



**RENTAL HOUSING SCHEME  
UNDER ARHC OF PMAY (URBAN) MISSION  
FOR  
EWS/LIG URBAN MIGRANTS AT SUNJWAN, JAMMU**



**Office of the Managing Director, JKHB A/D Block Green Belt Park, Gandhi Nagar, Jammu  
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## **Scheme**

The scheme titled as “**Affordable Rental Housing Complexes**” for providing rental housing for EWS/LIG urban migrants including labour, urban poor (street vendors, rickshaw pullers, other service providers etc.), industrial workers, and migrants working with market/trade associations, educational/health institutions, hospitality sector, long term tourists / visitors, students or any other persons of such category at Sunjwan, Jammu.

## **Background**

Post COVID-19, Hon’ble Prime Minister has given clarion call for “Aatma Nirbhar Bharat” to promote economic activities. Aligned with this vision, Ministry of Housing and Urban Affairs has initiated Affordable Rental Housing Complexes (ARHCs) with an aim at creating vibrant, sustainable and inclusive affordable rental housing avenues for urban migrants/ poor by ‘aggregation of their demand at a given site’ with all civic amenities.

## **Vision**

J&K Housing Board, a Semi-Government, Autonomous and Statutory Organization, came into being with effect from 31<sup>st</sup> March 1976 by a legislative Act No. VII of 1976. The Board has been established with an aim to provide affordable shelter in the form of plots/flats by developing Housing Colonies & residential complexes across Jammu & Kashmir for different income groups of the society. Up till now, it has developed and allotted more than 10,000 plots of different sizes in various colonies at Kashmir & Jammu divisions under self-financing scheme. Housing colonies & flatted accommodation for EWS/LIG, MIG & HIG are mandated as per Act to be developed by JKHB not only in capital cities and District headquarters but also in Rural areas. The major housing projects presently undertaken are 760 EWS flats at Bhalwal, Jammu, Development of Smart Township at Chatterhama Ganderbal, Development of colony/flatted accommodation at Bakoora, Ganderbal, Flatted accommodation at Birpur, Samba, Mega project at Gole Market Jammu, Development of Housing Colony at Chak Bhalwal, Jammu, Regularisation of Satellite township at Chani Rama, Housing colony at Watapura, Bandipora and many more are in the pipeline.

Keeping in tune with the fast-changing urban landscape of Jammu & Kashmir and mountain stress on its scare land resources, the J&K Housing Board has again embarked upon the ambitious initiative of exploring transformative and sustainable solution for affordable housing in the city by pioneering the concept of vertical colonies with integrated community facilities including Rental Housing as per provision of **Jammu and Kashmir Housing, Affordable Housing, Slum Redevelopment and Rehabilitation and Township Policy – 2020**.

## The Abode

Urban migrants/poor chose to live in informal settlements & shacks to save more from their daily earning thereby compromising the basic necessities of housing. Suitably located at Sunjwan, in the vicinity of major Industrial estates Gangyal (5 Kms) & Bari Brahmna (10 Kms) radius, approached through Chowadhi and Transport Nagar, Narwal. The site is located in developing area of Jammu suburbs provided with commercial establishment of daily needs, educational & health infrastructure. The area hosts, Dog Squad of Crime Branch, major automobiles service centres & banquets halls.

## Project Highlights

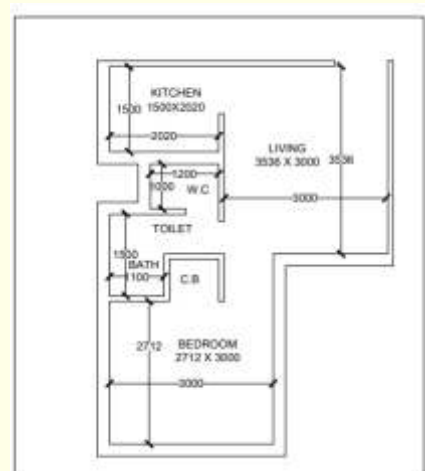
- All building blocks are earthquake resistant.
- Layout comprising of Bedroom, Living room, Kitchen, Toilet & Bath.
- Transparent system for the allotment of 336 flats through JKHM mission portal.
- Affordable monthly rent of Rs 2200/- per flat for a total carpet area of 290 sqft.
- Hassle free payment of monthly rent through online rent portal.
- The period of rent agreement for flats shall be made initially for a period of 3 years which shall further be extendable for 5 years as per the need of the allottee subject to fulfilment of terms and conditions laid down in the agreement.
- Augmentation of infrastructure already undertaken with the line departments.



## Flat/Floor Plan

### 1 BHK – EWS/LIG

Build-up area	34.5 sqm
Carpet area	27.0 sqm
Bedroom	01
Living	01
Kitchen	01
Bath & WC	01



## Project Schedule

- Phase-I 96 units allotment by 30.04.2023.
- Phase-II 112 units allotment by 30.06.2023.
- Phase-III 128 units allotment by 31.10.2023.

## **Eligibility**

1. The applicant must be citizen of India and migrated to Jammu temporarily or permanently, for employment/ education/ long term tourist visit are eligible for allotment of flat at ARHC, Sunjwan Jammu.
2. Only EWS/LIG families are eligible to apply. Income does not exceed Rs 3.00 Lakhs per annum for EWS family & 6.00 Lakhs per annum for LIG family and are presently residing in rented accommodation in and around Jammu city.
3. The definition of “family” shall mean family comprising of husband, wife, unmarried sons and/or unmarried daughters only.
4. The applicant should mandatorily have Aadhar and should submit proof of Income, employment & perusing education (for students) while applying for allotment of rental flats at Sunjwan, Jammu under ARHC by visiting the J&K Housing Mission website <https://www.jkhm.in/> [https://jkhousingboard@jk.gov.in](mailto:jkhousingboard@jk.gov.in).

## **Application procedure**

1. The applicants can apply for the scheme through online mode only by visiting the J&K Housing Mission website <https://www.jkhm.in/> [https://jkhousingboard@jk.gov.in](mailto:jkhousingboard@jk.gov.in) and follow the instructions given therein.
  - a. The particular details of applicant form will be filled online by the applicant along with scanned copy of documents to be uploaded before submission.
  - b. Payment of application fee of **Rs 500/-** (Rupees Five Hundred Only) with admissible charges in online mode will be accepted through payment gateway provided on the website.
  - c. After submission of applicant form online, a confirmation SMS will be given to the registered mobile No. provided in the application form.
  - d. The applicant should submit the original documents for verification as & when called for.
  - e. Proof of rent payments/student I.card/employment card, proof shall also be uploaded along with application form.

## **TERMS AND CONDITIONS**

- The period of rent agreement for flats shall be made initially for a period of 3 years which shall further be extendable upto 5 years and subsequently in calendar years as per the need of the allottee subject to fulfilment of following terms and conditions: -
  1. That the Lessee/tenant shall pay as the monthly rent of Rs. 2200/- (Rupees Two Thousand & Two Hundred Only) per month, excluding electricity and water charge.
  2. That the monthly rent fee shall be paid by the 10th day of every month to which it relates and no separate demand letter will be issued for this purpose. In case of delay, interest @12% p.a. Will be levied for the delayed period, in addition to further action as per the terms and conditions of the allotment.
  3. That the monthly rent of Rs. 2200/- will be enhanced bi-annually by 8%, subject to maximum increase of 20% in aggregate, over a period of 5 years, effective from the date of signing of rent agreement. However, the Jammu & Kashmir Housing Board will at liberty to review the rent fee at any time and the Lessee/Tenant shall have no objection and right much less the legal in this regard.
  4. The Lessee/tenant shall have to pay electricity and water charges at applicable rates of respective departments.
  5. That the flat shall be used by the lessee/tenant exclusively for residential purpose and for no other purposes and shall not make any additions or alternation in the flat/accommodation.
  6. That the Lessee/tenant shall not subject, assign by way of General Power of Attorney or otherwise part the possession of the flat in favour of any other person.
  7. That the Lessee/tenant shall maintain the flat in good condition and ensure that no damage is caused to the structure and shall carry out the regular maintenance of the flat at their/his/her own cost.
  8. That the Lessee/tenant shall take the electricity and water connection from respective department.
  9. That the Lessee/tenant shall intimate to the J&K Housing Board/Deputy General Manager, J&K Housing Board, within 30 days of the occurrence of any change in composition of family, failing which it shall be presumed that such additional member is not a member of the family of the lessee/tenant for the purpose of the scheme.

10. That the Lessee/tenant shall abide by the Terms and Condition of the Deed of Agreement/Rent and provisions of the Affordable Rental Housing Complexes Scheme (ARHCs) as amended from time to time and shall also abide by the provisions of the J&K Housing Act 1976.
11. That it will be the joint responsibility of the allottees of the block to safe guard the common area/services and in case of any damage or theft, the recovery shall be made from the allottees of the block concerned.
12. That the Lessee/tenant shall not sublet any part of the above said premises to anyone else under any circumstances.
13. That the Lessee/tenant shall abide by all the bye-laws, rules and regulation, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
14. That the Lessee/tenant shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
15. That the lessee/tenant Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises/flat and shall not use the same for any unlawful activities.
16. That the allotment/possession of the flat made in favour of the lessee/tenant shall be liable to be revoked any time without any prior notice, in the event of contravention of any of the above Terms and Condition and of the Deed of Agreement/Rent. The lessee/tenant shall peacefully hand over the vacant possession of the flat in good condition to the J&K Housing Board, within the stipulated period.
17. That at any point of time, if it has come to the knowledge of the Board that the Lessee/tenant has secured the allotment of flat in his favour by furnishing false/misleading information or suppressing of the facts, the allotment made in his favour shall be cancelled by the competent Authority and he/she shall be liable for criminal proceeding under the law as well.
18. That the Lessee/tenant failed to handover the possession of flats after expiry of agreement, under which the rent of unauthorised occupation beyond the period of allotment shall be double the original rent for 90 days and which shall be doubled further at the rate one doubling for every 90 days of unauthorised occupation till the accommodation is vacated.
19. That the Lessee/tenant shall handover peaceful vacant possession of the flat in good condition on surrender/expiry/cancellation/ termination of the allotment.

## **AFFIDAVIT**

We/I, \_\_\_\_\_ S/o, D/o,  
W/o Sh. \_\_\_\_\_ and Sh./Smt.  
\_\_\_\_\_, S/o, D/o, W/o, Sh.  
\_\_\_\_\_, resident of \_\_\_\_\_ No.  
\_\_\_\_\_ Sector \_\_\_\_\_, do hereby solemnly affirm and  
declare as under as under:

1. That neither We/I nor my spouse or our/my dependent family members have ever been allotted any house /flats on lease/Hire purchase/Freehold/leased/One Room Tenements/ Site & Services basis by the Jammu & Kashmir Housing Board, Jammu or any other Government Agency till the date of possession of flats under Affordable Rental Housing Complexes Scheme (ARHCs).
2. That neither We/I nor my spouse or our/ my dependent family members own or have been allotted any house /Flat on lease/ Hire Purchase/Freehold/ lease basis at Jammu by the respective Government or its agencies till the date of possession of flat under Affordable Rental Housing Complexes Scheme (ARHCs).
3. That We/I shall not make any addition/alternation in the flat allotted to us/me.
4. That We/I shall use the flat allotted to me only for residential purpose.
5. That We/I shall not sublet, assign or otherwise part with the possession of the flat allotted to us/me.
6. That We/I shall be bound by the provisions of the "The Affordable Rental Housing Complexes Scheme (ARHCs) of Ministry of Housing and Urban Affairs (MoHUA), Government of India, as amended from time to time.
7. That if it is found that Flat/rental accommodation has been obtained by us/me by furnishing false information or suppressing true facts, the allotment made in my favour shall be liable to be cancelled by the competent authority and We/I shall be liable for criminal proceeding/prosecution under provisions of Indian Penal code or other provision of law.
8. That We/I shall handover peaceful vacant possession of the flat in good condition on surrender/expiry/cancellation/termination of the Agreement.

Jammu  
Dated:-

DEPONENT

### **VERIFICATION:-**

Verified at Jammu on this \_\_\_\_\_ day of \_\_\_\_\_ 2023  
that the above statement of our/mine is true and correct to the best of our/my  
knowledge and belief and nothing has been concealed therein.

DEPONENT



## SITE LOCATION

