

MUNICIPAL CORPORATION SHIMLA

Request For Proposal (RFP)

1. Introduction:

Municipal Corporation Shimla intends to appoint consultant/ Consultancy firm for preparation of the Detailed Project Report (DPR) for the construction of houses at Malyana in Shimla according to the guidelines of Affordable Housing Projects (AHP) component of PMAY and Affordable Housing Policy-2019 Model-I (Copy annexed as Annexure-A). The total land identified for this project is 21921 Sqm. As per Model-I "Development of Affordable Housing Projects on Government land by Project Development Agencies (PDAs)" the land for the project is divided into two parts i.e. Affordable Housing Area (AHA) & Developer Area (DA). The Affordable Housing Area & developer area will be 70% (15345 Sqm) & 30% (6576 Sqm) respectively of the total area. The construction of houses will be carried out in the 70% of total area.

For the above purpose, the Executive Engineer-cum-Project Director, M.C. Shimla, on behalf of Commissioner M.C. Shimla invites online bids, in electronic tendering system, in 2 Cover System for the under mentioned work from the registered and eligible Consultants/Consultancy firms. The bidders are requested to quote their offers for the same on H.P. Tender Portal.

Sr. No.	Description	Quantity	Bid Security/ EMD
1	Consulting services, Technical & Financial proposals and Preparation of Detailed Project Report (DPR) for construction of houses at Malyana in Shimla under Affordable Housing Projects (including supplying the same in soft copy as well as in hard copy duly spiral binded in triplicate and checking out the same in this office as per the direction of the Engineer-in-Charge)	1 Job	Rs.5.00 lacs



Instructions for the Tenderer/Bidders:-

2. Availability of Bid Document and mode of submission: The Bid document is available online and bid should be submitted in online mode on website: <https://hptenders.gov.in>. Bidder would be required to register in the website which is free of cost. For submission of bids, the bidder is required to have Digital Signature Certificate (DSC) from one of the authorized Certifying Authorities (CA). Aspiring bidders who have not obtained the user ID and password for participating in e-tendering in Municipal Corporation Shimla may obtain the same from the website: <https://hptenders.gov.in>. Digital signature is mandatory to participate in the e-tendering. Bidders already possessing the digital signature issued from authorized CAs can use the same in this tender.

3. **Key Dates:**

1.	Date of Online Publication	12.05.2023	5.00 PM
2.	Date of Pre Bid meeting with the Executive Engineer-cum- Project Director, M.C. Shimla	18.05.2023	11.00 AM
3.	Document Download Start Date and End Date	12.05.2023 29.05.2023	5.00 PM upto 5.00 PM
4.	Bid Submission Start Date and End Date	12.05.2023 29.05.2023	5.00 PM upto 5.00 PM
5.	Physical Submission of EMD and other requisite documents	30.05.2023	Up to 1.00 PM
6.	Bid opening date for Technical Proposals (Online)	31.05.2023	3.00 PM
7.	Date of uploading list for Technically Qualified Bidder (online)	31.05.2023	5.00 PM
8.	Date & Place for opening of Financial Proposal (Online)	To be notified during uploading of Technical Evaluation Sheet of Bidders.	



4. **Eligibility Criteria & Other instructions:**

To be eligible for being considered as Consultant, an applicant should fulfil the following eligibility criteria:

1. The Consultant/Consultancy Firm must be registered with the Government Department in the State.
2. The Consultant/Consultancy firm must have minimum experience of 10 years after its establishment or registration.
3. The Consultant/Consultancy firm must have minimum average annual receipts of Rs. 1.00 Cr. from professional fees/Consultancy services during the last 3 financial years. Certificate from Chartered Accountants or Income Tax Return in support of same must be submitted with the proposal.
4. The Consultant/Consultancy firm must have experience of planning & design of at least one similar project such as C/O Buildings, Flats etc. during the last 07 years from the Govt. departments. The minimum cost of the project for consideration shall be Rs.3.00 Crore.
5. The Consultant/Consultancy firm shall be ineligible if it has been barred or blacklisted by any Central/State Govt. Department/ Board/Corporation. An undertaking/affidavit in respect of this should be enclosed.
6. The Applicant shall bear all costs related to preparation and submission of proposals at all stages and the Authority shall in no case be liable or responsible for these costs, regardless of the conduct and outcome of the selection process.
7. Applicants shall submit all documents in the form and manner as specified.
8. No separate correspondence/communication shall be entertained with respect to the bid document.
9. Material deficiencies in providing requisite information and as requested in this document may result in summery rejection of the Application from the selection process.
10. Failure to provide the requested information (in given format) deemed essential to evaluate the applicant's qualifications, within the stipulated period, shall result in the applicant's disqualification.
11. No explanation and/or justification for any aspect of the selection



process shall be given and the decision of the Authority shall be final and binding on all without any right of appeal.

5. **Bid Security (Earnest Money):**

- (i) Bid Security/EMD will be in the shape of FDRs/Banker's Cheque in any of the Post Office/ Nationalized Bank in HP duly pledged in favour of the Executive Engineer-cum-Project Director, M.C. Shimla.
- (ii) Bid Security/EMD of the unsuccessful applicants will be returned within 15 days of Selection of Consultant.
- (iii) Bid Security/EMD may be forfeited : (a) If the Applicant/Bidder withdraws the bid or seeks to modify, alter, add or subtract or put any rider on any ground whatsoever, after bid opening during the period of bid validity; or (b) In the case of a successful bidder, if the bidder fails to sign the Agreement within specified time limit.

6. **Submission of Tender:**

The tender shall be submitted online in two part, viz., technical bid and financial bid. The Hard Copy of security deposit/earnest money deposit along with copy of technical bid documents duly signed must be delivered to the Project Cell, M.C. Shimla at the time of physical submission of bid documents as mentioned above. The bid without EMD & cost of tender will be summarily rejected. The offers submitted by Telegram/Fax/email shall not be considered. No correspondence will be entertained in this matter. The bidder shall prepare and submit the Bid Security, Technical Bid and Financial Bid as under:

- (i) **Technical Bid** - The scanned copies of following documents are to be furnished by the bidder along with Technical Bid Submission:
 - a) Security Deposit/Earnest Money (EMD)
 - b) Proof of Consultant's/Consultancy Firm's registration/ Establishment
 - c) List of Specific experience assignments with Proof
 - d) Proof of Annual Average receipts from professional fees/Consultancy Services during the last 3 financial years.
 - e) Qualification/Experience of Key personal proposed.

- (ii) **Financial Bid**-Bidder must submit the financial bid in BOQ format in HP Tender Portal.

7. **General Term & Conditions:**

1. Documents submitted in online mode only will be considered for evaluation. If documents are submitted physically but not in online mode, the same will not be considered for evaluation and the bid will be out rightly rejected without any intimation.
2. Bidders are requested to submit price bid online (e-tendering form) only and not to submit the price bid in physical form. This is mandatory. If price bid is submitted in physical form, same will not be opened and only online submitted price bid will be considered for evaluation.
3. Tender shall remain open for acceptance for a period of 180 days from the date of Technical bid opening & during this period no bidder shall be allowed to withdraw his tender. Any such withdrawals, during the said period will entail forfeiture of the Bid Security/Earnest Money deposited with the tender, and M.C. Shimla will take further action for "not dealing" with party etc.
4. Certificate of work experience and other documents as specified in the tender shall be scanned and uploaded to the e-Tendering website within the period of bid submission and certified copy of each shall be deposited in the office during physical submission.
5. No bid shall be accepted after the due date and time. If the due date is happening to be a holiday the bid due date will be next working day at the same time notified as above.
6. Technical Bid Document in original should be signed by bidder(s) himself/themselves or a person duly authorized in his behalf. A copy of such authority should be enclosed along with the bid. Sealed Envelopes should contain EMD & other requisite documents of Technical Bid and the cover should be super scribed as **"Tender for Preparation of Detailed Project Report (DPR) for construction of houses at Malyana in Shimla under**



Affordable Housing Projects” addressed to the **Executive Engineer-cum-Project Director, M.C. Shimla** and drop in person in the tender box during physical submission. This office shall not be responsible for any delay.

7. The undersigned reserves the right to postpone the date of opening or accept or reject any or all the bids without assigning any reason at any stage.

8. **Selection Process:-**

- (i) The bids shall be evaluated by Technical Evaluation Committee of Municipal Corporation Shimla. The 'Technical Proposal' shall be evaluated on the basis of applicant's experience, annual receipt from professional fees/consultancy services, Experience, Qualification/ Experience of Key Personnel proposed and presentation.
- (ii) The 'Financial Proposal' of only those applicants shall be opened whose 'Technical Proposal' qualifies. The committee will determine whether the Financial Proposals are complete, and shall correct any computational errors, if any.
- (iii) After final selection, a Letter of Award (LOA) shall be issued by M.C. Shimla and the successful applicant shall, within the date specified in LOA, enter into an agreement with M.C. Shimla.
- (iv) Before signing the agreement, a performance guarantee @10% of contract agreement/consultancy fee, in form of FDR shall be submitted by the successful consultant. The Bid Security/EMD of the successful applicant shall be returned after signing of the agreement. The Bid Security/EMD of unsuccessful applicants shall be returned after completing the selection process.

9. **Communications:**

Communications between parties which are referred to in the conditions are effective only when in writing. A notice shall be effective only when it is delivered under Registered post or Speed post or E-mail or other electronic means.



10. **Scope of Services :**

The scope of services to be provided by the consultant as architect shall broadly consist of planning, design and approval of building map from Competent Authority on the available vacant land i.e. 70% (15345 Sqm) at Malyana in Shimla. The details regarding various stages w.r.t. scope of services shall be as under:-

Stage 1 - Preparation of concept Design and its approval:

- (i) Preparation of concept design in the form of plans, drawings, sketches, models or combination thereof whichever is appropriate to communicate the Concept and making presentation before the Competent Authority in M.C. Shimla for approval of the same.

Stage 2 - Preparation of Preliminary Design & Drawings:

- (i) Modification of conceptual design incorporating the suggestions/ changes proposed by M.C. Shimla & preparation of preliminary drawings for approval by M.C. Shimla. Preparation of Rough Cost Estimates on the basis of preliminary drawings for approval by M.C. Shimla.

Stage 3 - Preparation of Working Drawings & Tender Documents:

- (i) Preparation of detailed tender drawings which shall include drawings for the scope of services mentioned above.
- (ii) Preparation of detailed specifications and schedule of quantities/Bill of Quantities (BOQ), supported with measurement sheets.
- (iii) Preparation of detailed estimates of Cost (based on Himachal Pradesh Schedule of Rates/Market rates).
- (iv) Preparation of analysis of rates for all Non-scheduled items taken in the estimate.
- (v) Submit supporting design calculations of design (if any).



Stage 4 - Construction Stage:

- (i) Preparation and issue of working drawings, 'Good for Construction' drawings and details for proper execution of works during construction.
- (ii) Render advice on the suitability of various samples of materials, if required.
- (iii) Visit site of work at intervals for clarification of drawings/decisions, verification of quality of the work, attend conferences/meetings as and when requested.

Stage 5 - Post Construction Stage:

- (i) Prepare and supply 'as built' completion drawings including elevations & sections and details of services.

11. Time Schedule:

The Commencement of the Consultant's Services will be considered from the date of signing of the agreement. The time period for the completion of services shall be as under:

S. No.	Stage	Time Duration (In Days)
1.	Stage 1 – Preparation of concept Design and its approval	30
2	Stage 2 – Preparation of Preliminary Design & Drawings	30
3	Stage 3- Preparation of Working Drawings & Tender Documents	30
4	Stage 4 – Construction Stage	As per construction schedule
5	Stage 5- Post Construction State	30 days after completion of work

12. Responsibility for Delay :

Any delay on time schedule in completing the different stages or/and in the full completion of the services, will be attributed to the consultant. In case of such delay, compensation, as specified in Clause – 14 i.e. Compensation for Delay will be levied by M.C. Shimla.



13. **Extension of time :**

Extension of time may be granted by M.C. Shimla if reasonable and sufficient grounds as per assessment of M.C. Shimla exists for delay by consultant in fulfilling his obligations. No financial claim shall be entertained by M.C. Shimla attributable to such extension of time. The extension of time shall also be without prejudice to the right of the M.C. Shimla to claim compensation from the consultant for delay.

14. **Compensation for Delay :**

The time allowed for carrying out the services as specified or agreed shall strictly be observed by the consultant and shall be essence of the contract. The work shall throughout the stipulated period of contract be processed with all diligence and in the event of failure of consultant to complete the services within agreed time schedule, due to its delays or failures; the consultant shall pay compensation @ 0.50% the total consultancy fee per week subject to maximum of 10% of the total consultancy fee payable to the consultant.

The decision of the competent authority of the M.C. Shimla to levy compensation for delay and the amount of compensation levied is final & binding and is completely excluded from preview of the conciliation and arbitration. The amount of compensation may be adjusted or set off against any sum payable to the consultant under this contract.

15. **Standard of Performance :**

The consultant shall perform the services and carry out its obligation with all due diligence, efficiency and economy, in accordance with generally accepted professional practices.

16. **Performance Security :**

- (i) As security for the due and faithful performance and discharge of all obligations in terms of provision of the contract, 10% Performance Security of the contract agreement/consultancy fees/awarded amount in the form of FDR shall be furnished by the successful consultant to the authority no later than the date specified in the letter of award.



- The Performance Security shall be in the form of FDR issued by a bank acceptable to the Authority and shall be valid until a date pursuant to completion of the assignment.
- (ii) If the successful bidder fails to perform the services satisfactorily in accordance with the provision of this agreement, the Performance Security shall be forfeited.
 - (iii) The Performance Security will be released within 15 days of successful completion of the assignment if the performance of the successful bidder is found to be satisfactory & in accordance with provisions of the contract.

17. **Right to limit the Scope of the Consultancy :**

M.C. Shimla reserves the right to limit the Scope of Consultancy to full or part. The Consultant will not be entitled to claim any compensation on account limiting the Scope of Consultancy.

18. **Variation & Changes in Scope of Services :**

M.C. Shimla shall have the power to make any variations, alternations, omissions, additions to or substitutions in the original Scope of Services as per actual requirement during the time schedule and the Consultant shall be bound to carry out the variations in accordance with instructions given by M.C. Shimla. Such alternations / additions / substitutions shall not invalidate the contract and shall be carried out by the consultant on the same conditions in all respects.

For payment of variations, the Consultant shall provide a quotation (with breakdown of unit rates) for carrying out variations. M.C. Shimla shall examine the quotation and approve the rates for the variation.



19. **Payment Terms :**

The schedule of payments to the Consultant shall be as under:

S. No.	Stage	%age of Consultancy fee to be paid
1	On Completion of State-1	15% of total consultancy fee payable.
2	On Completion of Stage-2	15% of total consultancy fee payable.
3	On Completion of Stage-3	30% of total consultancy fee payable.
4	On Completion of Stage-4	30% of total consultancy fee payable.
5	One Month after Stage-5	10% of total consultancy fee payable.

Note:

- (i) Payment for Stage-1 and Stage-2 shall be released only after completion of that Stage.
- (ii) Payment for Stage-3 may be released in parts based on the services completed under Stage -3.
- (iii) Payment for Stage-4 shall be released based on the physical progress of construction work.
- (iv) Municipal Corporation Shimla will not bear the fees of any kind of drawing vetting apart from the bid amount. The consultant/ consultancy firm will get the drawing approved from the competent authority on its own level. The expenditure on account of rough/ approved drawings will be borne by the consultant/consultancy firm. The consultant/consultancy firm is required to quote their offer including all expenses required for preparations of documents & approval of drawings.

20. **Disputes Resolution Mechanism:**

If any dispute or difference arises concerning this agreement, its interpretation or payment to be made there-under, the parties shall make every effort to resolve the same amicable by mutual



consultations. If the parties fail to resolve their dispute or difference by such mutual consultation within twenty one days of its occurrence, then, either of the parties may make a request to the other party of its intention to commence arbitration. In the case of a dispute or difference arising between the parties relating to any matter arising out of or connected with the contract, such dispute or difference shall be referred for arbitration to the Superintending Engineer of the circle of the HP Public Works Department concerned for the time being and his decision shall be final and binding and where the matter involves a claim for or the payment or recovery of deduction of money, only the amount if any awarded in such arbitration shall be recoverable in respect of the matter so referred.

21. TERMINATION:

- (i) The Authority or the Consultant may terminate the Contract if the other party causes a fundamental breach of the Contract. For this purpose, notice in writing shall be served by either party on the other party clearly mentioning the particular grounds of Breach of Contract.
- (ii) Fundamental breaches of Contract include, but shall not be limited to the following:
 - (a) the Consultant fails to complete the assignment as per Scope of the Work;
 - (b) the standard of performance of the Consultant, in the judgment of the Authority, is unsatisfactory; and
 - (c) If the Consultant, in the judgment of the Authority has engaged in corrupt or fraudulent practices in competing for or in executing the Contract.
 - (d) If the Consultant commits any acts of defaults with respect to conditions of contract.
- (iii) Notwithstanding the above, the Authority may terminate the Contract for convenience.
- (iv) If the Contract is terminated the Consultant shall stop work immediately.
- (v) After the termination of the contract under this clause, the Authority



shall be at liberty to get the balance work executed through some other Consultant or to abandon the balance work altogether or to modify the scope of the work in any manner. The Consultant shall have no claim against the Authority in this regard.

22. PAYMENT UPON TERMINATION:

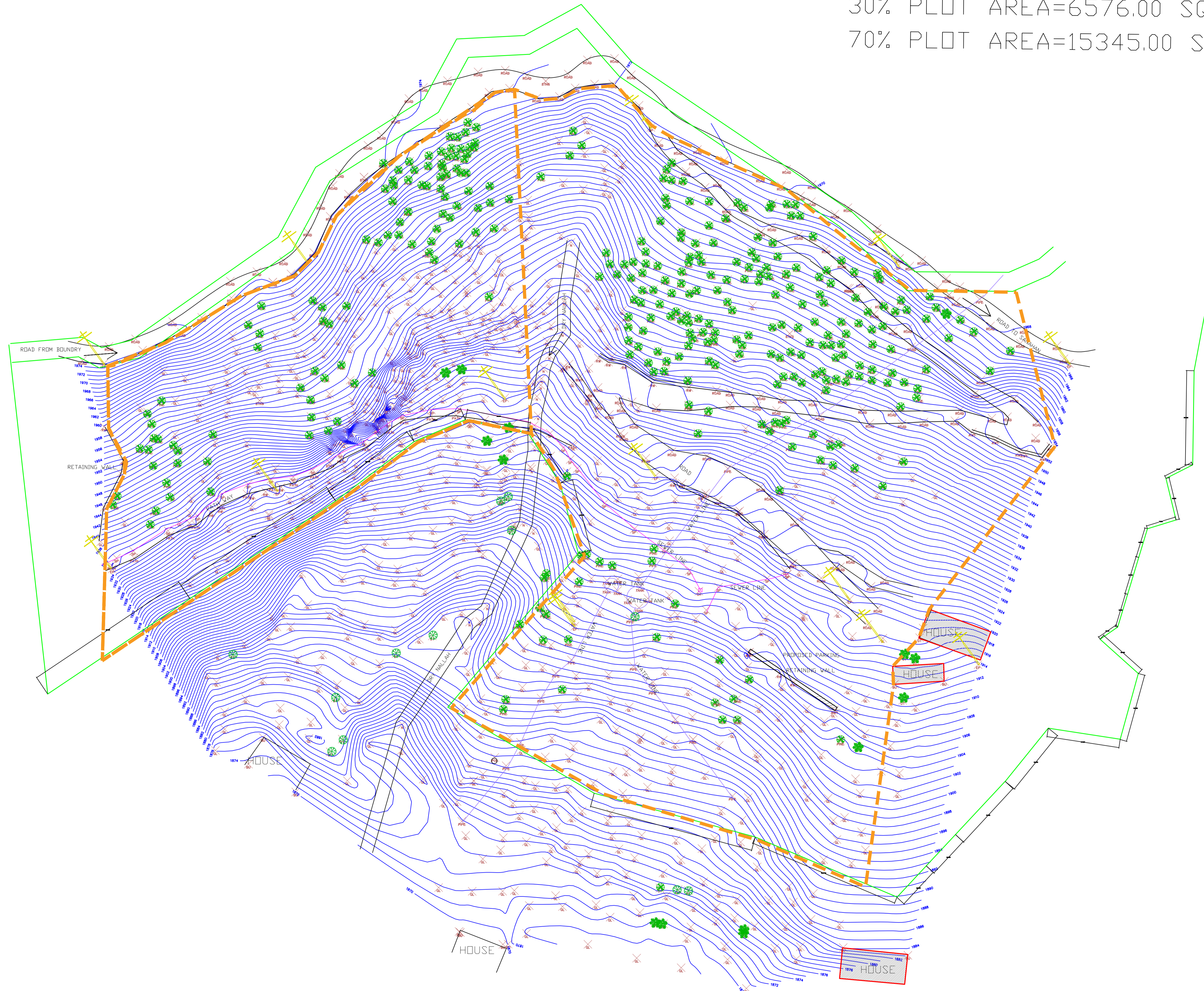
- (i) If the Contract is terminated because of a fundamental breach of Contract by the Consultant, the performance security shall be forfeited and got encashed.
- (ii) If the Contract is terminated at the Authority's convenience or because of a fundamental breach of Contract by the Authority, the Authority shall issue a certificate for the value of the work done. The advance payment received upto to the date of the certificate, other recoveries due in terms of the contract and the taxes due to be deducted at source as per applicable law, shall be deducted from the value of the work.

23. No Compensation for Alteration in or Restriction in Works:

- (i) If at any time after the commencement of the work the Authority, for any reason whatsoever, does not require the whole Work or part thereof to be carried out, the Authority shall give notice in writing of the fact to the Consultant , who shall have no claim to any payment or compensation whatsoever on account of any profit or advantage, which he might have derived from the execution of the work in full, but which he did not derive in consequence of the full amount of work not having been carried out.


EE-cum-Project Director,
M.C. Shimla

TOTAL PLOT AREA=21921 SQM
 30% PLOT AREA=6576.00 SQM
 70% PLOT AREA=15345.00 SQM



NAME OF WORK:-
 CONTOUR PLAN
 LOCATION-MALYANA,
 MC SHIMLA

LEGEND

	PINE TREE
	OTHER TREE
	APPLE TREE
	ROCK
	SITE BOUNDRY POINT
	ROAD
	ELE. POLE
	EXISTING BUILDING
	WATER LINE
	SEWER LINE

1. ALL DIMENSIONS AND HEIGHTS ARE IN METRE.
 2. THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION.
 3. ALL HEIGHTS ARE AS INDICATED BY SPOTS UNLESS OTHERWISE MENTIONED.
 4. ALL DIMENSIONS ARE AS INDICATED IN THE DRAWING.

NORTH	SCALE	DRAWN BY
CHECKED BY	DATE	DWG. NO.

PROJECT

TITLE TOPOGRAPHICAL & CONTOUR SURVEY PLAN

Kamal Builders Associates P. Ltd.
 ARCHITECTS, ENGINEERS, INTERIORS & CONTRACTORS

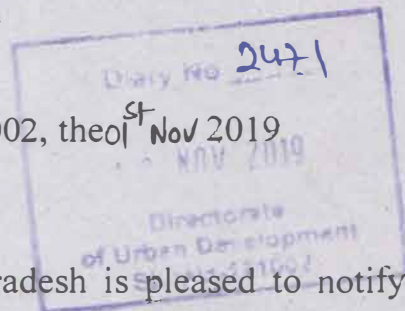
OFFICE: ANANDAPUR THIRUVARUR ROAD, KARAIKAL & MADURAI
 TEL: 04562-2551111, 2551112, 2551113
 FAX: 04562-2551114
 E-MAIL: info@kamalbuilders.com

Dir/2
16/11/2019
JP
S/S
M
16/11/19

Government of Himachal Pradesh
Department of Urban Development

2

No. UD/P (2)-5/2017-Vol-1 Dated: Shimla -171002, the 01st Nov 2019



NOTIFICATION

The Governor, Himachal Pradesh is pleased to notify the Affordable Housing Policy-2019 as per annexure "A" to provide Affordable Housing for EWS/LIG categories in Urban Areas/ Planning Areas of Himachal Pradesh so as to bridge the gap between the demand and supply in housing sector due to rapid urbanization and increasing rural to urban migration. This policy is aimed to attract private sector investment into housing sector to promote various type of public private partnership for realizing "Affordable Housing for All" with special emphasis on the urban poor by creating an environment to provide all municipal services and accessibility to the infrastructure so created even to the specially abled person also.

By Order

C.Paulrsu

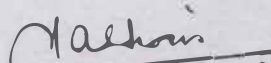
Secretary (UD) to the

Government of Himachal Pradesh

Endst. No. as above Dated Shimla-171002, the 01st Nov 2019

Copy is forwarded for information & necessary action:-

1. Private Secretary to HE Governor of Himachal Pradesh
2. Adviser to Hon'ble Chief Minister, Himachal Pradesh.
3. Special P. S to Hon'ble Urban Development Minister, H.P.
4. ACS/ Principal Secretaries / Secretaries to the Government of Himachal Pradesh.
5. The Under Secretary (GAD) to the Government of H.P. w.r.t his item No.64 for information.
6. All Deputy Commissioner.
7. All the Head of the Departments in Himachal Pradesh.
8. Commissioner, Municipal Corporation Shimla and Dharamshala.
9. All the Executive Officers/ Secretaries, Municipal Council and Nagar Panchayat.
10. Controller, Printing & Stationery to print in the official Gazette.


(Surjeet Singh Rathore)

Joint Secretary (UD) to the
Government of Himachal Pradesh

DEPARTMENT OF URBAN DEVELOPMENT
AFFORDABLE HOUSING POLICY-2019

The Vision

It is evident that due to rapid pace of urbanization, increasing rural to urban migration and gap between demand and supply, in housing especially in EWS/LIG category, there is a growing demand for shelter and related infrastructure in urban areas of Himachal Pradesh. So, shortage of affordable housing is emerging as a major challenge for the Government and is sought to be tackled through a series of measures and policy guidelines set down for this purpose.

The Urban Development Department, Government of Himachal Pradesh undertook a detailed exercise in understanding various schemes of Government of India and of other State Governments and consulting with agencies working in the public sector and with the private developers consequently different types of Models with a bouquet of incentives shall be aimed at providing low cost housing at a much faster pace and augmenting the housing availability for EWS & LIG categories.

The incentives under this policy shall be aimed at attracting private sector investment into this sector in a big way. Based on the experience gained, a review of the policy will be undertaken from time to time. With the help of the policy framework and the in-built incentives it should be possible to motivate the concerned agencies, including private developers to take up construction of affordable housing for EWS & LIG categories in urban areas/ planning areas of Himachal Pradesh.

As there exists a link between affordable housing, slum rehabilitation and redevelopment, it is imperative to bring a unified policy framework with focus towards Housing for All (HFA). As investment in housing, comparing to other investments, provide larger returns and generate employment opportunities, it also plays an important role in the economic development of the people. It is also important to promote various type of public private partnership for realizing "Affordable Housing for All" with special emphasis on the urban poor.

C. Paulrasu
Secretary
Urban Development
to the Government of Himachal Pradesh

Preface

"Housing" is one of the basic needs for the Human beings. It plays an important role in holistic development of a person as well as family and society and leads to contribute in overall development of a country. In recent years for livelihood, employment, higher education medical facilities and other several modern means available at urban areas attracted the people to move to urban areas from rural areas. The trend of Urbanization of the people is increasing day by day which creates major problem for housing and people are somehow managing to stay in urban areas and this leads in developing unauthorized colonies mostly in public land and unplanned construction of houses for rent purposes.

According to a report submitted by a Technical Committee of the Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Himachal Pradesh urban housing shortage is estimated nearly 0.06 million households in 2012. Also as per survey done by Department of Urban Development, H.P, there is a requirement of 17198 number of houses in H.P. The detail is at Annexure 1. The demand is dynamic in nature.

Housing is generally the single largest expenditure of EWS and LIG households. It is also the prime asset for these families. Therefore, given the high land and construction costs and procedural bottlenecks associated with development of affordable housing, it is necessary to devise a Housing Policy, which focuses on EWS and LIG households to make urban growth an inclusive process. The purpose of the policy is not only to provide the housing facility to the needy but create an environment to provide for all municipal services and accessibility to the infrastructure so created to the specially abled persons also.

Ram Kumar Gautam
Director
Department of Urban Development

CHAPTER-I

OVER VIEW OF THE POLICY

Aim of Himachal Pradesh Affordable Housing Policy in Urban Areas

The aim of the Policy is to create an enabling environment for providing “Affordable Housing for All in Urban Areas” with special emphasis on Economicallly Weaker Sactions and Low Income Group and other vulnerable sections of the society such as Physically Challenged persons in the state and to ensure that no individual is Houseless. The policy further aims to Public Private People Participation (PPPP) for addressing the shortage of adequate and affordable Housing.

Vision

To ensure that all residents of urban areas in Himachal Pradesh have access to a range of housing options within their affordability limits by putting in place a system that will deliver results consistently over a period of time.

Mission

To work towards a set of strategies to create a steady supply of affordable housing stocks to cater to the growing demand. Over a period of 3 years, the government intends to completely address housing deficit in urban areas and have an operational system, where supply matches demand.

Objectives

The specific objectives of this Policy are as follows:

- (a) To create a comprehensive, holistic policy framework to address all aspects of housing for the urban poor including slum rehabilitation and redevelopment as well as new housing and rental housing.
- (b) To promote inclusive mixed housing development in all new housing projects, both in the public and private domain.
- (d) Articulate a set of principles for allocation of government land for affordable housing projects.
- (e) To ensure availability of land for such projects in a time bound and regulated manner.

- (f) To establish an effective institutional framework ensuring single window approvals for housing projects.
- (g) To promote inclusive & participatory planning and implementation processes for slum redevelopment housing.
- (h) To integrate various livelihood programmes with housing programmes benefiting beneficiaries of slum dwellers and ensuring overall socio-economic development of the families.
- (i) To ensure provision of networked municipal services across the city for ensuring better standards of living for urban poor,
- (j) To promote and set up a system for formation of Housing Societies by the existing Slum Dwellers and to promote their participation in Slum Redevelopment programmes.
- (k) To promote and ensure minimum relocation of the existing slum dwellers so as to maintain sanctity of existing economic and social linkages developed over a period of time in the informal settlements.
- (l) To provide a frame work for supply of Affordable Rental Housing for new migrants to prevent development of new slums.
- (m) To provide a mechanism to address operational issues that may arise from time to time during implementation of policy.
- (o) To provide a transforming environment to HFA beneficiaries* by connecting through 'Angikaar Campaign.'

Target group

The target group for this policy are urban poor classified by state as persons belonging to the Economically Weaker Sections (EWS) and Low Income Groups(LIG) based on income criteria as under :

<u>Group</u>	<u>Annual Household Income range</u>
EWS	Upto Rs.3,00,000 (Rupees Three Lakhs)
LIG	From Rs. 3,00,001 to 6,00,000

CHAPTER-II

DEFINITIONS

2. Definitions

2.1 In this policy, unless the context otherwise requires; following terms shall have the meaning as defined herewith below:

2.11 "Affordable **Housing Project**" shall mean housing projects where at least 70% of the houses are constructed for EWS/LIG category;

2.12 "Affordable **Housing Units**" shall mean dwelling units for EWS and LIG households only having carpet area 30-45 Square meters and 45-60 Squire meters respectively.

2.13 "Allotment" means allotment of a particular Affordable Housing Unit to an allottee, by following the process as defined in this policy;

2.14 "Allottee" means a person to whom an affordable housing unit has been allotted;

2.15 "Applicant" means a person who has submitted his application for allotment of an affordable housing unit by putting his/her signature or thumb impression on an application form.

2.16 "Application" means an application made in such form as may be prescribed from time to time;

2.17 "Authority/ies" shall mean and include the government body/ies referred individually or collectively namely Urban Development , Housing Department, ULB, Nodal Agency, etc. and any other government body assigned with any responsibility under this policy;

2.18 "Basic **Urban Services / Municipal Services**" mean services of drinking water supply and sanitation, drainage, sewerage, solid waste disposal and street lighting;

2.19 "A beneficiary family will comprise of

i) husband, wife, and their minor children. The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.

ii) An adult earning member (irrespective of marital status) can be treated as a separate family; Provided that he / she does not own a pucca (an all weather dwelling unit) house in his / her name in any part of India.

iii) In case of a married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the Scheme and they don't own a pucca house in their name in any part of the country.

- 2.20 Bid Documents" shall mean to include all such documents which might have been provided by the Urban Development Department, ULBs and /or by the private entity as an intent to participate in the bidding process and shall also include all related documents to the project which might have been served, published, notified by either of the parties from time to time;
- 2.21 "Carpet Area" shall mean the area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the innerwalls;
- 2.22 "Concession Agreement" refers to the contract agreement as entered into between the Urban Development Department, ULBs and any other government body assigned with any responsibility under this policy and the developer in accordance with terms and conditions of the bidding documents and as approved by Department of Urban Development.
- 2.23 "Cost of Construction" shall mean all costs represented on square meter basis which are associated and incurred by the developer and approved by the UDD towards designing, building, construction, installation, testing and commissioning as per the approved project;
- 2.24 "Cost to the Beneficiary" shall mean the amount likely to be paid by the beneficiary/allottee for allotment of an Affordable Housing Unit on his/ her name but nontransferable ownership basis and the same excludes interests and other financial charges, which have been or may have to be paid by the beneficiary in due course of time for any loan and finances solicited by him for this purpose. This does not include the subsidy amount that a beneficiary may receive from the State Government or Central Government;

- 2.25 **Economically Weaker Section (EWS):** EWS households are defined as households having an annual income up to Rs.3,00,000 (Rupees Three Lakhs) or state shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Government of India.
- 2.26 **EWS House** means an all weather single unit or a unit in a multi-storied super structure having carpet area of upto 30 sq.m. to 45 sq.m with adequate basic civic services and infrastructure services like toilet, water, electricity etc.
- 2.27 **“Floor Area Ratio (FAR)”** means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot.
- $$\text{FAR} = \frac{\text{Total covered area on all floors} \times 100}{\text{Plot area}}$$
- 2.28 **“Government”** means Government of Himachal Pradesh for the State Government and Government of India for the Central Government;
- 2.29 **“Government Subsidies”** shall mean to include such grants and aid as provisioned by the government for the purpose of improving housing affordability of the public at large;
- 2.30 **“Grievance Redressed Committee”** means a committee as constituted by Urban Development Department and notified from time to time.
- 2.31 **“Housing Mission”** means a mission of state for providing houses to all eligible families/ beneficiaries in urban areas by 2022.
- 2.32 **“Land Use”** means the use of land in comprehensive development plan or zonal development plan or town plan or master plan or any other plan as may be applicable in this regard as approved by the Department of Town and Country planning.
- 2.33 **Low Income Group (LIG)** households are defined as households having an annual income between Rs.3,00,001 (Rupees Three Lakhs One) up to Rs.6,00,000 (Rupees Six Lakhs) or as fixed by the state government from time to time.

- (1)
- 2.34 **LIG House:** An all weather single dwelling unit or a unit in a multistoreyed Super structure having carpet area of 45 square meter to 60 Sq mtrs with adequate basic & civic services and infrastructure services like toilet, water , electricity etc.
- 2.35 **Medium Income Group (MIG)** households are defined as households having an annual income between Rs.600,001 (Rupees Three Lakhs One) up to Rs.12,00,000 (Rupees Six Lakhs) and MIG II households are defined as households having an annual income between Rs.1200,001 (Rupees Three Lakhs One) up to Rs.18,00,000 (Rupees Six Lakhs) or as fixed by the State govt. from time to time.
- 2.36 **Mixed Housing Development**” refers to development of such housing estates which provides for dwelling units for more than one category of income groups;
- 2.37 “Municipality” means a Municipal Corporation or Municipal council or a Notified Area Council / Nagar panchayat or Cantonment Board.
- 2.38 “Policy” refers to this “Policy for Affordable Housing for All in Urban Areas, Himachal Pradesh, 2019”;
- 2.39 “Project **Development Agencies**” means any state government agency/Private Agency which takes up development of any type of housing estates and shall include ULBs, HIMUDA etc ;
- 2.40 “Public **Private Partnerships**” means a contract between Authority on one side and a private entity on the other, for the development of land to achieve a specific end use, wherein investments are made by the private sector entity and wherein there is well defined allocation of risks between the private sector and the Authority;
- 2.41 **Primary Lending Institutions (PLI):** Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative Banks, Urban Cooperative Banks or any other institutions as may be identified by the Ministry
- 2.42 “Slum” means a compact area of at least 50 population or minimum 10 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities;

- 2.43 “**Transfer of Development Rights**” means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land;
- 2.44 “**Transit Accommodation**” means the accommodation and house sites provided to slum dwellers during the redevelopment period when they are unable to continue in their existing dwelling space;
- 2.45 “**Urban Local Body (ULB)**” means Urban Local Body duly notified as such by the Urban Development Department of Govt. of Himachal Pradesh under provisions of relevant acts;
- 2.46 Words and expressions used in this Policy but not defined shall have the same meaning as assigned to them in the Himachal Pradesh Municipal Act- 1994 or in any other relevant Act and rules made there under,

CHAPTER -III

STRATEGIES / SPECIFIC ACTION POINTS

3. Strategies

3.1 To fulfill the above objectives, the Government of Himachal Pradesh has decided to deploy a set of strategies that will address both the supply side and the demand side of affordable housing and integrate them with livelihood promotion.

3.1.1 Supply side strategies:

- a) Create a policy framework for public private partnerships in affordable housing where the government through its agencies provides government land for the purpose.
- b) All lands identified for promoting Housing Projects would be constituted into a Housing Land Bank under the control of UD Department.
- c) Integrate the policy framework for slum rehabilitation and redevelopment with affordable housing policy.

3.1.2 Demand side strategies:

- a) Establish transparent processes for matching beneficiaries with projects for allotment of houses.

3.1.3 Service Level Strategies

- a) Establish responsibility frame work, integrate and coordinate various government agencies responsible for provisioning of basic services at the location of housing development by the UDD in any of the Models under the policy.

- b) Mandate formation of registered housing societies for cooperation, participation and management of Housing projects and for taking up redevelopment and resettlement programmes in a cooperative manner with help of PDAs and State Government.
- c) Enhance the capacity and effectiveness of such housing societies for repair, maintenance and management of the housing estates through involvement of private entities under PPP mode or otherwise.

3.1.4 Livelihood Level Strategies

- a) Make efforts to ensure that there is no disruption of socio-economic linkages of informal settlements by undertaking redevelopment of existing slums in situ to the extent possible or to relocate them in close proximity to the existing sites.
- b) Alignment and establishment of public transport linkages between important nodes of the city where affordable housing units are being built and core business district and other markets so as to create hassle free communication between livelihood areas and residential areas.
- c) Make efforts to create mixed housing zones so that livelihood support linkages get created between the MIG segment housing and the EWS & LIG families.
- d) Creation of vendors' markets of vegetable, arts, crafts etc. depending on the capabilities and demands of the community either within the housing estate or in a nearby area.
- e) Convergence of various urban livelihood programmes under the state & central government for improving livelihood options for urban poor.

3.1.5 Land Bank

- a) An inventory of land holding in cities would be constituted as land bank and an asset management plan would be prepared for better management of the available land and targeting its supply to create affordable Housing Dwelling Units.
- b) All lands identified for promoting Housing Projects would be constituted into a Housing Land Bank under the control of UD Department. The identified Government land would be transferred to the UD Department

free of cost, while the private land would be acquired or duly purchased for which UD Department would pay the requisite compensation etc.

- c) To promote private sector participation, the Government would formulate and announce a Land Purchase Policy and notify land purchase rules, which would enable setting up of a transparent mechanism for allotting various construction technology and its transfer from Lab to Land. For this, the following would be considered;

3.1.6 Technology Support and its Transfer

3.1.6.1 Promote innovative technology and building materials for low cost and mass Housing as invented/prescribed by MoHUA, GoI.

3.1.6.2 To encourage the use of innovative technologies for mass housing and provide for special dispensation for the following:

- i Prefab technologies
- ii Green Housing
- iii. Low energy consuming building materials
- iv. Rainwater harvesting and water conservations technologies
- v. Reuse of treated water
- vi. Other latest technologies

CHAPTER IV

MODELS FOR AFFORDABLE HOUSING

4. The Government of Himachal Pradesh envisages the following models for intervention under this policy, which can operate independently or in combination with each other.

1. Model - 1: Development of Affordable Housing Projects on Government Land by PDA.
2. Model - 2: Affordable Housing Projects by the Private Developer on its own Land.
3. Model - 3: In-Situ Slum Redevelopment
4. Model - 4: Rental Housing

4.1 Standard provisions

The unit size, unit price norms for reserved units, allotment system, development control norms for affordable housing projects, development of internal and external infrastructure, eligibility criteria for beneficiaries/ applicants and maintenance of the project area developed for affordable housing units have been mentioned in relevant Annexures (2-6) to this Policy. At least 5% of the built up area reserved for EWS and LIG dwelling units shall be developed as neighbourhood shopping and community facilities in all the Models of Affordable Housing.

4.2 Provisions of Basic Services to Slum Dwellers

This policy also recognizes the need to provide for an effective mechanism for provision of basic services to urban poor living in slums till their habitation are taken up for comprehensive redevelopment. Therefore, State Government will take up a set of measures and interventions to safeguard rights of slum dwellers to basic services as per provisions given in Annexure-7

4.3 Regulatory Reforms

Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease of administrative and regulatory bottlenecks, following reforms will be taken up.

- 4.3.1 The State Government may purchase land from public, willing to sell their land for the purpose of Housing Projects.

4.3.2 It shall be ensured that at the time of preparation of master plans / development plans; at least 20% of land meant for housing is reserved for Affordable Housing or as per demand of such housing, whichever is more.

4.3.3 The State Government will put in place a system of single window mechanism with time bound clearance for layout approval and building permissions by various authorities.

4.3.4 Authorities will prepare and notify pre-approved layouts and building plans for EWS/LIG housing so that same can be used by citizens for taking up construction of such houses.

4.3.5 The State Government will enact rent control law on the lines of Model Tenancy Act being prepared by Ministry of Housing & Urban Poverty Alleviation, GoI.

4.3.6 The State Government will transfer the land which is owned by the State Government, any other Government organizations/ where slums are existing in the name of Department of Urban Development free of cost so that it paves the way to Slum redevelopment under PPP mode or in other mode.

4.3.7 The State Government will make provisions for grant of additional FAR/TDR and relaxed density norms for slum redevelopment and low cost housing in group Housing Schemes.

4.4 Model 1: Development of Affordable Housing Projects on Government Land by PDA.

Under this model, Government will give specific target for creation of Affordable Housing (AH) units to various PDAs. To achieve same, State Government shall allot land to PDAs, on free of cost and freehold basis. On such lands, PDAs may take up development of affordable housing on PPP model or by itself. This will be undertaken as per following principles.

4.4.1 Affordable Housing Projects on PPP Model

In line with objective of the Policy to enable public private partnerships for affordable housing and leveraging government land for affordable housing development, this model sets up a mechanism for partnership between PDAs and private developers for increasing the supply of affordable housing stock in Himachal Pradesh.

4.4.1.1 Provision of Government Land: Government land for the projects to be taken up under this model shall be provided to PDA on free of cost and freehold basis. The land for the project shall be divided into two parts i.e. Affordable Housing Area (AHA) & Developer Area (DA). These shall be subject to following conditions:

- a) Affordable Housing area shall not be less than 70% of the total project area.
- b) At least, 50% of the houses in the project shall be for EWS category and remaining LIG category.
- c) The Developer Area will be given by Urban Development Department to private developer on lease hold basis, as per the terms and conditions of the Concession Agreement.
- d) The ownership of land reserved for Affordable Housing Area will remain with Urban Development Department and Affordable Housing units developed over same shall be allotted to the eligible beneficiaries. This allotment shall be made as per the provisions of Annexure – 3.

(19)

4.4.1.2 **Mandatory Development Norms for Affordable Housing Area** the following mandatory development norms shall be followed by Urban Development Department for structuring of projects under this model and the same shall also form part of the bidding documents:

- a) **Density Norms:** The Urban Development Department shall ensure that density in terms of Dwelling Units per Hectare (DU/ Hectare) on Affordable Housing Area shall be as per provisions applicable to affordable housing units in Annexure-5.
- b) **Mixed Land Use Norms:** Maximum 5% of the built up area reserved for EWS and LIG dwelling units shall be developed as neighbourhood shopping and community facilities. Out of the same, 3% of the built up area shall be exclusively reserved for neighbourhood shopping facilities. Remaining area will be used for development of community facilities. The FAR consumed under this section shall form part of total built up area being developed for EWS and LIG housing. The provisions of Annexure-5 shall also apply to these developments.
- c) **Number of Affordable Housing Units:** Bid documents shall specify the number of EWS & LIG dwelling units to be built by the private developer for handing over to Urban Development Department. The construction specification along with the detailed plan of the Affordable Housing Area development shall also form part of bidding documents.
- d) **Neighbourhood Shopping Units & Community Area:** The neighbourhood shopping units and community area as developed by developer in Affordable Housing Area shall be handed over to UDD for further allotment and management.
- e) **Completion Time :**
For EWS/LIG component the time line for completion will be as below:
 - a) up to 100 EWS/LIG units - 12 months
 - b) above 200 up to 400 EWS/LIG units -24 months
 - c) above 400 up to 600 EWS/LIG units – 36 months
 - d) above 600 EWS/LIG units – 48 months

*Completion certificate for main project shall be issued in proportion to completion of EWS/LIG houses.

4.4.1.3 Mandatory Development norms for Developer Area:

The mandatory development norms as prescribed in TCP norm shall be followed by developer for structuring/designing of projects under this model subject to the relaxation given in this model as prescribed in 4.4.1.4.

4.4.1.4 Incentives and relaxations: The projects under this Model will also be eligible for availing following incentives and relaxation:

- a) **Fast track approval process:** The projects under this model shall be eligible for fast track approval process as specified in Annexure- 5.
- b) **Exemption from various fees, Charges & Security Deposit:** The projects under this model shall be eligible for exemption from following fees, deposits and charges limited to development on Affordable Housing Area:
 - i. Exemption from sanction fee of building plan by the sanctioning authorities;
- c) **FAR:** Maximum FAR of 2.25 will be allowed for the projects under this model. If part of FAR for Affordable Housing Area remains unutilized, the same can be utilized by the private developer on Developer Area (DA).

d) Relaxation in other Technical Parameters for EWS/LIG Component as well as Developer Area:

- 1. Ground Coverage up to 50%
- 2. Sides & Rear Setback As per TCP Norms
- 3. Height As per TCP Norms
- 4. Parking As per TCP Norms
- 5. EWS/LIG unit Area For EWS upto 30-45 sq. meter. Carpet Area For LIG upto 60 sq. meter carpet Area.
- 6. FAR FAR of 2.25 would be allowed.

e) Financial Incentives for Developers:

- 1. Land Conversion / Land use change charges 100% waiver

- 2. Building Plan Approval charges for EWS /LIG 100% waiver on approval charges of EWS/LIG component and at least 5% mixed land use.

- 3. External development Charges/ Infrastructure development Charges The cost of external development will be borne by the Developer.

4.4.1.5 Selection of Private Developer:

- a) **Bidding Process:** The selection of the private developer shall be done through an open competitive bidding process by the PDA or UDD.
- b) **Eligibility Criteria:** The private developers participating in the bidding process shall qualify on the eligibility criteria given in Annexure- 4.
- d) **Bidding Parameter:** The number of dwelling houses in EWS and LIG category each to be quoted by the private developer for the project will be the bidding criteria. The eligible private developer who quotes highest number of above category mentioned dwelling units with reference to the number specified in the bid document shall be selected for the project.

4.4.1 Affordable Housing Projects by PDA at its own.

Under this model, Government will give specific target for creation of Affordable Housing (AH) units to various PDAs. PDAs may take up development of affordable housing by itself. All the Provision of development of such housing shall be as per the norms as specified under Affordable Housing Projects on PPP Model above in 4.4.1.

4.5 Model 2: Affordable Housing Projects by the Private Developer on its own Land.

4.5.1 Under this model, the Government will encourage the investors to invest for the creation of Affordable Housing on the land owned by them by way of allowing incentive and relaxation in technical parameters as mentioned below. The developer will have its own design as per the land availability and will determine the cost of the dwelling unit, market and sell at its own without any intervention from the State Government. The details of General parameters, Incentives and relaxations will be as follows:

General Parameters :

- 1 Distribution of Dwelling Units of 100% dwelling Units to be earmarked for EWS/LIG/MIG I & MIG II out of which 70 % shall be for EWS and LIG Category.
- 2 Allotment by Allotment of EWS/LIG units by Private Developer.
- 3 Completion period For EWS/LIG component the time line for completion will be as below: -
 - a) up to 100 EWS/LIG units - 12 months
 - b) above 200 up to 400 EWS/LIG units -24 months
 - c) above 400 up to 600 EWS/LIG units – 36 months
 - d) above 600 EWS/LIG units – 48 months
 *Completion certificate for main project shall be issued in proportion to completion of EWS/LIG houses.
- 4 Eligibility for Incentive the following incentives Developer will only be eligible for incentives only if the project is completed within as specified above.

4.5.2 Incentives for Developers

4.5.2.1 Relaxation in Technical Parameters for EWS/LIG Component:

- 1. Ground Coverage up to 50%
- 2. Sides & Rear Setback As per TCP Norms
- 3. Height As per TCP Norms

- 4. Parking As per TCP Norms
- 5. EWS/LIG unit Area For EWS upto 30-45 sq. meter. Carpet Area For LIG upto 60 sq. meter carpet Area.
- 6. FAR FAR of 2.25 would be allowed.
- 7. Mixed Land Use At least 5% of the built up area reserved for EWS dwelling units shall be developed as neighbourhood shopping and community facilities.

4.5.2.2 Financial Incentives for Developers :

- 1 Land Conversion / Land use change charges 100% waiver
- 2 External development Charges/ Infrastructure development Charges The cost of external development will be borne by the Developer.
- 3 Building Plan Approval charges for EWS /LIG 100% waiver on approval charges of EWS/LIG component

Important Notes:

- 1. Schemes proposed under this model shall be permissible in residential, and mixed land use.
- 2. Cost of internal development works (all internal roads, footpaths, water supply including overhead tank or surface water reservoir and distribution lines, electric distribution lines, internal sewer line, drainage, street light, parks, plantation etc.) shall be borne by the developer.
- 3. Rain water harvesting structures and sewerage treatment plant shall be mandatory on the part of developer as per requirement of Environment department norms for the complete scheme including EWS/LIG/MIG/ HIG housing.
- 4. Commercial area shall be disposed of by developer and amenities in EWS/LIG segment will be developed by developer at his own level.

4.6 Model 3: In-situ Slum Redevelopment:

If the Slum is on tenable land, whether, Central Government land / State Government land/ ULB land/ land belonging to any other statutory authority

24

or PSU, and if the land is not essentially required for any important public purpose, then the redevelopment of such slum will be taken up in-situ. This development may be undertaken by the PDAs through private developers on PPP mode or directly by acting as developer. The PDA may also exercise a combination of the above as per the project structuring to be taken up for each of such slum on case to case basis and with due approval of HPHM constituted under this policy.

4.6.1 Development on PPP Model: In line with objective of the Policy to enable public private partnerships for slum rehabilitation & redevelopment and leveraging government land for such projects, this model sets up a mechanism for partnership between PDAs and private developers for undertaking projects relating to development of slums.

4.6.1.1 Mandatory Development Norms:

All provisions of Model I will be applicable.

4.6.2 Relocation and Redevelopment

Slums on untenable sites or otherwise, as decided, will be relocated in housing projects as described under this model.

4.6.2.1 Relocation Sites: As far as possible, the identification of the relocation sites should be preferably made within close proximity to the original slum area from where the dwellers are being relocated. Only in case of non availability of developable sites within the specified range, far-site resettlements may be undertaken. The vacated site of slum area shall be secured and utilized within stipulated time for its intended purpose. The site identified for relocation, if any, shall be provided free of cost to the PDA by the state government. On such land PDA shall take up development of EWS housing as per the principles given under Model - 1.

4.6.2.2 Land Owner's Contribution in special cases: In cases of relocation and redevelopment of slums, the original site may have to be handed over to the original land owning agency for development of facilities and amenities for public purpose (whether Central / State government or other agencies such as Airports, Railways, etc.). In such cases, the land owning agency shall contribute an amount on per dwelling unit basis, for the total numbers of beneficiaries surveyed and found to be eligible by the PDA in the concerned slum area. Such

amount shall be notified by the UDD from time to time on case to case basis. The land owning agencies contribution shall be equivalent to difference between cost of construction of EWS house of standard size and contribution to be paid by the entitled beneficiary or as decided by State Government. Subsidies available under any other government scheme can be dovetailed to the extent possible. State Government may issue detailed guidelines for this purpose from time to time.

4.6.3 Beneficiary-Led Individual House construction or Enhancement

5.6.3.1 Slums on lands where Record of Rights (ROR) is in the name of Slum Dwellers will be redeveloped in-situ through up gradation of existing dwelling unit and municipal infrastructure services.

4.6.3.2 Implementing Agency & Mechanism: The Project Development Authority will develop a comprehensive slum upgradation project proposal for upgradation of such slums by making provisions for various utilities and other urban infrastructure in the existing slum area. The benefits available under various schemes of Government of Himachal Pradesh and Government of India will be dovetailed for implementation of such up gradation projects. Special schemes may be formulated for slum up gradation by UDD as per requirement.

4.6.3.3 Beneficiary contribution will be fixed as per specific provisions made in the re- development scheme for in-situ up gradation and as approved by the Himachal Pradesh Housing Mission.

4.6.3.4 Similar benefits will also be available to non-slum poor having land in areas / habitations proposed for redevelopment / upgradation under this model, provided they have not availed of assistance from Government under any other programme for the purpose of housing.

4.7 Model 4: Rental Housing

Under this model, EWS dwelling units will be given on license basis for occupation and use by a family belonging to EWS category for a particular period and on making an initial deposit and monthly charges to be paid to PDA. This shall increase at the rate of 10% annually or at the rate as decided by state government.

5.7.1 Implementing Agency and Mechanism

5.7.1.1 The PDA may develop new standalone projects for EWS rental housing units. Further, a specific percentage of EWS housing units developed under Model – 1, as decided by housing Mission, shall be reserved by PDA for this purpose.

5.7.1.2 In case of new standalone projects the affordable rental housing projects will be primarily structured for development by PDAs on PPP mode through private developers or in such cases, where deemed appropriate by PDAs directly. In both cases, all benefits available under Model 1 will be available. The government may extend any further benefits as decided by it from time to time.

5.7.1.3 Any state/ central department / agency / industry or any SPV or group of industries public or private may finance the development of rental housing projects for their captive use. In such cases, 50% of total built up area and not less than 50% of the total number of units built shall be reserved for the captive use of such sponsor and the balance unit developed will be utilised by the PDA for Rental Housing Purpose in general. The cost of sponsorship shall be as decided by Urban Development Department, HP, keeping in view the structure, cost of the project and the numbers of rental housing units solicited by the sponsor. Urban Development Department, HP, shall also accord decision on the period of captive reservation of rental housing units to the sponsor based on the contribution received from them towards the development of the project.

CHAPTER – V INSTITUTIONAL ARRANGEMENT

Government of Himachal Pradesh recognizes the need for an effective and efficient institutional mechanism for achieving the objectives for Housing for All in Urban Areas. Therefore, the following are hereby constituted:

5.1 Himachal Pradesh Housing Mission Directorate

The Director (UD) who is also Mission Director under PMAY-HFA will be act as Housing Mission Directorate for all Housing projects. UD Department will take all policy decisions and undertake necessary administrative and legislative measures to implement the policy. Amendments to the Annexures of this Policy will be proposed by Mission Directorate for notification by UD Department. Similarly, any project specific exemption required will also be approved by Mission Directorate. It shall aim to create surplus housing stock through different strategic development models and ensure shelter for every identified homeless in the state including temporary migrants, through provisioning of permanent residential EWS & LIG units, as well as rental housing.

5.2 State Level Sanctioning and Monitoring Committee (SLSMC)

5.2.1 Government of Himachal Pradesh shall constitute a State Level Sanctioning and Monitoring Committee (SLSMC) under the Chairmanship of Administrative Secretary (UD) to the Government of Himachal Pradesh comprising of members as provided below:

- | | | |
|---|---|--------------------|
| i. ACS/Pr.Secretary/Secretary (UD) | - | Chairman |
| ii. ACS/Pr. Secretary / Secretary, Finance Department | | Member |
| iii. ACS/Pr.Secretary/Secretary (RD) | | Member |
| iv ACS/Pr.Secretary / Secretary, Revenue Deptt. | | Member |
| v. Director Town and country Planning | - | Member |
| vi. Mission Director, UDD | - | Member
Convener |

5.2.2 The above SLSMC will also function as such under this policy. Besides, the SLSMC shall also have the following duties, powers and responsibilities:-

1. To prescribe detailed Standard Operating Procedures for implementation of the objectives of the Mission.
2. To prioritize, approve, sanction various projects to be taken up for housing in urban areas of the State.
3. To promote Public Private Partnership (PPP), streamline various procedures and bring in inter departmental coordination
4. To inspect, visit, review and monitor housing projects with regard to its implementation, execution, operation and management.
5. To recommend to various departments for bringing in enabling legal and administrative changes as and when required.
6. To prescribe a robust Grievance Redressal System.
7. To finalize and recommend land requirements for PDAs, which do not have prescribed mechanisms to address the same
8. To fix targets for various PDAs for taking up Affordable Housing and Slum Re-Development programmes
9. To provision technical and manpower support to Project Development Agency (PDA)
10. To prescribe standard formats, templates and provide capacity building / technical knowhow support to various development agencies for preparation of shelf of projects, feasibility & pre- feasibility reports, Detailed Project Reports etc.
11. To conduct evaluation of various projects being implemented under the Housing Mission.
12. To empanel Housing Finance Companies and Housing Micro Finance Studies, third party consultation etc for successful formulation, implementation, monitoring and evaluation of projects.

- 13 To empanel and appoint various NGOs and professional Social Development Organizations required for successful social mobilization for implementation of the project.
- 14 To coordinate with other Central Government Department and Agencies for successful implementation of the Policy.
- 15 To promote and support R&D activities related to housing activities.
- 16 To carry out any other functions related to successful implementation of this Policy and schemes of government for promotion of affordable housing from time to time.

5.3 Project Development Agency

The Projects on Urban Housing will be either Affordable Housing, Slum Re-development, Beneficiary-Led Housing, may be developed by HIMUDA or Urban Local Bodies (ULBs) or any other State Govt. Agency acting as Project Development Agency (PDA). The PDAs shall have the following duties, powers and responsibilities:

1. To coordinate amongst various Government agencies at field level for successful implementation of objectives of the policy.
2. To coordinate with Housing Mission on coordination required for various projects in their areas.
3. To encourage NGOs and Self Help Groups in social mobilisation and help provide access to housing finance to EWS & LIG Households for successful implementation of this Policy.
4. To undertake planning, designing, obtaining approvals and implementation of projects entrusted to them by UDD.
5. To monitor construction and development of projects.
6. To ensure convergence of various welfare programmes for socio-economic developments of EWS households.
7. To appraise, approve and recommend RFPs and bid process documents to Housing Mission under PPP projects.
8. To appoint third party auditors for ensuring good quality of construction during the execution.
9. To ensure allotment of houses to eligible selected beneficiaries in a fair, transparent and smooth manner.
10. To ensure maintenance of housing estates after completion of the project with help of Registered Agencies.

88

11. To ensure compliance of all requirements so that maximum subsidy amount is claimed from Government of India under the respective policies/ schemes/ guidelines and made available to developer or beneficiaries, as the case may be.
12. To ensure compliance to various procedures prescribed under this Policy.
13. To undertake adequate tree plantation and afforestation work in and around housing estates.
14. Any other work for successful coordination & execution of projects and implementation of this Policy.

88

ANNEXURE-1

No of Cities (54 ULBs & Cantonment Boards)	In-Situ- Slum rehabilitation	Affordable Housing in Partnership (AHP)	Beneficiary Led Construction (BLC)		Credit Linked Subsidy (CLS)	Total
			New	Enhancement		
54+7= 61	4069	3232	5490	2424	1983	17198

Annexure – 2

Norms regarding s t a n d a r d Unit Size, Cost of Construction & Sale Price

For Affordable Housing (AHP) Units: Norms regarding Unit size, Cost of Construction, Sale Price and Cost to the Beneficiary for EWS and LIG dwelling units developed under this policy will be as per the table given below:

(i) **Cost of Dwelling Unit :** In case of Model I, the cost will be fixed by the Department of Urban Development in consultation with SLSMC, whereas in the Model No II the cost will be fixed by the Developer.

Criteria	Unit	EWS Dwelling Unit (Fixed Limit)	LIG Dwelling Unit (Fixed Limit)	MIG I DU (Fixed Limit)	MIG II DU (Fixed Limit)
Carpet Area (norm)	Sq.m	30-45 sqmtrs	45-60 sqmtrs	Upto 160 sqmtrs	Upto 200 sqmtrs

(ii) **Area of Dwelling Units:**

(iii) For EWS /LIG component the maximum timeline for completion will be as follows;

- a) Upto 100 EWS/LIG units - 12 months
- b) Upto 200 EWS/LIG units - 24 months
- c) Above 200 EWS/LIG units - 36 months.

(iv) Efforts will be made for Convergence with schemes of Government of India and State Government will be made to the extent permissible. UDD will be the Nodal agency for facilitating application and sanction of subsidies/assistances, as available to such beneficiaries under government schemes from time to time

Annexure – 3

Principles and Mechanism of Allotment

1. Introduction

The Himachal Pradesh Housing Mission shall establish a transparent and professionally managed system for allotment of EWS and LIG housing units created under Model 1 and 3. The key objective of proposed allotment system will be to generate predictability, transparency and ensure social auditing. The system will work on the principle of a continuous process of registration of all those families, who want to avail of dwelling units under this Policy. This will also help State Government in assessment of housing shortages in various cities and plan accordingly. Further, all activities will be on a web based online platform and documents will be put in public domain for ensuring transparency and social auditing. The allotment process shall adhere to following guiding principles.

2. Allotment of Affordable Housing (AHP)

(A) Eligibility Criteria for Applicants:

Following will be the eligibility and terms & conditions for allotment of dwelling units under the policy.

- i. The beneficiary / applicant shall be the resident of India.
- ii. A "dwelling unit" shall be allotted only to such beneficiary family, who do 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.
- iii. Income eligibility criteria for applicants applying for EWS & LIG Housing shall be up to Rs. 3,00,000/- per annum and from Rs.3,00,001 to Rs. 6,00,000 per annum, respectively or as notified from time to time by the State Government. The income will be certified on basis of Income certificate issued by competent officials
- iv. Dwelling Unit i.e. Flat/Apartment shall be occupied by allottee within 30 days of taking over of the possession of same.
- v. The minimum lock-in period for transfer of ownership by the Beneficiary will be 15 years from the date of handover of the unit in Model 1 & 3. No such lock-in period for transfer of ownership will be there for Model 2.
- vi. Dwelling Unit cannot be put on rent or sold before the minimum lock in period by the allottee, failing which strong legal action would be taken

against such allottee, which may include not only recovery of all the investment made by the PDA but also criminal actions along with taking the possession of such dwelling unit and allot to another eligible beneficiaries / applicant. period by the allottee, failing which strong legal action would be taken against such allottee, which may include not only recovery of all the investment made by the PDA but also criminal actions along with taking the possession of such dwelling unit and allot to another eligible beneficiaries / applicant.

vii. Five percent (5%), reservation shall be made in allotment of houses for the persons with following disabilities under this scheme:-

- (a) Blindness and low vision
- (b) Deaf and hard of hearing
- (c) Locomotor disability including cerebral palsy, leprosy cured, dwarfism, acid attack victims and muscular dystrophy:
- (d) Autism, intellectual disability, specific learning disability and mental illness:
- (e) multiple disabilities from amongst persons under clauses(a) to (d) including deaf-blindness in the posts identified for each disabilities

Annexure – 4

Eligibility criteria for Private Developers for PPP Projects

A private developer fulfilling the following criteria shall be eligible to apply for PPP projects:

- (A) Net Worth of last completed financial year should be equivalent to at least 25% of the Estimated Project Cost (excluding Land Cost).
- (B) Consortium or Joint Venture or Special Purpose Vehicle by private developers may also be allowed to apply on project-to-project basis as per provisions of RFP document.
- (C) The detailed qualifying criteria will be as laid out in RFP/bid documents.

86

Annexure - 5

Development Norms for Affordable Housing Projects

The Development Control Norms laid out in this Annexure shall apply to the approval of building plans and issuance of certificates for occupancy of Affordable Housing, Slum Rehabilitation Relocation Housing & Rental Housing Projects, proportionate to the extent of EWS & LIG Housing provided in such projects. This will apply to all urban areas of Himachal Pradesh State. On basis of these provisions, relevant changes will be brought in the Planning and Building Standard Regulations or any other Regulations of Development Authorities, Improvement Trusts, Special Planning Authorities etc. as applicable for any urban area of Himachal Pradesh State. These norms are:

Development Control Norms for Affordable Housing Projects:

(A) Size of EWS and LIG Units: The size of the dwelling units for EWS (Economically Weaker Sections) and LIG (Low Income Group) income categories shall be same as specified in Annexure- 2 of this Policy.

(B) Planning and Building Standard norms for housing projects:-

Following Planning and Building Standard norms shall be applicable to housing projects taken up under this policy:

I. Relaxation for Affordable Housing Projects:

The development control regulations like distance between two building blocks, parking requirement, setback area, green/open area etc shall be applicable as per the Himachal Pradesh Building Bylaws to the extent of EWS & LIG housing in various housing projects of Government and Private Sectors.

II. Maximum Density:

Maximum density for EWS & LIG Housing projects shall not exceed beyond the following limits:

- (a) Up to 4000 sq. meters plot area – 300 dwelling units per acre (DU/Acre)
- (b) From 4000 sq. meters to 10000 sq. meters plot area – 250 dwelling units per acre (DU/Acre)
- (c) Plots more than 10000 sq. meters plot area – 200 dwelling units per acre (DU/Acre)

III. **FAR:** Maximum FAR allowed for projects shall be subject to following provisions:

i. Provisions of Compensatory FAR: The provisions of Compensatory FAR made in this Policy must be followed, while granting plan approval for all housing projects covered under provisions of this Policy.

ii. Issue of TDRs: The provisions of this Policy relating to TDRs must be followed for plan approval for all projects attracting provisions of this policy. The Competent Authority shall issue Transferrable Development Rights Certificates for the unutilized portion of the compensatory FAR as per this policy. The Competent Authority shall honour these certificates when they are submitted for utilization in other projects in conformity with relevant regulations and policies.

IV. **Mandatory Provisions of EWS Housing:** The mandatory provisions of policy shall apply to building plan approval for all housing projects covered under this policy as below :

- **Mixed-use development:** 5% of the built up area reserved for EWS dwelling units shall be developed as neighbourhood shopping and community facilities (if any). Out of same, 3% of the built up area must be exclusively reserved for neighbourhood shopping facilities. The FAR consumed under this section shall form part of total built up area being developed for EWS housing.
- **Utilization of remaining land area:** The remaining land area may be utilized for other categories of houses and commercial purposes. This shall be as per the relevant provisions of prevailing Rule and Regulations.
- **Compensatory FAR:**
The private developer shall be entitled to receive Compensatory FAR equivalent to 100% of the built up area utilized for EWS units within the jurisdiction of same ULB. This additional FAR can be utilised in the same project subject to maximum FAR of 2.25 or where there is any difficulty in utilizing the compensatory FAR in the same project, the developer shall be entitled to receive TDR for the unutilized Compensatory FAR. This TDR can be

(SB)

utilized at a different location within the jurisdiction of same ULB subject to guidelines to be issued by the Government in this regard.

V. Issue of Occupancy Certificate:

The Competent Authority in each urban area in the State shall ensure that the reserved EWS and/or LIG housing, as specified in this Policy, are completed and ready for allocation before issue of occupancy certificate for the unreserved portions of the apartments or group housing projects to which this policy applies. In case the developer is not providing the EWS and/or LIG houses at the project site, then the Competent Authority shall satisfy itself that the developer has conformed to the provisions of relaxations provided to the developers under this Policy.

VI. Development of infrastructure: The development of external and internal infrastructure shall include:

i. External development:

External development shall include road connectivity, street lighting, water supply, sewerage connection, solid waste management facility and public transport service.

ii. Internal development:

Internal development works shall include all internal roads, footpaths, complete water supply including overhead or surface water reservoir/distributions lines. Electric distributions lines/ 11 KV line/transformers etc. (if required), internal sewer lines/drainage lines/Nullahas (wherever required), gated compound/street light/parks/ adequate and proper tree plantation in parks and in front of buildings. Rainwater harvesting structures, Solar system & sewerage treatment plant shall be mandatory as per requirement.

VII. FastTrack Approval for Affordable Housing Projects

The relevant Authority in each urban area in Himachal Pradesh State shall make arrangements for expediting approval of building plans in conformity with the provisions of this policy. The procedure shall be based on following norms:-

i. The collegiate system of approval shall be followed to provide hassle free "Single Window" clearances by the concerned Authority.

ii. The applicant shall be given a "Green Form" after approvals of the project from the Authority. This "Green Form" will be basis for extension of other concessions to the project by various other government authorities.

iii. In this regard, the detailed procedure will be notified separately by the Government in UD Department.

VIII. Minimum Specification of Affordable Housing shall be as follows-

	Specification	EWS	LIG
Flooring and Skirting (100mm-ht)	Living Room, Dining Room, Kitchen, Bed Room, Verandah Balcony, Passages Lobby	Ceramic Tiles (300mm x 300mm)	Ceramic Tiles (300mm x 300mm)
Flooring	Toilet	Anti Skid Ceramic Tiles (300mm x 300mm)	Anti Skid Ceramic Tiles (300mm x 300mm)
Wall Tiles/ Dado	Kitchen 600mm height on platform	Ceramic wall tiles (300mm x 200mm)	Ceramic wall tiles (300mm x 200mm)
	Toilet 2000mm height	Ceramic wall tiles (300mm x 200mm)	Ceramic wall tiles (300mm x 200mm)
Staircase	Floor and skirting (100mm).	Kota/ marble/ concrete paver/ mosaic tiles	Kota/ marble/ concrete paver/ mosaic tiles
Parking floor Wall work	External (200mm thick)	Paver Tiles Red Bricks/ Conc. Hollow Blocks/ Flyash Bricks	Paver Tiles Red Bricks/ Conc. Hollow Blocks/ Flyash Bricks
	Internal (150/100mm thick)	Conc. Hollow Blocks	Conc. Hollow Blocks
External Plaster		20mm thick cement Plaster in 1:4 with proper waterproofing	20mm thick cement Plaster in 1:4 with proper waterproofing



Internal Plaster		12/15 mm thick cement Plaster in 1:6	12/15 mm thick cement Plaster in 1:6
Kitchen Platform	Width approx x 525mm	Kota Stone with Stainless Steel sink	Polished Granite Stone with Stainless Steel sink

Windows		2 track Aluminium Anodised with 4mm thick glass	3 track Aluminium Anodised with 2 track - 4mm thick glass and and 1 track stainless steel mosquito mesh)
Doors	External-30mm thick Internal-25mm thick	Wooden Commercial Flush Doors	Wooden Commercial Flush Doors
Sanitary ware		White Vitrified/ porcelain	White Vitrified/ porcelain
CP Fittings		As per ISI Mark	As per ISI Mark
Plumbing		PVC/uPVC/cPVC Pipes	PVC/uPVC/cPVC Pipes
External Paint		Cement Based Paint	Cement Based Paint
Internal Paint		Oil bound distemper over a coat of Plaster of Paris	Oil bound distemper over a coat of Plaster of Paris
Electrical		Electrical work with copper wires in concealed PVC conduits, Provision shall be made for sufficient lighting and powerpoints. Required switches and sockets, telephone and TV points. Each bedroom shall have min 3 Nos- 5 Amp points and 1No- 15 Amp point, MCB as required	Electrical work with copper wires in concealed PVC conduits, Provision shall be made for sufficient lighting and powerpoints. Required switches and sockets, telephone and TV points. Each bedroom shall have min 3 Nos- 5 Amp points and 1No- 15 Amp point, MCB as required
Hardware Fittings		Aluminium fittings including Aldrop, tower bolt, handles as per ISI fittings	Aluminium fittings including Aldrop, tower bolt, handles as per ISI fittings
Water Supply		Deep Bore wells/ Shallow wells/ Municipal supply lines through Over head tanks	Deep Bore wells/ Shallow wells/ Municipal supply lines through Over head tanks

Annexure - 6

Provision of Basic Services to Slum Dwellers

This policy is aimed at comprehensive urban development. Towards this goal, all ULBs shall aim at providing the following basic services to all slum dwellers: housing, water supply, toilets and drainage, livelihoods, roads and transport, education, health and other welfare services.

ULBs shall earmark and spend 25% or the percentage of the slum population whichever is higher of their development budgets for slum development and give report to state government on same.

ULBs shall improve access by all slum dwellers to these services in partnership with the relevant departments/agencies and through a process of convergence. The HPHM will be responsible for integrating the inputs of various departments in this regard.

ULBs will use slum dweller lists / biometric identification, to provision various welfare services like food subsidies, pensions, relief funds, school fee subsidies, maternity entitlements and girl child benefits to the poorest of poor slum dwellers. Access to household level services will help in broadening the range of potential livelihood activities and improve household productivity.

Development Authorities, Special Planning Authorities, Regional Improvement Trusts, ULBs etc. shall reserve at least 20% of land in residential use zone in the development plans / master plans.

The contribution of slum dwellers in helping to support local business, industry and trade is substantial. Therefore, ULBs shall undertake initiatives to mobilize resources from the private sector either for the adoption of specific development works at slum level in accordance with the priorities identified by the ULBs. State Government and ULBs may consider introducing fiscal incentives, such as tax exemptions etc., as incentives for mobilizing such contributions.

(4)

Annexure -7

Transit Accommodation

Background

Condition of the urban poor staying in informal settlements (Slums) become more vulnerable as many a times they are evicted without provision for transit shelter or other basic services for them. At the same time there remains a requirement of relocation of some of the slums (informal settlements), which are on untenable lands and where public lands, on which such slums are located, are required for other infrastructure projects. Therefore, there is a need to have a balanced approach for dealing with such cases. This becomes more important as Government of Himachal Pradesh is committed to protect shelter and other rights of urban poor. Therefore, these guidelines have been formulated to provide for a mechanism, for provision of transit housing to eligible families of evicted slum dwellers before final rehabilitation of such families is taken up. It is envisaged that these guidelines will create a supporting framework for pursuing Housing for All one hand and to facilitate urban infrastructure projects on the other hand.

Basic Features

- a. Identification of Beneficiaries: The slum dwellers eligible under this policy for rehabilitation shall be eligible for assistance under these guidelines.
- b. Transit Site: Suitable Land as a Transit Site shall be identified by the PDA for relocation of beneficiaries. The Government shall provide the land required for such Transit Housing to PDAs without any cost.
- c. Implementing Agency: Any PDA may take up development of transit housing in the land identified and approved for such projects. In case of urgency, requisitioning authority may also directly take up development of shelter houses as per approved plans. After completion of same, transit houses are to be handed over to the PDA for maintenance purposes.
Development Plans & Estimates: The transit houses shall be developed as per the approved plans and estimates notified by JHM from time to time.

Provisions in Transit Housing

- a. Physical Infrastructure: The transit housing shall mandatorily have

WB

following provisions:

- i. Murrom Road with Drainage facility.
 - ii. Provision of Safe Drinking Water supply.
 - iii. Street Light(s).
 - iv. Community Toilet(s).
 - v. Provision of Solid Waste Management.
- b. Social Infrastructure: Following arrangements for provisions of social welfare services shall be made at the site:
- i. Anganwadi Centre Services: Sub-Collector concerned shall ensure that new site is tagged with nearest Anganwadi Centre. Concerned ICDS Supervisor will be the Nodal Officer for coordinating the same.
 - ii. Education Facility: District Education Officer (DEO) will ensure that new site is tagged with nearby School(s) for providing educational facilities to children. Education Officer (BEO) will be the Nodal Officer for coordination.
 - iii. Healthcare Facility: Chief District Medical Officer will ensure that new site is tagged with nearby health care facility available. Local Auxiliary Nursing Midwifery (ANM) will be the Nodal Officer for this purpose.
- c. Social Welfare Programme: Records for distribution of pensions and other benefits will be changed as per the ward no. of the new site. Local