



# राजस्थान आवासन मण्डल, जयपुर।

क्रमांक :- एफ2(3)लागत/1019/354

दिनांक : 29/9/2011

—:: कार्यालय आदेश ::—

राजस्थान आवासन मण्डल की 214वीं बैठक दिनांक 09.9.2011 के विचार बिन्दु संख्या 27 पर लिए गए निर्णयानुसार मण्डल में प्रचलित "लागत सिद्धान्त 2010" के बिन्दु संख्या 5.1, 6.1, 7.2.1, 8, 12.1, 16, 17.1, 19.2, 19.3, 20.2.1, 20.2.2, 22.1, 23.2, 23.3 एवं 23.4 को निम्नानुसार प्रतिस्थापित किया जाता है :-

## 5.0 LAND DEVELOPMENT

5.1 The development of land shall include expenditure incurred on the following items of work for single storey houses / multistorey houses /Commercial Complex etc. as per approved planning of colony:

- Leveling of land.
- Construction of roads and culverts/small bridges & proportionate cost of approach roads, if required.
- Construction of drains/nallahs.
- Water supply work including laying of water lines CWR, SR and rising mains including share cost of source etc.
- Complete expenditure on external electrification works including 33/11 KV lines, sub station, power and distribution transformers etc.
- Construction of sewerage system including trunk sewer line & share cost of STP, if any.
- Street lighting.
- Plantation, arboriculture, parks and playgrounds.
- Rain water harvesting work.
- Any other miscellaneous items

## 6.0 COMPUTATION OF LAND AND DEVELOPMENT COST OF PROPERTY

6.1 The saleable area shall include the following:

- Residential area of single/duplex houses, row housing flats.
- Half of the total area set aside for the institutions.
- 40% of the area earmarked for commercial spaces assuming that only this percentage of the spaces so earmarked will be utilized for shops/commercial purposes, the rest being left out for parking etc.
- 40% of the total land area for the group housing project will be considered for computation of saleable area.

## 7 AREA OF CHARGEABLE DEVELOPED LAND

7.2.1 Two storied flats:

- The total land area equivalent to the plinth area of the ground floor house shall be divided between the ground and 1st floor as under:
  - Ground floor 60%
  - First floor 40%
- The land within the compound of the ground floor if allotted to owner of flat other than the plinth area shall be charged to the ground floor.

- (iii) Common areas to the flats shall be equally charged to all flats. Common area to constructed flats, will include area of stair case, drive way, shaft and other service areas left for water supply lines, drainage, disposal sewerage lines etc.
- (iv) If the flats have garages/stilt parking then such land area along with the drive way shall be charged to the flat to which it is attached.
- (v) As costing is done for a standard size of plot, the cost for any extra land available within the plot shall be worked out after adding 50% extra to the basic prevailing developed land cost to account for indirect costs.
- (vi) If a terrace is provided in a flat for the use of the flat owner then an extra charge would be made for the terrace area @ 30% of the rate of developed land applicable to his floor.

## **8. MULTI-STORIED RESIDENTIAL FLATS WITH LIFT AND ENCLOSED COMPOUND**

Being the gated and compounded complex, 100 per cent of the land area shall be charged equally to all floors in the ratio of their plinth area as F.A.R. is achieved to the permissible extent. Internal development works required to be executed within the complex will not be charged.

## **12.0 COST OF CONSTRUCTION OF HOUSE/PROPERTY**

- 12.1 The proposal for determining the costing for property shall include the expenditure incurred till the time of submission of proposal plus the expenditure anticipated to be incurred till completion of construction. To ensure that there is not much variation in the final costing on completion of construction of a property, only such property will be included for the purposes of costing on which an expenditure of about 75% or more has been incurred and which after being included in the possession process can be handed over within three months from the date of finalisation of the costing. In group housing project the expenditure on construction of compound wall, chowkedar hut, compound wall gate, pucca pavement, DG set, water reservoir Power back system etc. will also be charges to the project under cost of construction.

## **16. INTEREST APPLICABLE DURING CONSTRUCTION/ DEVELOPMENT OF LAND**

- (i) Single storey / duplex houses - 24 months
- (ii) Flats - 36 months

The interest on construction of property will be added for half of the above project period or actual project period whichever is less, assuming that expenditure so incurred has been made gradually.

Project period for houses / flats will be as follows:

- (i) Houses 18 months
- (ii) Flats 30 months.

The interest on construction of property will be added for half of the project period or half of the actual period of construction whichever is more.

NOTE: 1. Stage of construction in case of houses disposed of an 'as is where is basis' will have to be indicated to work-out the prorata basic ceiling cost.

2. In case of cost over runs, interest at the proportionate cost and period as worked out in proportion to the total cost and total project period shall be recovered.

## **17. CONTINGENCIES AND EQUALISATION RESERVE (CER)**

17.1 This will be recovered on account of the following:

- (1) To compensate for various losses on account of unforeseen circumstances;
- (2) For losses on account of freezing of cost of property which may be necessitated in some cases;



- (3) Deleted.
- (4) Awards to be paid as a result of litigation etc. in property disposal;
- (5) Maintenance and upkeep of colonies after handing over the houses to the allottees till the colony is handed over to Municipality / local bodies and meet out expenditure on handing over of colonies to local bodies.
- (6) To compensate losses on account of sick contracts, if required.
- (7) To compensate losses on account of court decision and Govt. direction under section 60.

## **19. VALIDITY OF COSTING**

- 19.2 The costing for residential houses shall remain valid for three months from the date of issue. The concerned Additional Chief Engineer shall be authorised to extend the validity of costing after adding prescribed interest upto 30<sup>th</sup> June. The Resident Engineer shall send the costing details for all the houses started together irrespective of the fact that whether all the houses have been allotted or not. Once the costing of these houses is finalized, the costing can be revalidated as per prescribed norms whenever necessary.
- 19.3 Since the cost of developed land is being separately decided each year while adding interest on the cost of a house, in case of revalidation of costing of property, the cost of developed land shall be deducted from the previous total cost and interest will be added on the remaining cost.

## **20. COST OF SURPLUS HOUSES**

- 20.2.1 The current land and development rate will be charged to such surplus houses/flats.
- 20.2.2 The interest for surplus period will be charged as per prevailing categories wise interest rate on the cost of construction.

## **22. COMMERCIAL PROPERTY (SHOPS AND KIOSKS)**

- 22.1 The reserve price for commercial property shall be worked out in the same way as that for residential property except that:
- (a) The cost of developed commercial land shall be four times that of the residential property on the logic that normally 40% of such land is saleable and the rest has to be left for circulation, open spaces, parking etc.
  - (b) The rate of interest to be added on the construction cost shall be as notified by the Board.
  - (c) Interest shall be added for half of the project period or half of the actual period of construction whichever is less.
  - (d) Administrative charges at 15% shall be added.
  - (e) CER at 10% shall be added.

## **23.2 Ancillary Service Charges**

The ancillary service charges shall be recovered on account of construction of Govt. primary school, dispensary, police chowky, fire station and other miscellaneous services required for over all development of public facilities in the colony. This charge will be recovered in one installment before handing over possession from all categories of houses including SFS as follows:

EWS, LIG	0%
MIG-A, MIG-B, HIG & SFS	3%
Commercial	3%
Institutional	3%

### 23.3 MISCELLANEOUS CHARGES

Lease or ground rent is to be charged from an allottee as per prevailing rules. Advance lease money for one year is chargeable at the rate of 2.50% of the cost of developed land in case of houses / flats / institutional land and 5% in case of commercial properties.

23.4. The hire purchase charges will be charged @ 5% in allotment letter.

उक्त संशोधन तुरन्त प्रभाव से लागू किये जाते हैं।

पूर्व में जारी आदेश क्रमांक एफ2(3)लागत/1019/338 दिनांक 21.9.2011 को विलोपित समझा जावे।

वित्तीय सलाहकार

क्रमांक :- एफ2(3)लागत/1019/354

दिनांक : 29/9/11

प्रतिलिपि सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-

- 1- निजी सचिव, अध्यक्ष/आवासन आयुक्त, राजस्थान आवासन मण्डल, जयपुर।
- 2- मुख्य अभियन्ता, राजस्थान आवासन मण्डल, जयपुर।
- 3- सचिव/मुख्यसम्पदा प्रबन्धक/निदेशक (विधि), राज0आ0मण्डल, जयपुर।
- 4- अति.मु. अभियन्ता, प्रथम/द्वितीय/तृतीय/पी.एण्ड.एम./रा0आ0म0, जयपुर।
- 5- जन संपर्क अधिकारी, राज0आ0मण्डल, जयपुर।
- 6- वरिष्ठ लेखाधिकारी ....., राज0आ0मण्डल, जयपुर।
- 7- उप आवासन आयुक्त, वृत्त-....., रा0आ0मण्डल,..... ।
- 8- आवासीय अभियन्ता, खण्ड-....., रा0आ0मण्डल,..... ।
- 9- लागत सिद्धान्त-2010 राजस्थान आवासन मण्डल की वेबसाईट WWW.rhbonline.com. पर भी देखे जा सकते हैं।
- 10- रक्षित फाईल।

वित्तीय सलाहकार