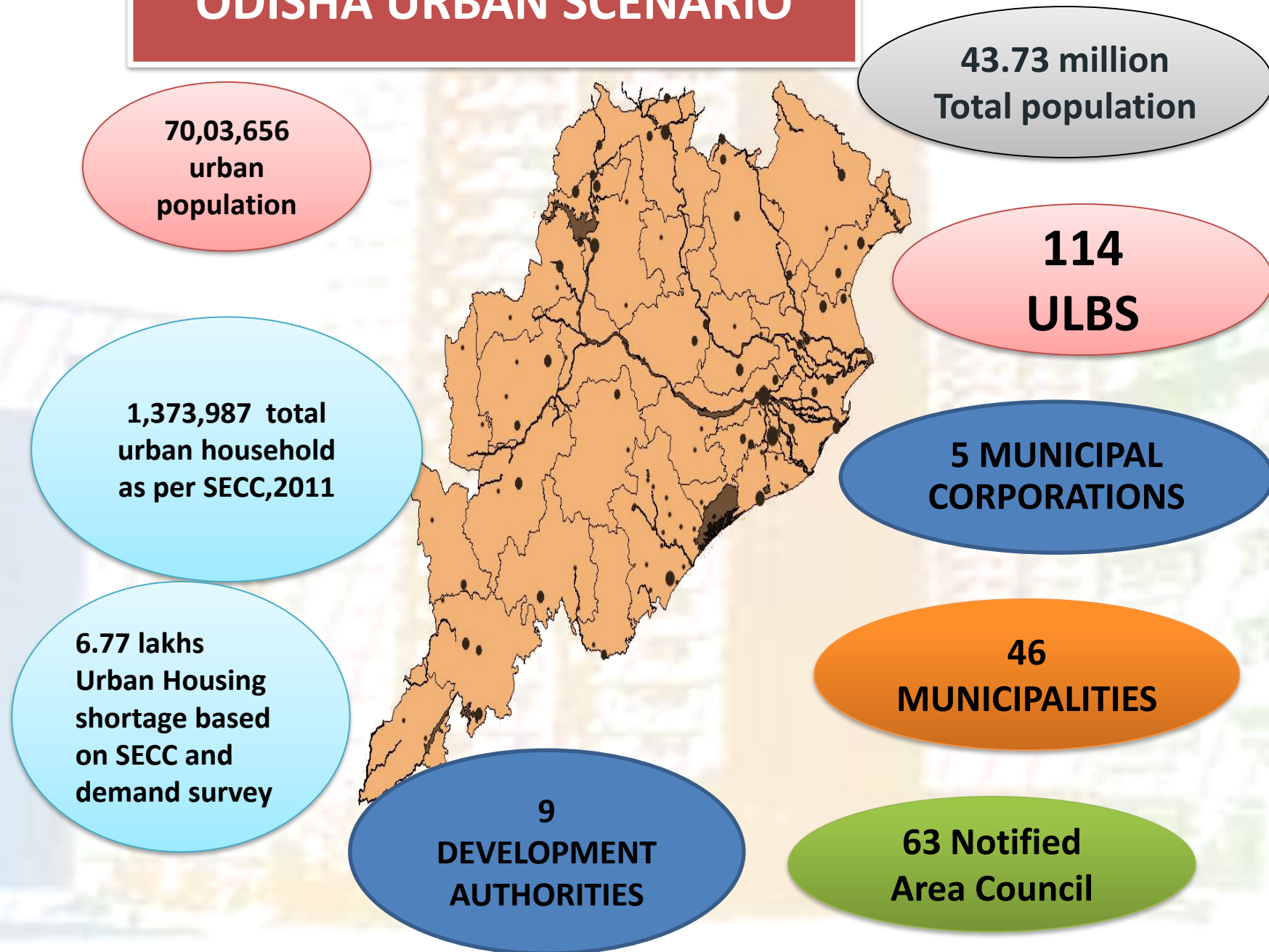




**In-Situ Slum Redevelopment (ISSR)**  
Through  
**Slum Rehabilitation and Redevelopment Housing (SRRH) Scheme**  
Under  
**Policy on Housing for All in urban areas of Odisha, 2015**

**AWAAS- Odisha Urban Housing Mission**  
**Housing & Urban Development Department**  
**Government of Odisha**

# ODISHA URBAN SCENARIO

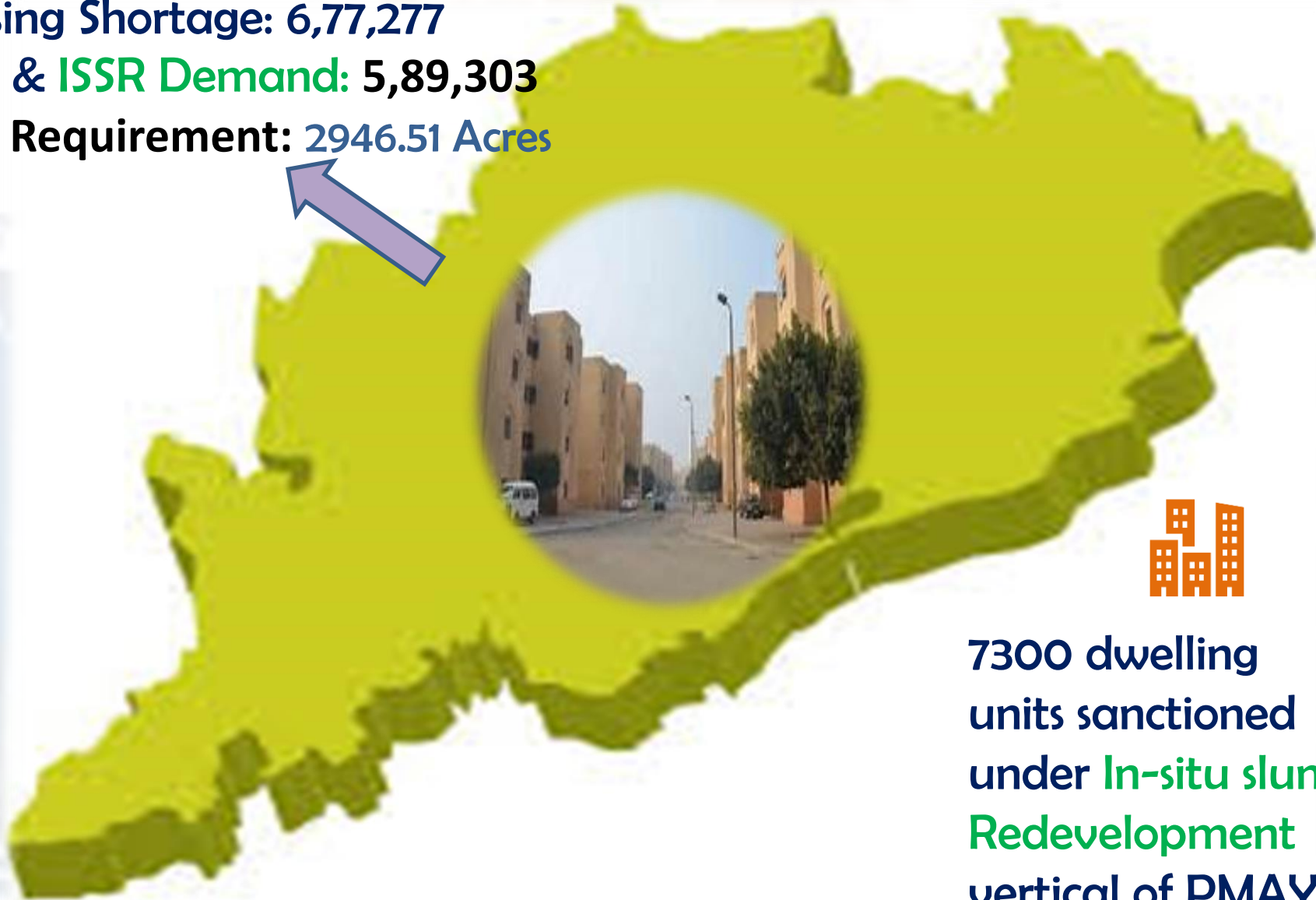
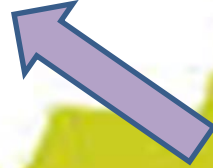


## Projects Approved Under In-situ Vertical Under PMAY(U)

Housing Shortage: 6,77,277

AHP & ISSR Demand: 5,89,303

Land Requirement: 2946.51 Acres



7300 dwelling  
units sanctioned  
under In-situ slum  
Redevelopment  
vertical of PMAY

## Legislative and Regulatory Reforms ensured for smooth implementation of ISSR projects

Synchronising the vision of PMAY(U) with the State Policy to ensure universal access to a range of housing options, following reforms have been initiated:

1. Policy on Housing for All in urban areas of Odisha, 2015
2. CDP Land Implementation Policy (CLIP), 2015
3. ODA Amendment Act, 2015
4. TDR Rules notified
5. Policy on Rehabilitation of slum / project evicted people  
– notified
6. The Odisha Land Rights to Slum Dwellers Act, 2017

# Policy on Housing for All in urban areas of Odisha, 2015

Government of Odisha was the first state to launch HFA Policy on 14<sup>th</sup> August, 2015, just after the launch of PMAY on 25<sup>th</sup> June, 2015

## ❑ 7 Development Models under the Policy:

### A. Affordable Housing

- Model 1 – Mandatory Reservation
- Model 2 – Incentives on Market based EWS & LIG
- Model 3 – Affordable Housing in Partnership (PPP)

### B. Slum Redevelopment

- Model 4 – Slum Rehabilitation and Redevelopment Housing (SRRH)
- Model 5 – Relocation and Redevelopment
- Model 6 – Beneficiary Led Housing Upgradation

### C. Rental Housing

- Model 7 – Rental Housing

### D. Policy on Rehabilitation of slum / project evicted people – notified

# Development Model – 4

## DEVELOPMENT OF IN-SITU SLUM REDEVELOPMENT HOUSING PROJECTS UNDER PPP MODEL

*(cross subsidization)*

Total Project Area allotted to Govt./Agencies without any premium (free of cost)

Rehabilitation Area (RA) = 65% of the total project area

Developer Area (DA) = Remaining, 35% of the total project area

- Development of EWS & LIG housing.
- At least 50% of total number of houses shall be for EWS.
- The ownership shall remain with the govt. agency.
- The developed dwelling units shall be transferred to govt. agency free of cost for allotment to eligible beneficiaries

- Will be given on lease to developer as per terms and conditions of bidding documents.
- Subject to planning and building regulations, the developer shall utilize the land for development of housing and commercial projects.
- Maximum FAR of 3.5 shall be allowed on the total project area .

# Development Model – 4

IN - SITU SLUM REDEVELOPMENT  
(through PPP model)



## overview

Nilamadhav Awas Yojna

Shanti Nagar Awas  
Yojna

Bhubaneswar

Model- 4 of HFA Policy,  
Odisha-2015



- For selection of developer single stage bidding process was initiated by BDA.
- After following the evaluation process Consortium led by Z Engineers Pvt. Ltd. And M/s Shyam Indus Power Solutions Pvt. Ltd. has been selected.
- The Development Agreement (DA) was executed between BDA and the Developers.
- As a part of condition precedent, the developer is in the process of achieving the financial closure for the project, whereas the authority is taking necessary steps to mobilize the slums for relocating before handing over the site to developer for implementation of the

FUTURE OF THE SLUM  
REDEVELOPMENT IN  
ODISHA



The Odisha Land Rights to  
Slum Dwellers Act, 2017

Liveable Habitat Mission  
of Government of Odisha

# **Odisha Land Rights To Slum Dwellers Act, 2017**

## **A Historic Legislation**

➤ **Notified on 16<sup>th</sup> October 2017**

Maximum land to be settled		
	Municipality	NAC
In-situ settlement	45 sq.m	60 sq.m
Relocation	30 sq.m	30 sq.m

### **EWS Category**

Upto 30 sq.m – free of cost

Excess of 30 sq.m - % of benchmark value of land

**Other than EWS category - Cost linked to benchmark value of land**

### **Land Rights**

- ✓ Only for residential purposes
- ✓ Heritable
- ✓ Mortgagable for housing loan but not transferable
- ✓ Land rights certificate to be accepted as valid address proof

### **Urban Poor Welfare Fund**

- ✓ To be set up at ULB level
- ✓ All revenue out of settlement to be credited to this account
- ✓ To be utilized only for infrastructure development in the slum or erstwhile areas

**THANK YOU**

