

# Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 19 projects under vertical BLC**

**Presented to 50th CSMC held on 27.12.2019**

**Government of Bihar**

# PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	142
▪ Demand Survey Completed	Completed in 140 ULBs
▪ Total Demand	5,65,000 (Online + Offline)
▪ Demand Validation	5,25,575
▪ Demand received through Common Service Centre and Online Application	96,971
▪ Cases accepted/rejected	30,262 (Accepted) & 11347 (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



<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 (%)	77 %
▪ Projects approved:	421 - BLC
▪ Projects entered (7A/B/C/D)	393
▪ DUs approved under BLC	2,85,788
▪ Beneficiaries attached	1,81,463
▪ Houses geo-tagged	83,090
▪ Total fund transferred through DBT (Rs. Lakhs)	1059.00 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	1059.00 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)	2,85,788		1,23,051	30,176	27,286	4,021	61,483	33,316
▪BLC (Enhancement)								
▪Total	2,85,788		1,23,051	30,176	27,286	4,021	61,483	33,316
▪CLSS	5,774							

Note: Provide the details of relevant projects

## Status of Funds, Expenditure and UCs Submission



➤ No. of Sanctioned Project	: 421
➤ Sanctioned DUs	: 2,85,788
➤ Central Share Released	: 1252.00 Cr
➤ State Share Released	: 367.00 Cr
➤ Total Central + State released	: 1619.00 Cr
➤ Total expenditure	: 1059.00 Cr
➤ UCs Submitted	: 625.00 Cr

# GLIMPSES OF PROGRESS



PMAY Gaya

# GLIMPSES OF PROGRESS



PMAY Rafiganj



# GLIMPSES OF PROGRESS



PMAY Jagdishpur

# GLIMPSES OF PROGRESS



PMAY Biharsharif

# 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

# GLIMPSES OF PROGRESS



PMAY Lalganj

# GLIMPSES OF PROGRESS



PMAY Banmankhi

# GLIMPSES OF PROGRESS



PMAY Banmankhi



# GLIMPSES OF PROGRESS



PMAY Dumraon



# GLIMPSES OF PROGRESS



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

शुभ

लाभ

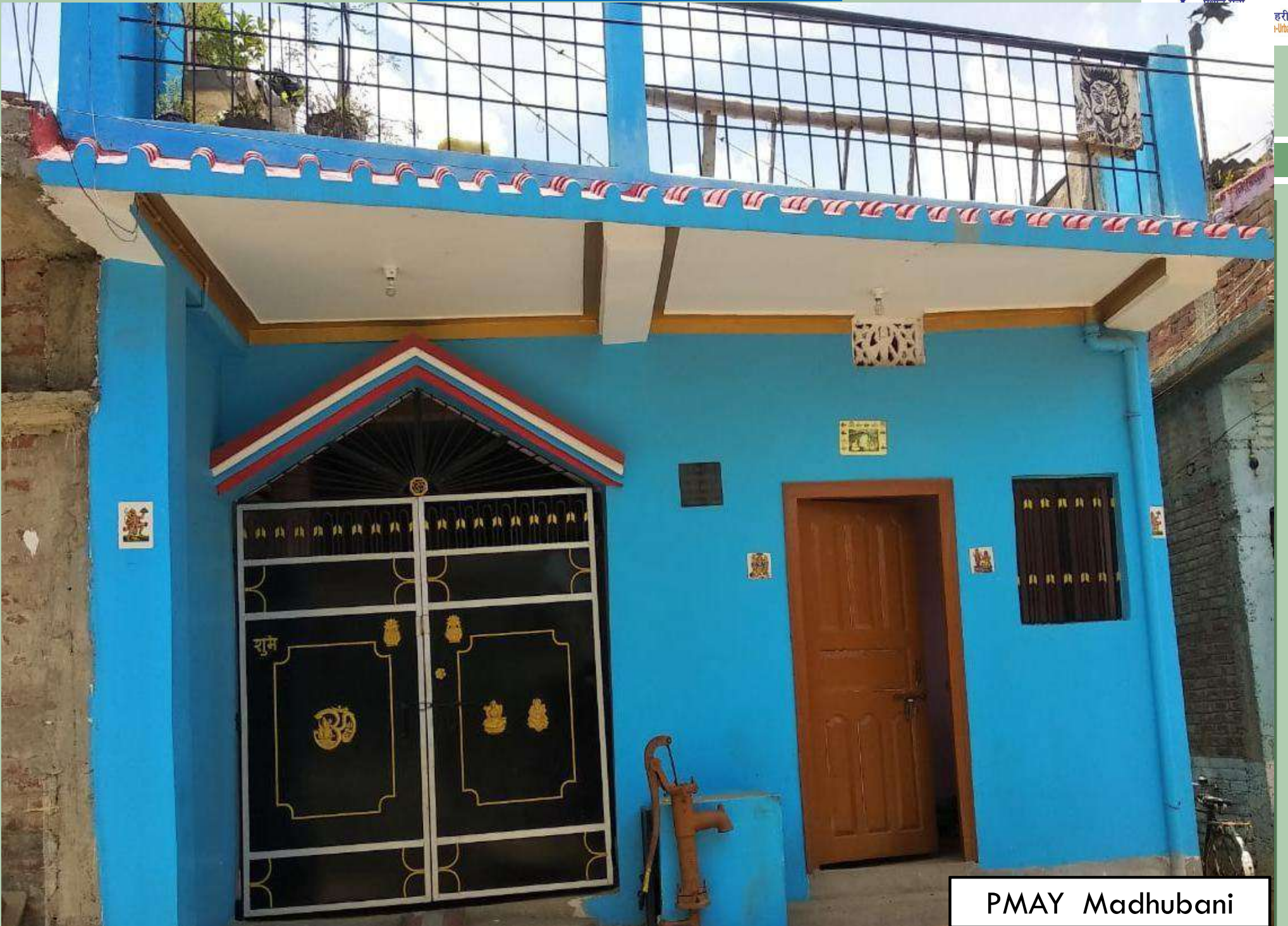
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# GLIMPSES OF PROGRESS



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PMAY Madhubani

# GLIMPSES OF PROGRESS



PMAY Madhubani

# PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			19		
▪No. of DUs			9,601		
▪Project Cost			528.28 Cr		
▪Central Share			144.02 Cr		
▪State Share			48.00 Cr		
▪ULB Share			-		
▪Beneficiary Share			336.26 Cr		
▪ 1 <sup>st</sup> installment of Central share			57.61 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.32 Lakh	1.50 Lakh	.50 Lakh	-	.32 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 3rd Jan 2020)
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	9,601
▪No. of Beneficiaries with other Unique ID	0
▪No. of Aadhar seeded Bank accounts	9,601
▪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	Bairganiya Nagar Panchayat Ph-IV	1250	7090.613	1875.000	625.000	750.000
2	Bank Nagar Parishad Ph-III	578	3038.662	867.000	289.000	346.800
3	Banmankhi Nagar Panchayat Ph-VI	302	1696.875	453.000	151.000	181.200
4	Bhabua Nagar Parishad Ph-III	158	848.195	237.000	79.000	94.800
5	Dalsinghsarai Nagar Panchayat Ph-III	468	2565.735	702.000	234.000	280.800
6	Ekma Bazar Nagar Panchayat Ph-IV	488	2577.831	732.000	244.000	292.800
7	Ghoghardiha Nagar Panchayat Ph-III	504	2921.658	756.000	252.000	302.400
8	Hajipur Nagar Parishad Ph-IV	216	1166.080	324.000	108.000	129.600
9	Islampur Nagar Panchayat Ph-III	102	544.600	153.000	51.000	61.200
10	Kesariya Nagar Panchayat Ph-V	488	2701.202	732.000	244.000	292.800



## 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	Makhdumpur Nagar Panchayat Ph-II	298	1524.154	447.000	149.000	178.800
12	Mirganj Nagar Panchayat Ph-III	889	4933.826	1333.500	444.500	533.400
13	Motihari Nagar Parishad Ph-IV	343	1926.408	514.500	171.500	205.800
14	Nabinagar Nagar Panchayat Ph-III	1203	6453.915	1804.500	601.500	721.800
15	Nokha Nagar Panchayat Ph-IV	327	1697.267	490.500	163.500	196.200
16	Phulwarisharif Nagar Parishad Ph-II	146	773.969	219.000	73.000	87.600
17	Rafiganj Nagar Panchayat Ph-IV	151	794.582	226.500	75.500	90.600
18	Sursand Nagar Panchayat Ph-I	1397	8069.729	2095.500	698.500	838.200
19	Tekari Nagar Panchayat Ph-II	293	1502.917	439.500	146.500	175.800
<b>Total</b>		<b>9601</b>	<b>52828.216</b>	<b>14401.50</b>	<b>4800.500</b>	<b>5760.600</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>114174.09</b>	7992.19	25118.30	17126.11	13700.89	58228.79	
2	Above Plinth Level (62 %)	<b>283151.75</b>	19820.62	62293.39	42472.76	33978.21	144407.39	
3	After Slab casting (13 %)	<b>59370.53</b>	4155.94	13061.52	8905.58	7124.46	30278.97	
	<b>Sub Total</b>	<b>456696.38</b>	<b>31968.75</b>	<b>100473.20</b>	<b>68504.46</b>	<b>54803.57</b>	<b>232915.15</b>	
I.	Add 12% PHE work	<b>66028.39</b>	All PHE & Electrical work will be covered under State Scheme					
II.	Add 5% Electrical work	<b>27511.83</b>						
	<b>Grand Total</b>	<b>550237.00</b>					<b>232915.15</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	150000	30,000
6	2020-21	153816	2,91,589
7	2021-22		2,07,133
	<b>TOTAL</b>	<b>5,50,000</b>	<b>5,50,000</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
- 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 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



**Thanks**