

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 15 projects under vertical BLC

Presented to 48th CSMC held on 31.10.2019

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	140
▪ Demand Survey Completed	Completed in 136 ULBs In Progress in 4 ULBs
▪ Total Demand	5,65,000 (Online + Offline)
▪ Demand Validation	5,20,525
▪ Demand received through Common Service Centre and Online Application	95,475
▪ Cases accepted/rejected	29,877 (Accepted) & 11,347 (Rejected)
▪ Whether HFAPoA Submitted	Submitted for 93 ULBs. Rest in progress.
▪ Whether AIP Submitted	Submitted for 93 ULBs. Rest in progress.
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	SLTC Placed. CLTC – Out of 209, 137 placed
▪ Target of DUs in 2019-20	1,50,000
▪ State Budgetary Provision for PMAY (U) in 2019-20	450 Cr

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
■Dispensing the need for separate Non Agricultural (NA) Permission	ACHIEVED
■Prepare/amend their Master Plans earmarking land for Affordable Housing	ACHIEVED
■Single-window, time bound clearance for layout approval and building permissions	Online Provisions is in place
■Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Provisions Made
■Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under Process
■Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Provisions Made

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	73 %
▪ Projects approved:	406- BLC
▪ Projects entered (7A/B/C/D)	387
▪ DUs approved under BLC	2,70,739
▪ Beneficiaries attached	1,73,205
▪ Houses geo-tagged	77,224
▪ Total fund transferred through DBT (Rs. Lakhs)	991.90 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	991.90 Cr
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR								
▪AHP								
▪BLC (New)	2,70,739		1,11,067	35,694	20,696	5,121	61,511	28,316
▪BLC (Enhancement)								
▪Total	2,70,739		1,11,067	35,694	20,696	5,121	61,511	28,316
▪CLSS	5,537							

Note: Provide the details of relevant projects

Staus of Funds, Expenditure and UCs Submission



➤ No. of Sanctioned Project	: 402
➤ Sanctioned DUs	: 2,70,739
➤ Central Share Released	: 1251.00 Cr
➤ State Share Released	: 358.58 Cr
➤ Total Central + State released	: 1609.58 Cr
➤ Total expenditure	: 991.00 Cr
➤ UCs Submitted	: 532.00 Cr

GLIMPSES OF PROGRESS



PMAY Gaya

GLIMPSES OF PROGRESS



PMAY Rafiganj

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



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PMAY Silao

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PMAY Silao

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PMAY Lalganj

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PMAY Banmankhi

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PMAY Banmankhi

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PMAY Dumraon

GLIMPSES OF PROGRESS



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RAJESHWAR RAJAK/03/010.0.0



PMAY Jamui

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 प्रधानमंत्री आवास योजना (ग्रामीण)
लाभार्थी का नाम - सुतल देवी
पति का नाम - प्रकारा रावत
एम.आई.एस.आई.डी - 19364411680400008
वर्ष - 20-16-17
सहायता राशि - 2,00,000/-
वाई संख्या - 3
नगर परिषद, जमुई, जिला (बिहार)

शुभ

लाभ

PMAY Jamui

GLIMPSES OF PROGRESS



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Urban



PMAY Madhubani

GLIMPSES OF PROGRESS



PMAY Madhubani

PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			15		
▪No. of DUs			15,049		
▪Project Cost			819.90 Cr		
▪Central Share			225.74 Cr		
▪State Share			75.25 Cr		
▪ULB Share			-		
▪Beneficiary Share			518.92 Cr		
▪ 1 st installment of Central share			90.29 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.30 Lakh	1.50 Lakh	.50 Lakh	-	.30 Lakh	24 Month

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	SLAC -Y SLSMC- N (Date of SLSMC Scheduled on 11th Nov 2019)
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	15,049
▪No. of Beneficiaries with other Unique ID	0
▪No. of Aadhar seeded Bank accounts	15,049
▪Status of physical & social infrastructure	Will be covered under State scheme
▪Implementation plan/Completion period	18/24 Month
▪Beneficiary consent sought	Y

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
1	Begusarai Nagar Nigam PH- V	1310	7197.664	1965.000	655.000	786.000
2	Birpur Nagar Panchayat PH- III	624	3580.169	936.000	312.000	374.400
3	Danapur Nagar Parishad PH- III	768	4194.040	1152.000	384.000	460.800
4	Gaya Nagar Nigam PH- V	5928	30917.780	8892.000	2964.000	3556.800
5	Jamalpur Nagar Parishad PH- III	405	2205.440	607.500	202.500	243.000
6	Jhajha Nagar Panchayat PH- IV	717	3839.858	1075.500	358.500	430.200
7	Jehanabad Nagar Parishad PH-III	630	3351.921	945.000	315.000	378.000
8	Madhepura Nagar Parishad PH- III	1298	7375.444	1947.000	649.000	778.800
9	Marhaura Nagar Panchayat PH- IV	287	1568.581	430.500	143.500	172.200
10	Rajgir Nagar Panchayat PH- III	52	285.522	78.000	26.000	31.200

PROJECT PROPOSAL BRIEF CITY WISE



Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
11	Rosera Nagar Panchayat PH-III	702	3941.119	1053.000	351.000	421.200
12	Saharsa Nagar Parishad PH- IV	1151	6809.063	1726.500	575.500	690.600
13	Sahebganj Nagar Panchayat PH- V	444	2507.281	666.000	222.000	266.400
14	Sitamarhi Nagar Parishad PH- IV	622	3622.758	933.000	311.000	373.200
15	Sultanganj Nagar Parishad PH-IV	111	593.395	166.500	55.500	66.600
Total		15049	81990.036	22573.50	7524.50	9029.40

Breakup up of DUs cost



Average Breakup Cost of DUs of the Projects

S. No.	Stages of Construction of DU	Stagewise Amount	Skilled Labour @ 7 %	UnSkilled Labour @ 22%	Over Head & Contractor's Profit @ 15%	Carriage of Materials@20% (As per SoR only two sources available for Sand and Aggregates, but as per practice local construction materials will be used so 12% can be deducted from the considered rates)	Net Amount after deducting Unskilled @22%, Over Head & Contractor's Profit@15% and Carriage Materials@12%	
1	Upto Plinth Level (25 %)	113050.15	7913.51	24871.03	16957.52	13566.02	57655.58	
2	Above Plinth Level (62 %)	280364.37	19625.51	61680.16	42054.66	33643.72	142985.83	
3	After Slab casting (13 %)	58786.08	4115.03	12932.94	8817.91	7054.33	29980.90	
	Sub Total	452200.60	31654.04	99484.13	67830.09	54264.07	230622.31	
I.	Add 12% PHE work	65378.40	All PHE & Electrical work will be covered under State Scheme					
II.	Add 5% Electrical work	27241.00						
	Grand Total	544820.00					230622.31	

ROAD MAP



Sl. No	Financial Year	Sanction of Houses (Nos.)	Completion of Houses (Nos.)
1	2015-16 (Actual)	30216	3405
2	2016-17 (Actual)	46695	1191
3	2017-18 (Actual)	56099	1321
4	2018-19	113174	15361
5	2019-20	150000	30,000
6	2020-21	153816	2,91,589
7	2021-22		2,07,133
	TOTAL	5,50,000	5,50,000

Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017



- Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017 notified by the State government.
- International Finance Corporation (IFC) selected as a transaction Advisor
- Projects of **4385 DUs** under AHP in Sasaram, Samastipur, Dalminagar, Gaya & Bahaglpur have been proposed on BSHB land on PPP mode.
- Project of **1166 DUs** under AHP in Bahadurpur, Patna and Damodarpur, Muzaffarpur have been proposed on BSHB land on PPP mode
- Project under In- Situ Slum Redevelopment (ISSR) is under process in Kamla Nehru Slum (Patna)

Fund Issue



- Funds released by Ministry project wise but UCs are compiling for all the projects approved in one CSMC at the time of release of 2nd installments
- If some units surrendered in one projects then ACA should be adjusted form that projects instead of all the projects approved in one CSMC.
- At the time of release of 2nd installment beneficiaries attachment should be consider project wise instead of all the projects approved in one CSMC



Thanks