

CHIEF MINISTER'S JAN AWAS YOJANA -2015

Presentation by:

Sh. R.K. Agrawal
Managing Director

Rajasthan Avas Vikas & Infrastructure Ltd
(Govt. of Rajasthan Under Taking)



PROPOSED (Chief Minister's JAN AWAS YOJANA -2015)

Housing Shortage-

In Rajasthan, more than 1.0 Million houses needed in Urban areas by-2022 .

Nearly 85% housing shortage is in EWS/LIG category.

EWS/LIG needs to be taken up on a very large scale with involvement of private sector.

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Housing For All Mission by -2022

- Mission was Launched on 25-06-2015 by Hon'ble Prime Minister.
- There are four Verticals in the Policy as below :-
 - **In -situ Slum Redevelopment:-**
 - a. Using land as a resource with private participation.
 - b. Extra FAR if required to make project viable.
 - **Credit linked Subsidy Scheme:-**
 - a. Interest subsidy up to 6.5% for EWS and LIG for new house or incremental housing up to loan amount of Rs. 6.0 Lacs.
 - **Affordable Housing in Partnership:-**
 - a. With private sector or public sector including Parastatal agencies.
 - b. Central assistance of Rs. 1.5 lacs per EWS house in a project where 35% of houses are of EWS category.
 - **Beneficiary led construction of Affordable Housing:-**
 - a. For individual of EWS category requiring individual house.
 - b. Central assistance of Rs 1.5 lacs if land is owned by such families.

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Goals of Jan Awas Yojana -

- To achieve the goal "**Affordable Housing for All**" by creating EWS/LIG housing stock to fulfill the house shortage in the State.
- To incentivize and attract private investment for construction of houses for EWS/LIG.
- To motivate govt. agencies and private developers to take up construction of Affordable Housing.
- To identify land for affordable housing which can be monetized by inviting private participation on a large scale.
- To make the process of approvals faster.

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Provision-1A

Mandatory Provisions for Residential Schemes of ULBs/UITs/ Development Authorities/RHB and Private Developers.

Provision-1B

Mandatory provisions for the proposed industrial Areas of RIICO and Private Developers.

Provision-2

Development of Affordable Houses by Private Developer on Private Land in part.

Provision-3A

Development of EWS/LIG flats by Private Developer on whole of Private Land (flatted development, above G + 3 format).

Provision-3B

Development of EWS/LIG houses by Private Developer on whole of Private Land (Plotted development with G+3 format).

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Provision-4A

Affordable Housing on Government Land minimum of 1 Hact of land area by Private Developer in 75 : 25 ratio. With cost of construction as bid parameters:

- (i) In G+3 format**
- (ii) In Multistoried format**

Provision-4B

Affordable Housing on Government Land minimum of 1 Hact by Private Developer with price of land as bid parameters:

- (i) In cities with population 3 lacs and above in 75:25 ratio.**
- (ii) In cities with population above 1 lac up to 3 lacs in 60:40 ratio.**
- (iii) In cities with population less than 1 lac in 50:50 ratio.**

Provision-4C

Affordable Housing on Government Land above 10 Hect. by Private Developer in Joint Development Agreement.

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PROVISION - 1A

(Mandatory Provisions for Schemes of RHB ,ULBs and Private Developers)

- **Minimum area:-** 2 Hac. for Plotted development and 5000 sq.m. for Flatted development.
- **Land distribution for EWS/LIG component :-**
 - For RHB - 50% houses / 10% FAR.
 - For UITs/Development Authorities/ULBs -25% of scheme area. Not in the form of plots, such land will be used for construction of EWS/LIG houses.
 - For Private Developers - (i) For flatted development 7.5% of F.A.R.
(ii) For plotted development 10% of residential saleable area to be reserved for EWS/LIG.
- **Allotment Procedure & Sale Price: -**
 - Allotment by Local Authority & In case of private schemes allotment by developer.
 - Rs 1200/- per sqft on Super Built up Area .
- **Incentives to developer:-** FAR proposed for EWS/LIG shall not be counted in the FAR of main project plus standard FAR (1.33) without betterment levy shall be increased by 0.50 ($1.33+0.50=1.83$ free FAR) Maximum FAR shall be as per building byelaws.

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PROVISION - 1B

(Provisions for proposed industrial areas of RIICO and Private Developers.)

- Minimum area:- 5000 sq.m.
- Land distribution for EWS/LIG component :-
 - Minimum 5% of saleable area in new industrial schemes.
- Allotment Procedure & Sale Price :-
 - Allotment by developer
 - Rs 1200/- per sq ft on Super Built up Area.
- Incentives to developer:- 100% waiver of EWS/LIG component is exempted from Change of Land Use Charges if any & building plan approval charges.

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PROVISION - 2

(Private Developer : part of Private Land)

- Minimum area:- 2.0 Hect..
- Land distribution for EWS/LIG component :-
 - Minimum 50% of land @ minimum 140 units per acre.
 - Commercial use as per building bylaws proportionate to FAR consumed in different segments.
- Allotment Procedure & Sale Price :
 - Allotment by Local Authorities.
 - Rs 1200/-per sqft on Super Built up Area.
- Incentives to developer:-
 - Maximum permissible FAR 2.25 at present is allowed without betterment levy for the complete project area.
 - Land Conversion/Land use Change Charges -100% waiver on the total area of project.
 - Building Plan approval Charges - 100% waiver on EWS/LIG component of project.

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PROVISION -3A

(Private Developer : whole of Private Land : flatted development)

- Minimum area:- 1.0 Hect.
- Land distribution for EWS/LIG component :-
 - 100% land for EWS/LIG components
- Allotment Procedure & Sale Price :-
 - By developer to eligible beneficiaries which will be scrutinized by the committee to be constituted for this purpose in each ULB.
 - By developer to other developers to fulfill requirement as per provision 1A of the policy.
 - Sale price to be decided by the developer or on fixed price if subsidy as per HFA Mission guidelines is to be availed .
- Incentives to developer:-
 - Land Conversion/Land Use Change Charges -100% waiver on the total area of project.
 - Building Plan approval charges - 100% waiver on total area of project.
 - Maximum FAR 2.25 plus incentive FAR on additional height. (The betterment levy will be charged on FAR proposed above 2.25).

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PROVISION -3B

(Private Developer : EWS/LIG housing on whole of Private Land :Row Housing G+3 Format)

- **Minimum area:- 1.0 Hect..**
- **Land distribution for EWS/LIG component :-**
 - 100% Land for EWS/LIG components .
- **Allotment Procedure & Sale Price : -**
 - By developer to eligible beneficiaries which will be scrutinized by the committee to be constituted for this purpose in each ULB.
 - By developer to other developers to fulfill requirement as per provision 1A of the policy.
 - Sale price to be decided by the developer or on fixed price if subsidy as per HFA Mission guidelines is to be availed .
- **Incentives to developer:-**
 - Land Conversion/Land use Change Charges -100% waiver on the total area of project.
 - Building Plan approval Charges - 100% waiver on the total area of project.
 - Up to 70 % area allowed as saleable area.
 - Setback for individual blocks relaxed

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PROVISION - 4A (i)-G+3 Format & 4A (ii)- Multistoried Format

(Private Developer on Government Land or Land of Local Authority)

- Minimum area:- 1 Hac.
- Land distribution for EWS/LIG component :-
 - EWS/LIG on minimum of 75% of the total land.
 - Developer free to construct MIG/HIG flats/plots/houses (high rise permitted) on remaining 25% of land.
- Bidding parameters :-
 - Lowest price for construction quoted by developer which shall not be more than Rs. 1000 per sq.ft.
- Allotment Procedure & Sale Price :-
 - By the Local Authority.
 - Lowest Bid price + Rs. 200 per sq. ft. (Rs. 50/- per sqft for maintenance, Rs. 150/- per sqft to ULB).
 - Rs. 1000/- per sqft is to be paid to Developer for EWS/LIG houses.
- Incentives to developer:-
 - Land Conversion/Land use Change Charges -Not applicable
 - Building plan approval and EDC Charges - Zero on EWS/LIG segment, as per rules on 25% remaining land area of developer.

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PROVISION - 4B(i),4B(ii),4B(iii) - through auction

- Minimum area:- 1 Hac.
- Land distribution for EWS/LIG component :-
 - 4B-(i). Towns with 3.0 lacs and above population- 75:25
 - 4B-(ii). Towns with 1.0 lacs and above up to 3lacs population- 60:40
 - 4B-(iii). Towns with less than 1.0 lacs population- 50:50
- Bidding parameters :-
 - Highest price for land other than EWS/LIG component which shall not be less than the prevailing Reserve Price.
- Allotment Procedure & Sale Price :-
 - By the Local Authority.
 - Rs 1200/-per sqft on Super Built up Area.
 - Rs. 1100/- per sqft is to be paid to Developer for EWS/LIG houses.
- Incentives to developer:-
 - Land Conversion/Land use Change Charges -Not applicable
 - EDC on the land other than EWS/LIG component shall be paid by developer.
 - Other than EWS/LIG component developer is free to construct residential units as per his choice including commercial area.

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PROVISION - 4C

(Development of Affordable Housing project in Joint Development Agreement)

➤ **Minimum area:-** 10 Hact.

➤ **Parameters :-**

- FAR, period of construction, number of EWS/LIG units shall be fixed before inviting EOI.
- Two stage bidding - Technical Bid and Financial Bid.
- Security Deposit - 50% of Reserve Price of total land.

➤ **Bidding Parameters :-**

- Share of ULB @ per sq.ft. payable in 6-monthly equated installments on 65% part within 3 years from the date of approval. Failing which penalty shall be levied as prescribed. (For commercial area, rate will be double of residential rate quoted by developer to give to ULB)

➤ **FAR distribution for EWS/LIG component :-**

- 35% of FAR for EWS/LIG components (Free).
- Component of 65% to be used for other than EWS/LIG.

➤ **Allotment Procedure & Sale Price :-**

- Allotment by Local Authorities to the beneficiaries @ Rs 1200/-per sqft on Super Built up Area.
- 65% of FAR including commercial area(10%) will be sold by developer.

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General Conditions

➤ Time lines for completion of the Projects

- EWS/LIG houses/flats upto 200 nos. - 30 months,
- EWS/LIG houses/flats 200+ upto 400 nos. - 36 months,
- EWS/LIG houses/flats 400+ upto 600 nos. - 42 months.
- EWS/LIG houses/flats 600+ nos. - 48 months.
- In case the developer fails to construct EWS/LIG housing units within the stipulated time, penalty shall be imposed as follows:-
 - (a) For first three months Rs.50/- per sq.ft.
 - (b) For next three months Rs.100/- per sq.ft.
 - (c) For next six months Rs.200/- per sq.ft.

➤ Fast track Approvals

- After receiving the application Local Authority shall issue provisional approval within THREE working days in case land is already converted and the developer can start construction at his own risk.
- The approval of projects under this Policy will be completed within a period of 60 days.

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➤ Income criteria for EWS/LIG beneficiary

The yearly income criteria for applicant would be as follows or as per guidelines issued from time to time by State Government or GoI.

- EWS- Up to Rs. 1,50,000/-
- LIG- Above Rs. 1,50,000/- upto Rs. 3,00,000/-

➤ Area of EWS and LIG units

The Super Built up Area for EWS and LIG units shall be as follows.

- EWS Unit: 325-350 sqft. (carpet area should not be more than 30 sq. mtrs.),
- LIG Unit: 500-550 sqft. (carpet area should not be more than 60 sq. mtrs.)
- Super Built up Area of the flat shall be calculated including area of rooms, kitchen, 50% area of balcony/verandahs, toilets, walls & proportionate common areas.
- To avail central assistance as per the policy of Housing for All by Govt. of India , carpet area shall be 30 sq.m. and 60 sq.m. for EWS and LIG houses respectively.

Thank you....