

Haryana:- Affordable Housing in Partnership



**3rd ANNIVERSARY CELEBRATION PMAY-U on
27th-28th July, 2018 at Lucknow**

HARYANA STATISTICS



- Total District: 22
- Total Urban Local Bodies: 80 (10 Municipal Corporations, 18 Municipal Council and 52 Municipal Committees)
- Haryana-Population: 2.53 crore (Census-2011)

YEAR	1961	1971	1981	1991	2001	2011
Haryana Urban Population (in lakh)	-	18	28	40	61	88
Haryana Urban Population Decadal Growth (%)	-	-	59.0	43.0	50.8	44.6

- 17th most populous State in India- Census 2011.
- 20th largest State in the country in terms of area-44212 sq. km .
- Density -573 person /Sq Km(Census 2011)

STATE FINANCIAL ASSISTANCE UNDER PMAY-U

Sr. No.	Components/Verticals		Central Assistance/ Share (60%)	State Assistance/ Share (40%)	Maximum Financial Assistance (CS+SS) per DU (Amt. in Rs.)
1	In-situ" Slum Redevelopment-Using land as a resource with private participation		1,00,000/-	66,667/-	1,66,667/-
2	Affordable Housing in Partnership		1,50,000/-	1,00,000/-	2,50,000/-
3	Subsidy for beneficiary-led individual house construction	New DUs	1,50,000/-	1,00,000/-	2,50,000/-
		Enhancement DUs	1,50,000/-	0.00	1,50,000/-
4.	Credit Linked Subsidy scheme		Central Sector Scheme (interest subsidy will directly be released by Govt. of India through Central Nodal Agencies (i.e HUDCO and NHB) to concerned Banks.		

PROGRESS PMAY-U

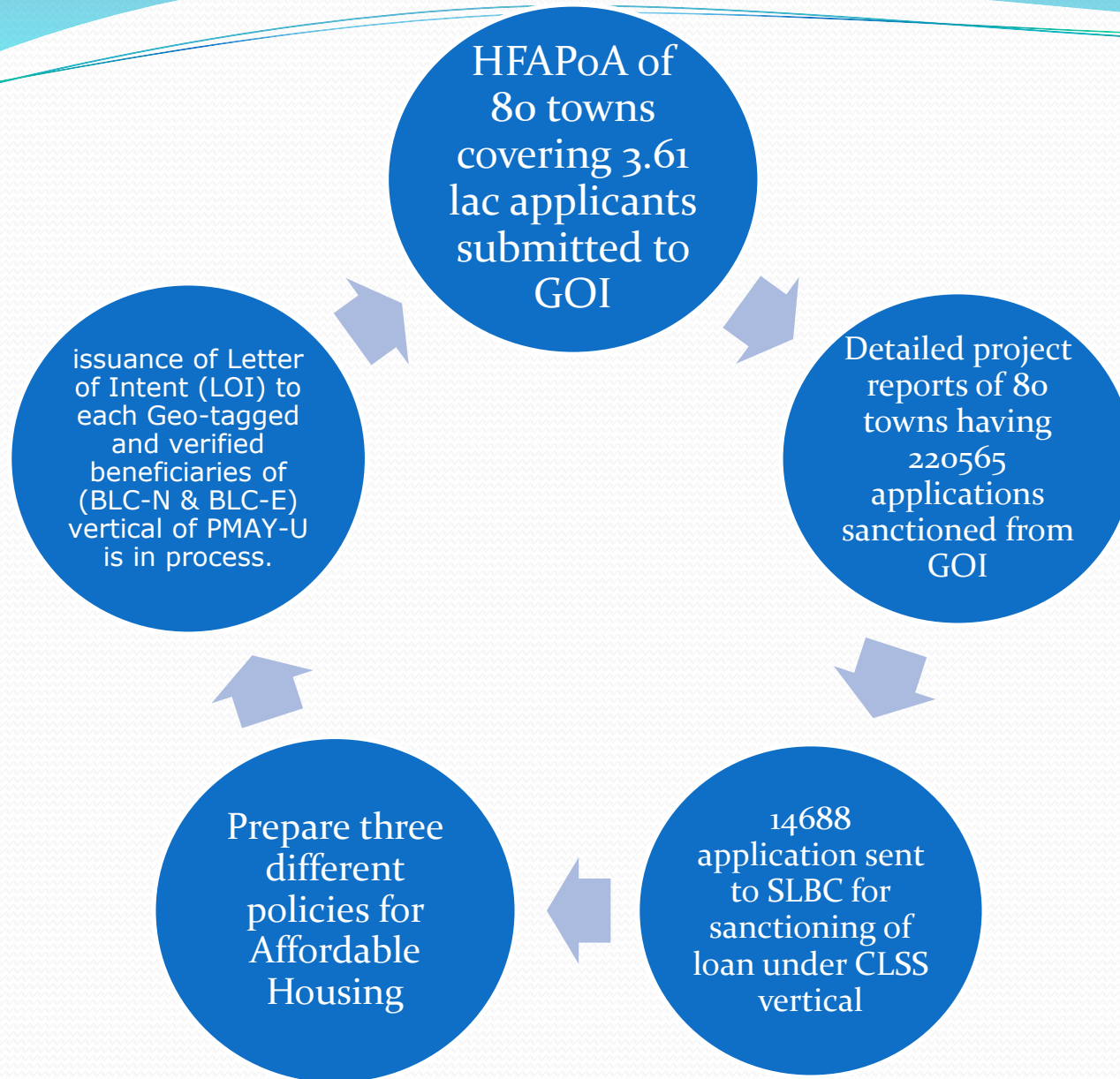
Demand survey at a glance:

- ❑ Total towns = 80
- ❑ Total 3.61 lakh applications received.
 - ❑ **Under AHP Vertical = 195183 (54.01%)**
 - ❑ Under BLC Vertical = 87916 (24.33%)
 - ❑ Under CLSS Vertical = 22854 (06.32 %)
 - ❑ Under ISSR Vertical = 55412 (15.33%)

Slum survey exercise carried out separately

- ❑ Slum identified in towns = 19 towns
- ❑ No. of slums identified = 86 slums

Achievements under PMAY-U



Project formulation on pilot basis in 3 Town/slums i.e. Tapriwas Slum, Jind, Bapu Nagar Slum, Faridabad and DehaBasti, Assandh is in progress.



PROGRESS PMAY-U under AHP Vertical

- Decided to construct Affordable housing in Public Private Partnership model.
- Since Most of the PMAY beneficiaries adopt the AHP Component i.e. total **1,95,183 (54.01%)**. Therefore to provide the house to these people under Affordable Housing Partnership, the department has prepare the three different policies i.e.

(i) Affordable Housing Policy (AHP) for core areas (Core area)= 1 - 5 Acre, 2018	(ii) Affordable Housing Policy (AHP) = 1 - 5 Acres, 2018
(iii) Affordable Housing Policy (AHP) = 5 - 10 Acres, 2013	

- The State has modified its Existing Affordable Housing Policy, 2013 to give preference to PMAY-U identified applicants.
- The State Housing Board, Haryana has offered 7533 houses to PMAY-U identified beneficiaries and application invitation process in progress.
- 67 projects/bids for seeking license for construction of flats for PMAY (U) beneficiaries in 04 towns under AHP (iii) have already been received.

State Government initiatives for implementation of Affordable Housing in Partnership (AHP)

i) Affordable Housing Policy for Housing for All – 2018 for core area				
Area	Minimum area- 1 acre and Maximum area- 5 acre			
Approach Road	9 mtr. minimum			
FAR	For 1 acre to 2.5 acre- 250, above 2.5 acre to 5 acre- 275			
Ground coverage	Maximum 50%			
Commercial component	6% of the total net planned area			
Project completion period	2 year			
Fee/ charges	EDC applicable on plotted colony to be levied			
Percentage permissible to builder for the sale	10% of the total number of flats			
Rates of allotment	One town	5 towns	13 towns	61 towns
	4000/-per sq. ft	3000/- per sq. ft	2500/- per sq. ft	2100/- per sq. ft
Applicability of the policy	Core Area of the Municipality			
Carpet area of DU	48 sq. mtr.			
Maintenance of the project	3 and 3 ½ year from the grant of occupation certificate			
Allotment	<ul style="list-style-type: none"> • 1st preference to Identified Beneficiaries. • Draw for the allotment of flat number by the committee. 			

State Government initiatives for implementation of Affordable Housing in Partnership (AHP)

ii) Affordable Housing Policy Under PMAY-2018 (1-5 acre) outside core area				
Area	Minimum area- 1 acre and Maximum area- 5 acre			
Approach Road	18 mtr. minimum			
FAR	225			
Ground coverage	Maximum 50%			
Commercial component	4% of the total net planned area at 175 FAR			
Project completion period	2 year			
Fee/ charges	EDC applicable on plotted colony to be levied			
Percentage permissible to builder for the sale	10% of the total number of flats			
Rates of allotment	2 Towns	4 towns	13 towns	61 towns
	3500/-per sq. ft	3000/- per sq. ft	2500/- per sq. ft	2100/- per sq. ft.
Carpet area of the DU	28 to 60 sq. mtr.			
Maintenance of the project	3 year and 3 ½ year from the grant of occupation certificate			
Allotment	<ul style="list-style-type: none"> • 1st preference to Identified Beneficiaries under PMAY. • Draw for the allotment of flat number by the committee. 			

State Government initiatives for implementation of Affordable Housing in Partnership (AHP)

iii) Affordable Housing policy 2013 (1st preference to PMAY beneficiaries)			
Area	Minimum area- 5 acre and Maximum area- 10 acre		
Approach Road	18 mtr. (as mentioned in the license policy.)		
FAR	225		
Ground coverage	Maximum 50%		
Commercial component	4% of the net planned area at 175 FAR		
Project completion period	4 year		
Fee/ charges	EDC on plotted colonies		
Percentage permissible to builder for the sale	5% of the total number of flats		
Rates of allotment	Towns in Hyper Potential zone	High and Medium Potential Town	Low Potential Towns
	4000/-per sq. ft	3600/- per sq. ft.	3000/- per sq. ft
Applicability of the policy	Only Residential zone		
Carpet area of the apartment	28 sq. mtr to 60 sq. mtr		
Maintenance of the project	5 year from the grant of occupation certificate		
Allotment	Allotment through draw under the committee		

A separate policy for In-Situ Slum Re-development (ISSR) in PPP mode has been notified.

In-Situ Slum Redevelopment Policy				
Area	The project area should be considered as total area.			
Approach Road	The site should be accessible for the fire tender and basic services can be reach to the project area.			
FAR	250			
Ground coverage	50% (for the area under Slum Rehabilitation Component)			
Commercial component	Free sale component			
Project completion period	2 year			
Fee/ charges	"Slum Rehabilitation Component".- No EDC "Free Sale Component" - 50% of the EDC.			
Percentage permissible to builder for free sale	"Free Sale Component" will be disposed by the developer by its own.			
Rates of allotment	2 Municipal Corporation	Other 8 Mun. Corporation	Municipal Councils	Municipal Committee
	Rs.1,00,000/-	Rs.75,000/-	Rs. 50,000/-	Rs.25,000/-
Applicability of the policy	Slums identified under PMAY survey to be conducted by the State Govt.			
Carpet area	50 Sq. mtr.			
Maintenance of the project	The Resident Welfare Associations			
Allotment	The beneficiary identified during slum survey under PMAY. The handing over ownership after the period of 15 years.			

Gallery of PMAY Houses:



Sustainable Construction to be used in projects of Affordable Housing



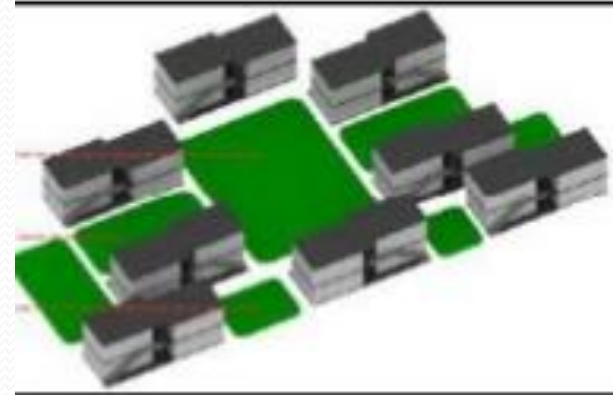
Solar Lighting and Cooling



Rainwater Harvesting and Filtering



Energy Efficient Insulation



Maximized Open Space Layouts

THANK YOU

