

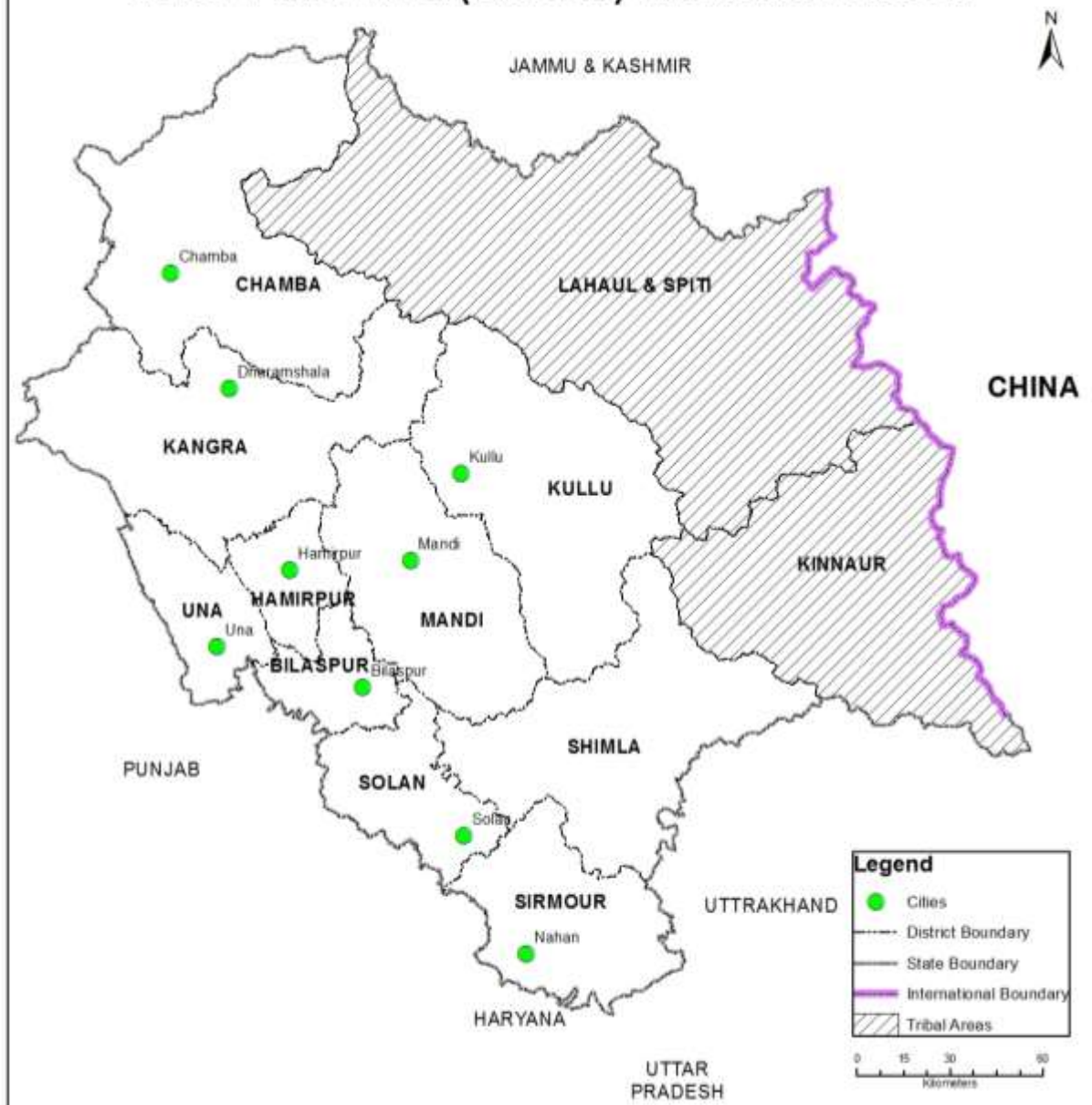
# **CSMC Meeting Proposal**

**(26<sup>th</sup> May 2016)**

**(Himachal Pradesh)**

**Beneficiary-Led construction for Incremental Housing under  
PMAY, Housing for All-(Urban) Project**

# Location of Cities Beneficiary led-Construction and Enhancement under PMAY-HFA (URBAN) Himachal Pradesh



# Details of Beneficiaries in Incremental Housing under BLC Vertical

Sl. No	ULB Name	No. of Beneficiaries request for incremental built-up (more than 9 sq.m) under BLC Component of HFA
1.	MC Solan	5
2.	MC Nahan	51
3.	MC Bilaspur	257
4.	MC Una	408
5.	MC Hamirpur	19
6.	MC Mandi	12
7.	MC Kullu	11
8.	MC Dharamshala	74
9.	MC Chamba	0
	<b>TOTAL</b>	<b>837</b>

## Details of Beneficiaries in Incremental Housing under BLC Vertical (as per SLSMC approved Minutes)

### PMAY-Housing for All – Beneficiary-Led Construction of Enhancement (Vertical - 4)

S. No.	ULB Name	No. of Beneficiaries (New Construction)	No. of Beneficiaries (Enhancement)	Total	Project Cost (Rs. in Lakhs)
	MC Solan	9	10	19	66.783
	MC Nahan	90	56	146	788.4
	MC Bilaspur	96	300	396	1980
	MC Una	251	506	757	2967.44
	MC Hamirpur	21	19	40	235.2
	MC Mandi	75	12	87	561.15
	MC Kullu	137	36	173	1050.06
	MC Dharamshala	28	163	191	897.7
	MC Chamba	378	0	378	2438.1
		1085	1102	2187	10990.833

# Compliance of Mandatory Reforms – HFA(U)

## TOWN AND COUNTRY PLANNING DEPARTMENT HIMACHAL PRADESH

No. HIM/TP/PP/P. Reg. /Misc./ 2015/Vol-I/ 957

Shimla, Dated 29.4.16

To

✓ The Director,  
Urban Development Department,  
Shimla, Himachal Pradesh.

Diary No. 661
03 MAY 2016
Enclosure 1
Shimla - 171002

J.D  
02/05/16

Subject:- Regarding Building Plan Approval for EWS Category - undement PMAY-HFA(Urban) Scheme.

Ro

Reference:- Your office letter No.UD-H(F)(2)-9/15PMAY-24158 dated 29.3.2016.

Sir,

2 Vishal

The action taken by this Department on the six Mandatory Conditions as per Annexure-'A' of your office letter under reference is enclosed herewith. In-so-far the alternative building plans are concerned, it is intimated that out of four alternative building plans, only first three alternative building plans fulfill the minimum space standards / norms, as per Annexure-C of Part-3 of National Building Code, 2005. In fourth alternative building plan, the kitchen size (2.90 Sqm.) fails to fulfill the minimum space requirement i.e. 3.30 Sqm. as per the Code ibid.

In view of above, first three alternative building plans are hereby approved and the fourth building plan stands rejected, please.

Encls: As above.

Yours faithfully,

(Sandeep Kumar)

Director

Town and Country Planning Department,  
Himachal Pradesh, Shimla - 171009,  
Phone No. 0177-2622494.

# Mandatory Reforms

conti . . .

## Annexure-'A'

### Mandatory Conditions

Sr. No.	Conditions	Tentative Timeline (YY-YY)	Reply
1.	State shall remove the requirements of separate Non Agriculture (NA) permission in case land falls in the residential zone earmarked in the Master Plan of city/town.	2018-19	For change of land use and for mixed land use in any city/town under TCP Department, the Director (TCP) is empowered to relax the same. There are already provisions for change of land use i.e. from non-Agriculture Use or any other Use to the desired Use in the Development Plans, not only in Residential Zones but also in other Land Use Zones.
2.	State shall prepare/amend the Master Plans earmarking land for Affordable Housing.	2018-19	In all Development Plans, Residential Zones have been clearly earmarked and affordable housing can be proposed anywhere depending upon the land suitability and other necessary requirements for the same.

# Mandatory Reforms

conti . . .

3,	State shall put in place a single-window-time bound clearance system for layout approvals and building permissions.	2016-17	There is already provision for mandatory approval of all sub-division of land (layout approvals) and planning permission (building permissions) cases within 60 days. In 13 major towns of the State single window system for layout approval and building permissions is already in place. Further, the Department has also launched its Web portal for on-line planning permissions and building approvals for the benefit of general public.
4.	State shall adopt pre-approved building permission and layout approval system for EWS/LIG housing or exempt approval below certain built up area/plot size.	2017-18	To encourage affordable housing vis-à-vis various schemes launched by the Central or State Govt. under various Social Housing Schemes including Gandhi Kutir Yojana, Indira Awas Yojna, Rajiv Awas Yojna, Affordable housing Schemes etc. smaller plot sizes are permitted. The minimum plot sizes/built-up area for EWS and LIG has been fixed as 45/25 Sqm and 80/48 Sqm, respectively.

# Mandatory Reforms

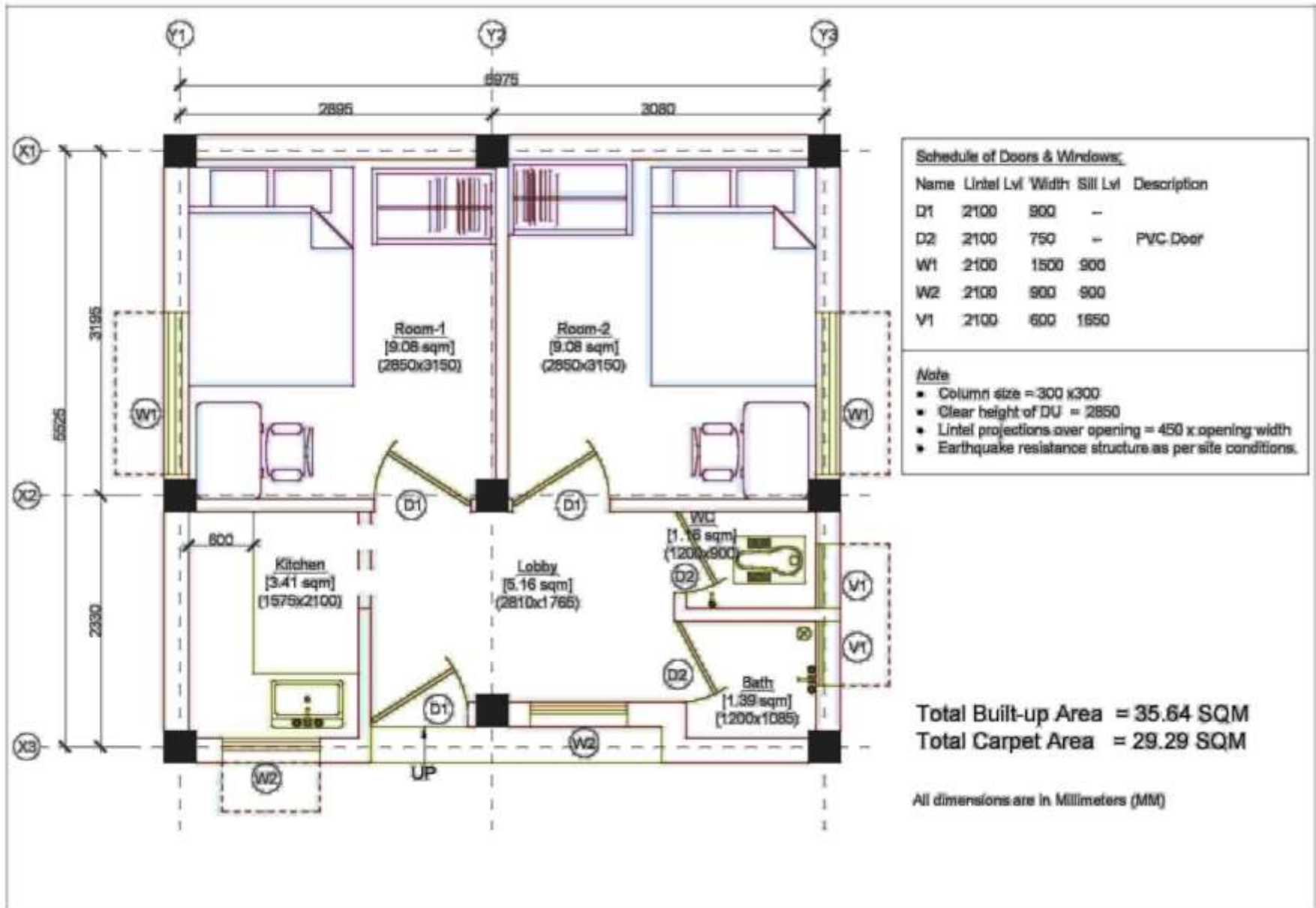
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Sr. No.	Conditions	Tentative Timeline (YY-YY)	Reply
5.	State shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the first party.	2018-19	Doesn't pertain to this Department.
6.	State shall provide additional Floor Area Ratio (FAR)/ Floor Space Index (FSI)/ Transferrable Development Rights (TDR) and relax density norms for slum redevelopment and low income housing.	2017-18	In HPTCP Rules 2014, the FAR, height of building, roof height etc. has already been increased in general public interest. The Department is already working on making relevant provisions for Transfer of Development Rights (TDR) for affordable/low cost housing.



# **Structural design of houses**

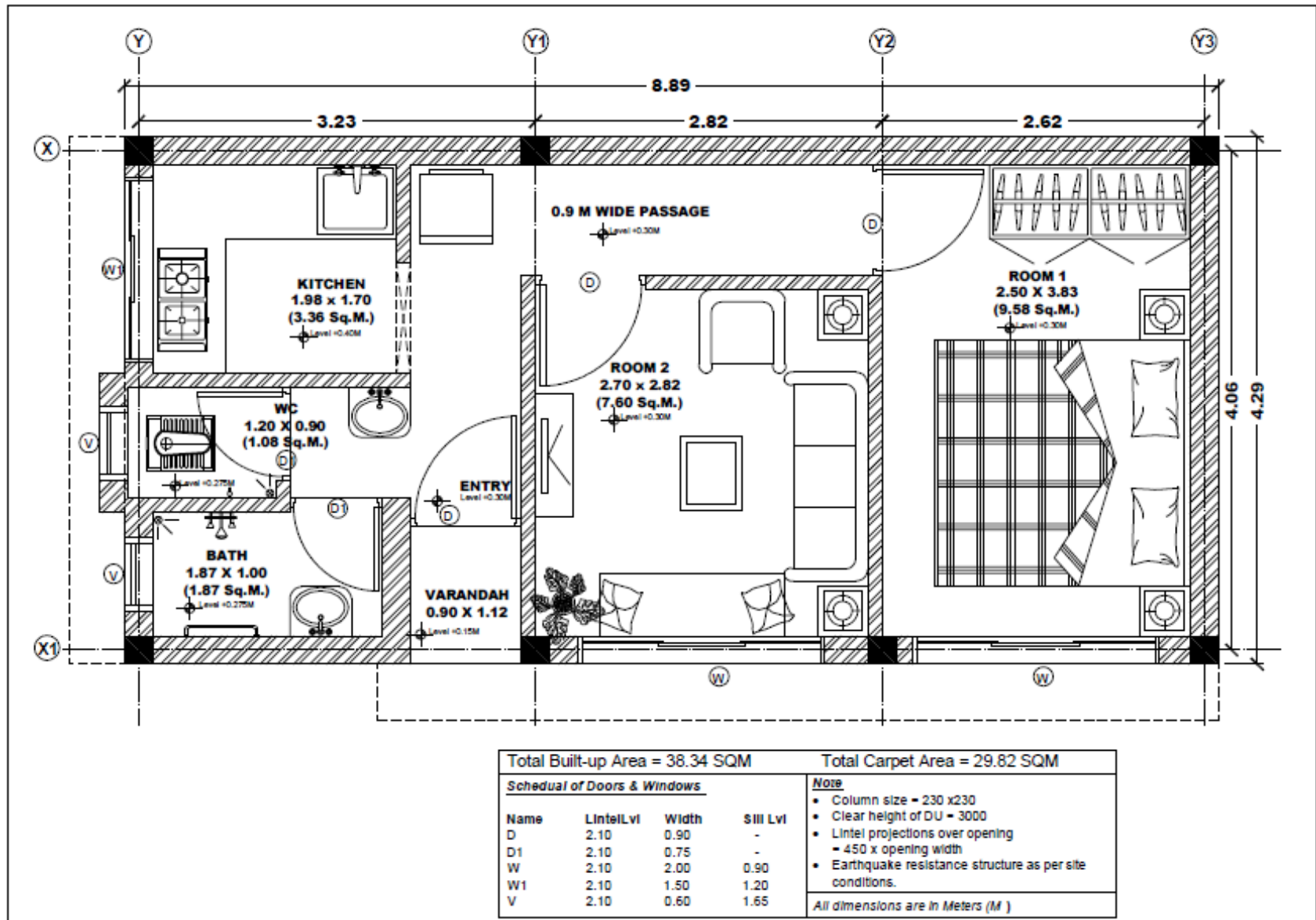
## Pre-approved Structural design of house



# Architectural Drawings

Option-2

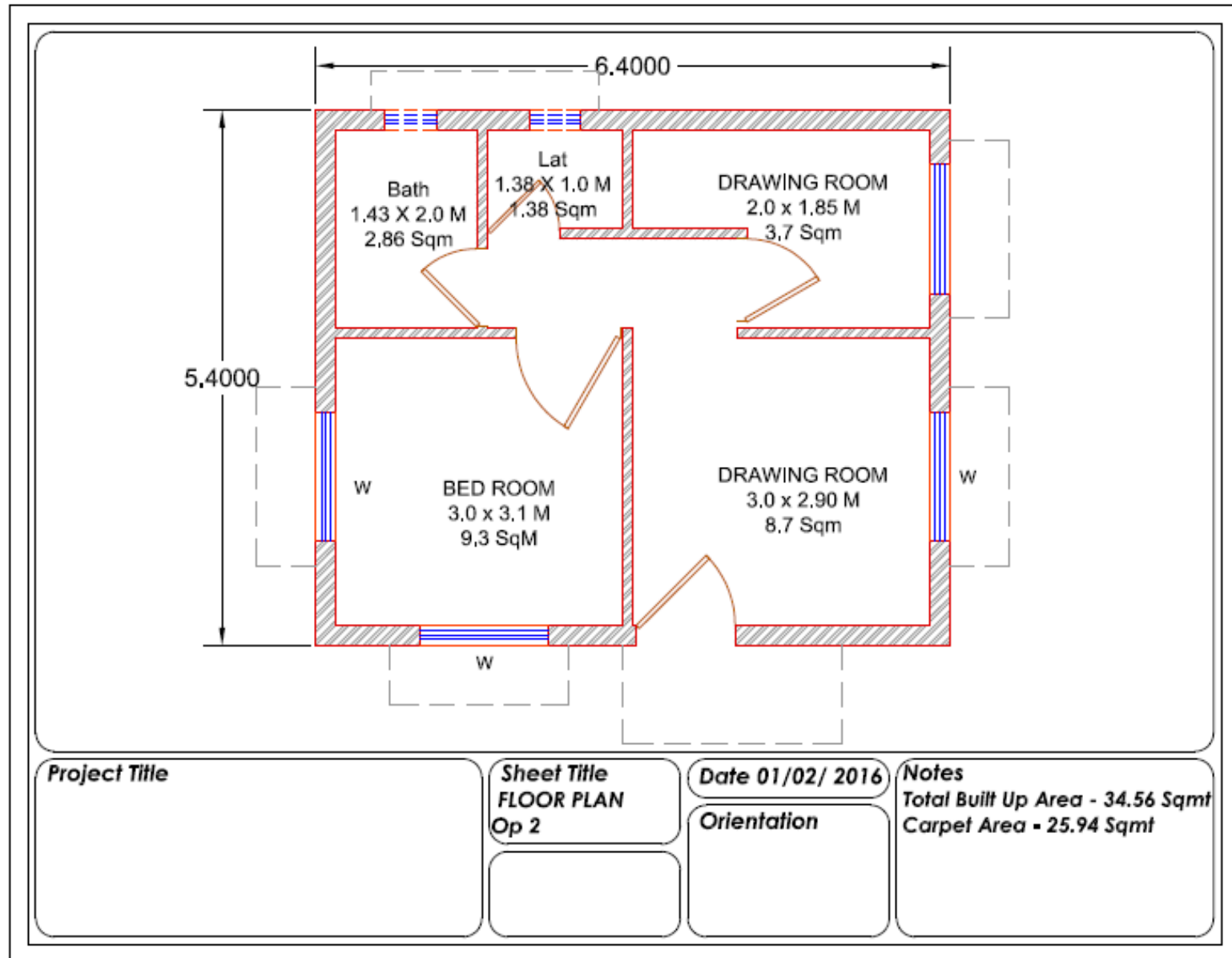
## Pre-approved Structural design of house



# Architectural Drawings

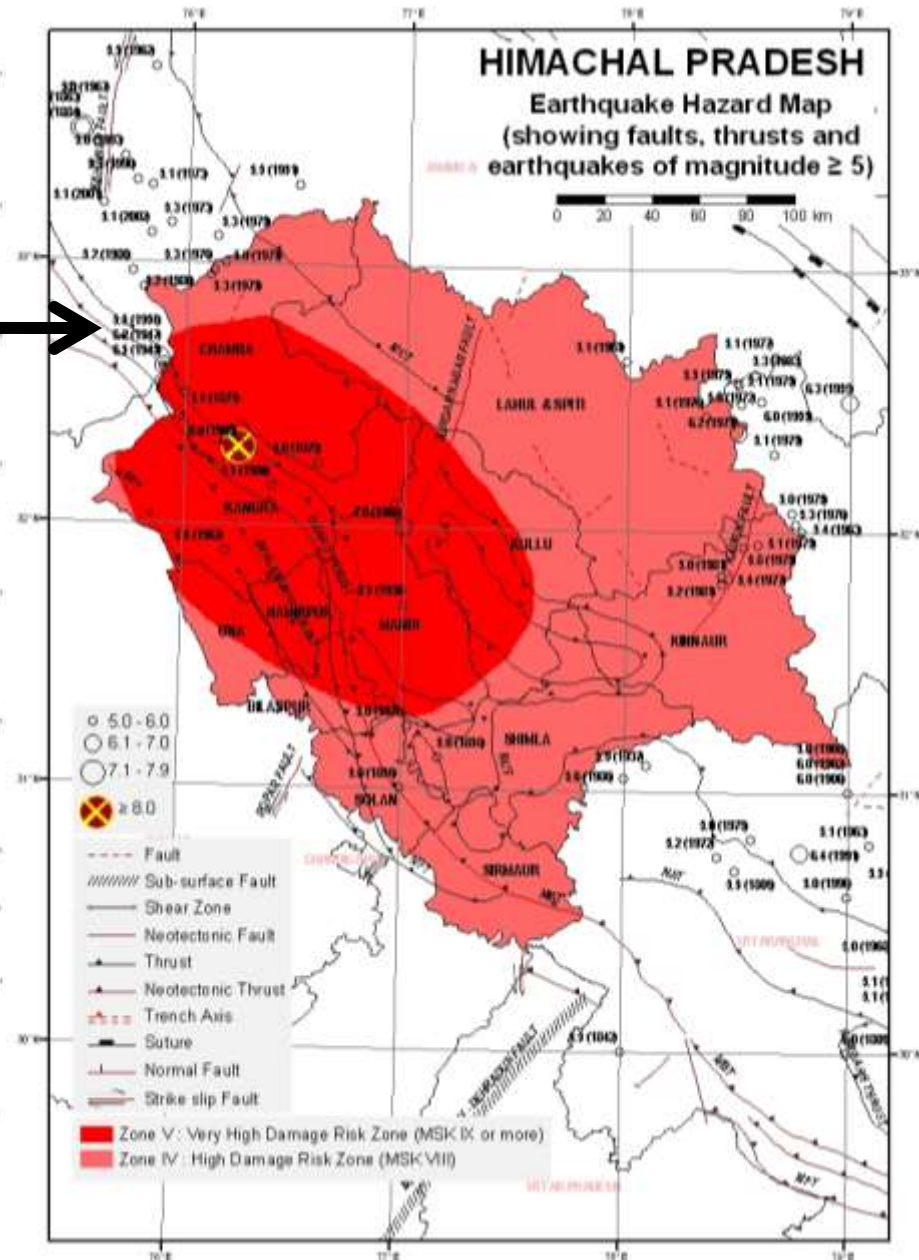
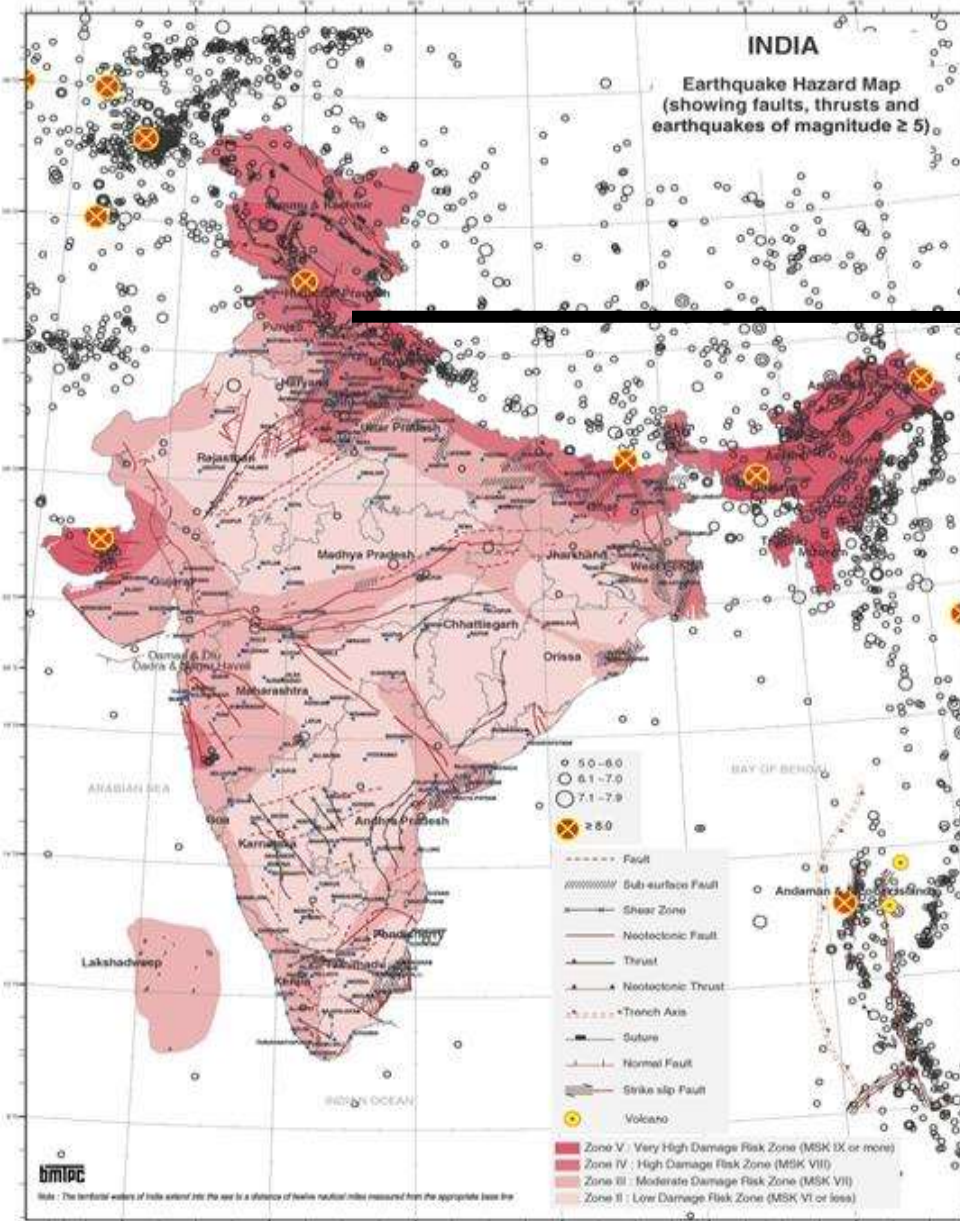
Option-3

## Pre-approved Structural design of house



# **Adoption of disaster and Earthquake resistant technologies**

# Seismic zone of Himachal Pradesh

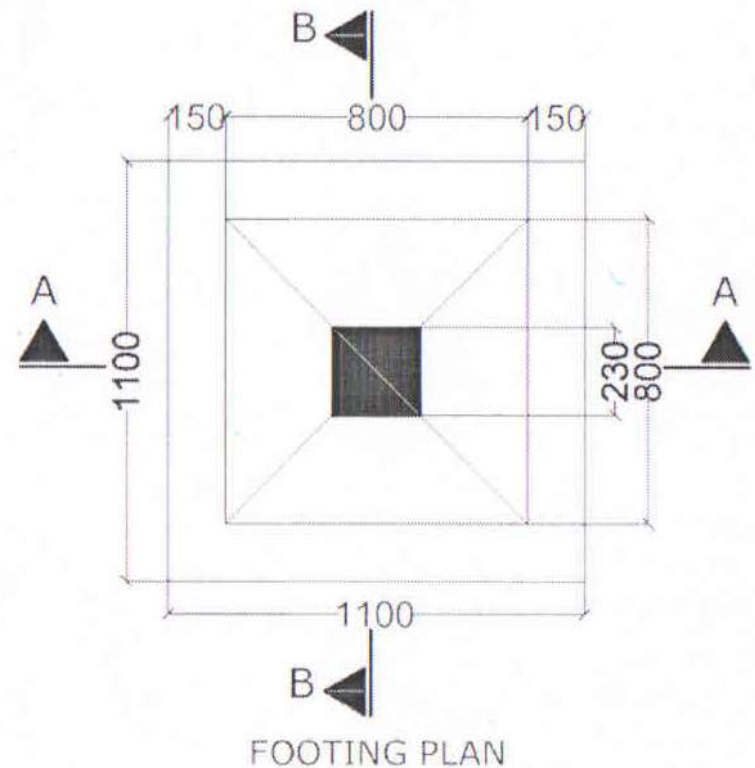
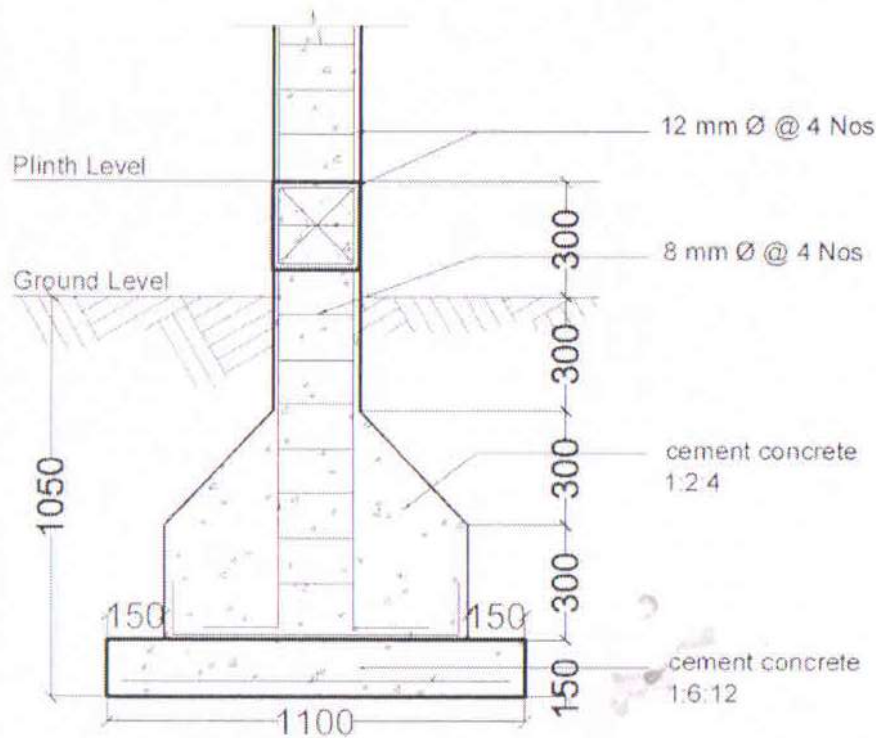


# Earthquake Resistant Design and Construction of Buildings

- As per revised Annexure 7 A,B,C Format circulated in Mar 2016, wherein structural safety features has been suggested to incorporate in concept design and implementation of the project.
- Earthquake Resistant Design and Construction of Buildings as per the Bureau of Indian Standards (BIS) has been complied in the State of Himachal Pradesh as per the existing IS and other prevalent codes:

# Typical Earthquake Resistant Footing Design under PMAY-HFA in Himachal Pradesh

Footing design has been considered for Zone-V throughout the State of HP. Similarly for beams and columns are designed for better structural safety.





# Adoption of disaster and Earthquake resistant technologies

- Even as a normal practice in the state, while preparing the building estimates (BOQ) costing of disaster proof features usually has been ensured (in Govt. building/Govt. projects) as per the standards.
- However It is ensured to be taken into consideration the disaster & earthquake resistant technologies at the time of construction of dwelling units under PMAY, HFA (Urban) in Himachal Pradesh and Structural safety features will be ensured.

# 7<sup>th</sup> CSMC Observations & existing status

conti . . .

## **The State was requested to expedite the occupancy of houses under JNNURM and construction of houses sanctioned under RAY**

- There are two schemes of Housing Projects; i.e BSUP and IHSDP. Under BSUP there are two projects:
  - (i) Ashiana –I (252DUs) This could not take-off due to non clearance from Forest & Environment Dept., Gol.
  - (i) Ashiana –II (384 Dus) The 176 DUs are being constructed, out of which handing over process of 94 numbers Dus is in progress. Out of the rest 82- 24 DUs are coming in the alignment of four laning and the remaining will be completed in due course. Bids for remaining 208 were floated and the bid received were on the higher side, then the actual project cost.
- Under IHSDP, 556 DUs have been constructed at Hamirpur, Parwanoo, Nalagarh, Sundernagar & Sarkaghat and 372 DUs have been handed over to the beneficiaries. 249 DUs on Pre-fabricated Technology are under construction at Dharamshala and Solan.
- Under RAY Scheme construction of Children Park has been completed. Construction of approach road is in progress. Tenders have been called for construction of 300 DUs.

## **CSMC Observations & existing status**

conti . . .

### **Construction of Houses should conform to NBC Norms**

- The specification for pre-approved building layouts for beneficiaries has been ensured as per NBC. The commitment to this effect has already been given vide letter dated 16th March 2016.

### **The state should endeavor to adopt green/innovative/earthquake resistant technologies in the project.**

- This commitment has been given vide letter no- UD-H (F) (2)-9/15 PMAY-23109-110; Dated 16<sup>th</sup> Mar 2016.

No. UD-H (F) (2)-9/15 PMAY- 23109 - 110  
Directorate of Urban Development  
Himachal Pradesh

From

The Director,  
Urban Development Department,  
Himachal Pradesh, Shimla.

To

Shri R.S. Singh  
Director (HFA-1)  
Ministry of Housing and Urban Poverty Alleviation  
G- Wing, Nirman Bhawan,  
New Delhi - 110011

Dated Shimla-02

the 16<sup>th</sup> March, 2016.

**Subject: Provision of Structural Safety of new buildings under Beneficiary led individual Housing vertical of HFA(Urban) Himachal Pradesh- reg.**

Sir,

With reference to the revised Annexure 7 A,B,C Format received from MoHUPA in March 2016, wherein structural safety features has been asked to ensure in concept design and implementation of the project. It is submitted that while preparing Dwelling unit design for pre-approved building layout for beneficiaries the specification has been ensured as per National Building Code. Although as a normal practice in the state while preparing the building estimates (BOQ) costing of disaster proof features has been ensured as per the HP PWD, standards.

However during construction of housing under PMAY, HFA (Urban) Structural stability feature will be ensured.

Encl: as above

Yours faithfully,

  
Director,  
Urban Development,  
Himachal Pradesh.

Copy to Addl. Chief Secretary (UD) to the Govt. of Himachal Pradesh for information please.

  
Director,  
Urban Development,  
Himachal Pradesh.

## **CSMC Observations & existing status**

conti . . .

### **Beneficiary contribution to be ensured by the state**

- Beneficiary contribution is being ensured. Consent Form of the remaining cost has been obtained from the Beneficiaries.

### **The State must follow DBT Mode for transfer of funds to beneficiaries**

- The DBT mode for transfer of funds to the beneficiaries will be ensured. The bank account details are being collected in consent forms from beneficiaries.

## **CSMC Observations & existing status**

conti . . .

### **Readiness of States for Geo-tagging of houses under BLC vertical.**

- The geo-tagging of Photographs to monitor progress of the house construction will be ensured. Training on Geo-tagging has been attended by the professionals of the Deopartment at NRSC Hyderabad.

**THANKS**