

Projects under Pradhan Mantri Awas Yojana for Economically Weaker Sections (EWS)

Bhubaneswar Development Authority
Government of Odisha



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 - a) Nilamadhav Slum I & II at Chandrasekharpur

Introduction

1. **Population (Census-2011) : Odisha Population- 4197 Lakhs | Bhubaneswar Population - 8.9 Lakhs**
2. **Present Population (Projected): 9.87 Lakhs**
3. **Promoting Affordable Housing – Reforms undertaken**
 1. Policy for Housing For All in Urban Areas, Odisha, 2015
 2. CDP Land and Implementation Policy, 2015 : Constitution of CIDF | Land transfer mechanism
 3. Odisha Development Authorities Amendment Act, 2015 : 20% land reservations in Master Plans for Affordable Housing | Removal of dual control over land use | Common Application Form (CAF) for Fast Track Single Window Approvals
 4. Bhubaneswar Development Authority Property (Management & Allotment) Regulations, 2015
4. **Reforms underway**
 1. Transferable Development Rights Rules
 2. Common Application Form Rules : Single Window | Risk based approvals | Common Inspection Programme | Third Party Inspections
 3. Land Pooling Rules

Bhubaneswar : Demand Assessment | HFA PoA | 2015-2022

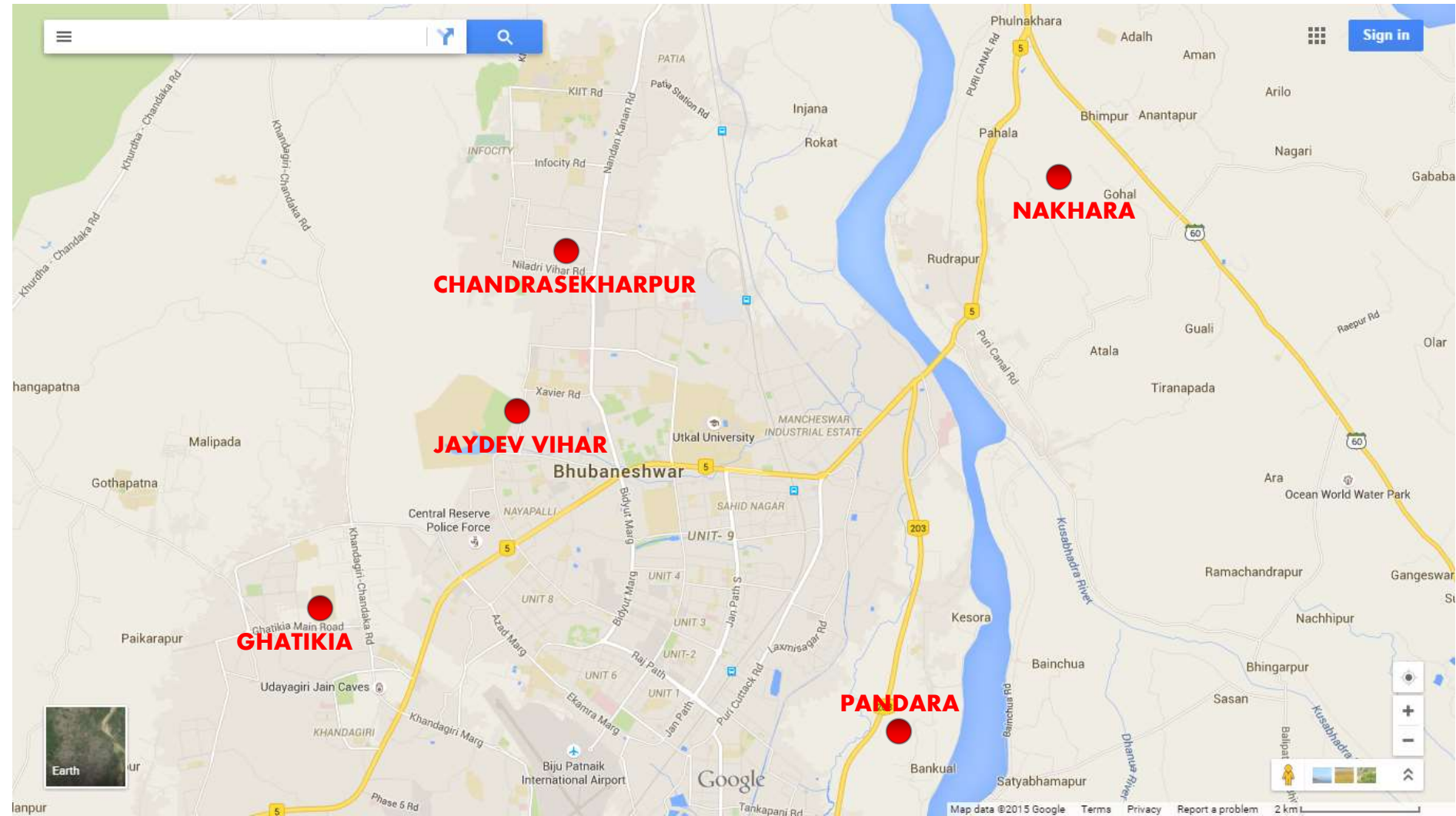
Sl. No	Category	Sub-Category	Type	Total Population	No. of Households
1	Existing Housing Shortages	Slum Re-development	New	231457	61570
			Upgradation	55342	14095
		Affordable Housing Non Slum poor	New houses	64392	17171
			Rental Housing	36697	9786
2	Sub Total			387888	102622
3	Projected Affordable Housing Requirements		Inclusionary zoning	26872	9921
			Pvt. Sector- Model II	75000	19500
			Public Housing	75000	19500
			Rental Housing	22084	5521
4	Subtotal			198956	54442
5	SUMTOTAL			586844	157064

Abstract – Five Projects

S.No	Project Location	Total no. of EWS units to be constructed	Total Project Cost (in INR Lakhs)	Share	Total Gol grant under PMAY proposed (in INR Lakhs)
1.	Ghatikia- 6.1 Ac	1280	8960	Gol grant: INR 8322 Lakhs Beneficiary Share: INR 8322 Lakhs **PDA Contribution: INR 20975 Lakhs	1920
2.	Chandrasekhar pur- 5.6 Ac.	1368	9540		2052
3.	Nakhara- 7.07 Ac.	1540	10211		2310
4.	Pandara- 6.8 Ac	1360	8909		2040
5.	Nilamadhav Slum- 8.18 Ac	1170	8160	Gol grant: INR 1170 Lakhs Beneficiary Share: INR 1755 Lakhs Private Investment: INR 5235 Lakhs	1170
Total	30.87 Ac	6718	45780		9492

****INR. 20975 lakhs shall be met by PDA contribution through Implementing Agency (BDA), Odisha urban Infrastructure Fund (OUIDF) and City Infrastructure Development Fund (CIDF).**

Location map of Affordable Housing Projects under EPC mode



EPC Project - Chandrasekharpur

Chandrasharpur-Locational map

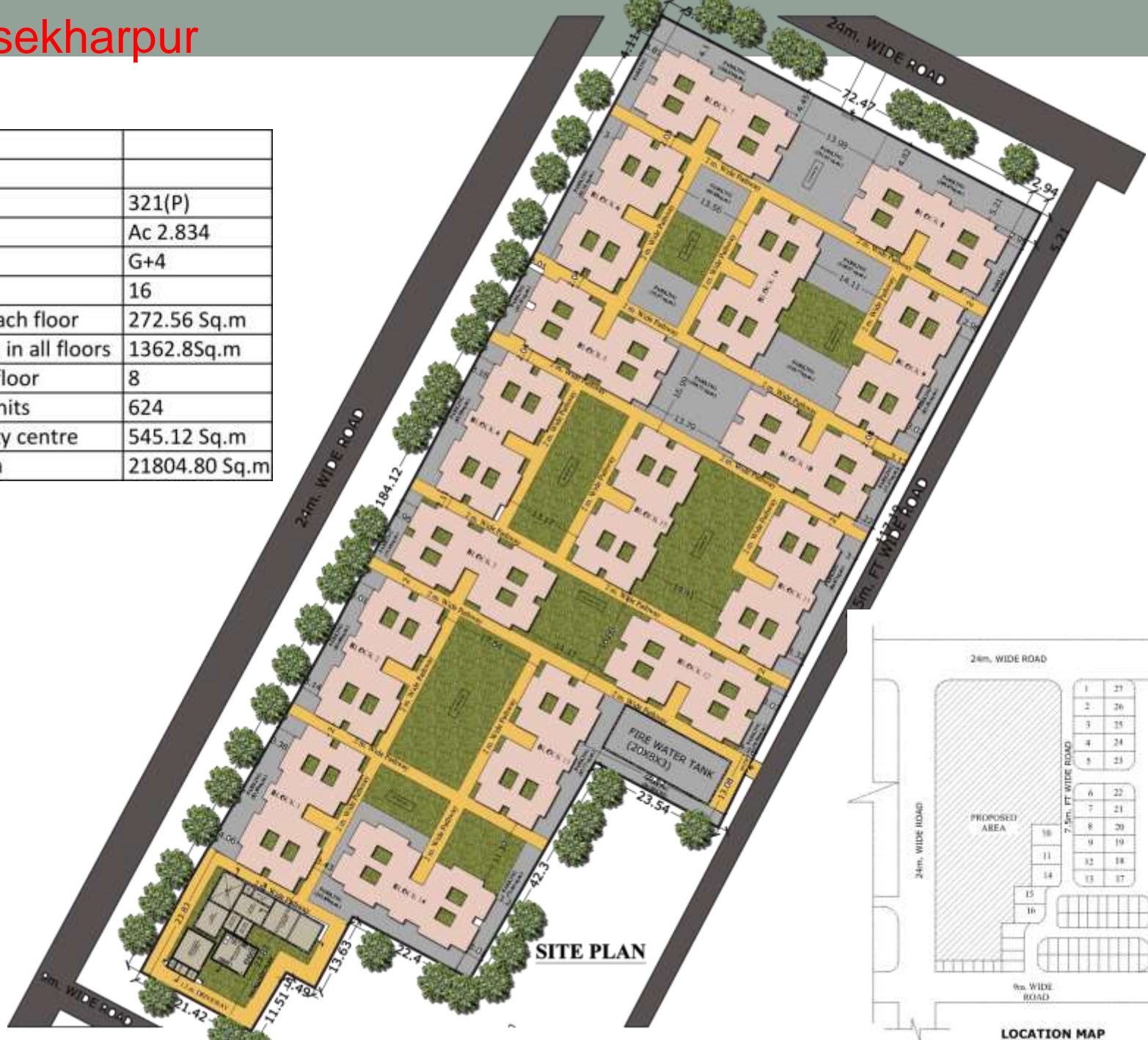


- 1 - Plot no. 321(p), 309(p),
- 2 - Plot no. 309
- 3 - Plot no. 335, 346, 385(p)

Chandrasekharpur

Site-1

Area Statement	
Plot No.	321(P)
Area	Ac 2.834
No of Floors	G+4
No.of Block	16
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	624
Area of Community centre	545.12 Sq.m
Total Built up Area	21804.80 Sq.m



Chandrasekharpur

Site -3

Area Statement	
Plot No.	335,346,385(P)
Area	Ac 0.985
No of Floors	G+4
No.of Block	5
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	192
Area of Community centre	272.56
Total Built up Area	19079.2

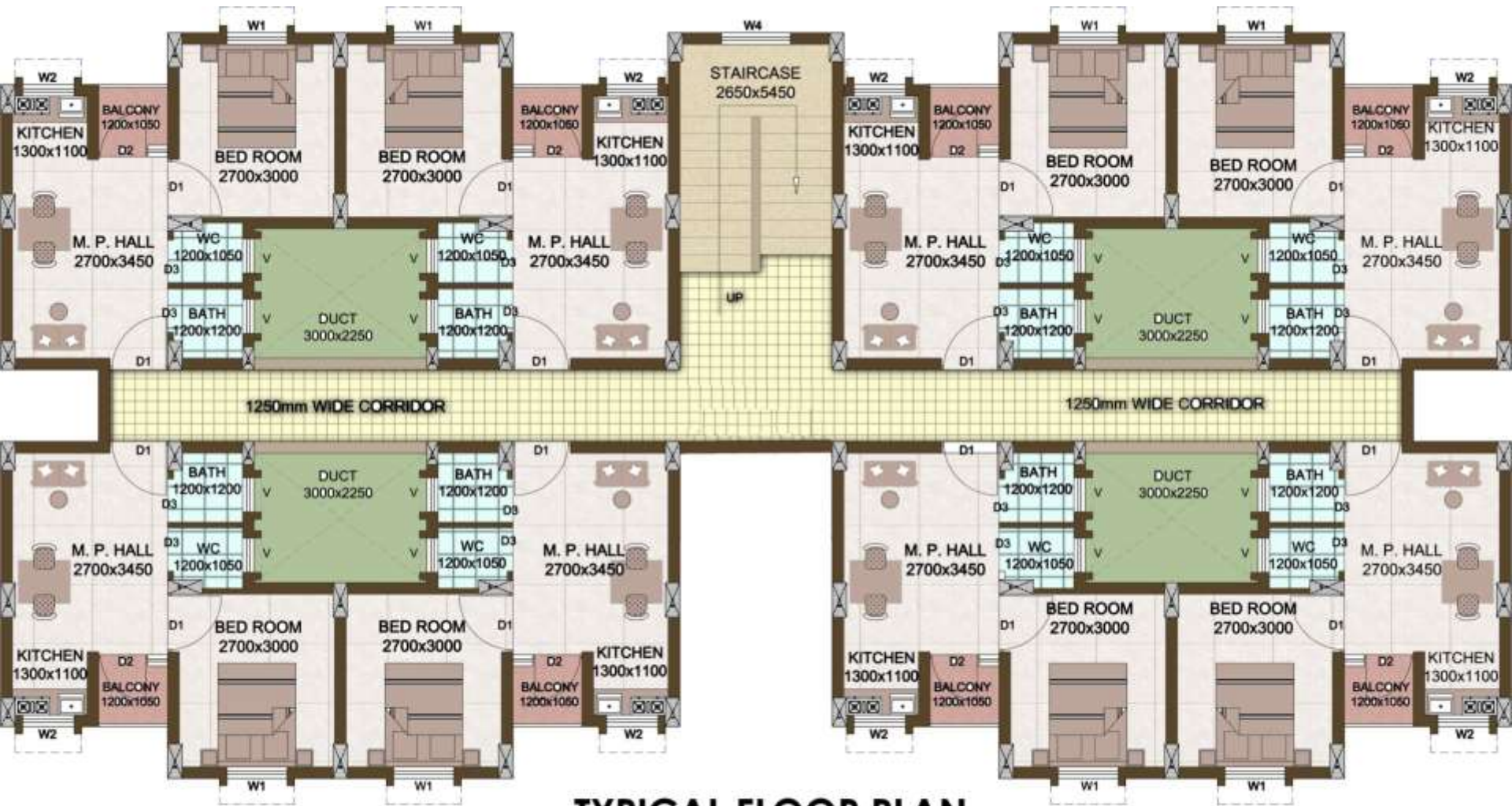


SITE PLAN



LOCATION MAP

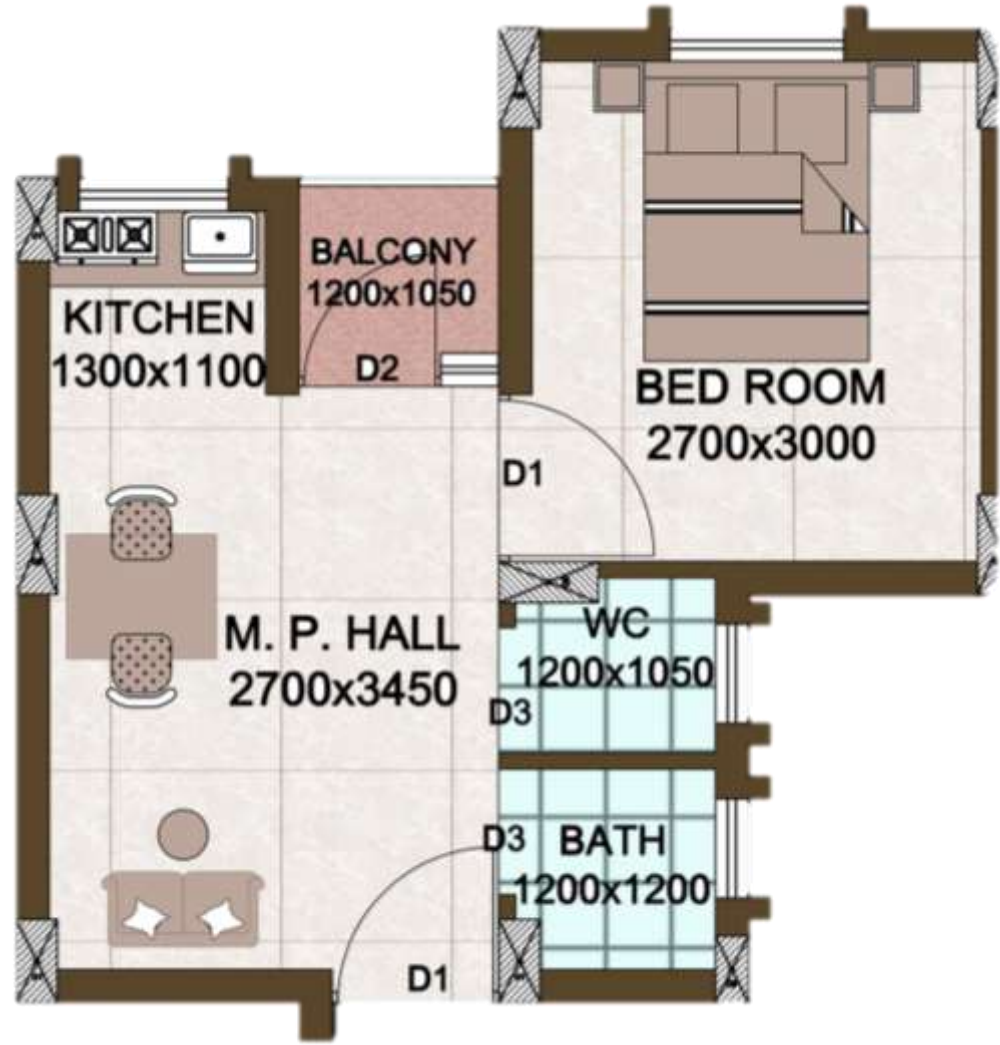
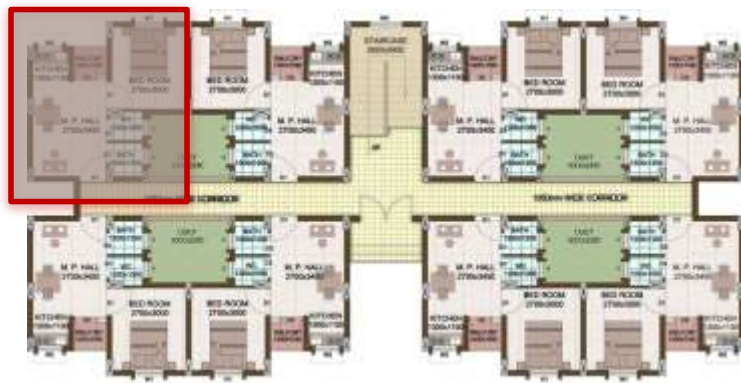
Typical floor plan of each block(272.56 sq.m each floor)



TYPICAL FLOOR PLAN
(1st -4th Floor)

Unit plan

Carpet Area-23 sq.m
Super Built up Area-32.2 sq.m



Side view



View



Financing Pattern

Project Cost (Rs. In Lakhs)	Housing	Infrastructure	other	Total
		6766.75	1250.3	1522.95
No. of EWS beneficiaries covered in the project	1368			
Sale price of EWS unit (Rs. In lakhs)	INR 1.5 Lakhs			
Gol grant required (Rs. 1.50 lakh per eligible EWS house) (Rs. In lakhs)	INR 2052 Lakhs			
State grant (OUIDF) (Rs. In Lakhs)	INR 1948 Lakhs			
Implementing Agency share through CIDF (Rs. In lakhs)	BDA Equity: INR 1540 lakhs OUIDF Loan: INR 4000 lakhs*			
Beneficiary Share (Rs. In Lakhs)	INR 2052 Lakhs			
Total (Rs. In Lakhs)	INR 9540 Lakhs			

**INR. 4000 lakhs is a loan from OUIDF which includes the beneficiary contribution of INR 2052 lakhs which shall be accrued only during allotment of houses to beneficiaries but loan is availed for construction purpose*

EPC Project - Ghatikia

Ghatikia-Locational map



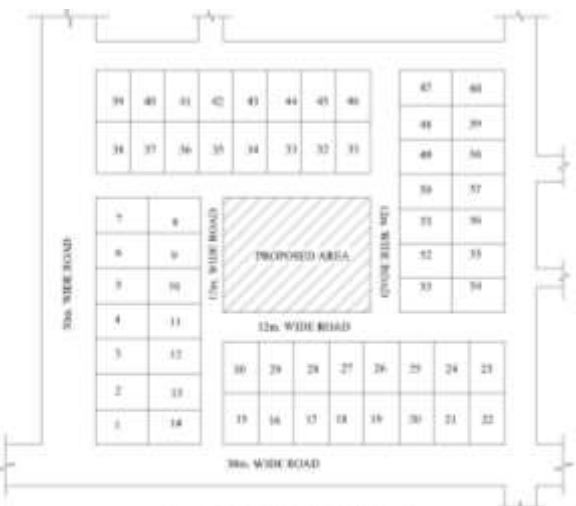
- 1 - Plot no. 38,40
- 2 - Plot no. 52(P)
- 3 - Plot no. 41/1693(P)

- 4 - Plot no. 53(P)
- 5 - Plot no. 49, 50, 51(P)

Ghatikia

Site -1

Area Statement	
Plot No.	38(P),40(P)
Area	Ac 0.827
No of Floors	G+4
No.of Block	4
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	152
Area of Community centre	272.56
Total Built up Area	5451.2 SQ.M



LOCATION MAP
PLOT NO.- 38(P), 40(P)



SITE PLAN



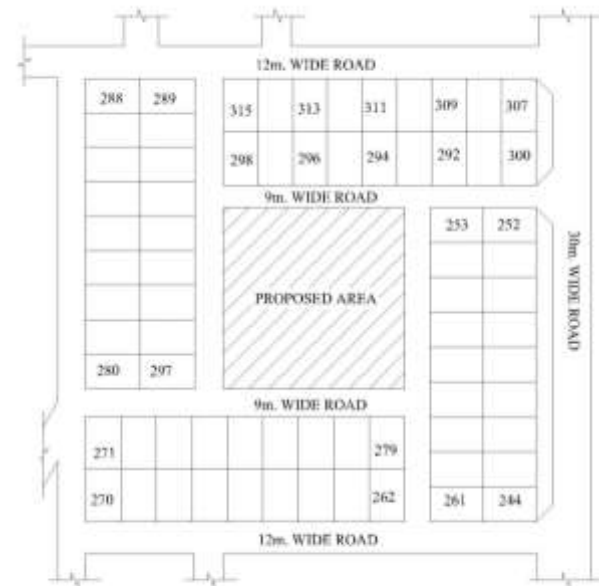
Ghatikia

Site -2

Area Statement	
Plot No.	52(P)
Area	Ac 0.989
No of Floors	G+4
No.of Block	6
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	232
Area of Community centre	272.56
Total Built up Area	8176.8



SITE PLAN



LOCATION MAP

PLOT NO.- 52(P)

Ghatikia

Site -4

Area Statement	
Plot No.	53(P)
Area	Ac 1.248
No of Floors	G+4
No.of Block	8
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	312
Area of Community centre	272.56
Total Built up Area	10902.4 SQ.M



LOCATION MAP

PLOT NO.- 53(P)

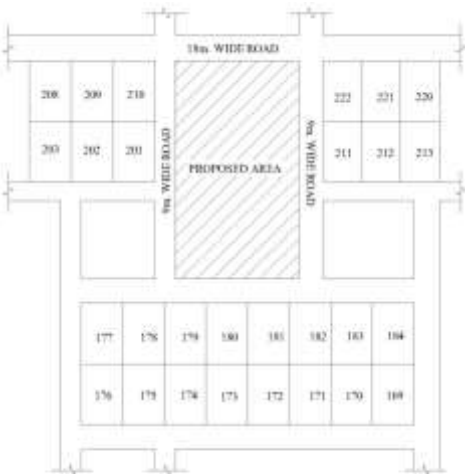


SITE PLAN

Ghatikia

Site-5

Area Statement	
Plot No.	49,50,51(P)
Area	Ac 1.351
No of Floors	G+4
No.of Block	8
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	312
Area of Community centre	272.56
Total Built up Area	10902.4 SQ.M



LOCATION MAP

PLOT NO.- 49(P),50(P),51(P)



SITE PLAN

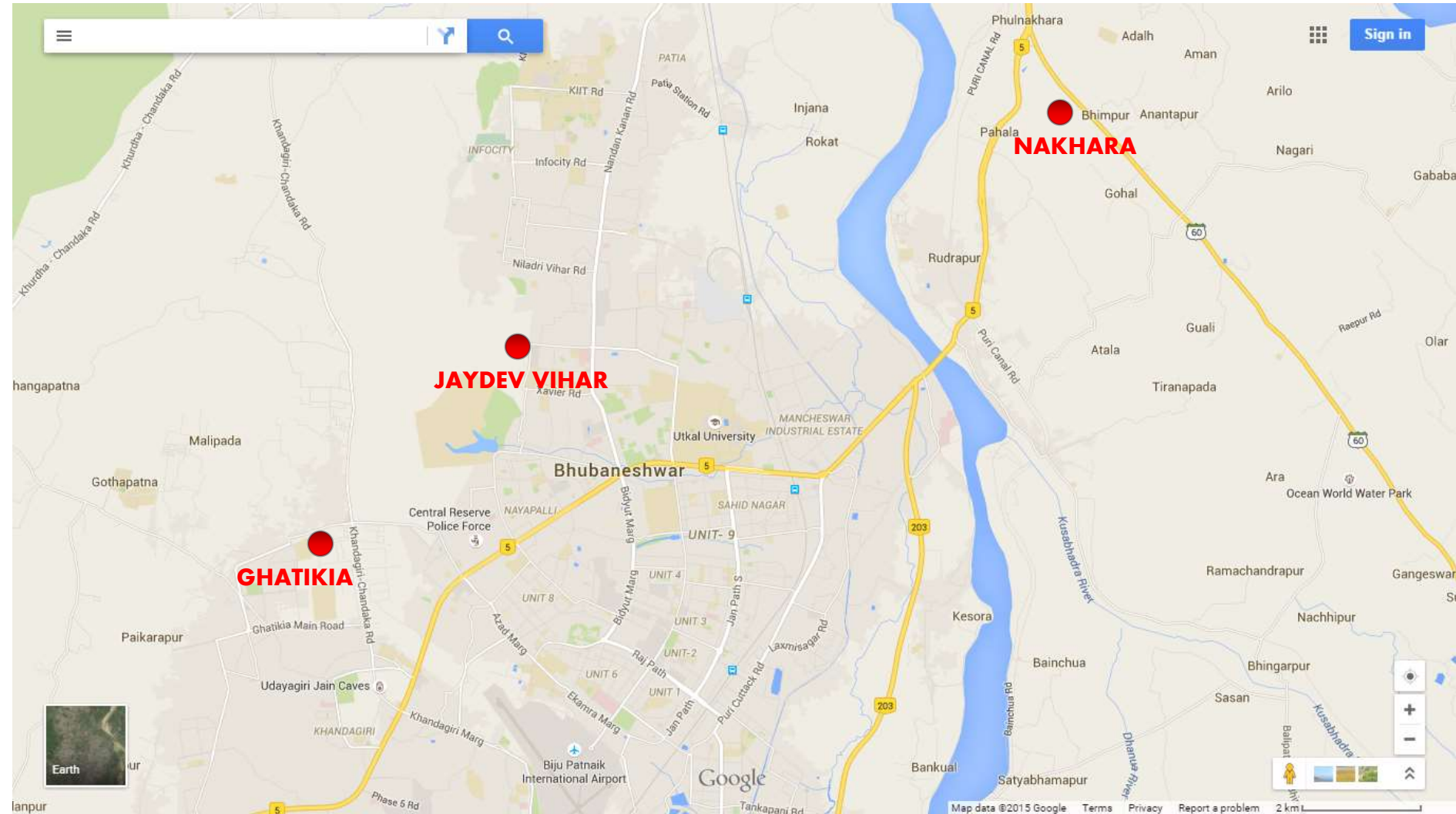
Financing Pattern

Project Cost (Rs. In Lakhs)	Housing	Infrastructure	other	Total
	6380.08	1111.6	1468.32	INR 8960 Lakhs
No. of EWS beneficiaries covered in the project	1280			
Gol grant required (Rs. 1.50 lakh per eligible EWS house) (Rs. In lakhs)	INR 1920 Lakhs			
State grant (OUIDF) (Rs. In Lakhs)	INR 2080 Lakhs			
Implementing Agency share through CIDF (Rs. In lakhs)	BDA Equity: INR 960 lakhs OUIDF Loan: INR 4000 lakhs*			
Beneficiary Share (Rs. In Lakhs)	INR 1920 Lakhs			
Total (Rs. In Lakhs)	INR 8960 Lakhs			

**INR. 4000 lakhs is a loan from OUIDF which includes the beneficiary contribution of INR 1920 lakhs which shall be accrued only during allotment of houses to beneficiaries but loan is availed for construction purpose*

EPC Project - Nakhara

Locational map-Nakhara project



Designers Forum
N-2/64, I.R.C Village
Bhubaneswar-15
Tel.No- (0674)2558056
E.mail- designersforum94@gmail.com

Nakhara-Site 1

Area Statement	
Plot No.	933,932,933/1993,935
Area	Ac 2.04
No of Floors	G+4
No.of Block	12
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	472
Area of Community centre	272.56
Total Built up Area	16353.6SQ.M



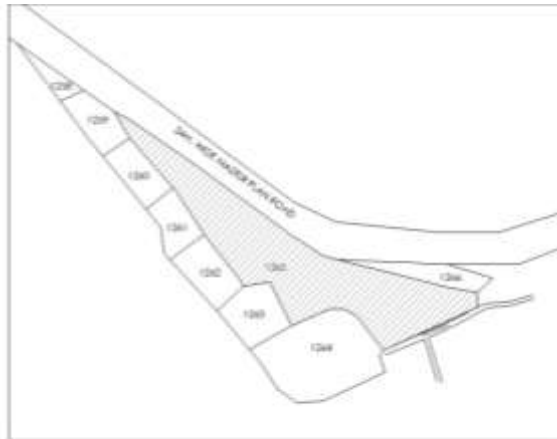
LOCATION MAP
Plot No-933 , 932 ,933/1993 , 935,
Nakhara



SITE PLAN

Nakhara- Site-2

Area Statement	
Plot No.	1265
Area	Ac 2.7
No of Floors	G+4
No.of Block	13
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	520
Area of Community centre	490.7SQ.M
Total Built up Area	17716.4SQ.M



LOCATION MAP
Plot No-1265,
Nakhara

(Ghatikia)



6 - Plot no. 40(P) & 41/1693(P)-

Ghatikia Site Plan

Area Statement	
Plot No.	40(P),41(P)
Area	Ac 1.57
No of Floors	G+4
No.of Block	9
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.85Sq.m
No of flat in each floor	8
Total no.of EWS units	352
Area of Community centre	272.56
Total Built up Area	12265.2SQ.M



LOCATION MAP

PLOT NO.- 40(P) & 41(P)



SITE PLAN

Site Plan-Jaydev Vihar

Area Statement	
Plot No.	878,878/3288,2581,2582
Area	Ac 0.764
No of Floors	G+4
No.of Block	5
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	196
Area of Community centre	136.28
Total Built up Area	6814 SQ.M



LOCATION MAP

**PLOT NO-878,878/3288,2581,2582
JAYDEV VIHAR**



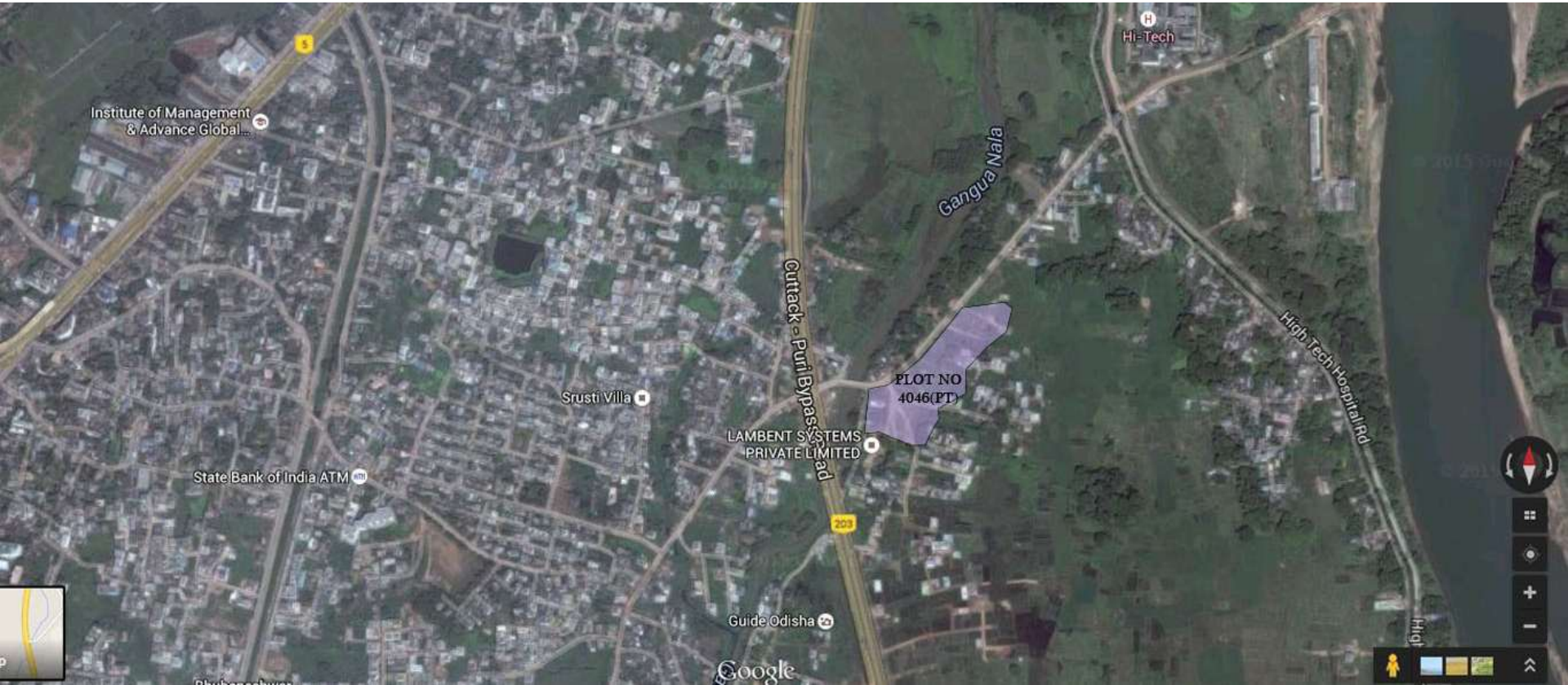
SITE PLAN

EPC Project – Pandara

Locational map-Pandara



Locational map-Pandara



Site Plan Plot No-4046(P)



LOCATION MAP
Plot No-4046(P)
Suburban



Area Statement	
Plot No.	4046(P)
Area	Ac 6.8
No of Floors	G+4
No.of Block	34
Built up Area in each floor	272.56 Sq.m
Total Built up area in all floors	1362.8Sq.m
No of flat in each floor	8
Total no.of EWS units	1360
Area of Community centre	802.76
Total Built up Area	46335.2SQ.M

Financing Pattern:

Project Cost (Rs. In Lakhs)	Housing	Infrastructure	other	Total
	6573.40	1254	1081.30	INR 8908.70 Lakhs
No. of EWS beneficiaries covered in the project	1360			
Sale price of EWS unit (Rs. In lakhs)	INR 1.5 Lakhs			
Gol grant required (Rs. 1.50 lakh per eligible EWS house) (Rs. In lakhs)	INR 2040Lakhs			
State grant (Rs. In Lakhs)				
Implementing Agency share through CIDF (Rs. In lakhs)	INR 4828.70 Lakhs			
Beneficiary Share (Rs. In Lakhs)	INR 2040 Lakhs			
Total (Rs. In Lakhs)	INR 8908.70 Lakhs			

PPP Project – Nilamadhav Slum Redevelopment

Nilamadhav Slum I & II under PPP

- **Location** : - Approx. 100 mtr from the road, on left side towards Nandankanan Zoological Park
- **Neighbourhood** : - BDA Housing Colony, Upcoming CARE Hospital, Buddha Jayanti Park
- **Connectivity** : - Present Connectivity is through 60 ft wide road. Planned connectivity shall be through 150 ft and 80 ft wide CDP roads passing through the slum

▪ **Total Area of Slum** : - 8.18 Acres

▪ **Total No. of Households** : - 1170

(784 HH in Nilamadhav I&II and 386 HH from four adjacent slums-

- | | |
|-----------------------------------|-----|
| 1. Bajrang Basti: | 66 |
| 2. Srikrishna Nagar: | 150 |
| 3. Maa Mangala Basti: | 80 |
| 4. Mahavir Basti (Niladri Vihar): | 90 |

▪ **Average Household Size** : - 3.65

▪ **Record of Rights** : - BDA

- **Tenability Stats** : - Tenable
- **Willingness towards Redevelopment of the Slum Area** : - High
- **Community Mobilisation**: - The slum community is ready to relocate for transition but not to a distant location.



Nilamadhav Slum I & II under PPP

- Total Project Area = **8.18 Acres**

• Rehabilitation Area (65%)

Area = **5.317 Ac**

Proposed Developments –

- **1170 EWS Dwelling Units (DUs)**
- Neighbourhood shopping and community facilities

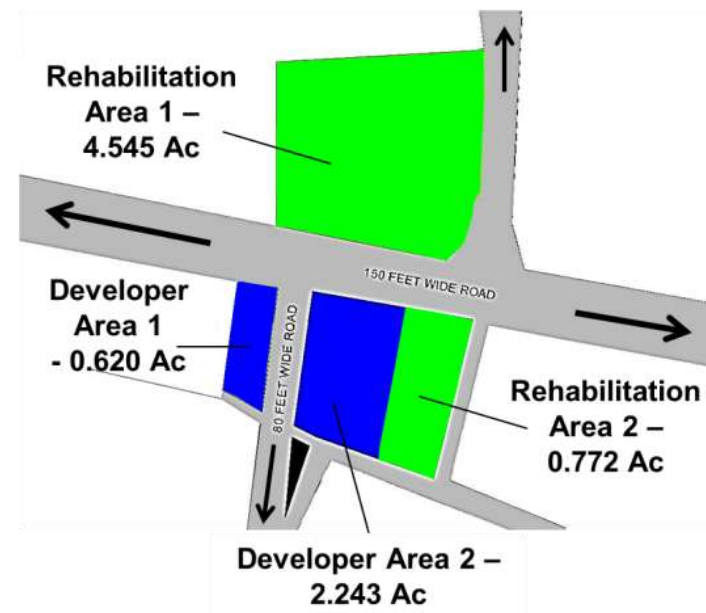
• Developer Area (35%)

Area – **2.863 Ac**

Permissible Developments –

- **Residential / Commercial**, as permissible under planning and development regulations

- Maximum Permissible FAR – **3.5**



Development Details

■ Rehabilitation Area

- Total Permissible BUA = **8.1 lakhs sq. ft.**
- Density (DUs / Acre) = **220**
- No. (DUs) = **1170**
- Standard Size of DU =
23 sqm (Carpet) | 32.2 sqm (super BUA)
- Residential Built-up Area (RBUA) =
4.05 lakhs sq. ft.
- Neighbourhood Shopping Area and
Community Area @ 5% of RBUA =
0.25 lakh sq. ft.

Incentive FAR : - The remaining BUA of 3.8 Lakhs sq. ft. is available for development in Developer Area, based on design innovations etc.

■ Developer Area

- Permissible Built Up Area =
4.3 lakhs sq. ft.

Project Financials

- **Rehabilitation Area**
 - Transit Housing approximately @ Rs. 100000/- per unit ~ **Rs. 8 Cr.**
 - Total Cost of Development ~ **Rs. 74.5 Cr.**
 - Maintenance Corpus Fund @ 2% ~ **Rs. 1.5 Cr.**

- **Developer Area**
 - Total Cost of Development = **Rs. 110 Cr.**
- TOTAL PROJECT COST ~ RS. 194 CR.**

Key Revenue Indicators

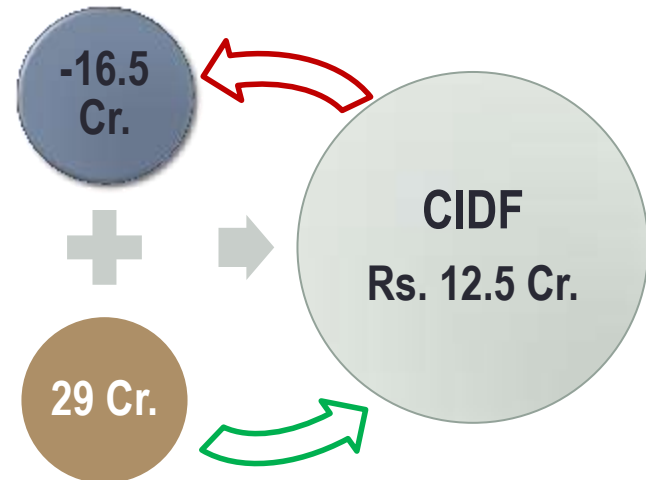
Rate / sq.ft.	3750	4000	4250	4500
IRR	-7.1%	-0.5%	5.8%	11.7%
NPV	-24.2	-19.2	-14.1	-9.1

BIDDING PARAMETER – CONCESSION FEE

- **Sources of Revenue for BDA**
 - Beneficiaries Contribution @ Rs. 1.5 Lakh per unit = **Rs. 17.6 Cr.**
 - PMAY Subsidy @ Rs. 1.0 Lakh per unit = **Rs. 11.7 Cr.**
- Total inflow ~ **Rs. 29 Cr.**

A grant to the Developer; in the form of concession fee (in case full FAR is not utilized); will be significantly lower than this amount.

NET INFLOW TO CIDF



Clarifications (queries vide Letter no. N-11011/53/2015-HFA-3 (FTS14412) dated 18.12.2015)

1. Land Allotment

A. Government of Odisha to BDA

Land has been allotted to BDA by General Administration Department, Government of Odisha on free hold and free of cost basis as per State Policy.

B. BDA to Beneficiary

BDA shall allot the EWS Dwelling units to the beneficiaries as per the provisions of HFA, Odisha, 2015 (Annexure-3) and BDA Property (Management & Allotment) Regulations, 2015, wherein the beneficiary shall have only heritable but non-transferable rights for a period of 10 years. After 10 years allottee can transfer the ownership.

Clarifications (queries vide Letter no. N-11011/53/2015-HFA-3 (FTS14412) dated 18.12.2015)

2. Cost estimates of Jaydev Vihar Project

Modified in the revised Detailed Project Report (DPR)

Clarifications (queries vide Letter no. N-11011/53/2015-HFA-3 (FTS14412) dated 18.12.2015)

3. Cost/ Sale Price of Dwelling Unit

The sale price of each Dwelling Unit shall be 1.5 Lakh (which is 20% of the cost of the individual dwelling unit)

Clarifications (queries vide Letter no. N-11011/53/2015-HFA-3 (FTS14412) dated 18.12.2015)

4. Private Participation

- A. EPC Projects: The four affordable housing projects viz. Ghatikia, Chandrasekharapur, Nakhara, Pandara are being implemented by BDA. Tenders have been floated and Contractors are likely to be finalized in the month of January. There is no provision of private developer. Apart from the proposed PMAY grant and beneficiary contribution; the remaining amount shall be borne by BDA.
- A. PPP Project: In case of Nilamadhav Slum Redevelopment project, apart from the proposed PMAY grant and beneficiary contribution; the remaining amount shall be borne by the private partner.
- B. Yes. The beneficiary response to the sale price has been checked. All EWS houses will be sold @ Rs. 1.5 Lakhs to the existing slum dwellers.

Clarifications (queries vide Letter no. N-11011/53/2015-HFA-3 (FTS14412) dated 18.12.2015)

5. Site details of Nakhara and Pandara

The same has been rectified in the revised Detailed project Report (DPR).

Clarifications (queries vide Letter no. N-11011/53/2015-HFA-3 (FTS14412) dated 18.12.2015)

6. In- Situ Rehabilitation of Nilamadhav Basti- Beneficiary selection and Cut off date

The beneficiaries have already been identified and the cut off date taken for this purpose is June' 2013 (based on RAY survey)

Transit Housing Work in Progress



Discussions...