

Affordable Housing Policy

Under the Mukhya Mantri GRUH (Gujarat Rural Urban Housing) Yojana

Government of Gujarat

Urban Development and Urban Housing Department,

Resolution Number: AFH /102013/808 /Th-1

Sachivalaya, Gandhinagar.

Date: 15 /01 /2014

Reference: - letter no. GUDM/ affordable housing/2013-2014/ 2170 of Project Specialist, Affordable Mission, Gandhinagar dated 17/ 08/ 2013.

Preface:-

Gujarat is a fast developing state of India, especially with respect to economic and productivity. Along with increasing development and urbanization, demand for affordable housing development has also increased. With influx of people to urban centers, slums, temporary shacks and huts have grown and the shortage of affordable houses has become acute, which has led to growth of unhygienic slums.

Mukhya Mantri Housing Scheme has been announced to make urban area slum free for providing housing at reasonable price to poor, lower and middle income group urban families, the state aims to involve both public institutions as well as private developers in such projects. For the fulfillment of this objective, proposal made by Project Specialist, Affordable Housing Mission dated 17/08/2013 was under active consideration of the State Government. Through this policy the State Government proposes to fulfill the following objectives. The state government plans to construct 50 lakh houses in next five years out of which 22 lakh houses are planned in urban area. It is hereby resolved that as part of this plan, beneficiaries who fall under EWS/LIG I and II and MIG I will get well planned houses having basic civic amenities at affordable price.

## **Resolution**

### **Parameters for affordable housing:**

Government of Gujarat has set below mentioned parameters on the basis of income criteria for affordable housing.

<b>Parameter</b>	<b>EWS</b>	<b>LIG-1</b>	<b>LIG-2</b>	<b>MIG-1</b>
Carpet area (sq. mtr.)	25-30	31-40	41-50	51-65
Layout	2 room, kitchen, bathroom, toilet	1 bedroom, 1 hall, kitchen, bathroom, toilet	1 bedroom, 1 hall, kitchen,(study room, children room/dining area optional) bathroom, toilet	2 bedroom, 1 hall kitchen, bathroom, toilet, (study room, children room/dining area optional)
Maximum selling price per unit (that includes all costs of construction but will not include maintenance deposit, registration and insurance)	Up to Rupees 3,00,000/-	Up to Rs. 7,50,000/-	Up to Rupees 11, 00,000/- (if specifications are better or jantri rate is more than Rs. 12000/- sq. mtr.	Up to Rupees 22,50,000/-
Annual Family Income	Less than Rs. 1,00,000/-	Rs. 1,00,000/- to 2,50,000/-	Rs. 1,00,000/- to 2,50,000/-	Rs. 2,50,000/- to 5,00,000/-

The following planning has been done for effective and quick implementation of affordable housing through public private partnership (PPP).

Generally housing schemes for economically backward communities shall be carried out by Urban Local Bodies and Development Authorities (ULB/ UDA/ADA) on public land. Affordable housing for lower income groups (EWS, LIG-I, LIG-II) and medium income groups (MIG-I) shall be constructed through public private partnership and Gujarat Housing Board. Generally, the ratio of LIG: MIG-I will be maintained at 65:35. Affordable Housing includes EWS, LIG 1, LIG 2 and MIG 1 categories.

General provisions applicable to affordable housing schemes for all models are as follows.

### **1. Incentives to private developers**

- Affordable housing schemes can be carried out in all areas except in restricted zone declared by GDCR.
- Affordable housing related GDCR as per new development plan 2021 by AUDA can be applicable to all cities of the state except cities which are earthquake prone.
- Under affordable housing policy the plots (for affordable as well as free sale both type of constructions) on which affordable categories of EWS/LIG 1/LIG 2/ MIG 1 houses are built will be eligible for FSI up to 3. This FSI can be utilized only on plots where affordable houses are built and cannot be transferred to some other place.
- The developer is free to undertake any kind of construction on that portion of land which is other than the land used for affordable housing. On this extra land the developer is eligible to make commercial construction at 10% of the total construction or as per local GDCR provision whichever is higher.
- The developer can be given exemption from municipal charges only for sub-plots that are used for construction of EWS/LIG category houses.
- The developer is entitled to receive tax benefits announced for such projects by the Central Government and can be obtained from authorized department.

### **2. Planning Parameters:**

- Under this policy carpet area means net usable area of the house and built up area means carpet area + walls + stairs + lift + lobby passage.
- Building of 45 meters height on a road with 18 meters or more width and a building of 70 meters height on a road having width of 30 meters or more can be permitted.

- BUA/CA ratio should be maintained in the range of 1.15:1.25.
- The empowered officer shall undertake sub plotting of affordable housing land and free sale housing land separately.
- Rain water harvesting structure is mandatory for this project.
- The developer can use latest technology for construction of houses under this project provided this technology has been examined, assessed and approved by a state/central institution which has been authorized for this purpose.
- Minimum specifications for LIG-I, II and MIG I will be as described in the annexure.
- For EWS, LIG-I, LIG-II and MIG-I houses, every floor of every block should not have more than 8 units and for this plan not more than two blocks may be joined together.
- Provision of internal civic infrastructure within the campus will be made by the developer
- The developer shall not claim anything more than the amount described in the policy for any development within the campus.
- Internal civic amenities shall include internal roads, footpath, drinking water connections, water storage and distribution for the housing scheme, electricity connection, transformers (if necessary), internal drainage, compound gate, street light, garden etc.
- It is also desirable that wherever possible energy saving, eco- friendly building materials may be used and water is recycled.
- In such projects landscaping and tree plantation should be done according to the climate of the place. It is desirable that Limda, Jamun, Gulmohar, Garmalo, Kadam, Desi Asopalav, Peepul and Badam are planted.

### **3. Permission required for development:-**

- Beneficiaries eligible for affordable housing will be given only as much public land as required for the construction of their house on 99 year lease.
- The ownership of the land will be vested with the agency responsible for implementation of the project.
- Only the state level prescribed authority shall have the power to grant concessions in any criterion

- Scrutiny of applications made by developer can only be done by implementing agency or by appropriate prescribed agency.
- Permission for development shall be granted within prescribed time limit by relevant ULB through fast track single window system.
- There will be strict vigilance regarding quality of construction and supervision will be done at every stage. The implementation agency shall therefore appoint a qualified technical officer and carry out regular checking by a reputed TPI.

#### **4. Details of allotment procedure to beneficiaries:**

- Under affordable housing schemes beneficiaries shall be defined as families.
- For this policy those beneficiaries will be eligible who do not have houses within the radius of 8 kilometers of a municipal corporation limit or urban development authority limit, within 5 kilometers of an A-class municipality limit radius, or within 3 kilometers of other remaining municipality limit.
- Housing benefits through ULBs as well as UDA/ADA can be claimed by only those beneficiaries who have been living in the respective cities/urban area for at least three years.
- Before determining eligibility, applications must be invited from prospective beneficiaries.
- Under this scheme the implementation agency shall allot houses to those beneficiaries who qualify as per criteria. List of beneficiaries will be finalized before development work begins.
- Beneficiaries can get assistance from developer/ implementation agency to obtain loans from financial institutions.
- Beneficiaries of EWS/LIG housing will not be permitted to sell their allotted houses or sublet them for at least 7 years.
- Beneficiaries of MIG housing will not be permitted to sell their allotted houses or sublet them for at least 5 years.

## **5. Repair and maintenance:**

- Structural defect liability period for affordable housing scheme developed by the developer shall be for 10 years from date of completion certificate.
- For repair and maintenance of housing scheme maintenance deposit shall be taken from the beneficiary. The responsibility of operation and maintenance will be that of housing beneficiaries association, for the execution of which developer will provide them with necessary training.
- Repair and maintenance of lift shall be the responsibility of developer for at least 3 years after handing over possession of houses. Thereafter beneficiaries association will maintain the lift service.

## **6. Model -1 –Public Agency on Public Land (Green Field Development):**

- According to this model affordable housing scheme can be developed by public agency on Government ULB/ULC/development authorities land and land available with Gujarat Housing Board.
- Implementation agency for this model will be Urban Local Bodies, Gujarat Housing Board, Urban development authority and area development authority.
- Selection process of contractor or developer shall be done on basis of lowest-quoted tender bid and the entire process will be open and transparent.
- In order to cross subsidize EWS/LIG and repair and maintenance (O&M), MIG –I housing scheme and commercial development can also be made.
- Besides the above, a mixed scheme of affordable houses of EWS/LIG/MIG-I can be developed with other categories of houses like MIG II and HIG. However, in such mixed schemes built up area for affordable houses should be at least 60% of total built up area, in addition, the built -up area of EWS/LIG type houses should be at least 35% of total built up or 15% of total number of houses whichever is higher.
- For this model, capital subsidy scheme sanctioned by State and Central Government can be adjusted against the cost of the house.

## **7. General Provisions for Public-Private-Participation (PPP) Models:**

- Such schemes will have at least 250 housing units.
- The amount recovered from beneficiary in addition to meet construction cost, will be deposited in housing infrastructure fund for the purpose of providing trunk infrastructure and basic amenities. For provision of basic amenities, the amount remaining after construction or actual cost per square meter, whichever is lower can only be recovered.
- Free sale development can be started by the developer only after completion of at least 33% of the affordable housing scheme.
- Completion certificate for affordable housing scheme shall be issued only after giving possession of affordable houses to beneficiaries.
- The developer can prepare list of beneficiaries as per the parameters laid down in the policy by Agency. However the final list of allottees will have to be approved by the implementing agency.
- On allotment of affordable housing, beneficiary will have to pay 10 % of total price (Or 50 % of 20 % of the total price as down payment). The remaining amount (10%) can be paid within 3 months.
- Payment will be released to the developer by implementation agency separately proportionate to completed phases of construction. Beneficiaries' allotment can be cancelled if he/she fails to make payment within stipulated time.
- Within 3 months after completion implementation agency will form association of beneficiaries for the purpose of operations and maintenance of Affordable Housing scheme.

## **8. Model-II Private Developer on Public Land:-**

- According to this model, private developer can construct LIG and MIG type houses on land available with the government/ULB/Urban/area development authority /ULC and Gujarat Housing Board.
- Selection process of private builder will be done through open and transparent tender process.

- Tender process should be as per the procurement policy followed by the State Government vide Government Resolution of industries and mines department dated 18/05/2011 no. SPO-102008-794-CH.
- As per this resolution the n-code solution (division of GNFC) has been appointed as service provider for e-tendering. E-tender will be published on the website of n-code solution. On line bids can be submitted and secrecy of e-tendering process will be maintained. For publishing of this tenders the instructions described in above mentioned resolution of Industries and Mines Department shall be strictly followed.
- Developer offering maximum built-up for EWS/LIG-I, LIG-II and MIG-I type of affordable houses will be selected. The remaining built up can be utilized for free sale by the developer. For this purpose the upset area will be as follows:

Residential jantri rate (rupees per sq. mtr.)	Minimum percentage of built up area of affordable house
Less than Rs. 15000/- per sq. mtr.	60%
More than Rs. 15000/- per sq. mtr.	70%

Implementing agency will authorize payment to the selected developer for construction on getting quality and progress related certification from the appointed PMC/TPI by beneficiaries' bank for different phases as follows:

(i)	EWS & LIG-I	Rs. 15000/- per sq. mtr. (carpet area)
(ii)	LIG-II	Rs. 16000/- per sq. mtr. (carpet area)
(iii)	MIG-I	Rs. 17000/- per sq. mtr. (carpet area)



- The implementing agency for this model will be Urban Local Bodies (ULB), Gujarat Housing Board (GHB), Urban Development Authority (UDA) and Area Development Authority (ADA).
- Private developer will get land for free sale on transferrable lease of 99 years.

#### 9. **Model –III – Private developer on private land:-**

This model aims at incentivizing private developers to develop affordable housing scheme on their private land.

#### **Implementation agency**

- Private developers willing to participate and develop housing scheme under this policy can construct EWS, LIG-I /II or MIG –I category houses as per the following criteria.
- In ARH zone affordable houses and commercial development can be made as per this policy.
- For other residential zone built up area of affordable houses should be at least 60% of the total area. In addition, the built –up area of EWS/LIG type houses should be 15% of total number of houses or 35% of total built up whichever is higher.
- The number of units in each category should be finalized by implementation agency.
- Where the jantri value land of private developer is Rs. 15000/- per sq. mtr or less than they can recover upto parameters of maximum price laid down in this policy in para (1) of affordable house from the beneficiary.
- Where jantri value of private land is more than Rs. 15000/- per sq. mtr they can recover upto the following maximum price of affordable house from beneficiary as follows.  
Under this model beneficiary can get the benefit interest subvention.  
EWS: Rs. 500000/-  
LIG-I: Rs. 900000/-  
LIG II: Rs. 12, 50000/-  
MIG-I: Rs. 25 00000/-
- For calculation of land price, prevailing Jantri rate will be applicable.

- The Implementing agency for this model will be Urban local bodies (ULB), Gujarat Housing Board (GHB), Urban development authority (UDA), Area development authority (ADA).

#### **10. Framework for execution:-**

As per Gujarat Slum Act 1973 as well as Gujarat Slum Rehabilitation Policy (PPP) 2013 part (1) sub- section 3, the Hon'ble Minister for urban development and urban housing is chairperson of the prescribed authority. (2) As per Sub-section -1 the municipal commissioner is the chairperson of prescribed authority for Municipal Corporation and urban development authority (3) as per sub-section 2, District Collector is the chairperson of the prescribed authority for Municipalities and area development authorities within district. The above prescribed authorities are empowered to take decision regarding execution of affordable housing scheme under sub-section (1) of Section 3, of Gujarat Slum Act 1973. Accordingly, the prescribed authorities can implement affordable housing schemes. Gujarat housing board can also undertake the execution of this policy as per its prevailing legal framework.

Prescribed authority will undertake construction of EWS, LIG and MIG category houses and make them available at affordable price in order to prevent formation and growth of new slums.

#### **11. Guidelines for disclosure of housing schemes:**

Relevant information as prescribed about all types of public and private affordable housing schemes will be made available to public on the site of such schemes. Moreover, complete information will also be available with the prescribed authority at city and state level.

This order is issued with consent of finance department vide its approval dated 17/12/2013.

In the name of and by order of Governor of Gujarat.

**Urban development and urban housing department resolution no.**

**AFH/102013/808/th-1 (Enclosure)**

**Specification Annexure**

Indicative Minimum Specification for various types of dwelling Units shall be as under.

Types of Dwelling Unit/Block	Flooring and Skirting						
	Living/Dining /Kitchen	Bedroom	Toilet	Balcony	Lobby	Corridor	Staircase
EWS	Ceramic tiles (300 mm x 300mm)	Ceramic tiles (300mm x 300mm)	Ceramic tiles (300mm x 300mm)	Polished Kota (300mm x 300mm)	Ceramic Tiles (600 mm x 600mm)	Ceramic Tiles (600 mm x 600mm)	Kota (300 mm x 600mm)
LIG-I	Vitrified tiles (600 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Ceramic tiles (300 mm x 600mm)	Vitrified tiles (Matt) (300 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Kota (300 mm x 600mm)
LIG-II	Double Charge Vitrified tiles (600 mm x 600mm)	Double Charge Vitrified tiles (600 mm x 600mm)	Anti-Skid Ceramic tiles (300mm x 600 mm)	Vitrified tiles (Matt) (300 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Kota (300 mm x 600mm)
MIG-I	Double Charge Vitrified tiles (600 mm x 600mm)	Double Charge Vitrified tiles (600 mm x 600mm)	Anti-Skid Ceramic tiles (300mm x 600 mm)	Double Charge Vitrified tiles (300 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Vitrified tiles (600 mm x 600mm)	Kota (300 mm x 600mm)

Types of Dwelling Unit/Block	Wall Tiling/Dado			
	Kitchen	Wash basin area	W.C.	Bath
EWS	Ceramic tiles (Matt finish) of 300mm x 300mm size upto lintel level	Ceramic tiles (Gloss finish) of 300 mm x 300mm size upto lintel level from top of wash basin	Ceramic tiles (Gloss finish) of 300 mm x 300mm size upto 120 cm from Finished floor level	Ceramic tiles (Gloss finish) of 300 mm x 300mm size upto 120 cm from Finished floor level
LIG-I	Ceramic tiles (Matt finish) of 300mm x 600mm size upto lintel level	Ceramic tiles (Gloss finish) of 300 mm x 300mm size upto lintel level from top of wash basin	Ceramic tiles (Gloss finish) of 300 mm x 600mm size upto 120 cm from Finished floor level	Ceramic tiles (Gloss finish) of 300 mm x 600mm size upto 120 cm from Finished floor level
LIG-II	Ceramic tiles (Matt finish) of 300mm x 600mm size upto lintel level	Ceramic tiles (Gloss finish) of 300 mm x 300mm size upto lintel level from top of wash basin	Ceramic tiles (Gloss finish) of 300 mm x 600mm size upto 120 cm from Finished floor level	Ceramic tiles (Gloss finish) of 600 mm x 300mm size upto 120 cm from Finished floor level
MIG-I	Ceramic tiles (Matt finish) of 300mm x 600mm size upto lintel level	Ceramic tiles (Gloss finish) of 300 mm x 300mm size upto lintel level from top of wash basin	Ceramic tiles (Gloss finish) of 300 mm x 600mm size upto 120 cm from Finished floor level	Ceramic tiles (Gloss finish) of 300 mm x 600mm size upto lintel level

Type of Dwelling Unit/Block	Windows	Plastering			Kitchen
	Window Frame/Shutter/Fixtures and Fastening	External Plastering	Internal Plastering	Bottom of RCC slab	Platform
EWS	2 tracks or 3 track sliding Aluminium Anodized Window having extruded aluminium colour Anodized section frame wt. 1.2 kg/m with 5 mm thick transparent glass with all fixtures and fastening. Kota stone on sill level and 2 vertical sides of the window.	20.0 mm thick double coat sand face plaster in CM (1:4)	Smooth mala plaster of 12 to 15 mm thick in CM (1:4) finished	Smooth plaster in CM (1:3)	Polished Kota Stone
LIG-I					Polished Granite Stone
LIG-II					Polished Granite Stone
MIG-I	2 tracks or 3 track sliding Aluminium Anodized Window having extruded aluminium colour Anodized section frame wt. 1.2 kg/m with 5 mm thick transparent glass with all fixtures and fastening. Granite stone on sill level and 2 vertical sides of the window.	20.0 mm thick double coat sand face plaster in CM (1:4)	Smooth mala plaster of 15 mm thickness in CM (1:4) finished		Polished Granite Stone

Type of Dwelling Unit/Block	Windows	Parapet	RCC work
	Staircase & Balcony	Terrace	Columns, Beams, Slabs & Lintels
EWS	0.9 m high MS railing in all the houses in the staircase of the approved pattern with hand railing 40mm MS tube (app wt 14 kg/m, medium class pipes) and vertical bars embedded in waist slab. The height of the railing shall be 0.90 m from finished level of step as specified in drawing. 1.0 m high MS railing in balconies of approved pattern with hand railing of 40mm MS tube (app wt 14 kg/m, medium class pipes) above floor.	Parapet on the terrace shall be 1.0 m above the finished terrace level. Top of parapet shall be provided with brick on edge. No, coping shall be done at the top of the parapet with slope inside.	The detailed dimensions & mix of RCC to be adopted shall be as per approved structural design.
LIG-I			
LIG-II			
MIG-I			

Type of Dwelling Unit/Block	Sanitary/Water Supply System									
	W.C. Pan	Wash Basin	PVC pipes	Internal Manhole	Pipe connecting house manhole and service manhole	Internal Water Supply	External Water Supply	Painting of GI/Steel pipes	Fittings	Overhead tank & Sump
EWS	White European /Indian, with flush cock	White virreous China flat back wash basin of 550mm x 450mm size with one CP brass pillar tap, ISI mark of approved quality	Single stack system 110/90 mmk PVC pipes including all PVC fittings as per approved plumbing design, ISI mark of approved quality	Brick masonry with brick work of class designation 75 size 90 x 80 x 45 cm with SFRC light duty cover	SW pipe of 150mm dia.	UPVC composite pressure pipes and fittings conforming to IS code, as per approved design	UPVC/GL composite pressure pipes and fittings conforming to IS code, as per approved design external water supply and drainage line shall be fitted on clamps fixed at suitable distance to keep pipes away from walls	Ready mixed oil paint over steel primer	ISI marked	Overhead tank & Sump to be designed as per requirement & shall be as per approved structural design
LIG-I										
LIG-II										
MIG-I		White virreous China flat back wash basin of Minimum 550mm x 450mm size with one CP Stainless Steel pillar tap, ISI mark of approved quality								

Miscellaneous						
Lift	Parking flooring	Hook for fan	Boundary wall with gates	Numbering of Flats	Rain Water Harvesting	Landscape
Minimum Six person capacity lift shall be provided confirming to relevant BIS Code and facade shall be clad with granite slab	Pavlt Parking tiles/ 75 mm thick (M35)/ Rubber moulded paver blocks.	Fan hook shall be provided as per requirement	1.5m high boundary wall constructed with BB Masonary or CC block with required no of MS gates of approved design	The numbering of size 100mm in height shall be printed on Aluminium plate above the entrance door	Efficient Rain Water harvesting network/ system to be laid/ installed	Environment friendly material (green) to be used as far as possible. Good landscape is to be provided with setting areas. Necessary signage boards of required size is instructed

Type of Dwelling Unit/ Block	Electrical Work			Luxury
	General	A.C. Point and Geyser	Switches and Sockets	Clubhouse
EWS	<p>Electrical work with copper wires in concealed PVC, conduits. Provision shall be made for sufficient lighting and power points. Required switches and sockets, telephone and TV points. Each bedroom shall have min. 3-5 AMP plug points 1 NO 15-AMP plug point, MCB switch of req. capacity.</p>		-	-
LIG-I			-	-
LIG-II		<p>Provision of Switches and socket for Air conditioner in Bed rooms and Living room. Provision of Switches and socket for geyser in each bathroom and for Fridge in Kitchen</p>	-	-
MIG-I		<p>Provision of Switches and socket for Air conditioner in Bed rooms and Living room. Provision of Switches and socket for geyser in each bathroom and for Fridge in Kitchen</p>	<p>Switches and sockets shall be Modular</p>	-