

APPENDIX I

EWS, LIG, SLUMS AND AFFORDABLE HOUSING- Schemes, Laws and Regulations

Sl. No	Title/Name of Document	Law/Scheme	Pg no.	EWS			LIG			Other	Comments	Total Development Size	% for EWS/LIG	Minimum Road Width	Income
				Minimum Plot Size	Minimum House size	Minimum Price	Minimum Plot Size	Minimum House size	Minimum Price						
1	BBMp Building Bye Laws 2003	Building Bye Laws	19	Less than 50 sq m, Width of less than 6 metres maybe allowed											
2	Second Master Plan for Chennai Metropolitan Area, 2026- Chennai Metropolitan Development Authority, Sept 2008	Development Regulations	38, 55, 98	20 sq m within the city, rest of CMA frontage must be 4 m							Average height of roof should be 2.6 metres and min height at eaves shall be 2 metres		10 % excluding roads		
3	La Gazette de L'Etat de Poudouchery The Gazette of Puducherry (2012)	The Puducherry Building Bye Laws and Zoning Regulations	26, 27, 45,		12.5 sq m, width not less 2.5 m		Not less than 20 sq m, with min frontage of 3 m.	12.5 sq m, width not less 2.5 m			Minimum specific size requirements are given for EWS and LIG house rooms, kitchen, bathroom, staircase and corridor				
4	Rajasthan Township Policy 2010	Policy for Residential, Group Housing and Other Schemes in the Private Sector (upto 10 Hectares)	7, 8, 10, 11, 23, 30, 35,	30-45 sq metres	325-350 sq ft	Rs. 750 per sq ft as decided by the Govt from time to time. (for the flats/house s)	46-75 sq metres	500-550 sq ft	Rs. 750 per sq ft as decided by the Govt from time to time. (for the flats/house s)	(i)Atleast 40% of the total plot area in Sick Industrial Areas, must be used for Affordable Housing out of which 50 % must be kept aside for facilities/open area.		55-58%	5% or 15% Atleast 50 % of all houses to be for EWS as per township/mini township schemes	In areas used for EWS/LIG housing, minimum road width can be 9 meters or lesser	Income criteria as prescribed by State Govt
5	Interim Master Plan Zoning Regulations Anekal	Zoning Regulations	77	Not less than 54 sq metre			Not less than 54 sq metre								For EWS sites 7.5 metres
6	Ministry of Housing & Urban Poverty Alleviation- Brochure	Housing Schemes	3, 4		269 sq ft of carpet area- 300 sq ft of super built up area			500 sq ft of super built up area- 517 sq ft of carpet area		National Urban Housing & Habitat Policy 2007: Reservation of 10-15% of land in every public/private housing projects OR 20-25% of Floor Area	Integrated Low Cost Sanitation Scheme- aims at conversion of dry latrines into pour flush latrines. Scheme provides a subsidy of 75% of the cost for a complete two pit pour flush unit		Setting aside atleast 20-25% of developed land in all housing projects (both public & private agencies) for EWS/LIG categories		
7	On.Point- Jones Lang LaSalle, Affordable Housing in India: An Inclusive Approach to Sheltering the Bottom of the Pyramid		4		Minimum 250 sq ft of carpet area and 2250 of cu ft internal volume	Cost of the house is such that the EMI doesn't exceed 30-40% of gross monthly income of buyer		300-600 sq ft carpet area, 2700-5400 cu ft internal volume	Cost of the house is such that the EMI doesn't exceed 30-40% of gross monthly income of buyer	Location of the house must be within 20 km of a major workplace hub and adequately connected to major public transit hubs					For EWS: < INR 1.5 Lakhs per annum, upto 300 sq ft For LIG: INR 1.5-3 Lakhs per annum, 300-600 sq ft

8	Government of India, Ministry of Housing & Urban Poverty Alleviation (JNNURM Mission Directorate)	Guidelines for Affordable Housing in Partnership	3, 4, 5, 7, 8, 9,	Minimum carpet area of 25 sq metres	300 sq ft	Repayment of home loans in monthly instalments not exceeding 30% to 40% of the buyer's monthly income	Maximum 48 sq metres	600 sq ft	Repayment of home loans in monthly instalments not exceeding 30% to 40% of the buyer's monthly income	States or Uts can reduce cost of housing by further charging a reduced stamp duty to maximum of 2% for LIG houses and Nil(0%) for EWS and also reduced	If 25 % - 40% of total units are provided for LIG/EWS, then Rs.60,000-90,000 per unit will be provided as a subsidy		25 % out of all dwelling units must be set aside for EWS			
9	Guidelines for Integrated Housing Slum Development Programme, December 2005 (IHSDP)	Guidelines	3, 4	Minimum floor area of 25 sq metres						This programme is for Slum Dwelling Units. The ceiling cost per dwelling unit will be Rs. 80,000 for cities other than those covered in the JNNURM.	Provision for various facilities is specified.					
10	Modified Guidelines For Integrated Housing And Slum Development Programme (IHSDP)	Guidelines (JNNURM)	3, 4, 11,	Not less than 25 sq metres						This programme is for Slum Dwelling Units. The ceiling cost per dwelling unit will be Rs. 1,00,000 for the projects sanctioned during 2008-'09 onwards.	Provision for various facilities is specified.		Earmarking at least 25% of developed land in all housing projects (public & private agencies) for EWS/LIG category with a system of cross subsidization			
11	JNNURM Directorate	Prototype Interactive Public Questions and Answers	11	Not less than 25 sq metres under IHSDP						The ceiling cost per dwelling unit will be Rs. 80,000 under IHSDP						
12	Rajiv Awas Yojana, Scheme Guidelines, 2013-2022, Ministry of Housing & Urban Poverty Alleviation, Govt of India	Guidelines	9, 10, 12, 15, 17, 30,							(i) Slum Dwellers must be provided with a new dwelling unit with carpet area of 21-27 sq metres (ii) Size of rental Dwelling Units [DU] expected to be 16-20 sq metres.			Reservation of 15% of Floor Area Ratio/Floor Space Index OR 35% of dwelling units for EWS/LIG			
13	Affordable Housing for Urban Poor-National Resource Center, SPA, New Delhi	Paper	5, 6,		300-600 sq ft			>1200 sq ft								

14	National Workshop on Pro-Poor Housing Finance, 'Government Initiative and Programmes for Affordable Housing', Ministry of Housing & Urban Poverty Alleviation, Govt of India									Affordable Housing in Partnership: Modification in JNNURM- Criterion for eligible projects- Dwelling units maximum size must be 1200 sq ft super area with atleast 25% of them for EWS of 300 sq ft			
15	Housing for Economically Weaker Section by Private Participation, Sushil Ansal, Ansal Group		(i)Haryana: 50 sq m to 125 sq m (ii) PUDA Punjab 40-90 sq m (vi) Delhi Bye Laws: 25 sq m plots or 18 sq m clusters having 7 sq m open space provision with 100% coverage; density restriction of 250 tenaments per hectare	(i) Haryana: Group Housing colonies- not less than 200 sq ft	(i)Haryana : Rs. 100- Rs.500 per sq yard, for plot. For EWS flat Rs. 50,000 per flat (ii)PUDA Punjab: EWS plots have to be sold at rates which are atleast					(i)Haryana Urban Development and Regulations of Urban Areas Act 1975: 20% of the number of plots in the colony to EWS category. For Group Housing		(i)Haryana Urban Development and Regulations of Urban Areas: Family income of Rs. 2500 per month (ii)PUDA Punjab: plots will be allotted	
16	Who Are Called Economically Weaker Section? Yahoo! Answers												Income ceiling for EWS has been changed from 'upto Rs. 3300' to 'upto Rs. 5000'. The upper ceiling of Rs. 3300/- per month for EWS will.
17	Making affordable housing work- Deccan Herald									National Housing Policy- reserve atleast 25% of every area for EWS/LIG Housing			
18	National housing policy tabled in Parliament										10-15% reservation of land in every new public & private housing projects or 20-25% Floor Area Ratio [whichever is greater] for EWS & LIG housing		
19	Maharashtra Housing and Area Development Authority			27.88 sq metre carpet area				upto 45 sq metre area					
20	Bangalore Master Plan 2015 Volume I Vision Document 2007, Bangalore Development Authority	44											Mandator y for developers to set aside minimum 15% of FAR or 35% of dwelling units for EWS and LIG