

Housing for All (Urban) State of Punjab Review meeting 17.06.16



Department of Housing & Urban Development, Government of Punjab



Housing for All (Urban)

IMPLEMENTATION METHODOLOGY OF HOUSING FOR ALL (PRADHAN MANTRI AWAS YOJNA) BY PUNJAB GOVERNMENT



(1) *In situ* Slum Redevelopment

IMPLEMENTATION METHODOLOGY

ADOPTED BY Pb. Govt.

- This vertical will be implemented by Punjab Govt. in phased manner.
- Local Govt. Department Punjab has been entrusted with the job to identify the slums.
- Local Govt. Department has selected 7 major towns of Punjab in 1st Phase.
- Amritsar (15 Slums), Jalandhar (87 Slums), Ludhiana (29 Slums), Patiala (17 Slums), Bathinda (14 Slums), Batala (7 Slums) and Jalalabad (3 Slums).
- Other cities will be taken up in phases.



(1) *In situ* Slum Redevelopment

STATUS:

- Slums have been identified.
- Survey of beneficiaries in the slums is being carried out.
- Identification of lands for initial development is being carried out.



(1) *In situ* Slum Redevelopment

Incentives by State Govt.:

- No CLU, EDC, Licence/Permission Fee for 'Slum Rehabilitation Area'.
- No CLU and EDC for 'Slum Saleable Area' but Licence/Permission Fee, building fee etc will be payable by private partner.
- 'Slum Saleable Area' of the scheme can be put to any use subject to conformity to the building rules.
- Extra FSI/ FAR or TDR, may be allowable, if required.
- Under this scheme, Central Financial Assistance of Rs 1.0 lac per house on an average would be admissible for all houses build for slum dwellers.



(2) Affordable Housing through Credit Linked Subsidy

IMPLEMENTATION METHODOLOGY ADOPTED BY Pb. Govt.

- Govt. of Punjab in the Deptt. Of Housing & Urban Dev., and Local Govt. Deptt. has identified 335 Acres of land in 25 cities / towns of Punjab.
- PUDA (SLNA) has invited applications from beneficiaries under this scheme through advertisements in vernacular News Papers as per policy of Govt. of Pb. and Govt. of India.
- **The application forms were got printed in local language i.e. Punjabi.**
- Total 72349 applications as a first wave have been received for 17 Cities / Towns. Verification of these applications is under way (More applicants may come up subsequently in due course of time)
- Project reports will be prepared after the verification of beneficiaries.
- Other towns will be taken up in next phase.



(2) Affordable Housing through Credit Linked Subsidy

Incentives by State Govt. in CLSS:

1. Land will be provided free of cost.
2. Only construction cost will be recovered from the beneficiaries.
3. Land cost will be taken as the margin money for loan.
4. Entire development cost will be got financed.
5. Construction will be taken up after verifying applications and sanction of loan by the banks.
6. Linkage with banks is required.
7. Keeping in view the availability, the families with differently abled persons and senior citizens will be allotted houses preferably on GF or lower floors.



(2) Affordable Housing through Credit Linked Subsidy

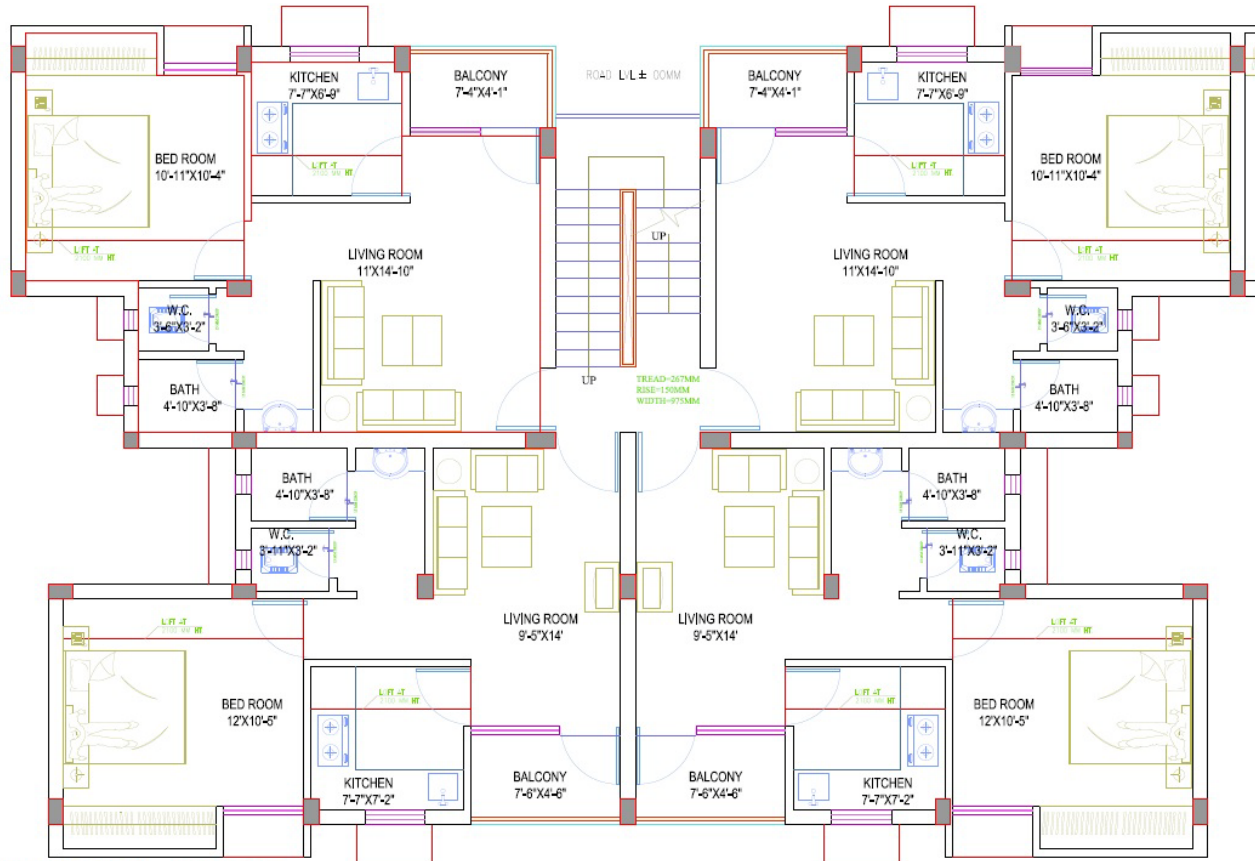
Reservation Policy:

The reservation as under will be applicable:

General Category	49%
Scheduled Castes	35%
Transgender	1%
Single Women/Widows above the age of 40 years(SC & General)	5% each
Handicapped (SC & General)	5% each
Senior Citizens (SC & General)	15% each



(2) Plan of LIG House

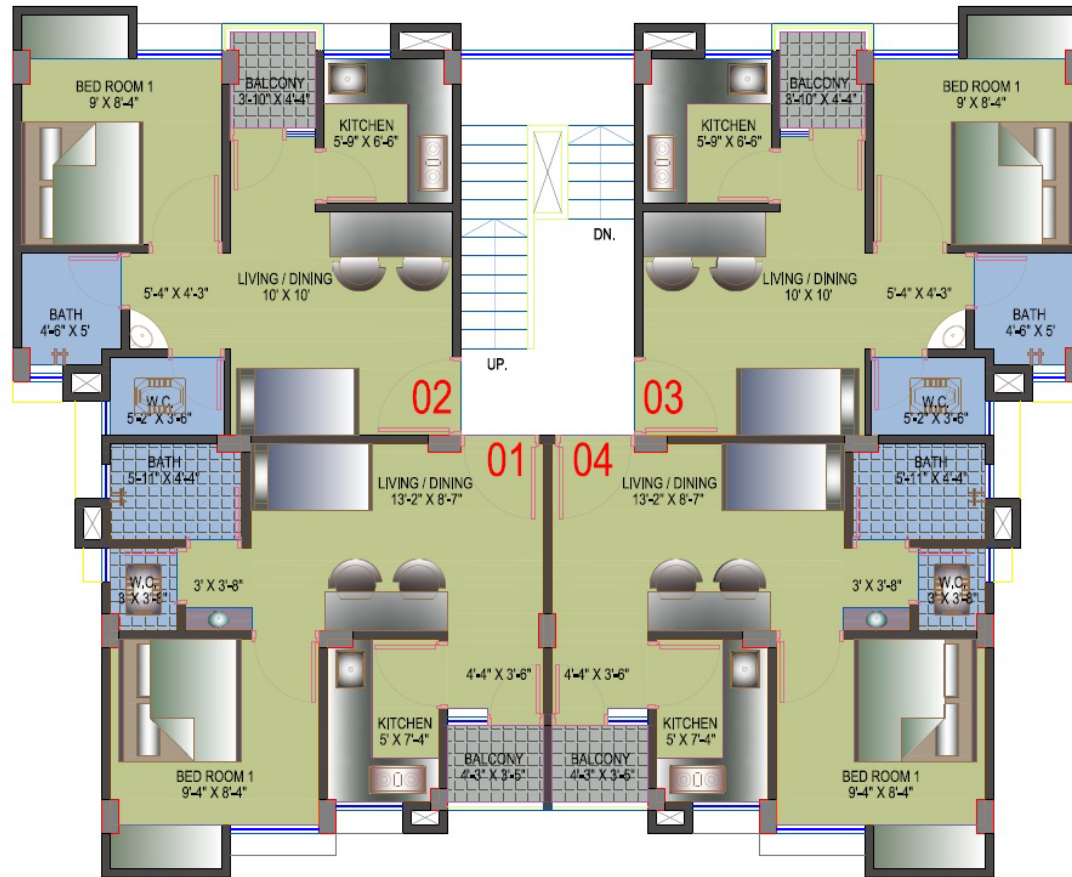


CARPET AREA 400 SQ.FT
BALCONY AREA 28.88 SQ.FT.

PLAN OF LIG HOUSE



(2) Plan of EWS House



CARPET AREA 281.92 SQ.FT
BALCONY AREA 16.15 SQ.FT.

PLAN OF EWS HOUSE



(2) Affordable Housing through Credit Linked Subsidy





(3) Affordable Housing in Partnership

- PUDA (SLNA) had given advertisement in News Papers inviting Expression of Interest from developers.
- Proposals from only two developers have been received so far for projects at Ludhiana (7.70 Acres) and Derabassi (10 Acres) which are being processed. These will be finalized by July, 2016.



(4) Subsidy for beneficiary-led individual house construction

IMPLEMENTATION METHODOLOGY ADOPTED BY Pb. Govt.

- Applications have been invited from the beneficiaries in all the ULBs in the State of Punjab.
- **The application forms were got printed in local language i.e. Punjabi.**
- Total 1,84,032 applications as a first wave have been received for 163 ULBs (More applicants may come up subsequently in due course of time).
- Verification of these applications along with the availability of land, existing construction if any, new construction that has to be done etc. is under way in ULBs.
- DPRs after verification are expected to be submitted by July, 2016.

Department of Housing & Urban Development, Government of Punjab



OVERVIEW

- HfAPoA will be prepared city / ULB wise after verification of the beneficiaries.
- DPRs will be submitted ULB wise and Vertical wise.
- The above process as explained earlier will be completed by July, 2016.



SUBMISSIONS / SUGGESTIONS

1. Service Tax on any type of services i.e. on Consultancy, soil testing & Structural Design etc. related to HfA should also be exempted. Exemption for construction activities has been granted.
2. Clarification of Central & State share for expenditure in Capacity Building, Preparation of HfAPoA etc. is required i.e. 75:25 or 60:40 or 100%
3. Gol should also share the cost of preparation of DPRs in the same ratio.
4. Gol may fix the cost of preparation of DPRs as has been done for HfAPoA.



SUBMISSIONS / SUGGESTIONS

5. Specific banks may be nominated District wise or State wise especially for CLSS for the State.
6. State wise Nodal Officer be appointed in MoHUPA so that SLNA officials could tie up with them for routine day to day clarifications.



THANK YOU

