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1. Background and Objectives

- 1.1 The State of Uttaranchal is undergoing rapid demographic change over the last decade due to economic development, movement of population from hills to urban/ semi-urban areas and increased industrialization.
- 1.2 Department of Housing (DoH) proposes to take-up a proactive role to ensure that the state government's vision to provide good quality housing is achieved, in pace with aforesaid demographic changes.
- 1.3 To encourage growth in good quality housing stock supply in the hilly and plains regions of the state, DoH proposes to issue this government order allowing development of clusters, neighborhoods and townships in the state referred as "Habitats" in the GO. Habitats could be developed for a specific purpose like residential, tourism, industrial area, a combination of aforesaid purpose, or any such additional purpose.
- 1.4 Promotion and facilitation of development of Habitats seeks to :
- Increase new housing stock formation and an improvement in quality of construction including delivery of basic infrastructure
 - Encourage orderly development of naturally growing / new urban centers
 - Increased delivery of better houses for Economically Weaker Sections enabling their integration into the social fabric of the towns
 - Encourage private sector participation with an increased role towards undertaking detailed development and implementation work
- 1.5 New townships can also be developed as joint venture between various Government agencies and private developers.

2. Norms and Standards

- 2.1 Habitat shall follow the bye-laws and regulations of the concerned development authority/ state government agency/ competent authority of the state government. Efforts would be made to ensure beauty, safety and nature friendly growth of hill towns.
- 2.2 New Habitat development, construction, management shall follow The National Building Code of India 2005 (NBC 2005).

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2.3 NBC 2005 shall also be followed for developing / providing water supply, sewerage, solid waste, hospital waste (if any), drainage, electricity and parking facilities in the Habitats. Further, where specific **Urban Development Plans Formulation & Implementation** guidelines issued by the Ministry of Urban Affairs & Employment, Government of India are available, such guidelines shall also be followed.

2.4 The Habitat should be self sufficient in infrastructure and its area should be as set out below :

Habitat Description	Minimum Area Requirement ¹	
	Plains Area	Hills Area
Cluster	2 hectares	1 hectares
Neighbourhood	6 hectares	3 hectares
Township	150 hectares	15 hectares

2.5 Land Use Percentage of Developed Area for Habitats is set out below :

Sr. No.	Description	Cluster	Neighborhood	Township
1	Public & Semi Public	Minimum 3%	Minimum 5 %	Minimum 5 %
2	Institutional ² (Educational & Medical)	Included in 1 above	Minimum 5 %	Minimum 5 %
3	Transport & Communication	Minimum 6%	Minimum 12%	Minimum 15%
4	Ecological Parks and Green Areas	Minimum 10%	Minimum 15 %	Minimum 10 %
5	Balance Area	In terms of plans prepared by the developer		

Note : Provision of facilities for additional floating population should be made in terms of increased areas for commercial, social, transportation needs for Townships.

2.6 Atleast 8% of built-up space shall be proposed for Economically Weaker Sections residences and kiosks.

2.7 Provision for access to public areas for physically challenged shall be made in the Habitats.

¹ DoH shall separately notify areas of the state categorized as Hill or Plain

² Comprising atleast 1 Doctor's clinic and 1 Kindergarten school

- 2.8 The right of way would comprise the area for carriage way, drains, street lighting, road furniture etc. and the minimum right of way for various categories of roads are set out below :

Sr. No.	Description	Plains Area	Hills Area
1a	Single lane (without kerbs), with pedestrian movement only	3 m	2.5 m
1b	Single lane (without kerbs) for vehicular traffic	6 m	4.5 m
2	2-lane	7.5 m	7.5 m
3	3-lane	12 m	10.5 m
4	Collector Road	18 m	15 m
Note : Single lane roads shall not serve more than 15 dwellings			

- 2.9 Self sufficient parking facilities would be required to be developed, as per details set out in Appendix 3.
- 2.10 As far as possible green norms for development of the buildings shall be followed and encouraged by the state government. Housing Department shall invite opinion of developers regarding specific incentives for adopting green norms.
- 2.11 Schemes and programmes of the Government or various autonomous institutions will be applicable to the Habitats on the pattern of the rest of the State.
- 2.12 The developer developing the Habitat shall maintain the Habitat and perform all Municipal functions till such time a Resident Welfare Association is constituted and enabled. For such services, the developer shall be allowed to charge service charges.

3. Procedure for Development of Habitat

- 3.1 Potential developers of the Habitat shall approach DoH requesting registration in the categories set out in Appendix 1. Thereupon, based on qualification criteria set out in Appendix 1, DoH shall register eligible developers as Registered Habitat Developers (RHD).
- 3.2 RHDs shall approach competent authority which could be relevant development authority/ state government agency for development of specific Habitat. In the event of confusion over competent authority, RHD shall be free to approach DoH for clarification.

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- 3.3 A Processing fee (non refundable), shall be required to be paid for this purpose to the competent authority, set out in Appendix 1.
- 3.4 RHD shall not be required to deposit a bank guarantee/ deposit security fee to the relevant development authority towards security for non-completion of infrastructure work envisaged for the Habitat.
- 3.5 RHD shall be required to submit details of the Habitat, in terms of location, area, estimated number of dwellings, layout, environment impact assessment and management plan including information on the basic infrastructure being provided at the Habitat.
- 3.6 Interested developers may select sites on their own and then approach Housing Department for approval.
- 3.7 RHD shall consider following factors while identifying sites :
- There should not be any damage to the environment, therefore, such areas should be selected which are barren or grass land is available. Cultivable land can also be taken up but should be considered only if adequate barren land is not available.
 - Besides adequate developable land, proper vehicular accessibility should be there.
 - Providing potable water is very expensive in hill area, therefore, the site must have a water source near by.
 - Past history of earthquakes, flash -floods, land-slides etc. will also have to be considered.
- 3.8 To provide boost to development of Habitats, for land falling within the municipal limits/ town planning authority / master plan area, DoH shall take up, on an accelerated basis, conversion of land presently categorized as agriculture land to appropriate use upon request from the RHD.
- 3.9 DoH shall endeavor to provide clearance of a Habitat within a period of 3 months from the date of receipt of project proposal.
- 3.10 Specifically for Townships development, DoH/ local authority could assist the RHD in consolidation of land where RHD has acquired land/ uses own land for development of Township and a smaller part less than 25% of the planned development is not acquired. ✓
- 3.11 RHD could also enter into strategic tie up with the owners for co-development of the land.

3.13 The agency taking up the development of new township will acquire the total land required for the project before starting development on it.

3.14 Only RHD having registered/legal title of land shall be entertained for approval of Habitat.

4. Sale/ Lease of Plots of Land / Built Up Structure

4.1 RHD shall have freedom to sell the plots, flats or semi-constructed structures to the prospective buyers.

4.2 DoH sees the role of as :

(1) Development of infrastructure such as Roads, drains, sewerage, power & water supply

(2) Completion of construction of flats/ houses

RHD shall be required to complete the aforesaid activities, in terms of schedule set out below :

Habitat	Time Lines
Cluster	3 years
Neighborhood	5 years
Township	8 years

For exceptional circumstances (typically conditions in the purview of Force Majeure), DoH may extend the Time Line by additional period of maximum of 3 years.

In case of failure to complete the Habitat in the aforesaid period, DoH has the option of taking up the development of the Habitat on its own.

4.3 E.W.S. and kiosks areas shall be developed by the developer & allotted on lottery basis to bonafide applicants at a price fixed by the Government and a nominee of the Government will be party to the lottery.

4.4 DoH would endeavor to rationalize the incidence of Stamp Duty for re-sale of flats/ plots in the Habitats. A separate notification may be issued for this purpose.

Registration of Developers

1. Registration Fee

One time, non-refundable, payment Rs. 10,000/- (Rupees Ten Thousand) shall be made to DoH, at the time of submitting the application.

Such registration shall be valid for a period of 4(four) Financial Years, including the current financial year and shall be required to be renewed, thereupon, based on proof of the developer continuing to meet the registration criteria.

2. Criteria for Registration by DoH

Category	Habitat Area	Average Turnover for the past two years	Net Worth at the end of most recent financial year
A	More than 10 Hectares	Rs. 50 crores	Rs. 10 crores
B	Upto 10 Hectares	Rs. 25 crores	Rs. 5 crores
C	Upto 2 Hectares	Rs. 10 crores	Rs. 2 crores
Note : Type 3 Applicant shall be required to meet 50% of the Qualification Criteria.			

The Applicant for registration shall be from any of the following categories :

1. Company, incorporated under Companies Act 1956 (or equivalent law abroad)
2. Proprietorship Firm
3. Individual

The Applicant shall be required to meet atleast one Financial criteria to qualify.

Net Worth

- For Type 1 Applicant = (Subscribed and Paid-up Equity + Reserves)
— (Revaluation reserves + Miscellaneous expenditure not written off)

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- For Type 2 Applicant = Aggregate of capital account + Reserves - Aggregate of drawings by the proprietor - Aggregate of advances to proprietor
- For Net Worth of Type 3 Applicant, sum of fixed deposits/ time deposits/ bank deposits in scheduled banks in India/ units of Mutual Funds registered in India, as on latest Financial Year (March 31) shall be used for evaluation. For Mutual Funds units, Net Asset Value as on latest Financial Year (March 31) shall be used for evaluation.

Annual Turnover

- For Type 1 Applicant = Net Revenue = Total Revenue - (Excise Duty + Sales Tax, VAT)
- For Type 2 Applicant = Net Revenue = Total Revenue - (Excise Duty + Sales Tax, VAT)
- For Net Worth of Type 3 Applicant - Not Applicable

3. Processing Fees to be Paid to Competent Authority for Taking up Specific Habitat Development

Habitat	Processing Fee for Each Habitat
Cluster	Rs. 1 lakh
Neighborhood	Rs. 5 lakhs
Township	Rs. 10 lakhs

Cluster, Neighborhood and Township for Habitat

Sr. No.	Infrastructure Elements	Qualifying Parameter (#)
1	Cluster	
	<ul style="list-style-type: none"> • Drinking water • Sewage • Electricity • Roads 	Atleast 75% infrastructure elements defined in this table should be available within a distance of 500 m.
2	Neighbourhood	
	<ul style="list-style-type: none"> • Drinking water • Sewage • Electricity • Roads • Police Station/ Post (Chowki) • Post Office • Bank ATM 	Atleast 60% infrastructure elements defined in this table should be available within a distance of 2000 m.
3	Township	No such requirement

Note:

(#) The last connectivity shall be provided by the relevant government agency at the developer's cost/ alternatively the developer could obtain permission to connect with the relevant government agency.

Parking Facilities

1. Area for Parking

Parking shall be provided in terms of norms set out below :

Category	Minimum Area (in sqm)
Parking in Open	18.0
Parking in Covered Area on Ground Floor	23.0
Parking in the Basement	28.0

Each of the aforesaid area, depending on the location shall be referred as Equivalent Car Space (ECS)

2. Parking Standards

For calculation of total parking area requirement, for every 80 sqm of the total built-up area or part thereof, One (1) ECS is required to be provided, adjusted suitably for the function of the built-up area, as set out in the following table.

Description	Minimum Parking Standard
Group Housing Area	1.5 ECS
Commercial Area	2.0 ECS
Cinema (including multiplex), theater, auditorium, restaurant, hotel,	2.0 ECS
Software development / other such similar facilities	2.0 ECS
Hospitals and Nursing Homes	1.25 ECS
Education Institutions	0.5 ECS
Public, Semi-public, assembly buildings	2.0 ECS
Office	1.5 ECS