

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 17 projects under vertical BLC

Presented to 30th CSMC held on 07.02.2018

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	1 40
▪ Demand Survey Completed	In Progress
▪ Total Demand	3,99,518
▪ Demand Validation	2,20,231
▪ Demand received through Common Service Centre and Online Application	93,456
▪ Cases accepted/rejected	----
▪ Whether HFAPoA Submitted	Under Progress
▪ Whether AIP Submitted	Under Progress
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	Re Tender Invited SLTC-10 Members CLTC- 209 Members
▪ Target of DUs in 2017-18	1,00,000
▪ State Budgetary Provision for PMAY (U) in 2017-18	455.64 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 (%)	22.67
▪Projects approved:	219- BLC
▪Projects entered (7A/B/C/D)	200
▪DUs approved under BLC	1,13,445
▪Beneficiaries attached	44,838
▪Houses geo-tagged	33,585
▪Total fund transferred through DBT (Rs. Lakhs)	328.48 Cr
▪National Electronic Funds Transfer (NEFT)	328.48 Cr
▪PFMS/ DBT	-
▪Aadhar Payment Bridge (APB)	-

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tender ed	Work order Issued	Grounded/In Progress				Comple ted
				Foundation	Lintel	Roof	Total	
▪ISSR								
▪AHP								
▪BLC (New)	1,13,445		46,187	18,439	12,249	1839	33,585	1058
▪BLC (Enhancement)								
▪Total								
▪CLSS	465							

Note: Provide the details of relevant projects

GLIMPSES OF PROGRESS



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PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			17		
▪No. of DUs			11,411		
▪Project Cost			559.41 Cr		
▪Central Share			171.16 Cr		
▪State Share			57.05 Cr		
▪ULB Share			-		
▪Beneficiary Share			331.20 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.51 Lakh	1.50 Lakh	.50 Lakh	-	.51 Lakh	24 Month

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	Y
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	11,411
▪No. of Beneficiaries with other Unique ID	
▪No. of Aadhar seeded Bank accounts	11,411
▪Status of physical & social infrastructure	Will be covered under State scheme
▪Implementation plan/Completion period	18/24 Month
▪Beneficiary consent sought	Y

ROAD MAP



Sl. No	Financial Year	Sanction of Houses (Nos.)	Completion of Houses (Nos.)
1	2015-16 (Actual)	30216	0
2	2016-17 (Actual)	46695	132
3	2017-18	100000	1839
4	2018-19	267972	170000
5	2019-20	312617	234454
6	2020-21	247500	391589
7	2021-22	185000	391500
	T O T A L	11,90,000	11,90,000

BEST PRACTICE/INNOVATION



Innovative technology Adopted- 1 acre of land given to BMTPC in Bihar Sharif Nagar Nigam for the construction of the houses with new technology

Best practice to be shared

Details of IEC initiatives- Govt. have taken several measures and steps to spread awareness of PMAY scheme between people. Advertisement in all local newspapers, Published hordings in ULB's and Secretriare, Many Workshops were organised by UD&HD, Doing miking in ULB's with the help of Consultant hired for HFAPoA, doing ward sabha to make awareness and many more.

Breakup up of DUs cost

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	123700	8659	27214.00	18555.00	14844.00	63087.00
2	Above Plinth Level	304916	21344.12	67081.52	45737.40	36589.92	155507.16
3	After Slab casting	63934	4475.38	14065.48	9590.10	7672.08	32606.34
	Sub Total	492550	34478.5	108361.00	73882.50	59106.00	251200.50
I.	Add 10% PHE work	49255	All PHE & Electrical work will be covered under Mukhyamantri Sath Nischay Yojna, Survey has been completed				
II.	Add 5% Electrical work	24627.5					
	Grand Total	566432.5					251200.50