GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-II BRANCH)
Notification

28.03.2016

No.8/5/2015-1Hgll/890 As an endeavour of the Government to make available **'Affordable Housing'** to Lower Middle Income Group of society, the Governor of Punjab is pleased to notify a comprehensive **'Affordable Housing Policy 2016'** for the State of Punjab.

This policy shall come into effect from the date of its notification.

1. This policy shall be known as **'Affordable Housing Policy 2016'**. All references to 'policy' in this document shall imply to **'Affordable Housing Policy 2016'**.
2. This policy is intended to encourage the planning and development of 'Group Housing Projects' to ensure increased supply of 'Affordable Housing' in the State of Punjab.
3. The maximum area that can be used for Affordable Housing shall not exceed 10% of the total gross area of the project subject to the condition that no site used for Affordable Housing shall be less than 5 acres contiguous and compact chunk of land. However, in case of small projects where minimum 5 acres chunk of land required for affordable housing exceeds 10% limit of total project area, in that case the condition of maximum 10% area shall not be applicable.
4. Affordable housing shall be allowed within 20% area permissible for Group Housing in plotted residential development projects and no separate site in addition to 20% Group Housing shall be permissible for construction of affordable housing. Where the affordable housing is a part of plotted residential development project in that case the area under affordable housing shall be considered as part of the 20% area permissible for Group Housing.
5. All such projects shall be required to be necessarily **completed within a period of 5 years** from the date of issue of license. This date shall be referred to as the 'date of commencement of project' for the purpose of this policy. The promoter shall ensure all statutory clearances. The licence taken under PAPRA, 1995 shall not be renewed beyond 5 years.

1. SITING PARAMETERS

The projects under this policy shall be permitted as per zoning regulations of the respective Master Plan.

The minimum area for which such projects can be allowed shall be governed by the following criteria:-

Sr. No	Master Plans	Minimum area required (in acres) outside M.C. limits	Minimum area required (in acres) within M.C. limits
1	i) Master Plan SAS Nagar. ii) Master Plan New Chandigarh.	5 acres as part of plotted/ flatted residential project. No standalone projects shall be permissible in any zone of these Master Plans including mixed land use zone.	2.5 acres as part of plotted/ flatted residential project. No standalone projects shall be permissible in any zone of these Master Plans including mixed land use zone.
2	Rest of the Master plans in the State of Punjab	5 acres as part of plotted/ flatted residential project or as a standalone project in the residential and mixed land use zone of the Master Plan.	2.5 acres as part of plotted/ flatted residential project or as a standalone project in the residential and mixed land use zone of the Master Plan.

2. PLANNING AND AREA PARAMETERS

i) **Planning Parameters:** The planning parameters for the projects allowed under this policy shall be as below:

a) Density permitted: Maximum up to 750 persons per acre
b) Maximum FAR allowed: 1:2.50
c) Minimum Approach Road: 60'-0"
d) Maximum Ground Coverage allowed: 40%
e) Minimum Area under organized Open Space: 20% of the site area
f) Occupancy Norm (for density calculations): 5 persons per flat

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

a) The super area of the apartments shall range from **750 sq ft to 900** sq ft in size.

b) The term "super area" shall mean the gross covered area of the building including the area covered by all such parts/areas in the project which the allot tee shall use by sharing with other occupants of the project including entrance lobby, driver's/common toilet at ground floor, lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts, common corridors and passages, staircases, mum ties, services area including but not limited to lift machine room, maintenance offices/ stores, security/ fire control rooms and architectural features, if provided.

iii) **Parking Norms:**

The parking space shall be provided at one Equivalent Car Space (ECS) for each dwelling unit with 10% additional guest parking. Surface parking may be provided up to 20% and rest of the parking shall be provided in basement (s) or under stilts.

iv) **Common facilities:**

The following common facilities' sites in any such project shall be provided by the promoter of the project:

a) One built-up Community Hall of not less than 3000 sq ft for every 5 acre area. For area more than 5 acres there will be proportionate increase in the built up area of the Community Hall.

b) Where the site of affordable housing project is a part of overall layout plan of a colony in that case the provision of one built-up Nursery school cum crèche may not be mandatory as the other school sites proposed in the overall layout of the colony may serve this population but where the affordable housing is being developed as a standalone project in that case the provision of one built up nursery school-cum-crèche of not less than 3000 sq ft area for every 5 acres project shall be mandatory and for area more than 5 acres there will be proportionate increase in the built up area of the Nursery school-cum-crèche.

v) **Maintenance of colony after completion of project:**

A commercial component of 2.5% of the plot area (shall be part of overall 40% ground coverage of the project) shall be 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 Punjab Apartment Ownership Act 1995 and for maintenance.

3. **APPLICABLE FEES & CHARGES:**

In order to boost the construction of affordable housing for masses by the private promoters and **to keep the allotment rates within the affordable range of the applicants, 50% of the rate of CLU, EDC, LF/ PF as applicable to group housing projects in the respective zone** shall be chargeable. However, the charges for commercial component shall be as fixed under policy Notified by Notification No. 17/17/2001-5Hg2/P.F./47962/1 dated 06.05.2013 or as amended from time to time. The benefit of concession should pass on to the consumer, so this should be mentioned separately in pricing/ marketing brochures. The price of the dwelling units once fixed shall not be escalated during completion of the project.

The delivery of complete dwelling units shall be time bound and in case the delivery is not made within the fixed time period, the promoter has to pay simple interest @ 10% on the amount received from buyers for first three months and beyond three

payment by the buyers, the same rate of simple interest and penal interest shall be chargeable by the promoter on the delayed instalments from the buyers.

In order to encourage early completion of projects, in case the colonizer completes the project in 3 years from the date of commencement of project and gets occupation certificate in such period, the payment of last instalment of EDC shall be waived off by the concerned Development Authority.

Viswajeet Khanna
Principal Secretary to Government of Punjab
Department of Housing & Urban Development

Dated:22.03.2016
Chandigarh

Endst. No. 8/5/2015-1HgII/ Dated, Chd, the:

A copy along with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, SAS Nagar with request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and send 60 copies of the same.

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Special Secretary

Endst. No. 8/5/2015-1Hgll/892-914 Dated, Chd, the:28.03.2016

A Copy each is forwarded to the following for information and necessary action:

1. Financial Commissioner, Revenue and Rehabilitation, Punjab, Chandigarh.
2. Principal Secretary to Chief Minister, Punjab, Chandigarh.
3. Principal Secretary to Deputy Chief Minister-cum-Minister-in-Charge, Department of Housing and Urban Development, Punjab, Chandigarh.
4. OSD to Chief Secretary to Government of Punjab, Chandigarh.
5. Principal Secretary, Department of Finance, Punjab, Chandigarh.
6. Principal Secretary, Department of Labour, Punjab, Chandigarh.
7. Secretary, Local Government, Punjab, Chandigarh.
8. Secretary, Rural Development and Panchayats, Punjab, Chandigarh.
9. Secretary, Department of Planning, Punjab, Chandigarh.
10. Secretary, Science, Technology and Environment, Punjab, Chandigarh.
11. Chief Administrator, PUDA, PUDA Bhawan, Sector 62, SAS Nagar, Punjab.
12. Chief Administrator, GMADA, SAS Nagar.
13. Chief Administrator, GLADA, Ludhiana.
14. Chief Administrator, JDA, Jalandhar.
15. Chief Administrator, PDA, Patiala.
16. Chief Administrator, ADA, Amritsar.
17. Chief Administrator, BDA, Bathinda.
18. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
19. Director, Housing and Urban Development, Punjab, PUDA Bhawan, SAS Nagar.
20. Chief Town Plannner, Punjab.
21. Secretary, Right to Service Commission, MGSIPA, Sector-26, Chandigarh.
22. General Manager (IT & C), PUDA, SAS Nagar.

Superintendent