GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(Housing – II Branch)

Notification

Dated 22, Dec, 2015

No. 21/4/2014-1HgII/2738 In supersession of earlier policy issued vide notification no. 21/4/2014-1HgII/1891 dated 21st September, 2015, the Governor of Punjab is pleased to notify the following amended policy for providing housing to urban poor by subsidizing construction of houses for families who are economically weaker or are having low income or are residing in slums in the state of Punjab. This policy will be in supersession to the previous policy No.17/91/08-1HG2/7069 dated 07.11.2008.

1. Housing for All for the State of Punjab (Urban)

As per the report of the technical group on Urban Housing Shortage (2012-17) constituted by the Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India, there is a shortage of 18.78 million dwelling units, out of which nearly 96% belongs to the Economically Weaker Sections (EWS) and Lower Income Groups (LIG) Households. As per Census of India 2011, Punjab has recorded total population of 27,704,236 persons out of which 37.49% were living in urban areas.

In view of the fact that more than 50% of the State's population is forecasted to be living in urban areas by 2041, it is necessary to develop new integrated townships or other available land near towns.

As per policy the provisions of sub-section 11 of section 5 of 'The Punjab Apartment and Property Regulation Act' every promoter of a housing project is required to leave 5% of the gross area of the project for EWS Housing for plotted development and in case of Group housing projects, 10% of the total number of flats are required to be reserved for EWS. The promoters were given certain incentives like exemption from CLU, EDC,

License fee etc to construct dwelling units for EWS but in spite of these incentives, satisfactory progress in this field has not been achieved.

With this in view the Government of Punjab has framed a policy vide Notification No. 17/17/2001-5Hg2/PF/4255 dated 31-12-2013, whereby, in case of housing projects where plotted as well as flatted development is under taken by the developer, 5% of the gross project area reserved for EWS shall be transferred free of cost to the concerned authority for construction of dwelling units for EWS. These dwelling units shall be allotted by the concerned authority to the eligible persons as per policy.

In case of stand-alone group housing projects, the developer shall be responsible to construct dwelling units for EWS which will be handed over to the concerned development authority for allotment to eligible persons as per policy of government or alternatively they can make payment to Authority @ Rs. 1500/- per Sq. Ft. of covered area for minimum 25 Sq. Mts. of unit area.

Government of India has launched a scheme "Affordable Housing for all, 2022", to provide one house to one family by 2022. To achieve this goal, Central Government has assured to provide all assistance to the State Governments. Government of Punjab is also committed to provide affordable houses to the people of the State. Hence, the State Government has framed "Housing for all Scheme", for the benefit of the Economically Weaker Sections of the State. The main focus of this policy shall be rehabilitation of Slum Dwellers and to provide Housing to the Economically Weaker Section (EWS) and Low Income Group (LIG) of the society.

1. **Definitions**

(i) **"Allottee"** means a person to whom a property has been allotted by way of sale or hire purchase or lease or rent or in such manner as determined by the Authority;

(ii) **"Amenity"** includes roads, water supply, street lighting, drainage sewerage, public works and such other conveniences

(iii) **"Beneficiary"** means a beneficiary family as per the policy which compromise husband, wife and unmarried children.

(iv) **"Carpet Area"** means the net usable covered floor area bounded 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;

(v) **Kutcha House:** means a house the walls and/or roof of which are made of unburnt bricks, bamboos, mud, grass, reeds, thatch, loosely packed stones.

(vi) **Semi -Kutcha house:** means a house that has fixed walls made up of pucca material but roof is made up of the material other than those used for pucca house.

(vii) **"EWS house"** means a dwelling unit with a carpet area upto 30 sq m with basic civil infrastructure;

(viii) **"EWS"** means household having an annual income from all sources up to Rs. 3, 00, 000 (Rs. Three Lakhs);

(ix) **"LIG"** means households having an annual income from all sources between Rs. 3, 00,001 (Rs. Three Lakhs one) up to 6, 00,000(Rs. Six Lakhs);

(x) **"LIG house"** means a dwelling unit with a maximum area upto 60 sq m carpet area with basic civil infrastructure

(xi) **"Local Authority"** means Municipal Corporation, Municipal Committee, or Notified Area Committee,

(xii) **"Special Development Authority"** means all special development authorities notified under PRDTP Act 1995 (ADA, BDA,GLADA,GMADA,JDA,PDA)

(xiii) **"Slum area"** is the area notified as slum by the local authority/Slum Development Authority;

(xiv) **"Slum Rehabilitation Component"** means that portion (area) of the project (scheme) which is used to provide EWS housing along with basic infrastructure;

(xv) **"Free Sale Component"** means that portion (area) which will be available to developer for selling in the market so as to cross subsidize the project;

(xvi) **"State"** means the State of Punjab.

(xvii) **"Urban Local Body (ULB)"** means Municipal Corporation, Nagar Council, Nagar Panchayat of the area.

2. Building Norms

Building norms shall be as per the Punjab Urban Planning and Development Authority Building Rules, 2013 and as amended from time to time or norms fixed by the State Government for construction of affordable houses under this scheme. **Nodal Department**

The Department of Housing and Urban Development shall be the Nodal Department for coordination and monitoring of this policy.

3. Nodal Agency

The Punjab Urban Planning and Development Authority (PUDA) shall be the nodal agency for coordination and monitoring of this scheme.

4. Implementation Methodology:

The four verticals of the Affordable Housing for All (Urban) of the Government of India will be implemented in the State of Punjab through the following mechanism:-

(A) *In situ* Slum Redevelopment:

Applicability:

This scheme will be applicable in slums which exist on land belonging to the State Government or the Central Government, their Public Sector Undertakings or the land belonging to the Urban Local Bodies or Special Development Authorities.

Responsibility of Implementation:

The concerned ULB or the special Development Authority, within its jurisdiction, shall identify the slums, which exist on Central Government or State Government or the land belonging to the local authority or any Public Sector Undertaking. The local authority will be responsible to identify the

families staying in these slums and this identification will be linked with Voter Id and Adhaar card.

The Redevelopment of a slum under this scheme may be carried out through Public Private Partnership (PPP). In such case the Private Partner will develop the units required to redevelop the slum as per specifications and conditions of the policy. The land which comes as a saving will be utilized by the developer to cross subsidise the Dwelling unit construction. The private partner will be selected through open bidding process. In case, no private partner opts for the scheme, then the concerned local authority will take up the redevelopment of the slum keeping in view its financial viability and the availability of resources with the local authority. Financial and Economic analysis of these projects will be done on site to site basis and the project will be put to bidding or will be carried out by the local authority or Special Development Authority only after approval of the **State Level Screening and Monitoring Committee (SLSMC). Punjab Municipal Infrastructure Development Corporation (PMIDC) will act as the coordinating authority to provide help in preparation of DPRs, in the Department of Local Government, for the Urban Local Bodies (ULBs).**

In case the project is developed through PPP then '**Slum Rehabilitation Component**' shall be handed over to the Private partner for construction. As the initial construction will require atleast 30% area free from any habitation to start the construction, the local authority will identify such area within the same slum. However in case the area is not available in the slum, then some other area close by will be identified and will be linked to the project. The slum development area and the **Free Sale Component** must be identified clearly before bidding out the project. The allotment to the eligible beneficiaries as identified by the local authority will be made free of cost by the authority. The local authority will also ensure handing over of land which comes out free from this relocation to the private partner, for further construction, without any delay. **The private partner shall be allowed the sale of 'Free Sale Component' of the project after the completion and transfer of all DUs complete in all respects on 'Slum Rehabilitation Component' to the implementing agency/ State**

Government. The bid money received from the Private partner for the **Free Sale Component** will go to the owner of the land on which this slum exists. In case the land belongs to multiple agencies the money will be shared on ownership basis.

Clubbing of nearby slums in clusters to make the project financially and technically viable shall be permissible under this scheme and such a cluster of slums can be considered as a single project.

The following incentives shall be available to the private partner under this scheme:

(i) No CLU, EDC, LF/PF, any Fee etc shall be charged for '**Slum Rehabilitation Component**'. No CLU and EDC charges will be applicable on the 'free sale component'. However, private partner will have to pay LF/PF, building plan approval fee or any other fee as per the building by-laws applicable, for 'free sale component'. The provision of laying services and upgradation of the existing Sewerage, Water supply, roads and other services in the area to cater to increased requirement will be part of every project. The private partner will be free to put the allowable 'free sale area' of the scheme to any use subject to the condition that it conforms to the building bye laws applicable in the area. Necessary amendments if any in the Master Plan to allow this use will be made by the Department.

(ii) Extra FSI/ FAR or TDR, shall be allowable, if required to make the project financially viable. However these parameters will be fixed before initiating the process of biding and will be got approved from the SLSMC.

(iii) Under this scheme, Central Financial Assistance of Rs 1.0 lac per house on an average would be admissible for all houses build for slum dwellers in all such projects.

(a) Physical Norms

(i) Size of the dwelling unit — 30 sq m carpet area

(ii) Number of Dwelling Units per acre — up to 150 DU

(iii) Maximum Ground Coverage 50%

(iv) FAR 1:1.60

(v) Number of storeys G+3

(vi) One Nursery School minimum covered area 2000 sq ft

(vii) Creche minimum covered area 2000 sq ft

(b) Eligibility conditions for the Private Partner:

(i) Should conform to the pre qualification criteria for the construction involved, vis–a-vis only the 'slum development area' according to the EPC standard bid document.

(ii) Joint Venture would be allowed provided that major player conforms to the condition number (i) above;

(c) Bid Variable

The financial bid will be the value of the free sale component by the private partner. The successful bidder will provide a bank guarantee equal to the financial bid for a period of five years or till the completion of the project, which ever is later.

(d) Completion Period of the project

The developer shall have to complete at-least 30% of the total dwelling units in the first two years from the date of grant of permission for construction of these dwelling units. The next 30% dwelling units shall have to be completed in the next one year (i.e. at least 60% in three years). The balance 40% dwelling units shall be completed in the next two years (i.e. the project should be completed in 5 years). The total project has to be completed within a period of five years from the date of grant of permission for construction. No further extension of the project shall be permissible.

(e) Penalty

In case, the private partner fails to construct the required number of dwelling units as stipulated above, a penalty of

Rs 10,000/- per Dwelling Unit per year shall be charged for the un-built/ incomplete dwelling units.

(B) Affordable Housing through Credit Linked Subsidy:

Applicability:

This scheme will be applicable in the entire state of Punjab

Land:

Under this scheme, the state will provide land as subsidy for construction of G+3 flatted houses. These would be lands available with the Authorities which have come from developers under the EWS scheme notified dated 31.12.2013 and other suitable lands belonging to the State Government and local authorities will be identified and will be handed over to the Executing Authorities for construction of these houses.

Eligibility of the Beneficiary:

(i) Should be a voter in the city or in a village around the city in an area which will by specified by the nodal department; should be an Adhaar card holder;

(ii) Annual Household Income EWS - Up to Rs 3 lac; LIG- Upto Rs. 6 lac (Self declaration will be admissible);

(iii) Has not availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years;

(iv) The applicant must be eligible for the interest subvention scheme of the Government of India;

(v) EWS and LIG – The beneficiary or his spouse should not own any puccha house anywhere in the state of Punjab. (Self Declaration Admissible)

(vi) The applicant will have to submit certificate with respect to the reservation under which the application is being made.

Reservation:

The reservation for allotment of houses to identified eligible beneficiaries in Affordable Housing in Partnership (AHP) projects shall be made following a transparent procedure as approved by State Level Sanctioning and Monitoring Committee (SLSMC). The reservation as under will be applicable:

Scheduled Castes - 50%
General category - 49%
Transgender - 1%

The further reservation from amongst the reservation for Scheduled caste and General category shall be available as given below:-

Single Women/Widows above the age of 40 years (SC) - 5%
Single Women/Widows above the age of 40 years (General) - 5%
Handicapped (SC) - 5%
Handicapped (General) - 5%
Senior Citizens(SC) - 15%
Senior Citizens(General) - 15%

While making the allotment, keeping in view the availability the families with differently abled persons and senior citizens will be allotted house preferably on the ground floor or lower floors.

This reservation will be available city or town wise as the applications will be invited. In case any clustering is to be done for reservation the SLSMC will be the final authority.

Construction Norms:

The Nodal agency will prepare a model architectural design for both EWS and LIG houses. The specification will also be prepared by the nodal agency and will be got approved from the SLSMC. The construction will be carried out by the executing agency which will be notified by the Nodal Department on site to site basis. The norms for construction will be as follows:

EWS

(i)	Size of the dwelling unit	30 sq m carpet area
(ii)	Number of Dwelling Units per acre	up to 150
(iii)	Maximum Ground Coverage	upto 50%
(iv)	FAR	1:1.60

(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq ft
(vii)	Creche	minimum covered area 2000 sq ft

LIG

(i)	Size of the dwelling unit	50 sq m carpet area
(ii)	Number of Dwelling Units per acre	up to 85
(iii)	Maximum Ground Coverage	upto 50%
(iv)	FAR	1:1.60
(v)	Number of storeys	G+3
(vi)	One Nursery School	minimum covered area 2000 sq ft
(vii)	Creche	minimum covered area 2000 sq ft

Finance:

The Nodal Agency will tie up with the banks for financing these projects on self finance scheme. The Credit linked subsidy under the Housing for all (Urban) scheme of the Government of India will be linked to this scheme so that the beneficiary can avail interest subvention of 6.5%.

Executing Agency:

The Executing Agency for every project will be approved by the SLSMC.

Procedure to be followed:

(i) The Local Government Department and all the Special Development Authorities will identify all the lands available as per the details given in "Land" above to the Nodal Department. The technical viability of these lands will be studied by the Nodal Agency. The Nodal Department will identify the cities and towns where this scheme can or should be implemented and will get it approved from the SLSMC. In a particular city or town identified the lands which come from the ULBs and the special development Authorities will be utilized first and then in case of need for more land the Nodal department will take help of other government departments to identify other government lands which can be utilized under this scheme.

(ii) The Nodal Agency will invite application in accordance with the eligibility criteria in those cities and towns as decided by the SLSMC.

(iii) The beneficiaries will self certify their income and the other eligibility criteria as specified above

(iv) The beneficiary will have to deposit earnest money of Rs 10,000/- in case of EWS and Rs. 20,000/- in case of LIG

(v) The Nodal Agency will then publish list of beneficiaries along with other details for inviting objections if any

(vi) The beneficiaries will then be divided project wise and financial institution wise in accordance with the mechanism approved by the SLSMC

(vii) The verification of the beneficiaries will be the responsibility of the Nodal Department with the help of all those agencies which are required for this purpose.

(viii) The Banks which are financing these beneficiaries under the self finance scheme will be associated with the process of identification.

(ix) In case of government land identified for this purpose belongs to a different department of the Government, the SLMSC will be authorized to take a decision to utilize this land under this scheme but with the approval of the concerned department.

(x) The Executing agencies will be identified project wise and will be done in a way that the projects are completed in least possible time.

(xi) Independent quality management agency(ies) will be engaged to ensured quality construction.

(C) Affordable Housing in Partnership:

The third component is affordable housing in partnership. Under this scheme the Private Developers/ Builders can come up with projects which have 35% EWS/LIG component with a single project having at least 250 dwelling units. The Builder and Developer will have to submit the Detailed Project Report to the Nodal Agency and the Nodal Agency will examine and put up the DPR to the SLSMC. The basic conditions for these projects will be as under:

(i) The Developer/ Builder should own the entire land on which such construction is supposed to take place

(ii) The design of the EWS Dwelling Unit has to be got approved from the Nodal agency

(iii) The sale prices of the dwelling unit will be fixed by the SLSMC either on the project basis or city basis. The price of the dwelling unit will be fixed through open transparent process factoring in incentives provided by Centre/ State/ULB/ Developing Authority.

(iv) The Developer/ Builder will be authorised to sell EWS/LIG houses to eligible beneficiaries in accordance with the eligibility criteria fixed by the Government in B) above. This eligibility criteria has to be got approved as part of the DPR from the SLSMC

(v) The Nodal Agency after approval from the SLSMC will recommend the case for the Central Assistance at the rate of Rs. 1.5 Lakh per EWS/LIG house to the central government

(vi) The developer would have to follow the reservation criteria for EWS/LIG houses as specified in the section 'B' above.

(vii) This recommendation would be done keeping in view the entire benefit available to the state from the Central Government under HFAPoA

(D) Subsidy for beneficiary-led individual house construction:

Applicability:

This scheme will be applicable where the beneficiary is living in the city/ town taken up in the scheme. The beneficiary must own his/her own land and is living in a Kutcha or Semi-Kutcha house in a slum or slum like conditions. This scheme would be applicable in towns and cities which are identified by SLSMC. Only those slums which are not being taken up under redevelopment will be considered under this scheme.

Eligibility of the Beneficiary:

(i) Should be a voter in the city or town, is living in a kutcha or semi kutcha house which has been erected on a piece of land that belongs to the beneficiary. He should be an Adhaar card holder;

(ii) Annual Household Income should be up to Rs 3 lac (Self declaration will be admissible);

(iii) The beneficiary must provide details of finances available over and above Rs 150,000/- for construction of the living unit

(iv) Has not availed any benefit for construction of a house or renovation of an existing unit under any central or state sponsored scheme in last 5 years and has not availed;

(v) The applicant must be eligible for the interest subvention scheme of the Government of India;

(vi) EWS - The beneficiary family should not own a pucca house either in his/ her name or in the name of any member of his/ her family in any part of India to be eligible to receive Central assistance under the Mission (Self Declaration Admissible).

Construction Norms:

The beneficiary will have to construct a pucca room and a toilet using this assistance. The toilet facility should be as per the design approved by the local authority.

Procedure to be followed:

(i) The local authority in the ULB will invite applications, in a format approved by SLSMC, from all those who are eligible under the scheme in the towns/ cities identified by the SLSMC.

(ii) The applications will then be verified by the local authority as per policy and a detailed report will be sent to the Nodal Agency

(iii)The Nodal agency will seek approval of the SLSMC

(iv)After the approval from the SLSMC the project will be got approved from the Central Government as per HFAPoA.

(v) On approval and receipt of the funds the funds will be released to the beneficiary in three stages:

Stage I- Rs 50,000/-

Stage II –on construction upto roof level Rs 50,000/-

Stage III – on construction of the roof and a toilet Rs 50,000/-

(vi)It will be the responsibility of the local authority to ensure that the funds are put to proper use

Administrative conditions and bindings on the allottees

(i) Allottee/Beneficiary of all the above detailed schemes will not sell the house for at least 5 years. No transfer will be allowed other than inheritance.

(ii) The allottee/ beneficiary will use the allotted house only for residential purposes for himself and his defined family and not for purpose other than residence.

(iii) The allottee/beneficiary will not lease or rent out the house

(iv) The allottee will be liable to pay sewage charges, water charges, electricity consumption bill etc.

(v) 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.

(vi) The Allottee/beneficiary will abide by the terms and conditions of the allotment/grant letter.

(vii) Any violation of the terms and conditions or default in payment will lead to revocation of such allotment/grant and will lead to recovery of any subsidy granted by the Government.

(viii) Beneficiary can apply only in one scheme under this policy.

State Level Sanctioning & Monitoring Committee (SLSMC)

Under this scheme, a State Level Sanctioning & Monitoring Committee (SLSMC) has been formulated by the State Government under the chairmanship of the Chief Secretary, Punjab with the following members:

1.	Chief Secretary	Chairman
2.	Principal Secretary Housing and Urban Development Department	Vice Chairman
3.	Principal Secretary Finance	Member
4.	Secretary Local Government	Member
5.	Secretary Revenue	Member

6.	Secretary Science Technology and Environment	Member
7.	State Level Bankers' Committee	Convener Member
8.	State Nodal Officer (Chief Administrator, PUDA)	Member

Note: The chairman of the SLSMC shall have the authority to co-opt any other member or invite special invitees to the meeting of the SLSMC as and when need arises.

Functions of State Level Sanctioning & Monitoring Committee

SLSMC shall be the in-charge of overall implementation of the scheme including following:

1. Approval of Housing for All Plan Action (HFAPoA).
2. Approval of Annual I mplementation Plan.
3. Approval of DPR's under various components of the scheme.
4. Approval of Annual Quality Monitoring Plans.
5. Approval of cities/ towns selected under the scheme(s).
6. Reviewing progress of approved projects in the State.
7. Monitoring of implementation of scheme
8. Identification and approval for utilization of govt land of any department for construction of affordable housing under this policy, if land of ULB/Special Development Authority is not available or more land is required.
9. Any other issues required for effective implementation of the scheme.

Dated:27.11.2015
Chandigarh

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

Endst. No. 21/4/2014-1HgII/2739 Dated, Chd, the: 22 Dec 2015

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.

Sd/-
Additional Secretary