

From

Principal Secretary to Govt. Haryana,  
Town and Country Planning Department

To

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

Memo No. PF-27A/7/18/2022-2TCP

Dated:- 25.08.2022

**Subject: Amendment in Deen Dayal Jan Awas Yojana Policy- Affordable Plotted Housing Policy 2016.**

In continuation of the policy instructions issued vide memo no. PF-27A/2700 dated 08.02.2016, memo no. PF-96/PA(SN)/2017/7/1/2017-2TCP dated 07.02.2017 and memo no. PF-27A/3429 dated 24.01.2018, it is informed that the said policy is further amended under the provisions of Section 9-A of the Haryana Development and Regulation of Urban Areas Act, 1975 and any other corresponding statute governing development of Affordable Plotted Colony under Deen Dayal Jan Awas Yojna, 2016 as under:

1. Clause No. 4(j) of policy dated 08.02.2016 shall be substituted with the following:-
  - 4(j). The colonizer shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities.  
Alternately, the coloniser /licencee shall have an option to develop such area on its own or through third party subject to the following conditions:-
    1. To construct such community site at its own cost which shall not be loaded / levied on the residents of the colony.
    2. The type of community site, to be developed in the colony, will be as specified by the Director on the basis of the requirement of community infrastructure at Sector level.
    3. The licensee will not be allowed to sale such community building without the approval of Director and the proceeds of the same shall be transferred to RWA.
    4. The licensee will not be allowed to earn any profit such as membership charges/fee from such community building.
    5. The licensee will have to complete the community site and get the occupation certificate before obtaining full/part completion certificate.
2. Clause No. 5 of policy dated 08.02.2016 shall be substituted with the following:-
  5. Mortgage of saleable area in lieu of Bank Guarantee:  
As a matter of security against any possible delinquencies in completion of the project, the coloniser shall be required to mortgage residential plots covering saleable area of 10%, each against the Bank Guarantee required on account of IDW as well as EDC in favour of the Director.
3. This policy will be applicable on all existing as well as new licences. All other policy parameters and provisions as presently applicable under the aforementioned policy dated 08.02.2016 and policy dated 24.01.2018, as amended from time to time, shall continue to remain in force.

-Sd-

(Arun Kumar Gupta)  
Principal Secretary to Govt. of Haryana  
Town & Country Planning Department.