
Adv. Notice No.- 106/ BDA

Date - 03.01.2022

**Development of EWS Housing over Government Land by
Private Developer under Model- I of Policy for Housing for All
in Urban Areas, Odisha- 2015 (Amended 2020)**

Invitation for Expression of Interest (Eoi)



Bhubaneswar Development Authority

Akash Shova Building, Sachivalaya Marg,

Bhubaneswar, Odisha 751001

DISCLAIMER

1. Though adequate care has been taken in the preparation of this document, henceforth referred to as the Expression of Interest document or the EoI document, the Applicants should satisfy themselves that the document is complete in all respects. Intimation of discrepancy, if any, should be given to the address mentioned below, in case, no such intimation is received by the said deadline, it shall be deemed that the applicant is satisfied that the document is complete in all respects.

Bhubaneswar Development Authority

Akash Shova Building, Sachivalaya Marg,

Bhubaneswar-751001

Odisha, India Tel: 0674- 2392801

Email: bdabbsr1983@gmail.com

2. This EoI document is not an agreement neither an offer by BDA to any other party/ agency/ developer. The purpose of this EoI document is to provide Applicants with information to assist the formulation of their Application for pre-qualification. This EoI document does not purport to contain all the information each Applicant may require. Each Applicant should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this EoI document and obtain independent advice from appropriate sources. BDA, their employees, advisors and consultants make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the EoI document.
3. Neither BDA nor their employees make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI document. Each prospective Applicant should conduct their own investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI document and obtain independent advice from appropriate source(s) before submission of their EOI.

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4. Neither BDA nor their employees will have any liability to any prospective Applicant or any other person under any law for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document.
 5. BDA reserves the right, without any obligation or liability, to accept or reject any or all of the applications, and at any stage of the process, to cancel or modify this process, or any part thereof, or to vary any of the terms and conditions, or to cancel this solicitation process and/or to initiate a new process without assigning any reason whatsoever.
 6. Neither BDA nor their employees will have any liability in case of non-receipt of any correspondence from them to the applicants through e-mail.
 7. The applicable laws for the purpose are the laws of India. Courts of Bhubaneswar will have jurisdiction concerning or arising out of this EOI document.
 8. The applicants are expected to know the relevant rules and regulations of the respective authorities concerning to the proposed assignments.
 9. BDA will not entertain any claim for expenses in relation to the preparation of EoI submissions.

Background:

The State Government of Odisha has notified Policy for Housing for All in Urban Areas, Odisha - 2015 with a vision to ensure that all residents of urban areas of Odisha have access to a range of housing options within their affordable limits. Under the Policy, the Government of Odisha envisages seven models for intervention to provide access to affordable housing for the urban poor including urban slum dwellers.

Out of the seven models, Model- 1 mandates development of EWS Housing in all housing projects being developed by both private and Government Agencies in urban areas of Odisha in line with the Policy objectives of promoting inclusive mixed housing development. This model specifies that all apartments/ group housing scheme with plot size exceeding 2000 sq. mtr. shall have to compulsorily reserve minimum 10% of the approved/ constructed carpet area, for EWS dwelling units in order to obtain building plan approval from the competent authority under the applicable building regulations. (As per HFA Policy 2015 (Amended in 2020))

In the year 2020, some amendments have been made to the Policy vide notification no.- 1810/HUD dtd. 29.12.2020 to make the policy more implementable. In the said amendment, a new clause has been introduced which provides relaxation to the developer by setting up mechanism for accessing government land by private developers which enables them to address the issued of reserving EWS units within their project site and to ensure better occupancy of such EWS units over available government land within city limits without disturbing the livelihood linkages.

Salient features:

- The Bhubaneswar Development Authority (BDA) will allow the private developer the right to construct / develop the EWS units as required under Model-1 of the Policy over government land allotted to BDA for the said purpose.
- The BDA shall be responsible for designing of the EWS building blocks along with development of physical and social infrastructure over such land parcels.
- The private developer shall construct/ develop the EWS units as per the technical specifications given by the BDA to meet the required units under

Model- 1. The developer shall undertake all internal infrastructure work at building level within their assigned sub-plot/ patch of land. Furthermore, the cost towards development of physical & social infrastructure as stated above shall be borne by the private developer in proportion to the number of dwelling units being developed by such developer in a particular site. However, BDA has the discrimination to

- The scope of getting all statutory approval related to a specific sub-plot/ patch of land including building plan approval, NOC/ clearance from various agencies shall lie with the Developer.
- The developer shall be entitled to avail compensatory FAR equivalent to 10% of the built-up area utilized for EWS units in case of High Rise Structures for EWS units are being taken up by private developer. This compensatory FAR can be utilized by the private developer in their own project(s).
- Furthermore, the private developer is required to handover the EWS units along with all internal infrastructure (i) within a period of 5 years from the date of handover of project site with development right or (ii) before the completion of the Developer's own project in lieu of which EWS units are being developed over government land; whichever is earlier.
- If the developer is unable to achieve the project completion within the period specified above, then on written request 1 year extension beyond the Scheduled completion period may be granted to the Developer by Vice-Chairman, BDA for completion of the project.
- The private developer is required to submit a Performance Security amounting to 1% of the EWS Project Cost in the form of Bank Guarantee with a validity of 5 years along with a claim period for ensuring development of EWS units and internal infrastructure within Scheduled completion period and any extension granted thereto. BDA shall return the submitted bank guarantee after handing over the EWS units along with infrastructure facilities unless forfeited by BDA.

Intent of the EoI:

In line with the Policy provisions, Bhubaneswar Development Authority (BDA) intends to open up the available government land allotted/ transferred to it for the purpose of developing Affordable Housing within the jurisdiction of BDPA for development of EWS units by private developer. The BDA shall identify such government land and assign the same to private developer on first come first serve basis for its development.

This EOI is floated inviting application in prescribed format as at Annexure- A from individual developer or group of developers who requires to undertake EWS dwelling units under Model-1 of the Policy in their on-going & future projects to assess the demand of EWS built-up area under Model-1 over government land and identifying/ finalizing such land parcels.

Selection of Private Developer(s):

The developer shall require to submit the application in prescribed format as stated above specifying the details of Housing/ Apartment project against which EWS units are to be provided and the required carpet area/ built-up area of such EWS units.

The application received on first come first serve basis shall be prioritized for assigning any land parcels to a developer / developer(s) for development of EWS units. A Selection Committee shall be constituted for appraisal of the application and allotment of patch of land to a particular private developer. After finalization of a particular site, the prioritized developer shall be assigned to develop the same as per the policy provisions and terms & conditions of the BDA.

The application must be submitted **through officials e-mail ID** of BDA (i.e. bdabbsr1983@gmail.com) latest by **20 / 01 / 2022 before 05:30 PM**. Any application received after the Scheduled date and time shall not be considered for selection. No drop box facility is available and speed post/ registered post/ courier / hand delivery is not allowed.

Clarification:

The assignment of land to private developer for undertaking development is subject to availability of land. The project land will be allotted to the private developer based on the prioritized list when encumbrance free land is available with BDA. The right to allot the land is reserved by BDA depending upon the requirement of EWS housing units under this provision.

As per the policy, the private developer is required to provide EWS units within their own site except cases where relaxation is applicable to the developer under Model- I of HFA Policy. The aforementioned relaxation of developing EWS units over government land is applicable as and when suitable government land parcel is available with BDA for such development. This EOI shall not be construed as a obligation of BDA to provide/ assign right over government land parcels to private developer for development of EWS units under Model- I of the HFA Policy.

Further, submission of application to BDA and/ or be an eligible/ enlisted developer for assignment of Government land for EWS development does not exempt the developer to provide mandatory EWS units under Model-1 within their project unless otherwise allotted specific government land parcel from BDA under this provisions. If a private developer is assigned a particular government land under this provision; then the same shall be mentioned in the Permission/ approval letter of the developer's own project against which the developer is required to provide EWS units under this provision. Accordingly, the developer is required to complete the project within the specific period as mentioned above. Furthermore, the Occupancy Certificate shall only be issued to the developer for its own project only when the EWS units along with infrastructure facilities over such government land are fully developed and handed over to the developer.

In cases, where suitable government land is not available & not assigned to the private developer or the private developer fails to construct the EWS housing on assigned Government land; then the developer shall construct the same on their own project premises/ pay shelter fee (wherever applicable) failing which Occupancy Certificate of their original project against which EWS units are to be constructed under Model- I of HFA Policy shall not be issued for the project.

Application format

(On the letter head of Developer)

To,

The Planning Member,

Bhubaneswar Development Authority (BDA)

Akash Shobha Building, Lok Seva Marg,

Bhubaneswar- 751001

Sub: Expression of Interest (EOI) for Selection of Private Developer for Development of EWS dwelling units as required under Model-1 of Policy for Housing for All in Urban Areas, Odisha- 2015 (Amended in 2020) over Government land in BDPA.

Dear Sir,

We, (Name of the Developer) hereby submit our expression of interest for Selection of Private Developer for Development of EWS dwelling units as required under Model-1 of Policy for Housing for All in Urban Areas, Odisha- 2015 (Amended in 2020) over Government land in BDPA.

We understand that BDA reserves the right to reject any application without assigning any reasons thereof.

We, hereby confirm that this EOI shall not be construed as a obligation of BDA to provide/ assign right over government land parcels to private developer for development of EWS units under Model- I of the HFA Policy.

1. Name of the Developer :

2. Contact Details:

3. Details of Existing on-going and Future Project(s) for which mandatory EWS is required to be provided as per Model- 1 of Policy for Housing for All in Urban Areas, Odisha- 2015

i. Name of project

ii. Location

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- iii. Plot No.
 - iv. Khata No.
 - v. Mouza name
 - vi. Application no. of the building plan submitted to BDA / BMC (if any)
 - vii. Details of approved project / Permission letter for which the developer is proposed to get government land for EWS development under Model- 1 of HFA Policy
 - viii. Proposed Built-up area
 - ix. Proposed FAR Area
 - x. FAR & Density achieved/ to be achieved
 - xi. Proposed Carpet Area
 - xii. Required EWS units carpet area @ 10% of proposed Residential carpet area

(N.B.: If required, the applicant can attach extra A-4 sheet to this application letter)

(Signature of Authorized Person with seal)

Date: ___ / ___ / 2022