



# PRADHAN MANTRI AWAS YOJANA HOUSING FOR ALL (URBAN)

Managing Land Reforms  
Chhattisgarh

27-07-2018



# Progress of Projects Sanction

Sr. No.	Component	Target as per Demand Assessment Survey	Sanctioned No. of DUs	Balance for Sanction
1	AHP	100914	63634	37280
2	BLC	160244	95928	64316
3	ISSR-PPP	41929	5946	35983
Total		<b>303087</b>	<b>165508</b>	<b>137579</b>

# BLC Vertical

## 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

# Land Reforms Initiatives for BLC Vertical

## 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 31<sup>st</sup> 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

# SAMPLE MUKHYMANTRI ABADI PATTA



## नगरीय क्षेत्र में आबादी भूमि पर भूमिस्वामी अधिकार प्रदत्त करने का प्रमाण पत्र

न्यायालय कलेक्टर ..... बिछासपुर ..... जिला बिछासपुर .....  
प्रकरण क्रमांक ..... 036824 .....

एतद्वारा यह प्रमाणित किया जाता है कि श्री/श्रीमती अनिता  
पिता/पति श्री भागिरथी निवासी मलहार को छ.ग. भू-राजस्व  
संहिता, 1959 की धारा 246 के अन्तर्गत आबादी भूमि में कृषक/कृषि मजदूर, कृषि कारीगर/कोटवार होने के  
कारण नगर मलहार में सम्मिलित ग्राम मलहार की निम्नांकित भूमि पर  
संहिता में निर्दिष्ट निबंधों एवं शर्तों के अधीन भूमिस्वामी स्वत्व पर भू-राजस्व मुक्त धारण करने की अनुमति दी  
जाती है।

यह स्थान उसके द्वारा एवं उसके उत्तराधिकारियों और स्वत्वाधिकारियों द्वारा छत्तीसगढ़ भू-राजस्व  
संहिता, 1959 (1959 का क्रमांक 20) के प्रावधानों के अन्तर्गत धारण किया जायेगा।

खसरा नंबर तथा भूखण्ड क्रमांक	क्षेत्रफल	चतुर्सीमा	भू-खण्ड का नजरी नक्शा
1	2	3	4
<u>905</u> <u>25</u>	<u>79.39</u> <u>वर्ग मी.</u>	उत्तर <u>सभारत</u> दक्षिण <u>गौराम</u> पूर्व <u>गली</u> पश्चिम <u>नीजि</u>	<u>905</u> <u>25</u> : 1

दिनांक :

कलेक्टर

# AHP Vertical

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
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# Land Reforms Initiative for AHP Vertical

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











# Photographs of BLC Projects – Own Land





# Photographs of BLC Projects – Agricultural land



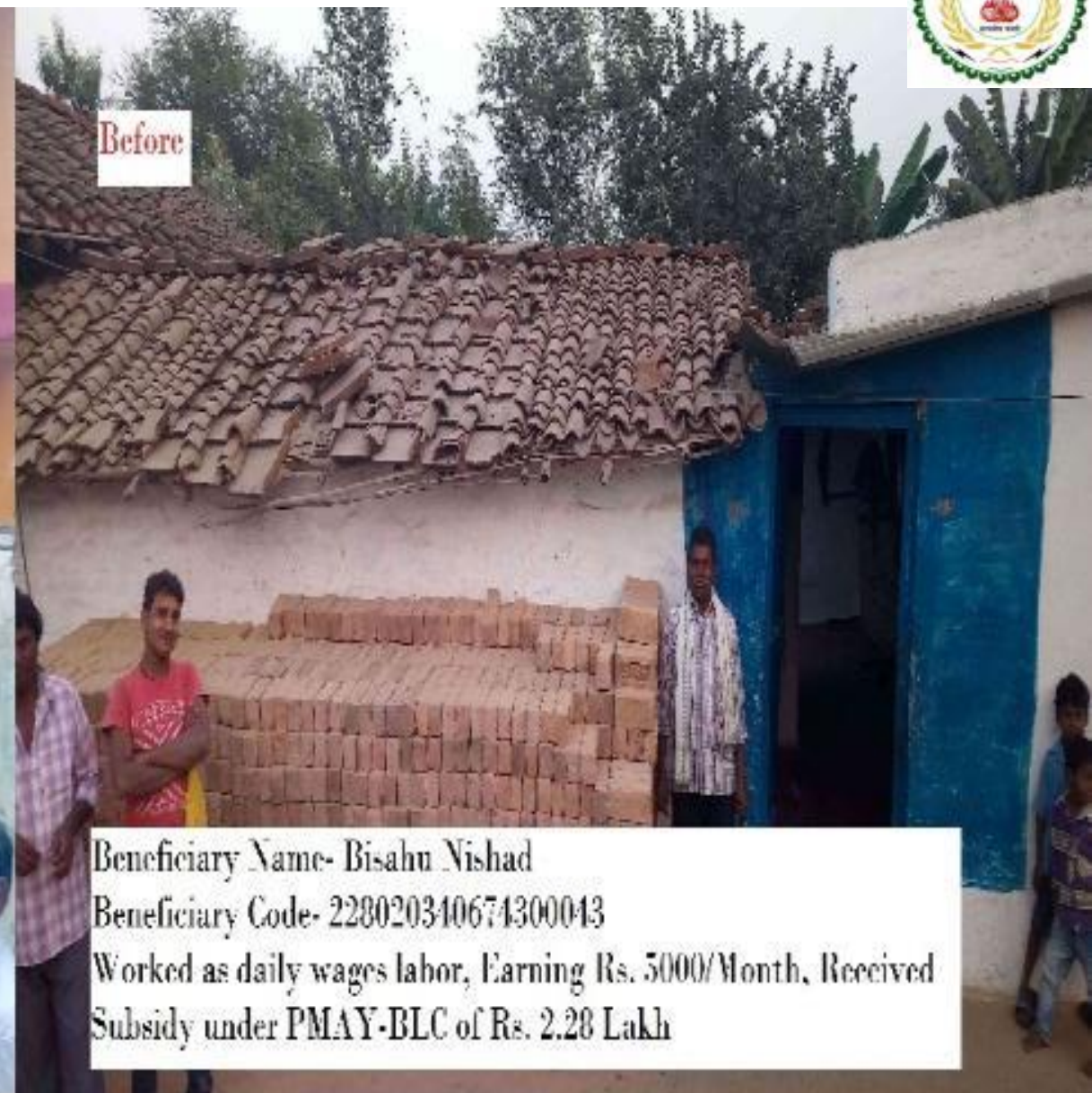


# Photographs of BLC Projects – Abadi Bhumi





# Chhattisgarh BLC House visit by Hon'ble Secy, MoHUA, GOI



Beneficiary Name- Bisahu Nishad

Beneficiary Code- 228020340674300043

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





# Chhattisgarh BLC House visit by Hon'ble Secy, MoHUA, GOI



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**