

We would like to enlighten on some of the key facts regarding CDA Land (Project Area for Naranpur Affordable Housing):

- CDA has received the leasehold project area land from Government of Odisha for development of residential housing and accordingly CDA had earmarked the land for "Naranpur Affordable Housing Project" as per Clause 4.3.1.1 i.e. Provision of Government Land, Clause 4.3.1.1 (c) and Clause 5.4.1.4 of the "Policy for Housing for All in Urban Areas, 2015". (Annex: Pg 24, 32 and 33)
- As per "CDP Land and Implementation Policy 2015" by H&UD, GoO since there is no provision for converting allotted property from leasehold to freehold even after a predefined lock in period an effective, efficient, easy and simple mechanism for transfer of Government lands to Development Authorities had been prescribed as per Clause A: Transfer of Government Land under Section 75 and therefore Government will transfer Development Authorities (i.e. CDA) on freehold basis by Clause A provision 3 i.e. Development projects can be implemented on PPP model or directly by Development Authorities. (Annex: Pg 5 and 6)

We were assigned as Developer from Cuttack Development Authority and signed a Development agreement on 12/10/2020 and as per terms and condition of the development agreement, we had started the construction work of the AHP assets after receiving permission from the Cuttack Development Authority to initiate construction work vide letter no. 5529/CDA, on Dated 20/05/2021. for completion of construction within a span of 30 months as mentioned in the executed agreement.

As per the Development Agreement clause 25 i.e. "RERA Registration" we need to register both AHP area and Private Development Project (PDP) area. In this context we did applied ORERA registration for AHP assets vide application Number ORERA0921982863, ORERA0921847253, ORERA0921750945 which was rejected due to non-conversion of Kisam into Gharabadi. Since we have already completed our preliminary milestone and as per clause no. 4.1 of the Development Agreement, the CDA has provided us license for undertaking PDP development on Developer's area vide their letter no. 1843/CDA, Dated – 09/02/2022. Therefore, we would request you to acknowledge our registration.

The PDP land status is also on leasehold currently however CDA shall make it to freehold after signing of Conveyance Deed with us which shall be after completion of construction period and handing over of AHP assets back to CDA. Since the construction completion timeline is 30 months which is ongoing and conversion of leasehold to freehold is an ongoing process, we would request you to acknowledge our project for RERA registration considering the approval of RFP in ECI, Development Agreement executed with CDA and referral clause as mentioned in the above captioned policies, which shall help us in taking bookings from prospective PDP allottees and we can maintain sound cashflow for the Naranpur Affordable Housing Project.

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh chandra Sahoo

Director

4.3.1.1 **Provision of Government Land:** Government land for the projects to be taken up under this model shall be provided to PDA on free of cost and freehold basis. The land for the project shall be divided into two parts i.e. Affordable Housing Area (AHA) & Developer Area (DA). These shall be subject to following conditions:

- a) Affordable Housing area shall not be less than 65% of the total project area.
- b) At least, 50% of the houses in the project shall be for EWS category.
- c) The Developer Area will be given by PDA to private developer on freehold basis, as per the terms and conditions of the Concession Agreement.
- d) The ownership of land reserved for Affordable Housing Area will remain with PDA and Affordable Housing units developed over same shall be allotted to the eligible beneficiaries. This allotment shall be made as per the provisions of Annexure – 3.

4.3.1.2 **Mandatory Development Norms:** The following mandatory development norms shall be followed by PDA for structuring of projects under this model and the same shall also form part of the bidding documents:

- a) **Density Norms:** The PDA shall ensure that density in terms of Dwelling Units per Acre (DU/Acre) on Affordable Housing Area shall be as per provisions applicable to affordable housing units in Annexure – 5.
- b) **Mixed Land Use Norms:** 5% of the built up area reserved for EWS and LIG dwelling units shall be developed as neighbourhood shopping and community facilities (if any). Out of same, 3% of the built up area shall be exclusively reserved for neighbourhood shopping facilities. The FAR consumed under this section shall form part of total built up area being developed for EWS and LIG housing. The provisions of Annexure-5 shall also apply to these developments.
- c) **FAR:** Maximum FAR of 3.5 will be allowed for the projects under this model. If part of FAR for Affordable Housing Area remains unutilized, the same can be utilized by the private developer on Developer Area.
- d) **Number of Affordable Housing Units:** Bid documents shall specify the number of EWS & LIG dwelling units to be built by the private developer for handing over to PDA. The construction specification

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh chandra Seher

Director

developer who quotes lowest grant or highest premium shall be selected for the project. This concession fee shall be payable to or by the PDA in installments as per conditions given in the Bid documents.

- e) **Payment of Concession Fees:** The concession fee shall be paid in or out of CIDF for the projects in the Development Area of the Development Authorities. For other areas, the concession fee shall be paid in or out of State Housing Fund. For this purpose, Slum Redevelopment Fund (SDF), as a component of CIDF / State Housing Fund shall be created. This will help in better accounting of funds received and spent on slum redevelopment projects at the city level.

5.4.1.3 Allotment of Dwelling Units:

- a) The PDAs shall undertake verification and final selection of beneficiaries for the project as per the provisions of step by step approach given in this policy vide para 5.3. PDAs will facilitate same through the Affordable Housing Facilitation Centers and credible Non-Government Organizations (NGOs).
- b) The developer shall also proactively participate in the process to facilitate housing finance by undertaking loan fairs and providing handholding support to beneficiaries.
- c) The beneficiaries found eligible as per the conditions of eligibility as described under Section 3 of "Annexure 3: Principles of Allotment Mechanism" and having valid Entitlement Certificates shall be issued allotment letters by the PDA. It is further provided that efforts shall be made to ensure that numbers of SRRHs built in a particular project exceeds the no. of entitled beneficiaries in that particular slum, so that balance EWS units built under this provision can be utilized for the purpose of allotment to slum dwellers having entitlement certificates from nearby untenable slums or otherwise.
- d) The PDA shall allot SRRH to beneficiaries having entitlement certificates at the rate notified by State Government for allotment of such housing units.

- 5.4.1.4 Utilization of Developer Area:** The private developer shall utilize the Developer Area for taking up housing and commercial projects, subject to provision of Planning & Building Standard Regulations in force and subject to provisions of this policy. The land under Developer Area will be transferred

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh Chandan Sethi

Director

by PDA to the developer on freehold basis, as per terms and conditions defined in the bidding document.

5.4.1.5 **Other incentives and relaxations:** The projects under this Model will also be eligible for availing following incentives and relaxation:

- a) **Fast track approval process:** The projects under this model shall be eligible for fast track approval process as specified in Annexure - 5.
- b) **Exemption from various fees, Charges & Security Deposit:** The projects under this model shall be eligible for exemption from following fees, deposits and charges limited to development on Rehabilitation Area:
 - i. Exemption from sanction fee of building plan sanctioning authorities;
 - ii. Exemption from payment of external/peripheral development charges of Urban Local Bodies etc.
 - iii. Exemption from keeping of security deposit by building plan approval agencies.

5.4.2 **Development of SRRH by PDAs, directly:**

The Project Development Agency may take up In-situ Slum Redevelopment directly by itself. For purpose of such redevelopment, PDA may engage State/ Central Public Sector Enterprise (PSEs) as executing agencies, with approval of Odisha Housing Mission. In such cases, following principles shall be applicable;

5.4.2.1 **SRRH over Rehabilitation Area**

The principles as given vide sections 5.4.1.1 & 5.4.1.3 shall apply, mutatis mutandis.

5.4.2.2 **Developer Area**

The principles given under section 5.4.1.4 shall apply mutatis mutandis. Further, PDA will be at liberty to auction such land or develop it on PPP or any other model.

5.4.2.3 **Incentives and Relaxations**

The principles given under section 5.4.1.5 shall apply mutatis mutandis.

5.4.3 **Slums on Central Government Land**

5.4.3.1 Central government land owning agencies should also undertake "in-situ" slum redevelopment on their lands occupied by slums by using it as a resource for providing houses to slum dwellers. In case of relocation, a land should either be provided by the agency itself or the agency may collaborate with the State Government for obtaining land. Central Government agencies

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh Chandra Sahoo

Director

5. Transfer of Government land to development authorities and from development authorities to Allottees:

As per the present practice, the Government land is being leased out to Development Authorities by Revenue Department under Orissa Government Land Settlement Act, 1962 and by General Administration Department under Government Grants Act, 1895. In this regard, Policy of transfer of Government land to Development Authorities was last decided in the year 1987, given in Annexure-I, which provides for facilities for moratorium and deferred payments. This process of allotment of Government land to Development Authorities is time consuming, uncertain and not favourable for taking up large scale organized and planned development of city in a time bound manner. For instance, in many cases, time taken from issuance of allotment letter to finalization of lease deed has been more than a decade. In certain cases, it has taken more than 30 years. Because of this, Development Authorities have not been able to sign sub-lease with various allottees on time, leading to generation of avoidable litigation. Further, the provision to develop the allotted land on PPP model is also not built in the allotment letters.

Similarly, as land is transferred on lease to Development Authorities, they allot the same on sub-lease basis. This requires such Allottees to keep visiting offices of Development Authorities for taking approvals for transfer of such allotted properties to third parties. This procedure breeds lack of transparency and leads to avoidable recurring visits to Government offices by Allottees and citizens. It is so because there is no provision for converting allotted property from leasehold to freehold even after a predefined lock in period.

A. Transfer of Government Land under Section 75:

In view of above background, there is an urgent requirement for putting in place an effective, efficient, easy and simple mechanism for transfer of Government lands to the Development Authorities for the

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh Chandray Sehla

Director

purpose of taking up urban infrastructure and development projects including housing and commercial complexes. Therefore, Government will transfer Government land under Section-75 of ODA Act, 1982, to development authorities by way of a Notification on freehold basis on following terms and conditions:

- 1) The Development Authorities will take up development of such transferred land as per the approved statutory development plans.
- 2) Provisions of ODA Act, rules & regulations made there under must be adhered to.
- 3) Development projects can be implemented on PPP model or directly by Development Authorities.
- 4) Allotted lands can be auctioned by Development Authorities after specifying end use, which shall be in conformity with terms and conditions prescribed by government during transfer of such land to the Authority for generating funds for CIDF.
- 5) Land should be transferred by Government on free of cost basis for the purposes of Urban Infrastructure projects such as roads, parks, drainage and sewerage systems, electricity installations, drinking water installations, solid waste management, transport terminals, parking, vendors markets, neighborhood shopping & public parking for motorized and non-motorized transport. Any other use whether falls within this category or not may be decided by Empowered Committee.
- 6) For taking up slum redevelopment and affordable housing projects as approved by State Government under the relevant policies, land required will be transferred on free of cost basis to development authorities.

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh Chandor Sahu

Director