

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

MA&UD Department – Provision of EWS/LIG Housing units in all housing projects (both public and private Agencies) – Guidelines for identification of beneficiaries and procedure for disposal of EWS/LIG units by builder/developer/public or private Agencies - Orders – Issued.

G.O.Ms.No. 196

Dated: 10.05.2013

Read the following:

1. G.OMs.No.168 MA&UD Department, Dated: 07-04-2012
2. G.O.Ms.No.245 MA&UD Department, Dated: 30.06.2012
3. Government Memo. No. 6430/M1/2010, Dated:21.07.2012
4. From DTCP Lr.Roc.No.5613/2011/P, Dated: 25.03.2013

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ORDER:

Government vide reference 2nd read above have issued orders for Levy of Shelter Fee for Redevelopment /Improvement / Rehabilitation of slums under Rajiv Awas Yojana (RAY) programme and for undertaking civic amenities in slums and weaker section colonies, Provision of Economically Weaker Section (EWS) / Lower Income Group (LIG) Housing units in all housing projects (both public and private Agencies). In the above said orders it was stated that, with regard to identification of beneficiaries and procedure for disposal of EWS/LIG units by builder/developer/public or private Agencies, separate guidelines will be issued by the Government.

2. Accordingly, Government vide reference 3rd read above directed the committee consisting of the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, the Director of Town & Country Planning, A.P. Hyderabad and Special Secretary, MA&UD Department to prepare guidelines with regard to system of identification of beneficiaries and procedure for disposal of EWS/LIG units by builder/ developer/ public or private Agencies and furnish their report to the Government for taking further action.

3. The Committee vide reference 4th read above, have furnished a report to the Government. After careful examination of the matter Government issues the following Guidelines which are to be followed by both Public and Private Agencies for identification of beneficiaries and procedure for disposal of EWS/LIG units:

1. The income criteria for EWS shall be arrived based on the Below Poverty Line (BPL) guidelines being followed by Government of Andhra Pradesh such as White Ration Card holder.
2. The applicants eligible for EWS shall submit an Under Taking that they do not have house/ plot in the local body area where he applies for allotment.

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3. The registration value shall not exceed the value fixed by the Registration Department for registering the units/ houses meant for EWS category.
4. The Builder / Developer shall verify whether the individual is a white card holder while disposing the units/ houses proposed for EWS category.
5. No amalgamation is allowed for allotted flats/ plots.
6. Misrepresentation of facts with reference to eligibility will attract penal provisions including prosecution.
7. Transfer/ Alienation shall not be allowed upto 5 years.
8. Once allotted the beneficiaries shall not be eligible for future allotment under these projects.
9. The option of selection of beneficiaries shall be left with project promoters after completion of the project depending upon first come first basis based on BPL guidelines and income criteria of eligible persons.
10. The Developer/ Builders shall furnish the list of EWS/ LIG unit purchasers to the Local Body along with the copy of registered document.
11. The Shelter Fee collected shall be in a separate account maintained by ULB/ UDA and it shall be utilized for development of EWS/ LIG Housing under JNNURM or any other Urban Housing Scheme of EWS/ LIG category or for undertaking provision of civic amenities in slums/ weaker section colonies. The shelter fee can also be utilized for Redevelopment/ Improvement/ Rehabilitation of slums.

4. The Officers noted in the address entry shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner and Director, Printing, Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to furnish 500 copies to Government)
The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad
The Director of Town and Country Planning, A.P. Hyderabad.
The Director of Municipal Administration, A.P. Hyderabad.

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The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
Hyderabad.

The Chief Commissioner of Land Administration,
AP, Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities and
Nagar Panchayats in the State, through Commissioner & Director
of Municipal Administration, Hyderabad.

The Vice-Chairmen of all Urban Development Authorities in the
State

The Managing Director,
Hyderabad Metropolitan Water Supply & Sewerage Board,
Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.
A.P Hyderabad

The Managing Director, AP Housing Board, Hyderabad.

The District Collectors of all Districts.

Copy to:

The PR&RD Dept.

The PS to Secretary to CM / The P.S. to M (M.A).

The P.S. to Principal Secretary to Government, MA & UD Dept.

The MA&UD (UBS) Section.

The Special Secretary, MA&UD Department

//FORWARDED :: BY ORDER //

SECTION OFFICER