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Industrial Housing Guidelines for Telangana

Industry Stakeholders consultation

Mar, 2021

TSIIC



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Agenda

01

Background

02

Guidelines
Structure

03

Draft
Guidelines

04

Key aspects
for discussion

The Telangana's Industrial Policy Framework (2017), has provided for development of **Industrial Townships** for facilitating planned Industrial growth



INDUSTRIAL TOWNSHIPS

As part of the master plan for the sector specific industrial parks to be developed by TSIIIC, provision for mini-industrial townships will be made. The townships will contain executive housing, workers housing, social infrastructure and other amenities. This township development can be initiated by the TSIIIC in partnership with established industry groups who have the competence in this field and also other reputed real estate companies. Further, in the vicinity of industrial parks, land segments will be zoned as Residential, to enable the private sector to develop housing for the industrial employees. Separate norms and incentives for the township development will be released as a part of the State's urban development policy.

The aim of providing industrial townships in the vicinity of Industrial parks is to promote work-life balance through Walk-to-Work concept:

- ✓ Better Productivity for Industries
- ✓ Better quality of life for workers

‘Separate norms and incentives for the township development will be released as a part of the State’s urban development policy’

TSIIIC MoA

‘to provide and develop **housing**, among other infrastructure facilities, in order to promote and assist the rapid and orderly establishment, growth and development of industries and commerce in the State of Telangana’ (ref. main objects A-1)

TSIIIC Industrial Parks Allotment Regulations

‘suitable area to be earmarked for **Industrial Housing** as per the need’ (ref. clause 2.5)

BACKGROUND – MA&UD Comprehensive Integrated Township Policy Rules (2020)

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- ❖ Telangana MA&UD department has notified – *Comprehensive Integrated Township Policy Rules, 2020* vide G.O Ms. 189 dt. 03-Nov-2020*
- ❖ Applicable to all areas outside 5km from the ORR and within HMDA limits
- ❖ Provisions & conditions shall mutatis & mutandis apply to all public agencies/ departments
- ❖ Sanctioning Authority – Metropolitan Commissioner, HMDA
- ❖ Min. 100 ac assemblage for township development
- ❖ In case of Industrial areas (in HMDA), not more than 5% of total gross area eligible for incentives
- ❖ 'Work Center' – commercial/offices/market/ITeS/ Light Industries/ Transportation node/recreation/amusement

The above policy DOES NOT cover entire State and also has limited scope for Industrial Areas within HMDA limits.

Key points in MA&UD policy:

- Not less than 50% of net area for 'Residential', 25% to 50% of net area for 'Work Center' and atleast 10% for green spaces
- Upto 50% out of the total plotted area, allowed to be disposed as open plots – balance should be BUA only
- 100% infra & amenities to be developed and ready prior to sale of plots/development phase

Key incentives in MA&UD policy:

- Automatic land-use conversion (charges applicable)
- Exemption of Development charges – 90% on land, 100%(EWS/LIG), 75%(MIG), 50%(HIG) BUA
- 5 years deferment – impact fee on sanctioned plan
- PT rebate - 100% on common facilities, 50% on all others, for 5 years
- Township Residents & Users Association (TRUA) - maintenance

* Official copy not available in public domain

BACKGROUND – Benchmarking

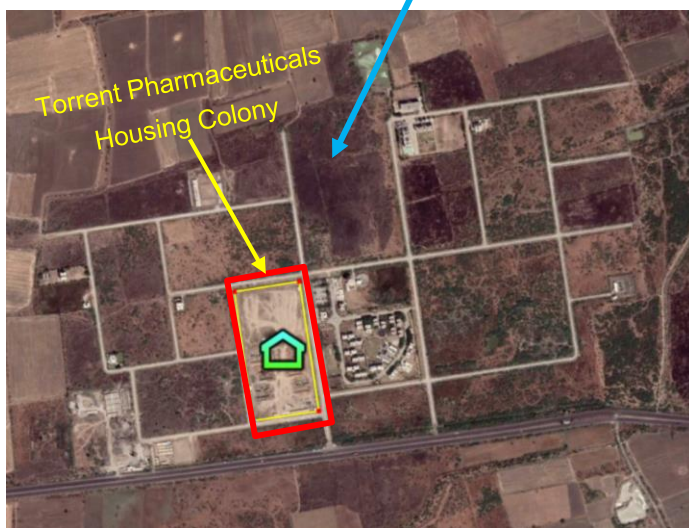
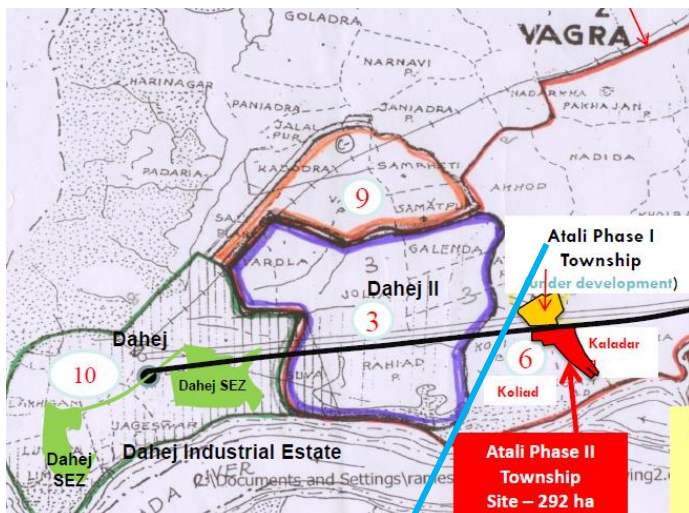
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- ❖ A comparison of a few States indicates that Industrial Housing is being addressed either through minimal policy interventions or through statutory regulation (i.e., acts)

	Andhra Pradesh	Tamil Nadu	Karnataka	Odisha	Maharashtra	Gujarat	Haryana	Madhya Pradesh
Industrial Policy	✓	✓	✓	✓	✓	✓	✓ (Draft)	✓
Nodal Agency(s)	APIIC	SIPCOT, TIDCO, TNIDB	KIADB, KSIIDC	OIIDC, IDCOL	MIDC	GIDC, GIDB	HSIIDC	DIPIP
Coverage of Industrial Housing	✗	✓	✓	✓	✓	✓	✓	✓
Other regulations	--	TN Industrial Township & Area Development Authority Act (1997)	--	Odisha Industrial Housing Act (1966)	--	--	--	--
Key pointers	Mention of - 'Common Facilities'	Not more than 15% of land area for Social Infra – housing, health, education etc.,	Integrated Industrial parks – max. 20% for Resi/Comm; other parks – 5 to 6 resi units	max. 20ac for mixed-use; Capital Grant support (IPR-2015) – Dormitories for workers;	Walk to work concept; TDRs; Integrated Industrial Areas (2018)	Dormitories for industrial labourers - in industrial clusters by Associations	Industrial labour housing – 10% area of estate; Increased FAR; Earmarked plots for sale/ rent/ lease in all Industrial Estates.	New/expanded industrial areas (>100 ac) - Max 20 % of land will be reserved for resi/comm activities

BACKGROUND – Case Studies (Gujarat)

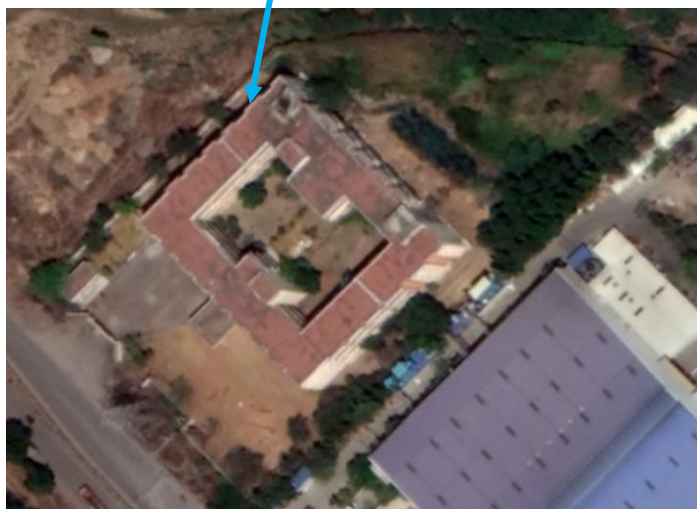
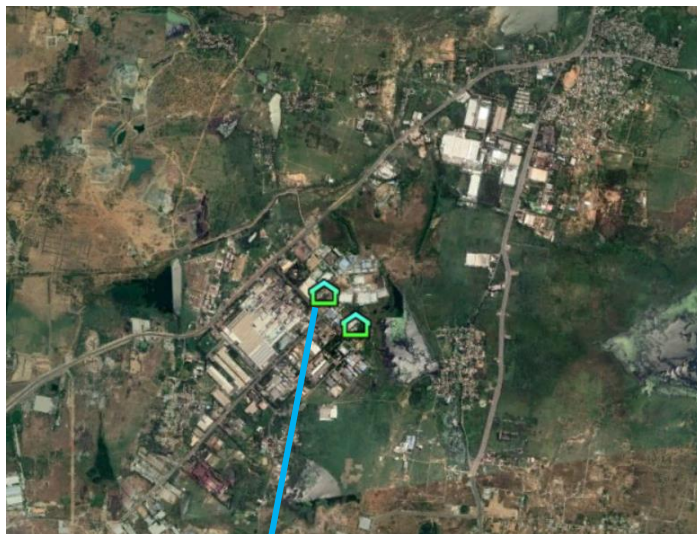
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S.No	PROJECT INFORMATION	GUJARAT
1	Project Name	Torrent Pharmaceuticals housing colony
2	Development Authority	GIDC - Atali Housing Dahej Industrial Estate (Phase-1)
3	Land Area	17.56 Acre
4	Year of commencement	2019
5	Policy/Regulatory background	GIDC Policy - land allotment terms
6	Development model	Private (upfront lease payment)
7	Land Allotment method	99 year lease
8	Exist mechanism (for pvt. developers/operators, if appl.)	Through approval of GIDC
9	Any financial arrangements (own, loan, equity etc.,)	Fully private funded
10	Type of construction (Multi-storeyed, Row, Independent etc.,)	G+4 (2BHK, 3BHK)
11	No.of Units or any other datapoint	170 units, Total BUA - 39,282.6 Sqm (8 blocks of 2BHK-160, 1 block of 3BHK-10) Unit size: 2BHK-120 sqm, 2BHK-200 sqm
12	Total Project Cost (est.)	Rs. 150 Cr.
13	DU/Room Allotment method	99 year lease
14	Occupancy type (Ownership, Rental etc.,)	Employee owned
15	O&M arrangement (RWAs, Service societies, third party etc.,)	RWA
16	Common facilities/ amentities	Water, sewers, storm drains, RWH, roads, SWM, open parking (353 ECS), power supply, green spaces
17	Social Infrastructure	Cafeteria, recreation zone, multipurpose hall, guest house, etc.



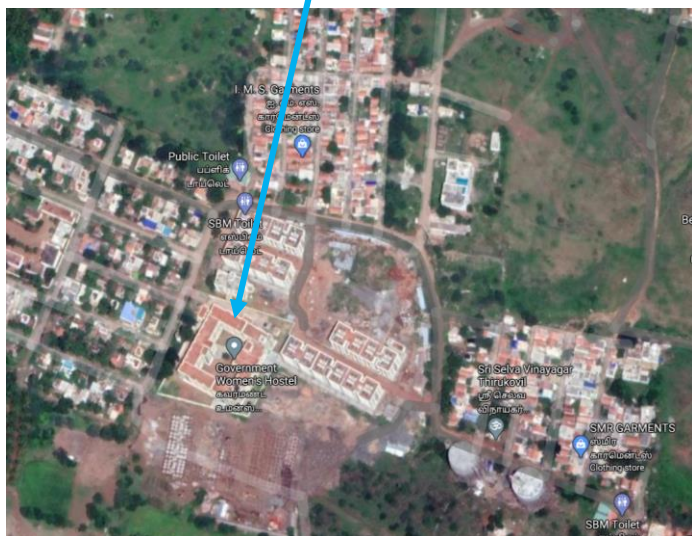
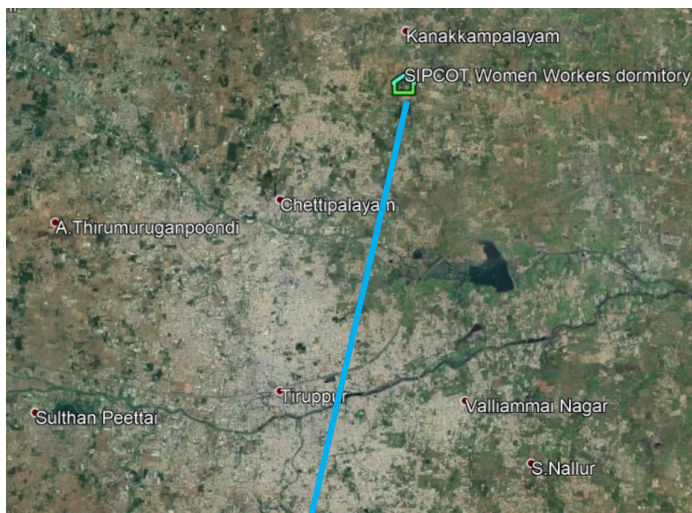
S.No	PROJECT INFORMATION	MAHARASHTRA
1	Project Name	Empire Industrial Centrum
2	Development Authority	MIDC - Ambarnath Industrial Area
3	Land Area	Residential - 5 Acre
4	Year of commencement	2016
5	Policy/Regulatory background	MIDC land allotment guidelines
6	Development model	Private (upfront lease payment)
7	Land Allotment method	99 year lease
8	Exist mechanism (for pvt. developers/operators, if appl.)	Through approval of MIDC
9	Any financial arrangements (own, loan, equity etc.,)	Fully private funded
10	Type of construction (Multi-storeyed, Row, Independent etc.,)	G+14 (1BHK, 2BHK)
11	No.of Units or any other datapoint	354 units, Total BUA - 17,317.4 Sqm (3 blocks of 1BHK-177, 3 blocks of 2BHK-177) Unit size: 1BHK-42.4 sqm, 2BHK-57.4 sqm
12	Total Project Cost (est.)	Rs. 280 Cr.
13	DU/Room Allotment method	99 year lease
14	Occupancy type (Ownership, Rental etc.,)	Open Market (proposed, not yet approved)
15	O&M arrangement (RWAs, Service societies, third party etc.,)	Co-operative Society
16	Common facilities/ amenities	Power backup, parking, ATM, STP, food centre
17	Social Infrastructure	Safety Centre, sports facilities, gymnasiums, kids area, library, meditation hall



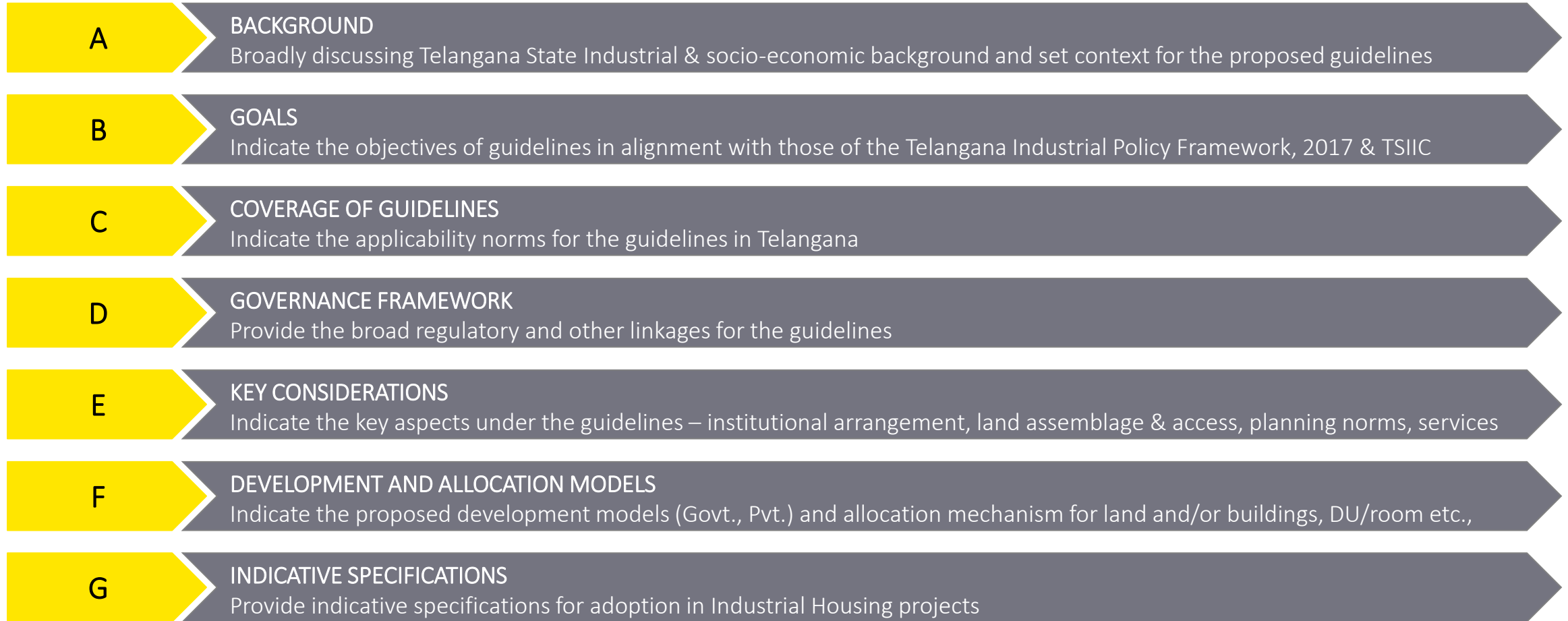
S.No	PROJECT INFORMATION	TAMIL NADU-1
1	Project Name	SIPCOT Women's dormitory
2	Development Authority	SIPCOT - Sriperumbudur Industrial Park
3	Land Area	1.85 Acre
4	Year of commencement	2013-14
5	Policy/Regulatory background	SIPCOT Board Resolution
6	Development model	Developed by SIPCOT
7	Land Allotment method	Owned by SIPCOT
8	Exist mechanism (for pvt. developers/operators, if appl.)	3 year O&M contract (renewable)
9	Any financial arrangements (own, loan, equity etc.,)	Own/CSR funds of SIPCOT
10	Type of construction (Multi-storeyed, Row, Independent etc.,)	G+1
11	No.of Units or any other datapoint	58 units, Total BUA - 5,250 sqft Unit size - 32.5 sqm Capacity - 580 residents
12	Total Project Cost (est.)	Rs. 5.36 Cr.
13	DU/Room Allotment method	First-come First-serve basis for employees working in SIPCOT Industrial parks
14	Occupancy type (Ownership, Rental etc.,)	Rental (Rs. 700/- p.m)
15	O&M arrangement (RWAs, Service societies, third party etc.,)	TN Corp., for Development of Women (TNCDW) through Panchayat Level Federations (PLF) - Women's Welfare Association
16	Common facilities/ amentities	Kitchen, dining room, retail kiosk
17	Social Infrastructure	Available within town/village

BACKGROUND – Case Studies (Tamil Nadu)

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S.No	PROJECT INFORMATION	TAMIL NADU-2
1	Project Name	SIPCOT Women Workers dormitory
2	Development Authority	SIPCOT - Tiruppur Industrial Growth Centre, Perundurai
3	Land Area	1.2 Acre
4	Year of commencement	2017
5	Policy/Regulatory background	SIPCOT Board Resolution
6	Development model	Developed by SIPCOT
7	Land Allotment method	Owned by SIPCOT
8	Exist mechanism (for pvt. developers/operators, if appl.)	3 year O&M contract (renewable)
9	Any financial arrangements (own, loan, equity etc.,)	Own/CSR funds of SIPCOT
10	Type of construction (Multi-storeyed, Row, Independent etc.,)	G+2
11	No.of Units or any other datapoint	Capacity - 600 residents
12	Total Project Cost (est.)	Rs. 9.5 Cr.
13	DU/Room Allotment method	First-come First-serve basis for employees working in SIPCOT Industrial parks
14	Occupancy type (Ownership, Rental etc.,)	Rental
15	O&M arrangement (RWAs, Service societies, third party etc.,)	TN Corp., for Development of Women (TNCDW) through Panchayat Level Federations (PLF) - Tiruppur Exporter's Association
16	Common facilities/ amentities	Kitchen, dining hall, courtyard
17	Social Infrastructure	Available within town/village



OBJECTIVES

- 01

Promote Industrial growth through provision of industry friendly infrastructure, including Housing
- 02

Promote better productivity among Industrial workers/employees through ‘Walk-to-Work’ concept
- 03

Promote better quality of life for Industrial workers/ employees



GOVERNANCE		
TSIIC	TSIIC regulations - MoA, TSIIC Industrial Parks allotment regulations (as adopted and amended from time to time)	Implementation
STATE	Town Planning, Urban Development legislations - Telangana Town Planning Act (1920), Telangana Urban Areas (Development) Act (1975), HMDA Act (2008), TS-RERA Rules (2017)	Land-use planning & development approvals
	Municipal & Panchayat legislations - GHMC Act (1955), Telangana Panchayat Raj Act (2018), Telangana Municipalities Act (2019)	Local body functions (IALA), Building permits
NATIONAL	Environmental legislations - Water (prevention & control of pollution) Act (1974), Air (prevention & control of pollution) Act (1981), Environmental Protection Act (1986)	Environmental Clearances

NOTE – the legislations above shall mean inclusive of any/all applicable and prevalent regulations, rules, orders caused under such legislations.

KEY CONSIDERATIONS UNDER THE GUIDELINES	Institutional Arrangements	Land assemblage & access
	<ul style="list-style-type: none">MD, TSIIC competent authority - Board and/or GoTS approval as required shall be takenFunctions of the Allotment committee and PFI Committee shall also be extended to matters related to Industrial Housing'Developer Entity' shall mean any of the following:<ul style="list-style-type: none">a) TSIIC by itselfb) TSIIC in partnership with any other Public Agencies owning land (e.g., UDA, ULB, Panchayat, Housing Board etc.,)c) Consortium or association of Industries (allottees) OR any such Associations/federations in Telanganad) Private Developere) Co-operative society formed by Industrial workers/ employees of allotteesIndustrial Housing (including physical, social infrastructure etc.,) shall be managed as per IALA guidelines notified by the Govt.	<ul style="list-style-type: none">Min. 50 ac park/layout with min. 2 ac for Industrial Housing & required socio-civic amenitiesDemand shall be assessed from '<i>allottees</i>' – suitable land identified & earmarked for housing basis such demandBasic infrastructure connectivity by TSIIC (as part of overall industrial park) – cost loaded into land for housingInternal infrastructure including necessary socio-civic amenities by Developer entity
		<div>Basic figures assumed:<ul style="list-style-type: none">Mixed type dwelling arrangement in same building (1/2/3 BHK)5 DUs per floor, G+5 structures (4 no., 1lac sft BUA) : ~0.5acCirculation, physical & social infrastructure : ~1.0acGreen/open buffer zones between Housing & Industry : ~0.5ac</div>

KEY CONSIDERATIONS UNDER THE GUIDELINES	Planning norms	Service provisions
	<ul style="list-style-type: none"> • DCR and built form – Ground Coverage, FARs/ FSI, Set-backs, Minimum plot areas, heights etc. need to conform to the norms defined under the Act/ bye-laws applicable to that area. • Mixed-type dwelling arrangements – Different incomes, typologies, target groups • Minimum civic amenity provisions – Health, education, open spaces etc., as per URDPFI or applicable norms • Minimum social amenity provisions – recreation, cultural etc. • Modern, innovative technologies - encourage developing eco-habitat settlements using environment friendly and energy efficient options along with innovative construction technologies 	<ul style="list-style-type: none"> • Service provisions for Building(s), common infrastructure and facilities within the Industrial Housing area/plot: <ul style="list-style-type: none"> • Resident Welfare Associations (RWAs) in case of TSIIIC or any third party in all other cases of Developer Entity, shall be responsible for day-to-day maintenance and repairs as required <div style="border: 1px dashed purple; padding: 10px; margin-top: 10px;"> <ul style="list-style-type: none"> • Norms for physical and social infrastructure facilities in Housing cluster (5000p) and Neighbourhood (15000p) developments, as per URDPFI Guidelines (2014, pg.314, 356) would be most relevant <ul style="list-style-type: none"> • Physical infrastructure – Roads, Water & Wastewater, Storm drains, SWM, Power, Gas, Telecom • Social infrastructure – Health, education, commercial, socio-cultural, open spaces, sports/recreation, safety & security </div>

DEVELOPMENT MODELS*					ALLOTMENT MODELS	
	Government led	Allottee/ association led development	Private Developer	Co-operative housing		
Land	TSIIC or any other Govt. agency owning land	TSIIC	TSIIC	TSIIC may provide subsidised land to co-operative society	LAND	<p>Govt. led: Land vests with concerned govt. agency owning it. Any lease, revenue sharing or land related aspects to be as per Developer Entity agreement</p> <p>Non-Govt. led: Land on long term lease – 99 years</p> <ul style="list-style-type: none"> Lease terms shall be fixed by TSIIC as per recommendations of the Allotment and PFI Committees Allotment mechanism shall consider aspects related to – no.of employees, investment made & land owned by the Industrial unit in the park/layout
Design	TSIIC	Private entity	Private entity	Private entity		
Construction	EPC or civil contractor	EPC contractor	EPC contractor	EPC Contractor		
Financing	TSIIC – sole or partnership with other Govt. agency	Private entity	Private entity	Co-operative		
Trunk Infrastructure	TSIIC	TSIIC	TSIIC	TSIIC		
Allotment (DU/ Rooms)	TSIIC as per demand assessment	Private entity	Private entity	Co-operative		
Maintenance	Service Society	Private entity	Private entity	Co-operative	DWELLING UNIT/ ROOM	<ul style="list-style-type: none"> IALA/Service Society to maintain database of workers DU/Room to be allotted either on ownership or rental basis, as decided by Developer Entity and approved by TSIIC/IALA Rents shall be limited to O&M expenses in case of Govt. led (or) as per investment recovery plan in other models

* In no case shall private land be utilized for development of Industrial Housing

INDICATIVE SPECIFICATIONS

- Based on type of industries and workers engaged in the industrial areas; the typology mix shall be defined.
- The norms in relation to DU / dormitory/ hostel sizes per person and at building level should follow National Building codes

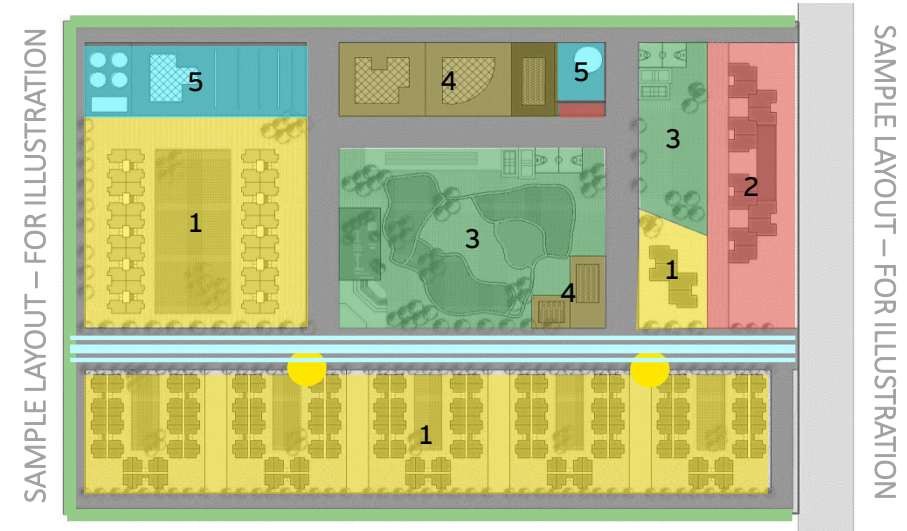
Typology –
Dormitory,
Hostel, PG,
1/2/3 BHK etc.

Tenure -

- Ownership (Leasehold)
- Rental

Mixed dwelling –
EWS+LIG,
MIG+HIG or
others suitable
arrangements

- At least 35% for EWS along with other income categorization – if GOI funding is to be converged.
- Allotment committee may carry out this exercise and fix the DU typologies and DU values etc.



- **Residential Blocks {1}** 2bhk and 1bhk units along the green area
- **Co-living units {2}** Mixed use with commercial at lower floors
- **Facility for Children {3}** parks, sports area, sand pit, rides, etc.
- **Community Facility {4}** such as community hall, open air theatre, multi-purpose hall for economic activity, parks, primary health center, temple, etc.
- **Physical Infrastructure {5}**
- **Peripheral road (12m RoW)** with 3 m. jogging track) is provided to access all the utilities & community services
- **Central spine : 24 m. wide road** connecting all the facility



Thank You