

Government of Rajasthan
Urban Development & Housing Department

F.18(36)UDH/NAHP/2014 Part

127 JAN 2022
Jaipur, Dated :

Order

Subject: Amendments in various Provisions of Chief Minister's Jan Awas Yojana-2015

Looking to the targets to be achieved for providing "Housing for All" in the State and keeping in views the feedback received from various stakeholders like Development Authorities/ UITs/ULBs and various associations of developers, a review of various provisions of the policy was undertaken in 6th meeting of the Committee constituted vide UDH order dated 11.11.2019 for proposing amendments in Chief Minister's Jan Awas Yojana-2015 on 27.12.2021. After the approval from Government, following amendments/clarifications in some of the Provisions of the Policy are hereby notified as below

A. Provision 4A(i) - General Parameters (3)

Due to increase in cost of construction materials & labour since 2018, the maximum bid price is increased from Rs 1100/- per sqft to Rs 1200/- per sqft for prospective developers on Government land under model 4A(i) of CMJAY-2015.

B. Chapter 3 "General Conditions" Eligibility criteria

Following existing conditions are amended as below:

1A(ii)- Total net worth (Reserve & Capital) of last three years (of the company or its sister concern or consortium) should be equivalent to at least **50%** of the project cost (excluding land cost) i.e. cost of proposed EWS/LIG houses. If single bid is received first time then re-tender shall be done and after re-tender bids shall be processed according to RTPP Act & Rules 2013 as amended time to time.

1A(iii)- The developer should have executed minimum 2 acres of housing project as a single project during last three years.

1A(v) [New criteria]- The developers should have executed one work of similar nature with value equivalent to 50% of the project cost, in last five financial years.

C. 9. Payment to Developer under Provision 4 : Existing payment schedule is amended as below:

Stage	Stage Description (Housing)	Payable Amount	Stage Description (Internal Development)	Payable Amount
1	On completion of foundation work	9%	On completion of Boundary wall	1%
2	Roof level of ground floor including walls	13.5%	On completion of Community Centre	1.5%
3	Roof level of first floor including walls	13.5%	On completion of GLR/Reservoir and fixing electric poles	1.5%
4	Roof level of second floor including walls	13.5%	On completion of Interlocking / WBM/PCC Road	1.5%
5	Roof level of third floor including walls	13.5%	On connection of internal water lines and electric lines	1.5%
6	On handing over to ULB	18%	On completion of infrastructure accessories	2%
7	After six months of handing over	4.5%	After six months of handing over	0.5%
8	After twelve months of handing over	4.5%	After twelve months of handing over	0.5%
		90%		10%

#Above amendment of payment schedule will be applicable on upcoming tenders/project.

D. 11. T General Parameter (New Parameter) : Creation of Corpus fund under CMJAY-2015: Presently the construction of EWS/LIG/MIG flats are being taken up on Self Financing Pattern under Pradhan Mantri Awas Yojana (Urban) through State's Policy Affordable Housing Policy- 2009, Mega Housing Policy and CMJAY-2015. The allottees are paying the cost of flat in construction linked installments. The Escrow Account have been created in Local Bodies/UIT/DA's through which the stage wise payment is being made to the developer. But Banks/HFC's take lot of time in sanctioning house loan to EWS/LIG category applicants due to which payment to the developer gets delayed and pace of project gets slowed down. Developers demand payment after completion of different stages of construction.

It is allowed to create Dedicated Corpus Fund by State Government through Nodal Agency RUDSICO (Housing) or by Implementing agencies like ULB/UIT/DA's and this Fund shall be utilized for providing finance to the developer on the executed work so that stage wise payment to the developer is not delayed. This amount would be recouped in the account after the allottees makes the due payment. Interest payable to financing agencies would be reimbursed by the State Government after taking competent approval from the Finance Department of GoR.

D. 11. U General Parameter (New Parameter) : Regarding giving preference to registered applicants instead of allotment of houses under CMJAY-2015.

EWS/LIG houses are being constructed under various provisions of CMJAY-2015. According to the approved layout plan/drawings, constructions of houses are started by the developer on the basis of the number of proposed houses in layout plan/drawings. Based on the application forms received for the registration, houses are allotted to applicants equal to the number of houses in layout plan.

It is decided that instead of allotment of Flats/Houses, initially priority number shall be given by lottery. Thereafter, on completion of the block, the registered applicants who have deposited the full amount according to the demand letter, complete block shall be allotted by lottery as per the priority number.


(Maneesh Goyal)
Joint Secretary-I

Copy to following for information and necessary action :-

1. SA to Minister Urban Development Housing & LSG Department.
2. PS to Principal Secretary, UDH Department, Jaipur.
3. PS to Secretary, LSG Department, Jaipur.
4. Director, Local Bodies, Jaipur to issue order to all concerned ULB's.
5. Commissioner, Jaipur/Jodhpur/Ajmer Development Authority, Jaipur/Jodhpur/Ajmer.
6. Chief Town Planner, Rajasthan, Jaipur.
7. PD (Housing), RUDSICO, Jaipur
8. Secretary, UIT's, All .
9. Sr. D.S., UDH Department to upload on Departmental website.
10. Guard File.

11
Joint Secretary-I