

Chapter-IV : MODELS OF AFFORDABLE HOUSING

With a view to provide access to affordable housing for the urban poor including urban slum dwellers, the Policy adopts the following models:

4.1 Model 1: Mandatory Development of EWS Housing

In line with the Policy objective of promoting inclusive mixed housing development, this model mandates development of EWS housing in all new housing projects in urban areas of Odisha. This model is applicable for development by both private developers and Project Development Agencies (PDAs).

4.1.1 Private Developers

4.1.1.1 Reservation requirement: All apartments/ group-housing schemes with plot size exceeding 2,000 sqm shall have to compulsorily reserve minimum 10% of the originally permissible built-up area, for EWS dwelling units in order to obtain building plan approval from the competent authority under the applicable building regulations.

4.1.1.2 Compensatory FAR: The private developer shall be entitled to receive compensatory FAR equivalent to 100% of the built up area utilized for EWS units. This additional FAR can be utilised in the same project subject to maximum FAR of 3.5, or where there is any difficulty in utilizing the compensatory FAR in the same project, the developer shall be entitled to receive TDR for the unutilized Compensatory FAR. This TDR can be utilized at a different location or transferred to third parties subject to guidelines to be issued by the Government in this regard.

4.1.1.3 Utilization of remaining built-up area: The remaining built-up area may be utilized for other categories of houses and commercial purposes. This shall be as per the relevant provisions of Planning & Building Standards Regulation in force.

4.1.1.4 Mixed-use development: 5% of the built up area reserved for EWS dwelling units shall be developed as neighbourhood shopping and community facilities (if any). Out of same, 3% of the built up area must 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 housing. The provisions of Annexure – 5 shall also apply to these developments.

4.1.1.5 **Relaxations for developers:** The mandatory provisions shall be ordinarily followed in all housing projects except in cases where, provisioning for EWS housing cannot be provided for practical reasons. In such cases, following relaxation will be available on case to case basis;

- a) **Development at separate location:** In the event of any problem in accommodating EWS dwelling units in the project in question, the private developer may be allowed to provide the same requirement of EWS housing at another location not beyond 5 km from the project, but such option shall not be available to projects occupying more than 4 acres of land. Provided further that if the upcoming project is within the Development Area of Development Authority, then the location of construction of EWS units shall also be within the Development Area of same Development Authority.
- b) **Payment of Shelter Fee:** In case, if providing the EWS dwelling units at a separate location as mentioned in clause (a) above is not possible and the land area of project is up to 4 acres, the private developer maybe allowed to pay a „Shelter Fee“ in lieu of development of required EWS units in accordance with provisions as prescribed under Annexure - 2. The Shelter Fee contributed by private developer shall be included as a part of the CDP Infrastructure Development Fund (CIDF) to be established for each Development Authority. For the cities not covered under jurisdiction of a Development Authority, a State Level Housing Fund will be created for the purpose.
- c) **Allotment of Affordable Housing Units:** The Affordable Housing (AH) units developed under this model shall be allotted on basis of following principles: It should be allotted to beneficiaries who are eligible as per the criteria fixed in Annexure – 3.
- d) The allotment will be done on the basis of lottery.
- e) Odisha Housing Mission (OHM) will designate one PDA for each district or a group of districts. Such designated PDA shall be responsible for overall supervision of allotment of the Affordable Housing units created under this Model and for ensuring adherence to the provisions of the policy.
- f) The allotments shall be supervised by the designated PDA. This shall be subject to following conditions: