

**Minutes of the Meeting Chaired by Special Secretary, Housing & Urban Development
Department & Secretary OUIDF held on 17.10.2013 regarding Financing of Affordable
Housing Project of BDA by OUIDF.**

Members Present:

1. Sh. S.K.Ratho
Spl. Secretary, H & UD Deptt. & Secretary, OUIDF- Chairman
2. Sh. L.P. Mohapatra
Executive Engineer, Division –II, BDA
3. Sh. Vivek Jain
Consultant, PMU, BDA
4. Sh. B.P.Rayaguru
Sr. Consultant, OUIDF, Bhubaneswar

Special Secretary, Housing & Urban Development Department chaired the meeting and emphasised the need of implementing the Affordable Housing Project of BDA at the earliest. After detail discussion the following decisions were taken:-

- The income criteria of EWS beneficiaries will be Rs. 90,000/- per annum as per GoO Guidelines and selection of the beneficiaries should be done as per GoI(RAY)/GoO (Scheme for Affordable Urban Housing in Odisha, 2012) guidelines by a Committee comprising of Director Housing, Vice Chairman, Bhubaneswar Development Authority and Commissioner Bhubaneswar Municipal Corporation.
- The size of the dwelling unit may be increased up to 25 sqm. If deemed necessary the number of proposed unit may be reduced.
- BDA should persuade General Administration Department for allotment of the proposed 20 acres land at Shyampur at the earliest.
- The approach road to the proposed site should be developed at the earliest.
- BDA will have to bring in equity to the tune of 10% of the Total Project Cost.
- The funding pattern of a dwelling unit for a EWS category would be as follows:-
 - (i) Total Unit Cost :- Rs. 5.24 lacs
 - (ii) Beneficiary contribution [Linked to inflation under (CPI)]: - Rs 2.69 lacs
 - (iii) GoI Support (Affordable House in Partnership sub-scheme under RAY):- Rs. 0.75 lacs
 - (iv) OUIDF(Grant): - Rs. 0.75 lacs
 - (v) H & UD Support (Infrastructure Development Grant) : - Rs.1.05 lacs
- The project will comprise of around 2500 dwelling units with a Total Project Cost of Rs. 131.10 crore (approx.), with the following means of finance

OUIDF Loan: -	Rs. 40 Cr
GoI Support: -	Rs. 18.75 Cr
GoO Support: -	Rs. 26.25 Cr
OUIDF Grant: -	Rs. 18.75 Cr
BDA (own equity): -	Rs. 13.11 Cr.
BDA (from sale proceed):-	Rs. 14.24 Cr.

Total= Rs. 131.10 Cr.