

# Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 22 projects under vertical BLC**

**Presented to 46th CSMC held on 29.08.2019**

**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	5,04,893
▪ Demand received through Common Service Centre and Online Application	94,940
▪ Cases accepted/rejected	29,734 (Accepted) & 11,343 (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, 140 placed
▪ Target of DUs in 2019-20	2,00,000
▪ State Budgetary Provision for PMAY (U) in 2019-20	450 Cr

# STATUS OF MANDATORY CONDITIONS



<b>Mandatory conditions</b>	<b>Current Status</b>
■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 (%)	57 %
▪ Projects approved:	384- BLC
▪ Projects entered (7A/B/C/D)	369
▪ DUs approved under BLC	2,52,703
▪ Beneficiaries attached	1,64,624
▪ Houses geo-tagged	72,619
▪ Total fund transferred through DBT (Rs. Lakhs)	867.96 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	867.96 Cr
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

# PROGRESS OF PROJECTS



Verticals	Houses Approved	Work order Issued	Grounded/In Progress			Completed
			Foundation	Lintel	Roof	
▪ISSR						
▪AHP						
▪BLC (New)	2,52,703	1,06,144	32,435	18,295	6,060	28,316
▪BLC (Enhancement)						
▪Total	<b>2,52,703</b>	<b>1,06,144</b>	<b>32,435</b>	<b>18,295</b>	<b>6,060</b>	<b>28,316</b>
▪CLSS	5,003					

Note: Provide the details of relevant projects

## Staus of Funds, Expenditure and UCs Submission



➤ No. of Sanctioned Project	: 384
➤ Sanctioned DUs	: 2,52,703
➤ Central Share Released	: 1106.88 Cr
➤ State Share Released	: 258.58 Cr
➤ Total Central + State released	: 1365.46 Cr
➤ Total expenditure	: 867.96 Cr
➤ UCs Submitted	: 532.00 Cr

# GLIMPSES OF PROGRESS



# GLIMPSES OF PROGRESS



PMAY Banmankhi



# GLIMPSES OF PROGRESS



प्रधानमंत्री आवास योजना (शहरी)  
लामार्थीका नाम - गोपाल साह  
पिताका नाम - स्व.जनकलालसाह  
एम आई एस आई डी - 108013111677600003  
वर्ष - 2016-17 फेज - 1  
सहायता राशि - 2,00,000 (दो लाख)  
वार्ड सं. - 06  
नगर/पंचायत - नगर पंचायत बनमन्की  
जिला - पूर्णियाँ (बिहार)

PMAY Banmankhi

# GLIMPSES OF PROGRESS



PMAY Banmankhi

# GLIMPSSES OF PROGRESS



# GLIMPSES OF PROGRESS



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By Zudavan

PMAY Jagdishpur

# GLIMPSES OF PROGRESS



PMAY Dumraon

# GLIMPSES OF PROGRESS



PMAY Dumraon

# GLIMPSSES OF PROGRESS



# GLIMPSES OF PROGRESS





RAJESHWAR RAJAK/03/010, D.O



PMAY Jamui

# GLIMPSES OF PROGRESS



हरी  
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SUDAMA DEVI/03/0.0.0.0



 प्रधानमंत्री आवास योजना (ग्रामीण)  
लाभार्थी का नाम - पुनल देवी  
पति का नाम - प्रकारा रावत  
मम. आई. भू.स. आई. डी - 16364411680400008  
वर्ष - 20-16-17  
सहायता राशि - 2,00,000/-  
वाड नम्बर - 3  
नगर परिषद, जमुई, जिला (बिहार)

PMAY Jamui

# GLIMPSES OF PROGRESS

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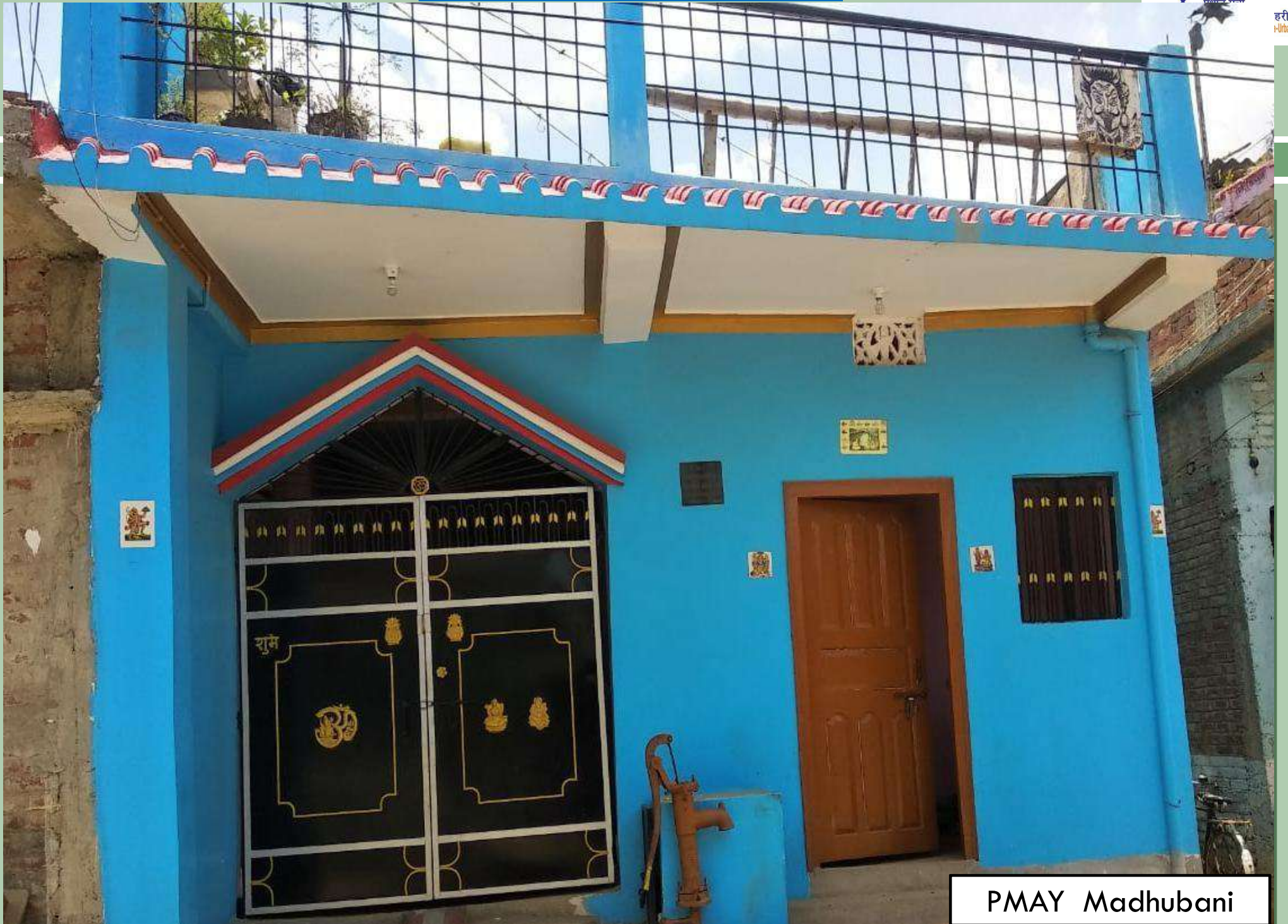


PMAY Jamui

# GLIMPSES OF PROGRESS



हरी  
Urban



PMAY Madhubani

# GLIMPSES OF PROGRESS



PMAY Madhubani

# GLIMPSES OF PROGRESS



# GLIMPSES OF PROGRESS



PMAY Sheohar

# GLIMPSES OF PROGRESS



PMAY Sheohar



# GLIMPSES OF PROGRESS



PMAY Sheohar

# GLIMPSES OF PROGRESS



PMAY Sheohar

# GLIMPSES OF PROGRESS



PMAY Supaul

# GLIMPSES OF PROGRESS

Sheikhpura - Biscuits Rd, Sheikhpura, Bihar 811102, India



PMAY Sheikhpura

# GLIMPSES OF PROGRESS



PMAY Rafiganj

# PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			22		
▪No. of DUs			18,036		
▪Project Cost			993.50 Cr		
▪Central Share			270.54 Cr		
▪State Share			90.18 Cr		
▪ULB Share			-		
▪Beneficiary Share			632.78 Cr		
▪ 1 <sup>st</sup> installment of Central share			108.22 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.33 Lakh	1.50 Lakh	.50 Lakh	-	.33 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 5th Sept 2019)
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	18,036
▪No. of Beneficiaries with other Unique ID	0
▪No. of Aadhar seeded Bank accounts	18,036
▪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	Bodhgaya PH-IV	1329	6932.064	1993.500	664.500	797.400
2	Gogri Jamalpur PH-V	909	5164.029	1363.500	454.500	545.400
3	Haweli Kharagpu PH-III	1313	7159.789	1969.500	656.500	787.800
4	Jamui PH-IV	2629	14078.295	3943.500	1314.500	1577.400
5	Kasba PH-III	753	4288.335	1129.500	376.500	451.800
6	Koath PH-V	368	2023.632	552.000	184.000	220.800
7	Koilwar PH-III	701	3780.493	1051.500	350.500	420.600
8	Lalganj PH-V	1045	5816.470	1567.500	522.500	627.000
9	Manhar PH-III	2067	11449.113	3100.500	1033.500	1240.200
10	Mokama PH-IV	316	1755.064	474.000	158.000	189.600
11	Nasriganj PH-III	229	1259.271	343.500	114.500	137.400
12	Naughachiya PH-IV	1145	6121.170	1717.500	572.500	687.000



## 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)
13	Nokha PH-III	362	1948.284	543.000	181.000	217.200
14	Pakridayal PH-V	834	4786.326	1251.000	417.000	500.400
15	Ramnagar PH-III	300	1812.600	450.000	150.000	180.000
16	Shahpur PH-II	467	2603.058	700.500	233.500	280.200
17	Saharsa PH-III	204	1206.864	306.000	102.000	122.400
18	Silao PH-III	165	906.015	247.500	82.500	99.000
19	Sugauli PH-IV	933	5371.281	1399.500	466.500	559.800
20	Sultanganj PH-III	302	1614.492	453.000	151.000	181.200
21	Supaul PH-VI	378	2153.844	567.000	189.000	226.800
22	Teghra PH-IV	1287	7119.684	1930.500	643.500	772.200
<b>Total</b>		<b>18036</b>	<b>99350.173</b>	<b>27054.000</b>	<b>9018.000</b>	<b>10821.600</b>

## 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 %)	<b>114300.00</b>	8001.00	25146.00	17145.00	13716.00	58293.00	
2	Above Plinth Level (62 %)	<b>283464.00</b>	19842.48	62362.08	42519.60	34015.68	144566.64	
3	After Slab casting (13 %)	<b>59436.00</b>	4160.52	13075.92	8915.40	7132.32	30312.36	
	<b>Sub Total</b>	<b>457200</b>	<b>32004.00</b>	<b>100584.00</b>	<b>68580.00</b>	<b>54864.00</b>	<b>233172.00</b>	
I.	Add 12% PHE work	<b>66101.28</b>	All PHE & Electrical work will be covered under State Scheme					
II.	Add 5% Electrical work	<b>27542.20</b>						
	<b>Grand Total</b>	<b>550843.48</b>					<b>233172.00</b>	

## 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	200000	1,50,000
6	2020-21	153816	2,41,589
7	2021-22		1,87,133
	<b>TOTAL</b>	<b>6,00,000</b>	<b>6,00,000</b>

# 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
- MoU done between UD&HD and IFC for the executing of Affordable Housing & In-Situ Slum rehabilitation projects in PPP mode for the mission period of 2022.
- Land identified by the TA in Sasaram, Samastipur, Dalminagar, Gaya & Bahaglpur, Muzaffarpur & Patna.
- Primary Feasibility study report submitted by TA
- Proposals will be submitted soon under these verticals

# 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 2<sup>nd</sup> 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 2<sup>nd</sup> installment beneficiaries attachment should be consider project wise instead of all the projects approved in one CSMC

## Summary of the Projects where UCs & ATR submitted but 2<sup>nd</sup> instalment pending

Sr.No	Name of the Projects	No of Sanctioned DUs	DPR Attachement	UCs Submitted of Amount (Rs. In Lakh)	ATR Submitted (Y/N)	Remarks
1	2	3	4	5	6	7
1	Amarpur Nagar panchayat I	149	109	89.4	Y	7th CSMC
2	Areraj Nagar Panchayat I	214	176	128.4	Y	7th CSMC
3	Bahadurganj Nagar Panchayat I	830	771	498	Y	7th CSMC
4	Begusarai Nagar Nigam I	400	247	240	Y	7th CSMC
5	Bhagalpur Nagar Nigam I	709	416	425.4	Y	7th CSMC
6	Bihiya Nagar Panchayat I	100	95	59.99	Y	6th CSMC
7	Bodhgaya Nagar Panchayat I	110	110	66.01	Y	7th CSMC
8	Fatuha Nagar Parishad I	350	115	210.01	Y	7th CSMC
9	Gogri Jamalpur Nagar Panchayat I	257	257	154.2	Y	6th CSMC
10	Jahanabad Nagar Prishad I	195	195	93.6	Y	7th CSMC
11	Jamalpur Nagar Prishad I	54	48	35.78	Y	7th CSMC
12	Navinagar Nagar Panchayat I	305	298	183	Y	7th CSMC
13	Piro Nagar Panchayat I	500	420	300	Y	7th CSMC
14	Raxaul Nagar Parishad I	464	459	278.4	Y	7th CSMC
15	Rivilganj Naagar Panchayat I	100	89	60	Y	6th CSMC
16	Shahpur Nagar Panchayat I	84	57	50.4	Y	7th CSMC
17	Sheikhpura Nagar Prishad I	144	128	86.39	Y	7th CSMC
18	Sonepur Nagar panchayat I	800	800	479.99	Y	7th CSMC
19	Sugauli Nagar Panchayat I	270	237	162.01	Y	7th CSMC
<b>Total</b>		<b>6035</b>	<b>5027</b>	<b>3600.98</b>		



**Thanks**