



**GOVERNMENT OF ODISHA
LABOUR & E.S.I. DEPARTMENT**

RESOLUTION

No. LL1-III-0065-2018 2625 /LESI, Bhubaneswar, dated the 30th Apr, 2020

Sub: Scheme on “Rental Housing Complex (RHC) for Migrant Construction Workers in Urban Areas”.

Background:

Building and other construction workers are one of the most numerous and vulnerable segments of the un-organized labour in the State. They are predominantly migratory in nature who move from one place to other in search of work. Most of them migrate from rural areas to the urban areas and face great hardship due to lack of basic facilities like accommodation, sanitation and other fundamental necessities. Besides, they are also deprived from the welfare measures and various initiatives taken for the urban poor as because they are not permanent residents of the urban areas. Taking rental houses in cities is also beyond their means. In order to mitigate the hardship that a migrant construction worker faces, a new scheme titled “Scheme on Rental Housing Complex (RHC) for Migrant Construction Workers in Urban Areas” has been designed.

Objective:

To create a stock of rental housing complexes for migrant construction workers with basic amenities providing affordable temporary housing option to them and thereby improving the human development index of the urban areas as well as improving ambience of the cities.

Scope:

Migrant construction workers who come to cities as single or with their families in search of employment.

Area of implementation:

In the first phase, it has been planned for construction of Rental Housing Complexes of 100 / 50 bedded capacity in the following 10 Cities.

Sl. No.	Municipal Corporation / Municipality	Name of the Corporation / Municipality	No. of Units / Locations	Whether 100 bedded or 50 bedded
1	Municipal Corporation	Cuttack	2 Units	100 bedded each
		Bhubaneswar	2 Units	100 bedded each
		Sambalpur	2 Units	100 bedded each
		Rourkela	2 Units	100 bedded each
		Berhampur	2 Units	100 bedded each
2	Municipality	Vyasanagar, Jajpur Road, Dist: Jajpur	2 Units	50 bedded each
		Paradeep, Dist: Jagatsinghpur	2 Units	50 bedded each
		Angul	2 Units	50 bedded each
		Dhenkanal	2 Units	50 bedded each
		Jharsuguda	2 Units	50 bedded each

Besides, the proposal of M/s. Bhubaneswar Smart City Ltd. for development of one 200 bedded Rental Housing Complex within its Social Equity Centre at Kharavel Nagar, Bhubaneswar under Bhubaneswar Development Authority has also been taken up in the first phase.

The RHCs may be extended to all the 45 Municipalities in phased manner.

Administrative and Implementing Department:

Labour and ESI Department, Govt. of Odisha shall be the Administrative Department whereas Housing and Urban Development Department shall be the Implementing Department for the scheme. The Odisha Urban Housing Mission (OUHM) under H & UD Department shall execute the scheme and impart necessary direction in this regard to the concerned Municipal Corporations / Municipalities / NACs. The OUHM may undertake the scheme either through ULBs / DAs / OSHB / PSU / any other agency following applicable norms. The concerned Collectors where the scheme is implemented will ensure availability of land, coordinate and monitor the construction activities as well as commissioning of the project and further operation and maintenance of the facility.

Funding pattern:

Construction cost of RHCs for the purpose shall be borne by the Odisha Building and Other Construction Workers Welfare Board. The project cost of each RHC shall include all structure and fittings including cost of furniture, CCTV camera etc. Necessary funds in this regard (as per actuals) shall be released to the Odisha Urban Housing Mission (OUHM). The interest accrued on this fund shall be treated as part of RHC construction cost and will be utilized for such purpose. No service charges shall be

provided to OUHM for scheme implementation. After utilisation of funds, OUHM shall send the necessary Utilisation Certificate to the OB&OCWW Board. All such accounts will be audited by AG, Odisha / CAG/CA Firm of the Board.

All houses constructed under the scheme shall be independently branded as "Rental Housing Complex for Construction Workers". The logo of RHC (Annexure – A) shall be engraved on the front wall of the house.

Salient features:

- **Type of RHC:** The proposed rental housing complex will be all weatherproof, permanent as far as the design and construction is concerned; but temporary and transit with respect to the occupant of the same. In other words, the occupants will not have any right, title or interest over the property but will have usage permission and required to deposit affordable rent / user-fee on weekly / fortnightly / monthly basis.
- **Location of the rental housing complex:** Due to changing locations of construction sites, such rental housing complex may be centrally located, preferably in labour congregation places having access to public transport system. While identifying the land, the availability as well as suitability shall be taken into account.
- **Basic facilities:** The rental housing complex will have all basic necessary facilities like sanitation, drinking water, electricity connectivity, kitchen-cum- dining block (common), central courtyard, medical first aid facility, common room with TV, CCTV camera creche facility, office room, boundary walls, etc. and will be made available at affordable rent / user fee to the needy construction labourers for a predetermined duration of stay. Dormitory kind of facility might be the preferred option, with separate facilities for men, women and family units. Each dormitory may have capacity for 20 persons. There shall be provision for common bath, toilet and cleaning space (separate for men and women). The women blocks would be so constructed that there would be adequate safety and privacy for women residence. Each rental housing complex would cater to a population between 50 to 100 and more than 100 in exceptional cases, with prior permission from the L&ESI Deptt. Preferably, the rental housing complex in Municipal Corporations shall be 100 bedded and in Municipalities / NACs 50 bedded. There shall be provision for providing separate bed to each occupant.

It would be desirable not to allow commercial complex inside RHCs in order to ensure safety and to avoid future litigation. The rental housing complex will offer dignified stay to the occupants, and sanitation and water facilities will be provided on sharing basis. Further, one ATM counter, provisions for display of Government schemes, cloak room / locker facilities and a mini hall for 50 persons, for capacity building training programmes of construction workers to be accommodated in the future projects to be undertaken in the second phase. However, all these facilities are meant for registered construction workers only.

- **Design and estimate:** The standard design and layout would be as per land availability and keeping in view the peculiar needs of the respective Corporation / Municipality / NAC areas and to be finalized by the OUHM or their agencies. However, the administrative and technical sanction of the estimate shall be accorded by the competent authorities of the respective agencies executing the project. The cost of the RHC would be as per actuals and the estimates / revised estimates as the case may be is to be submitted to the OB&OCWWB for record and placement of funds. The construction of RHCs shall be ordinarily completed within 12 months from the date of signing of agreement with the executing agency. However, the plan and estimate for the purpose is to be approved by the competent authority for the respective implementing agency.

Identification of land:

The land should belong to the Govt./Local Body. However, the land for the project will be transferred by the land owning agency / department, free of premium to the H&UD Department. The concerned Urban Local Body (Corporation / Municipality / NAC) shall be the owner of the land in respect of RHC project and make application before the concerned authority for electricity connection, water connection etc. They would provide connecting roads and all other urban facilities. However, the ULBs shall be authorised by the H&UD Department to sign the lease deed on behalf of the Department for the purpose of operating and maintaining the facilities after its completion.

The required land for the purpose shall be identified and finalized jointly at the district level by the officials from the concerned ULB, Revenue Department and Labour Department with due approval from the District Collector. The Commissioner/ Executive Officer along with the concerned labour department officials shall initiate necessary steps in this regard. While identifying the land, the availability as well as suitability shall be taken into account.

Selection of Beneficiary:

Migrant construction workers (both inter-state & inter-district) having valid registration with the Building and Other Construction Workers Welfare Board (B&OCWW Board) who come to cities as single or, with their families in search of employment are eligible to get benefit under this scheme. The beneficiary who intends to stay in the Rental Housing Complex shall make an application in Form- X (**Annexure – B**) along with self-attested copies of his identity card issued by the B&OCWW Board, money receipts in support of payment of his annual contribution and Voter ID Card / Aadhaar Card before the Commissioner / Executive Officer of the concerned ULB or the person who remains in charge of the RHC (for inter-state migrant construction workers, who are members of other State Board, only identity card issued by their Board shall be ensured as documentary evidence of BoC workers). The above application shall be processed online and the relevant information to be uploaded in the database.

The entire process of selection of allottees and allotment of RHC facilities should be made online by developing an appropriate software application. For this, the Board

should provide online access to ULBs. Till development of such online software, the application may be processed offline to facilitate early operationalization of the scheme.

However, the online processing should be simple and user-friendly and the software should have provisions for forwarding the applications to the authorised official of the ULB as decided by the Collector concerned who will approve the admission subject to vacancy within 48 hours failing which it will be deemed to have been approved. The allotment shall be made immediately after the uploading of the documents and deposit of requisite fees on a first come first serve basis. If the documents are found to be defective or the information submitted by the applicant is found to be incorrect the allotment shall be cancelled and double the prescribed daily rent for the number of days of occupation shall be deducted from the security amount / entire amount paid for the period may be forfeited.

A system generated approved list of applicants in Form-Y (Annexure-C) to be displayed in the notice board of the concerned RHC and ULB. However, before possession an agreement will be signed between the occupant of the Rental Housing Complex and the operation/ management unit covering rate of user fees/ rent, security deposit, duration of stay etc. so as to avoid any future litigation. The maximum stay of the occupant should not exceed 3 months during a particular year. The person who remains in charge of the RHC will maintain a register in Form – Z (Annexure-D) and will give temporary possession to the applicant on receipt of requisite user fees and security deposit. Proper books of accounts shall be maintained for the purpose. The security money is to be refunded back during vacation of the occupant.

Operation, maintenance and management:

The rental housing facility will be operated, maintained and managed by the concerned Urban Local Bodies either directly or through outsourced agencies to be decided by the district level committee headed by the Collector, who will also supervise the running of the establishment including collection of rent / user fees, ensuring security of the premises and maintenance of all structures and fittings. However, the minimum benchmark of quality of operation and management is to be maintained by OUHM. CCTV should be installed in each RHC unit to ensure transparency, safety and security.

The security deposit, monthly rent / user fees and other charges are to be collected from the users as may be decided by the district level committee, headed by the Collector. The committee shall consist of:

1. The Collector and District Magistrate.....Chairman
2. The Executive Engineer, R&B.....Member
3. The District Labour Officer.....Member
4. Commissioner /Member Convenor
Executive Officer of respective ULB

The operation and maintenance agency, if necessary, shall also be selected by the above committee.

The operation/ management/ maintenance charges shall be the responsibility of the concerned ULB, the cost / charges of which may be met from the rent / user fees to be collected from the migrant construction workers. Deficit / balance requirement, if any, may be borne by the OB&OCWW Board for an initial period of 05 years, subject to maximum 5% of the funds allocated to OUHM for construction, which can be provided by Board per year of operation/ management/ maintenance of all RHCs. Accordingly, annual requirement of funds will be placed by H&UD Deptt. to OB&OCWW Board at the beginning of each financial year, on the basis of which Board shall release necessary funds. After utilization of funds, the H&UD Deptt. Shall send the necessary Utilization Certificate to the Board.

Monitoring and supervision:

- Overall implementation and monitoring of the scheme will be made by the Odisha Urban Housing Mission (OUHM).
- The District Collector will ensure proper supervision at regular interval.
- The Commissioner / Executive Officer of ULB will be personally responsible at district level for timely implementation of the scheme.
- The Labour and ESI Department and Housing and Urban Development Department shall be jointly responsible for clarifying doubts, if any, and ensure that bottlenecks in the implementation of the scheme are removed as expeditiously as possible and communicated to all concerned as and when required.
- An apex committee consisting of the following members shall be constituted which shall meet bi-annually to take stock of the status and other issues relating to the RHC.

1. **Principal Secretary to Government, Labour & ESI Department.....Chairman**
2. **Principal Secretary to Government, H&UD Department.....Member**
3. **Labour Commissioner, Odisha-cum-Secretary, OB&OCWWB.....Member**
4. **Mission Director, OUHM.....Member Convenor**

Annexure- A



Form-X

**APPLICATION FOR TEMPORARY ACCOMODATION TO THE MIGRANT
CONSTRUCTION WORKERS IN RENTAL HOUSING COMPLEX CONSTRUCTED
BY THE ODISHA BUILDING AND OTHER CONSTRUCTION WORKERS WELFARE
BOARD**

(ପ୍ରବାସୀ ନିର୍ମାଣ ଶ୍ରମିକମାନଙ୍କ ସ୍ଥାୟିକ ରହଣୀ ସ୍ଥଳରେ ଆଶ୍ରୟ ନିମନ୍ତେ ଆବେଦନ ପତ୍ର)

To

The Commissioner, Municipal Corporation /

The Executive Officer, Municipality/ NAC.

ପ୍ରାପ୍ତେଷୁ,

ଆୟୁକ୍ତ, ପୌର ପ୍ରତିଷ୍ଠାନ /

କାର୍ଯ୍ୟନିର୍ବାହୀ ଅଧିକାରୀ, ପୌରାଞ୍ଚଳ / ବିଜ୍ଞାପିତ ଅଞ୍ଚଳ ପରିଷଦ ।

1. (a) Name of the registered
migrant construction worker :
(କ) ପଞ୍ଜିକୃତ ପ୍ରବାସୀ ନିର୍ମାଣ ଶ୍ରମିକଙ୍କ ନାମ :
- (b) Whether inter-state or inter-district :
and from which State / District
(ଖ) ଆନ୍ଧ୍ର ରାଜ୍ୟ କିମ୍ବା ଆନ୍ଧ୍ର ଜିଲ୍ଲା :
ଏବଂ କେଉଁ ରାଜ୍ୟ / ଜିଲ୍ଲାରୁ ଆସିଛନ୍ତି
- (c) Sex :
(ଗ) ଲିଙ୍ଗ :
- (d) Marital Status :
(ଘ) ବୈବାହିକ ସ୍ଥିତି :
- (e) Father's Name / Husband's name :
(ଙ) ପିତା / ସ୍ୱାମୀଙ୍କ ନାମ :
- (f) Date of birth/age :
(ଚ) ଜନ୍ମ ତାରିଖ / ବୟସ :
- (g) Permanent Address :
(ଛ) ସ୍ଥାୟୀ ଠିକଣା :

2. (a) Registration No. of the beneficiary :
(Photocopy of the I.Card to be enclosed)
(କ) ହିତାଧିକାରୀଙ୍କ ପଞ୍ଜିକରଣ ନମ୍ବର :
(ପଞ୍ଜିକରଣ ପତ୍ରର ଅବିକଳ ନକଲ ସଂଲଗ୍ନ କରାଯିବ)

Enclose two
passport size
colour photo

ପାସପୋର୍ଟ ରଙ୍ଗୀନ
ଫଟୋ ସଂଲଗ୍ନ
(୨ ଗୋଟି)

(b) Date of Registration :
(ଖ) ପଞ୍ଜିକରଣ ତାରିଖ :

(C) Amount of annual contribution remitted :
(No. and date of receipt)
(ଗ) ବାର୍ଷିକ ଦେୟ ପଇଠ କରିଥିବା ଅର୍ଥର ପରିମାଣ :
(ରସିଦ ନମ୍ବର ଓ ତାରିଖ)

3. Aadhaar No. / Voter I. Card No. of the applicant :
(Photocopy to be enclosed)
ଆବେଦନକାରୀଙ୍କ ଆଧାର ନଂ / ଭୋଟ ପରିଚୟ ପତ୍ର ନଂ :
(ଆଧାର / ଭୋଟ ପରିଚୟ ପତ୍ରର ଅବିକଳ ନକଲ ସଂଲଗ୍ନ କରାଯିବ)

4. Details of the family members :
(ପରିବାର ସଦସ୍ୟଙ୍କ ସମ୍ପୂର୍ଣ୍ଣ ବିବରଣୀ)

Sl. No. (କ୍ର. ସଂ.)	Name (ନାମ)	Age (ବୟସ)	Relation with the applicant (ଆବେଦନକାରୀଙ୍କ ସହିତ ସମ୍ପର୍କ)	If registered with the OB&OCWW Board, Regn. No. of the family member with date (ଯଦି ପରିବାର ସଦସ୍ୟ ବୋର୍ଡରେ ପଞ୍ଜିକୃତ ହୋଇଥାନ୍ତି, ପଞ୍ଜିକରଣ ନଂ ଓ ତାରିଖ)

DECLARATION

I do hereby solemnly declare that the facts mentioned above are true to the best of my knowledge and belief. In case, any information submitted by me is found wrong; I shall be liable to face legal consequences.

ଘୋଷଣା

ଏତଦ ଦ୍ୱାରା ମୁଁ ସତ୍ୟନିଷ୍ଠା, ସ୍ଥିରଚିତ୍ତ ଓ ବିଶ୍ୱାସର ସହିତ ଘୋଷଣା କରୁଅଛି କି ଯ, ମୋ ଦ୍ୱାରା ଦିଆଯାଇଥିବା ଉପର ଲିଖିତ ସମସ୍ତ ତଥ୍ୟ ସଂପୂର୍ଣ୍ଣ ସତ୍ୟ ଅଟେ । ଯଦି ଏହା କେବେ ଭୁଲ ବୋଲି ପ୍ରମାଣିତ ହୁଏ, ତେବେ ମୁଁ ଆଇନ ଅନୁଯାୟୀ ଦଣ୍ଡିତ ହେବି ।

Place (ସ୍ଥାନ):

Date (ତାରିଖ):

Signature / Thumb impression of the
Registered Beneficiary

ପଞ୍ଜିକୃତ ହିତାଧିକାରୀଙ୍କ ଦସ୍ତଖତ / ଚିପଚିହ୍ନ

Annexure-D

Form-Z

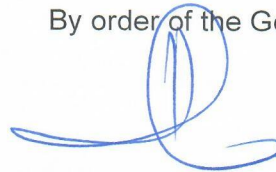
Register of occupants

Sl. No.	Name, age and father's / husband's name of the applicant	Permanent address	BoC Registration No. with Date	Aadhaar No. / Voter ID No.	Name of the family members who intend to stay with the applicant and relationship

ORDER

It is ordered that this Resolution be published in the Extraordinary Gazette of the Government of Odisha for the general information and copy be communicated to all the Departments of Government / Heads of Departments and other concerned.

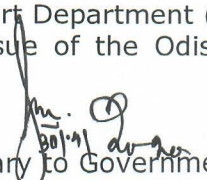
By order of the Governor

A handwritten signature in blue ink, consisting of a large, stylized 'S' or 'G' shape with a vertical line through it, and a horizontal line extending to the left.

Principal Secretary to Government

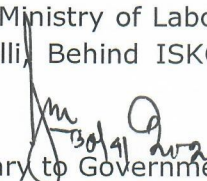
Memo No. 2626 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to the Gazette Cell of Commerce and Transport Department (C) with a request to publish the Resolution in the extraordinary issue of the Odisha Gazette and supply 20 (Twenty) spare copies to this Department.


Special Secretary to Government

Memo No. 2627 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to the Director General (Labour Welfare), Ministry of Labour & Employment, Government of India, Jaisalmer House, Mansingh Road, New Delhi-110011 / Welfare Commissioner, Government of India, Ministry of Labour Welfare Organization, Plot No.N/7 - 6 & 7, IRC Village, Nayapalli, Behind ISKON Temple, Bhubaneswar - 751015 for information.


Special Secretary to Government

Memo No. 2628 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to the Labour Commissioner, Odisha-cum-Member Secretary, Odisha Building & Other Construction Workers' Welfare Board, Bhubaneswar / All Departments of Government / All Heads of Departments / All Collectors / All P.D, DRDAs for information and necessary action.


Special Secretary to Government

Memo No. 2629 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to the Director, Information and Public Relations Department for information and wide publicity of the above Resolution in the shape of Press Note.


Special Secretary to Government

Memo No. 2630 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to PS to Hon'ble Chief Minister, Odisha / PS to Hon'ble Minister, Labour & ESI / PS to Principal Secretary to Government, Labour & ESI Deptt. / PS to Principal Secretary to Government, Department of Housing and Urban Development / for kind information.


Special Secretary to Government

Memo No. 2631 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to I.T Centre, Odisha Secretariat for publication of the Resolution in the website.


Special Secretary to Government

Memo No. 2632 /LESI, Bhubaneswar, dated the 30.04.2020

Copy forwarded to Guard File (10) spare copies for information.


Special Secretary to Government