

## **“Scheme for Promotion of Affordable Rental Smart Housing (SPARSH)”**

### Executive Summary / Introduction

- (1) The Union Territory of Dadra & Nagar Haveli and Daman and Diu is a hub for industries. The tax concessions, cheap power and conducive working environment have attracted a large number of industries to the erstwhile Union Territories of Dadra Nagar and Daman & Diu. These industries provide abundant employment opportunities to unskilled, semi-skilled and skilled workforce. Consequently, a large number of workers from different parts of the country are attracted to Dadra & Nagar Haveli and Daman & Diu and get employed by the industries. There are about 2,15,000 persons working in the various Industries like Plastic, Engineering, Pharmaceuticals, Electrical, Garments, Textiles, Soda Water, Rubber Plastic, Petrol based and Ice Block making and Construction Sites etc in the Union Territory.
- (2) This Union Territory lacks adequate and quality housing stock. Skewed demand and supply scenario has made the available housing options for the workers unaffordable. Therefore, they are compelled to stay in congested accommodation commonly known as “Chawls”. These Chawls lack basic amenities and are unhygienic and overcrowded. The sub human living conditions of a large number of workers, and the economic loss caused due to loss of productivity and cost of treatment calls for immediate intervention for amelioration of the hardships of these people and for the welfare of the workers and their families. This problem can only be tackled by involving the private sector i.e owners of the present chawls and other people who are interested in engaging in gainful investment in rental housing.
- (3) In order to overcome the above problems, the erstwhile Union Territory Administration of Daman & Diu has formulated and notified vide Notification No. LE/LI/DMN/SPARSH/2018/11 dated 9-4-2018, a scheme namely “Scheme for Promotion of Affordable Rental Smart Housing (SPARSH)” for implementation during the period of 2018-2023. The primary beneficiaries of SPARSH will be industrial workers,

construction workers, domestic workers and workers from other economically weaker sections.

#### Basic features like Eligibility, exclusion and benefits

- (1) Any person/family having an annual income not exceeding Rs. 2,50 lakh per annum will be eligible for allotment of a dwelling unit for self-occupation.
- (2) The applicant should have an Aadhar number and a bank account.
- (3) The monthly rental subsidy shall be credited directly by the UT Administration to the account of an eligible beneficiary.
- (4) The selection of individual tenants will be done by the owner of registered unit. For getting subsidy, the eligible beneficiary and the owner of the registered unit will submit a joint application to the designated officer which will be considered on first come first serve basis till all the registered units get exhausted. In case a unit remains vacant for more than three months, the UT Administration shall have the right to nominate a beneficiary for the unit.
- (5) No unit shall be occupied by more than five adults, excluding unmarried dependent children.

#### Layout and Specifications

- (1) The layout will comprise residential accommodation and common facilities such as a common hall and passages. Depending on the availability of space, it may also include convenient shopping.
- (2) The minimum specifications of a unit of rental housing that would accommodate about five persons will be as follows:
- (3) A minimum covered area of 325 sq. ft. for each dwelling unit.
- (4) Each unit must have two rooms.
- (5) Each unit must have a toilet and a kitchen.
- (6) The rooms must be well ventilated.
- (7) Each unit must have dedicated water and electricity connections.
- (8) Solar electricity will be provided for lighting of all common areas, free of charge.

- (9) The construction shall conform to the applicable laws, building byelaws and applicable town planning norms.
- (10) Assistance will not be provided to a housing scheme that does not conform to the provisions of SPARSH

#### Benefits / Assistance provided

- a. The FSI will be enhanced by 50% of the applicable FSI.
- b. The coverage of plot area will be enhanced by 20% of the applicable covered area.
- c. Upto 20% of the ground space would be allowed for commercial exploitation.
- d. Non Agriculture use conversion permission will be given on priority.
- e. The UT Administration will provide rent subsidy upto 50% of the monthly rent per dwelling unit, subject to a limit of up to Rs. 2,500 per month. The subsidy will be provided for a period of 10 years. The subsidy will be routed through the Aadhar based bank account of eligible beneficiaries.
- f. In lieu of the aforesaid incentives, the investor shall maintain and rent out all units for a minimum period of 20 years.

#### Achievements

- ❖ The inauguration of the 1st housing Complex constructed was held at Ringanwada, Nani Daman on 08/10/2019 by the Hon'ble Administrator of Daman & Diu and Dadra & Nagar Haveli.
- ❖ The Major Industries of Daman have contributed basic amenities required for the dormitories like Hygiene kit, Shaving Kit, Bed Sheets, Matres, Geyser, Solar System, Bath Room and Kitchen items etc costing approximately Rs. 33.00 lakh.
- ❖ A total of 230 workers are provided accommodation in the above Housing Complex.
- ❖ 2 more applications have been received from the Promoters under the scheme
- ❖ Consequent upon merger of both the UTs into a single UT of DNH & DD, the scheme is being extended to the district of DNH