

Government of Rajasthan
Urban Development & Housing Department

F.18(36)UDH/NAHP/2014-Pt

Jaipur, Dated:

20 JAN 2020

Notification

Subject: - Amendments in various provisions and Insertion of Provision-3C in Chief Minister's Jan Awas Yojana-2015.

In order to achieve the targets under various verticals of Pradhan Mantri Awas Yojana (Urban) under "Housing for All" Mission. Following Amendments in various existing provisions / New Provisions / Revisions in General Conditions in the Chief Minister's Jan Awas Yojana-2015 are hereby notified as below:-

1. Amendments

Provision- 3B

S.No.-6 "Saleable Area " is amended and a new S.No. 12 -'a' is added in Technical Parameters for EWS/LIG segment of this provision, as under: -

S.No.	Description of Provisions	Parameters
6	Saleable Area	<ul style="list-style-type: none">• Saleable area upto- 70%• Saleable area to be used for EWS/LIG/MIG-A, housing as:<ul style="list-style-type: none">▪ Minimum 20% Units for EWS▪ Minimum 50% Units for LIG▪ Remaining Units for MIG-A* category.
12-'a'	Minimum Internal Roads only for EWS/LIG component	
	Width of Internal Roads {In Meters}	Length of Internal Roads (Max.) {In Meters}
	6.0	75
	7.5	150
	9.0	250
	12.0	Above 250
Note:- <ul style="list-style-type: none">• Incentives provided for developers are only for EWS / LIG component. For the land area (Saleable) under MIG-A Units, the conversion charges, Building Plan approval charges are to be paid by developers as per prescribed norms / byelaws.• In case if developer wishes construct G or G+1 only, then the minimum criteria of 120 units/acre shall not be mandatory.		

- These parameters shall be applicable for upcoming and ongoing projects under CMJAY.

*Maximum plot area of MIG-A category shall be 76-120 sq.mts. with minimum frontage of 4.5 mt.

Provision- 3C

Development of EWS / LIG Plots / Houses by Private Developer on Private Land (Plotted Development in the format of developed Plots and units upto G+1 floors)

General / Technical Parameters –

S.No.	Description of Provisions	Parameters
1.	Minimum Area	0.50 hec.
2.	Land distribution	<ul style="list-style-type: none"> • Maximum Saleable area – 70% • 100% Plots for EWS/LIG/MIG-A category only. • Minimum 20% Plots for EWS, Minimum 50% Plots for LIG and remaining Plots for MIG-A* category. • Minimum 5% area for Park/Open Space and Minimum 5% area for Facilities • Minimum 1% area for Informal shops.
3.	Minimum Plots to be constructed	Out of total Residential Plots of EWS/LIG/MIG-A proposed in the Scheme, developer has to construct EWS/ LIG/MIG-A units Upto G+1 Floors on minimum 20% Plots under each category.
4.	Approach Road	Minimum 9.0 m.
5.	Minimum Internal Roads for EWS/LIG component	
	Width of Internal Roads {In meters}	Length of Internal Roads (Max.) {In meters}
	6.0	75
	7.5	150
	9.0	250
	12.0	Above 250

Note:-

- The proposed projects under Provision-3C shall be examined on case to case basis, looking to the utility and in larger public interest and shall be decided by the State Government.

- In case if developer wishes to construct G or G+1 only, then the minimum criteria of 120 units/acre shall not be mandatory.
- These parameters shall be applicable for upcoming and ongoing projects under CMJAY.
- Incentives provided for developers shall be as per Provision 3"B", only for EWS / LIG component. For the land area (Saleble) under MIG-A houses, the conversion charges, Building Plan approval charges are to be paid by developers as per prescribed norms / byelaws.

**Maximum plot area of MIG-A category shall be 76-120 sq.mts. with minimum frontage of 4.5 mt.*

2. Revisions – General Conditions

4A - The Timeline for completion of EWS/LIG components of the projects proposed under all provisions shall be as below:-

- | | | |
|--------------------------------------|---|------------|
| i. Upto 200 EWS/LIG units | - | 30 months. |
| ii. Above 200 upto 400 EWS/LIG units | - | 36 months. |
| iii. Above 400 upto 600EWS/LIG units | - | 48 months. |
| iv. Above 600 EWS/LIG units | - | 60 months. |

5A - For EWS/LIG category the sale price under the provision no. 1A, 1B, 1C, 2 & 4 are specified. General sale price for EWS/LIG flats would be Rs. 1600/- per sq.ft. under these provisions. For sale of EWS/LIG plots, sale price shall be as per Rule 18 of The Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974. The sale price of EWS/LIG units wherever applicable shall be increased by 5% annually in the beginning of each financial year, however, the next revision shall be w.e.f. 1st April, 2020, these provisions shall be applicable for upcoming and ongoing projects under these provisions of CMJAY.

5C. - New provision at Point no.5 " Price of Allotment " is added as below:-

"5C - The maximum sale price in provision no. 1A, 1B, 1C, 2&4 specified in the Policy may be relaxed by the State Government in the projects proposed on precious lands of Government Agencies and Private Developers."

This bears the approval of competent authority.


(Maneesh Goyal)
Joint Secretary- I

Copy to:-

1. S.A. to Hon'ble Minister, Urban Development, Housing & LSG Department, Jaipur.
2. P.S to Principal Secretary, Urban Development & Housing Department, Jaipur.
3. P.S. to Secretary, Local Self Government, Jaipur.
4. Director, Local Bodies, Rajasthan, Jaipur *to circulate to all ULBs.*
5. Executive Director, RUDSICO, Jaipur.
6. Secretary, Rajasthan Housing Board, Jaipur.
7. Chief Town Planner, Rajasthan, Jaipur.
8. Chief Town Planner (NCR), Jaipur.
9. Joint Secretary, I, II & III, Urban Development & Housing Department, Jaipur.
10. Secretary, Jaipur/Jodhpur/Ajmer Development Authority.
11. Secretary, UIT's, All
12. Deputy Town Planner, Urban Development & Housing Department, Jaipur.
13. Sr.DS, Urban Development & Housing Department, Jaipur *to send the notification for publication in Rajasthan Gazette extraordinary edition dt. 20.01.2020 and to upload the notification on departmental website.*
14. Guard File.


Joint Secretary- I