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40 builders apply for licence in city under affordable housing policy

GURGAON: On the first day of the notification of the affordable housing policy in Haryana, 40 applications of different developers have been received for launching the project in Gurgaon.

After completing the procedures of notifying the policy, the department of town and country planning (DTCP) received the applications for licence in affordable housing projects. The flats built under the scheme will be in the range of 28 sq-metre to 60 sq-metre carpet area.

A senior DTCP official confirmed that 56 licence applications were moved by builders, out of which 40 were for various sectors of Gurgaon, eight for Sohna, six for Faridabad and one each for Jhajjar and Karnal.

The DTCP, he said, is expecting responses from developers for more towns.

Under the scheme, the developer will construct affordable houses for which separate licences will be applied for. At present, the DTCP makes it mandatory for the builder to reserve certain number of flats for the economically weaker

sections (EWS) in all projects.

The new scheme has been designed for the people from low-income group. The DTCP has fixed the maximum allotment rate of Rs 4,000 per sq ft for flats approved under such projects in Gurgaon, Fardabad, Panchkula and Pinjore-Kalka. The rate for high and medium potential towns is Rs 3,600 per sq ft and the remaining low potential towns Rs 3,000 per sq ft respectively.

The DTCP has also spelt out the deadline for the allotment of the flats built under the scheme. The official said that the project under the affordable housing scheme is required to be completed within four years from the date of approval of building plans or grant of environmental clearance whichever is later.

In case the builder fails to complete the project, renewal of licence will not be allowed by the DTCP as per the regulation. On the issue of allotment of the flats under the project, it has been decided that in each district, a committee headed by the deputy commissioner will scrutinize each application and decide the eligibility of the applicants.

Real estate industry insiders claim that the policy will help leverage the potential of private sector capital investment for development of affordable housing projects. To woo builders, licence fee and IDC have been waived and also allowed higher FAR to the tune of 225 against 175 permitted in normal group housing projects. The project will also be allowed to higher

ground coverage up to 50% which in normal group housing projects is 35%.