

Presentation to CSMC - HFA

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Govt. of Andhra Pradesh

ANDHRA PRADESH



Preface

- **House is the prime requirement for human being apart from Food and Clothing.**
- Having a Own House in lifetime is a dream which is cherished by both Rich and Poor alike.
- More so , own House is an Empowering Agent to the poor to stand in Society
- **House is recognized as part of the dignity and indicator of quality of life** of the individual.
- **GoAP is making all efforts to the achieve the goal.**

What We Are – What We Have Done So Far

We cater the needs of Housing in Rural and Urban Sector

- For Economically Weaker Sections in Rural and Urban areas –
Andhra State Housing Corporation (APSHCL)
- For Low Income and Middle Groups in Urban Areas
Andhra Pradesh State Housing Board (APHB)
- For High Income and elite Groups
AP Rajiv Swagruha Corporation (APRSGCL)
- We could deliver about 66 **lakh homes** so far
 - APSHCL : 65,00,000 units
 - APHB : 1,00,000 units
 - APRSGCL : 3,000 units

Housing Demand

As per the available Census (2011) data , Housing demand in the state of AP is estimated to be

- 1 Million houses in Urban Area
- 3 Million houses in Rural Area

Urban Growth in AP - Census 2011

- Vide 2011 census the population growth in Urban areas is 20.78 % vis a vis 16.33 % as seen during 2001 census.
- Chittoor district has highest growth rate of 29.50 % and West Godavari has lowest i.e. 6.01%.
- Level of Urbanization in A.P. is noted to be 33.49% (2011 census) which is 6.19% higher than that of 2001 census.
- A total of 353 cities and towns with a population of 2.84 crores (2011 census) vis a vis 210 cities and towns with population of 2.08 crores (2001 census)
- Visakhapatnam and Krishna districts are with highest proportion of Urban population i.e. 47.51 % and 41.01 % respectively and Srikakulam with lowest of 16.16 %.

Housing Shortage in Urban areas as per 2011 Census

- As per 2011 census the categorization of EWS households taking into consideration Material of Roofs is as follows:

- Houses with Grass/Thatch/Bamboo/Wood/Mud etc.	309743
- Houses with Plastic/Polythene	9039
- Houses with hand made tiles	99689
- Houses with burnt brick	12692
- Houses with Machine made tiles	150012
- Houses with GI/Metal/Asbestos sheets	507187
- Any other material	21055
- Houses in Dilapidated condition	<u>55304</u>
-	

Total Shortfall

1164721

Shortage of Housing in Urban areas- HFA Target period

Shortfall of EWS Housing as per 2011 Census **1164721**

- Projected shortfall with decadal growth rate of 20.78%

Upto 2021

242030

Projected **shortfall by 2021**

1406751

- Houses constructed to EWS categories from

2011-12 to till date

(-)94275

Demand as on date

1312476

- 2019 is taken as base year for sanction of houses to fulfil the above demand so as to complete all houses by 2021-22.
- Accordingly average number of houses to be sanctioned (for 4 years i.e. 2015-2019) to achieve the goal of Housing for All by 2022

328119

Housing for All

- Housing Department is declared as the State Level Nodal Agency (SLNA) in the state of A.P.
- MoA signed by the Secretary, Housing Department, GoAP with MoHUPA, Gol.
- A.P.State Housing Corporation Ltd., (APSHCL) is identified as the Mission Directorate and implementing agency for HFA.
- State Level Sanctioning and Monitoring Committee (SLSMC) was constituted under the chairmanship of Chief Secretary.
- State Level Appraisal Committee (SLAC) constituted with the Chief Engineers of A.P. Housing Board (APHB), A.P. Rajiv Swagruha Corporation Ltd.,(APRSCL) and A.P. State Housing Corporation Ltd.,(APSHCL) for verification and clearance of the Detailed Project Reports received from the ULBs.
- 40 ULBs were initially identified under Phase-I in the state.
- SLSMC has approved for inclusion of additional (20) ULBs under Phase-I of HFA and MoHUPA, Gol has been requested to consider the same.

Action Initiated at State Level

- Orientation program/Workshop conducted on 3-9-15 and 14-9-2015 with Commissioners of the identified ULBs and Project Directors and Executive Engineers of APSHCL at Hyderabad and explained scheme guidelines.
- Detailed instructions issued on assessment of immediate demand for Housing and preparation of (DPRs) under HFA as per the guidelines communicated by Gol.
- Specific timelines were fixed to ULBs to finalize the first phase of proposals under HFA.
- District Collectors have compiled the details of Government lands available and also lands available with private sector for using them for HFA.
- Demand assessed under SFCPoA of RAY in (9) ULBs (Rajahmundry, Vijayawada, Guntur, Nellore, Kurnool, Kandukur, Kakinada, Tirupathi and GVMC) is considered for preparation of DPRs.
- In respect of other ULBs since the HFAPoA is yet to be completed, the immediate available demand assessed through applications received under Janmabhoomi -MeeKosam program, Collector's grievances etc.

Action Initiated at State Level

- Detailed Project Reports prepared for 1,93,147 houses in the (59)ULBs.
- SLAC met (5) times and conducted meetings on 19-10-15, 27-10-15, 29-10-15, 31-10-15 and 9-11-15. Verified and cleared the proposals received from the ULBs .
- SLSMC meetings were conducted (3) times on 30-10-2015, 3-11-2015 and 10-11-2015 under the chairmanship of CS and approved the DPRs received from the ULBs for onward submission to MoHUPA, Gol.
- As per the guidelines, the report project-wise for the prescribed component (AHP and Beneficiary Led Housing) submitted to MoHUPA, Gol for all (110) projects covering 1,93,147 houses.
- Hard copies of DPRs of (12) selected projects submitted to Ministry as desired:
 - Aganampudi of GVMC, Rajahmundry, Kandukur Kurnool, Palacole, Bhimavaram and Vizianagaram DPRs under AHP ;
 - DPRs of Beneficiary Led Construction projects in GVMC, Chittoor, Nellore, Vijayawada and Guntur towns

The Abstract Details of The Projects Proposed.

Sl. No.	Details	No. of Projects			No. of houses					
		(AHP)	(Ben. led construction)	Total	(AHP)	Gol assistance requested (in Rs.Cr.)	(Ben. led construction)	Gol assistance requested (in Rs.Cr.)	Total houses	Total Gol assistance (in Rs. Cr.)
A	Originally identified(40) ULBs	62	24	86	102475	1537.125	64005	960.075	166480	2497.200
B	Other than originally identified ULBs									
	Additional (10) ULBs of 1 st spell	12	-	12	14101	211.515	-	-	14101	211.515
	Additional (10) ULBs of 2 nd spell	4	8	12	3530	52.950	9036	135.54	12566	188.490
	Total of (20) ULBs	16	8	24	17631	264.465	9036	135.54	26667	400.005
	Grand Total (59 ULBs)	78	32	110	120106	1801.590	73041	1095.615	193147	2897.205

ULB Wise Details of Projects Proposed – (Originally Identified ULBs)

Sl. No.	Name of the ULB	Projects under AHP(7b)			Projects under Beneficiary Led Construction (7c)			Total Projects		
		No. of projects	Houses	Gol assistance involved (Rs.in lakhs)	No. of projects	Houses	Gol assistance involved (Rs.in Lakhs)	No. of projects	Houses	Gol assistance involved (Rs.in lakhs)
1	Srikakulam	2	1472	2208.000				2	1472	2208.000
2	Vizianagaram	2	4712	7068.000	1	4510	6765.000	3	9222	13833.000
3	GVMC	26	9118	13677.000	1	10912	16368.000	27	20030	30045.000
4	Kakinada	5	4608	6912.000				5	4608	6912.000
5	Rajahmundry	3	4200	6300.000				3	4200	6300.000
6	Eluru	1	360	540.000	1	1190	1785.000	2	1550	2325.000
7	Bhimavaram	1	9500	14250.000				1	9500	14250.000
8	Tadepalligudem	1	5376	8064.000	1	410	615.000	2	5786	8679.000
9	Palacole	1	7159	10738.500	1	310	465.000	2	7469	11203.500
10	Vijayawada				1	10000	15000.000	1	10000	15000.000
11	Machilipatnam				1	1850	2775.000	1	1850	2775.000
12	Gudiwada	1	3312	4968.000				1	3312	4968.000
13	Guntur				1	11808	17712.000	1	11808	17712.000
14	Narasaraopeta	1	1504	2256.000				1	1504	2256.000
15	Tenali	1	1152	1728.000				1	1152	1728.000
16	Chilakaluripeta	1	4512	6768.000				1	4512	6768.000
17	Amaravathi Capital city									
18	Mangalagiri	1	2592	3888.000				1	2592	3888.000
19	Ongole	1	1500	2250.000	1	500	750.000	2	2000	3000.000
20	Chirala				1	612	918.000	1	612	918.000

ULB Wise Details of Projects Proposed – (Originally Identified ULBs)

Sl. No.	Name of the ULB	Projects under AHP(7b)			Projects under Beneficiary Led Construction (7c)			Total Projects		
		No. of projects	Houses	Gol assistance involved (Rs.in lakhs.)	No. of projects	Houses	Gol assistance involved (Rs.in lakhs.)	No. of projects	Houses	Gol assistance involved (Rs.in lakhs.)
21	Nellore	1	4800	7200.000	1	5240	7860.000	2	10040	15060.000
22	Kavali	4	3510	5265.000	1	1000	1500.000	5	4510	6765.000
23	Gudur	1	5103	7654.500				1	5103	7654.500
24	Chittoor				1	1453	2179.500	1	1453	2179.500
25	Tirupati				1	2250	3375.000	1	2250	3375.000
26	Srikalahasti	1	2916	4374.000	1	517	775.500	2	3433	5149.500
27	Madanapalli				1	1020	1530.000	1	1020	1530.000
28	Kadapa	1	2092	3138.000	1	2234	3351.000	2	4326	6489.000
29	Proddatur	2	2000	3000.000				2	2000	3000.000
30	Rayachoti				1	639	958.500	1	639	958.500
31	Ananthapuramu				1	2000	3000.000	1	2000	3000.000
32	Guntakal				1	2000	3000.000	1	2000	3000.000
33	Tadipatri	1	3009	4513.500				1	3009	4513.500
34	Dharmavaram				1	1400	2100.000	1	1400	2100.000
35	Hindupur				1	500	750.000	1	500	750.000
36	Kadiri				1	1000	1500.000	1	1000	1500.000
37	Kurnool	1	10000	15000.000				1	10000	15000.000
38	Nandyal				1	650	975.000	1	650	975.000
39	Adoni	1	4704	7056.000				1	4704	7056.000
40	Yemmiganur	1	3264	4896.000				1	3264	4896.000
	1st Spell ULBs(39)	62	102475	153712.500	24	64005	96007.500	86	166480	249720.000

ULB Wise Details of Projects Proposed – Other than Originally Identified.

Sl. No.	Name of the ULB	Projects under AHP(7b)			Projects under Beneficiary Led Construction (7c)			Total Projects		
		No. of projects	Houses	Gol assistance involved (Rs.in lakhs.)	No. of projects	Houses	Gol assistance involved (Rs.in lakhs.)	No. of projects	Houses	Gol assistance involved (Rs.in lakhs.)
1	Palasa	1	512	768.000				1	512	768.000
2	Amudalavalasa	1	192	288.000				1	192	288.000
3	Peddapuram	2	1724	2586.000				2	1724	2586.000
4	Samlkota	2	1048	1572.000				2	1048	1572.000
5	Ramachandrapuram	1	1088	1632.000				1	1088	1632.000
6	Mandapeta	1	4064	6096.000				1	4064	6096.000
7	Ponnuru	1	2368	3552.000				1	2368	3552.000
8	Sattenapalli	1	640	960.000				1	640	960.000
9	Kandukur	1	1437	2155.500				1	1437	2155.500
10	Atmakur	1	1028	1542.000				1	1028	1542.000
	2nd Spell ULBs(10)	12	14101	21151.500				12	14101	21151.500
11	Salur				1	588	882.000	1	588	882.000
12	Bobbili				1	382	573.000	1	382	573.000
13	Parvathipuram				1	836	1254.000	1	836	1254.000
14	Nellimarla				1	325	487.500	1	325	487.500
15	Tuni				2	5098	7647.000	2	5098	7647.000
16	Pithapuram	2	874	1311.000				2	874	1311.000
17	Amalapuram	1	1636	2454.000				1	1636	2454.000
18	Markapur	1	1020	1530.000				1	1020	1530.000
19	Mydukur				1	500	750.000	1	500	750.000
20	Rayadurgam				1	1307	1960.500	1	1307	1960.500
	3rd Spell ULBs(10)	4	3530	5295.000	8	9036	13554.000	12	12566	18849.000
	(20)ULBs total	16	17631	26446.50	8	9036	13554.000	24	26667	40000.500

Contribution of the State Government and the beneficiary

- Tentatively the unit cost of the Dwelling Unit is proposed as Rs.4.80 lakhs per house.
- In addition to the Gol assistance of Rs.1.50 lakhs the GoAP is considering for providing a grant ranging from Rs.1.00 lakh to Rs.1.50 lakh additionally to beneficiaries for Housing taken up under HFA.
- Beneficiary contribution is tentatively proposed as Rs.0.50 lakhs.
- Dwelling Unit is proposed with plinth area of around 400Sq.Ft. comprising 2 bed rooms, one living room, kitchen and bath and toilet facilities.

Approach for Projects under AHP

- (78) Projects with 1,20,106 houses involving Govt assistance of Rs.1801.59 Cr. are now proposed.
- Houses in G+1, G+2, G+3 and G+ 4 patterns depending upon the availability of land and existing demand for housing.
- Approved unit sale price of EWS house in each project will be finalized on the criterion of no profit and no loss.
- In respect of (13) Projects the number of houses is less than 250 units. This is done keeping in view of the availability of land in particular location and demand for housing.
- HFA guidelines allows State to propose houses lesser than the required minimum number in a project, hence less than 250 houses proposed in 13 projects.

Approach for Projects under Beneficiary Led Construction

- (32) Projects with 73,041 houses entailing Gol assistance of Rs.1095.615 Cr. proposed.
- The houses are proposed in independent pattern.
- The beneficiary eligibility has been verified by the Revenue Department and the concerned ULBs.
- All the houses proposed under beneficiary led construction will be taken up by beneficiaries under self help or mutual help.
- All the scheme guidelines for implementation will be followed during the course of execution of the project.

Technology submission under HFA – Intervention of GoAP

- The Technical Committee constituted under the chairmanship of Executive Director, BMTPC, New Delhi with Engineers –in Chiefs of R&B, PR and Chief Engineers of APSHCL, APHB and GVMC E-in-C Public health, academicians from reputed IITs and other reputed institutions, Director-CBRI and Architect from New Delhi as members.
- EOI has been invited from the reputed, experienced, technically and financially sound companies/Firms/ Contractors/ Institutions/ Individuals/ Developers for construction of houses with alternate technologies preferably pre-fab technologies.
- (7) Technologies accepted by the Technical Committee.

Alternate Technologies Identified

- Glass Fibre Reinforced Gypsum Panels for Walls & Roof slabs.
- Expandable Polystyrene Panels for Walling and Roofing
- Light gauge Steel structures
- Pre-cast Concrete System (3-S Pre-Fab Technology)
- Monolithic Concrete Walls (Shear Wall Technology) with Plastic/Aluminium form work
- Steel frame with Aerocon Panels/PUF panels
- Waffle Crete Pre-cast Concrete Panels

Adoption of Pre-fab Technologies In The State

- Construction of houses adopting the following technologies have been taken up under NTR Special Housing Scheme for Cyclone victims in Srikakulam, Vizianagaram and Visakhapatnam districts.

EPS Panels for Walling and Roofing. (in Srikakulam district – 480 houses)

Steel frame with AAC Blocks. (in Visakhapatnam district – 2336 houses, Vizianagaram district- 396 houses)

- A model colony is also proposed in Saraswathi nagar of Venkatachalam Mandal of Nellore district (40 houses) with financial support of BMTPC adopting **GFRG Panels for Wall and Roof slabs.**
- As per the directions of the Hon'ble CM of GoAP model colonies are being taken up one in each district to demonstrate different precast/prefab/hybrid construction technologies to the stakeholders like public representatives, Govt. officials and beneficiaries for their feedback.

Adoption of Pre-fab Technologies In The State

- To propagate the technologies APSHCL has proposed to construct (50) model houses adopting the following prefab technologies at Kethanakonda village of Ibrahimpatnam Mandal in Krishna district. The details are as follows.

No. of houses	Specifications & Technologies adopted		
	Foundation	Walling	Roofing
20	Conventional/Shear Wall	Shear Wall with -Mivan/Aluminum form work - SCC	RCC/SCC
20	Conventional/Shear Wall	Shear Wall with -Mivan/Aluminum form work - SCC	Hallow core
5	Conventional	AAC Block, EPS Panel	EPS Panel
5	Conventional	Sand witch Panel	Sand which/Hollow Core

- GoAP will certainly explore the possibilities of adopting the prefab/emerging alternate technologies in construction of houses under HFA particularly under Affordable Housing Partnership to avoid time and cost overrun.**

Exposure visit of Housing Team to China , HK & Singapore

- A Six member team under the Chairmanship of Minister Housing including, Secretary Housing, CE-APSHCL, One Builder and One Architect have visited countries of Singapore , Hong Kong and China.
- The Team interacted with eminent persons of different Universities Entrepreneurs .

Action Proposed

- Department to have an MOU with Tsinghua University / Tongji University for Transfer of Technologies, Training and Designing
- To integrate learnings from Singapore & HK for preparation of Urban Housing policy with focus on social integration, elderly friendly housing, and required social & physical infrastructure

Quality Assurance and Quality control

- APSHCL is having technical manpower up to the level of ULB to ensure quality assurance in execution of programme.
- APSHCL is having internal Vigilance and Quality control wings-one in each Zone headed by an Executive Engineer.
- These V&QC wings are equipped with testing machines required to make the quality checks.
- Other tests will be carried out by the approved testing laboratories and reputed engineering institutions viz., Andhra University, Gitam University, JNTU at Kakinada and Ananthapur, KLU Vijayawada, SVU Tirupati etc.,
- Third Party Quality control will also be done duly identifying the agencies through bidding process.

Capacity Building and other activities under HFA

- During the 1st CSMC (Central Sanctioning-cum-Monitoring Committee) for Housing for All (HFA) of PMAY held on 17-9-15 the financial norms for taking up following preliminary activities to take the Mission forward were got approved.

- ✓ Preparation of Housing for All Plan of Action (HFAPOA)
- ✓ Establishment of State Level Technical Cell(SLTC) and City Level Technical Cell (CLTC)
- ✓ Capacity Building
 - Training and Workshops (National/State/Regional/City level)
 - Study/Exposure visits (in country)
 - Thematic workshops and Training of Trainers.
 - Handholding support to States and Cities.
 - Documentation of case studies/Best practices and Research studies.
 - Translation of Training Modules.
- ✓ Third Party Quality Monitoring Agencies(TPQMA)

Proposal of A.P. under Capacity Building and other activities

Sl.No.	Name of the activity	Requirement of funds (Rs. In lakhs)		
		Central share	State share	Total
1	Preparation of HFAPoA	456.75	152.25	609.00
2	Establishment of SLTC	76.50	25.50	102.00
3	Establishment of CLTCs	838.80	279.60	1118.40
4	Capacity building			
	Trainings and workshops	142.00		142.00
	Study/exposure visits	33.00		33.00
	Thematic workshop and training of trainers	150.00		150.00
	Documentation of case studies/best practices and research studies	80.00		80.00
	Hand holding support to cities	10.00		10.00
	Translation of Training modules	15.00		15.00
	Sub-total	430.00		430.00
5	TPQMA charges	2595.00		2595.00
6	Addl. Items other than notified in Gol CB Plan	314.50		314.50
	Grand Total (for a period of 1year)	4711.55	457.35	5168.90
	Total for a period of (2) years	9423.10	914.70	10337.80

THANK YOU