



Government of Karnataka



Directorate of Municipal Administration
State Level Nodal Agency

HOUSING FOR ALL-2022

CSMC Meeting

Venue: NBO, MIS Centre Room No 120 Nirman Bhavan New Delhi.

Date: 11th August 2016

Time: 11.00 AM

HOUSING FOR ALL

- Gol launched HFA Mission on 25.06.2015
- Cabinet accorded approval for implementation of HFA by dovetailing with Vajapayee & Ambedkar scheme on 16.12.2016.
- State has signed MoA with Gol on 17.12.2015
- Gol has accorded approval for inclusion of 214 cities under HFA.
- State has identified DMA as SLNA.
- State has constituted SLSMC/SLAC/DLCCMC Committees/ City Level Missions.

HOUSING FOR ALL

- State fixed income Criteria as follows:
 - BPL - Upto Rs. 87000 p.a.
 - EWS - Rs. 87000 to Rs. 3.00 lakh p.a
 - LIG - Rs. 3.00 to 6.00 lakh p.a
- Concerned departments are nominated as Designated Agencies.

Sl. No	Components	Designated Agency	Remarks
1.	In-situ Redevelopment using land as resource	KSDB	Designated Agencies will be responsible for preparation of DPR and Implementation of the same in co-ordination with different IAs.
2.	AHP	KHB	
3.	BLC	RGRHCL	
4.	CLSS	HUDCO/NHB	

STATE FUNDING

(Rs. in Lakhs)

Sl. No.	Vertical	Sharing Pattern	
		GoI	GoK
1	In-situ Slum Redevelopment	1.0	1.2 for General 1.8 for SC/ST (Converged with VVY & ANY)
2	BLC	1.5	
3	AHP	1.5	
4	CLSS	Rs. 6.00 lakh loan with interest subsidy @ 6.5% for max. of 15 years	

- State identified following department as IAs:
RGRHCL, KSDB, KHB, ULBs, UDAs, Central Government Departments, Department of Commerce and Industries, Labour Department, KSHDCL, KPHCL, Nirmithi Kendra, private entrepreneur etc,

Approved Projects

(Rs. In lakh)

No. of Cities	No .of Projects	No. of Slums	Total Approve d DUs	Project Cost	GoI share	GoK Share	Beneficia ries Share	ULB share	GoI releases
15	21	98	16522	87231.85	24783.00	28911.00	8027.77	25510.08	9913.20

- Tendering under 17 projects is under progress.

Demand Survey:

- KSDB is conducting doorstep enumeration in slum areas
- ULBs is utilizing SECC data to conduct survey in the non slum area. However, fresh application are also invited.
- Hon'ble UD & DMA Minister, 2nd SLSMC approved for strategy.
- Cut off date fixed by State -30.052016
- The State has issued circular on 17.06.2016.

- Survey is being conducted in 214 cities. However, it is also being conducted in recently upgraded cities (57 Nos.)
- The survey is in the fast track mode.
- ULBs are entering the data in the MIS-PMAY. (5190 entries completed).

- However. ULBs are finding it difficult to upload data on the MIS, due to capacity constraints or encountering of few technical problems or any other reasons, it is requested to MoHUPA to conduct training.

DPRs submitted for Approval of CSMC

Name of IA	No of projects	No. of Dus	Project Cost	Central Share	State Share (only housing)	Beneficiaries share	Bank Loan	ULB share	Housing cost	Infrastru cture Cost	Other cost
AHP											
KSDB	10	9741	48927.23	14611.5	15987.36	6691.55	0	11631.32	41785.44	4870.05	2271.37
Gadag ULB	1	3630	20364.3	5445	4942.8	3385.5	6346.5	244.5	20364.3	0	0
RGRHCL	23	7727	31568.67	11591	10657	9321	0	0	31568.67	0	0
BLC											
RGRHCL	206	21643	75750.5	32464.5	30489	12797	0	0	75750.5	0	0
RGRHCL	210	23364	42055.2	35046	0	7009.2	0	0	42055.2	0	0
Gadag ULB	1	2240	7840	3360	2963.4	1516.6	0	0	7840	0	0
Total	462	73538	268182.8	6120482.0	84027.07	45446.30	6346.5	11875.82	248284.2	617626.86	2271.37

Proposals of KSDB for approval of following DPRs (9741 DUs) under AHP -HFA.

(Rs. in Lakhs)

Sl. No	Name of the City	No. of Dus	Cost per DU	Project Cost	Central Share	State Share	Beneficiaries share	ULB share	Housing Cost	Infrastructure Cost	Other cost
1	Mysore	700	4.80	4196.32	1050.00	1099.82	624.00	1422.50	3360.00	636.50	199.82
2	Mysore	655	4.80	3856.65	982.50	1098.65	525.60	1249.90	3144.00	529.00	183.65
3	Chikkaballapura	242	3.78	1138.29	363.00	371.00	166.75	237.54	917.17	166.92	54.20
4	Bellary	1188	4.05	5681.69	1782.00	1859.96	851.71	1188.02	4812.48	598.65	270.55
5	Raichur	1050	3.80	4689.08	1575.00	1684.29	670.70	759.11	3989.12	476.67	223.29
6	Vijayapura	1028	4.05	4601.48	1542.00	1722.72	650.43	686.33	4167.19	215.17	219.12
7	Bagalkot	784	3.95	3256.38	1176.00	1522.46	338.51	218.91	3101.32	0.00	155.06
8	Bidar	1500	3.80	6301.57	2250.00	2232.96	797.48	1016.12	5700.00	359.19	242.37
9	B'lore - Basavana gudi	1699	4.85	9947.37	2548.50	3021.88	1236.27	3140.72	8248.35	1225.32	473.68
10	Bangalore-Padmanabhanagar	895	4.85	5258.40	1342.50	1373.62	830.10	1712.17	4345.81	662.63	249.63
Total		9741		48927.23	14611.5	15987.3	6691.55	11631.3	41785.4	4870.05	2271.37

Proposal of Gadag –Betageri CMC for approval of following DPRs

AHP –HFA								Rs. In lakh	
Name of the City	No. of Dus	Project Cost	Gol Share	GoK Share	Beneficiaries share	Bank Loan	ULB share	Housing Cost	Infrastr ucture Cost
Gadag	3630	20364.3	5445.00	4942.80	3385.50	6346.50	244.50	20364.3	0.00

- English version of 3630 beneficiaries list, Adherence submitted.

BLC –HFA.										Rs. In lakh
No. of Dus	Name of Location	Project Cost	Gol Share	GoK Share	Beneficiaries share	Bank Loan	ULB share	Housing Cost	Infrastr ucture Cost	Other cost
2240	All over 35 wards	7840	3360.00	2963.40	1516.60	0.00	0.00	7840.00	0.00	0.00

- Houses proposed are scattered across the ULB.
- It is difficult to prepare individual estimate/design etc and direct the beneficiary to construct approved type design.
- Hence, a type design and estimate with the unit cost (minimum) are enclosed in the DPR.
- It will be ensured that beneficiary will construct the min. carpet area as per the originally sanctioned plan. Further, beneficiary is permitted to modify the design as per site condition, the requirement and the economic condition.
- Revised ZC submitted

Proposals of RGRHCL seeking approval for following DPRs under HFA.

									Rs. In lakh
Vertical	No of DPRs	Total DUs	Gol Share	GoK Share	Beneficiaries share	ULB Share	Housing cost	Infrastruc ture Cost	Other cost
AHP	23	7727	31568.67	11591.00	10657.00	9321.00	31568.67	0.00	0.00
AHP	18	6175	19437	12756.81	5214.65	0.00	32357.15	12756.81	0
BLC-New	206	21643	75750.50	32464.50	30489.00	12797.00	75750.50	0	0
BLC-EN	210	23364	42055.20	35046.00	0.00	7009.20	42055.20	0	0
	Total 450	57927	191051.33	97065.50	60133.51	33852.65	178294.62	12756.81	0.00

- A project is eligible for Gol share under AHP, if single project has at least 250 houses.
- CSMC may reduce requirement of minimum no. of DUs in one project on the request of State.
- But DUs proposed under few DPR by RGRHCL are less than 250 DUs.
- It is difficult to prepare individual estimate/design etc and direct the beneficiary to construct approved type design. Hence, a type design and estimate with the unit cost (minimum) are enclosed in the DPR.
- It will be ensured that beneficiary will construct the min carpet area (30 sqmt) as per the originally sanctioned plan. Further, beneficiary is permitted to modify the design as per site condition, the requirement and the economic condition.

The followings are complied:

- Form 7D for Sindagi and Gudibande DPRs are submitted
- The plan for Mangalore city has been revised as per NBC norms.
- RGRHCL is preparing English version of beneficiaries' list and will submit the same within a week time.
- However, collection of Aadhar number or other unique ID of the beneficiaries is under progress and will be completed within 2 months
- It is requested to read "Room +Toilet" as "Room +Bath room" in 7D form.



An overview of implementation of RAY in the State

PHYSICAL PROGRESS (As on end of June 2016)

Sl. No	City	No. of DUs Approved	No. of Slums covered	Configuration	In-situ/Relocation	No. of DUs yet to start	No. of DUs under progress	No. of DUs Completed	No. of DUs occupied	Likely date of Completion
1	Bangalore	900	1	G+4	Relocation	0	764	136	0	Mar 2017
2	Bangalore	1353	8	GF	In-situ	513	224	616	570	Dec 2016
3	Bangalore	668	2	GF & G+4	In-situ	201	197	270	200	Mar 2017
4	Bangalore	666	1	GF	In-situ	316	314	36	36	Mar 2017
5	Bangalore	1562	7	GF & G+3	In-situ	757	610	195	188	Mar 2017
6	Bangalore	1614	7	GF & G+3	In-situ	947	205	462	457	Mar 2017
7	Belgaum	1044	7	GF & G+3	In-situ	368	676	0	0	Mar 2017
8	Chitradurga	1563	8	GF	In-situ	527	459	577	312	Mar 2017
9	Davanagere	1169	5	GF	In-situ	993	176	0	0	Mar 2017
10	Davanagere	951	6	GF	In-situ	820	131	0	0	Mar 2017
11	Gulbarga	1024	5	G+3	Relocation	0	420	604	0	Dec 2016
12	Gulbarga	1196	7	GF	In-situ	542	446	208	205	Mar 2017
13	Gulbarga	1227	6	GF	In-situ	724	328	175	175	Mar 2017
14	HDMC	1072	5	G+3	Relocation	0	1072	0	0	Mar 2017
15	HDMC	1056	6	GF	In-situ	567	449	40	0	Mar 2017
16	Kolar	851	4	GF	In-situ	466	335	50	0	Mar 2017
17	Mandya	1335	4	G+3	Relocation	1335	0	0	0	Mar 2017
18	Mysore	116	1	G+2	In-situ	0	116	0	0	Mar 2017
19	Tumkur	1200	7	G+2	Relocation	0	1128	72	0	Dec 2016
20	Tumkur	1566	6	GF	In-situ	333	702	531	366	Mar 2017
Grand Total		22133	103			9409	8752	3972	2509	

FINANCIAL PROGRESS (As on end of June 2016)

Rs. in cr

Sl. No	City	No. of DUs Approved	Total					Releases			Financial Progress
			Project Cost	Central Share	State Share	Beneficiary Share	ULB Share	GoI share	GoK share	Total	
1	Bangalore	900	57.10	26.15	17.96	10.20	2.78	10.46	5.32	15.78	16.13
2	Bangalore	1353	64.30	30.68	18.88	14.75	0.00	11.80	5.90	17.7	31.03
3	Bangalore	668	35.77	17.06	10.50	7.26	0.95	6.56	3.28	9.84	15.69
4	Bangalore	666	36.30	17.32	10.66	7.24	1.08	13.32	3.33	16.65	12.44
5	Bangalore	1562	84.60	40.36	24.84	16.94	2.46	15.52	7.76	23.28	23.69
6	Bangalore	1614	87.14	41.57	25.58	17.54	2.44	31.98	7.99	39.97	26.83
7	Belgaum	1044	45.50	26.05	9.02	9.14	1.30	12.52	2.50	15.02	4.52
8	Chitradurga	1563	67.84	38.84	13.44	12.89	2.67	31.07	3.73	34.8	35.59
9	Davanagere	1169	50.98	29.18	10.10	10.39	1.30	14.03	2.81	16.84	1.38
10	Davanagere	951	41.46	23.74	8.22	8.45	1.06	11.41	2.28	13.69	0.86
11	Gulbarga	1024	55.81	26.62	16.38	10.67	2.12	20.48	10.23	30.71	38.17
12	Gulbarga	1196	65.10	31.06	19.11	12.05	2.88	11.95	5.97	17.92	17.33
13	Gulbarga	1227	65.86	31.42	19.33	12.36	2.74	12.08	8.75	20.83	18.76
14	HDMC	1072	67.67	30.66	21.63	12.44	2.94	12.26	6.44	18.7	19.13
15	HDMC	1056	57.53	27.45	16.89	11.58	1.61	10.56	5.28	15.84	12.87
16	Kolar	851	37.10	21.24	7.35	7.69	0.82	10.21	2.04	12.25	11.69
17	Mandya	1335	64.99	37.21	12.88	13.99	0.92	16.02	5.36	21.38	6.64
18	Mysore	116	6.28	3.00	1.84	1.39	0.05	1.15	0.58	1.73	3.24
19	Tumkur	1200	69.96	38.93	15.14	13.49	2.41	31.14	7.63	38.77	47.75
20	Tumkur	1566	67.99	38.92	13.47	12.92	2.67	31.14	3.74	34.88	32.94
	Grand Total	22133	1129.27	577.43	293.23	223.41	35.19	315.66	100.93	416.59	376.68

RAJIV AWAS YOJANA

- KSDB has submitted UCs for following 2 under RAY.
- It is requested to approve and release 2nd inst.

Rs. in lakh

Sl. No	Name of the projects	Project Cost			Fund received			Financial Progress	2 nd Inst requested	No of DUs		
		Total	GoI Share	GoK Admissible Share	GoI Share	GoK share	Total			yet to start	Under Progress	Completed
1.	Gulbarga 1227 DUs	6585.83	3141.87	1631.36	1208.41	875.24	2083.65	1621.89	1208.41	724	503	175
2.	HDMC 1056 DUs	5753.21	2744.65	1425.11	1055.64	527.82	1583.46	1287.11	1055.64	567	489	40
	Total	12339.04	5886.52	3056.47	2264.05	1403.06	3667.11	2909.00	2264.05	1291	992	215



*Thank
You*



Proposal for bearing contribution of SC/ ST beneficiaries & ULB share towards infra (25%)from unspent amount under SCP & TSP

- FD has limited State share to 25% (above 5 lakh population) & 15% (below 5 lakh population)
- GoI reduced sharing to 60:40 as against 75:25 for cities below 5 lakh population.

Funding pattern

Cities	Component	As per original Approval				As per FD direction				As per CSMC direction			
		GoI	GoK	Ben.	ULB	GoI	GoK	Ben.	ULB	GoI	GoK	Ben.	ULB
Above 5 lakh	Housing	50	40	10	0	50	25	25	0	50	25	25	0
	Infra	50	50	0	0	50	25	0	25	50	25	0	25
Below 5 lakh	Housing	75	15	10	0	75	15	10	0	60	15	25	0
	Infra	75	25	0	0	75	15	0	10	60	15	0	25

- On account of this, financial burden is passed on to ULBs and beneficiaries.
- But, due to financial constraints, ULBs are finding it difficult to contribute their share.
- Beneficiary share has increased 10% to 25%. (Rs. 40000/- To Rs. 1lakh)
- Beneficiaries are finding it difficult to pay even 10% in 4 installments. Banks are also not coming forward to sanction loan. Hence, it is difficult to expect 25% of contribution.
- It is affecting overall implementation of the projects.

- KSDB has submitted a proposal requesting SLSMC to accord approval to bear contribution of SC/ ST beneficiaries towards housing cost (15%) and ULB share towards infrastructure (25%)from unspent amount under SCP & TSP component as detailed below

No. of Cities	No. of Projects	No. of SC Beneficiaries (SCP)	SCP - Amount			No. of ST Beneficiaries (TSP)	TSP - Amount ST Beneficiaries contribution / Housing Cost
			SC Beneficiaries contribution / Housing Cost	Infra Cost (ULB Share)	Total		
10	20	11590	7031.07	3519.47	10550.54	1035	609.74

- The funding from SCP TSP amount is under process.