



**Government of Bihar**  
**Urban Development and Housing**  
**Department (UD & HD)**

**Presentation on Housing for All - 22/07/2016**



# Contents of Proposal

- **Total Number of Projects submitted for Approval - 57 Nos**
- **Nagar Nigam - 05 Nos**
- **Nagar Parishad - 16Nos**
- **Nagar Panchayat - 36 Nos**
- **Total Project Cost in Crore - 982.26 Cr**
- **Total Central Share - 322.23 Cr**
- **Total Central Share Sanctioned (40%) - 128.89 Cr**
- **Total Beneficiaries covered under this proposal- 21,474 Nos**



# No. of DUs Proposed for Approval in 57 ULBs during FY 2016-17

S.No	Name of City	Total EWS DUs	Total Project Cost	GoI Share @ 1.50 Lakh / DU	State Share @ Rs. 0.50 Lakh / DU	Beneficiary Share	1st release of 40% GoI share
1	Ara Phase-I	107	466	161	54	252	64
2	Arwal Phase-I	474	2080	711	237	1132	284
3	Araria-Phase-II	1698	7981	2547	849	4585	1019
4	Banmankh Phase-I	562	2648	843	281	1524	337
5	Barauli Phase-I	230	1072	345	115	612	138
6	Barh Phase-I	500	2299	750	250	1299	300
7	Bettiah Phase-I	39	183	59	20	105	24
8	Birpur Phase-I	128	629	192	64	373	77
9	Bikarmaganj Phase-I	758	3422	1137	379	1906	455
10	Buxar Phase-I	111	513	167	56	291	67
11	Bikram Phase-I	490	2153	735	245	1173	294
12	Danapur Phase-I	177	795	266	89	441	106
13	Darbhangha Phase-I	942	4370	1413	471	2486	565
14	Dhaka Phase-I	100	467	150	50	267	60
15	Dighwara Phase-I	359	1578	539	180	860	216
16	Ekma Bazar Phase-I	250	1109	375	125	609	150
17	Farbishganj Phase-I	461	2175	692	231	1253	277
18	Gopalganj Phase-I	500	2271	750	250	1271	300
19	Haveli kharagpur Phase-I	154	679	231	77	371	92
20	Hajipur-Phase-II	327	1466	491	164	812	196
21	Jagdishpur Phase-I	639	2885	959	320	1607	384
22	Jamui Phase-I	497	2167	746	249	1173	298
23	Jainagar Phase-I	277	1306	416	139	752	166
24	Janakpur road Phase-I	254	1198	381	127	690	152
25	Jogbani Nagar Phase-I	460	2220	690	230	1300	276

# No. of DUs Proposed for Approval in 57 ULBs during FY 2016-17



S.No	Name of City	Total EWS DUs	Total Project Cost	GoI Share @ 1.50 Lakh / DU	State Share @ Rs. 0.50 Lakh / DU	Beneficiary Share	1st release of 40% GoI share
26	Kahalgaoon Nagar Phase-I	91	403	137	46	221	55
27	Katihar Phase-I	871	3974	1307	436	2232	523
28	Koath Phase-I	329	1502	494	165	844	198
29	Kateiya Phase-I	50	233	75	25	133	30
30	Koilwar Phase-I	103	449	155	52	243	62
31	Kochas Phase-I	79	361	119	40	203	48
32	Lalganj Phase-I	500	2300	750	250	1300	300
33	Mahnar Phase-I	605	2729	908	303	1519	363
34	Marhaura Phase-I	160	718	240	80	398	96
35	Mahua Phase-I	523	2335	785	262	1289	314
36	Maner Phase-I	314	1466	471	157	838	188
37	Madhepura Phase-I	1012	4716	1518	506	2692	607
38	Mirganj Phase-I	163	742	245	82	416	98
39	Motihari Phase-I	248	1146	372	124	650	149
40	Mohania Phase-I	158	734	237	79	418	95
41	Manihari Phase-I	114	527	171	57	299	68
42	Nasariganj Phase-I	193	884	290	97	498	116
43	Naubatpur Phase-I	350	1536	525	175	836	210
44	Pakridayal Phase-I	471	2200	707	236	1258	283
45	Parsa Bazar Phase-I	602	2646	903	301	1442	361
46	Patna Phase-I	413	1870	620	207	1044	248
47	Purnea Phase-I	1183	5416	1775	592	3050	710
48	Ramnagar Phase-I	38	183	57	19	107	23
49	Sahebganj Phase-I	78	354	117	39	198	47
50	Sasaram Phase-I	296	1410	444	148	818	178
51	Silao Phase-I	168	769	252	84	433	101
52	Siwan Phase-I	69	309	104	35	171	42
53	Simri Bakhtiyarpur Phase-I	1085	5007	1628	543	2837	651
54	Tekari Phase-I	150	663	225	75	363	90
55	Bhabhua Phase-I	53	241	80	27	135	32
56	Dehari Phase-I	68	304	102	34	168	41
57	Rosera Phase-I	443	1966	665	222	1080	266
<b>Total</b>		<b>21474</b>	<b>98226</b>	<b>32223</b>	<b>10749</b>	<b>55278</b>	<b>12889</b>



# Action taken on the approved Projects

- Total Projects approved till date 85 Nos comprising 30,216 DUs
- File processed to transfer funds to respective ULBs and funds will be transferred within a week
- In the first week of August'16 we will start digging foundations of DUs and completion of Geo tagging works and in second week will start transferring 1<sup>st</sup> instalment on DBT process
- Training for MIS & Geo tagging of photographs has been organised
- MIS entries done as on 20/07/2106 - 26,653 Nos
- No. of Beneficiaries with Adhar Number – 18,325 Nos
- Number of beneficiaries with bank account details - 24,258 Nos
- As of now 27 ULBs have submitted the details of Surveyors to execute Geo tagging work



# Action taken for establishment of SLTC & CLTC

- Approval to augment existing SLTC comprising 6 experts to 10 experts has been received and agency was asked to provide approved 4 experts. Full strength with 10 experts of SLTC will be established upto 31/07/2016
- Timeline for establishment of CLTC has been prepared and process is going as per timelines, CLTC will be established upto 05/08/2016

## Timeline for establishment of CLTC in 55 Clusters

S.No	Name of the activity	Timeline	
		Start Date	End Date
1	Online applications	08/06/2016	23/06/2016
2	Submission of draft merit list by NIC	27/06/2016	27/06/2016
3	Time for claims / Comments on the draft merit list	28/06/2016	04/07/2016
4	Publication of replies for claims / comments on draft merit list	05/07/2016	07/07/2016
5	Submission of tentative merit list by NIC	11/07/2016	11/07/2016
6	Intimation to applicants in tentative merit list	12/07/2016	15/07/2016
7	Counselling of final merit list applicants	22/07/2016	26/07/2016
8	List of applicants for appointment	28/07/2016	28/07/2016
9	<b>Preparation &amp; Issuance of service agreement</b>	<b>29/07/2016</b>	<b>05/08/2016</b>

# Justification for additional manpower for Patna CLTC



S.No	Proposed position for Patna	Number of position
1	Urban Planner / Town Planning Specialist	1
2	Housing Finance and Policy Specialist	1
3	Municipal Finance Specialist	1
4	Municipal / Civil Engineer	1
5	PPP Specialist	1
6	MIS Specialist	1
7	Environmental Specialist	1

Additional four positions were proposed in capacity building plan for the year 2015-16, however, now UD&HD has decided to have only additional three positions

For 36 District Head Quarters @ 4 positions were proposed, but for Patna an additional 3 positions proposed are PPP Expert, MIS Expert and Environmental Expert.

Population of Patna as per SECC 2011 is 25,27,780, looking into the population and the probability of work under vertical 1 & 3 is more in Patna. Hence having PPP expert is essential to design, monitor and supervise projects.

Patna is one of the most polluted city in India and hence there is a requirement of Environmental expert to include all specifications to avoid any adverse effects on the environment

The quantum of work in Patna will be more and hence an MIS expert is required to support for MIS & Geo tagging works



# Funds Received under PMAY (U)

## Funds Received from GoI

S.No	Description	Financial Year 2015-16	Financial Year 2016-17	Total
1	CLTC	3.312	-	3.312
2	For 40 Projects	7.117	72.773	79.890
3	Next 45 Projects	-	101.406	101.406
<b>Total</b>		<b>10.429</b>	<b>174.179</b>	<b>184.608</b>

**State share of worth Rs 21.80 Cr for 40 Projects has also been received from GoB**





# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Observation No.1 during 7<sup>th</sup> CSMC

Firm up and present a strategy to complete the JnNURM / RAY houses and ensure to slum removal

## Current Status of Compliance

### IHSDP - Progress from Jan'16

As on 31/12/2015 the Non started DUs were 14,341 Nos and now this figure is reduced to 2,511 Nos meaning thereby during the said tenure we started 7,152 DUs excluding 4,678 DUs surrendered. Now only 2,511 DUs has to be started which we are putting efforts to start upto Aug'17.

As on 31/12/2015 the number of DUs completed was 4,669 Nos and now this figure is increased to 12,670 Nos meaning thereby during the said tenure we completed 8,001 DUs.

### RAY - Progress from Jan'16

As on 31/12/2015 the Non started DUs were 9,386 Nos and now this figure is reduced to 6,711 Nos meaning thereby during the said tenure we started 2,675 DUs. Now only 6,711 DUs has to be started which we are putting efforts to start upto Aug'17.

As on 31/12/2015 the number of DUs completed was 25 Nos and now this figure is increased to 1,158 Nos meaning thereby during the said tenure we completed 1,133 DUs



# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Action taken to expedite the progress of IHSDP & RAY Scheme

At ULB level, to ensure and expedite the completion of IHSDP the services of NGOs and Samuhik Vikas Samiti (SVS) has been taken by each ULBs for awareness.

The provision of Project Management Unit (PMU) has been made by state government to fill up the gap of skilled man power to support the ULBs to implement the IHSDP & RAY schemes.

Fortnightly camps are being organised by ULBs to release the instalment, these camps are also used for social audit and awareness the beneficiaries.

**Although the JnNRUM was sanctioned in 2005, in Bihar physical work of IHSDP was started by HPL in 2008 and by respective ULBs in 2014 only**



# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Observation No.6 during 7<sup>th</sup> CSMC

Ensure Geo-tagging of photographs to monitor progress of the houses construction before release of each instalment to beneficiaries.

## Current Status of Compliance

Training for surveyors was organised for all approved 85 ULBs and for remaining ULBs training programme is scheduled in 27/07/2016.

As of now 27 ULBs have submitted the details of surveyors (Name & Mobile numbers).



# Thank You



# Actual Beneficiary share in terms of amount under PMAY (U)

S.No	Stages of Construction of DU	Stagewise Amount	Skilled Labour @ 7 %	UnSkilled Labour @ 15 %	Over Head & Contractor's Profit @ 15%	Carriage of Materials@20% (As per SoR only two sources are available for Sand and Aggregates, but as per practice local construction materials will be used so 15% cab be deducted from the considered rates	Net Amount after deducting Unskilled@15 %, Over Head & Contractor's Profit@15% and Carriage Materials@15 %
1	Upto Plinth Level	<b>102209</b>	7155	15331	15331	20442	56215
2	Above Plinth Level	<b>249569</b>	17470	37435	37435	49914	137263
3	After Slab Casting	<b>49960</b>	3497	7494	7494	9992	27478
<b>Sub Total</b>		<b>401738</b>	<b>28122</b>	<b>60261</b>	<b>60261</b>	<b>80348</b>	<b>220956</b>
I.	Add 12% PHE Work	<b>48209</b>	All PHE & Electrical works will be covered under Mukyamantri Sath Nischay Yojana, Survey has been completed				-
II.	Add5% Electrical Work	<b>20087</b>					-
<b>Grand Total</b>		<b>470033</b>					<b>220956</b>

Financial contribution by the Beneficiary will range from Rs. 8,701 to Rs. 20,956 (for the lowest cost to highest cost estimate), which is evidently reasonable.



# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Timeline for completion of Projects under IHSDP

S.No	Stages of Construction	Number of DUs	Timeline for Completion										
			Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17	Feb'17	Mar'17	Apr'17	May'17	Jun'17
<b>DUs in progress &amp; Non Started DUs - 11275 Nos</b>													
1	Electricity	59											
2	Plaster	1050											
3	Roof Casted	2494											
4	Roof Level	1953											
5	Lintel Level	1191											
6	Plinth Level	939											
7	Foundation Level	652											
8	Under Site Clearance	426											
9	Non Started DUs	2511											
<b>Total IHSDP</b>		<b>11275</b>											



# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Timeline for completion of Projects under RAY Scheme

S.No	Stages of Construction	Number of DUs	Timeline for Completion										
			Aug'16	Sep'16	Oct'16	Nov'16	Dec'16	Jan'17	Feb'17	Mar'17	Apr'17	May'17	Jun'17
<b>DUs in progress &amp; Non Started DUs - 10118 Nos</b>													
1	Electricity	23											
2	Plaster	61											
3	Roof Casted	220											
4	Roof Level	532											
5	Lintel Level	569											
6	Plinth Level	545											
7	Foundation Level	662											
8	Under Site Clearance	795											
9	Non Started DUs	6711											
<b>Total RAY</b>		<b>10118</b>											



# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

**Observation No.2 during 7<sup>th</sup> CSMC**  
Plan to ensure beneficiary contribution

## **Current Status of Compliance**

All the projects submitted so far are under the Beneficiary Led Construction component of PMAY (U) and hence the following components of the estimated cost shall need not to be borne by the Beneficiary:

The overhead charges and contractor's profit, which amounts to 15%, shall not be applicable and will be deducted from the estimate because the construction will be carried out by beneficiaries themselves.

Total labour cost works out to 22% of the estimate, of which 7% is for skilled labor and 15% is for unskilled labour. The beneficiary will contribute in terms of unskilled labour. So, 15% of the total estimated cost in terms of finance shall not be borne by beneficiary.

For the entire state, only two sources for sand and aggregates were considered in the SoR, whereas during construction local materials are being used by beneficiaries and hence the carriageway cost is considered as 5% of estimate instead of 20%.

Under Mukya mantri Saat Nischa Yojana, each house in Bihar will be provided with water supply and electricity connection free of cost and hence the cost earmarked for PHE & electrical works shall be reduced and the same is to be considered under state contribution. Initially, the state contribution was Rs. 50,000 which will now be from Rs. 1,14,508 to Rs. 1,18,295 (lowest cost estimate to highest cost estimate)

The above para wise explanation will make it clear that financial contribution by the Beneficiary will range from **Rs.8,701 to Rs. 20,956** (for the lowest cost to highest cost estimate), which is evidently reasonable.





# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Observation No.3 during 7<sup>th</sup> CSMC

Ensure that construction of houses should confirm to NBC norms

## Current Status of Compliance

The Proposed drawing of DU is having following dimensions which are as per NBC guidelines

S.No	Description	Length	Breadth	Area (Sqm)
1	Room 1	3.25	3.00	9.75
2	Room 2	2.50	3.00	7.50
3	Hall	2.10	2.25	4.73
4	Kitchen	2.23	2.25	5.01
5	Toilet	1.30	2.25	2.93
<b>Total</b>				<b>29.91</b>



# Compliance of 7<sup>th</sup> CSMC observations held on 17/03/2016

## Observation No.4 during 7<sup>th</sup> CSMC

Endeavour to adopt green / Innovative / Earthquake resistant technologies in the projects

### Current Status of Compliance

Land has been identified at Biharshaif to develop houses with innovative technologies and BMPTC visited project site at Biharsharif

Building plan was submitted to Biharsharif Nagar Nigam and it will be approved within 2 working days and will also furnish NoC for the execution of the project

Bid document is ready with BMPTC

## Observation No.5 during 7<sup>th</sup> CSMC

Follow DBT mode for transfer of funds to beneficiaries

### Current Status of Compliance

MIS entries done as on 20/07/2106 - 26,653Nos and Number of beneficiaries with bank account details - 24,258Nos. Respective ULBs were asked to open the account for Beneficiaries for DBT