

**Subject: Finalizing methodology for
Implementation of Housing
Scheme on Partnership basis.**

Circular: Authority /46/2012.

Maharashtra housing & development Authority, Housing complex, Bandra (E) Mumbai – 51.

Circular No. Authority / Circular / JV / 2012 1736 / P8 Dated – 4 May 2012.

Permeable:

In the housing policy adopted, by Central Government, it is mentioned that housing projects should be implemented on public – private partnership basis. Also the state housing policy also insists on the implementation of housing projects on public private partnership basis.

Government has decided to construct 10 Lac Houses in next five years, & as a part of that for availability of maximum numbers of affordable houses permitted MHADA FSI of 2.50 for MHADA schemes on open land & Redevelopment of old societies in the Municipal Corporation Region of Mumbai, Thane, Nagpur, Pune, Aurangabad etc. However in cities like Mumbai, Thane, Nagpur, Pune there is a huge demand of affordable houses but suitable lands for implementation available with MHADA for implementation of schemes as per 2.5 FSI are Negligible.

The process of acquiring land is Tedious & availability of Government ownership land is more difficult.

For promoting the government's policy of construction of 10 Lac houses in 5 years & availability of huge Number of affordable homes, MHADA has principally decided to implement the schemes on private lands on partnership basis & the salient features of that are as follows.

SALIENT FEATURES OF THE PROPOSAL:

- 1) In those Regions where 2.5 FSI is permissible to MHADA, in such regions, if Land owners, Builders, Architects are interested to implement the scheme on partnership basis with MHADA they should submit the proposal with stipulated documents, attached to the special Executive officer, JV cell.
- 2) The Executive Engineer JV cell, should Scrutinize such submitted proposal if such proposal is found complete, the location Report about whether the land in the said proposal is suitable for the partnership basis scheme is to be obtained from below mentioned committee.
 - A) Chief Engineer / Concerned divisional.
 - B) Chief Engineer / Concerned divisional.
 - C) Deputy Chief Engineer / Concerned Divisional board.

Such report should contain all the issues included in the checklist like infrastructure, Access Road, Electricity, Water supply etc.

- 3) The Area of plot for implementation of scheme on partnership basis The plot area under scheme should be minimum 2000 Sq.M.
- 4) Out of additional FSI obtained from the partnership basis scheme construction of minimum 50% of FSI developer should propose to hand over to MHADA if completed all the above requirements the Land owner should transfer the proposal schemes land to MHADA.
- 5) Then for scheme on said land 2.5 FSI will be permissible as per the obtained FSI the scheme will be allotted to land owner / Developers for implementation on turn key basis.
- 6) The internal FSI obtained from on this schemes shall be divided as follows like

Example

- A) Original FSI say - 1.00
B) Additional FSI - 1.50
 Total FSI - 2.50
C) FSI given to land owner - $A+b/2$
 - $1+1.5/2$
 - $1+0.75$
 - 1.75
D) FSI given to MHADA - $B/2$
 - $1.5/2 = 0.75$

IN the said scheme as the land owner is transferring his land on MHADA's name the construction of 1.75 FSi will be transferred to developer's name on Rent Agreement basis & the cost of said construction is to be bared by developers.

- 7) The construction cost of 0.75 FSI allotted MHADA will be given by MHADA to Developers as per the prevailing DSR and clauses in Agreement (Copy attached) also for basic amenities (exp Infrastructure drainage etc) MHADA will pay 10% of total construction cost of MHADA's part to developer. for items which are not included in DSR the rates will be finalized with approval of Hon vice President / Authority.
- 8) The flats allotted to MHADA in this scheme should be in the same building or in separated building will be decided as per proposal out of total construction area used in the scheme minimum 60% construction area should be used for very low, low & medium income group compulsorily.
- 9) The carpet area flats constructed in this scheme for very low, low medium, income group should be in accordance with provisions stipulated in Government Resolution No. 1109/P.K. 36 H.C.B. dated 26/08/2009.
- 10) The flats obtained by MHADA under this scheme will be distributed as per Regular policy in practice for pricing & distribution. MHADA's binding will not be there for prices of flats allotted to developer also responsibility of quality and class of construction of flats allotted to MHADA will be with MHADA. For monitoring of issue like quantity & progress of construction MHADA will appoint PMC for partnership scheme in entire state. The acceptance of shall PMC will be binding on the developers.

11) For this scheme other Terms & Conditions are as follows.

- A) Period for completion of scheme: Six months for obtaining all permissions required for Commencement of scheme 2 years for completion of construction of project.
- B) Specification for construction will be attached separately with agreement all papers related to land should be complied as per checklist.
- C) Issues like cost of permissions required for constructions of MHADA's part & cost of payment to be made to Architect & other consultants & cost of basic amenities also, decision to be made in case any dispute arises between developers & MHADA while implementation of scheme etc. should be clearly included in the agreement.

12) The proposals received under the partnership basis scheme should be processed as follows.

- A) Getting proposal submitted by developers.
- B) Scrutiny of proposal at various levels as per the sanctioned methodology.
- C) Approval of Vice President / Authority to the proposal consent.
- D) Agreement with developers.
- E) Transfer of land to MHADA's Name.
- F) Issue of NOC required for approval of plans in Local bodies / Authority.
- G) Sanction of scheme plans by Local body / Authority.
- H) Authorization letter of use of 1.75 FSI developers.
- I) Commencement of actual construction work developer's construction part & MHADA construction part should be done at the same time.
- J) Getting work completed in stipulated time as per the clause in the agreement.
- K) Taking possession of construction Area of MHADA approved as per 0.75 FSI construction area in agreement.
- L) Getting occupation certificated from legal authority.
- M) Making sale agreement / rent agreement for transferring of 1.75 FSI constructions by developer.
- N) Issue of final payment as per the clauses in the agreement.

12) The Rights to approve proposal received under partnership basis scheme or reject it without giving any reason will be reserved. By Hon vice Preside Authority.

NO.	PROCESS	CONCERNED DEPT.
1.	Getting Proposal submitted with all the completed documents	Special Executive Officer JV Cell
2.	Scrutiny of proposal submitted by developer & obtaining location report from concerned Deputy Chief Engineer submitting the proposal to Chief Architect.	Executive Engineer JV Cell
3.	Checking proposal as per planning point of view and submitting the proposal with self explanatory report to chief engineer 3 / Authority for future action.	Chief Architect / Authority
4.	Technically checking the received proposal & sending the proposal to finance controller with self explanatory report for further action.	Chief Engineer - 3 / Authority
5.	Checking the proposal for financial view as audited balance sheet, turnover, name of bankers, account numbers, address etc. & submitting with self explanatory report to legal advisor for further action.	Finance Controller / Authority
6.	Checking received proposal for financial matters like solicitors certificate, title certificate, property card, power of attorney, land transfer & rent agreement document, court cases with remarks about above sending to special executive officer for further action.	Legal Advisor / Authority
7.	With all received remarks submit the proposal For the approval of Vice President / Authority, After approval of Vice President / Authority getting Possession of scheme land to MHADA submitting the plans & getting permission to scheme from Municipal Corporation, Technical approval, budgetary provision, all these works with guidance from chief officer should be done.	Special Executive officer JV Cell.

The circular to be brought in force with above conditions,

**Sd/-
V.P. and CEO,
MHADA**

**THE DUTIES & PESPONSIBILITIES OF THE SEPARATE CELL CONSTITUTED FOR THE
PARTNERSHIP BASIS SCHEME.**