PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Subject: Construction of 1 Lakh Multi-Storey houses for the Economically Weaker Section (EWS) of Bengaluru City – reg.
Read: Para 232 of Budget Speech 2017-18 of Hon'ble Chief Minister

PREAMBLE:

Bengaluru city population has crossed 1 Crore and it is one of the fastest growing metropolis in the world today. Housing is among the core unmet needs of this expanding city; especially of the Economically Weaker Sections (EWS). One of the main obstacle in implementing Affordable Housing is high cost of land. Government of India has impressed repeatedly regarding utilizing public land to promote Affordable Housing. In this context in the Annual Budget speech 2017-18, Government has announced plans to construct 1 lakh Affordable houses at Bangalore for Economically Weaker Sections.

The programme is proposed as a self-sustaining model starting with construction of 1-Lakh Multi-Storey Houses in and around Bengaluru for the EWS and other eligible poor on the Government land provided by Revenue Department and utilizing the funds under State Schemes of Ambedkar Nivas Yojana and Vajapayee Urban Housing etc., in convergence with “Housing For All (HFA)” scheme of the Government of India together with beneficiary contribution and cross-subsidy by leveraging suitable Government lands wherever possible under PPP Model.

The primary reason for this approach is that EWS families are house-site less and land prices are prohibitively high. The house-siteless do not have land to self construct their own houses even with partial subsidy from the Government. The only practical option is to utilize the government lands and have low cost vertical multi-storey housing units which can accommodate the maximum number of eligible houseless families. It is estimated that each 30 Sq. Mtr house costs Rs.5-6 lakh approximately to construct.

As the cost of construction is higher than the available Government funding, a shortfall is expected. That shortfall is excluding the additional requirement of funds for existing State Government schemes viz., Vajapayee Urban Housing etc. Hence an alternative model of funding which does not financially burden to the Government while being viable has been proposed.

The programme is designed to have no financial implication on the State Government beyond what is provided in the regular budget for the State Urban Housing Schemes. However, Govt. guarantee will need to be issued for Rs. Five Hundred Crores as loan by RGRHCL from Commercial Banks/ HUDCO as working capital to initiate the construction of affordable houses in case where scheme is implemented solely by the agencies of the Housing Department. The same is proposed to be recouped by receipt of funds from Government Subsidy Schemes, beneficiary contribution and leveraging Government lands in PPP(Public, Private Partnership) Model.
After examining the above issues in detail the following Order has been issued.

GOVERNMENT ORDER NO. DOH 57 HAH 2017
BENGALURU, DATED 23.10.2017

In view of the above proposal, sanction is accorded to the following:

1. To construct 1-Lakh Multi-Storey Housing flats on suitable Government land for the Socially and Economically Weaker Section (EWS) of Bengaluru City under the name “1-Lakh Multi-Storey Bengaluru Housing Programme” utilizing the funds under the State Schemes of Dr B.R. Ambedkar Urban Housing & Vajapayee Urban Housing (SC/ST) in convergence with Pradhan Mantri Aawas Yojana (Urban) – Housing For All (HFA) scheme of the Govt. of India together with beneficiary contribution and cross-subsidization through open transparent auction sale of individual plots/land or Multi-storied houses or share of the available land.

2. To permit to auction up to 40% of the Government land in case the construction work is taken up by the Boards and Corporations coming under the Housing Department. In case development of houses is taken up by the private developer under the PPP Model, at least 60% of identified vacant Government land shall be developed and remaining 40% land can be utilized by the developer.

3. To get transferred the lands on free of cost from Revenue Department to the Rajiv Gandhi Rural Housing Corporation Limited, the nodal agency of the scheme, for implementation of this programme through the three implementing agencies viz., Rajiv Gandhi Rural Housing Corporation Limited, Karnataka Housing Board and Karnataka Slum Development Board under Housing Department. Allotment of Government lands to the three implementing agencies coming under Housing Department or to any other Private and Public agency for construction of houses is at the discretion of the government.

4. To create posts for implementation of this scheme only for a period of 5 years on temporary basis and to meet the expenditure on their establishment by RGRCHL from its own resources.

5. Instead of collecting additional subsidy amount by auctioning Government lands, the approach will be to minimize the auction of Government lands or to get the required subsidy amount from the auction sale of Government lands to construct more number of houses to the poor.

6. To appoint Rajiv Gandhi Rural Housing Corporation Limited as the Nodal Agency and to implement this scheme through Rajiv Gandhi Rural Housing Corporation Limited, Karnataka Housing Board and Karnataka Slum Development Board or any other private and public agency.
agency in terms of Section 17.2 of the Karnataka Affordable Housing Policy 2016.

7. To raise a loan of Rs.500 crores by RGRHCL from Commercial Banks/HUDCO for initiating the Affordable Housing Projects under this Scheme through a Government guarantee.

8. To adopt the suitable models to the State as per the Model Public Private Partnership Policy for Affordable Housing in India issued by Ministry of Housing and Urban Affairs, Government of India.

9. To operationalise the Scheme by constituting the State Level Empowered Committee for Affordable Housing(SLECAH) under the Chairmanship of Chief Secretary to Government.

The details of measurement of units under the Scheme, unit cost, mode of funding, required cross subsidy, eligibility of beneficiary, selection of beneficiary and reservations etc., are given in the Annexure-1.

The details of post required for implementation of this Scheme and the annual expenditure and mode of filling up of these posts are given in the Annexure-2.

The details of the programme implementation and timeline are given in the Annexure-3.

The composition of State Level Empowered Committee for Affordable Housing(SLECAH) under the Chairmanship of Chief Secretary to Government and its powers are given in the Annexure-4.

By order and in the name of the Governor of Karnataka,

(Shivakumaraswamy C.S.)
Under Secretary to Government-2,
Housing Department.

To:
The Complier, Karnataka Gazette, Bengaluru- to publish in the next State Gazette and to supply 50 copies

Copy to:
1. The Principal Accountant General(G&SSA)(E&RSA), Karnataka, Bengaluru.
2. The Accountant General(A&E), Karnataka, Bengaluru.
3. The Additional Chief Secretary to Government and Development Commissioner, Vidhana soudha, Bengaluru.
4. The Additional Chief Secretary/Principal Secretary/Secretary to Government, Finance Department, Vidhana soudha, Bengaluru.
5. The Additional Chief Secretary/Principal Secretary/Secretary to Government, Urban Development Department, Social Welfare Department, Labor Department Vikasa soudha, Bengaluru.
6. The Additional Chief Secretary/Principal Secretary/Secretary to Government, Planning, Programme Monitoring and Statistics Department, Revenue Department, M.S.Building, Bengaluru.
7. The Commissioner, Bengaluru Metropolitan Region Development Authority, Bengaluru.
8. The Commissioner, Bengaluru Development Authority, Bengaluru.
10. The Managing Director, Rajiv Gandhi Rural Housing Corporation Limited, Bengaluru.
11. The Commissioner, Karnataka Housing Board, Bengaluru.
12. The Commissioner, Karnataka Slum Development Board, Bengaluru.
13. The Deputy Commissioner, Bengaluru Urban District, Bengaluru.
14. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
15. The Director, Directorate of Town and Rural Planning, Bengaluru.
16. The Deputy General Manager (Finance), N-703 & 704, North Block, No.47, Manipal Centre, Dickenson Road, Bengaluru - 560 042.
17. The Convener, State Level Bankers Committee and Deputy General Manager, Vijaya Bank, No.41/2, MG Road, Bengaluru-560 001.
18. Section Guard File/ Spare Copies.

Copy for information:
1. The Private Secretary to Principal Secretary to Chief Minister, Vidhana Soudha, Bengaluru.
2. The Private Secretary to Housing Minister, Vidhana Soudha, Bengaluru.
3. The Private Secretary to Bengaluru Development and Town Planning Minister, Vidhana Soudha, Bengaluru.
4. The Private Secretary to Chief Secretary to Government, Vidhana Soudha, Bengaluru-(Cabinet Subject No.C-639/2017).
5. The Private Secretary to Principal Secretary to Government, Housing Department, Vikasa Soudha, Bengaluru.
Annexure-1

(Government Order No: DOH S7 HAH 2017, dated 23.10.2017)

Details of 1 Lakh Multi-Storey Bengaluru Housing Scheme

i. **Dwelling Units, Unit Cost & Funding Pattern:**
One type of dwelling unit (DU) of 30 Sq. M which would be funded partly by Government Housing Schemes is proposed. Further, using 40% of the land or suitably sized house-plots and/or 50 Sq.M/suitably sized Multi Storey Flats would be offered in auction which would be fully paid for by the auction winner. The details are in the following paragraphs.
The unit cost and funding pattern is given below –

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Dwelling Unit (Carpet Area)</th>
<th>Unit Cost (in Rs Lakhs) (approx.)</th>
<th>Govt of India PMAY (U)</th>
<th>Govt of Karnataka (Ambedkar/ Vajapayee Scheme)</th>
<th>Shortfall to be covered by Beneficiary/Applicant Contribution or Cross-Subsidization</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>30 Sq. M Two BHK</td>
<td>6.0</td>
<td>1.5</td>
<td>1.8 (SC/ST) &amp; NIL (non SC/ST)</td>
<td>2.7 (SC/ST) &amp; 4.5 (non-SC/ST)</td>
</tr>
<tr>
<td>2</td>
<td>LIG/50 Sq. M Two BHK or suitable sized plots</td>
<td>Rs.10 lakhs (for flats) and site at suitable per Sq. Ft rate</td>
<td>NIL</td>
<td>NIL</td>
<td>Rs.10 lakhs or actual bid price – whichever is higher</td>
</tr>
</tbody>
</table>

ii. The financial gap for constructing EWS houses range from Rs.1.8 lakh approximately to Rs.2.7 lakh approximately for the SC/ST and Rs.3.5 lakh to Rs.4.5 lakh approximately for Non SC/ST. The whole of this gap cannot be expected to be funded by the beneficiary herself/himself.

iii. Further, apart from the cost of construction of the Dwelling Units; the cost of basic infrastructure such common roads, drains, external electrification etc, comes to about Rs.40 Lakhs per acre. Now, in (G+3) typology there could be about 100 DUs in one acre. Therefore, overhead infrastructure cost per DU comes to about Rs.40,000 (rupees forty thousand). This becomes additional financial gap.
iv. **Overall Total Financial Gap:**
Therefore, overall gap is about Rs.3.1 lakh approximately for SC/ST and Rs.4.9 lakh approximately for Non-SC/ST for 30 Sq. M DU.

v. **Cross-subsidy Requirement:**

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Beneficiary</th>
<th>Dimension</th>
<th>Contribution amount approximately (In Rupees)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>SC/ST</td>
<td>30 Sq. M DU</td>
<td>1.5 Lakh</td>
</tr>
<tr>
<td>2.</td>
<td>Non SC/ST</td>
<td>30 Sq. M DU</td>
<td>3.4 Lakh</td>
</tr>
</tbody>
</table>

This means that cross-subsidization funding to be generated from auction of house-plots and/or Multi Storey Flats is Rs.1.6 Lakh per DU for SC/ST and Rs.1.5 Lakh per DU for Non-SC/ST.

vi. **Cross-subsidy Multi-Scenario Analysis & Conclusion:**
The analysis shows that higher typology the option to construct the suitable sized flats become financially viable. However, the effort required to actually construct such high-rise flats and generate surplus would be considerably more than auction of 30X40 house-sites.

Therefore, depending upon each site location and assessment, the option to auction house-plots and/or flats using 40% of the government land/bulk land put to use for the project; shall be exercised.

In using 40% of the government land for purpose of auction could be based on one of the following way –

- Of the total government land granted to agencies of Housing Department for this programme by the Revenue Department any suitable and appropriate 40% of the land/bulk land shall be used for auction sale. In other words in case, say, 100 acres is granted to agencies of Housing Department then any suitable 40 acres out of the same shall be utilized for auction sale.

vii. **Broad Details of the Programme:**
The Programme would be taken up in the government land made available by Deputy Commissioner, Bengaluru Urban. The methodology to construct shall be as follows –

a. The details of specific Government land to be utilized for implementation of this scheme are being identified separately with Revenue Department.
b. This government land is in various parcels of few acres each.
c. Plan and detailed estimate for a given compact parcel of land shall be done; including decision on the number of floors and the number of plots and/or the houses on 40% of the land/ bulk land that would be auctioned – based on one of the two options given in point no (vi) above.
d. Requisite approvals from all agencies through a Single Window shall be obtained.
e. Tender and award as per KTPP Act & Rules will be completed in 24 months from date of award.
f. Project Management Consultants (PMC) shall be engaged for the programme. It is proposed to engage PMC that has capacity and experience to handle and successfully deliver projects of such a scale.
g. A Chief Engineer and other personnel shall be engaged/taken in RGRHCL as per details in Annexure-2. This shall ensure that all the technical sanction and supervision are done expeditiously by the RGRHCL.
h. Transparent ONLINE applications and lottery based allotment (except for 25% houses/area which would be auctioned) for 75% of the 1 lakh houses will be taken up.
i. Only such location projects shall be taken up where there is adequate response from the citizens and the funding is tied up.

viii. Applicant Eligibility Criteria

a. Beneficiary eligibility for 30 sqm DU (at a subsidised rate) is as follows
   i. Annual family income not more than Rs. 87,600/-.
   ii. Houseless family (no house anywhere).
   iii. The caste certificate is mandatory for anyone claiming a particular caste; the applicant shall enter his/her caste and income certificate number which would be fetched from the Revenue Department database
   iv. Should not have availed Government housing benefit from any Government agency.
   v. Any other condition which Department of Housing may impose.
   vi. UID or Aadhar number is mandatory.
   vii. Should be resident of Bengaluru (BDA limit)
   viii. A single person can get only one flat.

b. The applicant eligibility for individual plots or houses/flats (at a non-subsidised rate)
   i. Aadhar is mandatory.
ii. The caste certificate is mandatory for anyone claiming a particular caste; the applicant shall enter his/her caste and income certificate number which would be fetched from the Revenue Department database.

iii. A single person can get more than one individual plot/house/flat.

iv. Any other condition which Department of Housing may impose.

c. Other Conditions

i. The ONLINE application Fee is Rs.500/-. 

ii. At the time of calling applications the layout details and the details of the houses shall be part of the advertisement.

iii. In order to ONLINE apply for house-plot or the 50Sq. M house (which would be given through auction) Rs. 1,500 ONLINE non-refundable fee deposit shall be done.

iv. The Caste, Income, Residence certificates, as Issued by Revenue Department, shall be given ONLINE which will be fetched ONLINE from AJSK & eligibility tested.

v. Information with respect to all the applicants shall be put out real time on web/mobile in public domain.

vi. Anyone can see the applicant list at any point of time and even file objections ONLINE.

vii. The houseless will be encouraged to apply ONLINE or through RGRHCL Citizen Mobile App.

viii. In order to apply the Applicant or someone on her behalf must also click geo stamp photo using RGRHCL Citizen Mobile App of the house she is currently dwelling (without this the application will not be accepted).

ix. All applications received within the deadline will be scrutinized by RGRHCL based on submitted ONLINE documents. Further field level house-to-house verification through appropriate staff shall also be undertaken ff. This scrutiny will be completed within one-month time from the last date of ONLINE application.

x. Parallel to the above scrutiny, the full applicant list shall be on web in the public domain for anyone to file objections ONLINE.

xi. RGRHCL shall finalize the list as per above scrutiny and field verification. The result will be Final List of Eligible Applicants.
ix. **3-Components & Beneficiary Selection Methodology**
The programme shall have 3-Components depending upon the methodology of beneficiary selection.

(i) **75% EWS houses (30 Sq. M Flats):**
   a) Online application will be published for inviting applications from the eligible applicants by giving details of Multistory Housing Flats are going to construct.
   b) Eligibility criteria of the applicant for selection of the beneficiaries.
   c) Selection of beneficiary through open transparent computerized lottery on a single day by Hon’ble Chief Minister.
   d) Confirmation of allotment

(ii) **25% of the eligible online list EWS houses (30 Sq.M):**
To be selected among the eligible ONLINE applicants for the EWS housing by RGRHCL through separate methodology to be finalised by Dept of Housing.

(iii) **40% of the land shall be used for creation of individual plots and/or Multi-storey Houses or allotted in bulk and given through open transparent Auction. This is aimed at profit/surplus fund generation for cross-subsidization purpose.**

x. **Reservation:**
The houses under EWS category (30 Sq. M) shall be reserved 30% for Scheduled Caste, 10% for the Scheduled Tribe, 10% for the Minorities and rest 50% shall be unreserved. In case of shortfall in eligible applicants the numbers reserved for the Scheduled Caste can be utilized for Scheduled Tribe and vice versa.

There shall not be any reservation in sites/houses land to be auctioned.

(Shivakumaraswamy C.S.)
Under Secretary to Government-2,
Housing Department.
**Annexure-2**
(Government Order No: DOH 57 HAH 2017, dated 23.10.2017)

**STRUCTURE OF POSTS**

<table>
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<tr>
<th>Sl. No</th>
<th>Office</th>
<th>Designation</th>
<th>Total Post</th>
<th>Per Month Cost</th>
<th>Yearly Cost</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>HEAD OFFICE</td>
<td>Chief Engineer</td>
<td>1</td>
<td>1,00,000/-</td>
<td>12,00,000/-</td>
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<tr>
<td></td>
<td></td>
<td>Superintending Engineer</td>
<td>1</td>
<td>70,000/-</td>
<td>84,000/-</td>
<td>Deputation from Government</td>
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<tr>
<td></td>
<td></td>
<td>Executive Engineer @ Rs.50,000/- each</td>
<td>3</td>
<td>1,50,000/-</td>
<td>18,00,000/-</td>
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<tr>
<td></td>
<td>Technical Section</td>
<td>Assistant Executive Engineer @ Rs.40,000/- each</td>
<td>6</td>
<td>2,40,000/-</td>
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<tr>
<td></td>
<td></td>
<td>Junior Engineer @ Rs.25,000/- each</td>
<td>10</td>
<td>2,50,000/-</td>
<td>30,00,000/-</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Architect</td>
<td>1</td>
<td>35,000/-</td>
<td>42,000/-</td>
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<tr>
<td></td>
<td></td>
<td>Draftsmen</td>
<td>1</td>
<td>30,000/-</td>
<td>36,000/-</td>
<td>Outsource through Manpower Agency</td>
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<td></td>
<td>Town Planners</td>
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<td>25,000/-</td>
<td>30,000/-</td>
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<td></td>
<td></td>
<td>Stenographer @ Rs.20,000/- each</td>
<td>2</td>
<td>40,000/-</td>
<td>48,000/-</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Computer Operators @ Rs.15,000/- each</td>
<td>4</td>
<td>60,000/-</td>
<td>72,000/-</td>
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<tr>
<td></td>
<td></td>
<td>Group D @ Rs.12,000/- each</td>
<td>4</td>
<td>48,000/-</td>
<td>57,600/-</td>
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<td></td>
<td></td>
<td><strong>Total Technical Staff</strong></td>
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<td><strong>1,04,80,000/-</strong></td>
<td><strong>1,25,76,000/-</strong></td>
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<tr>
<td>2.</td>
<td>Finance / Accts. Section</td>
<td>Accounts Officer</td>
<td>1</td>
<td>35,000/-</td>
<td>42,000/-</td>
<td>Outsource through Manpower Agency</td>
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<tr>
<td></td>
<td></td>
<td>Accounts Assistants @ Rs.20,000/- each</td>
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<td>1,00,000/-</td>
<td>12,00,000/-</td>
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<td></td>
<td>Group D @ Rs.12,000/- each</td>
<td>2</td>
<td>24,000/-</td>
<td>28,800/-</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><strong>Total Finance Staff</strong></td>
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<td><strong>1,59,000/-</strong></td>
<td><strong>19,08,000/-</strong></td>
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<td></td>
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<td><strong>Total Staff Required</strong></td>
<td>42</td>
<td><strong>12,07,000/-</strong></td>
<td><strong>1,44,84,000/-</strong></td>
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(Shivakumaraswamy C.S.)
Under Secretary to Government-2,
Housing Department.
Annexure-3

(Government Order No: DOH 57 HAH 2017, dated 23.10.2017)

THE PROGRAMME IMPLEMENTATION TIMELINE

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Item</th>
<th>Start Time</th>
<th>Completion Time</th>
<th>Time Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Selection of Beneficiaries</td>
<td>1st Nov 17</td>
<td>31st Jan 18</td>
<td>3 months</td>
</tr>
<tr>
<td></td>
<td>Application Inviting</td>
<td>1st Nov 17</td>
<td>30th Dec 17</td>
<td>2 months</td>
</tr>
<tr>
<td></td>
<td>Scrutiny and Creation of Final</td>
<td>1st Dec 17</td>
<td>30th Dec 17</td>
<td>1 month</td>
</tr>
<tr>
<td></td>
<td>Eligible List</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Plan, Estimation, Tender &amp; Work</td>
<td>15th Nov 17</td>
<td>31st March 18</td>
<td>4 ½ months</td>
</tr>
<tr>
<td></td>
<td>Award</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plan &amp; Estimate Preparation</td>
<td>15th Nov 17</td>
<td>15th Dec 17</td>
<td>1 month</td>
</tr>
<tr>
<td></td>
<td>Technical Sanction</td>
<td>1st Nov 17</td>
<td>15th Dec 17</td>
<td>1 ½ months</td>
</tr>
<tr>
<td></td>
<td>Tender Call</td>
<td>15th Nov 17</td>
<td>15th Dec 17</td>
<td>1 month</td>
</tr>
<tr>
<td></td>
<td>Award of Work</td>
<td>15th Dec 17</td>
<td>31st Jan 18</td>
<td>1 ½ months</td>
</tr>
<tr>
<td>3</td>
<td>Actual Construction Work</td>
<td>1st Jan 18</td>
<td>30th Dec 19</td>
<td>24 months</td>
</tr>
</tbody>
</table>

(Shivakumaraswamy C.S.)
Under Secretary to Government-2,
Housing Department.
Annexure-4

(Government Order No: DOH 57 HAH 2017, dated 23.10.2017)

COMPOSITION OF STATE LEVEL EMPOWERED COMMITTEE
AND POWERS OF THE COMMITTEE

<table>
<thead>
<tr>
<th></th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Chief Secretary, Government of Karnataka</td>
</tr>
<tr>
<td>2</td>
<td>Additional Chief Secretary-cum-Development Commissioner, GOK</td>
</tr>
<tr>
<td>3</td>
<td>Additional Chief Secretary/Principal Secretary, Urban Development Department, GOK</td>
</tr>
<tr>
<td>4</td>
<td>Additional Chief Secretary/Principal Secretary, Housing Department, GOK</td>
</tr>
<tr>
<td>5</td>
<td>Additional Chief Secretary/Principal Secretary, Labour Department, GOK</td>
</tr>
<tr>
<td>6</td>
<td>Additional Chief Secretary/Principal Secretary, Finance Department</td>
</tr>
<tr>
<td>7</td>
<td>Additional Chief Secretary/Principal Secretary, Social Welfare Department, GOK</td>
</tr>
<tr>
<td>8</td>
<td>Additional Chief Secretary/Principal Secretary, Revenue Department, GOK</td>
</tr>
<tr>
<td>9</td>
<td>Additional Chief Secretary/Principal Secretary, Planning Department, GOK</td>
</tr>
<tr>
<td>10</td>
<td>Secretary, Urban Development Department, GOK</td>
</tr>
<tr>
<td>11</td>
<td>*Additional Chief Secretary/Principal Secretary, Ecology and Environment Department, GOK</td>
</tr>
<tr>
<td>12</td>
<td>Commissioner, Karnataka Housing Board, Bengaluru</td>
</tr>
<tr>
<td>13</td>
<td>Commissioner, Karnataka Slum Development Board</td>
</tr>
<tr>
<td>14</td>
<td>*Commissioner, Bangalore Metropolitan Region Development Authority</td>
</tr>
<tr>
<td>15</td>
<td>Commissioner, Bangalore Development Authority</td>
</tr>
<tr>
<td>16</td>
<td>*Member Secretary, Karnataka State Pollution Control Board</td>
</tr>
<tr>
<td>17</td>
<td>Director, Directorate of Town &amp; Country Planning, Bengaluru</td>
</tr>
<tr>
<td>18</td>
<td>Managing Director, Rajiv Gandhi Rural Housing Corporation Limited, Bengaluru</td>
</tr>
</tbody>
</table>

* Amended
Powers of State Level Empowered Committee for Affordable Housing:

1. Powers vested to State Level Empowered Committee for Affordable Housing as per GO No. HD 63 KHB 2016, dated 18-06-2016.
2. To accord approval for implementation and monitoring this scheme and Karnataka Affordable Housing Policy Project and Schemes under the “Model Public Private Partnership Policy for Affordable Housing in India issued by Ministry of Housing and Urban Poverty Alleviation, Government of India”.
3. To issue detailed guidelines and rules from time to time for effective implementation of this programme.
4. To take all decisions to accord administrative approval of DPRs, works/projects, financial matters, land matters to ensure convergence with Centrally Sponsored Schemes (CSS).
5. To examine project funding through Viability Gap Funding (VGF) or any other mechanisms as may be required for any of the models under the Karnataka Affordable Housing Policy.
6. To act as single window agency for giving clearances coming under the Urban Department, Revenue Department and Other concerned Departments.
7. The Committee will also have full powers to float and approve the tenders and schemes.
8. The Committee will also take all other related decisions as required for the afore said purpose which includes sanction of additional FAR and TDR and other building permissions etc. for implementation of the scheme.

(Sivakumarswamy C.S.)
Under Secretary to Government-2, Housing Department.