

**SEWA PVT. LTD**  
**JHAMSIKHEL LALITPUR, NEPAL**



**A Feasibility Study on Affordable Housing in  
Itahari Sub-Metropolitan City:  
Policy, Guidelines and Programs  
(2016)**

**Kathmandu  
Nepal**

## PREFACE

Housing for the lower income households within comprising of Low and middle income (LMI) families is a crucial issue in the Itahari Sub-Metropolitan City (ISMC) – a rapidly growing urban area along the Birnagar Dharan Growth corridor within the Eastern Development Region of Nepal. Government interventions, so far, are very minimal in terms of increasing access to land, finance, and infrastructure services, building materials and technology for solving the housing needs of the LMI households. Hence, the LMI families are bound to rely on the speculative housing market controlled by the informal private sector (land brokers & speculators) for getting access to the housing plots and shelter units.

SEWA – a private housing development company working with a motto of ‘Affordable Housing for Social Harmony’ - did realize that the housing needs of the majority of people falling within the lower middle income (LMI) group has not been significantly addressed so far, and felt a need for positive and pro-active intervention measures to rectify the housing situation in the ISMC. Realizing the higher urban growth of the ISMC creates both need and demand of housing units, particularly for the LMI households, the SEWA, did take the initiatives of undertaking the present study for finding the appropriate housing solutions:

The present study focuses “on preparation of policy guidelines with programs by analyzing the feasibility of the organized housing for the lower income group (LIG) within the ISMC.”. The emphasis is on the search for the realistic shelter delivery models applicable to ISMC on the basis of the already executed housing schemes and projects in the past in, Kathmandu and Pokhara valleys, Biratnagar, Lekhnath and other urban centres which have attained a fair degree of success. The study has endeavored to come up with the strategic housing policy framework to cater for the LMI households falling within the various categories – the public sector including government agencies and corporations, and the formal and informal private sectors. The study finally proposes financial and institutional mechanisms to execute the housing projects and programs followed by a 15 year action plan (2016-31) along with the key policy recommendations to be adopted by the SEWA.