

Pradhan Mantri Awas Yojana

Presentation before CSMC

Kerala

26-5-2016

Govt of Kerala

- * Total Population-3.34 Cr
- * Total statutory town-93
- * Urban population -48%
- * No of houses-1.12 Cr(Urban 0.53 Cr)
- * No of total household-0.77Cr(Urban-0.36 Cr)
- * No of Houseless households-~5.4 lakhs
- * Population Growth-4.91%
- * Density/km² -860km²

- * Feature- Unique settlement pattern-having own land

Phasing

Phase	No of ULBs	Criteria-population	Period
1 st Phase	14	Above 1 lakhs and Dist. HQs	Nov 2015
2 nd Phase	23	Between 0.50lakh and 1lakhs	June 2016
3 rd Phase	28	All others except new	Sept 2016
4 TH Phase	28	Newly formed	Dec 2016

Selected Cities under phase 1

District HQs and Cities with more than 1 Lakh Population

1. **Thruvananthapuram Corp.**
2. **Kollam Corporation**
3. **Pathanamthitta Municipality**
4. **Alappuzha Municipality**
5. **Thodupuzha Municipality**
6. **Kottayam Municipality**
7. **Cochin Corporation**
8. **Thrissur Corporation**
9. **Palakkad Municipality**
10. **Malappuram Municipality**
11. **Kozhikode Corporation**
12. **Kannur Municipality**
13. **Kasargod Municipality**
14. **Kalpetta Municipality**

2nd Phase –inclusion for 23 cities Submitted-Population(0.50 Lakhs-1 Lakhs)

Present activities

- * **'Urban Housing Mission'** is the State Level Nodal Agency for the implementation of PMAY in Kerala
- * State level launch held on 8th Dec 2015
- * Selected 14 Cities for the implementation of PMAY Project in the First Phase
- * Different committees were constituted in all selected cities
- * Survey completed in 11 cities
- * MIS (GoI) updated about 26661 beneficiary details
- * Prepared HFAPoA for 7 Cities and taken approval of by SLAC and SLSMC
- * Published
 - * State level Guideline
 - * website for Urban Housing Mission- www.urbanhousingmission.org

Policy of State

G.O(Rt)No-2953/15/LSGD dated 29.9.2015

- UHM as nodal agency

G.O(Rt)No-3858/15/LSGD dated 28.12.2015

- Institutional Mechanism in ULBs

G.O(Rt)No-1222/16/LSGD dated 8.3.2016

- regarding the operational issues with regard to the implementation of PMAY in the state.(State Share, Stages of release, land issue...)

Fund sharing pattern and release

BLC-New house

Unit cost	Central share 50%	State Share 16.66%	UlB Share 16.66%	Beneficiary Share 16.66%	Remark
3 Lakhs	1.5 lakhs	0.5 lakhs	0.5 lakhs	0.5 lakhs	Beneficiary share ASHRAYA-0% SC-10% ST -8%

Fund release pattern to beneficiaries		
Installment	Construction Stage	% of release
1st	On execution of agreement	10
2nd	On completion of foundation and basement	40
3rd	On completion of superstructure including roof	40
4th	On completion of construction	10

State Level Strategy

Institutional mechanism-ULB

Vide circular 5476/N/15/KSHO dated 5.11.2015

Implementing Agency-ULB

Constitution of Executive Committee-

A dedicated team, to conceive and guide the ULB in various process of the implementation of PMAY and for the efficient and effective implementation of the program.

City Programme Officer (PMAY)

The Secretary of the ULB is the City Programme Officer of PMAY (CPO)

Ward committee

Chaired by ward councillor, members include one ULB Official, Kudumbashree representatives, surveyors , anganwady teachers

City Level technical Cell –technical experts

State Level Strategy

Institutional mechanism-ULB

Management of fund

- * separate and exclusive account in a scheduled/Nationalized bank for PMAY in all ULBs in the name of the Secretary.

Capacitating the ULBs

- * Providing professional approach and adequate and qualified manpower (1 to 4) at the ULB level for the formulation/ implementation/monitoring/reporting of the scheme,depending upon the population of the city.

State Level Strategy

Selection of Beneficiaries

Preparation of the potential beneficiary list

- * To conduct a detailed survey -a potential beneficiary list has to be prepared at the ward level through
 - Preparing list by direct field level verification
 - collecting applications from beneficiaries
 - 2011 cecsus
 - 2012 social-economical cast survey
 - list prepared for EMS housing scheme
 - list of houseless or landless prepared in ULB level
 - ensure no landless or homeless is excluded from the list

State Level Strategy

Selection and training of Surveyors

- * 500 families -1 surveyor or 2 surveyors per each ward(maximum)
- * Eligibility -10th Passed Kudumbashree Members (weightage –those having experience)

Data collection/Survey

- * Subject for survey is based on the list furnished by the Ward level committee in the prescribed format.
- * filled formats has to be handed over to the officials designated by City Project officer(CPO)
- * Honorarium for the surveyors-per form Rs 10/-

State Level Strategy

Finalising the Beneficiary List

- * The list prepared and verified at the ward level **after the demand survey** should be approved and finalised by the ward level committee, ward sabha and the Municipal council.
- * it will be a public document

Campaign /Sensitisation

- * to identify and mobilise the eligible beneficiary and the stakeholders
- * **Through** -palmlet, press conference, local medias, hoardings ,Stakeholders meetings , ward sabhas etc..

State Level Strategy

Preparation of database

- Data base to be prepared containing details of beneficiaries those who have got financial assistance (both new house and renovation) from ULBs under different Housing projects from 2000 onwards.

Data entry

- Honorarium–Per form Rs 7/-Only

State Level Strategy

Community mechanism

- **Ward level committee and Kudumbashree works as a supporting structure during the construction stage**
 - Camps for enrollment (verification of certificate)
 - Collecting and remittance of beneficiary share
 - Conduct camps for building permit approval
 - Bulk purchase of building materials
 - Ensuring the completion of house construction in time(18 months).
 - Provide Financial assistance by finding other resources
 - Identify house construction which are not in progress and take remedial measures

State Level Strategy

Monitoring Mechanism

- * Every beneficiary should submit building plan-compliance of regulation.
- * Separate mechanism for PMAY beneficiary for issuing building permit with in one day
- * execution of Agreement with ULB
- * Quality of construction will be ensured by Municipal Engineering Staff at each level of construction(on random basis).
- * Last payment will be released on presenting the completion certificate-as per KMBR
- * Ensuring the availability of electricity and water supply in a “completed House”.

SECC data Comparison

As per SECC data										AS per PMAY survey data				Difference
City	Owned	rented	shared	Living on premises with employer	House provided by employer	other	Not specified	Total	total Houseless	BLC new	CLSS new	AHP	Total	
1	2	3	4	5	6	7	8	9	3+4+5+6					
Kalpetta	5534	1060	40	7	146	47	18	6834	1253	1031	180		1211	-42
Malappuram	10885	1201	192	3	86	34	3	12401	1482	1330	638	188	2156	674
Thrissur	60459	689	661	20	681	632	61	70151	2051	684	654	2260	3598	1547
Palakkad	22061	4098	418	27	204	267	88	27075	4747	1282	1403	3077	5762	1015
Kannur	7757	2076	222	95	140	122	7	10412	2533	2651	638	1150	4439	1906
Kasargod	6959	1337	87	1	36	32	8	8452	1461	951	61		1012	-449
Pathanamthitta	7968	848	59	2	50	27	3	8954	959	453	262		715	-244

SECC validation is being done in all ULBS

STATE Level committees formed

GO(Rt) –No 3858/2015/LSGD

- **State level advisory committee** under the chairmanship of Hon'ble Minister for Urban Affairs -3times
- **State Level Sanctioning & Monitoring** (under the chairmanship of Principal Secretary(LSGD)- 1 time
- **State Level Appraisal Committee (SLAC)** under the chairmanship of Secretary, LSGD-1 time
- **State Level Reforms Committee-** under the chairmanship of Secretary, LSGD-1 time

ULB wise Project details

Appraised by SLAC and approved by SLSMC

HFAPOA- PATTANAMTHITTA

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP						
CLS	269	578.20				578.20
BLC(N & E)	1827	2423.36	807.83	821.83	793.83	4846.85
Total	2096	3001.56	807.83	821.83	793.83	5425.05

DPR- PATHANAMTHITTA

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
179	70	4	200	172	453

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
679.500.	226.500	241.540	211.460	1359.000

Beneficiary share of SC -10% and ST is 8%

Pattanamthitta Enhancement

Pathanamthitta			
	No of beneficiaries	Amount per unit lakhs	Total Amount
Kitchen, Toilet	75	0.92	69
One room	108	1	108
Kitchen	83	0.8	66.4
One room, Toilet	106	1.12	118.72
One room, Kitchen	82	1.8	147.6
One room, Kitchen, Toilet	56	1.92	107.52
Total	510		617.24

HFAPOA- THRISSUR

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP	2260	3390	1130	1130		5650
CLS	700	177.8				177.8
BLC(N & E)	1659	1719.6	573.2	582.4	564.1	3439.3
Total	4619	5287.4	1703.2	1712.4	564.1	9267.1

DPR- THRISSUR

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
189	152	30	313	210	684

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
1026.000.	342.000	380.200	303.800	2052.000

Beneficiary share of SC -10% and ST is 8%

Thrissur

Thrissur			
	No of beneficiaries	Amount per unit lakhs	Total Amount
Kitchen,Toilet	154	0.92	141.68
One room	22	1	22
Kitchen	75	0.8	60
One room,Toilet	25	1.12	28
One room,Kitchen	39	1.8	70.2
One room,Kitchen,Toilet	37	1.92	71.04
Total	352		392.92

HFAPOA-PALAKKAD

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP	3077	4615.5	1538.5	1538.5		7692
CLS	1562	425				425
BLC(N & E)	2785 (1282+1503)	2886	962	1077	847	5772
Total	7424	7926.5	2500.5	2615.5	847	13889

DPR-PALAKKAD

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
190	166	3	923	382	1282

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
1923	641	674.98	607.02	3846

Beneficiary share of SC -10% and ST is 8%

Palakkad enhancement

	No of beneficiaries	Amount per unit lakhs	Total Amount
Kitchen,Toilet	87	0.92	80.04
One room(169	1	169
Kitchen	123	0.8	98.4
One room,Toilet	109	1.12	122.08
One room,Kitchen	181	1.8	325.8
One room,Kitchen,Toilet	367	1.92	704.64
Total	1036		1499.96

HFAPOA- MALAPPURAM

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP						
CLS	161	354.50				354.50
BLC(N & E)	4168 (1330+2838)	3440.01	1146.8	1162.00	1130.60	6880.53
Total	4329	3794.51	1146.8	1162	1130.6	7235.03

DPR- MALAPPURAM

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
45	76	0	1209	1106	1330

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
1995.000	665.000	680.200	649.800	3990.000

Beneficiary share of SC -10% and ST is 8%

Malappuram enhancement

Malappuram			
	No of beneficiaries	Amount per unit lakhs	Total Amount
Kitchen,Toilet	53	0.92	48.76
One room	260	1	260
Kitchen	339	0.8	271.2
One room,Toilet	46	1.12	51.52
One room,Kitchen	108	1.8	194.4
One room,Kitchen,Toilet	46	1.92	88.32
Total	852		914.2

HFAPOA-KALPETTA

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP	188	282	94	94		470
CLS	227	412				412
BLC(N & E)	1587 (1031+556)	1888	629	680	578	3775
Total	2002	2582	723	774	578	4657

DPR- KALPETTA

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
289	98	121	523	478	1031

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
1546.500	515.500	566.560	464.440	3093.000

Beneficiary share of SC -10% and ST is 8%

Kalpetta enhancement

	No of unit beneficiaries	Amount per lakhs	Total Amount
Kitchen,Toilet	20	0.92	18.4
One room	56	1	56
Kitchen	12	0.8	9.6
One room,Toilet	6	1.12	6.72
One room,Kitchen	47	1.8	84.6
One room,Kitchen,Toilet	37	1.92	71.04
Total	178		246.36

HFAPOA-KASRARGOD

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP	0	0	0	0	0	0
CLS	113	354.50				143.2
BLC(N & E)	2015 (951+1064)	2202	734	745	723	4404
Total	2128	2556.5	734	745	723	4547.2

DPR- KASARGOD

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
47	53	3	848	405	951

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
1426.500	475.500	486.880	464.120	2853.000

Beneficiary share of SC -10% and ST is 8%

Kasragode enhancement

Kasargod			
	No of beneficiaries	Amount per unit	Total Amount
Kitchen,Toilet	15	0.92	13.8
One room	82	1	82
Kitchen	43	0.8	34.4
One room,Toilet	8	1.12	8.96
One room,Kitchen	183	1.8	329.4
One room,Kitchen,Toilet	70	1.92	134.4
Toilet	4	0.12	0.48
Total	405		603.44

HFAPOA-KANNUR

Component	No:of Beneficiaries	Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
AHP	1150	1725	575	575	0	2875
CLS	829	1472.4	0	0	0	1472.4
BLC(N & E)	3350 (2651+699)	4454	1485	1500	1469	8907
Total	5329	7851	2060	2075	1469	13254

DPR- KANNUR

BLC –New House

No of Beneficiaries					
GEN	SC	ST	OBC	Minority	Total
274	259	2	2116	888	2651

Central Share (lakhs)	State Share (lakhs)	ULB Share (lakhs)	Beneficiary Share (lakhs)	Total (lakhs)
3976.500	1325.500	1377.820	1273.180	7953.000

Beneficiary share of SC -10% and ST is 8%

Kannur Enhancement

	No of beneficiaries	Amount per unit lakhs	Total Amount
Kitchen,Toilet	75	0.92	69
One room	169	1	169
Kitchen	58	0.8	46.4
One room,Toilet	51	1.12	57.12
One room,Kitchen	176	1.8	316.8
One room,Kitchen,Toilet	145	1.92	278.4
TOILET	14	0.12	1.68
Total	688		938.4

Enhancement

Component	Area	Amount
Toilet	1.2m ²	0.12 Lakhs
Kitchen	8m ²	0.80 Lakhs
Room	10m ²	1 Lakhs
Toilet + Kitchen		0.92 Lakhs
Toilet +room		1.12 Lakhs
Room+ Kithcen		1.8 Lakhs
Toilet+Room+Kitchen		1.92 lakhs

Enhancement

ULB	Total beneficiaires	Total amount	Central Share	State share
Kalpetta	178	246.36	123.18	123.18
Palakkad	1036	1449.96	724.98	724.98
Kannur	688	938.4	469.2	469.2
Pathanamthitta	510	617.24	308.62	308.62
Malappuram	852	914,2	457.1	457.1
Thrissur	352	392.92	196.46	196.46
Kasargod	405	603.44	301.72	301.72
Total	4021	5212.52	2606.26	2606.26