Norms for units with restricted size as per govt. norms

On account of various schemes / regulations, unit size of some % of the units in a development may need to be restricted. These include:

a. ULC
b. I to R
c. EWS/LIG Housing
d. Rental / Affordable Housing
e. Release / permitted use of reservation

Further, the aforesaid units can be classified into two groups:

a. Type H - To be handed over to govt / govt agency (note: also includes amenity buildings)
b. Type S – To be sold in open market (maybe with some price or user restrictions)

Process

1. Prior to finalization of design brief, Design needs to speak to Liaison and get clarity on the % / no of such units. This may vary to some extent (+/-20%) later but the base has to be established.
2. Areas: The units required for such purpose shall be built within the specified area limits – dividing (on paper) of larger units is NOT permissible to meet these requirements.
    a. In case of Type H, design units with the min. possible physical area to meet the area requirements i.e. don't take advantage of any free of FSI areas.
    b. In case of Type S, take advantage of the free of FSI areas like balcony, terrace, fungible etc. These are excluded from the area limits (which is generally for FSI or Carpet Area, excluding these Free of FSI Areas)
3. Specifications:
    a. Type H – Follow guidelines specified in '*Guidelines for design of not for Sale (Govt Handover) Resi bldgs*'. Check with liaison if there are any specific requirements and if these are in conflict with the guidelines, Project Architect to take clarity from HoD-Design.
    b. Type S – Specifications should be decided as per norms for sale buildings, taking unit size differences into account.
4. Timing:
    a. Type H units/buildings are to be expedited and completed before the sale units from the linked FSI, since OC will generally get impacted if the Type H units are not ready in time.
    b. Type S units can be built (timing wise) as per sale / market requirements.

5. Allotment List:
    a. Type H – In allotment list, these units are to be marked as '*not for sale – to be handed over*'
    b. Type S – In allotment list, these units are to be marked as '*special terms apply*'. Details on what these terms/conditions are should be finalized by Project Architect with Liaison, approval taken from MD and issued+discussed with Sales and CC.

Replaces: 'ULC Compliance' policy