



➤ **The six models using government lands are:**

- **1. DBT Model:** Under this option, private builders can design, build and transfer houses built on government lands to public authorities.
- Government land is to be allocated based on the least cost of construction.
- Payments to builders will be made by the public authority based on progress of project as per agreed upon milestones and buyers will pay to the Government.
- **2. Mixed Development Cross –subsidized Housing:** Government land to be allotted based on number of affordable houses to be built on the plot offered to private builders, cross subsidizing this segment from revenues from high end house building or commercial development.
- **3. Annuity Based Subsidized Housing:** Builders will invest against deferred annuity payments by the Government.
- Land allocation to builders is based on unit cost of construction.
- **4. Annuity-cum-Capital Grant Based Affordable Housing:** Besides annuity payments, builders could be paid a share of project cost as upfront payment.
- **5. Direct Relationship Ownership Housing:** As against government mediated payments to builders and transfer of houses to beneficiaries in the above four models, under this option, promoters will directly deal with buyers and recover costs.
- Allocation of public land is based on unit cost of construction.
- **6. Direct Relationship Rental Housing:** Recovery of the costs by builders is through rental incomes from the houses built on government lands.