

PUBLIC NOTICE

A new Affordable Housing Policy 2013, is proposed to be formulated for encouraging 'Affordable Housing Projects' which can have some real impact in making Housing affordable in the urban centres of Haryana.

The draft of said policy is enclosed for the information of general public and all other stakeholders and seeking suggestions, if any, on the said policy. The suggestions may be forwarded through e-mail to the following within a period of 15 days of the issuance of this public notice, i.e., up to 2nd of April 2013:

1. DGTCP Haryana, Chandigarh: tcphry2@gmail.com
2. CTP, Haryana: ctp1.haryana.tcp@gmail.com
3. DTP (HQ), O/o DGTCP, Haryana: dtp.hqpp.tcp@gmail.com

The policy shall come into force only after considering all such suggestions received on the draft of policy and after undertaking necessary amendments in the statute.

Chandigarh
18th March 2013

Director General ,
Town and Country Planning Department
Haryana, Chandigarh

DRAFT AFFORDABLE HOUSING POLICY 2013.

I. Introduction

It has been observed that the Low-Cost/ Affordable Housing Policy earlier announced on 28.05.2009 has not been successful in achieving the desired result of providing the masses with 'Affordable Housing'. A new policy is accordingly proposed to be formulated for encouraging 'Affordable Housing Projects' which can have some real impact in making Housing affordable in the urban centres of Haryana and thus ensure that:

- (i) The development of 'Mass Housing Projects' takes place which are 'Affordable' for general public by relaxing the norms pertaining to density, FAR, siting norms etc.;
- (ii) 'Stringent Allotment Parameters' are prescribed so that the benefits get passed on the intended beneficiaries through a transparent mechanism;
- (iii) Projects get executed at a fast pace so that the benefits are passed on to the general public without much delay.

II. Proposal and its Justification

A draft of policy has accordingly been prepared and the following policy parameters for the same are proposed:

- "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 'Mass Group Housing Projects' within a 'Targeted time-frame' as prescribed under the present policy for ensuring increased supply of 'Affordable Housing' to the deserving beneficiaries.

(iii) The allotment of flats shall be done under the supervision of a committee comprising of designated representatives of Government Departments/Agencies by following a transparent procedure as prescribed in this policy.

(iv) Any project for which licence is granted under the present policy cannot be converted back to a normal group housing colony under any circumstances and irrespective of whether or not the case falls within the 20% residential sector area limit prescribed for group housing projects .

(v) 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.

(vi) Applications received under this policy along with a comprehensive 'Project Report' shall be examined on merits. Whereas, weightage shall be assigned to the projects received early, First-come-First-serve alone shall not be the criteria for allowing such projects.

(vii) All applications that are complete in all respects and are received in a specific quarter (JAN-MAR; APR-JUN; JUL-SEP; OCT-DEC) after this policy comes into effect shall be examined as-a-bunch on the basis of following criteria:

S.No	Criteria	Corresponding weightage		
		75% of the sector Developed	50% of the sector Developed	Less than 50% of the sector Developed
1	Completion of Development works in the sector (<i>Part-completion by licencees or Possession offered by HUDA</i>)	10	8	6
2	Location of site on a ROAD of at least 18 meter width.	Road Constructed & Operational	Land for Road Acquired, but yet to be constructed	Land for Road Yet to be acquired
		10	8	4
3	Functional Water Supply and Sewerage at site from which services can be derived.	Both services Functional	One service functional	None functional
		10	8	2
4	Any other project considered/ applied in the sector before the present application.	No	One additional application	More than one addl appln
		10	8	6

- a. Any project which scores less than 24 against the above criteria cannot be considered as fit to be considered under the present policy.
- b. Amongst all applications falling in a specific residential sector of a Development Plan, which are complete in all respects and are received in the same quarter, the one having maximum weightage as per abovementioned criteria shall be granted priority in the seniority list.
- c. Applications received in any subsequent quarter, irrespective of their weightage shall fall next in priority after those received in the earlier quarter.
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 of a specific Development Plan
1	Gurgaon, Faridabad, Panchkula including Panchkula Extn, Pinjore-Kalka	300
2	Sonipat, Panipat, Karnal, Dharuhera, Bahadurgarh & Sohna	150
3	Rest of the Development Plans	75

(iii) In order to have such projects well distributed over the Development Plan area, not more than one such project under this policy shall be allowed in any specific sector.

(iv) In any residential sector not more than 5% of the net planned area under residential zone can be allowed for projects under the present policy.

(v) Such projects can be allowed beyond the 20% group housing limit in a sector in case any project which fulfills all other prescribed policy parameters under this policy 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.

(vi) The area limits specified under para 2(iii) and 2(iv) above shall not be applicable in case of sectors specifically reserved for such projects in any Development Plan.

(vii) The site should derive access either from the sector road (including service road along sector road) or from the proposed 24m or 18m wide sectoral plan road. Existing approach to the site should not be of less than 22ft width.

3. **MINIMUM AND MAXIMUM AREA FOR SUCH PROJECT:** The minimum and maximum area for such projects shall be 5 acres and 15 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. Maximum Population Density to be permitted: 900 ppa
 - b. Maximum FAR allowed: 225
 - c. Maximum Ground Coverage allowed: 50%
 - d. Maximum area under Commercial Use: 4% of the Net Planned Area.
 - 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 that allowed in group housing colonies to ensure the viability of such projects.
- (ii) Type of Apartment and Area under such Apartments:**
- a. The apartments are meant to be low-cost to ensure affordability for the lower-income strata of the population.
 - b. The carpet area of the apartments shall range from 28sqm to 60sqm in size. However, at least 50% of the apartments shall be of carpet area equal to or less than 48sqm.
 - 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 avoid any adverse impact on the affordability of remaining apartments.
- (iii) Parking Norms:**
- a. The parking space shall be provided at the rate of half Equivalent Car Space (ECS) for each dwelling unit. At least 50% of the parking space shall be provided in the form of covered parking space including stilts.
 - b. Only two-wheeler parking sites shall be earmarked at the rate of two 'two-wheeler parking bays' 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. However, all

such areas designated under the free-visitor-car-parking space shall only be provided in the form of surface uncovered parking.

e. Additional parking norms and parameters, if any, can be specified in the zoning plan.

(ii) 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.

(iii) Maintenance of colony till 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 Society of Apartment Owners constituted under the Apartment Ownership Act 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 Society of Apartment Owners constituted under the Apartment Ownership Act.

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	Allotment Rate of carpet area
1	Gurgaon, Faridabad, Panchkula, Pinjore-Kalka	Rs 4000 per sqft [Rs 43,000 per sqm]
2	Rest of the Development Plans	Rs 3600 per sqft [Rs 38,750 per sqm]

(ii) Eligibility Criteria: a. Any 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 the State, Chandigarh, NCT Delhi and the other NCR towns shall be eligible to apply for an Apartment approved under this policy. Only one application shall be made by an applicant. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy elsewhere. An affidavit to this effect shall be submitted by all such applicants.

(iii) Allotment criteria: The 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 said District to ensure adequate publicity of the project and should include details like allotment rate, schedule of payment, no. 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 floated for allotment 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.
- 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 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 per above, the concerned Senior Town Planner shall forward its request for fixing of the date of draw of lots to the DGTCP. Simultaneously the ineligible applications shall be returned by the coloniser indicating the grounds on which the applications have been held to be ineligible.
- e. After fixation of date for draw of lots by the DGTCP an advertisement shall be issued by the coloniser informing the applicants about the same.
- 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 of the Circle, Representative of DGTCP and the 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 minor certain deficiencies, viz., missing entry on the application form, incorrect/missing line in affidavit, illegible copies of certain documents, on account of which such applications may not be debarred from being included in the draw of lots. However, in case such any of such applications are declared successful in the draw of lots, they 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.
- h. In case the number of applications are more than 125% of the total no of flats, a waiting list for approx 25% of the total available no 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 main 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 the 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.

- 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 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. If the number of applicants is less than the total number of flats, then the colonizer shall issue supplementary advertisements for the project inviting additional applications as per the procedure prescribed above.

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 all applicable fees and charges, viz., licence fees, conversion charges and IDC shall be 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 project, the rates of EDC applicable on plotted colonies shall be levied on such projects

(iii) In order to discourage any non-serious applicant, the scrutiny fees shall continue to be levied.

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 a bank guarantee amounting to 25% of the 'Total Estimated Realisations from the Project' in a period not exceeding three months from the date of commencement of project.

(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. The failure to deposit the penalty will 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 allotment penal proceedings as per the provisions at Sr.no.7(i) 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.