



Proposal for Beneficiaries led Construction Under PMAY



Urban Development and Housing Department

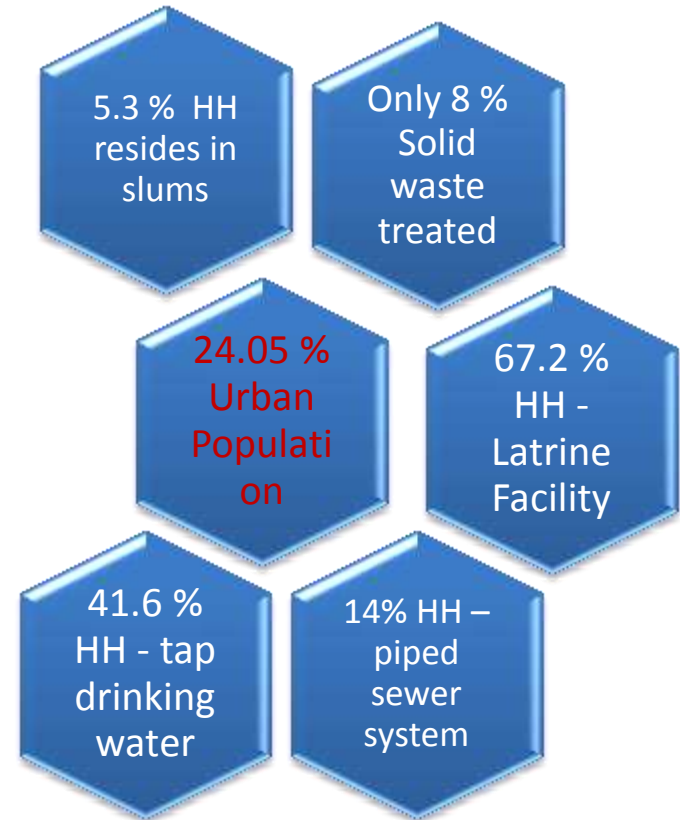
Government of Jharkhand

Date : 21st December, 2015

Preface

Lack of enough supply of Affordable Housing has resulted in many Urban Slums and non slums without Basic Amenities

- Total housing shortage: as of 2012 : 6.3 lakhs
- Requirement of Affordable Housing by 2022 : 11 Lakhs *



Action initiated at State Level

- MoA signed between State & MoHUPA for PMAY
- Directorate, Municipal Administration, GoJ is declared as State Level Nodal Agency (SLNA)
- Director, Municipal Administration, GoJ is notified as Nodal Officer for HFA
- State Level Sanctioning & Monitoring Committee constituted under the chairmanship of Chief Secretary, GoJ
- State Level Appraisal Committee constituted under the chairmanship of Chief Engg. Technical Cell, UD&HD, GoJ

Action initiated at State Level

- 14 ULBs were covered under 1st phase.
- A Letter has been sent for inclusion of rest of the ULBs.
- Orientation program/ workshops conducted with all stakeholders including public representatives at state and city level .
- Detailed guideline / instructions issued on assessment of demand survey.
- Specific timeline were fixed to ULBs to finalize the demand survey
- Applications received at ULB level. In 14 ULBs demand survey completed in 1st Phase. In rest of the ULBs it is under process

Awareness/ Stakeholders workshops

- IEC campaign conducted in all ULBs
 - Through print & Electronic media
- Affordable Urban Housing Policy drafted and Stakeholders workshop consultation for feedback on draft policy conducted on 30th November 2015.



Capacity Building





विकास के तरफ अगला कदम,
हर परिवार का हो अपना पक्का घर॥

प्रधानमंत्री आवास योजना

सबके लिए आवास (शहरी)



झारखण्ड सरकार

लाभार्थी : लाभार्थी के परिवार में पति, पत्नी, अविवाहित पुत्र और/ अथवा अविवाहित लड़कियां शामिल होंगे।

पात्रता : लाभार्थी परिवार का भारत के किसी भाग में अपने नाम पर अथवा उसके परिवार के किसी भी सदस्य के नाम पर अपना पक्का घर नहीं होना चाहिए।

आवेदन फार्म कहां से प्राप्त करें:

1. नगर निकाय की वेबसाइट एवं कार्यालय,
2. नगर वार्ड पार्श्व का कार्यालय,

आवेदन की अंतिम तारीख : 28 सितम्बर 2015

आवेदन के साथ दिए जाने वाले कागजात:

1. भारत के किसी भाग में अपने अथवा अपने परिवार के नाम से किसी भी सदस्य के नाम पर अपना पक्का घर नहीं होने का शपथपत्र,
2. वार्षिक आय शपथपत्र,
3. आधार/मतदाता पहचान पत्र/अन्य विशिष्ट पहचान संख्या की अनिप्रमाणित छायाप्रति, अथवा लाभार्थी के मूल निवास जिले के राजस्व

प्राधिकारी से मकानस्वामित्व के प्रमाण—पत्र की छाया प्रति एवं परिवार का फोटो।

प्रधानमंत्री आवास योजना (PMAY) में सम्मिलित निकाय/शहर (प्रथम चरण) :

रांची, चास (बोकारो स्टील सिटी सहित), जमशेदपुर—UA (जमशेदपुर—NAC, मानगो, जुगसलाई, आदित्यपुर), धनबाद, हजारीबाग, फुसरो, गुमला, रामगढ़, गिरिडीह, देवघर, दुमका, लोहरदगा, चिरकुंडा और मेदिनीनगर।

॥ झारखंड सरकार का है यह वादा, हर परिवार को घर देने का है पक्का इरादा ॥

अधिक जानकारी के लिए सम्पर्क करें:

स्थानीय नगर निकाय कार्यालय; नगर विकास एवं आवास विभाग, रांची, झारखंड
 ● E-mail: jhsitcray@gmail.com, ● Website: <http://mhupa.gov.in/pmay/index.html>



विकास के तरफ अगला कदम,
हर परिवार का हो अपना पक्का घर॥



प्रधानमंत्री आवास योजना

सबके लिए आवास (शहरी)



-निदेश-

नगर विकास एवं आवास विभाग
झारखण्ड सरकार

आवासन संरचना का है यह वादा, हर परिवार को घर देने का है पक्का इरादा ॥

अधिक जानकारी के लिए जानें
 स्थानीय नगर निकाय कार्यालय
 नगर विकास एवं आवास विभाग, रांची, झारखण्ड
 E-mail: jhsitcray@gmail.com Website: <http://mhupa.gov.in/pmay/index.html>

IEC



Proposed Projects

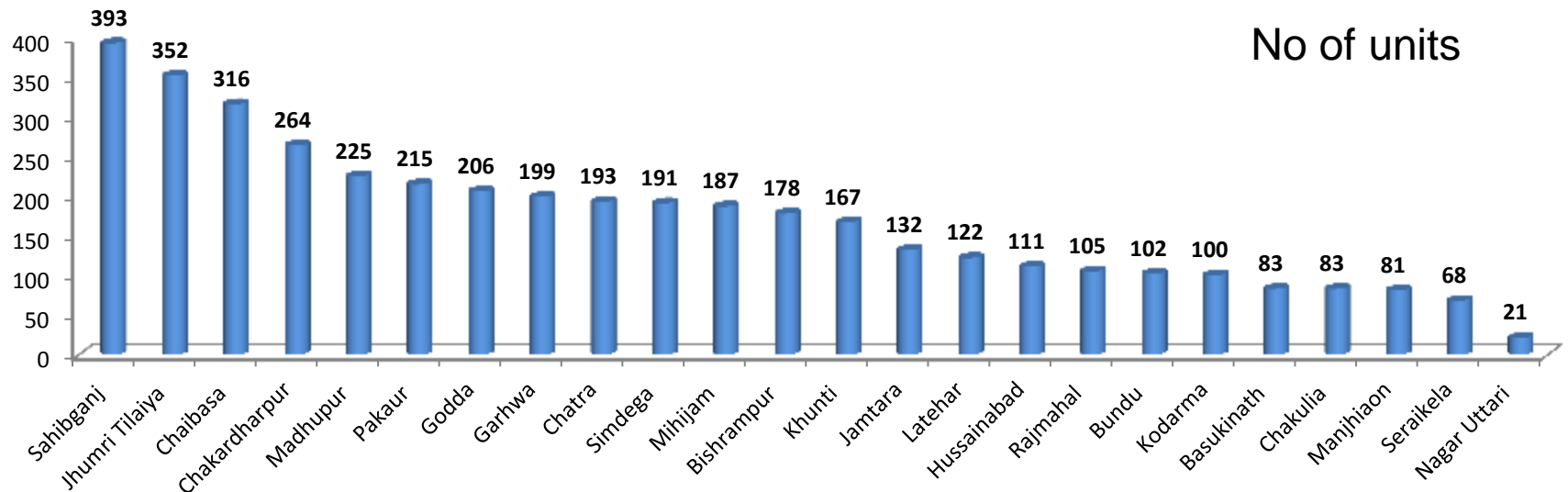
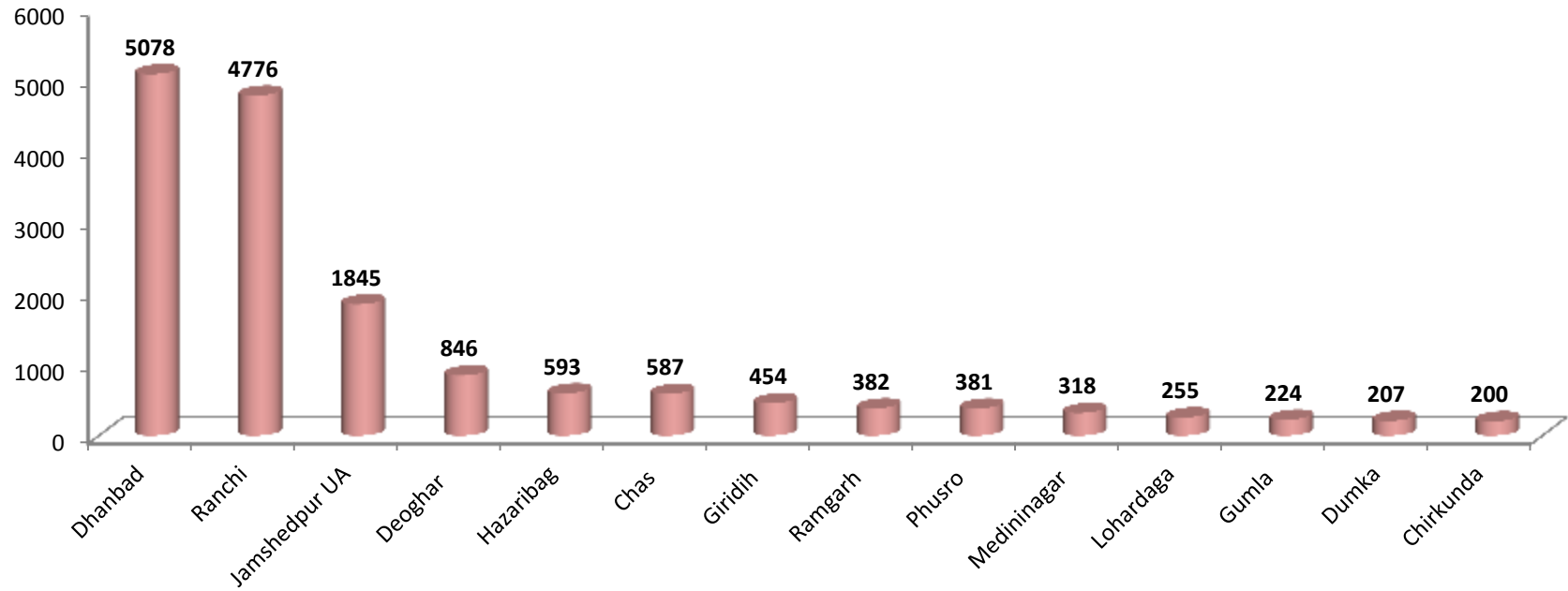
- Detailed Project Report prepared for 20,240 houses in 38 ULBs for vertical – 4
- SLAC meeting conducted on 2nd Dec. 2015
- SLSMC meeting conducted on 3rd Dec 2015.
- Hard Copies of five selected DPR (Ranchi, Dhanbad, Chas, Hazaribag & Jamshedpur-UA) submitted to GOI.

Housing Demand

- Total demand received till 15.12.2015

Slum Redevelopment through private participation	Credit Linked Subsidy	Affordable Housing in partnership	Beneficiaries led Construction	Total
85,926	8,980	47,227	61,638	2,03,771

Housing Demand under vertical - 4



Abstract details of proposed projects 2015-16

Sl. No.	ULBs	No. of Project	Proposed Beneficiaries for FY 15-16	Total Project Cost (In Lakhs)	Central Assistance @ Rs.1.50 Lakhs	State Assistance @ Rs.0.75 Lakh	Beneficiaries Contribution @ Rs.1.371 Lakhs
1	Chirkunda	1	200	724.20	300.00	150.00	274.20
2	Deoghar	1	846	3063.37	1269.00	634.50	1159.87
3	Dhanbad	1	5078	18387.44	7617.00	3808.50	6961.94
4	Dumka	1	207	749.55	310.50	155.25	283.80
5	Chas (Bokaro)	1	587	2125.53	880.50	440.25	804.78
6	Giridih	1	454	1643.93	681.00	340.50	622.43
7	Gumla	1	224	811.10	336.00	168.00	307.10
8	Hazaribag	1	593	2147.25	889.50	444.75	813.00
9	Jamshedpur UA	1	1845	6680.75	2767.50	1383.75	2529.50
10	Lohardaga	1	255	923.36	382.50	191.25	349.61
11	Medininagar	1	318	1151.48	477.00	238.50	435.98
12	Phusro	1	381	1379.60	571.50	285.75	522.35
13	Ramgarh	1	382	1383.22	573.00	286.50	523.72
14	Ranchi	1	4776	17293.90	7164.00	3582.00	6547.90
	Total Phase I	14	16146	58465	24219	12110	22136

Sl. No.	ULBs	No. of Project	Proposed Benificerries for FY 15-16	Total Project Cost	Central Assistance @ Rs.1.5 Lakh	State Assistance @ Rs.0.75 Lakh	Beneficiaries Contribution @ Rs.1.37 Lakhs
15	Basukinath	1	83	300.54	124.50	62.25	113.79
16	Bishrampur	1	178	644.54	267.00	133.50	244.04
17	Bundu	1	102	369.34	153.00	76.50	139.84
18	Chaibasa	1	316	1144.24	474.00	237.00	433.24
19	Chakardharpur	1	264	955.94	396.00	198.00	361.94
20	Chakulia	1	83	300.54	124.50	62.25	113.79
21	Chatra	1	193	698.85	289.50	144.75	264.60
22	Garhwa	1	199	720.58	298.50	149.25	272.83
23	Godda	1	206	745.93	309.00	154.50	282.43
24	Hussainabad	1	111	401.93	166.50	83.25	152.18
25	Jamtara	1	132	477.97	198.00	99.00	180.97
26	Jhumri Tilaiya	1	352	1274.59	528.00	264.00	482.59
27	Khunti	1	167	604.71	250.50	125.25	228.96
28	Kodarma	1	100	362.10	150.00	75.00	137.10
29	Latehar	1	122	441.76	183.00	91.50	167.26
30	Madhupur	1	225	814.73	337.50	168.75	308.48
31	Manjhiaon	1	81	293.30	121.50	60.75	111.05
32	Mihijam	1	187	677.13	280.50	140.25	256.38
33	Nagar Uttari	1	21	76.04	31.50	15.75	28.79
34	Pakaur	1	215	778.52	322.50	161.25	294.77
35	Rajmahal	1	105	380.21	157.50	78.75	143.96
36	Sahibganj	1	393	1423.05	589.50	294.75	538.80
37	Seraikela	1	68	246.23	102.00	51.00	93.23
38	Simdega	1	191	691.61	286.50	143.25	261.86
Total Phase II		24	4094	14824	6141	3071	5613
G. Total		38	20240	73289	30360	15180	27749

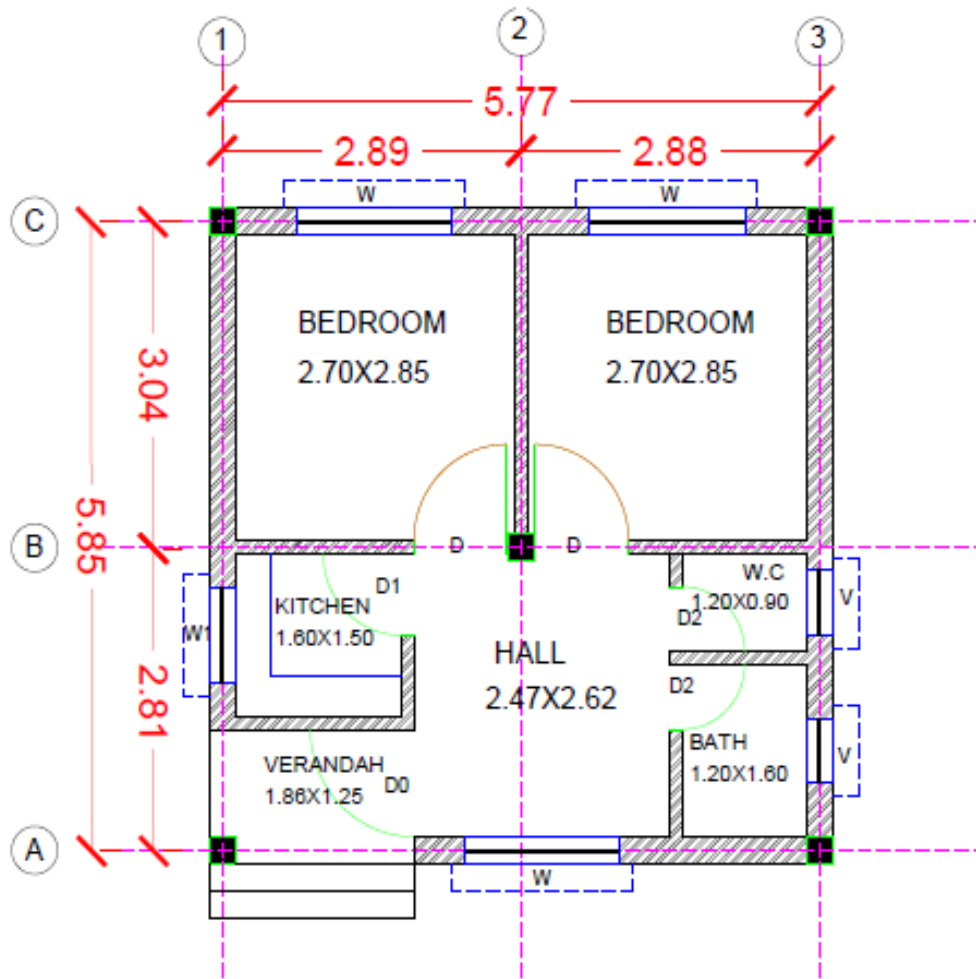
Dwelling Unit Cost

Design & Dwelling Unit Cost approved from SLAC

- Total carpet area : 28.42 sq mt.
- Total Cost : 3.62 lakhs



Building plan for proposed DUs



PLAN

SCHEDULE OF DOOR & WINDOWS					
TYPE	WIDTH	HEIGHT	SILL	LINTEL	DESCRIPTION
DO	1.00	2.10	0	2.10	Single panelled door
D	0.90	2.10	0	2.10	Single panelled door
D1	0.75	2.10	0	2.10	Single panelled pvc door
D2	0.60	2.10	0	2.10	Single panelled pvc door
W	1.50	1.20	0.90	2.10	Glazed steel window
W1	0.90	1.20	0.90	2.10	Glazed steel window
V	0.60	0.75	1.50	2.10	Glazed steel

ALL DIMENSION ARE IN METRE

Contribution of Assistance

- Beneficiaries led individual construction
 - **Total Cost** : **3.62 Lakhs**
 - GOI Contribution : 1.50 Lakhs
 - State Contribution : 0.75 Lakhs
 - Beneficiary contribution : 1.37 Lakhs

3.62 Lakhs

Cost Bifurcation (Approx)	Cost (in Lakhs)
Labour Cost @ 30 %	1.31
Material Cost @ 70 %	2.31

Approach for Project under Beneficiaries led construction

- Beneficiaries not having any pucca house anywhere in India.
- Cut off date for eligible beneficiaries : resident of slum/non slum area prior to 17.06.2015
- Size of EWS house : 28.42 sq. mt
- Beneficiaries must have voter ID card, Account Number and Adhar No. (if available)
- Not taken any benefit from other prior housing schemes or any other component of PMAY.
- Selection of Beneficiaries criteria has been fixed.

Priority Checklist for Identification of Beneficiaries

Sl.No	Attributes	Scoring	Sl.No	Attributes	Scoring
1	Status of House in Own Land (As per SECC Data/Physical verification by ULBs)		3	No of years living in slums/non slum areas having certification from ULBs)	
1.1	Living in Shelter(rainbasera)/ Rented/Homeless	12	3.1	23 years and above	12
1.2	Living in kutchra House	6	3.2	In between 21-23 years	11
2	Income (As per SECC Data/Income certificate from authority)		3.3	In between 19-21 years	10
2.1	Less than 25,000 annually	12	3.4	In between 17-19 years	9
2.2	Less than 25,000 - 50,000 annually	11	3.5	In between 15-17 years	8
2.3	In between 50,001 - 75,000 annually	10	3.6	between 13 -15 years	7
2.4	In between 75,001 - 1,00,000 annually	9	3.7	In between 11-13 years	6
2.5	In between 1,00,000 - 1,25,000 annually	8	3.8	In between 9-11 years	5
2.6	In between 1,25,001 - 1,50,000 annually	7	3.9	In between 7-9 years	4
2.7	In between 1,50,001 - 1,75,000 annually	6	3.10	In between 5-7 years	3
2.8	In between 1,75,001 - 2,00,000 annually	5	3.11	In between 3-5 years	2
2.9	In between 2,00,001 - 2,25,000 annually	4	3.12	In between 1-3 years	1
2.10	In between 2,25,001 - 2,50,000 annually	3	3.13	Less than 1 year	0
2.11	In between 2,50,001 - 2,75,000 annually	2			
2.12	In between 2,75,001 - 3,00,000 annually	1		Average Score	
2.13	More than 3,00,001 annually	0			

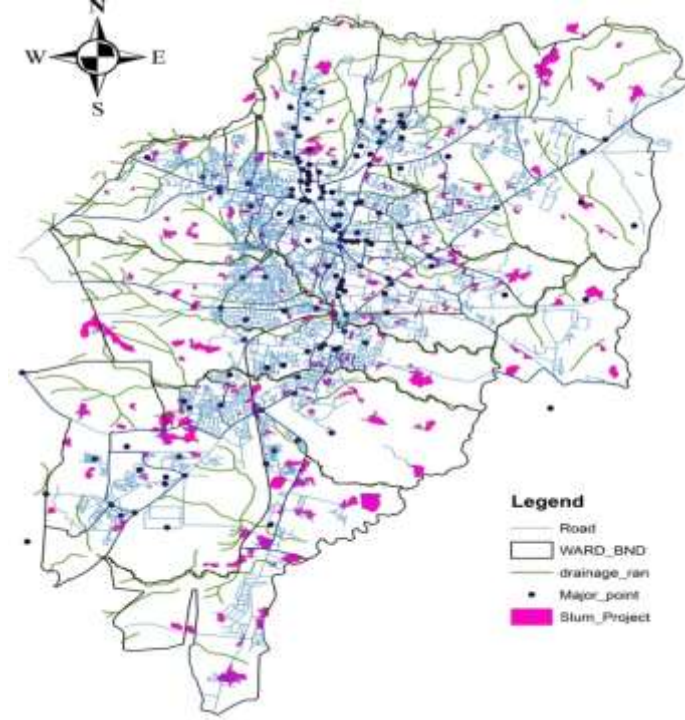
**Priority will be given based on the maximum score*

*** Waiting List will be prepared in four group i.e General, SC,ST,OBC and Minority*

Reservation on priority list

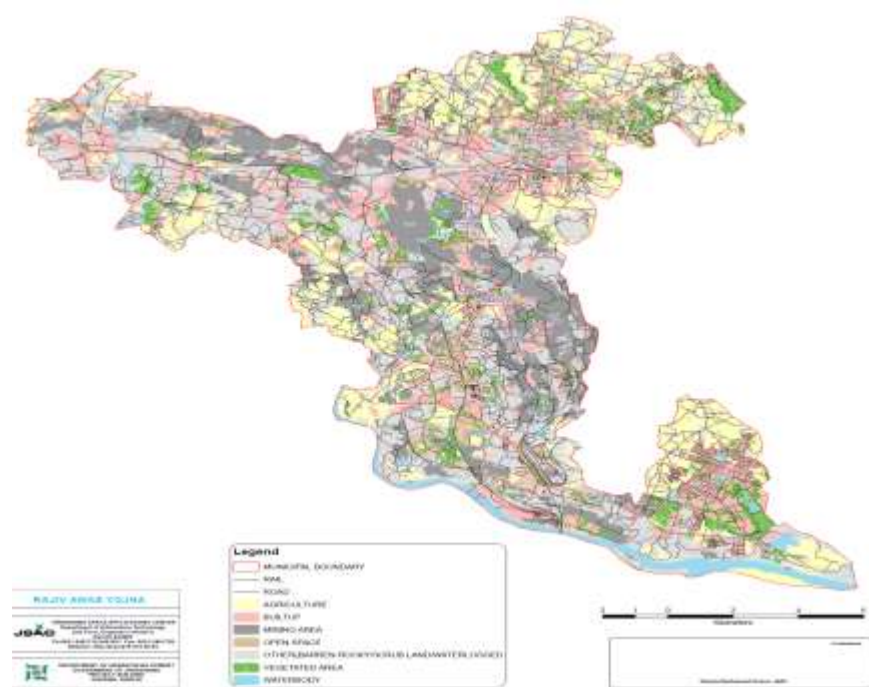
- Physically challenged person: 3%
- Single women/ widow/ senior citizen: 2%
- Transgender: 1%
- Manual scavengers: 1%

Ranchi



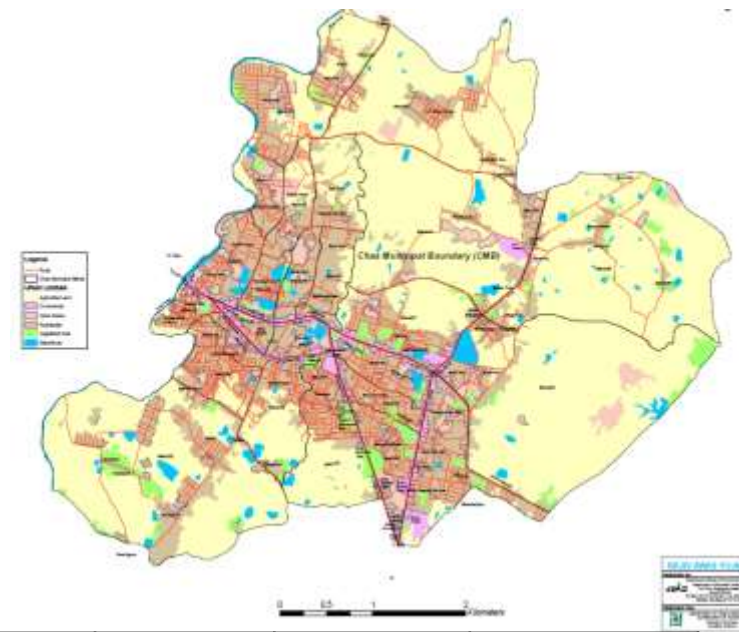
	Gen	SC	ST	OBC	Minority	Total
No. of beneficiaries covered in the project	1628	224	966	1958	1688	4776
No. of Beneficiaries (New Construction)	1628	224	966	1958	1688	4776

Dhanbad



No. of beneficiaries covered in the project	Gen	SC	ST	OBC	Minority	Total
	2023	872	101	2082	945	5078
No. of Beneficiaries (New Construction)	2023	872	101	2082	945	5078

Chas (Bokaro)



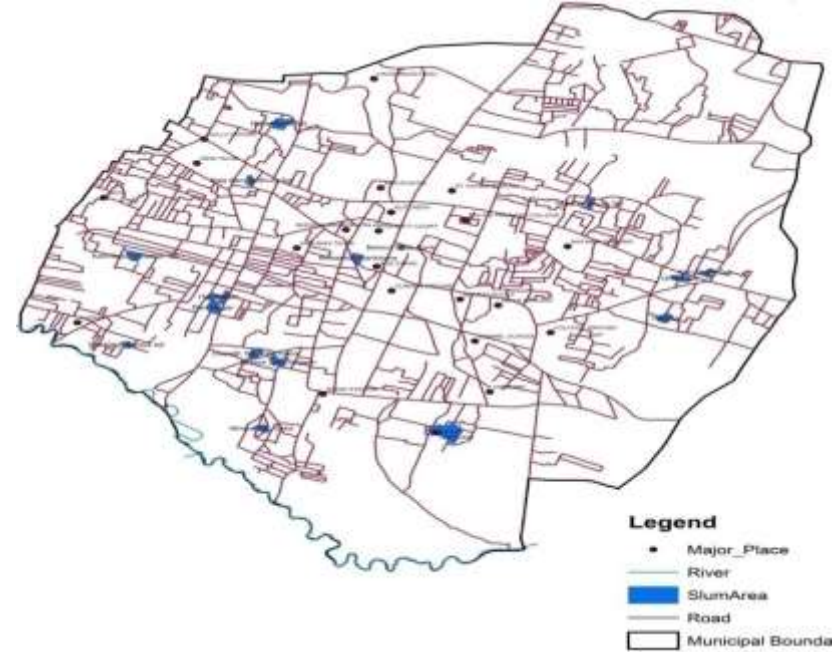
No. of beneficiaries covered in the project	Gen	SC	ST	OBC	Minority	Total
	287	53	6	241	112	587
No. of Beneficiaries (New Construction)	287	53	6	241	112	587

Jamshedpur-UA



No. of beneficiaries covered in the project	Gen	SC	ST	OBC	Minority	Total
	845	65	178	757	559	1845
No. of Beneficiaries (New Construction)	845	65	178	757	559	1845
1. Adityapur (Nagar Parishad)	343	43	118	352	88	856
2. Mango (NAC)	502	22	60	405	471	989
TOTAL (1+2)						1845

Hazaribag



No. of beneficiaries covered in the project	Gen	SC	ST	OBC	Minority	Total
	262	64	24	243	150	593
No. of Beneficiaries (New Construction)	262	64	24	243	150	593

Proposed Beneficiaries in 14 cities

Sl.No.	ULBs	Gen	SC	ST	OBC	Minority	Total
1	Chirkunda (NP)	84	30	4	82	40	200
2	Deoghar (M Corp.)	384	104	11	347	48	846
3	Dumka (Nagar Parishad)	90	20	12	85	24	207
4	Giridih (Nagar Parishad)	225	38	5	186	147	454
5	Phusro (Nagar Parishad)	145	58	22	156	46	381
6	Gumla (NP)	43	11	78	92	121	224
7	Medininagar (Nagar Parishad)	162	20	5	131	70	318
8	Ramgarh Cantonment (CB)	152	37	36	157	67	382
9	Lohardaga (Nagar Parishad)	77	10	63	105	137	255
10	Ranchi	1628	224	966	1958	1688	4776
11	Dhanbad (M Corp.)	2023	872	101	2082	945	5078
12	Jamshedpur UA	845	65	178	757	559	1845
13	Chas (MC)	287	53	6	241	112	587
14	Hazaribag (Nagar Parishad)	262	64	24	243	150	593
	Total	6407	1606	1511	6622	4154	16146

Proposed beneficiaries in rest (24) cities

Sl.No.	ULBs	Gen	SC	ST	OBC	Minority	Total
15	Basukinath (NP)	33	8	8	34	1	83
16	Bishrampur (NP)	57	45	2	74	41	178
17	Bundu (NP)	34	13	14	41	9	102
18	Chaibasa (Nagar Parishad)	85	21	81	129	127	316
19	Chakardharpur (Nagar Parishad)	92	23	40	109	93	264
20	Chakulia (NP)	29	5	15	34	20	83
21	Chatra (Nagar Parishad)	87	26	2	78	62	193
22	Garhwa (NP)	87	25	5	82	41	199
23	Godda (NP)	101	12	8	85	50	206
24	Hussainabad (NP)	38	27	0	46	37	111
25	Jamtara (NP)	55	18	5	54	13	132
26	Jhumri Tilaiya (Nagar Parishad)	171	35	2	144	47	352
27	Khunti (NP)	23	11	64	69	80	167
28	Kodarma (NP)	44	13	1	42	25	100
29	Latehar (NP)	36	23	13	50	28	122
30	Madhupur (Nagar Parishad)	100	24	9	92	90	225
31	Majhion (NP)	29	19	0	33	8	81
32	Mihijam (NP)	74	27	9	77	27	187
33	Nagar Uttari (NP)	5	5	2	9	4	21
34	Pakaur (NP)	100	15	12	88	71	215
35	Rajmahal (NP)	54	7	1	43	50	105
36	Sahibganj (Nagar Parishad)	159	49	24	161	72	393
37	Seraikela (NP)	26	4	10	28	8	68
38	Simdega (NP)	15	8	88	79	112	190
	Total	1534	463	415	1682	1116	4094
	G, Total	7941	2069	1926	8304	5270	20240

Annual Capacity Building Plan under HFA

- Establishment of State Level Technical Cell (SLTC) and City Level Technical Cell (CLTC)
 - At City Level 17 clusters proposed
 - Existing RAY positions absorbed under PMAY at State & City Level
- Capacity Building
 - Training and Workshops at National/ State / City Level
 - Study / Exposure visits (in country)
 - Thematic workshops
 - Documentation of case studies/ Research studies
 - Awareness activities
 - IEC activities

Summary sheet of CB Plan- Jharkhand 2015-16

Rs in Lakhs

SL.no	Name of activity	Budget Proposed		Total
		Central Share	State Share	
1	Establishment of SLTC & CLTC	267.77	111.12	378.89
2	Training /workshops	38.00	0.00	38.00
3	Translation of training modules	5.00	0.00	5.00
4	Exposure /study visits (in country)	16.00	0.00	16.00
5	Documentation of Case Studies/Research Studies	10.00	0.00	10.00
6	Awareness Activities (100P*50*5 camps*41 Cities)	10.25	0.00	10.25
7	IEC Activities (Rs 50000*41)	20.50	0.00	20.50
8	Out station Training/ meeting	5.00	0.00	5.00
9	A&O and Establishment cost for 17 cluster & SLTC @5% (Based on 1+2+3+4+5)	16.84	5.56	22.39
	Grant total	389.36	116.67	506.03

THANKS

Observations – Dhanbad

Observations :		Clarification
1	Only one customized building design has been proposed for all the 5078 beneficiaries.	Based on observations of land details and prior experience of RAY, a uniform design has been suggested. Deviation on design is permitted as per beneficiaries land availability.
2	The DPR and SLSMC minutes indicates that all beneficiaries have been validated with SECC data and validated list has been attached in the DPR.	It was mentioned in the minutes of SLSMC that based on demand survey and SECC data, target for FY 2015-16 has been fixed for ULBs. Final verification will be based on the criteria fixed in the Sankalp.
3	Project proposal is for 5078 houses while list of beneficiaries attached is for 8010.	The proposed beneficiaries for FY 2015-16 is 5078, whereas we have received 8010 applications so far. Since it is a dynamic process of identification of beneficiaries, therefore we are not able to capture all list in one go. Another there is financial constraints. Therefore we are stating that first, identify 5078 priority beneficiaries from 8010 based on our selection criteria.
4	The detailed BOQ, estimation and sectional drawings have been enclosed in the DPR. However, these have not been authenticated by technical authority at ULB/State level.	Submitted
5	Beneficiary selection criteria does not indicate income level for EWS has been considered.	It is already in the DPR. (Submitted separately also). It is in our sankalp also.
6	The amount of beneficiary share is mentioned in the DPR but is source of availability is not mentioned	The Labour cost of the DU construction is 1.31 lakhs (approx 30%) where as the beneficiaries contribution is 1.37 lakhs out of total 3.62 lakhs DUs cost.
7	The Carpet Area mentioned in Point 8.6.1, Design Solution of DPR is 28 Sqm and in plan for the proposed DU it is mentioned 29.52 Sqm. Although the estimation is done for 28.42 Sqm.	It is 28.42 Sqm. Revised design submitted.

Observations – Ranchi

Observations		Clarification
1	Plan demarcating the location of identified beneficiary houses is not appended with the DPR.	Since it is an individual beneficiaries DU construction and beneficiaries are from slum and non slum area. Therefore it is difficult to demarcate the location of identified beneficiaries.
2	Only one customized building design has been proposed for all the 4776 beneficiaries.	Based on observations of land details and prior experience of RAY, a uniform design has been suggested. Deviation on design is permitted as per beneficiaries land availability.
3	The Carpet Area mentioned in Point 8.6.1, Design Solution of DPR is 28 Sqm and in plan for the proposed DU it is mentioned 29.52 Sqm. Although the estimation is done for 28.42 Sqm.	It is 28.42 Sqm. Revised design submitted.
4	The DPR and SLSMC minutes indicates that all beneficiaries have been validated with SECC data.	It was mentioned in the minutes of SLSMC that based on demand survey and SECC data, target for FY 2015-16 has been fixed for ULBs. Final verification will be based on the criteria fixed in the Government Circular (Sankalp)
5	The amount of beneficiary share is mentioned in the DPR but its source of availability is not mentioned	Considering DUs would be constructed by beneficiaries only. The Labour cost of the DU construction is 1.31 lakhs (approx 30%), Whereas the beneficiaries contribution is 1.37 lakhs out of total 3.62 lakhs DUs cost. which is contributed by beneficiaries itself or through labour work.
6	Beneficiaries list appended with DPR is for 5574 beneficiaries and the project is proposed for 4476 beneficiaries.	The proposed beneficiaries for FY 2015-16 is 4476, whereas we have received 5574 applications so far. Since it is a dynamic process of identification of beneficiaries, therefore we are not able to capture all list in one go. Another there is financial constraints. Therefore we are stating that first, identify 4476 priority beneficiaries from 5574 based on our selection criteria.
7	Beneficiary selection criteria does not indicate income level for EWS has been considered.	It is already in the DPR. (Submitted separately also). It is in our sankalp also.