



CREDAI
AFFORDABLE HOUSING COMMITTEE PRESENTS

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Initiatives/Incentives by various States to Promote Affordable Housing- (Maharashtra)

Public Private Partnership Model under PMAY:- The Government of Maharashtra in order to promote and accelerate growth of Affordable Housing in the state and for implementation of Pradhanmantri Awas Yojana brought Private-land Based Subsidized Housing (AHP Scheme) under PPP Model in almost 382 cities/towns across the State. Government of Maharashtra has set mammoth target of almost 19.40 Lacs affordable houses in the State by 2022.

Proposed Incentives under this Model for Developers:-

- 50% concession will be given in demarcation of land which is proposed for Housing projects
- Stamp duty of Rs.1000/- shall be payable on first document for Low Income Group as well as financially incapable persons.
- Subsidy of (Rs.1/1.5 Lakh and Rs.1 Lakh by Central and State Government respectively).
- FSI of 2.5 shall be applicable for the projects incorporated in the present Scheme.
- The present Scheme will also be implemented in Green Zone/No-Development Zone, however, 1 FSI will be available on the said area.
- The prices of the 50% of the houses constructed on the total available construction area, shall be decided by MHADA.

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Other Conditions under this Model :-

- ❑ Developer may be a single Entity or a Consortium, coming together to execute the project under this model.
- ❑ The title of the land must stand in the name of the private party at the time of bidding. In case of a firm the title should stand in the name of the firm (or its partners) or in case of individual the title should be in the name of such individual.
- ❑ Land should be vacant and free from all encumbrances, encroachments, charges, liens, leases, pledges, mortgages and litigations of any nature, which affects the implementation of the project.
- ❑ **Maintenance of the project:** There is no involvement of the selected bidder or government for the maintenance of the units after the transfer of units to allottee. Maintenance, therefore, is the responsibility of the beneficiaries
- ❑ The developer shall undertake to recover the cost of affordable housing directly from allottee. This recovery may take the form of a lump-sum payment at the time of transfer of housing unit to allottee or in the form of equated monthly installment (EMI).

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- ❑ **Public Private Partnerships for Trunk Infrastructure:** The responsibility for the timely provision of trunk infrastructure and connectivity will be borne by the Public Authority and shall be in place before final possession is handed over to the beneficiary.
- ❑ **Stages of Approval under this model:-**The selected bidder in consultation with Public Authority shall prepare the Detailed Project Report (DPR) and submit to State Level Nodal Agency. The DPRs will be presented in State Level Appraisal Committee (SLAC), post its approval it will be presented in the State Level Sanctioning and Monitoring Committee (SLSMC) and then finally with Central Sanctioning and Monitoring Committee (CSMC). With the approval of CSMC, Private Agency may start the work on ground.
- ❑ The land should be within the Public Authority notified area and fringe area as approved under PMAY (U).
- ❑ **Beneficiary Identification by Public Authorities :-** Public Authority shall make the selection of the allottees from amongst the eligible beneficiaries, in a transparent and equitable manner and publish the list of selected beneficiaries before the start of the project.

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STAMP DUTY BENEFIT- MAHARASHTRA STAMP ACT- EWS CATEGORY:-

- ❑ Revenue & Forest Department, Maharashtra vide notification dated 2nd December 2016 brought amendment in Maharashtra Stamp Act,1958 and **substantially reduced stamp duty payable on purchase of houses by (EWS) Category i.e Rs.1000/-**

- ❑ **Criteria's:-**
 - a) Eligible Person - Economic Weaker Section (EWS)
 - b) Household Income Limit – Below 3,00,000/-
 - c) Area Limit - Upto 30 Sq.mtr-Carpet Area.
 - d) Competent Authority – Sub- Divisional Officer of concerned area.
 - e) Certification -EWS category certification by competent authority

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Maharashtra Construction Awas Yojana :-Housing Department, Maharashtra vide notification dated 3rd February 2018 introduced “Maharashtra Construction Workers Awas Yojana” Target of 1 Lakhs homes for Construction workers is set by 2019. Scheme will be a part of Pradhan Mantri Awas Yojana (PMAY).

❑ CRITERIA & BENEFITS FOR DEVELOPERS

- a) **Subsidy Contribution:** GOM- 1 Lacs, GOI- Rs.1.5 Lacs, Workers Welfare board - Rs.2 Lacs. Gross total subsidy per Rs 4.5 lacs to this scheme.
- b) **Compulsory Registration** :- Construction worker should be compulsorily registered with Construction Workers Welfare board to avail the benefit under this scheme.
- c) **FSI of 2.5** will be available for eligible/sanctioned projects under this scheme.
- d) **100% DU** under this scheme should be for EWS category i.e below 30 Sq.mtr.

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