

# Pradhan Mantri Awas Yojana (PMAY-U)



## Proposal for 33 Projects under vertical BLC

Presented to 44<sup>rd</sup> CSMC to be held on 28<sup>th</sup> June 2019

Government of Assam

## PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	98 + 25 DA Area
▪ Demand Survey Completed	98 + 25 DA Area
▪ Total Demand	218,780 - Validation in Progress
▪ Demand received through Common Service Centre and Online Application	3438 (Approved - 1389)
▪ Cases accepted/rejected	Being Reviewed by HUDCO
▪ Whether HFAPoA Submitted	23 nos of HFAPoA is being submitted for approval. Preparation of the remaining in Progress. Will be presented in the next CSMC Meeting.
▪ Whether AIP Submitted	23 nos of AIP against HFAPoA is being submitted for approval
▪ Whether HFAPoA & AIP entered in MIS	HFAPoAs & AIPs entry in process
▪ SLTC/CLTC staffs approved vs. placed	9/2 & 123/26
Target of DUs in 2019-20	57,154
▪ State Budgetary Provision for PMAY (U) in 2019-20	267.48 Cr

# STATUS OF MANDATORY CONDITIONS



PMAY . HFA(U)-Assam

Mandatory conditions	Current Status
<ul style="list-style-type: none"> <li>▪Dispensing the need for separate Non Agricultural (NA) Permission</li> </ul>	<p>Revenue Department seeking views from other Deptt. on cab memo.  <b>Status:</b> With Revenue Dpt. For notification</p>
<ul style="list-style-type: none"> <li>▪Prepare/amend their Master Plans earmarking land for Affordable Housing</li> </ul>	<p><b>Status:</b> Notification issued by UDD earmarking 15% land for AHP in all residential zone in master plan.</p>
<ul style="list-style-type: none"> <li>▪Single-window, time bound clearance for layout approval and building permissions</li> </ul>	<p><b>Status:</b> Achieved under Ease of Doing Business Initiative of Govt of Assam</p>
<ul style="list-style-type: none"> <li>▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.</li> </ul>	<p><b>Status:</b> Notification released by GDD on 16th Feb, 2018 for Deemed Building Permission for pre-approved models (for Guwahati)</p> <p>Notification released by UDD on 18th July, 2018 for Deemed Building Permission for pre-approved models (for rest of the state)</p>
<ul style="list-style-type: none"> <li>▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.</li> </ul>	<p><b>Status:</b> We need to expedite for Amend or Legislate the existing rent laws on the lines of the Model Tenancy Act.</p>
<ul style="list-style-type: none"> <li>▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.</li> </ul>	<p><b>Status:</b> GoA is in the process of amending Building Byelaws 2018 which will be address the mandatory condition.</p>

## INTERFACE WITH MIS



PMAY . HFA(U)-Assam

Indicators	Current Status (No.)
▪ Survey entry made (%)	76.59% (Data Entered – 167575 , Slum Survey in process, on completion ISSR demand to be feed)
▪ Projects approved:	177
▪ Projects entered (7A/B/C/D)	177
▪ DUs approved under BLC	58,603
▪ Beneficiaries attached	55,870 (Issue in Attachment, Communicated to Central MIS Team)
▪ Houses geo-tagged	78,628 (Moderated – 65,477, Accepted – 53,175 & Rejected – 12,302)
▪ Total fund transferred through DBT (Rs. Lakhs)	<b>404.00 Cr</b>
▪ National Electronic Funds Transfer (NEFT)	Nil
▪ PFMS/ DBT	All Mission Transactions including Vendor Payments through Print Payment Advice in PFMS
▪ Aadhar Payment Bridge (APB)	Nil

# PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundati on	Lintel	Roof	Total	
▪ISSR	Nil							
▪AHP	Nil							
▪BLC (New)	58573	Nil	44824	9,682	4,971	-	-	13255
▪BLC (Enhancement)	Nil	Nil	Nil	NA	NA	NA	NA	NA
▪Total	<b>58573</b>	<b>Nil</b>	<b>44824</b>	<b>9,682</b>	<b>4,971</b>	<b>-</b>	<b>-</b>	<b>13255</b>
▪CLSS	782							

PMAY . HFA(U)-Assam

# PROJECT PROPOSAL BRIEF



PMAY - HFA(U)-Assam

Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects	Nil	Nil	33	Nil	
▪No. of DUs	Nil	Nil	12171	Nil	
▪Project Cost in Rs. Crs	Nil	Nil	338.81 Cr	Nil	
▪Central Share in Rs. Crs	Nil	Nil	182.56 Cr	Nil	
▪State Share in Rs. Crs	Nil	Nil	60.86 Cr	Nil	
▪ULB Share in Rs. Crs	Nil	Nil	Nil	Nil	
▪Beneficiary Share in Rs. Crs	Nil	Nil	95.39 Cr	Nil	

Verticals (Rs. Lakhs)	MODEL 1	MODEL 2	MODEL 3	MODEL 4	MODEL 5	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪BLC (N)	2.99	2.81	2.66	2.35	2.50	1,50,000	50,000	Nil	99/81/66/35/50	18 Months	

## List of DPR's

PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share ( Rs. In Lakh )	State Share ( Rs. In Lakh )	Beneficiary Share ( Rs in Lakh )	Total ( Rs. In Lakh )
1	Guwahati Municipal Corporation	18801627014N1	452	678	226	447.48	1351.48
2	Morigaon MB	18801561024N2	868	1302	434	861.06	2597.06
3	Langhin TC	18297793014N0	759	1138.5	379.5	481.37	1999.37
4	Langhin TC	18297793024N1	130	195	65	88.33	348.33
5	Dokmoka TC	18801609034N2	36	54	18	25.14	97.14
6	Dokmoka TC	18801609054N4	202	303	101	119.71	523.71
7	Diphu MB	18801606054N4	293	439.5	146.5	190.37	776.37
8	Rangapara TC	18801571024N1	272	408	136	157.12	701.12
9	Dhakuakhana TC	18801578034N2	238	357	119	190.86	666.86
10	Narayanpur TC	18801575034N2	134	201	67	132.66	400.66

## List of DPR's

PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share ( Rs. In Lakh )	State Share ( Rs. In Lakh )	Beneficiary Share ( Rs in Lakh )	Total ( Rs. In Lakh )
11	Jorhat MB	18801595034N2	250	375	125	116.03	616.03
12	Teok MB	18801596034N2	126	189	63	111.502	363.502
13	Tinsukia MB	18801583044N3	999	1498.5	499.5	940.23	2938.23
14	Dibrugarh DA	18801586034N2	1033	1549.5	516.5	1022.67	3088.67
15	Sapatgram TC	18801550034N2	407	610.5	203.5	167.13	981.13
16	Titabor MB	18801597034N2	415	622.5	207.5	411.68	1241.68
17	Barpeta Road MB	18801555034N2	927	1390.5	463.5	582.24	2436.24
18	Amguri MB	18801592034N2	134	201	67	76.08	344.08
19	Nazira MB	18801591034N2	139	208.5	69.5	128.56	406.56
20	Hamren MB	18801604034N2	442	663	221	256.358	1140.358



## List of DPR's

PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share ( Rs. In Lakh )	State Share ( Rs. In Lakh )	Beneficiary Share ( Rs in Lakh )	Total ( Rs. In Lakh )
21	Nagaon MB	18801563044N3	177	265.5	88.5	175.584	529.584
22	Bihpuria MB	18801576034N2	130	195	65	194.61	454.61
23	Dibrugarh MB	18801586044N3	174	261	87	172.26	520.26
24	Namrup MB	18292421024N1	25	37.5	12.5	24.8	74.8
25	Gossaigaon MB	18801546024N3	297	445.5	148.5	249.84	843.84
26	Hailakandi MB	18801618034N2	977	1465.5	488.5	420.12	2374.12
27	Karimganj MB	18801616014N3	196	294	98	126.48	518.48
28	Tihu MB	18801628024N1	27	40.5	13.5	19.28	73.28
29	Kharupetia MB	18801631044N3	250	375	125	247.5	747.5
30	Naharkatia MB	18801588044N2	98	147	49	97.02	293.02
31	Bokakhat MB	18801599034N2	393	589.5	196.5	146.36	932.36
32	Kokrajhar MB	18801547034N2	775	1162.5	387.5	767.25	2317.25
33	Lala MB	18801619034N2	396	594	198	285.01	1077.01
				18256.5	6085.5	9539.894	33881.894
			<b>12171</b>	<b>18256.5</b>	<b>6085.5</b>	<b>9432.894</b>	<b>3377.750</b>

# PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	Y/Y
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	N
▪No. of Beneficiaries with other Unique ID	Y – Voter Id
▪No. of Aadhar seeded Bank accounts	NIL
▪Status of physical & social infrastructure	Y
▪Implementation plan/Completion period	18 Months
▪Beneficiary consent sought	Y

# Housing for All Plan of Action (HFAPoA)

Number of Town's HFAPoA for submitted in 34<sup>th</sup>  
CSMC – 23

Number of Beneficiary involved – 32265

BLC	BLE	ISSR	AHP	CLSS
19155	576	2738	7400	2396

# HFAPoA Status

SI No	ULB	Total Beneficiaries	BLC	BLE	ISSR	AHP	CLSS	Total Central Subsidy (In Lakhs)	Total State Subsidy (In Lakhs)
			Total beneficiary	Total beneficiary	Total beneficiary	Total beneficiary	Total beneficiary		
1	<b>Morigaon</b>	<b>3136</b>	1531	122	18	748	717	5533.89	1148.5
2	<b>Patacharkuchi</b>	<b>406</b>	402	0	0	0	4	613.68	202
3	<b>Sonai</b>	<b>1569</b>	1560	0	0	0	9	2364.03	782
4	<b>Borpathar</b>	<b>723</b>	491	1	0	228	3	1088.01	362.5
5	<b>Goalpara</b>	<b>3209</b>	2043	287	0	735	144	4981.98	1393
6	<b>Kokrajhar</b>	<b>3193</b>	2273	0	0	645	275	5111.25	1464
7	<b>Demow TC</b>	<b>812</b>	555	57	0	64	136	1377.12	315.5
8	<b>Simoluguri TC</b>	<b>639</b>	378	0	15	210	36	993.12	308.5
9	<b>Amguri TC</b>	<b>606</b>	286	12	0	171	137	1069.29	236.5
10	<b>Sonari TC</b>	<b>1533</b>	1091	0	16	406	20	2314.9	765.5
11	<b>Lanka TC</b>	<b>2877</b>	670	0	162	1614	431	4738.77	1233
12	<b>Hojai TC</b>	<b>1076</b>	490	0	80	448	58	1641.86	520
13	<b>Lumding</b>	<b>1979</b>	54	0	1017	869	39	2505.63	982
14	<b>Doboka TC</b>	<b>2049</b>	414	0	1430	130	75	2446.25	1000
15	<b>Hailakandi MB</b>	<b>1637</b>	1129	0	0	420	88	2558.46	788.5
16	<b>Lala TC</b>	<b>830</b>	684	0	0	64	82	1340.94	389
17	<b>Lakhipur MB</b>	<b>417</b>	411	0	0	0	6	632.52	221.5
18	<b>Kharupetia TC</b>	<b>1669</b>	1193	97	0	370	9	2514.03	798.5
19	<b>Nalbari MB</b>	<b>1064</b>	849	0	0	182	33	1634.61	533.5
20	<b>Lakhipur TC</b>	<b>1421</b>	1269	0	0	95	57	2198.19	701
21	<b>Basugaon TC</b>	<b>572</b>	552	0	0	0	20	881.4	296
22	<b>Gossaigaon</b>	<b>699</b>	681	0	0	1	17	1068.39	362
23	<b>Bijni</b>	<b>149</b>	149	0	0	0	0	223.5	96.5
		<b>32265</b>	<b>19155</b>	<b>576</b>	<b>2738</b>	<b>7400</b>	<b>2396</b>	<b>49831.8</b>	<b>14899.5</b>

# Inauguration & LOI Distribution Ceremonies





“Future of Urban Housing in Assam” held on 28<sup>th</sup> May 2019 at IITA Machkowa

# Completed Houses in Assam



# Completed Houses in Tinsukia, Assam





# Inauguration & LOI Distribution Ceremonies



## Status of JnNURM Schemes



### Status as per Central MIS:

Houses				UCs Pending (Rs in Cr)
Sanctioned	Under progress	Unoccupied	Non Started	
6,583	2,394	108	586	65.02

State to write to Ministry with the strategy to close all pending issues in JnNURM

# BEST PRACTICE/INNOVATION



Innovative technology Adopted :

100 % payment through DBT PFMS.

<https://www.facebook.com/PMAYUASSAM/>

<https://twitter.com/PMAYUASSAM1>

[https://www.youtube.com/channel/UCDMNFbyhyUJKbweEcDrnY\\_w](https://www.youtube.com/channel/UCDMNFbyhyUJKbweEcDrnY_w)

# Issues and Next Steps

1. HFAPoAs being improvised as suggested by SLAC to incorporate & represent Slum data in a better manner
2. Already approved DPRs are getting uploaded & beneficiaries attached in the Central MIS in preparation of fund release
3. Geo-tagging almost completed for BLC beneficiaries.
4. Fund Transfer for 1<sup>st</sup> & 2<sup>nd</sup> instalment to Beneficiaries commenced.

# Support Required

1. In-principle approval for the Demonstration Housing Project (DHP)
2. Support regarding AHP & ISSR Projects in the State.
3. Support regarding CLS Scheme for Beneficiaries
4. Relaxation in Aadhaar during attachment for 6 for BLC Beneficiaries
4. Single-point contact & support resource for PFMS implementation
5. Relaxation in Aadhaar during attachment for 6 months period for CLSS

# Capacity Building Plan (Assam)

## Capacity Building Plan 2019-20, Assam

Sl. No.	Activity	State Share	Central Share	Total
1	Establishment of SLTC(9)	1020000	9180000	10200000
2	Establishment of CLTC(115)	5016000	45144000	50160000
3	Trainings and workshops		6000000	6000000
4	Exposure Visits		1500000	1500000
5	Documentations/Research		2000000	2000000
6	IEC		6909400	6909400
7	TPQM		11160000	11160000
8	Social Audit		1070000	1070000
9	Geo-Tagging (57,154 DU@Rs100/- per DU)		7715400	7715400
10	A & OE Expenses	3432963.4	23181270.6	26614234
	<b>Total</b>	<b>9468963.4</b>	<b>113860070.6</b>	<b>123329034</b>

# IEC ACTION PLAN FOR PRADHAN MANTRI AWAS YOJANA HOUSING FOR ALL (URBAN) ASSAM

Sl. No.	Activity	Objective	Target Audience	Expected outcome of the activity	Justification of the activity (How do you think the activity will lead to the expected outcome)	Budget (Rs in lakhs)	Confirm whether the budget is within the approved DIPR/DAVP rates.
1	8 x 4 ft hoardings in wooden frame and RCC iron footing in 98 ULB areas including transportation. (1 Hoarding per ULB)	Outdoor reach out for ISSR, AHP and CLSS verticals	Common urban masses, potential CLSS customers	Feedbacks and increase in the CLSS beneficiary bases of EWS and LIG segment, families residing in rented houses approach ULBs	The output indicators will be significant increase in the data bank of Banks for CLSS loans in the EWS, LIG and MIG segment.	980000	Yes
	Rs.10000/- x 98						
	8 x 4 ft hoardings in wooden frame and RCC iron footing in 31 DC Offices, 23 SDO Offices & 24 Development Authority including transportation. (1 Hoarding per ULB) Rs.10000/- x 78	Outdoor reach out for ISSR, AHP and CLSS verticals	Common urban masses, potential CLSS customers	Feedbacks and increase in the CLSS beneficiary bases of EWS and LIG segment, families residing in rented houses approach ULBs	The output indicators will be significant increase in the data bank of Banks for CLSS loans in the EWS, LIG and MIG segment.	780000	Yes
2	Yearly newsletter of 34 pages including cover In multi colour @ Rs. 40/- per copy for 30,000 copies	Intra-personal, inter personal communication, Public relation and bonding.	All ULB staff, mission staff, stakeholder at different level.	Team building, goal setting and convergence.	Articles, success stories from the field, photographs will be contributed from all ULBs, and Stakeholders in the mission can contribute valuable suggestions and share experiences. This will result in good team building and bonding by all working towards a common goal	1829400	Yes
	300 copies x 98 ULB = 29400 copies rounded off to 30,000 copies x Rs 60/- per copy						

# IEC ACTION PLAN FOR PRADHAN MANTRI AWAS YOJANA HOUSING FOR ALL (URBAN) ASSAM

Sl. No.	Activity	Objective	Target Audience	Expected outcome of the activity	Justification of the activity (How do you think the activity will lead to the expected outcome)	Budget (Rs in lakhs)	Confirm whether the budget is within the approved DIPR/DAVP rates.
3	Creative layout (designing/translation works/scripting of street plays, documentaries, radio clips, AV products and other such innovatives.	Designing creative layouts and scripting and screenplays requires a lot of creative inputs in terms of manpower and time. A creative agency has all the inputs and potentially to develop need based design for any adaption.	Specific target audience as per need.	Quality creative works	Perceptions and emotions while implementing social marketing is an important factor for dissemination of messages and communication. A well experienced creative agency can deliver a need based adaption to the subject matter specialist satisfactorily.	800000	Yes
4	Other printing works (flip charts, brochures, leaflets, diaries, calendars)	Printing of any designed material is a mechanical process. Good quality printing will be done in quality in good high end printing machines. For fruitful outcome of a creative design, quality printing is absolutely necessary.	Specific target audience according to need.	Professional outcome, look and texture	Quality printed output	700000	Yes
5	Audio Visual Production	Voice over recording, radio production, documentation in documentaries as features, recording of mike announcements, training videos with post production, puppetry shows (hand & string)	Across all segments of target audiences and stakeholders.	Branding and education	Visibility, brand equity, brand positing.	400000	Yes



# IEC ACTION PLAN FOR PRADHAN MANTRI AWAS YOJANA HOUSING FOR ALL (URBAN) ASSAM

6	Information board	Information Board of Size 5X4 feet in 31 Districts, 23 SDO ,98 ULBs, 24 Developemnt Authrity for reaching out to prospective beneficieries.	Across all segments of target audiences and stakeholders.	Dissemination of information across diversified groups and individuals	Tap the huge foot fall visiting the ULBs.	720000	Yes
7	Other branding campaigns (Events, placing print advertisement in popular local magazines, film shows, Social Media, FB, Twiter, Instragram Celebrity endorsement etc.	Wide publicity and IEC on the 4 verticals of the Mission. Registering the mission as a flagship mission.	Specific segments of target audiences	As per need	Publicity and popularizing the mission objectives	700000	Yes
<b>TOTAL: (Rupees Fifty Five Lakh only)</b>						<b>6909400</b>	

# Thank you

Shri. Suvasish Das, IFS

Mission Director

PMAY HFA-Urban, Assam