coloniser to maintain the colony free-of-cost for a period of five years from the date of grant of occupation certificate, after which the colony shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The coloniser shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalised by the "association of apartment owners" constituted under the Apartment Ownership Act 1983.

**5. ALLOTMENT RATES; ALLOTMENT & ELIGIBILITY CRITERIA:**

- (i) **Allotment Rate:** The allotment rate for the apartment units approved under such projects shall be as follows:

Sr. No.	Residential Sectors falling in Municipal limits of following towns	Maximum allotment rate on per sqft carpet area basis	Additional recovery against balcony of min 5ft clear projection#
a.	Gurugram and Faridabad	Rs.3,500/- per sq. ft.	Rs. 500 per sqft against all balcony area in a flat adding upto and limited to 100 sqft, as permitted in the approved building plans.
b.	Panchkula, Pinjore-Kalka, Sonipat, Panipat & Sohna	Rs.3,000/- per sq. Ft.	
c.	Karnal, Ambala, Hisar, Yamunanagar, Rohtak, Kurukshetra, Bhadurgarh, Bawal, Rewari, Palwal, Hodel, Dharuhera & Gannaur	Rs.2,500/- per sq. ft.	
c.	Rest of the Development Plans	Rs.2,100/- per sq. ft.	

*NOTE: #:Such balconies shall not be part of carpet area and shall continue to be allowed free-of-FAR.*

**(ii) Eligibility Criteria:**

- Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Aawas Yojna (PMAY)" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the said district and lastly to other PMAY beneficiaries of the State of Haryana.
- Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this effect.

**(iii) Allotment criteria**

- Whereas, an endeavour shall be made to maximise the number of allotments to identified PMAY beneficiaries, under no circumstances the allotment to such identified PMAY beneficiaries be less than 60% of the total number of flats in a given project. The colonisers shall obtain the contact details of such identified PMAY beneficiaries from DULB and shall pursue directly with such beneficiaries to maximise the number of allotments to such identified beneficiaries.

*Note: 1. The colonizer shall through direct contact as well as through regular advertisements, for a period of at least six months follow-up for adequate applications from identified PMAY*

*beneficiaries, after which if the minimum number of PMAY applications are not received, the Government shall take a decision on the further continuance of such project on case-to-case basis on individual merits.*

*2. All advertisements shall clearly specify the order of preference to be granted to identified PMAY beneficiaries.*

- b.** Upto 10% of the total number of flats as approved in the building plans may be allotted by a licensee to its employees/ associates/ friends/ relatives etc. subject to the disclosure of their name/address and other identification details to the allotment committee and the allotment procedure for such flats shall also be completed along with the draw of flats for general category flats. The rates and eligibility criteria prescribed under this policy shall continue to be applicable on such preferential allotments also and the allotment procedure shall be completed along with general category flats. In case, less allotments are made for such preferential category flats, the extra availability shall be merged with general category allotments.
- c.** In case the number of applications from identified PMAY beneficiaries does not exceed the number of available flats for allotment, the allotment to such PMAY applicants shall be made on preferential basis. Else, the allotment shall be through the prescribed process of draw-of-lots, if the applications from PMAY applicants exceeds the number of available flats for allotment.
- (iv) Procedure for draw of lots:** The draw for lots for allotment of apartments shall be held to decide upon:
  - (a)** The flat number to be allotted to a successful allottee;
  - (b)** To finalise the list of successful allottees in case the number of PMAY applicants is more than the number of available flats,
  - (c)** To finalise the list of successful general allottees (after leaving aside the flats for PMAY applicants) if the number of general applicants is more than the number of flats available.

The draw of lots shall be held under the supervision of a committee constituted for the purpose by following a transparent procedure as below.

- a.** Advertisements for booking of apartments shall be issued by the colonizer at regular intervals in 'One of the leading English National daily' and 'Two Hindi Newspapers' having circulation of more than ten thousand copies in the State to ensure adequate publicity of the project and should include details like allotment rate, schedule of payment, number and carpet area of apartment etc. The proforma of advertisement shall be separately approved by the DGTCP and hosted on the Department website for clarity.
- b.** The flats in a specific project shall be allotted in one go within four months of the sanction of building plans. In case, the number of applications received is less than the number of sanctioned flats, the allotment can be made in two or more phases. However, the licensee will start the construction only after receipt of environmental clearance, wherever applicable, from the competent authority. The licensee will start receiving the further installments only after such environmental clearance is received. Further, if the licensee, fail to get environmental clearance even after one year of holding of draw, the licensee is liable to refund the amount deposited by the applicant alongwith an interest of 12%, if the allottee so desires.
- c.** Any person interested to apply for allotment of flat in response to such advertisement by a coloniser may apply on the prescribed application form alongwith 5% amount of the total cost of the flat. All such applicants shall be eligible for an interest at the rate of 10% per annum on the booking amount received by the developer for a period beyond 90 days from the close of booking till the date of allotment of flat or refund of booking amount as the case may be. The applicant will be required to deposit additional 20% amount of the total cost of the flat at the time of allotment of flat. The balance 75% amount will be recovered in six equated quarterly instalments spread over 1½ years period, with no interest falling due before the due date for payment. Any default in payment will bear penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017. The project-wise list of allottees shall also be hosted on the website of the Department.
- d.** The scrutiny of all applications received as per the parameters prescribed in the policy shall be completed by the coloniser under the overall monitoring of concerned District Town Planner (DTP). The scrutiny of applications by the joint team of coloniser and the concerned DTP shall

be completed within three months from the last date of receipt of applications as indicated in the advertisement.

- e. On completion of scrutiny as above, the concerned Senior Town Planner shall fix the date of draw of lots. Simultaneously the ineligible applications shall be returned within one month of completion of scrutiny by the coloniser indicating the grounds on which the applications have been held to be ineligible alongwith the 5% booking amount received from such applicants. No interest in such case shall be paid.
- f. After fixation of date for draw of lots, an advertisement shall be issued by the coloniser informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspaper in which the original advertisement was issued.
- g. The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of coloniser concerned.
- h. Only such applications shall be considered for draw of lots which are complete and which fulfil the criteria laid down in this Policy. However, it is possible that some of the application forms have certain minor deficiencies, viz., missing entry on the application form, incorrect/missing line in affidavit, illegible copies of certain documents. Such applications may also be included in the draw of lots. However, in case any of such applications are declared successful in the draw of lots, applicants may be granted an opportunity of removing the shortcomings in their application in all respects within a period of 15 days, failing which their claim shall stand forfeited. The said 15 days period shall start from the date of publication of the list of successful allottees in the newspaper marking those successful applications with minor deficiencies for information and notice of such applicants for removing such deficiencies and submit the same to the concerned DTP. The list of such successful allottees shall also be maintained on the website of the Department.
- i. A waiting list for a maximum of 25% of the total available number of flats available for allotment, may also be prepared during the draw of lots who can be offered the allotment in case some of the successful allottees are not able to remove the deficiencies in their application within the prescribed period of 15 days. In case of surrender of flat by any successful applicant, an amount of Rs. 25,000/- may be deducted by the coloniser. Such flats may be considered for offer to those applicants falling in the waiting list. However, non-removal of deficiencies by any successful applicant shall not be considered as surrender of flat, and no such deduction of Rs. 25,000/- shall be applicable on such cases. If any wait listed candidate does not want to continue in the waiting list, he may seek withdrawal and the licensee shall refund the booking amount within 30 days, without imposing any penalty. The waiting list shall be maintained for a period of 1½ years, after which the booking amount shall be refunded back to the waitlisted applicants, without any interest. All non-successful applicants, shall be refunded back the booking amount within 15 days of holding the draw of lots.
- j. If any successful applicant fails to deposit the installments within the time period as prescribed in the allotment letter issued by the colonizer, a reminder may be issued to him for depositing the due installments within a period of 15 days from the date of issue of such notice. If the allottee still defaults in making the payment, the list of such defaulters may be published in one regional Hindi news-paper having circulation of more than ten thousand in the State for payment of due amount within 15 days from the date of publication of such notice, failing which allotment may be cancelled. In such cases also an amount of Rs. 25,000/- may be deducted by the coloniser and the balance amount shall be refunded to the applicant. Such flats may be considered by the committee for offer to those applicants falling in the waiting list.

#### 6. APPLICABLE FEES & CHARGES:

- (i) The applicability of fees and charges, including EDC, shall continue to be as earlier prescribed under the AHP 2013 policy, as revised from time-to-time.
- (ii) In order to encourage early completion of projects, in case the colonizer completes the project in 1½ years from the date of commencement of project and applies for grant of occupation certificate in such period, the payment of last instalment of EDC shall be considered for waiver after grant of occupation certificate.

**7. SPECIAL DISPENSATIONS:**

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

Chandigarh:  
The

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

**Recommendations of the Committee constituted under the Chairpersonship of the then Additional Chief Secretary to Government Haryana, Revenue & Disaster Management Department regarding Affordable Housing Policies for implementation of Pradhan Mantri Awas Yojana -Urban(PMAY-U)**

After detailed deliberations, the Committee unanimously made the following recommendations for smooth implementation of Affordable Housing in Partnership (AHP) vertical of PMAY(U):-

- i. All the towns in the State may be categorized as under:
  - **Category-A:** Gurugram, Faridabad, Sonipat and Panchkula Municipal Corporations.
  - **Category-B:** All District Headquarter towns other than towns in category-A.
  - **Category-C:** Towns other than in category A & B.
- ii. Two models of AHP (i) Govt. construction agency on Govt. land (ii) Private Builder/Developer on Private land, were recommended.
  - i. The Govt. land already having basic amenities i.e. road, water supply, sewerage, electricity etc. may be earmarked for AHP projects.
  - ii. The suitable land available with different State Govt. Departments/ Boards/ Corporations may be transferred to State Govt. construction agencies on lease @ Re.1.00 per site.
- iii. **The provision of plot area of minimum one acre in existing "Affordable Housing Policy under Housing For All, 2018 for core area" may be reduced to 1500 Sq. Mt. in Category 'B' and 'C' towns only and for town 'A' are shall be reduced to 0.5 acres (2023 sq m). The planning parameters according to the plot sizes may be considered as per below table:**

<u>S. N</u>	<u>Area Slab</u>	<u>Height</u>	<u>FAR</u>	<u>Ground Coverage</u>	<u>Density</u>	<u>Total number of DUs achieved per acre</u>
<u>1</u>	<u>1500 to 3000 sq.m</u>	<u>Upto 18 mts (S+6)</u>	<u>2.25</u>	<u>40%</u>	<u>Upto 730 ppa</u>	<u>Upto 140</u> -
<u>2</u>	<u>3000 sq.m and above</u>	<u>18 mts and above (S+8)</u>	<u>4.0</u>	<u>60%</u>	<u>Upto 1200 ppa</u>	<u>Upto 240</u>

- iv. Similarly, provision of plot area of minimum one acre in existing "Affordable Housing Policy (PMAY), 2018" (outside for core area) may be reduced to ½ acre, the ground coverage upto 65% for AHP-PMAY(U) projects may be allowed and Floor Area Ratio (FAR) may be allowed up-to 4.0 and Density norms may also be relaxed accordingly.
- v. **External Development Charges to be levied as per T&CP policy "Affordable Housing Policy (PMAY) 2018"**
- vi. The internal services may be provided by the concerned urban local body.
- vii. Due amount of scheme subsidy (Central & State Share) of approved AHP-PMAY(U) beneficiaries may be transferred to the constructing agency/Developer as and when received from Central/ State Govt. on submission of requisite documents/papers.
- viii. In the first instance, the State Finance Department may provide revolving fund of Rs.50.00 crore as financial support to Govt. construction agency(ies) on submission of proposal(s) by the agency for the commencing the construction of AHP housing project. However, the Govt. construction agency may tie-up with banks for financing the project.

- ix. After allotting the EWS DUs to AHP-PMAY(U) beneficiaries, the Developing agencies/ Builders may be allowed to sale the left over EWS housing stock in open market.
- x. State Govt. construction agency may be allowed to hire the required manpower for AHP-PMAY(U) housing projects as per State Govt. outsource policy.
- xi. The Construction Agency may hire the services of some good Architect/ Architect firm for designing the structural and building design for AHP-PMAY(U) housing projects.
- xii. It was decided to constitute a Committee under the Chairmanship of Engineer-in-Chief, PWD (B&R) with Chief Engineer, Housing Board Haryana (HBH), Chief Engineer, Haryana Shehri Vikas Pradhikaran (HSVP) and Chief Engineer, Haryana Police Housing Corporation (SPHC) as members to work out/estimate the construction cost (excluding land cost) of flat (s) for models as detailed below:-

Category	Building Model (Floor Type)	Carpet area per flat/ DU	Type Design	Towns
A	S+8	48 Sq.Mtr.	One living room+ one Bed Room of larger size (having provision for putting partition to make it as two BR) + 02 Bathrooms + 02 toilets + one Balcony	Gurugram, Faridabad, Sonapat and Panchkula
B	S+5			All District HQ towns other than towns in category-A.
C	S+3			Towns other than in category A & B.

The Committee will consider both the conventional construction and alternative construction techniques (new technologies) for estimating the construction cost for above affordable housing models. Accordingly, the committee has submitted its report (Annex-I) as under:

Building Model (Floor Type)	Const. cost per Sq.ft. (in Rs.)	Internal Development cost per Sq. Ft. (in Rs.)	Total cost per Sq. Ft. (in Rs.)
S+3	1285.00	365.00	1650.00
S+5 or S+8	1315.00	585.00	1900.00

The Committee has specifically mentioned in its report that the use of new technologies and alternative materials are in infancy stage and have not been tried, tested and approved yet, so are not preferred for use in any of Govt. Departments. Accordingly, a reliable data with respect to cost of construction with use of such items is not available. The Govt. of India has made BMPTC as Nodal Agency for evolving adoptability of new technologies in construction. A Global Housing summit was held wherein a number of players for alternative construction technology had participated. One of such participants by name M/s Moducast has offered a cost of Rs. 1350 per sq.ft. for construction of building excluding cost of land. The Govt. of India has approved 4 no. incubation Centres across India to work out the use of alternate technologies in construction under the supervision of BMPTC. It would be appropriate to constitute a Sub-Committee to interact with BMTPC and collect appropriate data after making a site visit. However, acceptability of the buildings constructed with use of alternate materials and technologies, by the targeted citizens, is also to be assessed.

248-389-

**Subject: - Minutes of the meeting of the committee constituted to work out/ estimate the construction cost of flat(s) under Affordable Housing for Pradhan Mantri Awas Yojana-Urban (PMAY-U)**

A meeting with regard to the subject cited matter was held on 27.06.2019 under the chairmanship of FC & ACS to Govt. of Haryana, Revenue Department wherein it was decided to constitute a committee to work out/ estimate construction costs(excluding land cost) of flats of S+8, S+5 and S+3 models. The committee will consider both the conventional construction and alternative construction techniques for estimating the construction costs.

In compliance of the above directions, the meeting of the committee was held on 15.07.2019 at 10:00 AM under the Chairmanship of Engineer-in-Chief, PWD (B&R), Haryana.

The following were present:-

1. Chief Engineer, Housing Board Haryana.
2. Chief Engineer, Haryana Police Housing Corporation.
3. Superintending Engineer (Building), PWD (B&R) Dept, Haryana.
4. Superintending Engineer (Works), HSVP

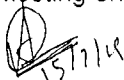
The committee deliberated on the data of current construction costs brought by Chief Engineer, HBH and Chief Engineer, Haryana Police Housing Corporation in their respective departments for similar type / categories of buildings. The cost was more or less the same for the similar specifications in the different departments. The height i.e. configuration of building was also discussed and it was considered view that building of S + 3 do not require provision of lift and fire fighting and in all buildings having more than three storeys, these provisions are essentially required, as per National Building Code. On the basis of provisions of lift, fire fighting etc, required, for buildings having storeys more than S+3, following two categories of buildings emerge out and for Estimating / Costing purpose the following rates for these type of buildings are reasonable :-

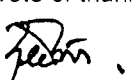
**Estimated cost for construction with Standard specifications-**

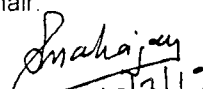
Building Model (Floor Type)	Construction Cost per Sq.ft.	Internal Development cost per sq.ft.	Total cost per sq. ft.
S + 3	1285	365	1650
S + 5 Or S +8	1315	585	1900

2. The issue of new technologies and alternate materials was also discussed. It was a general view that since these are in infancy stage and have not been tried, tested and approved yet, so are not preferred for use in any of Government departments. Accordingly, a reliable data with respect to cost of construction with use such items is not available. The Govt. of India has made BMTPC as nodal agency for evolving adoptability of new technologies in construction. A global housing summit was held wherein a number of players for alternative construction technology had participated. One of such participant by name M/s Moducast has offered a cost of Rs. 1350 per sq. ft. for construction of building excluding cost of land. The Govt. of India has approved 4 no. incubation centers across India to work out the use of alternate technology in construction under the supervision of BMTPC. It would be appropriate to constitute a sub committee to interact with BMTPC and collect appropriate data after making a site visit. However, acceptability of the buildings constructed with use of alternate materials and technologies, by the targeted citizens, is also to be assessed.

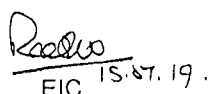
Meeting ended with a vote of thanks to the chair.

  
SE (W), HSVP

  
SE (B),  
Hr PWD (B&R)

  
CE 15/7/19  
HPHC

  
CE,  
HB Haryana

  
EIC, 15.07.19  
Hr PWD (B&R)