



# **Pradhan Mantri Awas Yojna**

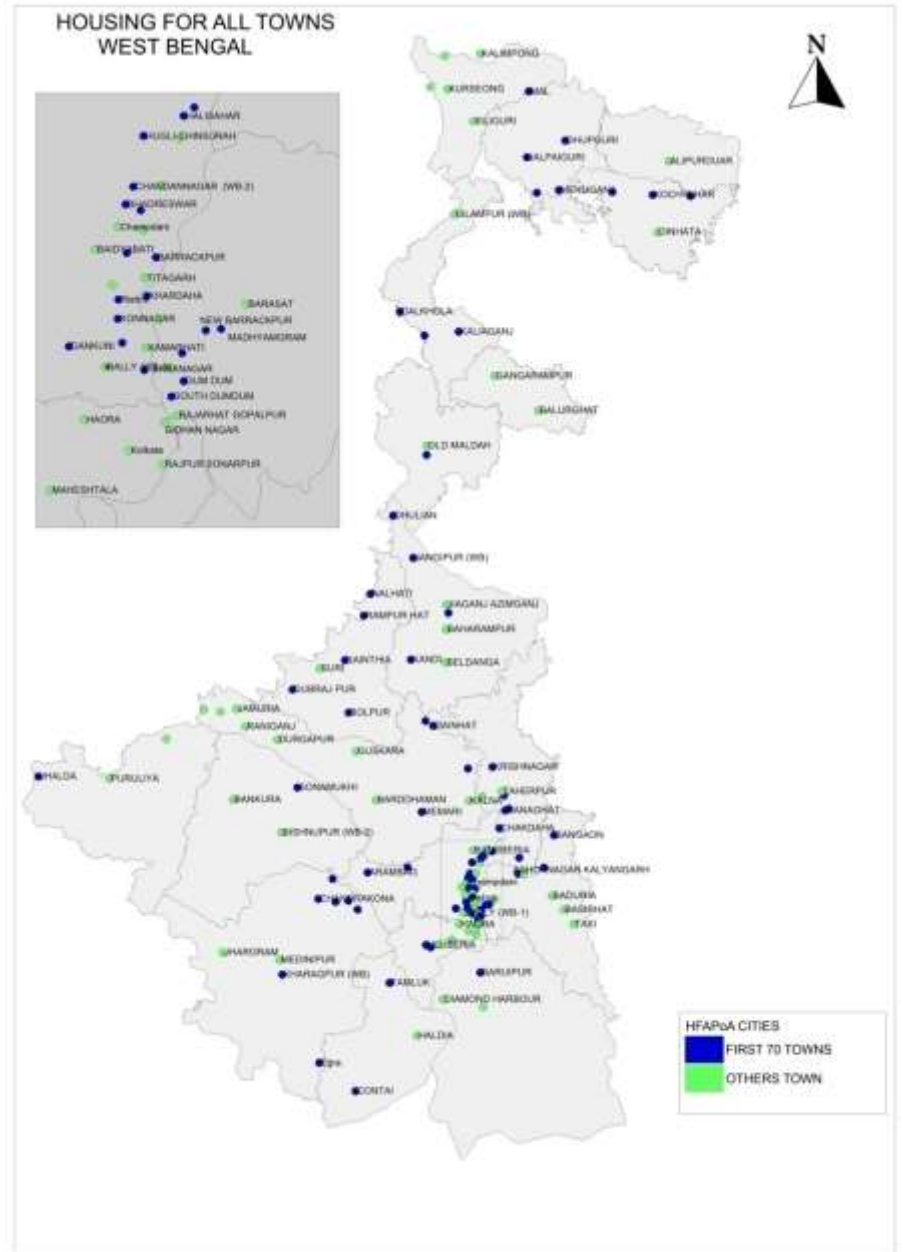
## **Housing for All (Urban)**

**Presentation before Central Sanctioning & Monitoring Committee**  
**21 December 2015**



**Principal Secretary (Municipal Affairs)**  
**Government of West Bengal**

# West Bengal



# Urbanization & urban housing shortage in West Bengal

**Urban population      2.9 crore**  
**31.9% of State total population**

**Houses belonging to Economically Weaker Sections, classified by roof material as per Census, 2011**

<b>Houses classified by roofing material</b>	<b>Number</b>
Grass/ Thatch/ Bamboo/ Wood/ Mud etc.	41,440
Hand made tiles	6,77,474
Machine made tiles	1,14,112
Galvanised iron/ metal/ asbestos sheet	4,10,041
Other material	10,063
Houses in dilapidated condition	53,870
<b>TOTAL</b>	<b>13,30,000</b>

## Progress so far

Cities co-opted for participation in programme	125
Cities where Housing for All Plan of Action has been completed after demand survey & where DPRs have been taken up/ completed for 2015-16	114
Cities where demand survey is still going on/ completed but data is being collated	11
Cities which have firmed up housing requirements for the entire period, and which are placed before CSMC	70

## Housing demand across four verticals for the 70 cities which are placed before CSMC for the entire programme period (2015 – 2022)

Vertical of PMAY	Number
In-situ redevelopment of slums using PPP	7,794
Credit Linked Subsidy Scheme (CLSS)	17,201
Affordable Housing in Partnership	87,006
Beneficiary led construction	3,26,549
<b>TOTAL</b>	<b>4,38,550</b>

## Progress so far

- All institutional arrangements as required put into place
- Series of workshops organised with cities for sensitization and adherence to deadlines for different activities prescribed by Government of India.
- Demand survey completed in all cities (except large municipal corporations/ newly constituted municipalities)
- HFAPoA prepared and submitted by 114 cities; demand of 8,72,477 dwelling units across all four verticals of implementation between 2015 - 2022
- HfAPoAs for 70 ULBs approved in first SLSMC (09.11.2015); 28 more HfAPoAs approved by SLAC, will be placed before SLSMC shortly;

## Progress so far

- Detailed project reports submitted by 70 cities for beneficiary led construction projects for 2015-16

Dwelling units to be constructed	Total cost of construction (Rs. Crore)	Central share sought (Rs. Crore)
47,050	1,904.58	705.75

**First instalment of central share of 40%, i.e. Rs. 282.30 crore sought**

- MoH&UPA has indicated allocation of Rs. 307 crore for 2015-16
- Capacity building plan of Rs. 8.76 crore prepared for 2015-16; sanction & release of this amount sought

## Key policy decisions of the State

- **Cut-off date (date on which a beneficiary needs being resident in the said urban area to avail benefits from the scheme) set at 01 September 2015**
- **Criteria for EWS set for monthly income of Rs. 10,000 (annual income of Rs. 1,20,000) as per circular of Housing Department**
- **Minimum beneficiary contribution for beneficiary led construction vertical set as follows:**

Category	Minimum contribution in Rs.
Cities with population less than 5 lakh	25,000
Cities with population more than or equal to 5 lakh	35,000

- **Pricing for other verticals to be set separately by the State**

## Key policy decisions of the State

- Dwelling unit size set for different verticals as follows (carpet area in sq. meters):

Category	Beneficiary led construction	Redevelopment of slums using PPP	Affordable housing in partnership	Credit linked subsidy scheme
EWS	25	30	30	30
LIG	NA	NA	NA	60

- 10 per cent of cost of dwelling unit set aside over and above for development of infrastructure (beneficiary led construction only); to be shared equally between State and municipality



# Proposal placed before CSMC

Figures in INR crore

Dwelling units proposed	Total project cost	GoI share	State share*	Municipal share**	Beneficiary share
47,050	1,904.58	705.75	994.64	86.57	117.63

\* Includes cost of dwelling unit + cost of infrastructure

\*\* Includes cost of infrastructure only

## Dwelling unit

Share	Amount (INR)
Government of India	1,50,000
Beneficiary	25,000
State Government	1,93,578
Municipality	-NIL-
<b>Total</b>	<b>3,68,578</b>

## Associated infrastructure

Share	Amount (INR)
Government of India	-NIL-
Beneficiary	-NIL-
State Government	18,430
Municipality	18,430

Proposed units for F.Y. 2015-16				Total Units except CLSS	Total Housing Cost (in Crore)	Total Infrastructure Cost (in Crore)	Total Project Cost (in Crore)	ACA	1st instalment requirement (40% of ACA)
PPP	AHIP	CLSS	BLC						
0	4233	2433	<u>47050</u>	51283	1731	173.14	1904.58	705.75	282.30

## Capacity building & other activities under Housing for All

- **Capacity Building Plan for 2015-16 which envisages establishment of SLTC & CLTC, training workshops, training modules, exposure visits, documentation of case studies, transaction advisory support etc.**

*Figures in Rs. Lakh*

<b>Item</b>	<b>Amount</b>
Establishment of State & City Level Technical Cell	268.03
Training workshop	135.00
Translation of training modules	5.00
Exposure visits	3.00
Documentation of best practices	15.00
Transaction advisory & BPM services (PPP/ AHiP verticals)	350.00
Other advisory services – studies for reform preparedness etc.	50.00
Scoping for web-based MIS for monitoring of projects	50.00
<b>TOTAL</b>	<b>876.03</b>



**THANK YOU**

Sl. No.	District	Name of municipal body	Beneficiary led construction				ACA (for dwelling units only)
			Proposed units for current FY 2015-16	Cost of dwelling unit (INR Crore)	Total Infrastructure Cost (INR Crore)	Total Project Cost (INR Crore)	
1	Hoogly	Arambagh	900	33.12	3.31	36.43	13.50
2	24 Parganas(N)	Ashoknagar-Kalyangarh	892	32.83	3.28	36.11	13.38
3	24 Parganas(N)	Baranagar	70	2.58	0.26	2.83	1.05
4	24 Parganas(N)	Barrackpore	315	11.59	1.16	12.75	4.73
5	24 Parganas(S)	Baruipur	128	4.71	0.47	5.18	1.92
6	Hoogly	Bhadreshwar	130	4.78	0.48	5.26	1.93
7	Nadia	Bimagar	1,287	47.36	4.74	52.10	19.31
8	Birbhum	Bolpur	1,193	43.90	4.39	48.29	17.90
9	24 Parganas(N)	Bongaon	1,500	53.20	5.52	60.72	22.50
10	Nadia	Chakidah	479	17.63	1.76	19.39	7.19
11	Hoogly	Chandernagore	900	33.12	3.31	36.43	13.50
12	Paschim Medinipur	Chandrakona	1,435	52.81	5.28	58.09	21.53
13	Purba Medinipur	Contai	1,200	44.16	4.42	48.58	18.00
14	Kochbihar	CoochBehar	319	11.74	1.17	12.91	4.79
15	Nadia	Coopers Camp	360	13.25	1.32	14.57	5.40
16	Burdwan	Dainhat	663	24.40	2.44	26.84	9.93
17	Uttar Dinajpur	Dalkhola	863	31.76	3.18	34.93	12.93
18	Hoogly	Dankuni	1,043	38.38	3.84	42.22	15.63
19	Murshidabad	Dhuliyan	700	25.76	2.58	28.34	10.50
20	Jalpaiguri	Dhupguri	1,489	54.80	5.48	60.27	22.34
21	Birbhum	Dubrajpur	420	15.46	1.55	17.00	6.30
22	24 Parganas(N)	Dum Dum	21	0.77	0.08	0.85	0.32
23	Purba Medinipur	Egra	968	35.62	3.56	39.18	14.52
24	Malda	English Bazar	1,143	42.06	4.21	46.27	17.15
25	24 Parganas(N)	Garulia	314	11.56	1.16	12.71	4.71
26	Nadia	Gayeshpur	605	22.26	2.23	24.49	9.08
27	Paschim Medinipur	Ghatol	830	30.54	3.05	33.60	12.43
28	24 Parganas(N)	Gobardanga	1,120	41.22	4.12	45.34	16.80
29	Kochbihar	Haldibari	379	13.93	1.39	15.34	5.69
30	24 Parganas(N)	Halisahar	2,022	74.41	7.44	81.85	30.33
31	Nadia	Haringhata	700	25.76	2.58	28.34	10.50
32	Hoogly	Hoogly-Chinsurah	186	6.84	0.68	7.53	2.79

Sl. No.	District	Name of municipal body	Beneficiary led construction				ACA (for dwelling units only)
			Proposed units for current FY 2015-16	Cost of dwelling unit (INR Crore)	Total Infrastructure Cost (INR Crore)	Total Project Cost (INR Crore)	
33	Jalpaiguri	Jalpaiguri	1,290	47.47	4.75	52.22	19.35
34	Murshidabad	Jangipur	345	12.70	1.27	13.97	5.18
35	Puruliya	Jhalda	1,099	40.44	4.04	44.49	16.49
36	Uttar Dinajpur	Kaliaganj	1,308	48.13	4.81	52.95	19.62
37	24 Parganas(N)	Kanchrapara	238	8.76	0.88	9.63	3.57
38	Murshidabad	Kandi	1,474	54.24	5.42	59.67	22.11
39	Burdwan	Katwa	265	9.75	0.98	10.73	3.98
40	Paschim Medinipur	Kharagpur	1,000	36.80	3.68	40.48	15.00
41	Paschim Medinipur	Kharar	207	7.62	0.76	8.38	3.11
42	24 Parganas(N)	Khardah	271	9.97	1.00	10.97	4.07
43	Paschim Medinipur	Khirpai	400	14.72	1.47	16.19	6.00
44	Hoogly	Konnagar	802	29.51	2.95	32.46	12.03
45	Nadia	Krishnagar	426	15.68	1.57	17.24	6.39
46	24 Parganas(N)	Madhyamgram	446	16.41	1.64	18.05	6.69
47	Jalpaiguri	Mal	457	16.82	1.68	18.50	6.86
48	Kochbihar	Mathabhanga	63	2.32	0.23	2.55	0.95
49	Kochbihar	Mekhliganj	225	8.28	0.83	9.11	3.38
50	Burdwan	Memari	404	14.87	1.49	16.35	6.06
51	Murshidabad	Murshidabad	963	35.44	3.54	38.98	14.45
52	Nadia	Nabadwip	1,000	36.80	3.68	40.48	15.00
53	Birbhum	Naihati	235	8.65	0.86	9.51	3.53
54	24 Parganas(N)	New Barrackpore	208	7.65	0.77	8.42	3.12
55	24 Parganas(N)	North Barrackpore	25	0.92	0.09	1.01	0.38
56	24 Parganas(N)	North Dum Dum	60	2.21	0.22	2.43	0.90
57	24 Parganas(S)	Pujali	760	27.97	2.80	30.76	11.40
58	Uttar Dinajpur	Raiganj	1,144	42.10	4.21	46.31	17.16
59	Paschim Medinipur	Ramjibanpur	733	26.97	2.70	29.67	11.00
60	Birbhum	Rampurhat	1,341	49.35	4.93	54.28	20.12
61	Nadia	Ranaghat	459	16.89	1.69	18.58	6.89
62	Hoogly	Rishra	310	11.41	1.14	12.55	4.65
63	Birbhum	Sainthia	160	5.89	0.59	6.48	2.40
64	Bankura	Sonamukhi	739	27.20	2.72	29.91	11.09

Sl. No.	District	Name of municipal body	Beneficiary led construction				ACA (for dwelling units only)
			Proposed units for current FY 2015-16	Cost of dwelling unit (INR Crore)	Total Infrastructure Cost (INR Crore)	Total Project Cost (INR Crore)	
65	24 Parganas(N)	South Dum Dum	175	6.44	0.64	7.08	2.63
66	Purba Medinipur	Tamralipta	547	20.13	2.01	22.14	8.21
67	Hoogly	Tarakeshwar	90	3.31	0.33	3.64	1.35
68	Kochbihar	Tufanganj	592	21.79	2.18	23.96	8.88
69	Howrah	Uluberia	1,500	55.20	5.52	60.72	22.50
70	Hoogly	Uttarpans-Kotrung	715	26.31	2.63	28.94	10.73
		<b>TOTAL</b>	<b>47,050</b>	<b>1,731</b>	<b>173.14</b>	<b>1,904.58</b>	<b>705.75</b>

## The Abstract Details of The Projects Proposed

SL. No.	Name of municipal body	Proposed units for F.Y. 2015-16				Total Units except CLSS	Total Housing Cost (in Crore)	Total Infrastructure Cost (in Crore)	Total Project Cost (in Crore)	ACA	1st instalment requirement (40% of ACA)
		PPP	AHIP	CLSS	BLC						
1	CoochBehar	0	5	35	319	324	11.74	1.17	12.91	4.79	1.91
2	Rishra	0	0	0	310	310	11.41	1.14	12.55	4.65	1.86
3	Gobardanga	0	29	0	1120	1149	41.22	4.12	45.34	16.80	6.72
4	Dhuliyar	0	0	0	700	700	25.76	2.58	28.34	10.50	4.20
5	Dhupguri	0	159	0	1489	1648	54.80	5.48	60.27	22.34	8.93
6	Haldibari	0	24	4	379	403	13.95	1.39	15.34	5.69	2.27
7	Jangipur	0	212	0	345	557	12.70	1.27	13.97	5.18	2.07
8	Kandi	0	194	26	1474	1668	54.24	5.42	59.67	22.11	8.84
9	Mal	0	64	0	457	521	16.82	1.68	18.50	6.86	2.74
10	Mathabhanga	0	0	0	63	63	2.32	0.23	2.55	0.95	0.38
11	Mekhliganj	0	20	0	225	245	8.28	0.83	9.11	3.38	1.35
12	Chandrakona	0	135	0	1435	1570	52.81	5.28	58.09	21.53	8.61
13	Rampurhat	0	49	1	1341	1390	49.35	4.93	54.28	20.12	8.05
14	Sainthia	0	100	0	160	260	5.89	0.59	6.48	2.40	0.96
15	Contai	0	0	0	1200	1200	44.16	4.42	48.58	18.00	7.20
16	Ghatal	0	0	0	830	830	30.54	3.05	33.60	12.45	4.98
17	Nalhati	0	73	671	235	308	8.65	0.86	9.51	3.53	1.41
18	Kharar	0	0	0	207	207	7.62	0.76	8.38	3.11	1.24
19	Khirpai	0	0	0	400	400	14.72	1.47	16.19	6.00	2.40
20	Ramjibanpur	0	0	0	733	733	26.97	2.70	29.67	11.00	4.40

SL. No.	Name of municipal body	Proposed units for F.Y. 2015-16				Total Units except CLSS	Total Housing Cost (in Crore)	Total Infrastructure Cost (in Crore)	Total Project Cost (in Crore)	ACA	1st instalment requirement (40% of ACA)
		PPP	AHIP	CLSS	BLC						
21	Sonamukhi	0	0	0	739	739	27.20	2.72	29.91	11.09	4.43
22	Dubrajpur	0	76	0	420	496	15.46	1.55	17.00	6.30	2.52
23	Tamralipta	0	97	35	547	644	20.13	2.01	22.14	8.21	3.28
24	Hoogly-Chinsurah	0	0	5	186	186	6.84	0.68	7.53	2.79	1.12
25	Arambagh	0	272	335	900	1172	33.12	3.31	36.43	13.50	5.40
26	English Bazar	0	0	355	1143	1143	42.06	4.21	46.27	17.15	6.86
27	North Barrackpore	0	0	0	25	25	0.92	0.09	1.01	0.38	0.15
28	Baranagar	0	0	0	70	70	2.58	0.26	2.83	1.05	0.42
29	Pujali	0	0	0	760	760	27.97	2.80	30.76	11.40	4.56
30	Kharagpur	0	0	354	1000	1000	36.80	3.68	40.48	15.00	6.00
31	Birnagar	0	0	0	1287	1287	47.36	4.74	52.10	19.31	7.72
32	Coopers Camp	0	0	0	360	360	13.25	1.32	14.57	5.40	2.16
33	Raiganj	0	0	0	1144	1144	42.10	4.21	46.31	17.16	6.86
34	Dainhat	0	9	50	663	672	24.40	2.44	26.84	9.95	3.98
35	Jalpaiguri	0	0	185	1290	1290	47.47	4.75	52.22	19.35	7.74
36	Katwa	0	150	14	265	415	9.75	0.98	10.73	3.98	1.59
37	Memari	0	83	0	404	487	14.87	1.49	16.35	6.06	2.42
38	New Barrackpore	0	173	0	208	381	7.65	0.77	8.42	3.12	1.25
39	Khardah	0	0	95	271	271	9.97	1.00	10.97	4.07	1.63
40	Krishnagar	0	0	0	426	426	15.68	1.57	17.24	6.39	2.56



SL. No.	Name of municipal body	Proposed units for F.Y. 2015-16				Total Units except CLSS	Total Housing Cost (in Crore)	Total Infrastructure Cost (in Crore)	Total Project Cost (in Crore)	ACA	1st instalment requirement (40% of ACA)
		PPP	AHIP	CLSS	BLC						
41	South Dum Dum	0	0	0	175	175	6.44	0.64	7.08	2.63	1.05
42	Kanchrapara	0	6	8	238	244	8.76	0.88	9.63	3.57	1.43
43	Bhadreshwar	0	0	0	130	130	4.78	0.48	5.26	1.95	0.78
44	North Dum Dum	0	1302	0	60	1362	2.21	0.22	2.43	0.90	0.36
45	Dankuni	0	0	4	1043	1043	38.38	3.84	42.22	15.65	6.26
46	Chandernagore	0	0	0	900	900	33.12	3.31	36.43	13.50	5.40
47	Barrackpore	0	172	0	315	487	11.59	1.16	12.75	4.73	1.89
48	Halisahar	0	109	0	2022	2131	74.41	7.44	81.85	30.33	12.13
49	Dum Dum	0	0	21	21	21	0.77	0.08	0.85	0.32	0.13
50	Tufanganj	0	0	6	592	592	21.79	2.18	23.96	8.88	3.55
51	Madhyamgram	0	0	0	446	446	16.41	1.64	18.05	6.69	2.68
52	Haringhata	0	0	0	700	700	25.76	2.58	28.34	10.50	4.20
53	Baruipur	0	0	0	128	128	4.71	0.47	5.18	1.92	0.77
54	Uttarpara-Kotrung	0	0	0	715	715	26.31	2.63	28.94	10.73	4.29
55	Uluberia	0	0	0	1500	1500	55.20	5.52	60.72	22.50	9.00
56	Konnagar	0	0	0	802	802	29.51	2.95	32.46	12.03	4.81
57	Ashoknagar-Kalyangarh	0	308	70	892	1200	32.83	3.28	36.11	13.38	5.35
58	Murshidabad	0	139	0	963	1102	35.44	3.54	38.98	14.45	5.78
59	Chakdah	0	0	0	479	479	17.63	1.76	19.39	7.19	2.87
60	Bongaon	0	0	0	1500	1500	55.20	5.52	60.72	22.50	9.00

SL. No.	Name of municipal body	Proposed units for F.Y. 2015-16					Total Units except CLSS	Total Housing Cost (in Crore)	Total Infrastructure Cost (in Crore)	Total Project Cost (in Crore)	ACA	1st instalment requirement (40% of ACA)
		PPP	AHIP	CLSS	BLC							
61	Bolpur	0	0	1	1193	1193	43.90	4.39	48.29	17.90	7.16	
62	Kaliaganj	0	85	0	1308	1393	48.13	4.81	52.95	19.62	7.85	
63	Nabadwip	0	0	0	1000	1000	36.80	3.68	40.48	15.00	6.00	
64	Garulia	0	10	0	314	324	11.56	1.16	12.71	4.71	1.88	
65	Gayeshpur	0	0	18	605	605	22.26	2.23	24.49	9.08	3.63	
66	Ranaghat	0	0	0	459	459	16.89	1.69	18.58	6.89	2.75	
67	Tarakeshwar	0	0	0	90	90	3.31	0.33	3.64	1.35	0.54	
68	Egra	0	0	17	968	968	35.62	3.56	39.18	14.52	5.81	
69	Dalkhola	0	95	123	863	958	31.76	3.18	34.93	12.95	5.18	
70	Jhalda	0	83	0	1099	1182	40.44	4.04	44.49	16.49	6.59	
<b>TOTAL</b>		<b>0</b>	<b>4233</b>	<b>2433</b>	<b>47050</b>	<b>51283</b>	<b>1731</b>	<b>173.14</b>	<b>1904.58</b>	<b>705.75</b>	<b>282.30</b>	

## Proposed units for overall programme period 2015-22

Name of municipal body	Proposed units for overall programme period 2015-22					Government of India share (INR crore) excluding Credit Linked Subsidy
	Slum redevelopment	Affordable Housing in Partnership	Credit Linked Subsidy Scheme	Beneficiary led construction	All construction based verticals	
CoochBehar	0	112	482	2582	3176	40.41
Rishra	187	1011	0	4623	5821	86.38
Gobardanga	0	429	201	4318	4948	71.21
Dhuliyani	35	1020	0	12000	13055	195.65
Dhupguri	0	1256	0	3975	5231	78.47
Haldibari	0	311	4	2653	2968	44.46
Jangipur	0	1577	103	6742	8422	124.79
Kandi	0	1324	98	5226	6648	98.25
Mal	0	815	0	2963	3778	56.67
Mathabhanga	0	1724	6	1037	2767	41.42
Mekhliganj	0	149	0	1351	1500	22.50
Chandrakona	0	1035	848	4688	6571	85.85
Rampurhat	0	1690	356	5072	7118	101.43
Sainthia	0	508	0	2936	3444	51.66
Contai	0	2301	372	5343	8016	114.66
Ghatal	0	831	0	5564	6395	95.93
Nalhati	0	736	0	4515	5251	78.77
Kharar	0	720	0	1066	1786	26.79
Khirpai	0	449	0	3551	4000	60.00
Ramjibanpur	0	610	0	3663	4273	64.10
Sonamukhi	0	318	0	3225	3543	53.15

Name of municipal body	Proposed units for overall programme period 2015-22					
	Slum redevelopment	Affordable Housing in Partnership	Credit Linked Subsidy Scheme	Beneficiary led construction	All construction based verticals	Government of India share (INR crore) excluding Credit Linked Subsidy
Dubrajpur	0	532	189	4127	4848	69.89
Tamralipta	0	1584	250	4832	6666	96.24
Hoogly-Chinsurah	797	1416	1313	7012	10538	134.39
Arambagh	0	1959	1672	6505	10136	126.96
English Bazar	494	1621	551	6388	9054	125.08
North Barrackpore	0	1134	0	2260	3394	50.91
Baranagar	0	1146	0	3350	4496	67.44
Pujali	0	372	0	4021	4393	65.90
Kharagpur	0	0	1771	14180	15951	212.70
Birnagar	0	595	0	3236	3831	57.47
Coopers Camp	0	98	51	2775	2924	43.10
Raiganj	0	1628	385	14351	16364	239.69
Dainhat	0	115	151	2675	2941	41.85
Jalpaiguri	0	3338	572	6556	10466	148.41
Katwa	0	2045	1661	3654	7360	85.49
Memari	0	581	0	2627	3208	48.12
New Barrackpore	0	1211	0	2082	3293	49.40
Khardah	0	2309	515	2051	4875	65.40
Krishnagar	49	1356	0	4903	6308	94.38
South Dum Dum	562	3882	264	3163	7871	111.30
Kanchrapara	1962	388	460	2496	5306	62.88
Bhadreshwar	0	384	0	2995	3379	50.69
North Dum Dum	0	11902	292	444	12638	185.19
Dankuni	0	1416	37	4283	5736	85.49

Name of municipal body	Proposed units for overall programme period 2015-22					
	Slum redevelopment	Affordable Housing in Partnership	Credit Linked Subsidy Scheme	Beneficiary led construction	All construction based verticals	Government of India share (INR crore) excluding Credit Linked Subsidy
Chandernagore	0	2767	0	9312	12079	181.19
Barrackpore	0	2131	1414	3515	7060	84.69
Halisahar	0	795	0	6140	6935	104.03
Dum Dum	0	480	1010	454	1944	14.01
Tufanganj	0	72	31	2690	2793	41.43
Madhyamgram	0	1830	0	7896	9726	145.89
Haringhata	0	834	0	4427	5261	78.92
Baruipur	176	0	0	2042	2218	32.39
Uttarpara-Kotrung	1150	4603	0	4068	9821	141.57
Uluberia	0	1600	0	15924	17524	262.86
Konnagar	0	240	0	1960	2200	33.00
Ashoknagar-Kalyangarh	0	2479	717	8895	12091	170.61
Murshidabad	0	2596	0	4861	7457	111.86
Chakdah	0	623	0	2875	3498	52.47
Bongaon	0	402	908	9720	11030	151.83
Bolpur	2171	596	17	8572	11356	159.23
Kaliaganj	108	620	13	6597	7338	109.34
Nabadwip	0	1000	0	7868	8868	133.02
Garulia	0	71	0	1640	1711	25.67
Gayeshpur	0	420	138	3241	3799	54.92
Ranaghat	103	696	1	2798	3598	53.44
Tarakeshwar	0	0	22	1185	1207	17.78
Egra	0	879	110	4443	5432	79.83
Dalkhola	0	700	216	4615	5531	79.73
Jhalda	0	634	0	2752	3386	50.79
<b>TOTAL</b>	<b>7794</b>	<b>87006</b>	<b>17201</b>	<b>326549</b>	<b>438550</b>	<b>6281.27</b>

## Why BLC?

- **Most of beneficiaries own their land (patta, allotment, inheritance etc.)**
- **Demand survey has indicated preference towards beneficiary led construction**
- **Most towns do not have a vibrant realty market to support a cross subsidisation regime (Sale price does not exceed 3,500 – 4,000 per sq. foot)**

## How have beneficiaries been identified/ verified

Parameter	What to see	How verified
Whether applicant is resident within the municipality	Yes/ No	Standard banking KYC documents as proof of identity & address, holding number preferable
Whether land belongs to the applicant	Yes/No	Registered sale, lease, gift deed and will (if applicable) stating applicant and at least one female co-applicant NOC from co-owners (if co-owned)
Income is below a 10,000 a month	Yes/ No	Income certificate issued as per guidelines
Consent to bear a minimum of 25,000/- as beneficiary contribution towards construction of house	Yes/ No	Declaration in specified format as part of application
Special consideration category – SC/ST/ OBC/ PH	Yes/ No	Certificate issued by competent authority
Whether house is kutcha/ semi-pucca	Yes/ No	Physical verification of applicant's premises

## Matching of demand survey data (September/ October 2015) with SECC data (2011)

- **Status**
  - SECC data has been circulated to cities for matching
  - Some cities showing reasonable match; others showing variances (more entries in demand survey)
- **Issues faced with respect to matching:**
  - No common variable between both data sets except name of the person & ward number; only manual matching possible
  - SECC data collected on individual basis; demand survey data collected on household basis; time consuming to identify head of the household/ applicant; names may have been spelt differently between SECC and demand survey
- **Reasons for mismatch**
  - Families missed during SECC enumeration; demand survey had more enumerators working longer hours
  - Changes in family structure – inheritances, subdivisions in land/ property during intervening period between SECC enumeration and demand survey
  - Migration/ change in municipal boundaries during intervening period between SECC enumeration and demand survey



**Beneficiary led construction vertical**

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Cost of dwelling unit = 3,68,000  
No escalation, load bearing structure

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Burden to state = 2,11,000/DU  
Includes infrastructure

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Can leverage pre-existing infrastructure (if available)

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Expandable/ incremental

**Flatted construction under Affordable Housing in Partnership vertical**

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Cost of dwelling unit = 7,18,000  
No escalation, RCC structure

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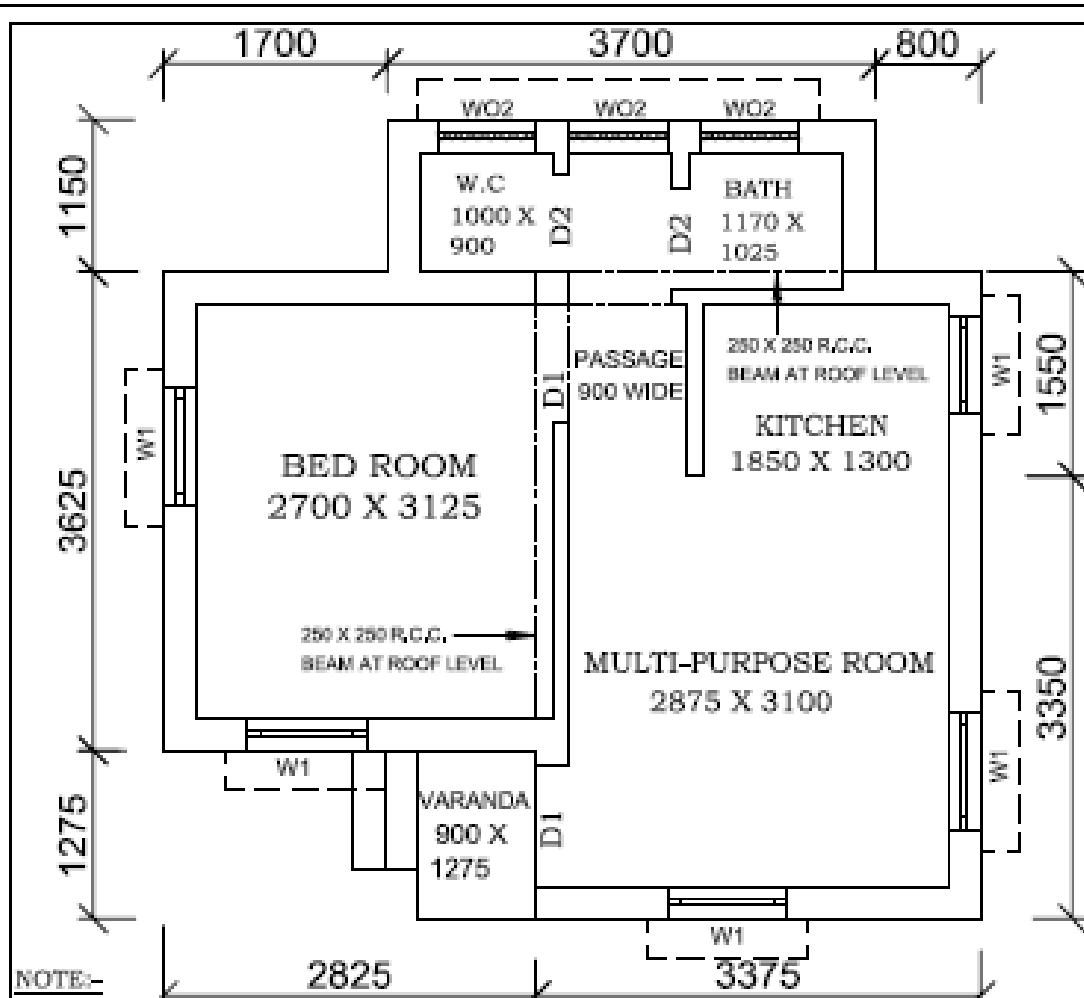
Burden to state = 5,43,000/ DU  
Infrastructure + land costs separate

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Needs new local infrastructure development

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Expansion capabilities limited

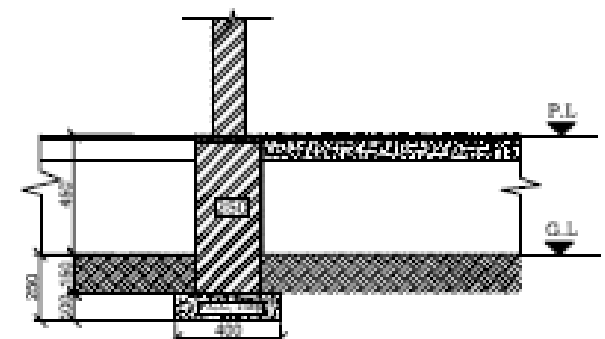


- NOTE:-**
1. ALL WINDOW OPENINGS (W1/W2) WILL BE PROVIDED WITH Z-BATTEN SHUTTERS.
  2. ALL DOORS (D1/D2) - 35TH Z-BATTEN SHUTTERS, SINGLE LEAF.
  3. W/O2 - OPENING PROVIDED WITH R.C.C. JALLI.
  4. P.L. (TH HEIGHT) - 450 TH.
  5. CEILING HEIGHT - 2750 TH.
  6. MAIN WALL - 250 TH.
  7. PARTITION WALL - 125 TH.
  8. ROOF SLAB, BEAM, L/INTEL, ETC, WITH REINFORCED CEMENT CONCRETE M20 GRADE.
  9. FLOOR OF VERANDAH, W.C, BATH, & KITCHEN ROOM TO BE KEPT 15 MM BELOW THE FLOOR LEVEL OF ROOM & PASSAGE.
  10. 100 MM TH. PIECE LINTEL OVER OPENING HAVE BEEN PROVIDED.
  11. ALL DIMENSION ARE IN MM.

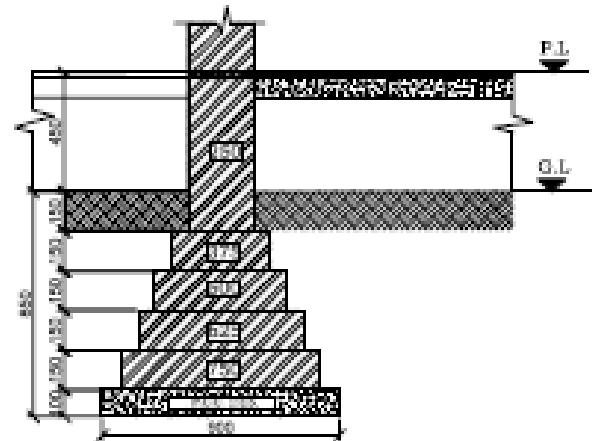
DOORS & WINDOWS SCHEDULE	
MARKING	DIMENSION
W1	900 X 900
W2	750 X 900
W/O2	750 X 750
D1	900 X 2100
D2	750 X 2100

FLOOR AREA - 25.37 SQM.  
 BUILT UP AREA - 32.18 SQM.

**FOUNDATION DETAILS**



**125 MM THK. BRICK WALL**



**250 MM THK. BRICK WALL**

**PRADHAN MANTRI AWAS YOJANA**  
 HOUSING FOR ALL (URBAN)




**OFFICE OF THE CHIEF ENGINEER**  
**MUNICIPAL ENGINEERING DIRECTORATE**  
**GOVT. OF WEST BENGAL**

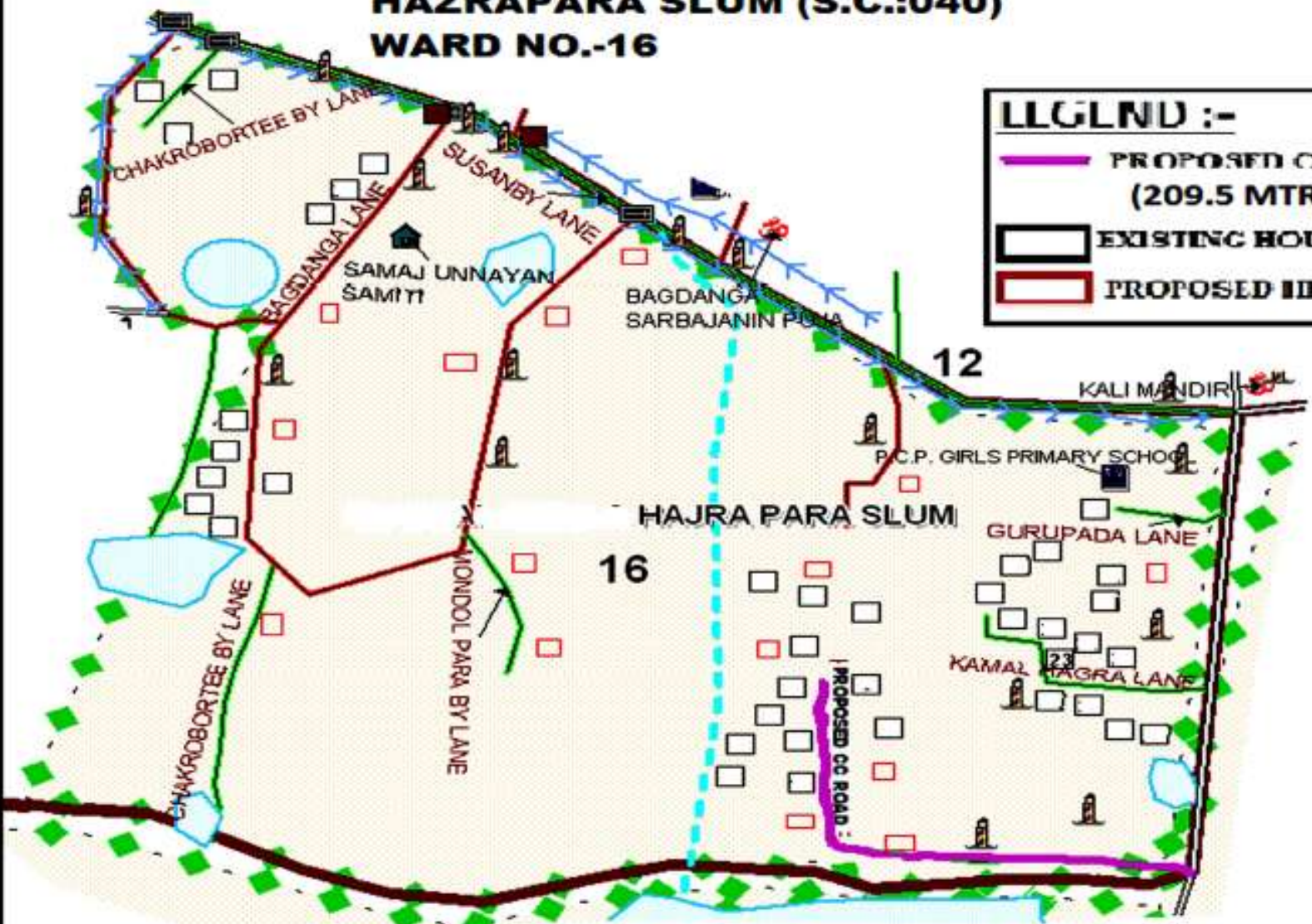
DWG. NO. \_\_\_\_\_ SCALE :- 1:50 & 1:25

# KANDI MUNICIPLITY HAZRAPARA SLUM (S.C.:040) WARD NO.-16



**LEGEND :-**

-  PROPOSED CC ROAD (209.5 MTR.)
-  EXISTING HOUSE HOLD
-  PROPOSED IIFA (15)



## DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE

### Pradhan Mantri Awas Yojana Housing For All (Urban)

Total Covered Area- 32.18 sq.m (With Electrical Works)

Reference of Schedule of Rates : PWD (W.B.), Schedule of Rates Building & Sanitary w.e.f-01.07.2014 & Corrigenda

Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation trenches or drains, in all sorts of soil ( including mixed soil but excluding laterite or sandstone) including removing spreading or stacking the spoils within a lead of 75 m as directed including trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water etc. as required complete. a) Depth of excavation not exceeding 1500mm . <b>SOR, PWD, P-1, I -2 a</b>	13.000	%cu.m	12047.00	1566.11
2	Earth work in filling in foundation trenches or plinth with good earth in layers not exceeding 150 mm. including watering and ramming etc. layer by layer complete.( Payment to be made on the basis of measurement of finished quantity of work ) a) With earth obtained from excavation of foundation. <b>SOR, PWD, P-1, T/3 a</b>	11.120	%cu.m	7831.00	870.81
3	Supplying Laying Polithin Sheets etc. <b>SOR, PWD, P-45, T - 13</b>	22.000	sqm	25.00	550.00
4	Cement concrete with graded Stone ballast (40 mm.) excluding shuttering.a) In ground floor and foundation.6 : 3 : 1 proportion Pakur variety <b>SOR, PWD, Page 24 ; Item -10 a</b>	3.500	cu.m.	5823.00	20380.50
5	25 mm. thick damp proof with cement concrete (4:2:1) (with graded stone aggregate 10 mm. Normal size) and painting the top surface with a coat of bitumen using 1.7 kg. per sq.m. including heating the bitumen and cost and carriage of all materials complete. <b>SOR, PWD, P-45, T-12</b>	6.810	sqm,	297.00	2022.57

**DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE**

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Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
6	Brick work with 1st class bricks in cement mortar (6:1) a) In foundation and plinth. b) In super structure <b>SOR, PWD, P-29, T -22(a), (b)</b>	10.430 15.240	cum cum	5719.00 5943.00	59649.17 90571.32
7	125mm thick brick work with 1st. class bricks in cement mortar (4:1). a) In ground floor <b>SOR, PWD, P-73, I -29</b>	23.220	sq.m.	783.00	18181.26
8	Ordinary Cement concrete (mix 1:1.5:3) with graded stone chips (20 mm nominal size) excluding shuttering and reinforcement if any, in ground floor as per relevant IS codes. (i) Pakur Variety <b>SOR, PWD, P-14, T -7(i)</b>	3.940	cu.m.	6851.66	26995.54
9	Reinforcements for reinforced concrete work in all sorts of structures including distribution bars, stirrups, binders etc. including supply of rods, initial straightening and removal of loose rust (if necessary), cutting to requisite length, hooking and bending to correct shape, placing in proper position and binding with 16G black annealed wire at every inter-section, complete as per drawing and direction. (a) For works in foundation, basement and upto roof of ground floor / upto 4m. (i) Tor steel/Mild steel. <b>SOR, PWD, P-27, T -15(i)</b>	0.309	MT	60705.93	18775.74



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Reference of Schedule of Rates : PWD (W.B.), Schedule of Rates Building & Sanitary w.e.f-01.07.2014 & Corrigenda

Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
10	Hire and labour charges for shuttering with centring and necessary staging upto 4 m. using approved stout props and thick hard wood planks of approved thickness with required bracing for concrete slabs, beams, columns, lintels curved or straight including fitting, fixing and striking out after completion of works. (upto roof of ground floor). (When the height of a particular floor is more than 4 m. the equivalent floor ht. shall be taken as 4 m. and extra for works beyond the initial 4 m. ht. shall be allowed under 12(e) for every 4 m. or part thereof.) <b>SOR, PWD, P-66, T -12(a)</b> 25 mm. to 30 mm. thick wooden shuttering as per decision & direction of Engineer-in-charge. Ground Floor	37.063	M <sup>2</sup>	360.00	13342.68
11	Plaster ( to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints or roughening of concrete surface, including throating, nosing and drip course where necessary . In ground floor. A) With 6:1 cement mortar. a) Inside wall 20 mm thick plaster <b>SOR, PWD, P-151, T -2 (i)(b)</b> b) Out side Wall, 15mm th. <b>SOR, PWD, P-151, I -2 (i)(c)</b> B)10mm th ceiling plaster (4:1) <b>SOR, PWD, P-151, I -2 (i)(c)</b>	116.940	sq.m.	181.00	21166.14
		111.950	sq.m.	156.00	17464.20
		23.330	sq.m.	140.00	3266.20
12	Neat cement punning about 1.5mm thick in wall, dado, window, sills, floor, drain etc. <b>SOR, PWD, P-152, I -8</b>	26.700	sq.m.	38.00	1014.60

**DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE****Pradhan Mantri Awas Yojana Housing For All (Urban)**

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Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
13	Artificial stone in floor,dado, staircase etc. with cement concrete (4:2:1) with stone chips laid in panels as directed with topping made with ordinary or white cement (as necessary) and marble dust in proportion (2:1) including smooth finishing and rounding off corners and including application of cement slurry before flooring works, using cement @ 1.75 kg./sq.m. all complete including all materials and labour. In ground floor. 3 mm. thick topping (High polishing grinding on this item is not permitted) with ordinary cement. 20mm thick <b>SOR, PWD, P-40, I -3 (i)</b>	26.490	sq.m.	265.00	7019.85
14	Supplying, fitting & fixing MS clamp for fixing door and window frame made of flat bent bar, end bifurcated, fixed in cement concrete with stone chips (4:2:1)a fitted and fixed omplete as per direction. 40mm x 6mm x 125 mm length. (Cost of cement concrete will be paid separately) <b>SOR, PWD, P-90, I -18 (c)</b>	34	each	22.00	748.00
15	Wood work in door and window frame fitted and fixed complete including a protective coat of painting at the contact surface of the frame other Local wood <b>SOR, PWD, P-85, T -1(i)</b>	0.213	cu.m.	46171.00	9834.42
16	Panel Shutter of door & Window (each Panal Consisting Of single Plan without Join) 25 mm thick shutter with 12 mm thick Panal of size 30 to 45 cm. Other Local wood <b>SOR, PWD, P-105, I -84 (iv)c</b>	8.520	sq.m.	1567.00	13350.84

## DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE

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Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
17	Iron butt hinges of approved quality fitted and fixed with steel screws, with ISI mark. a)75mm x 47mm x 1.70mm <b>SOR, PWD, P-91, T -20(iv)</b>	32.000	each	34.00	1088.00
18	Iron Socket Bolt of approved quality fitted and fixed complete. i) 150 mm long x 10 mm dia <b>SOR, PWD P-93, I-25,c</b>	11.000	each	71.00	781.00
19	White washing including cleaning and smoothening surface thoroughly (5 parts of stone lime and 1 part of shell lime should be used in the finishing coat). Two Coats <b>SOR, PWD, P-155, I -3 (b)</b>	124.960	%sq.m	1887.00	2358.00
20	Colour washing with ella with a coat of white wash priming including cleaning and smoothening surface thoroughly external surface One Coat <b>SOR, PWD, P-155, I - 4(ii)(a)</b>	100.560	%sq.m	1514.00	1522.48
21	Priming one coat on timber, plastered or on steel or other metal surface with synthetic enamel/oil bound primer of approved quality including smoothening surfaces by sand papering etc. 1) On timber surface <b>SOR, PWD, P - 162, I - 7(a)</b> 2) On Steel Surface <b>SOR, PWD, P - 162, I - 7(b)</b>	21.690	sq.m.	41.00	889.29
		2.700	sq.m.	31.00	83.70
22	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface by sand papering etc. including using of approved putty etc. on the surface, if necessary : With super gloss (hi-gloss)-With any shade except white. a) On timber or plastered surface Two Coats b) On Steel surface Two Coats <b>SOR, PWD, P - 162. - 8A(aii).(bii)</b>	21.690	sq.m.	89.00	1930.41
		2.700	sq.m.	86.00	232.20



## DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE

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Reference of Schedule of Rates : PWD (W.B.), Schedule of Rates Building & Sanitary w.e.f-01.07.2014 & Corrigenda

Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
23	Iron hasp bolt of approved quality fitted and fixed complete (oxidised) with 16 mm dia with center bolt and round fitting. 300 mm long <b>SOR, PWD, P-93, I - 27c</b>	2.000	each	193.00	386.00
24	Precast piered concrete jally work as per design and manufacture's specification including moulding etc. with stone chips and necessary reinforcement shuttering complete including fitting, fixing in position in all floors. (a) 37.5 mm th. panels Cement & steel required for this item <b>will not be</b> issued by deptt. <b>SOR, PWD, P-32, I - 38 (b)</b>	1.690	sq.m.	351.00	593.19
25	Supplying, fitting and fixing UPVC down pipes A type and fittings conforming to IS 13592-1992 with necessary clamps nails including making holes in walls, etc. and cutting trenches in any soil, through masonry concrete structure etc. if necessary and mending good damages including jointing with jointing materials ( Spun yarn, valamoid / bitumen / M. seal etc.) complete. <b>P-173, I-21 A (ii), C(ii), D(ii)</b> <b>SOR, PWD, P173, I - 21 A (ii), C(ii), D(ii)</b>				
	i) UPVC Pipe 110 mm dia	3.000	Mtr.	291.00	873.00
	ii) UPVC Bend 87.5 degree 110 mm dia	2.000	each	162.00	324.00
	iii) UPVC Shoe 110 mm	1.000	each	128.00	128.00
26	M.S.or W.I. Ornamental grill of approved design joints continuously welded with M.S, W.I. Flats and bars of windows, railing etc. fitted and fixed with necessary screws and lugs in ground floor. Grill weighing 10 kg/sq m to16 kg/m2 <b>SOR, PWD, P - 76, I - 10 (i)</b> <b>(2.70sqm @ 10.5kg per sqm = 28.35 kg)</b>	0.284	Qntl	8247.00	2342.15

**DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE****Pradhan Mantri Awas Yojana Housing For All (Urban)**

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Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
27	Shallow water closet Indian pattern(I.P.W.C.) of approved make in white vitreous chinaware supplied ,fitted and fixed in position (excluding cost of concrete for fixing). 450 mm long <b>SOR, PWD, (Sanitary) P - 65, I - 1 (iii)</b>	1.000	each	1062.00	1062.00
28	Foot rest for water closet of size 275 mm X 125 mm with Artificial stone(4:2:1) with 6 mm stone chips and chequered including adding colour as necessary. <b>SOR, PWD, (Sanitary) P - 66, I - 9</b>	1.000	Pair	70.00	70.00
29	Supplying,fitting and fixing cast iron 'P' or 'S' trap conforming to I.S. 3989 / 1970 and 1729 / 1964 including lead caulked joints and painting two coats to the exposed surface. S Trap 100 mm <b>SOR, PWD, (Sanitary) P - 54, I - 14(B-iii)</b>	1.000	each	923.00	923.00
30	Supplying, fitting fixing CI Round Gratings 150mm dia <b>SOR, PWD, (Sanitary) P - 55, I - 18(ii)</b>	1.000	Each	100.00	100.00

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Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
	Construction of 2 circular leach pit of inside diameter 1000 mm. & a depth of 1000 mm. With a layer of 250 mm. Thick brick work with cement mortar (6:1) & honeycombed brick wall (4:1) at every alternate layer upto a height of 925 mm. From bottom and then 125 mm. thick brick wall (4:1) for a height of 300 mm. and covered with 75m. RCC slab (4:2:1) with 8mm tor steel @ 150 mm. centre to centre both ways including plastering and neat cement punning on top of the slab and making hooking arrangment on slab for lifting of the slab if require as well as jointing the connection with the inspection pit (450 x 450) covered with 50mm thick RCC slab (4:2:1) with stone chips and necessary reinforcement and connected with 100 mm dia PVC pipe laid over rammed earth and then covered the pipe properly with powder earth including supplying fitting fixing fibre glass pan P-tap & polythene pipe as per requirement to connect with the inspection pit complete with all respect as per direction of EIC.(ANNEXURE-II)	1	Item	7544.00	7544.00
	<b>TOTAL AMOUNT</b>		<b>Rs.</b>		<b>350000.36</b>
	<b>Say</b>		<b>Rs.</b>		<b>350000.00</b>
	<b>Add for Electrical Works (ANNEXURE-I)</b>		<b>Rs.</b>		<b>17858.00</b>
	<b>TOTAL AMOUNT</b>		<b>Rs.</b>		<b>367858.00</b>

**(Rupees Three lakh Sixty seven thousand Eight hundred & Fifty eight only)**