



PMAY (Urban)

Housing for All by 2022

Presentation before
CSMC, Ministry of HUPA
30th Sept, 2016



**Mission Directorate
PMAY. HFA(U)
Dispur. Assam.**

States Strategy

Total Population	: 312 Lakh
Urban Population	: 43.92 Lakh (14.09%)
No. of ULBs	: 97
Housing shortage as per TG (12-17)	: 2.8 lacs

Phase-1 : 9 Towns/Cities selected (1 metro, 6 class 1 towns and 2 RAY towns selected). DPRs submitted after field verification and validation

Phase-2 : DPRs for Remaining beneficiaries will be submitted by 25th Oct,2016

- **Phase-3:** All remaining 88 towns will submit DPR after Demand Survey, preparation of HFAPoA and AIP.

Plan of Action

- **A. Institutional Mechanism**

1. MoU : Signed
2. SLSMC : Constituted
3. SLAC : Constituted
4. SLTC & CLTC : Approved by SLSMC
5. Constitution of SLTC and CLTC : 1st week of Nov,2016

Sl. No	Name of City	Total Beneficiary				
		ISSR	AHP	BLC	CLSS	Total
1	Tinsukia	1179	5419	5309	1002	12909
2	Dibrugarh	0	1271	13055	1511	15837
3	Jorhat	0	462	11300	1306	13068
4	Nagaon	0	273	2859	681	3813
5	Tezpur	180	1326	9145	2926	13577
6	Silchar	0	164	6048	752	6964
7	Guwahati	647	650	32997	24062	58356
8	Kokrajhar	0	408	1954	120	2482
9	Dhubri	0	0	3223	269	3492
	Total	2006	9973	85890	32629	130498

Plan of Action

Activities phase-1	Target Date	Present Status
1. Finalization of beneficiary list by MB/TCs and submission of DPR on BLC to MD	8/09/2016	Achieved
2. Approval of BLC Building Plan and estimate by State Level Appraisal Committee (SLAC)	20/09/2016	Achieved
3. Place DPR before SLAC	20/09/2016	8 DPRs appraised
4. To place the proposal for constitution of SLTC and CLTC in SLAC meeting for appraisal.	20/09/2016	Appraised
5. Approval of BLC building Plan and Estimate by SLSMC.	26/09/2016	approved
6. Place DPR before SLSMC for approval	26/09/2016	Approved
7. To place the proposal for constitution of SLTC and CLTC before SLSMC	26/09/2016	Approved
8. Submit DPR to GOI for final approval By CSMC along with form 7C	27/09/2016	Submitted
9. To place the proposal for constitution of SLTC and CLTC before CSMC	27/09/2016	Ready
10. To start selection of experts for CLTC, once proposal is approved by GOI	Oct,2016	

Plan of Action

	Activities (For remaining 88 Towns) phase-3	Target Date
	<i>For sensitization and dissemination of knowledge as regards PMAY, four workshops are proposed</i>	23/09/2016 Already held
2	<i>Publication of RFP document for empanelment of consultants for conducting demand Survey and preparation of DPR.</i>	06/10/2016
4	<i>Opening of Tender</i>	27/10/2016
5	<i>Allotment of work</i>	31/10/2016
6	<i>Completion of Demand Survey, preparation of HFAPoA and DPR by Consultant</i>	16/12/2016
7	<i>Finalization of beneficiary list by MB/TCs by verification and authentication of beneficiary</i>	16/01/2016
8	<i>Submit DPR to Mission Director by ULBs</i>	23/01/2017
9	<i>Place DPR before SLAC</i>	02/02/2017
10	<i>Place DPR before SLSMC</i>	06/02/2017
11	<i>Submit DPR to GOI for final approval By CSMC along with form 7C</i>	20/02/2017

Stake holders consultation



Demand Survey at Field





Data Entry in format



Work Station: Preparation of HFAPoA



Work Station: Preparation of DPR



Estimated Cost of DU and Contributions

Dimension of Building

Length =8.0m, Breadth=3.15, Height=3.0m

BUA: 30.57sqmt. CA: 26.78 sqmt

Total Cost Per Dwelling Unit	2,99,200.00
Total Central Govt. share per dwelling unit	1,50,000.00
Total State Govt. share per dwelling unit	50,000.00
Total Beneficiary Contribution(Balance Amount)	99,200.00

Compliance to NBC norms: The unit has been designed in compliance with NBC Guidelines & tested in Assam condition.

The proposal has been duly **appraised** by SLAC and **approved** by SLSMC.

Specifications of the proposed Assam Type Dwelling Unit of EWS under Prime Minister Awas Yojana.

ESTIMATED COST : 2,99,200/- CNTRAL ASSISTANCE: 1.50LACS, STATE SHARE: 0.50LACS, BENEFICIARY CONTRIBUTION: .992 LACS

1 Dimension of Building Length =8.0m, Breadth=3.15, Height=3.0m
BUA: 30.57sqmt. CA: 26.78 sqmt

- 2 Foundation**
- (i) RCC footing of 500mmX500mm at base , 0.725 m depth and column of sizes 230mmX230 mm in sub structure and 125mm X 125 mm in super structure.**
 - (ii) 230mmX230mm RCC Tie beam at ground level.**
 - (iii) 230mm brick wall in foundation will be provided above the tie beam except in verandah where brick foundation will provided.**

Specifications of the proposed Assam Type Dwelling Unit of EWS under Prime Minister Awas Yojana.

- | | | |
|----------|--------------------------|---|
| 3 | Wall | Brick wall in super structure will be 112 mm thick with both side plaster including outside of plinth. |
| 4 | Column and Lintel | RCC lintel of size 125mmX100mm and post plate of size 125mmX75mm will be provided in walls connecting all RCC posts at 1.95 m and 2.925m level respectively. |
| 5 | Roof | Roof of the building will be GCI sheet over MS tabular truss. |
| 6 | painting | White wash will be done on both side of the brick wall. |

Specifications of the proposed Assam Type Dwelling Unit of EWS under Prime Minister Awas Yojana.

7 Doors and Windows

All the door and window will be wooden, battened, ledged and braced of 20 mm thick.

8 Floor

The floor of the building will be finished with 1:1:2 (1 cement : 1 sand : 2 graded aggregates) cement concrete over brick flat soling over rammed earth.

9 Internal Electrification

Provided

10 Internal Water supply

fitting and fixing PVC pipes of 6 Kg/cm² (Supreme/Prince) or other ISI approved including joining ,fitting and fixing wiyh clamps etc.as necessary complete at all levels including below G.L

Specifications of the proposed Assam Type Dwelling Unit of EWS under Prime Minister Awas Yojana.

11 Seismic Resistivity

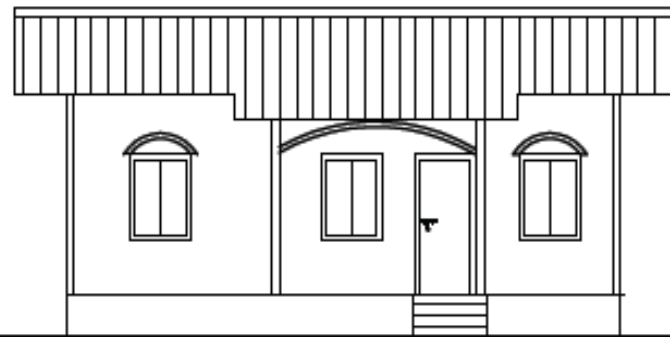
Provided Tie beam at foundation level, Horizontal RCC band at lintel level and Post plate at top level, all through the RCC Column monolithic in nature to perform against Earthquake forces.

12 Rain water harvesting

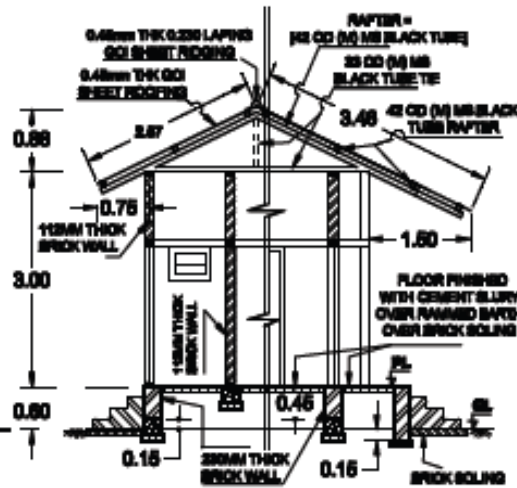
Provided with PVC half cut 120mm dia pipe for collection of Water.(to expend from contingency)

13 Solar energy capture

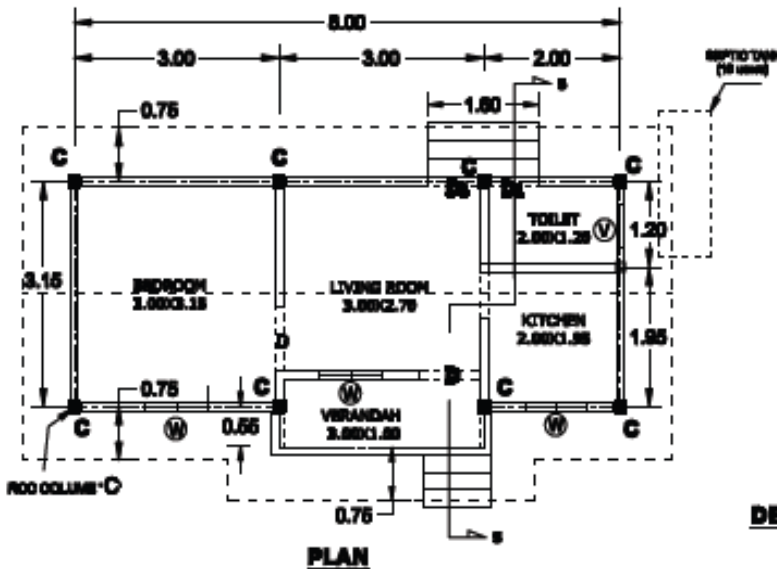
Provision kept for installation of Roof top Solar Panels in incline roof on Southern/Western side by providing with of U shaped clamps with anchor screws of GCI sheets. (to expend from contingency)



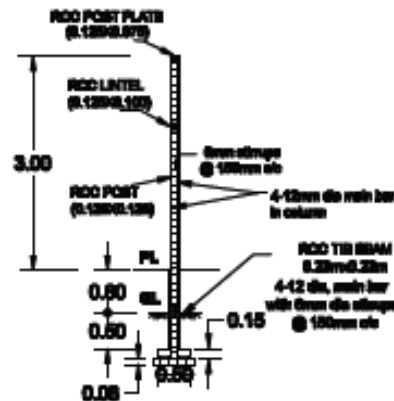
FRONT ELEVATION



SECTION S-S



PLAN



DETAILS OF COLUMN C, TIE BEAM LINTEL and POST PLATE

LEGENDS :-

D= 0.900X1.95
D1= 0.750X1.95
W= 0.900X1.20
V= 0.600X0.45

Column size= 125mmx125mm
(in super structure)
Column size= 230mmx230mm
(in sub structure)
Tie beam = 230mmx230mm
Plinth wall = 230mm thk
Wall in super Structure=112mm
Lintel = 125mmx100mm
Post plate = 125mmx75mm

(ONLY FIGURED DIMENSION SHOULD BE FOLLOWED)

DRAWING FOR PROPOSED DWELLING UNIT OF PRIME MINISTER AWAS YOJANA

TOTAL AREA OF BUILDING = 30.57 SQ M
TOTAL CARPET AREA = 26.78 SQ M

PREPARED BY -

MISSION DIRECTORATE PMAY, DISPUR, GUWAHATI-6

ABSTRACT OF 8 DPRs (DWELLING UNITS AND PROJECT COST)

Total DU proposed by ULB's and Project Cost (in lakhs)

Sl No	Name of Mission City	No. of Dwelling Unit(BLC)	Project Cost	Central Assistance	State Share	Beneficiary Contribution
1	Dhubri 007004	3243	9703.056	4864.5	1621.5	3217.056
2	Kokrajhar 007002	2144	6414.848	3216	1072	2126.848
3	Guwahati 007082	13192	39470.464	19788	6596	13086.464
4	Nagaon 007018	1738	5200.096	2607	869	1724.096
5	Tezpur 007027	0	0	0	0	0
6	Silchar 007069	1179	3527.568	1768.5	589.5	1169.568
7	Jorhat 007050	586	1753.312	879	293	581.312
8	Dibrugarh 007041	1284	3841.728	1926	642	1273.728
9	Tinsukia 007038	974	2914.208	1461	487	966.208
	TOTAL	24340	72825.28	36510	12170	24145.28

ABSTRACT OF TOTAL NO. OF BENEFICIARY AND NO. MATCHED WITH SECC DATA HAVING AHL-TIN

Sl No	Town/City	Total	SECC Matched	% of SECC Match	Male	Female	% Female	GEN	S C	ST	OBC	Minority
1	DHUBRI	3243	1483	45.73	465	2778	85.66	2481	510	20	232	1206
2	KOKRAJHAR	2144	339	15.81	1078	1066	49.72	414	449	839	442	44
3	GUWAHATI	13192	7031	53.30	6976	6216	47.12	8671	1305	1182	2034	2653
4	NAGAON	1738	829	47.70	1264	474	27.27	985	400	20	333	321
5	SILCHAR	1179	532	45.12	748	431	36.56	663	390	0	126	97
6	JORHAT	586	169	28.84	306	280	47.78	282	50	19	235	65
7	DIBRUGARH	1284	408	31.78	521	763	59.42	734	276	56	218	171
8	TINSUKIA	974	305	31.31	591	383	39.32	414	200	13	347	55
	TOTAL	24340						14644	3580	2149	3967	4612

Verification and selection of beneficiary

- Photograph of Kutcha House
- Self Certification of Income.
- Self Certification of no house
- Consent form with photograph..

The Process

- All the beneficiaries under BLC (New) have been **identified** as per Mission Guidelines. None own a pucca house in his/ her name anywhere in India. All have income less than Rs 3.00 lakh pa. They have the ownership over land.
- BLC Projects are for the **whole City**. There is **no duplication** of benefits across the verticals.
- All 8 DPRs have been **prepared** with **complete list** of beneficiaries with details including **Voter ID**. Beneficiaries' **bank accounts numbers** have also been collected.
- **State's contribution** assured and **consent** of the beneficiaries have been taken to the effect that they will provide own contribution.

Civic amenities to the Units:

- **Drinking water:** Every house now has a source, either piped or hand pump/ masonry well. For Guwahati 100% piped water supply is being implemented under ADB and other Schemes. Dibrugarh, Nagaon and Silchar being covered under AMRUT.
- **Sanitation:** All units have provisions for attached toilets with Septic tanks. Regular cleanliness will be ensured through placement of dustbins and under SBM (Urban).
- **Power connection:** All beneficiary households already have power connections in their kutchha houses. New power connection is also **available on demand**.
- **Drainage and road improvement:** Road conditions are good. Roads and drainage are maintained by ULBs and by Line departments

Implementation ...

- Construction of each unit will be completed within a period of **12 months** by the Beneficiary himself under the supervision of ULB Engineers and CLTC
- **SLNA and ULB will register themselves with PFMS** of CGA 1st week of Oct. On receipt of funds, SLNA will transfer the amount within 7 days to respective ULBs as per approved Plan of Action. Funds will be released by ULB direct (**DBT**) to the Beneficiary's verified Bank account **on milestone basis**:

10%	On release by GoI
40%	On laying foundation
40%	On completion up to lintel level
10%	On completion of the house

Monitoring process

- Construction will be monitored by **ULB Engineers** under the guidance of **Departmental Engineers** and photographs will be geo-tagged using designated app by SLNA with supporting staff of Engineering Wing.
- **Geo-tagging** of photographs on completion of each milestone will be coordinated and monitored by SLNA with the assistance of technical persons & experts.
- Flow of funds will be **tracked** through PFMS till the end-user.
- Every house should have a **PMAY tag** indicating year and PMAY Serial No. prominently displayed on the front wall.
- SLNA will ensure **entry of project info**, survey data, beneficiary details etc in PMAY MIS.

Constitution of SLTC and CLTC

2		3	4	5	6
Sl. No	Name of Activity	Annual Budget (lakh Rs)	Budget proposed		Total
			Central share 90%	State share1 0	
1	Establishment of SLTC	81.60	73.44	8.16	81.60
2	Establishment of CLTC	561.60	505.44	56.16	561.60
	(a). Funds required(central share) till the date of discontinuation of CLTC under RAY	NIL	NIL	NIL	NIL
	(b). Annual funds required for CLTC under HFA	561.60	505.44	56.16	561.60
	Grand Total	643.20	578.88	64.32	643.20

Mandatory conditions

Sl. No.	Condition	Timeline & status
1.	State/ UTs shall remove the requirement of separate Non Agricultural Permission in case land falls in the residential zone earmarked in the Master Plan of city/ town.	Will be achieved in time
2.	State/ UTs shall prepare/ amend the Master Plans earmarking land for Affordable Housing.	Under Process:
3.	State/ UTs shall put in place a single-window-time bound clearance system for layout approvals and building permissions.	Partially Achieved. Such a system is already in existence under Guwahati Metropolitan Development. . For rest of Assam it is under process under “Ease of Doing Business”

Mandatory conditions ...

Sl. No.	Conditions	Specify the timeline (YY-YY)*
4.	State/UTs shall adopt pre-approved building permission and layout approval system for EWS/ LIG housing or exempt approval below certain built up are / plot area.	<p>Achieved.</p> <p>Model Plan and Estimate prepared and approved by SLSMC</p>
5.	States/UTs shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	<p>2016-17. Will be achieved in time</p>
6.	States/UTs shall provide additional FAR/ FSI/ TDR and relax density norms , for slum redevelopment and low cost housing.	<p>Achieved.</p>

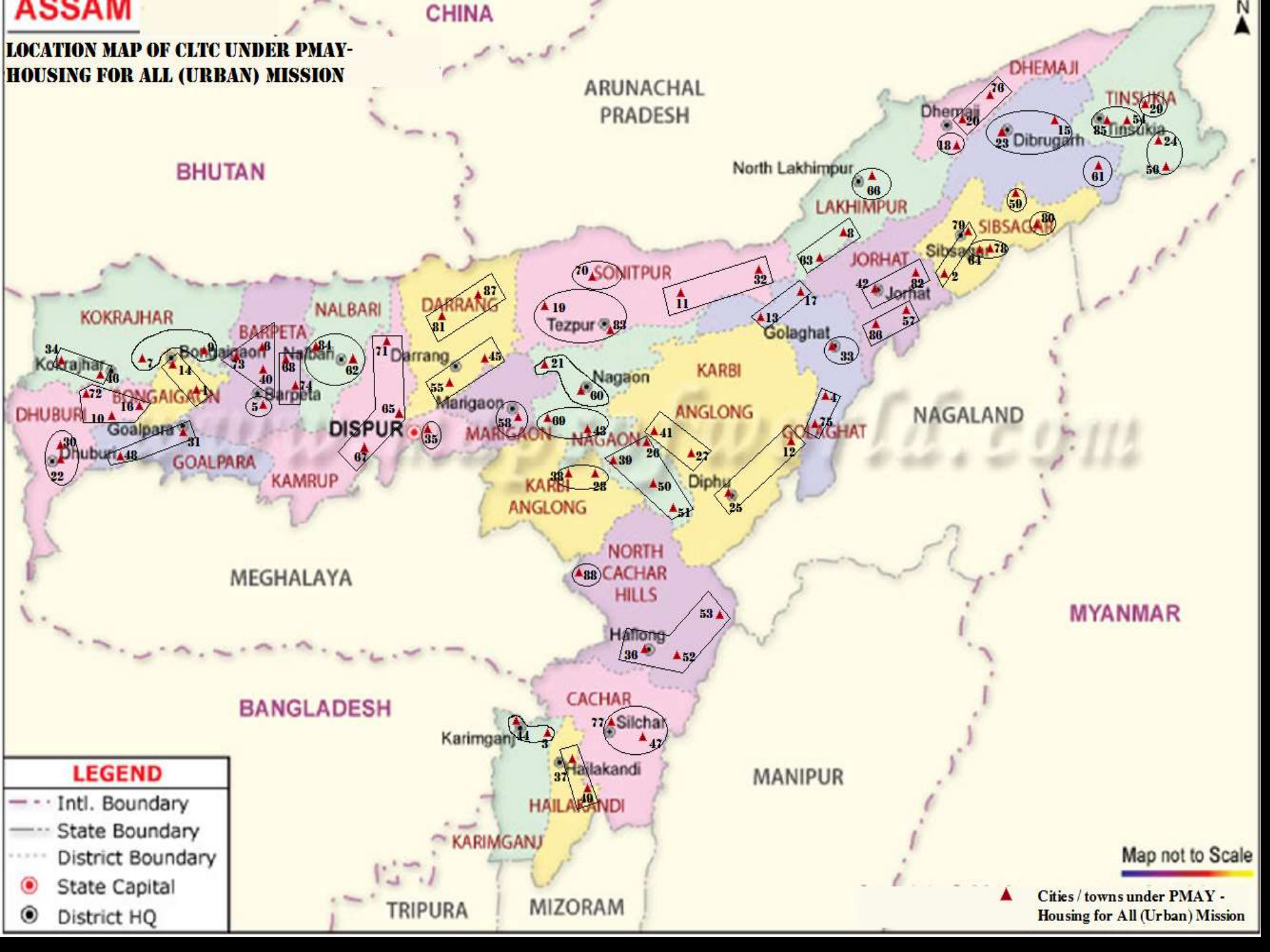
Thank you.

ASSAM STATE

Status of progress of IHSDP Projects (Assam)

Towns	No of DUs Sanctioned	DUs Surrendered	DUs Completed	DUs occupied	DUs under construction	DUs yet to be constructed	Remarks
Badarpur	56	0	14	14	1	41	Remaining DUs to be started after receiving of 2nd installment from GOA
Bokajan	1010	0	349	349	447	214	Remaining DUs to be started after receiving of 2nd installment from GOA
Dhing	790	718	72	72	0	0	---
Dhubri	99	0	39	39	0	60	Remaining DUs to be started after receiving of 2nd installment from GOI
Golaghat	839	629	210	210	0	0	---
Kampur	384	62	239	239	10	73	Remaining DUs are to be strated soon.
Karimganj	458	0	290	290	29	139	Remaining DUs are to be strated soon.
Kokrajhar	1301	787	453	290	1	60	Out of 453 Dus, 162 DUs could not occupied due to non completion of infrastructure.
Lanka	409	0	204	204	0	205	This Directorate has requested Nagaon MB to submit curtaliment report, which is awaited .
Mangaldoi	949	899	20	0	0	30	DUs could not occupied due to non completion of infrastructure.
Nagaon	600	274	264	264	50	217	This Directorate has requested Nagaon MB

LOCATION MAP OF CLTC UNDER PMAY-HOUSING FOR ALL (URBAN) MISSION



LEGEND	
	Intl. Boundary
	State Boundary
	District Boundary
	State Capital
	District HQ

Map not to Scale

Cities / towns under PMAY - Housing for All (Urban) Mission