



Rajiv Awas Yojana (RAY)

Guidelines for Reforms

2013 - 2022



Government of India

Ministry of Housing & Urban Poverty Alleviation

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Preface

Rajiv Awas Yojana (RAY) envisages a "Slum Free India" with inclusive and equitable cities in which every citizen has access to basic civic and social services and decent shelter.

In pursuance of this vision of "Slum free India", Rajiv Awas Yojana (RAY) was launched in June 2011 in two phases; the preparatory phase (for a period of two years), which ended in June 2013 and implementation phase. Central Government has approved the implementation phase for the period of 2013-2022.

RAY envisages a two-step implementation strategy i.e. preparation of Slum free City Plan of Action (SFCPOA) and preparation of projects for selected slums.

RAY Scheme Guidelines issued by the Ministry broadly describes the Scope, Coverage, Reforms, Implementation Approach, Central Assistance, Administrative and Implementation structure and Monitoring mechanisms under RAY.

However, to assist States/ULBs to implement RAY, the following operational guidelines have been prepared by the Ministry:

1. Guidelines for Reforms
2. Guidelines for GIS, MIS and GIS-MIS Integration
3. Guidelines for preparation of Slum-free City Plan of Action
4. Guidelines for Community Participation
5. Guidelines for preparation of Detailed Project Reports
6. Guidelines for Project Management
7. Guidelines for Social Audit
8. Guidelines for Capacity Building
9. Quality Assurance Manual

The above mentioned guidelines are uploaded on the Ministry's website at www.mhupa.gov.in.

Operational guidelines provide a general reference framework for implementation under RAY. Feedback and suggestions are welcome and may be posted at Ministry through RAY Vaarta (www.mhupa-ray.gov.in), an interactive website which serves as a common platform for discussions and dissemination of information.

Abbreviations

CSMC	Central Sanctioning and Monitoring Committee
DPR	Detailed Project Report
MoA	Memorandum of Agreement
FAR	Floor Area ratio
FSI	Floor Space Index
MoHUPA	Ministry of Housing and Urban Poverty Alleviation
RIF	Reform Incentive Fund
UT	Union Territory
EWS	Economically Weaker Section
LIG	Low Income Group
JNNURM	Jawaharlal Nehru National Urban Renewal Mission
RAY	Rajiv Awas Yojana
BSUP	Basic Services for the Urban Poor
IHSDP	Integrated Housing and Slum Development Project
SC	Scheduled Caste
ST	Scheduled Tribe
SFCPoA	Slum Free City Plan of Action
SLNA	State Level Nodal Agency
ULB	Urban Local Body

Guidelines for Reforms under Rajiv Awas Yojana (RAY)

1. Context

- 1.1. In order to develop inclusive and equitable cities as envisioned under RAY, it is important to address the causes that lead to creation of slums in cities and towns. JNNURM, the flagship programme for urban renewal, envisioned implementation of 3 pro-poor reforms critical for urban poverty alleviation. Building on the groundwork laid out by JNNURM, RAY proposes to strengthen urban governance by institution building and providing legal framework to reforms.
- 1.2. Reforms envisaged under RAY aim to bring about improvement in urban governance by way of building capacities, bringing in fiscal prudence, simplification of processes and procedures for creation of affordable housing stock, bringing in inclusive planning and providing security of tenure.

2. Reforms under RAY

- 2.1. Reforms are divided into mandatory reforms and optional reforms.

2.1.1. Mandatory reforms are:

- i. Commitment and willingness to assign mortgageable and renewable, long-term (15 years) inheritable lease rights to slum dwellers who have been a resident of the slum for more than 5 years.
- ii. Reservation of 15% of residential FAR/FSI or 35% of dwelling units for EWS/LIG categories whichever is higher, with a system of cross-subsidisation in all future housing projects.
- iii. A non-lapsable earmarking of 25% of the budget of the municipality to provide basic services to the urban poor
- iv. Creating and establishing a municipal cadre for social/community development and urban poverty alleviation by 2017.

2.1.2. Optional reforms are:

- i. Formulation of State Policy for Affordable Housing.
- ii. Amendments of Master Plans to provide for inclusive growth through inclusionary zoning and other measures for inclusive development.
- iii. Simplification of the processes and procedures of sanctioning buildings and building byelaws concerning development and housing projects to provide single window based quick approvals in order to reduce transaction costs
- iv. Amendments in the Rent Control Act balancing the interest of landlords and tenants

3. Strategy to bring about Reforms

3.1. States/UTs would be required to sign a Memorandum of Agreement (MoA) with Central Government agreeing to undertake reforms as a pre-requisite for accessing central assistance under the scheme. The MoA would also include timelines and institutional structures for implementation and monitoring of these reforms. In turn, concerned ULBs will also be required to sign a Memorandum of Agreement (MoA) with State/UT to commit themselves to follow the RAY guidelines and to fulfill the requirements of reforms. The performativa of both the MoAs are appended to the RAY Scheme Guidelines.

3.2. States/UTs shall formulate appropriate policy or issue appropriate Executive Orders or formulate a legislation to give effect to the reforms. However, the Ministry recommends a legislative approach, wherever possible, either through formulation of a legislation or amendment of existing legislations to implement these reforms.

3.3. In order to encourage States/UTs to take up optional reforms, a Reform Incentive Fund (RIF) has been constituted. RIF would be constituted out of funds remaining unutilized by States/UTs against their allocation for initial three years from the date of approval of the scheme. States/UTs carrying out

optional reforms successfully will be eligible to pose projects for additional funding beyond State-wise allocation, under this fund after three years of implementation of the scheme. States/UTs will be required to give an undertaking to the Mission Directorate, MoHUPA communicating that the optional reforms have been carried out as per the guidelines.

3.4. In case of projects approved under RAY, the release of last installment of 20% central share will be linked to implementation of agreed reform agenda as per the MoA.

4. The broad contours of the reforms are as under:

4.1. Mandatory Reform on - Lease Rights to Slum Dwellers

Lease Rights in the form of dwelling unit:

4.1.1. Every Slum dweller shall be entitled to lease rights over a dwelling unit at an affordable cost in intervened slums.

Provided the slum dweller shall be entitled to the said right only if she has been staying in a slum for a period of 5 years as on date of intervention under RAY.

Provided also that where at the time of intervention under RAY in a slum any pavement dweller has been dwelling in the near vicinity of the slum, with his/her family, then the pavement dweller will also be entitled to the lease rights.

4.1.2. The allotment of dwelling unit shall be in the form of lease rights for at least 15 years and renewable thereafter or ownership rights, as the case may be, which shall be mortgageable and inheritable.

Note: The State/UT Government may provide lease rights for a period more than 15 years as deemed appropriate. The State/UT may, also as per

its own policy/decision, give the said rights in the form of freehold title to the slum dwellers.

4.1.3. The slum dweller under 4.1.1 shall be given a title deed providing the said lease right.

4.1.4. The title deed to the dwelling unit shall be in the name of the female head of the household or in the joint name of the male head of the household and his wife, if applicable, or in the name of male member of the household where there is no adult female member.

However, where slum redevelopment or up-gradation or resettlement, as the case may be, is carried out or proposed to be carried out with the slum dwellers acting as a collective, then the title deed may be given in the name of the said slum dwellers collective with clear mechanism of share of that slum dweller which is transferable, inheritable and mortgageable. Such share should also be issued in the name of female head of the household as provided above.

4.1.5. The title deed to the dwelling unit shall be allowed to be mortgaged for raising any loan from an accredited financial institution and shall be inheritable.

Coverage of Slum Dwellers ineligible for lease hold rights:

4.1.6. Those urban poor (slum dwellers, pavement dwellers, urban homeless) who are ineligible under point 4.1.1 above should be covered with rental housing, including dormitories and night shelters, to ensure that "whole slum" is covered at the time of redevelopment/upgradation/resettlement under this reform.

Redevelopment or up-gradation or resettlement of Slums covered under 4.1.1:

4.1.7. The dwelling unit will be provided in-situ in all tenable slums, however where the implementing agency is of the opinion that in-situ redevelopment or up-gradation is not possible on the said land in public interest, or where all the slum dwellers cannot be accommodated at the original site, the said slum dwellers shall be resettled elsewhere.

4.1.8. However, where the slum is located on any untenable land, slum dwellers shall be resettled at an alternative tenable site with the consent of the slum dwellers.

4.1.9. During redevelopment or up-gradation of the slum area if the implementing agency is of the opinion that the slum dwellers need to be temporarily settled elsewhere, they shall be provided temporary transit accommodation for such duration as may be necessary, with basic minimum civic services.

4.1.10. The title deed to the dwelling unit will be given to the slum dweller subject to the following conditions:

- a) the slum dweller undertakes to pay his contribution for the dwelling unit as specified;
- b) the slum dweller undertakes to occupy the dwelling unit, within the period specified; and
- c) the slum dweller undertakes to abide by other conditions as specified.

4.2. Mandatory Reform on - Reservation of FAR/FSI or Dwelling Units for EWS/LIG in Housing Projects

Reservation of FAR/FSI or Dwelling Units for EWS/LIG in Housing Projects:

- 4.2.1. In all housing projects of total plot area of 1000 sqm and above reservation to the extent of 15% of residential FAR or 35% of the total dwelling units, whichever is higher, will be provided, which will be allotted to EWS/LIG persons, as the case may be.
- 4.2.2. The carpet area of the dwelling unit reserved for EWS will not be less than 21 sqm and not more than 27 sqm and for LIG it should not be less than 28 sqm and not more than 40 sqm.

Note: Where State/UTs have amended their Municipal/Town Planning/Urban Development Act, as per reforms under JNNURM and such reservation is superior to 15% of residential FAR/FSI or 35% of dwelling units for EWS/LIG category whichever is higher, as proposed above, this reform will not apply. However, where such reservation at the plotted development stage result in lesser number of dwelling units proposed under 4.2.1 then additional reservation to meet such deficit shall be made at the project stage.

Incentives to Developers:

- 4.2.3. Every developer who makes provision for earmarking of plot or floor area or dwelling units, as the case may be, for EWS and LIG category will be provided incentives as may be prescribed by the appropriate Government and may include relaxation of density norms, land use concessions through conversion of part of residential use for commercial use, higher Floor Area Ratio, Transferable Development Right, etc.

Monitoring and Implementation:

- 4.2.4. The State/UT Government shall ensure that in case of reservation of FAR, it translates into construction of dwelling units for EWS/LIG.
- 4.2.5. State/UT Government would be required to set up a monitoring mechanism to ensure that this reform is being implemented and shall prepare an annual report giving details of projects developed or being developed, as the case may be; the number and percentage of dwelling units reserved or the percentage of FAR reserved, as the case may be; and the number of dwelling units handed over to eligible EWS/LIG beneficiaries.
- 4.2.6. The State/UT should also include this reform as part of their State Affordable Housing Policy.

4.3. Mandatory Reform on - Earmarking of Basic Services to the Urban Poor (BSUP) Fund

Constitution of 'Basic Services to the Urban Poor' Fund:

- 4.3.1. A separate fund called the "Basic Services to the Urban Poor Fund" will be constituted by every Municipality for delivery of basic civic services and basic social services to the urban poor, including slum dwellers.
(However, where any Municipality has already created a similar fund under JNNURM scheme, same fund will continue).
- 4.3.2. A minimum of twenty-five percent of the funds within the municipality's budget will be earmarked and used for providing basic civic services and social amenities to the urban poor, including slum dwellers on a yearly basis.

Utilization of the earmarked funds:

- 4.3.3. The earmarked funds will be used/spent on capital and revenue account directly incurred for providing basic civic services and social amenities to the urban poor, including the slum dwellers, but will not include establishment expenses, including salary and wages, not directly and specifically incurred for delivery of basic civic services and social amenities to the urban poor, including slum dwellers.

Non-lapsable:

- 4.3.4. The fund will be in the nature of a non-lapsable fund. In the event of the annual allocations not fully utilized, the balance funds should not be transferred to the municipal general fund but carried forward for utilization in the subsequent year(s). The fund allocation in the subsequent years will be considered in addition, and will not be reduced by the unspent funds of the previous year(s).

Separate Bank Account:

- 4.3.5. A separate bank account will be opened with a nationalized bank called- 'Basic Services to Urban Poor Fund' account wherein funds earmarked above will be periodically deposited ensuring that the yearly allocation is equal to the allocation as in the Municipal budget.

4.4. Mandatory Reform on - Creation of Municipal Cadre

- 4.4.1. Creation of cadre will enable ULBs to be staffed with professional competencies which are currently absent, especially towards social development; community mobilisation and urban poverty alleviation, to ensure availability of adequate staff across all ULBs in a State/UT. States/UTs shall institute a new cadre to attract young professionals, so that competencies and experiences could be leveraged for better outcome of the schemes. ULB's shall define cadre management rules and procedures in a clear and transparent manner especially in regard to

selection processes; quality issues; career progression; devolution of authorities; performance assessment; training and mentoring etc. ULB's shall also take measures to ensure Inclusion of new and relevant competencies such as GIS, IT, accounting etc. within the cadre pool.

4.4.2. The following steps are required at State/UT level for initiating the process of creation of Municipal Cadre:

- i. Ensure a provision for creation of Municipal cadre in the State Municipal Laws
- ii. The relevant department of the State/UT governments should take approval of competent authority in State/UT to make the cadre functional.
- iii. Prepare a draft service rules for recruitment including institutional mechanism for cadre management (Promotion, Transfer, Training, Career path, Performance Management system, Institutional Incentives)
- iv. Prepare of Human Resource plan for recruitment.
- v. Give requisition to State service commission for recruitment
- vi. Appointment and posting
- vii. Initiate induction/foundation training and in-service training according to HR plan

4.4.3. In case, a cadre has already been established, States/UTs shall ensure inclusion of professionals with competencies in social development; community mobilisation and urban poverty alleviation.

4.4.4. After establishment of the Cadre, norms for number of posts/strengths in each category may be fixed based on criteria e.g. population of the City, percentage of population residing in slums, finance position of the ULB etc.

5. The broad contours of optional reforms are as under:

5.1. Optional Reform on - Formulation of State Policy for Affordable Housing:

The States/UTs can develop their State specific policy framework on the following lines to supplement the Affordable Housing in Partnership Scheme under RAY:-

- 5.1.1. Land costs would be intermediated by States/UTs and Development Authorities/Urban Local Bodies, by providing land at nominal, predetermined or institutional rates, where possible for affordable housing projects.
- 5.1.2. Costs of land can also be intermediated by attracting private developers to build on their land, by granting zoning-related incentives such as land use /conversion, extra / compensatory FAR and TDR/liberal density for the construction of affordable houses to be allotted by the State/UT government (where ever infrastructure permits densification), etc.
- 5.1.3. State/UT and cities should make a full inventory of their land holdings in cities and constitute a land bank and prepare an asset management plan targeting to create Affordable Housing stock through effective management of available land.
- 5.1.4. States/UTs may have liberal development control norms/regulations for Affordable Housing projects for EWS/LIG by:
 - i. Increasing FAR/FSI allowed to create more housing stock to accommodate as much of the low income segment as possible.
 - ii. Allowing increased ground coverage for such projects
 - iii. Allowing densification
 - iv. Liberal parking norms etc.
- 5.1.5. Innovative, low-cost construction technologies can be adopted to drive down cost of houses making them affordable.

- 5.1.6. States/UTs and Cities may streamline processes of giving clearances and approvals of affordable housing projects and ensure that such approvals are given within a stipulated maximum time, say 60 days.
- 5.1.7. States/UTs may consider concessions in Development related charges to encourage Affordable Housing projects.
- 5.1.8. States/UTs may adopt a policy of having nominal Stamp duty for EWS and LIG category e.g. some States/UTs have a practice of levying Rs. 100 as stamp duty for the EWS housing.

5.2. Optional Reform On - Amendments of Master Plans to Provide for Inclusive Growth Through Inclusive Zoning and Other Measures for Inclusive Development:

- 5.2.1. Almost all large towns and cities of India have Master Plans notified by law which stipulate the future development of the urban areas. Master Plans are notified under State laws, which may be Town and Country Planning Acts, Urban Development Authority Acts, Improvement Trust Acts or Municipal Acts. Under respective State legislation, Master Plans or equivalent documents may be known as Master Plans, Development Plans, Comprehensive Development Plan etc., and may be formulated by notified competent authorities who may be Town & Country Planning Directorates, Urban Development Authorities, and Improvement Trusts, other State agencies or Urban Local Bodies. Master Plans may need to be amended from time to time, and may also become out-dated as the needs and vision of the city evolves, and for this reason, all Master Plan related laws contain provisions for amendment and periodic revision.
- 5.2.2. The key objective of the Master Plan is to earmark and designate future use of land and to make reservation for public amenities such as roads, housing, industries, commercial areas, education, health and public utilities. Master Plans may promote certain types of economic development, and restrict other economic activity. Designation and

reservations in the Master Plan may also be to ensure public health and hygiene, separate polluting industries from housing, protection of lakes and rivers, efficient transportation systems and aesthetics. For this purpose Master Plans adopt a broad land use categorization which may include: Residential, Commercial, Industrial, Public and Semi Public Uses, Transportation, Public utilities, Recreation, Water bodies, Special Reservation and Mixed. Housing and local activities incidental to housing are covered under Residential Use. Housing and other activities may also be permitted in areas notified for Mixed Use.

- 5.2.3. The Master Plan includes a map indicating land use zones as given above. This is to be read along with:
- a) Land Use Zoning Regulations which prescribe how prescribed zones may be used and developed,
 - b) Regulations and laws that control land sub-division and development of layouts, and
 - c) Building regulations that specify minimum size of habitable rooms, openings, building heights, Floor Area Ratio, set back and coverage etc.
- 5.2.4. Master Plans may also be subject to other legal provisions contained in land revenue and environmental laws, for example, restrictions on conversion of agricultural land to non-agricultural use.
- 5.2.5. Master Plans usually do not specifically contain any bias in favour of the poor or disadvantaged, although some States/UTs have laws and regulations that facilitate the development and integration of low income areas, and may contain specific protections for the urban poor. It is reported that the largest number of economically weaker sections live in poor and sub-standard housing, with inadequate access to basic services. There is therefore a need to make special provisions in the Master Plans to cater to the needs of this vast majority.

5.2.6. Step wise actions required:

The following table indicates the specific actions which need to be undertaken to facilitate better integration and improvement of slum areas and housing*:

Action needed	Agency responsible	Guidance Notes
<p>State/Union Territory Governments to direct urban local bodies and planning authorities to take up Master Plan amendment with respect to all slums and poor neighbourhoods which are have non-conforming but non-objectionable land use status.</p> <p>Exception to be made only in case of slums and poor neighbourhoods in low lying area, lakes, steep hills and land slide prone areas and other areas such as near polluting industries that may be hazardous to the residents themselves.</p>	<p>State Government/UT Government</p>	<p>State/UT Government directions should ensure process is completed within one year of issue of the direction.</p> <p>Directions could specify maximum plot size to ensure only slums and poor neighbourhoods are eligible for this intervention, and that the benefit is not available to middle and high income unauthorised developments.</p>
<p>ULBs to prepare list of slum areas and poor neighbourhoods with tenability status (tenable, partly tenable and untenable) and land use as per Master Plan, and make recommendation to planning authority.</p>	<p>ULB</p>	<p>This list may have been prepared as part of SFCPOA planning process.</p>
<p>Land use maps to be examined and</p>	<p>Planning</p>	<p>Process of amendment</p>

Action needed	Agency responsible	Guidance Notes
comprehensive amendment proposed to ensure that all slum area and other poor neighbourhoods in tenable and partly tenable locations are designated as Residential Use or other Mixed Use in which residential activities are permissible.	Authority	to be completed as per law. This may be undertaken in phase-wise manner, with time bound plan for covering the entire planning area within a stipulated time frame. Residential or other Mixed Use should be permitted in the tenable area of partly tenable slums.
Land Use Zoning Regulations to be modified correspondingly to allow mixed land use and livelihood activities of poorer people	Planning Authority	In cases where State/UT governments have notified stand alone Rules and Regulations not part of Master Plans, the same will be modified by the government as amendments to rules under respective Acts.
Sub-division and Layout Regulations as well as building regulations to be modified as per NBC 2005 norms to make small houses, group housing and layouts	Planning Authority	In cases where State/UT governments have notified Rules and Regulations which are

Action needed	Agency responsible	Guidance Notes
<p>permissible for both private and public schemes.</p> <p>Simplified Sub-Division and Layout Regulations and Building Regulations for approval and regularisation of houses below a certain specified size to be notified.</p>		<p>not part of Master Plan, the same will be modified by the government as amendments to rules under respective Acts.</p> <p>In developing simplified sub-division, layout and building regulations, Planning Authorities may consider a low cost one-step process with safeguards to ensure structural safety and to maintaining essential Master Plan reservations.</p>
<p>State/UT governments to adopt policies to encourage a large supply of small houses by private sector by offering financial and tax incentives, such as (i) expedited approval process for housing schemes in which more than 50% houses are smaller than 50 sq mts carpet area, (ii) policies for preferential allotment of lands for development of flats below 50 sq mts size, (iii) developing land banks for low income housing, etc.</p>	<p>State/UT Government</p>	

*The total number of Census Towns in 2011 Census is around 7935 of which nearly 4041 are covered by urban local bodies such as Municipalities and Nagar Panchayats. Planning authorities for these towns may need to prepare a Master Plan for the first time. In other towns and cities, Planning Authorities may need to revise or modify the existing Master Plans.

5.3. Optional Reform on - Simplification of the processes and procedures of sanctioning buildings and building byelaws concerning development and housing projects to provide single window based quick approvals in order to reduce transaction costs:

- 5.3.1. Simplification of the processes and procedures of sanctioning buildings and building byelaws concerning development and housing projects to provide single window based quick approvals in order to reduce transaction costs.
- 5.3.2. State/UT will develop online, web-based system for real estate projects including all transactions related to all relevant approvals and sanctions thereby eliminating the physical interface with regulatory authorities at all levels and allowing payment electronically. It will act as a platform for multi-departmental cooperation in data sharing, verification and service delivery. It will allow on-line submission of building plans, its scrutiny as per existing regulations and tracking of application.
- 5.3.3. Existing procedures of approval will be reviewed with the aim to remove redundancies, to simplify process by avoiding duplication, to automate, to delegate powers and to expedite decision making and clearance of long pending applications.
- 5.3.4. States/UTs will ensure transparency, Predictability and Accountability to protect consumer interest easy access to building approval information and status updates, Uploading list of all approved projects, Prompt notification of application approvals. States/UTs may also strengthen regulatory mechanisms to enforce building standards.

- 5.3.5. A nodal agency will be created to Fast track approval process/ green channel with 60 day clearance window, to act as 'Single window' & coordinate approvals from different authorities specially for affordable housing projects.
- 5.3.6. State/UT government can gain from preparing Compendium of existing processes, standard checklists and Nodal agencies or contact points for each type of approval.
- 5.3.7. States will empower licensed professionals and surveyors to perform certain prescribed activities in approval process by empanelling 'competent professionals' from among members of credible professional bodies for architects/ engineers/ planners/ surveyors. States/UTs will also make efforts to build capacity in local bodies by training ULB staff in 'planning & development' areas.

5.4. Optional Reform on - Amendments to Rent Control Act for Residential Tenancies:

- 5.4.1. The law should balance the rights and responsibilities of landlords and tenants and provide for a process of fast adjudication and resolution of disputes.
- 5.4.2. The rent payable of a rental unit should be fixed by mutual agreement between the landlord and the tenant for a stipulated lease.
- 5.4.3. The existing tenancies will continue to be governed under the existing rent control acts for a period of 24 months and will thereafter be covered under the provisions of the new act.
- 5.4.4. Maintenance responsibilities, including those for common facilities, of both Landlord and Tenant(s) will be as agreed or failing that a schedule should be attached to the Act, which details the Division of Maintenance Responsibilities between the Landlord and the Tenant.
- 5.4.5. Constitution of Rent Tribunals to adjudicate on disputes as arising between the landlord and the tenant and other connected matters, and the

constitution of a Rent Appellate Tribunal to hear appeals against the orders of the Rent Tribunal.

- 5.4.6. Provide for a pro-forma 'Tenancy Agreement' to be entered into between the Landlord and the Tenant of New Tenancies, appended as a schedule to the law.

6. Terminology

- a) "Affordable Cost" means a cost that is determined by the implementing agency;
- b) "Basic Civic Services" means services of drinking water supply, drainage and sanitation, community toilets, electricity, road including connecting roads, street lighting, solid waste management and includes access to open spaces for recreation and such other services as determined by the Municipality;
- c) "Basic Minimum Civic Services" means services of drinking water supply, drainage and sanitation, electricity, road and street lighting at-least at the community level;
- d) "Dwelling Unit" means an all weather single unit or a unit in a multi-storeyed super structure with adequate basic civic services and infrastructure services for a quality living;
- e) "Economically Weaker Sections" means such class of persons whose income per household is upto Rs. 1,00,000 per annum;
- f) "Floor Area Ratio" (FAR)* means the quotient obtained by dividing the total covered area (plinth area) on all the floors by the area of the plot:

$$\text{FAR} = \frac{\text{Total covered area on all the floors}}{\text{Plot area}} \times 100$$

* The definition Floor area Ratio has been taken from the National Building Code.

- g) "Government" means the Government of State/Union territory, as the case may be;

- h) "Implementing Agency" means State Level Nodal Agency or such other agency designated by the Government for implementing this reform
- i) "Low Income Group" means such class of persons whose income per household is between Rs. 1,00,000 to Rs. 2,00,000 per annum;
- j) "Person" includes an individual and his family.
Explanation:- The term 'family' includes husband, wife, unmarried son, unmarried daughter or any relation by blood wholly dependent on the slum dweller;
- k) "Resettlement" means the process of relocation and settlement of slum dwellers from the existing slums to an alternative site with dwelling unit, basic civic services and infrastructural services;
- l) "Slum" or "Slum Area" means a compact settlement of at least twenty households with a collection of poorly built tenements, mostly of temporary nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions;
- m) "Slum Dweller" means any person residing in a slum or slum area;
- n) "Slum Dwellers Collective" means any registered cooperative or association or society, as the case may be, of the slum dwellers, wherein the slum dwellers shall individually have membership rights in such registered cooperative or association or society;
- o) "Social Amenities" include community parks and play grounds, community and livelihood centers, community health centers, anganwadi and informal education centers, and such other services as determined by the Municipality;
- p) "Untenable Slum", are those settlements which are on environmentally hazardous sites or ecologically sensitive sites or on land marked for public utilities and services or on such other areas notified as such by the Government;
- q) "Up-gradation" means the process of improving the quality or expanding of dwelling units occupied by slum dwellers, as required, with provision of basic civic services and infrastructure services.
