

**Projects of Rajasthan State
for
Sanctioning of
Central Sanctioning & Monitoring
Committee Under Housing for All**

Dated: 31st August,2016

**Urban Development & Housing Department
Government of Rajasthan**

Mandatory Reforms

S. No.	Conditions	Specify the timeline
01	State/UT's shall remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town.	Notification Issued on 28.06.2016 to remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town for Schemes of affordable housing(EWS/LIG).
02	State/UT's shall remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town.	Earmarking land for EWS/LIG Housing already exists at scheme level.
03	State/UT's shall put in place a sing-window-time bound clearance system for layout approvals and building permissions.	The provision already exists in Affordable Housing Policy.

Mandatory Reforms

S. No.	Conditions	Specify the timeline
04	State/UT's shall adopt pre-approved building permission and layout approval system for EWS/LIG housing or exempt approval below certain built up area/plot area.	Already exists
05	State/UT's shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	2016-17
06	State /UT's shall provide additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relax density norms, for slum redevelopment and low cost housing.	Already exists in the Policy, Maximum Permissible F.A.R. is 4.0 in Slum Redevelopment Projects with facility of TDR. As per Affordable Housing Policy for EWS/LIG housing

Progress of projects, sanctioned by CSMC

S.No.	Project Details	Houses Sanctioned	Houses taken up	Up to plinth level	Up to ground floor roof laid	Up to first floor roof laid	Up to second floor roof laid	Up to third floor roof laid
1	Dholi Magri, Bedwas, Udaipur	848	608	608	152	152	136	136
2	Gram Anganwa Sunder Singh Bhandari Nagar, Jodhpur	544	544	128				
3	Khasra No. 698 & 699 Ashoka Road Near Housing Board Balotra (Phase-I)	608	608	608	140	136	112	88
4	Khasra No. 698 & 699 Ashoka Road Near Housing Board Balotra (Phase-II)	592	398	192	24			

Progress of projects, sanctioned by CSMC

S.No.	Project Details	Houses Sanctioned	Houses taken up	Up to plinth level	Up to ground floor roof laid	Up to first floor roof laid	Up to second floor roof laid	Up to third floor roof laid
5	Khasra No. 2012 behind Police Thana, BSNL, Falna	480	328					
6	Affordable Housing Project in Bhadhana Scheme, Kota	252	100					
7	Mohan LalSukhadia Scheme, Kota	368	236	236	48	24	16	
8	Ranpur Scheme, Kota	320						
9	Project in Plot No. 4 & 12 Large Industrial Area, Kota.	640	640	640	120	80	48	

Progress of projects, sanctioned by CSMC

S.No.	Project Details	Houses Sanctioned	Houses taken up	Up to plinth level	Up to ground floor roof laid	Up to first floor roof laid	Up to second floor roof laid	Up to third floor roof laid
10	Affordable Housing Project, Chittorgarh	208	208	80				
11	Affordable Housing Project, Kishangarh	714			Work awarded & execution will be started soon			
12	Affordable Housing Project, Pushkar	296						
13	Affordable Housing Project, Nathdwara	289						
Total EWS Dwelling units		6255	2822	1772	396	312	264	224
I	AHP Project, Bhilwara	Work awarded & execution has started						

*** Projects sanctioned in the meeting of CSMC dated 18.02.2016 except Bhilwara are under tender finalization process**

Progress of AHP project Bhilwara , sanctioned by CSMC

S.No.	Project Details	Houses Sanctioned	Houses taken up	Up to plinth level	Up to ground floor roof laid	Up to first floor roof laid	Up to second floor roof laid	Up to third floor roof laid
I	AHP Project, Bhilwara	892	Work awarded & execution has started					



Photographs shows that site office and fencing work is under progress recently Foundation Stone was laid by Hon'ble Minister UDH, Rajasthan.

Progress of AHP projects at Kota sanctioned by CSMC

S.No.	Project Details	Houses Sanctioned	Houses taken up	Up to plinth level	Up to ground floor roof laid	Up to first floor roof laid	Up to second floor roof laid	Up to third floor roof laid
1	Affordable Housing Project in Bhadhana Scheme, Kota	252	100					
2	Mohan LalSukhadia Scheme, Kota	368	236	236	48	24	16	



In the photograph {Left side} it is seen that construction of houses is in full swing.

Progress of AHP projects at Kota sanctioned by CSMC

S.No.	Project Details	Houses Sanctioned	Houses taken up	Up to plinth level	Up to ground floor roof laid	Up to first floor roof laid	Up to second floor roof laid	Up to third floor roof laid
3	Ranpur Scheme, Kota	320						
4	Project in Plot No. 4 & 12 Large Industrial Area, Kota.	640	640	640	120	80	48	



Project-1: Affordable Housing Project at Prem Nagar scheme, Kota

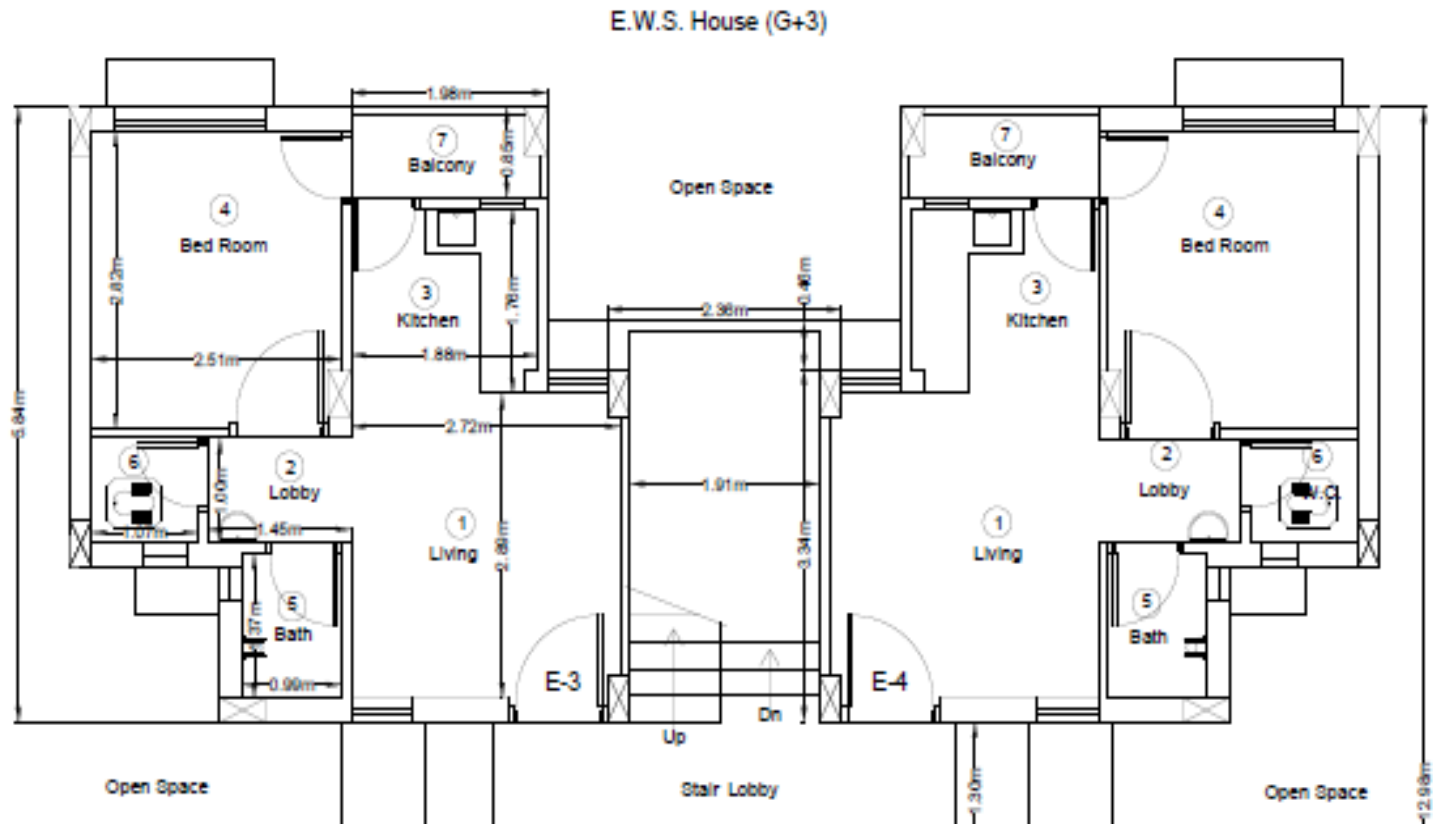


Google location of proposed Project

Project-1: Affordable Housing Project at Prem Nagar scheme, Kota

- Location – Prem Nagar Scheme
- Total Land Area – 0.80 Hac. (Govt. Land)
- Topography – Plain
- Land Area for EWS/LIG component - 0.80 Hac (100%)
- No of Units – EWS – 368 units (100 % > 35% as per HFA)
LIG – 00 units
Total – 368 units
- Unit Built up area of EWS – 30.59 sqm. i.e 329.15 qs.ft.
- Sale price of EWS – 329.15@Rs 1200/- per sqft (Rs 3.95 Lakhs)
- Subsidy by Implementing Agency– 329 .15 sqft. @Rs 293.4/- per sqft i.e Rs.0.965 Lakhs
- **Per unit cost to be paid by beneficiary-Rs.1.484 Lakhs after AHP subsidy**
- Status - Project approved by Local Authority & SLAC. Applications from beneficiaries are being invited.

Project-1: Affordable Housing Project at Prem Nagar scheme, Kota



Layout of EWS Unit

Project-2: Affordable Housing Project at M.L.S.scheme, Kota

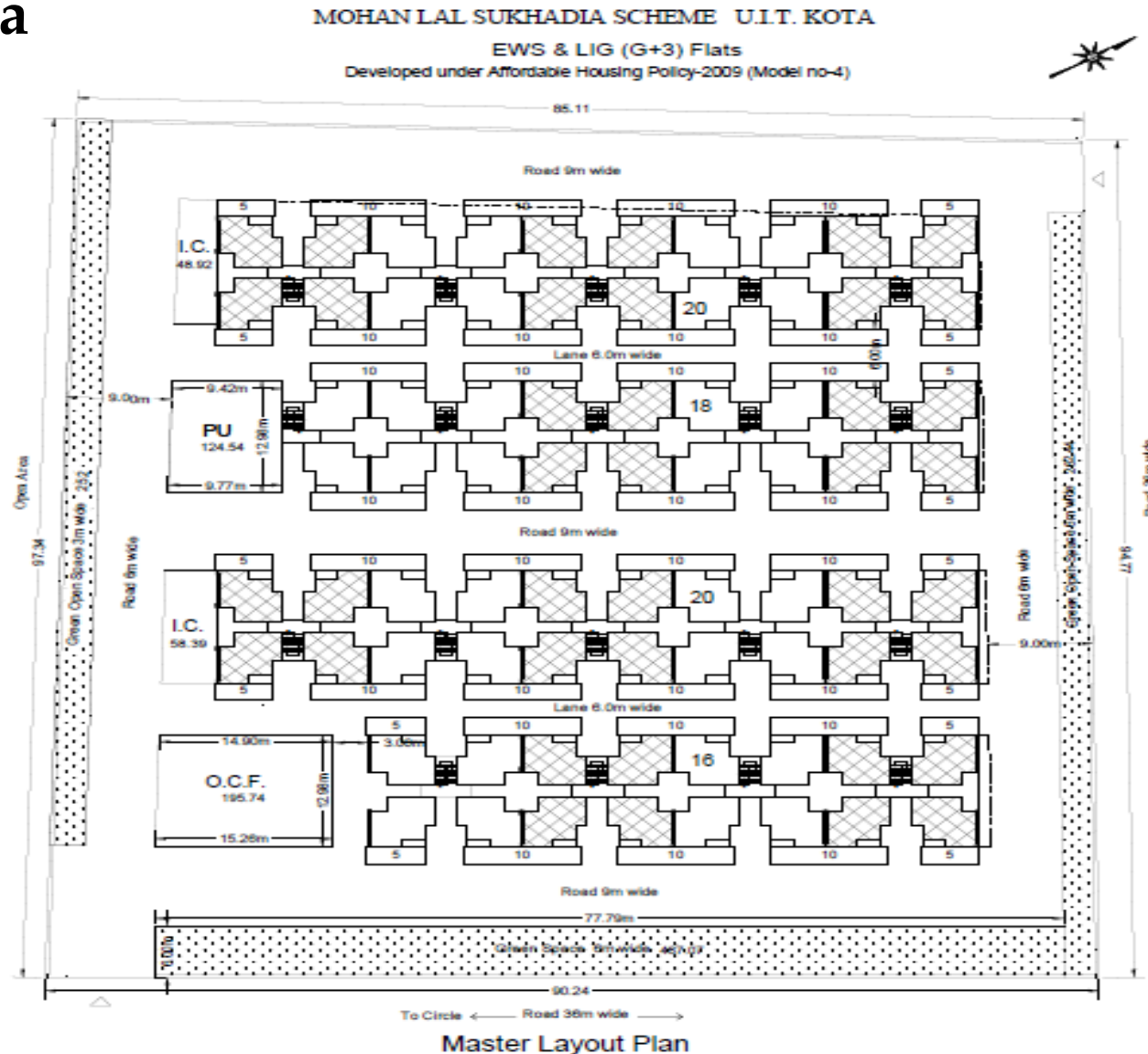


Google location of proposed Project

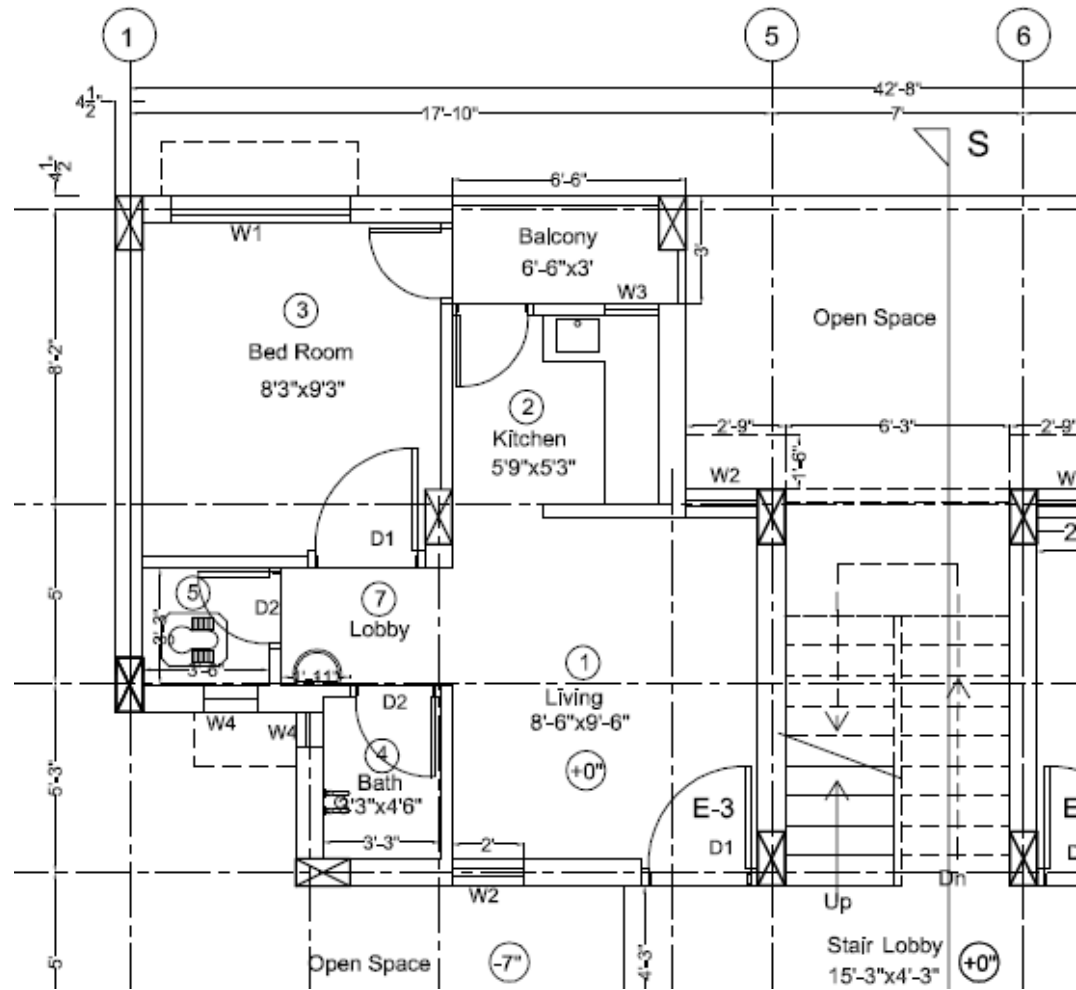
Project-2: Affordable Housing Project at M.L.S.scheme, Kota

- Location – M. L.Scheme, Kota
- Total Land Area – 2.19 Hac. (Govt. Land)
- Topography – Plain
- Land Area for EWS/LIG component - 2.09 Hac (100%)
- No of Units – EWS – 532 units (76.8% > 35% as per HFA)
LIG – 160 units
Total – 692 units
- Unit Builtup area of EWS – 30.59 sqm. i.e 329.15 qs.ft.
- Sale price of EWS – 329.15@Rs 1200/- per sqft (Rs 3.95 Lakhs)
- Subsidy by Implementing Agency– 329.15 sqft. @Rs 293.4/- per sqft i.e Rs.1.43 Lakhs
- **Per unit cost to be paid by beneficiary-Rs.0.965 Lakhs after AHP subsidy**
- Unit area of LIG – 505.4 Sqft. @Rs 1200/- per sqft (Rs 6.06 Lakhs)
- Status - Project approved by Local Authority and SLAC applications from beneficiaries are being invited.

Project-2: Affordable Housing Project at M.L.S.scheme, Kota

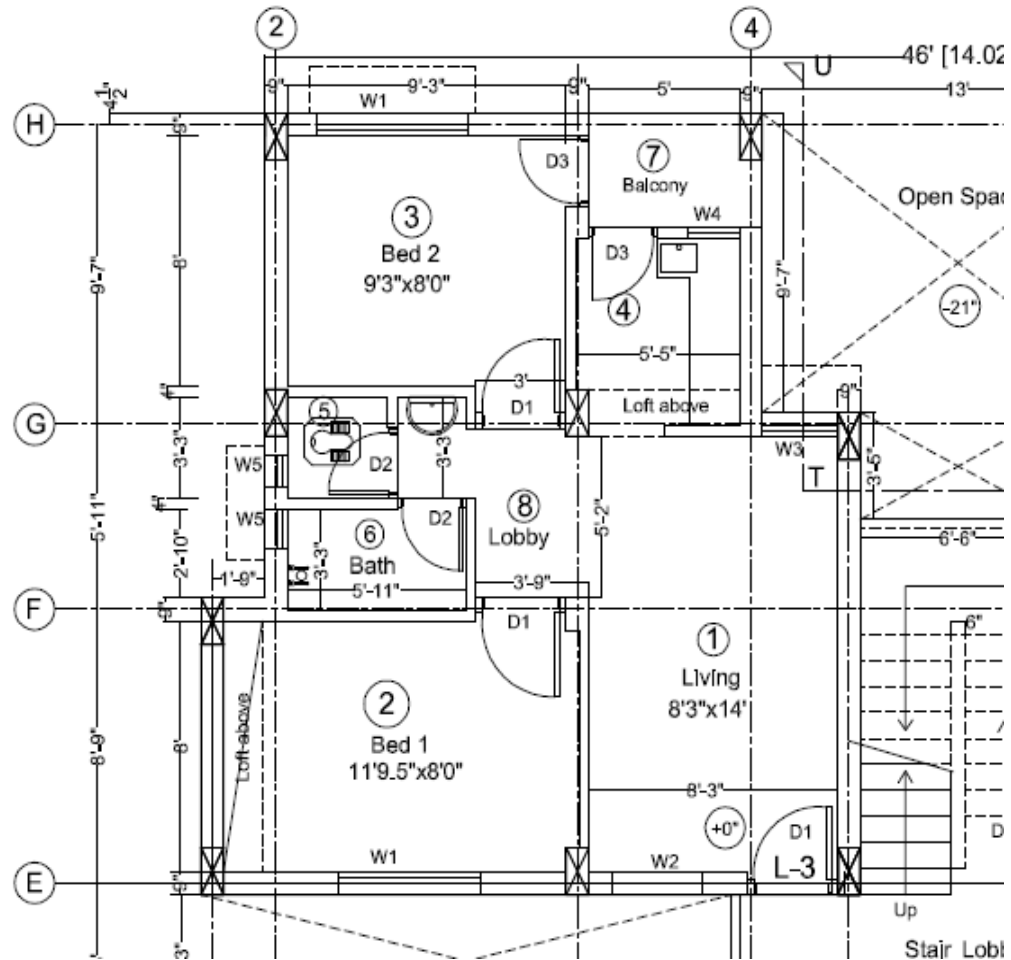


Project-2: Affordable Housing Project at M.L.S.scheme, Kota



Layout of EWS Unit

Project-2: Affordable Housing Project at M.L.S.scheme, Kota



Layout of LIG Unit

Project-3: Project under BLIC Vertical at Bhilwara

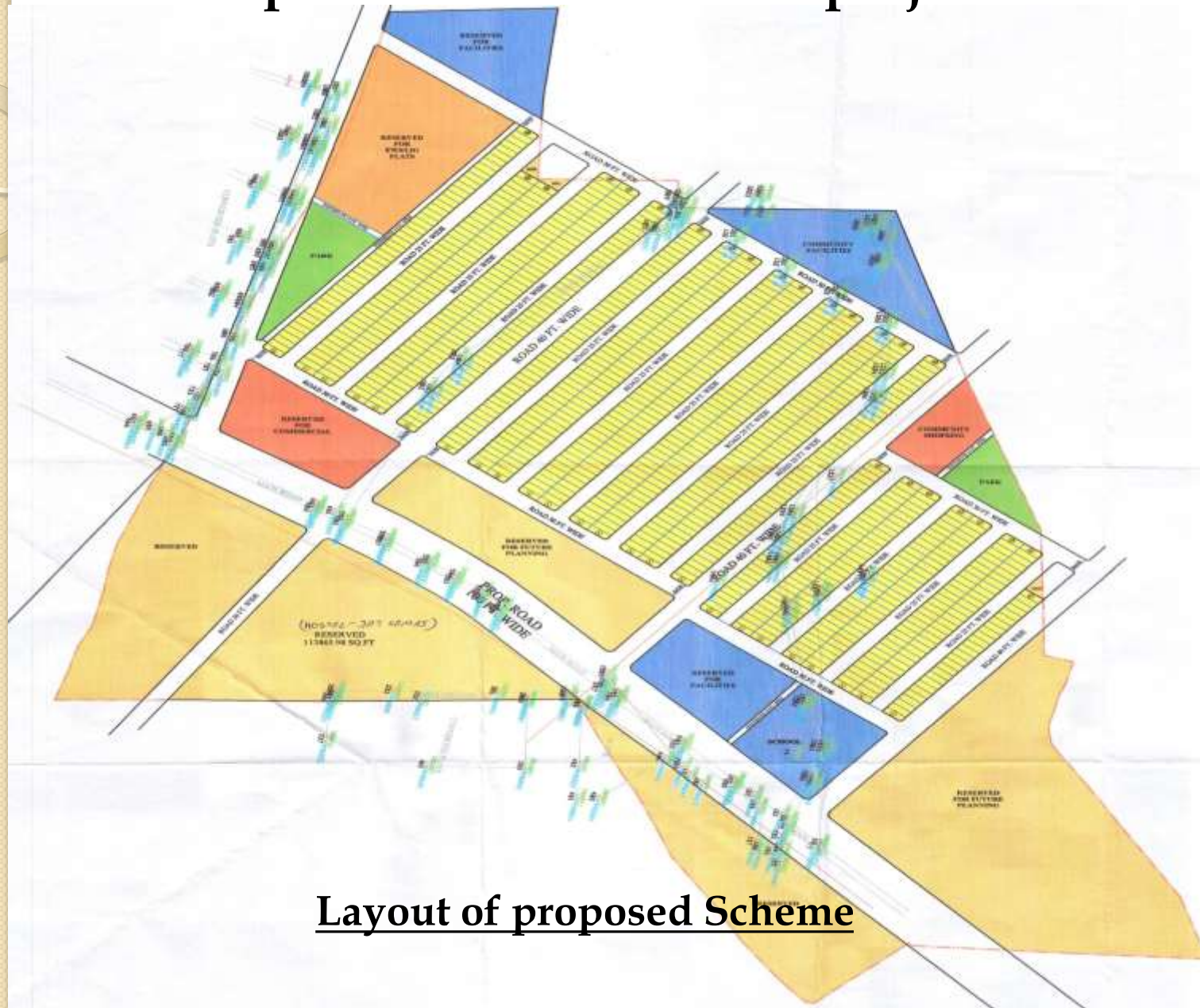


Google location of proposed Scheme

Project-3: Project under BLIC Vertical at Bhilwara

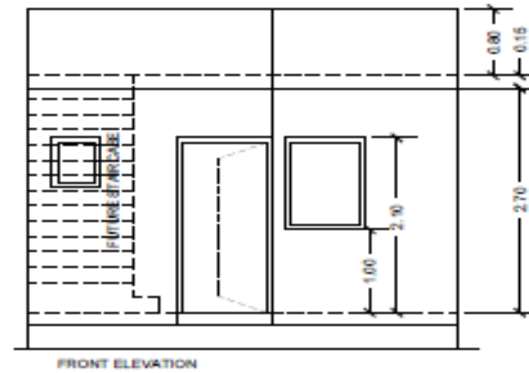
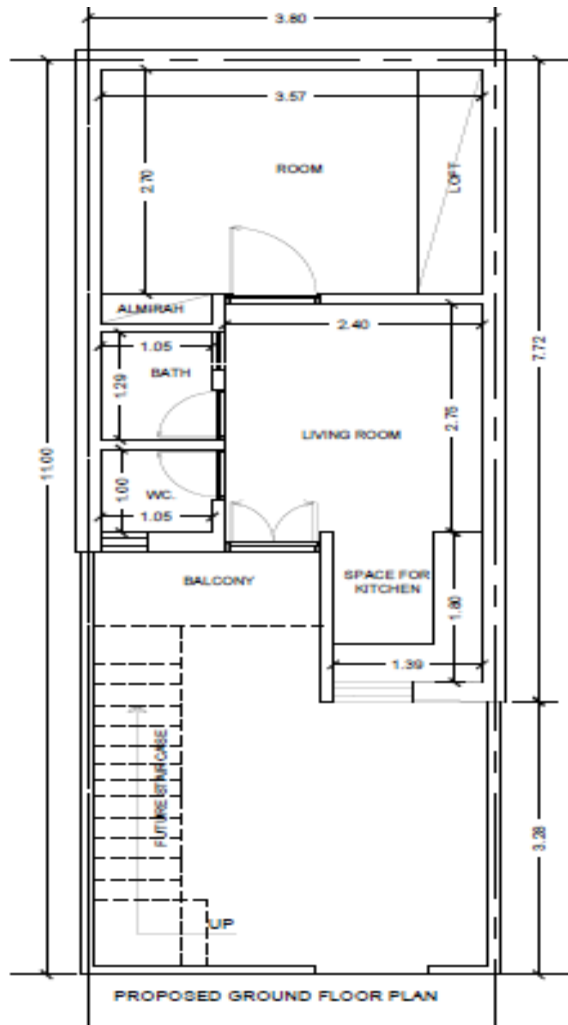
- Location – Jodhrass ,Bhilwara.
- Total Land Area – 4.78 Hac. (Govt. Land)
- Topography – Plain
- Land Area for EWS component - 3.83 Hac (100%)
- No of Units – EWS – 1030 units (100% > 35% as per HFA)
LIG – 0 units
Total – 1030 units
- Unit Builtup area of EWS – 30.25 sqm. i.e 325 qs.ft.
- Sale price of EWS – 325@Rs 1000/- per sqft (Rs 3.25 Lakhs)
- Subsidy by Implementing Agency– 325 sqft. @Rs 500/- per sqft i.e Rs.1.62 Lakhs
- Per unit cost-Rs.1.75 Lakhs after AHP subsidy
- Unit area of LIG – 46.40 Sqm. @Rs 1000/- per sqft (Rs 5.00 Lakhs)
- Status - Project approved by Local Authority and applications from beneficiaries invited.

Scheme plan of Bhilwara BLIC project

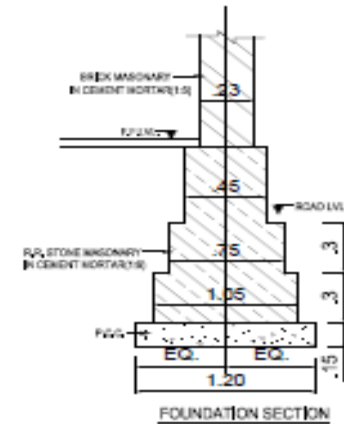


Layout of proposed Scheme

Typical Layout of EWS unit



PLOT AREA = 41.74 sqmt.
BUILT UP AREA = 25.35 sqmt.
BALCONY AREA = 1.87 sqmt.
CARPET AREA = 21.50 Sqmt.



Thank you...