



Government of Gujarat

Redevelopment of Public Housing Scheme Guidelines 2016

Urban Development & Urban Housing Department
Government of Gujarat

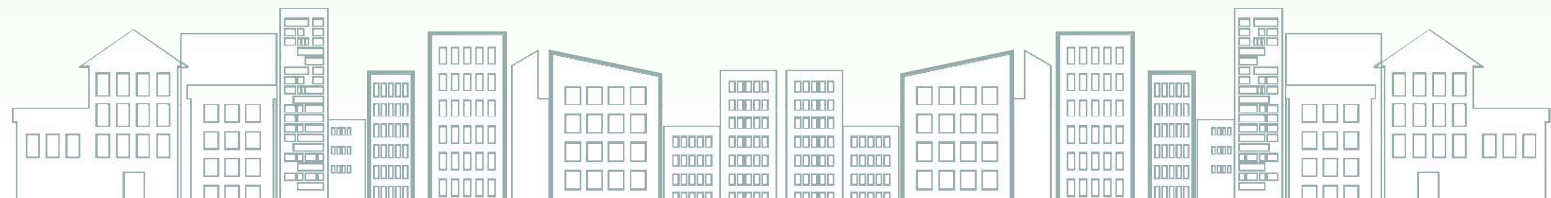


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1. OBJECTIVES

Urban Development & Urban Housing Department (UDD), Govt. of Gujarat proposes to undertake the redevelopment of public housing schemes in the urban areas of the state under PPP mode to achieve the following objectives: (i) to upgrade existing housing stock (ii) Create additional affordable housing stock wherever possible (iii) to Utilize available land in optimal manner and (iv) to Improve neighborhood at no or minimal cost to the Government.

2. DEFINITION AND ELIGIBILITY OF PROJECT

2.1 Definition:

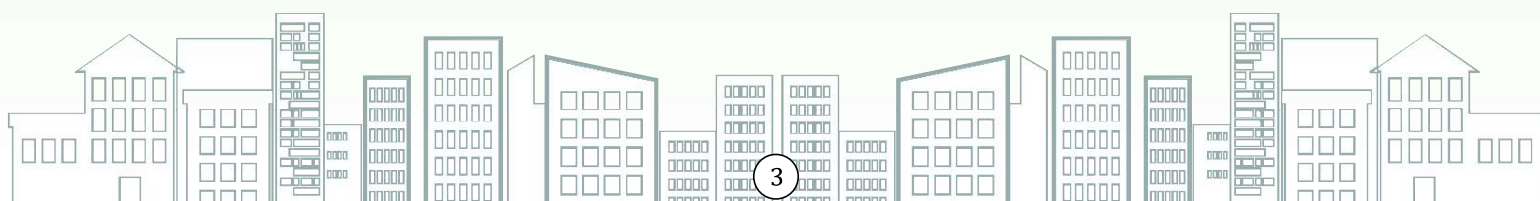
- a. **Public Housing Scheme means** a housing scheme developed by any public agency for the public at large, where ownership of land continues to remain with the public agency and only dwelling unit is sold to the beneficiary subject to conditions laid down in the scheme.
- b. **Dilapidated condition means** “Such houses which show signs of decay or breaking down and require major repairs and are far from being in condition that can be restored or repaired are considered as dilapidated.

2.2 Public Housing Scheme includes; housing colonies situated in the urban areas under Gujarat Housing Board (GHB) / Urban Local Bodies (ULB) / Urban Authorities etc of Gujarat State.

2.3 Public Housing scheme older than 20 years or in dilapidated condition, or/and where the FSI is not fully utilized will be eligible for redevelopment under this policy.

2.4 In phase one of the Redevelopment of Public Housing Scheme, plots with area of 5000 sq.m or more shall be considered. However, smaller plots can also be considered for redevelopment if there is demand for this.

2.5 This Policy will not apply to heritage buildings/Zone.



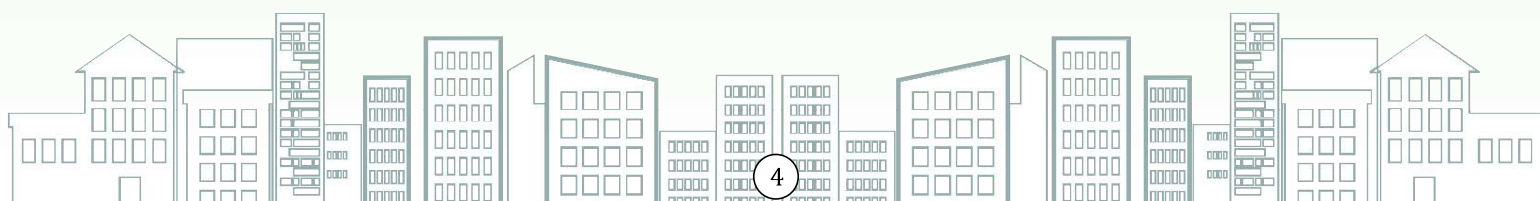
3. APPROACH

Redevelopment of Public housing scheme may have the following three components:

1. Redevelopment of existing public housing scheme
2. Creation of Additional Affordable housing Stock
3. Free Sale Component

3.1 Redevelopment of Existing Public Housing Scheme

- a. Under redevelopment schemes, the owners of the dwelling units may be allotted dwelling units with carpet area higher than the existing one.
- b. The maximum carpet area of the dwelling units may be as follows:
 - I. For Dwelling-1 (Detached dwelling unit): The maximum aggregate carpet area may be 140% of existing approved carpet area of the dwelling unit or 30sq.mtr carpet area whichever is higher,
 - II. For Dwelling-2 (Semi-detached dwelling unit, Row House, Tenement): The maximum aggregate carpet area may be 140% of existing approved carpet area of the dwelling unit or 30sq.mtr carpet area whichever is higher,
 - III. For Dwelling-3 (Apartment, Hostel): The maximum aggregate carpet area may be 140% of existing approved carpet area of the dwelling unit or dwelling unit of 30sq.mtrcarpet area whichever is higher,
 - IV. For any non-residential category, maximum aggregate carpet area may be 125% of the existing approved carpet area.
- c. The developer will redevelop the existing public dwelling units free of cost.



- d. Commercial spaces equivalent to area used for commercial activities in the public housing scheme shall be provided. Such Commercial area can be saleable to existing dwellers.

3.2 Creation of Additional Affordable Housing Stock

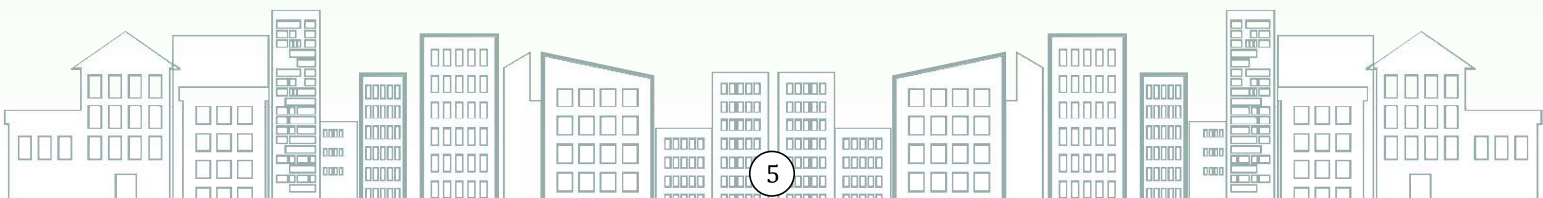
- a. In case of public housing scheme consisting of dwelling units with existing approved carpet area less than 30 sq.m, the size of dwelling units of additional affordable housing shall be 30 sq.m carpet area.
- b. In case of public housing scheme consisting of dwelling units with existing approved carpet area more than 30 sq.m, The size of dwelling units of additional affordable housing shall be 40 sq.m carpet area.

3.3 Free Sale Component

- a. The developer may develop balance FSI remaining after redeveloping the existing housing units and construction of affordable housing units as permitted under general development control regulations for his own sale.
- b. The developer may sub lease free sale component Land on 99 year basis as per applicable statutory provision though ownership right of the land will remain with the concerned public authority.

4. IMPLEMENTATION

- 4.1 The process of Redevelopment of existing public housing scheme may be initiated by;
 - a. Association/Society of owners by applying to the concerned public agency, or
 - b. Concerned Public agency
- 4.2 Steps to be followed for redevelopment of a public housing scheme are as follows:

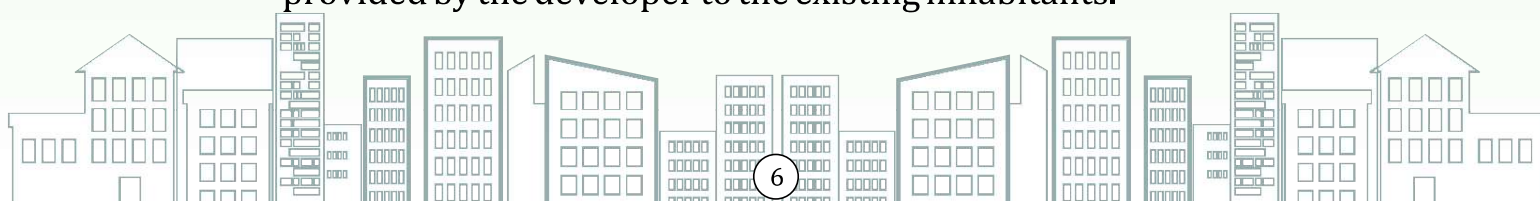


- a. Existing housing society/ association may pass resolution in the format duly prescribed with an approval to minimum 60% of its members.
- b. Concerned public agency will invite e-tenders for selection of private developer and adopt a transparent process.
- c. The projects can be redeveloped in packages by pooling different category of houses for the purpose of cross-subsidization.
- d. Cases of Negative bidding shall be referred to the state level screening committee for suitable decision.
- e. Bidding criteria
 - i. The bidding criteria will be “B.U.A/ Carpet Area/ Number of DUs” for Creation of Additional Affordable Housing Stock.
 - ii. The bidder bidding “Maximum B.U.A/ Carpet Area/ Number of DUs for Creation of Additional Affordable Housing Stock” will be selected.
- f. Selected private developer, concerned public agency and the existing housing society/ association of owners will enter into tripartite agreement for redevelopment.
- g. For implementation of the redevelopment of existing housing scheme on field, the private developer will obtain consent of 60% of the members, including those taken by way of resolution passed by existing society/ association. The concerned public agency and the society/ association will facilitate the process.

5. GENERAL PROVISION

5.1 Transit Accommodation

- a. Transit accommodation till the completion and handing over of new units after obtaining building use permission from local authority, will be provided by the developer to the existing inhabitants.



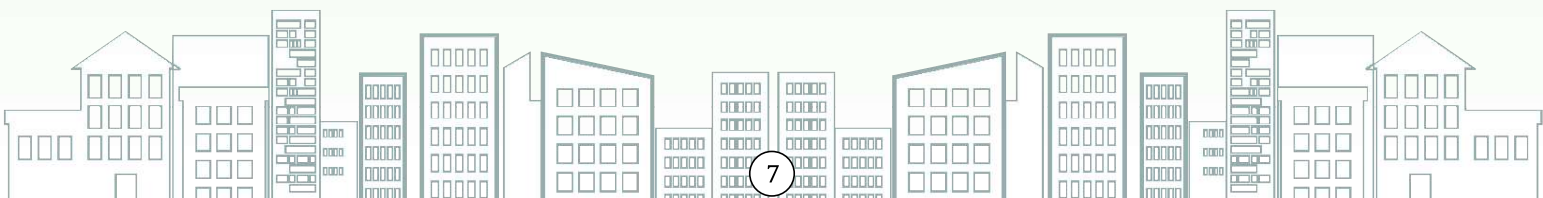
- b. The cost of transit accommodation will be borne by the developer.
- c. Transit accommodation can also be provided through rental accommodation by the private developer.

5.2 Operation & Maintenance (O & M)

- a. O & M for redeveloped and affordable housing will be with the developer for first 7 years from the day of obtaining BU (Building Use) permission. Thereafter it will be handed over to the society/ association of beneficiaries. Beneficiaries will have to contribute to maintenance fund for O & M as laid down.
- b. Maintenance deposits will be charged from all the beneficiaries at the time of handing over the possession.
- c. Defect liability period for structural stability will be for 10 years.

5.3 Planning Norms

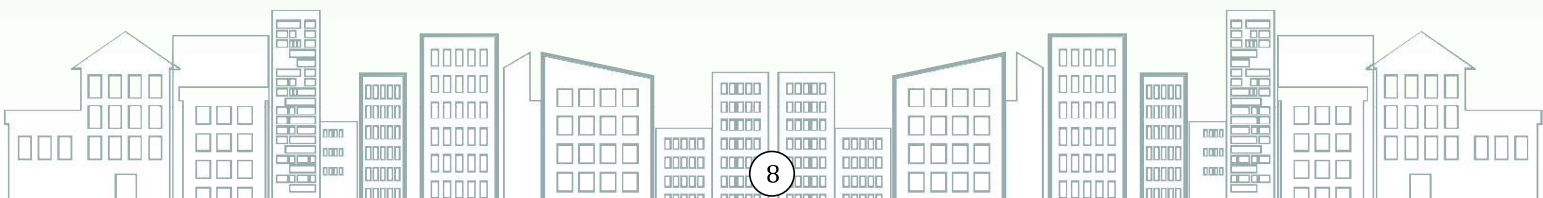
- a. Total Permissible FSI for the entire plot will be 3.0 FSI or as per GDCR whichever is higher.
- b.I After redevelopment of houses, the remaining permissible FSI shall be utilized on the plot by the developer for creation of affordable housing stock as well as for the development of free sale component. However, if for some reasons remaining FSI cannot be utilized fully on these two activities, such remaining FSI can be utilized on any other plot under the same Development Plan as Transferable Development Rights (TDR).
- b.II. Such TDR can be utilized fully or in part by the developer or it can be sold to any other person either fully or in part. However, such transactions shall not take place more than thrice.
- b.III. TDR can be used in all the areas except in the obnoxious and hazardous zone, agriculture zone and other restricted zone.



- b.IV. TDR shall be generated on the basis of average jantri rate, as determined by the UDD for this purpose
- b.V. TDR can be utilized as per pro-rata as jantri of respective land.
- b.VI. TDR cannot be utilized in lieu of permissible chargeable FSI in respective zone.
- c. The plot area for redevelopment and affordable housing combined and the land area under saleable components may be segregated through sub plotting.
- d. In case of redevelopment of existing public housing scheme, development for affordable categories of houses as well as the saleable plot, prevailing planning norms of the State Government and/or local GDCR shall be applicable.
- e. Amalgamation of plots and internal streets will be allowed.
- f. If the width of the road is more than 30m, then building height up to 70m shall be permitted on the recipient land for utilization of TDR. However if the road width is less than 30m, then local GDCR shall be applicable.

6. BENEFICIARIES AND ALLOTMENT

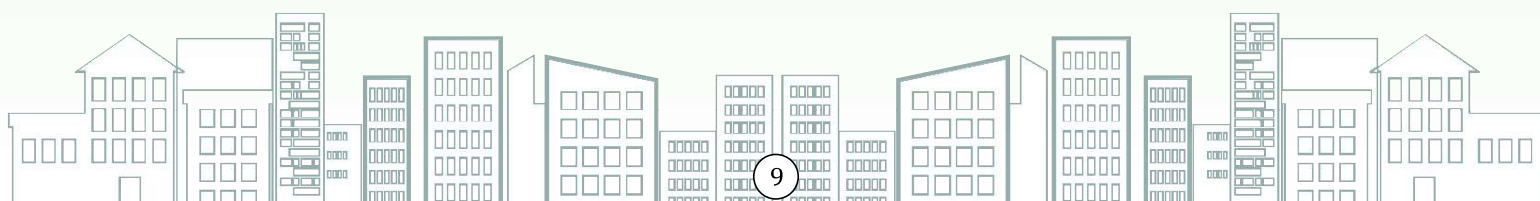
- 6.1 Owners of houses in the existing housing scheme will be the beneficiaries of the redevelopment component.
- 6.2 The existing owners should not have any outstanding dues to the implementing agency at the time of getting possession.
- 6.3 Inhabitants staying on rental basis will not be considered for free allotment for redevelopment. However, subject to income criteria, they may be given preference for allotment from additional affordable housing stock on payment basis.



- 6.4 The existing houses will be redeveloped and beneficiaries will be rehabilitated in-situ.
- 6.5 The housing units of redevelopment and affordable housing will be allotted under the supervision of implementing agency as per guiding principles of allotment of houses issued by the department.

7. REGULATIONS

- 7.1 Affordable Housing Mission (AHM) will be the nodal agency at State Level.
- 7.2 Gujarat Housing Board (GHB)/ Urban Local Board (ULB) / Urban Development Authority (UDA) / any other public authority that owns land of the public housing scheme will be the implementing agencies.
- 7.3 The developer can choose any appropriate construction technology for the project. However, it should be certified by the implementation authority.
- 7.4 The expenditure on all internal development works for civic and social infrastructure will be borne by the developer. Internal development works for civic infrastructure will comprise of works like all internal roads, footpaths, complete water supply including overhead or surface water reservoir/ distributions lines, electric distributions lines, gas distributions network, transformers etc. (if required), internal sewer lines/ drainage, gated compound/ street light/ proper tree plantation in campus & in front of houses, rain water harvesting etc. Internal development works for social infrastructure will be as per norms.
- 7.5 Roof Top Solar installation in at least 50% of roof area with grid connection is compulsory.
- 7.6 Use of LED lighting in internal as well as external fixtures is compulsory.
- 7.7 Single window fast track approvals will be granted by ULB / UDA / ADA.



- 7.8 Layout of free sale development and redevelopment of existing public housing and affordable housing shall be approved at a time.
- 7.9 Building Use (BU) permission for free sale development will be granted by ULB's only after the completion of redeveloped and affordable houses to the beneficiaries.
- 7.10 The Developer may be exempted from the applicable municipal and revenue charges for the Redevelopment of existing housing and Affordable housing component only.
- 7.11 The State Government can issue directions or instruct the implementation agency for reconsideration of agency's decision.
- 7.12 The State Government reserves the right to issue directions and provide flexibility in planning regulations or in any parameter of the Policy.
- 7.13 There shall be a State Level Screening Committee to supervise, monitor and issue direction regarding implementation or clarifications of the Policy, as under :

Principal Secretary, UDD	Chairman
Secretary, Housing	Member
Project Specialist, AHM	Member
CTP	Member
D.S., Housing	Member Secretary
OSD, UD & UHD	Member