

**ANDHRA PRADESH HOUSING BOARD (ALLOTMENT,
MANAGEMENT AND SALE OF MIDDLE INCOME GROUP
HOUSES) REGULATIONS, 1975**

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MANAGEMENT AND SALE OF MIDDLE INCOME GROUP HOUSES) REGULATIONS, 1975

In exercise of the powers conferred by Section 71 of Andhra Pradesh Housing Board Act, 1956 (Act XLVI of 1956) the Andhra Pradesh Housing Board, with the previous sanction of the Government, hereby makes the following regulations, namely

1. . :-

(a) These regulations may be called the Andhra Pradesh Housing Board (Allotment, Management and Sale of Middle Income Group Houses) Regulations 1975.

(b) The Regulations shall come in to force at once.

(2) (1) These regulations shall apply to the allotment and sale of houses and flats constructed by the Andhra Pradesh Housing Board under Middle Income Group Housing Schemes, with the following sources namely:

(2)

(a) These Regulations shall also apply to the allotment and sale of houses and flats constructed under any of the following schemes on such terms and conditions as may be specified by Government by an order, the mode of allotment of houses constructed under such schemes, shall notwithstanding anything contained in this regulations also specified therein.

(i) other special housing schemes for Middle Income Group entrusted to the Board by Government for execution, for the exclusive benefit of members of a Cooperative Society of Government employees or group of employees of Institutions corporations or companies, and

(ii) any other Middle Income Group Housing Scheme entrusted to the Board and approved for the purpose of these regulations by the Government by an order.

(b) No scheme under clause (a) shall be taken up by the Housing Board unless the land on which the houses are proposed to be constructed is transferred in favour of Andhra Pradesh Housing Board through a registered conveyance deed.

2. . :-

These regulations shall also apply to allotment and sale of houses

and flats constructed under

(i) other special Housing Schemes for Middle Income Groups executed by the Housing Board for exclusive benefit of members of a cooperative society of Government Employees or groups of Employees of Institutions, Corporations, or Companies, and

(ii) any other Middle Income Group Housing Scheme entrusted to the Board and approved for the purpose of these regulations by the Government.

3. Definitions :-

(1) In these regulations unless the context otherwise requires :

(a) "Act" means the Andhra Pradesh Housing Board Act, 1956 (Act XLVI of 1956);

(b) "Allottee" means the person to whom a house is allotted under these regulations and includes his legal heirs established by a certificate issued by a competent revenue authority not below the rank of an executive Magistrate or by a Civil Court Decree where the Chairman deems such decree necessary declaring him the heir of the deceased allottee against the person disputing the fact or a nominee who is a member of his family;

(c) "Allotment" means Chairman allotment of a house under these regulations;

(d) "Applicant" means a person applying to the Board for allotment of a house under these regulations;

(e) "Estimated Cost Price" means the estimated cost price of a house fixed by the Chairman under Regulation 23;

(f) "Family" means a family of the allottee consisting of husband, wife and minor children and shall include parents, sister brothers and other children as are ordinarily living with the allottee as dependents;

(g) "Flat" means a portion of a building which can be delineated with definite outline on plan and which can be definitely marked on site and which is a dwelling unit and can be allotted as such under these regulations;

(h) "Form" means a form appended to these regulations;

(i) "Government" means the Government of Andhra Pradesh;

(j) "House" means a dwelling unit whether detached semi detached or part of a row, which can be allotted as a unit along with its land under these regulations and shall also include a flat;

(k) "Hire Purchase Deposit" means non interest bearing advance payment made by the applicant in a lumpsum or in instalments for securing by hire purchase a house under a scheme on terms and conditions set out for the purpose.

(l) "Hire purchase system" means a system in which a participant takes steps to secure rights in a property under any scheme referred to in Regulation (2) by payment of hire purchase deposit and also a specified number of equated instalments, spread over a period of specified number of years during which he remains a tenant on terms and conditions set out for that purpose and on the expiry of the said period and after complying with other terms and conditions under these regulations ceases to be a tenant and becomes an owner or payment of all dues;

(m) Income means the aggregate income regularly derived by the applicant from his occupation, trade business or employment or any calling or source, constituting normal means of livelihood;

(n) Instalment means annual instalment as payable by an allottee under this regulations;

(o) Sale price means the sale price of house as may be fixed by the Chairman under Regulation 24;

(p) Scheme means a Middle Income Group Housing Scheme referred to in Regulation 2.

(2) Words used in these regulation but not defined shall have the same meaning as assigned to them in Andhra Pradesh Housing Board Act, 1956 (XI of 1956).

4. . :-

(1) The Board may subject to the provisions of these regulations allot houses to persons who agree to purchase them in accordance with these regulations.

(2) The disposal of the houses shall be effected either by allotment on out right sale or hire purchase system in the manner provided in these Regulations.

5. . :-

(1) The Board for the purpose of allotment of house shall issue a notice published in the manner specified in sub regulations (2) for inviting applications before a date specified therein.

(i) for registration of name for allotment in case the construction of house has yet to be taken up under a scheme; or

(ii) for allotment of house constructed by the Board under a scheme referred to in Regulation (2).

(2)

(a) Notwithstanding anything contained in these regulations the Board may also specify the form of application in respect of a category referred in Sub regulation (1) (i) and fix the fee for registering the application. The allotment of house for that category, shall be by drawal of lots from such of the applicants only, who have already got their names registered and any reference in regulations shall mean a reference to the applicants who had already registered their names and the fee for registration shall be treated as earnest money deposit for the purpose of these regulations.

(b) The notice shall specify the location of house available for allotment either on hire Purchase system or outright sale, the estimated cost price of the house the class of persons including person serving in the Defence Services and those belonging to Scheduled Castes and Scheduled Tribes for whom the number of houses in the referred to in Regulation 2 is reserved the amount payable as earnest money as provided schemes in regulation 6 the last date for submission of application and such other particulars as the chairman may consider necessary. The notice shall also state the amount of initial payment:

Provided that the last date for submission of application by Defence personnel shall be one month later than the date fixed for other applicants.

(c) The notice shall be published in not less than three daily news papers published in the main languages, i.e., English, Telugu and Urdu having wide circulation in the State.

(d) A prospectus in English, Telugu or Urdu along with application form shall also be published which may be obtained by any person at the Office of the board or any other place on payment of such

cost as may be specified by the Chairman which is not refundable in which the layout plan of the area, design and specification of the house and copy of these regulations as well as the form of application and the agreement are made available.

5A. . :-

(1)

(a) Notwithstanding anything contained in these regulations, it shall also be open to the Board to select the applicants who have registered their names under Sub regulation (1) (i) of Regulation 5 for participation in the manner determined in clause(b) for such places as may be specified by the Board;

(b) Lots shall be drawn in the manner specified in Regulation 16 among such of the eligible applicants who have registered their names under sub regulation (1)(i) of Regulation 5 for participation in the scheme to the extent of the number of houses to be constructed under the scheme, keeping in view the reservation set out in the Regulation 12.

(c) After the drawal of lots under Clause (b) further lots may be drawn of an extent of 33/1/3% of the number of houses to be constructed under a particular scheme.

(2) Those applicants who have come out successfully in the lots shall within a period of one months from the date of receipt of intimation letter (which shall be issued in Form 3 and hereinafter called in these regulation as intimation letter) shall pay to the Housing Board 10% of the estimated cost of the house another 10% of the estimated cost of the house within 5 months from the date of receipt of intimation letter and further 10% of the estimated cost of the house within 9 months from the date of receipt of the intimation letter.

Provided that the Vice Chairman and Housing Commissioner may in his discretion grant extension of time normally subject to a maximum period of six months or in the cases where advances are applied for from the Departments or their employer, to the extent necessary, for the payment of 30% cost subject however to payment of penal interest at one and a half times the rate of normal interest on the delayed payments.

(3) The balance 70% of the estimated cost of the house shall be

paid in equated instalments spread over a period specified by the Board under Sub regulation (3) of Regulation 24.

(4) After the flat house is completed and ready for occupation the chairman shall:

(a) assign the flat house by dawal of lots from among the participants selected under sub regulation (1).

(b) intimate the allottee to make payments as specified in Regulation 22 and execute lease cum sale agreement as specified therein.

(5) The allotment made under Sub regulation (4) shall be deemed to be an allotment under these regulations.

5B. Notwithstanding anything contained in Regulation 5A (2), the Board shall be competent to collect 30% of the estimated cost in respect of houses whose construction is completed as follows, namely :-

(i) 10% of the estimated cost within 30 days from the date of receipt of the allotment letter.

(ii) Another 10% of the estimated cost within 2 months from the date of receipt of the above referred intimation letter.

(iii) Further instalment of 10% of the estimated cost of the house within 30 days from the date of receipt of the letter intimating the allottee that the house is fit for occupation and offering possession of the same.

6. . :-

Every applicant shall deposit or cause to be deposited an earnest money amount equivalent to 10% of the notified cost of the house/flat applied for in cash through a challan at the extension counter of the State Bank of Hyderabad situated in Gruhakalpa, Mukarramjahi Road, Hyderabad, or some other place which the Chairman may specify in notice. The earnest money can also be remitted by means of a Demand Draft in favour of the Secretary, Andhra Pradesh Housing Board; Mukarramjahi Road, Hyderabad obtained from any schedule Bank in Andhra Pradesh. The Challan or Demand Draft obtained to cover up the earnest money may be enclosed to the application form. The earnest money as so deposited shall be adjusted towards the first instalment

7. . :-

Application for allotment shall be presented in Form 1-A, 1-B and 1-C as the case may be. The applicant shall follow the instructions contained in form 2. The application shall be accompanied by a statement containing the names of family members, the aggregate annual income of the applicant, the present address where the applicant and the members of his family reside. The applicant shall also send along with the application a statement to the effect that he does not own a house or plot within the limits of the concerned Municipality. in his name or in the name of his wife or minor children.

8. . :-

The earnest money shall be refunded to the applicant if no allotment is made in his favour.

9. . :-

No application shall be accepted by the Chairman or any officer authorised by him in that behalf unless it is received on or before the date specified in the notice and the applicant furnished the statement referred to in Regulation 7 produces evidence in support of the aggregate income stated in the statement and pays the earnest money as provided in the notice published under Regulation 5.

10. . :-

On receipt of the application under Regulation 7 the Secretary shall enter each application in a register maintained for the purpose, in the order in which each application is accepted and shall pass receipt to the applicant in token of having received the application.

11. . :-

(1) The Chairman, or any officer authorised by him in that behalf may select the applicant for allotment of house advertised by drawing lots as provided by Regulation 12. The decision of the Chairman shall be final.

(2) Notwithstanding anything contained in these regulations, the Chairman may, in special and deserving cases, recommend to the Government which shall be supported by a resolution of the Board for allotment of certain houses constructed under the scheme referred to in Sub regulation (1) of Regulation 2 in favour of the occupants of the house which were demolished for purpose of development of housing schemes in the lands acquired from them

including their old houses. The decision of the Government is final in such matters and any allotment done based on Government orders shall be deemed to be an allotment under this regulation.

12. . :-

(a) The following principles may be observed, while making the allotment of houses by drawal of lots among the eligible applicants for a particular design of house in any particular locality.

(i) Twenty percent of the houses be earmarked for outright sale;

(ii) Fifteen percent of the houses be earmarked for allotment on hire purchase system to those who deposit 50% of the estimated cost price, as initial deposit;

(iii) Sixty Five percent of the houses be earmarked for allotment on hire purchase system to those who deposit 20% of the estimated cost price as initial deposit. If there is no response to categories (i) (ii) above, all the houses shall be converted and sold on hire purchase system to those who deposit 20% of the estimated cost price.

(b) 5% of the houses offered for sale either by hire purchase outright sale shall be reserved for defence Personnel and allotted by lots in the following orders of priority.

(i) Widows or other dependents of Defence and B.S.F.personnel who have been killed in action;

(ii) Disabled Service and B.S.F. personnel who are invalidated and out of service;

(iii) Gallentary Award winners of the Defence and B.S.F. Forces

(iv) Ex-service B.S.F. personnel.and

(v) Serving Defence and B.S.F. personnel

(c) 18% of the houses offered for sale either by hire purchase or outright sale shall be reserved for allotment by lots among Scheduled Castes and Scheduled Tribes in ration 14:4;

(d) 5% of the houses offered for sale either by hire purchase or outright sale shall be reserved for : MLAS MLCS and numbers of Parliament of Andhra Pradesh and allotted by deraults of lots.

(e) 10% of the houses offered for sale either by hire purchases or

alright shall be reserved for allotment by drawal of lots amounts. State Government servants, and such of the retired Government servants who have retired on or after 1-4-1976 including Employees of semi Government Local Bodies and other Public Institutions under the Control of the Government, in the following order of priority:.

(f) "9 percent of the houses offered for sale either by hire purchase or by outright sale shall be reserved for allotment by drawal of lots, to the applicants belonging to Backward Classes."

(ff) " 1 percent of the houses offered for sale either on hire purchase or on outright sale shall be reserved for each of the following categories of applicants: (i) Physically handicapped and (2) Freedom fighters".

(g) The remaining 51 percent shall be allotted among the remaining applicants.

13. . :-

Houses constructed under the scheme shall be allotted only to those applicants who are eligible under the scheme:

Provided that where there are no sufficient number of applicants for the reserved tenements, the balance number of tenements so reserved shall be deemed to have been allotted to those to be allotted under clause (g).

14. . :-

The Secretary shall first scrutinise and list out the eligible applications from the total number of the applications received and registered before the specified date.

15. . :-

(a) The Secretary shall have power to make enquiries, call for information from any person whomsoever demand documents and evidence in form of an affidavit or otherwise from the applicant and do any other thing which he considers necessary to scrutinise the application.

(b) Any application which is incomplete in any respect is liable to be rejected.

16. . :-

(a) The Chairman shall make arrangements for drawal of lots

among all the eligible applicants. A Notice of not less than seven days, specifying the date, time and venue of the drawal of lots shall be given to all eligible applicants. Any inadvertent omission to send the notice or non receipt of notice by any applicant, shall not vitiate due drawal of lots.

Provided that it shall be competent for the Chairman to dispense with such individual notices being sent in case of applications received are in large number and give notice at least 7 days in advance through a notification specifying date, time, and venue of the drawal of lots in not less than three daily newspapers published in the main languages viz. Telugu, Urdu and English having wide circulation in the State and by making announcements on the All India Radio and Television stations in the State.

(b) Lots shall be drawn separately for houses earmarked for outright sale and for allotment on hire purchase system designwise and Localitywise in respect of each scheme in presence of such of the Members of the Housing Board and the eligible applicants who may be present at the time of drawals of lots.

(c) Lots shall be simultaneously drawn and recorded in respect of houses and applicants and the number of applicants who have succeeded in the lots shall be arranged indicating the house number which has been drawn by lots against that applicant.

Provided that the V.C and H.C shall have powers to permit mutual exchange of same category of houses flats in the particular scheme in furtherance of a request for exchange made by the respective allottees.

(d) After the drawal of lots under clause (c) further lots may be drawn to an extent of 33 1/2% of number of houses available for allotment in respect of categories.

(e) The Chairman shall prepare an allotment register and enter the names of allottees in accordance with the record kept under clause (c) against the house allotted to the allottee.

17. . :-

(i) Lots shall be drawn in respect of reserved quota first and the applications remaining after drawal of lots shall be added to the general pool and then the lots drawn for the general pool.

(ii) Houses set apart for reserved quota as referred in Regulation

(12) and which remain surplus after allotment shall be added to the general pool.

18. . :-

The lists as per lots drawn up shall be published at the office of the Board or such other places as may be specified by Chairman or any officer authorised by him in that behalf.

19. . :-

The following principles shall be observed in selecting the applicants for allotments. No allotment shall be made if the applicant:

(i) owns a house any where in the Urban areas and Urban Agglomerations in the State of A.P. either in his or her own name or in the name of his her husband wife as the case may be, or in the name of his or her minor children.

(ii) has an income of Rs.1500 to 2500 per month and

(iii) has not got the requisite paying capacity:

Provided that the Chairman may in his discretion for sufficient reason relax any of the provisions of this regulation in favour of any applicant.

20. . :-

After the allotment of house is finalised, the chairman or any officer authorised by him in that behalf shall issue an allotment letter in Form 3-A Form 3-B or Form 3-C as the case may be informing the allottee that the house is allotted to him on the terms and conditions specified in the letter and asking him to call at the office of the Housing Board or any other place specified therein and complete the formalities within the period specified in letter.

21. . :-

On receipt of allotment letter, the allottee shall within the period specified in the letter, comply with the requirements as mentioned therein. In case the allottee seeks cancellation or refuses the allotment, the earnest Money deposit shall be forfeited.

22. . :-

(1)

(i) In case of allotment by outright sale as referred in regulation 12

(a) (i) the allottee shall pay the estimated cost in full and also

execute an agreement for sale in form 5 on a non judicial stamp paper prescribed for agreements within 30 days from the date of receipt of the allotment letter.

(ii) In case of allotment under hire Purchase system as referred to in Regulation 12(a)(ii), the allottee shall pay 50 and the estimated cost and also execute lease cum sale agreement with the Board in Form 6 on non judicial stamp paper prescribed for agreements within thirty days from the date of receipt of the allotment letter.

(iii) In case of allotment on hire purchase system as referred to in Regulation 12(a)(ii), the allottee shall pay 30 of the estimated cost and also execute lease cum sale agreement with the Board in Form (6) on non judicial stamp paper prescribed for agreements within thirty days from the date of receipt of allotment letter.

(2) After the required payment as specified in Sub regulation (1) of Regulation 22 is made the required agreement in Form 5 or Form 6, as the case may be, has also been duly executed, possession of the house shall be given to the allottee and a letter in Form 7 shall be issued to the allottee for receiving possession of the house.

(3) If the allottee fails to make the required payment as specified in Regulation 22(1) and also to execute the required agreement in Form 5 or Form 6, as the case may be the allotment, shall be cancelled and the earnest money deposited by him shall be forfeited to the Board.

Provided that the Chairman may in his discretion grant extension of time for the required payment and also for execution of the agreement normally subject to a maximum period of six months or in the cases where advances applied for from the departments or their employers to the extent necessary subject, however to payment of penal interest at one and a half times the rate of normal interest on delayed payments.

22A. . :-

Notwithstanding any thin contained in Regulations 19 and 22, the V.C. H.C shall be competent to:

i) refund the EMD (advance payment) in full without any deduction to the applicants who are in waiting list.

ii) refund in full the EMD (Advance payment) deposited by the allottees, in respect of applicants who have refused the allotment

within the time prescribed in allotment letter.

iii) Deduct in the case of HIG a sum of Rs.2,000/- MIG a sum of Rs.1,000/- LIG a sum of Rs. 200/- EWS a sum of Rs. 100/- Or 2% of the amounts paid whichever is more in case the allottee either fails to pay instalment or instalments in time, or requests for the refund of the amounts paid by him.

23. . :-

(1) The estimated cost price of a house shall comprise of -

(i) The cost of land.

(ii) the cost of development which shall include external amenities such as formation of roads, provision of dust proof surfacing, open space, parks play grounds, etc., and laying of mains for water supply, drainage and electricity and places for community use, etc.

(iii) The cost of civil works.

(iv) The cost of internal amenities such as water supply drainage and electricity.

(v) Supervision charges on construction and provision of amenities etc., at such rates as the Board may fix from time to time; and

(vi) Interest at such rate and for such period as may be fixed by Board on the total of clauses (i) to (iv) from the date of drawal of loan for construction of the house.

(2) Notwithstanding anything contained in the notices inviting application or the agreement executed by the allottee, if after receipt of final bills for the construction houses or payment of interest on the amount of loans taken for construction of such houses or after final determination of the cost of land, and development of land or for expenditure incurred for supervision the Chairman or any officer authorised by him in that behalf considers it necessary to revise the estimated cost price, already specified in the notice or agreement, he may do so and determine the final cost price payable on allotment and all allottees in relation to the houses aforesaid shall be bound by such determination and they shall pay the difference if any between the final cost price as determined and the price paid by them including price paid in lumpsum.

Provided that it shall be open to the Vice Chairman and Housing Commissioner, Andhra Pradesh Housing Board to call upon the

allottee, through a notice to pay a particular amount, over and above the initial deposit or instalments already paid or payable to meet the escalation in the cost and price (either due to increase in the cost labour or materials etc. or due to delay in the execution of the scheme or even otherwise) pending the determination of final cost price before a particular date specified in the notice. The vice Chairman and Housing Commissioner shall have the discretion to issue, any such notice, at any time either during the execution or after the completion of the scheme. Any failure to pay the amount specified in the notice shall entail cancellation of the allotment resumption of the premises".

(3) The final fixation of sale price should be done within two years from the date of allotment of the house. The said period may however be extended by Government in the case of such of the houses whose final cost cannot be fixed within two years prescribed because the matters relating to land compensation to the payment of final bills to the Contractors are pending in the Court.

24. . :-

(1) In case of allotment by outright sale referred to Regulation 12(a) (ii) the sale price shall comprise of the estimated cost price enhance amount if any under Regulation 23(2).

(2) In case of allotment of hire purchase system the sale price comprise of:

(i) 50% of the estimated cost price in case of allotment under Regulation 12(a)

(ii) or 20% of the estimated cost price in case of allotment under Regulation 12

(a)

(i) as the case may be; and

(ii) the balance of 50% or 70% of the estimated cost price together with interest thereon at such rates as may be fixed by the Board calculated for the period specified by the Board and enhanced amount if any under Regulation 23(2).

(iii) contingencies at such rate as may be fixed by the Board; and

(iv) incidental charges at such rates as may be fixed by the Board from time to time.

(3) Total of Sub clauses (ii),(iii) and (iv) of Sub regulation (2) shall be payable by the allottee in equated instalments spread over a period specified by the Board.

(4) The earnest money deposit paid along with the application shall be adjusted towards 50% or 20% of the estimated cost under Regulation 22.

25. . :-

In consonance with these regulations and in pursuance of the provisions of lease cum sale agreement in Form 6 on taking possession of the house, the responsibility for the maintenance and keeping in good condition of the house and the services shall rest with the allottee. In case the allottee fails to maintain and keep the house in good conditions the maintenance shall be done by the Board at expense of allottee.

26. . :-

In consonance with the regulations and in pursuance of provisions of the lease cum sale agreement in Form 6 all rates, taxes, charges assessment other levies of what so ever shall be paid directly by the allottee.

27. . :-

(1)On payment of sale price as finally fixed, the house shall be transferred in the name of the allottee or any member in his family on a request made in writing by the allottee icating the compelling reasons therefore and on acceptance of such request by the chairman by executing a conveyance deed.

provided that such members of the allottee family is otherwise eligible for allotment of house under these regulations, On such transfer being effected the transfer shall not be eligible for allotment of a house. The expenses on account of stamp duty, registration fee and any other incidental charges shall be borne by the allottee.

Provided that no such transfer shall be affected till the lapse of five years from the date of giving possession of the house to the allottee.

(2)

(i) Nothing contained in Sub regulation (1) shall prevent the Government servant, who has been allotted a house to mortgage

the said houses in favour of the Central Government, State Government, Life Insurance Corporation of India or any loan advancing institutions, as the case may be, immediately on payment of provisional sale price of the allotted house, even before the transfer of the house in his name and before the expiry of five years from the date of taking possession of the house, subject however, with the prior permission of the vice Chairman and Housing Commissioner of the Housing Board.

(ii) In case the sale price has not been finally determined the allottee shall give (a) an undertaking to pay to the Housing Board such excess amount as may be determined towards the final cost in terms of sub regulation (2) of Regulation 23(b) shall deposit in cash such amount as may be fixed by the Chief Executive to meet the excess demand that may become payable after determination of final cost and (c) also furnish security from two permanent employees of the Institution of equal or higher status where the allottee is employed.

(3) In case of allotment on hire purchase system the allottee shall remain a tenant of the Board, till such time as the house is conveyed in the name of the allottee and shall have no other right except that of a tenant.

28. . :-

Where there are no applications or in case where the Housing Board is not able to get adequate number of applications for allotment in any locality other than the cities of Hyderabad, Secunderabad in response to a notification issued under the said regulations, all such houses shall be renotified for a second time and if still no applications or adequate number of applications for all the renotified houses are received such houses and also such of the houses in respect of which the allottees fails to complete in the formalities required under the said regulations on allotment and take possession of the houses may with the previous approval of the Government be allotted to any other dispensing with the procedure prescribed in the said regulations subject to such terms and conditions as the Government may impose.

29. . :-

The provisions contained in these regulations shall mutatis muandis apply to allotment of flats, provided that the lease cum sale agreement shall be executed by the allottee in Form 8.

30. . :-

The Regulations governing the allotment and sale of houses constructed under the Middle income Group Housing Schemes formulated by the Government of ia, which are now in force shall with effect from the date of coming into force of these Regulation cease to apply to any allotment and sale made hereafter in respect of houses and flats constructed by the Andhra pradesh Housing Board under the Middle Group Housing Scheme referred to in Regulation 2.