PRADHAN MANTRI AWAS YOJANA
HOUSING FOR ALL (URBAN)

Managing Land Reforms
Chhattisgarh

27-07-2018
## Progress of Projects Sanction

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Component</th>
<th>Target as per Demand Assessment Survey</th>
<th>Sanctioned No. of DUs</th>
<th>Balance for Sanction</th>
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<tbody>
<tr>
<td>1</td>
<td>AHP</td>
<td>100914</td>
<td>63634</td>
<td>37280</td>
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<tr>
<td>2</td>
<td>BLC</td>
<td>160244</td>
<td>95928</td>
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<td>3</td>
<td>ISSR-PPP</td>
<td>41929</td>
<td>5946</td>
<td>35983</td>
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<td></td>
<td>Total</td>
<td><strong>303087</strong></td>
<td><strong>165508</strong></td>
<td><strong>137579</strong></td>
</tr>
</tbody>
</table>
Chhattisgarh has focused on BLC vertical of PMAY as it offers certain advantages

- No displacement of Beneficiary.
- House design and construction catering to individual beneficiary taste.
- Overall lower construction cost for individual houses and corresponding reduced state and/or beneficiary share.
- Greater acceptance of individual houses of BLC compared to multistoried flats in AHP in smaller cities.

Problems of BLC vertical:

- One major issue in BLC vertical is of “Land Ownership” everywhere in the country. Land Ownership issues in Chhattisgarh relate to beneficiaries situated on:
  - “Abadi Bhumi” (Abadi - land traditionally earmarked for population. Residents usually do not have land ownership documents)
  - Expired Lease
  - Temporary Lease
  - Agricultural Land
  - Illegal Encroachment on Government Land

- Other Problems of BLC vertical:
  - Lack of infrastructure in the colonies/slums of beneficiaries
1. Old (Purani Prachalit) Abadi Bhumi (pre – 1959) :-
   a. Chhattisgarh Land Revenue Code 1959 provides that citizens residing on “Purani Prachalit Abadi Bhumi” are the owners of the portion of “Abadi Bhumi” on which they have occupation.
   b. Such occupiers normally do not possess any ownership documents.
   c. To provide ownership documents to such occupiers, Chhattisgarh Government is distributing Permanent Lease or “Abadi Patta” under “Mukhyamantri Abadi Patta Yojana”

2. New (Surakshit) Abadi Bhumi (post – 1959), Expired Lease, Temporary Lease :-
   a. A proposal is awaiting “Cabinet Approval” to provide ”Aawas Adhikar Patra” as a replacement of ownership documents to such beneficiaries based on proof of occupation of land from before the cut-off date of 31st August 2015 on the basis on property tax receipts, consolidated tax receipts or electricity bills.

3. Agricultural Land :-
   a. For beneficiaries residing on own agricultural land, an exemption has been provided to construct BLC houses irrespective of agricultural land use
Other Land Reform Initiatives for BLC Vertical

Building Permission Process has been simplified for BLC beneficiaries

- Exemption from Building Permission Fees & Development Charges
- Same day issuance of Building Permission through camps
- Waiver of site inspection for issuing building permission based on architects certification

Relaxation in front and side setbacks

- Due to site restrictions and based on size of plots, setbacks have been relaxed for smaller plots so that more plot area can be used for construction
नगरीय क्षेत्र में आबादी भूमि पर भूमिस्वामी अधिकार प्रदत्त करने का प्रमाण पत्र

न्यायालय कलेक्टर बिहारीपुर जिला बिहारीपुर
प्रकरण क्रमांक: 036824

एप्रॉक्साह यह प्रमाणित किया जाता है कि श्री/श्रीमती आनिता बिला/पत्नी श्री भागवत्री बिवासी मददार को जम. भू-राजस्त राज्य, 1959 की दाता 246 के अन्तर्गत आबादी भूमि में कृषि/कृषि मदद, कृषि कार्यक्रम/कोटवार होने के कारण जमा मददार से सम्मिलित बायम मददार की निजीभूमि पर राज्य में निर्विवाद निव्रितियों एवं शर्तों के अंतर्गत भूमिस्वामी स्वदेश पर भू-राजस्त युक्त धारण करने की अनुमति है।

यह स्थान उसके द्वारा एवं उसके उत्तराधिकारियों और स्वाधिकारियों द्वारा चालीसासंद भू-राजस्त राज्य, 1959 (1959 का क्रमांक 20) के प्रावधानों के अन्तर्गत धारण किया जाता है।

<table>
<thead>
<tr>
<th>खंड को जनरी नक्का</th>
<th>क्षेत्रफल</th>
<th>चतुर्दश</th>
<th>भू.खंड का नजरी नक्का</th>
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<td>पूर्व मारी</td>
<td>पिवारम</td>
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</tbody>
</table>

विज्ञापन: कलेक्टर
The beneficiaries are provided houses under AHP vertical as multistoried flats only as the second option when BLC houses are not possible such as in following cases:

| Illegal encroachment on government land | Untenebale slums such as on lake/river flood areas, under HT/LT lines, road width as per master plan roads | Affected by government projects such as canals, dam, roads, buildings, pipelines etc which require relocation of beneficiaries | Concentrated slum areas requiring redevelopment |
Allotment of Govt. land for construction of AHP houses @ Re. 1/- per sqft to the concerned Urban Local Bodies.

District collectors have been delegated powers for allotment of such Govt Land.

Under the Chhattisgarh Coloniser Act & Rules, Colonisers have to reserve 15% land for EWS beneficiaries and hand over the land to concerned Urban Local Body.

Such reserved EWS lands are being used by the Urban Local Bodies for construction of multistoried AHP houses for EWS beneficiaries.
Outcomes of Land Reforms Initiatives

- **Approx 20,000 DUs** have been sanctioned and **approx 20,000 more** will be proposed for construction on Govt Land Allotted at Re. 1/- per sqft.

- **Approx 40,000 DUs** have been sanctioned and **approx 20,000 more** will be proposed for construction on 15% reserved EWS land.

- **Approx 40,000 DUs** have been sanctioned and **approx 30,000 more** will be proposed under “Abadi Bhumi”. 7,500 Beneficiaries have been granted “Mukhyamantri Abadi Patta”. “Aawas Adhikar Patra” will be distributed after Cabinet Approval.

- **Approx 10,000 DUs** have been sanctioned and **approx 10,000 more** will be proposed on agricultural land which have been exempted for construction irrespective of land use.

- **Approx 15,000 DUs** have been sanctioned and **approx 15,000 more** will be proposed on temporary lease and expired lease which will be allowed construction on the basis on “Aawas Adhikar Patra”. 


AHP Projects of Naya Raipur – Precast Technique – Re.1 per sqft Govt Land
AHP Projects of Bilaspur Municipal Corporation-Monolithic Technique – Re.1 per sqft Govt Land
AHP Projects of Raipur Municipal Corporation – Conventional Technology – **15% EWS Land**
Photographs of BLC Projects – Own Land
Photographs of BLC Projects – Agricultural land
Photographs of BLC Projects – Abadi Bhumi
Chhattisgarh BLC House visit by Hon’ble Secy, MoHUA, GOI

Beneficiary Name: Bisahu Nishad
Beneficiary Code: 220020340674300043
Worked as daily wages labor, Earning Rs. 5000/Month, Received Subsidy under PMAY-BLC of Rs. 2.28 Lakh
Chhattisgarh BLC House visit by Hon’ble Secy, MoHUA, GOI

Beneficiary Name: Heeru Ram Temre
Beneficiary Code: 228020340674300004
Worked as daily wages labor, Earning Rs. 7500/Month,
Received Subsidy under PMAY-BLC of Rs. 2.26 Lakh
Chhattisgarh BLC House visit by Hon’ble Secy, MoHUA, GOI

Beneficiary Name- Basanti Bai Manikpuri
Beneficiary Code- 228020340674300002
Worked as daily wages labor, Earning Rs. 4500/Month,
Received Subsidy under PMAY-BLC of Rs. 2.26 Lakh
Chhattisgarh BLC House visit by Hon’ble Secy, MoHUA, GOI

Beneficiary Name- Punit Ram Dewangan
Beneficiary Code- 228020340674300011
Worked as daily wages labor and Painter, Earning Rs. 6500/Month, Received Subsidy under PMAY-BLC of Rs. 2.24 Lakh through PFMS.
Chhattisgarh BLC House visit by Hon’ble Secy, MoHUA, GOI

Beneficiary Name- Amilal Sahu
Beneficiary Code- 228020340674300001
Worked as daily wages labor, Earning Rs. 3500/Month,
Received Subsidy under PMAY-BLC of Rs. 2.26 Lakh
Beneficiary Name- Md. Mustakeem
Beneficiary Code- 228020340674300050
Worked as daily wages labor, Earning Rs. 6500/Month, Received Subsidy under PMAY-BLC of Rs. 2.28 Lakh
THANK YOU