

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 18 projects under vertical BLC

Presented to 43rd CSMC held on 25.02.2019

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	94,026
▪ Cases accepted/rejected	29,072 (Accepted) & 9678 (Rejected)
▪ Whether HFAPoA Submitted	Submitted for 41 ULBs. Rest in progress.
▪ Whether AIP Submitted	Submitted for 41 ULBs. Rest in progress.
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	Selection process completed. Approval of appropriate authorities is under process
▪ Target of DUs in 2018-19	2,00,000
▪ State Budgetary Provision for PMAY (U) in 2018-19	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 (%)	51 %
▪ Projects approved:	354- BLC
▪ Projects entered (7A/B/C/D)	327
▪ DUs approved under BLC	2,29,454
▪ Beneficiaries attached	1,54,088
▪ Houses geo-tagged	51,815
▪ Total fund transferred through DBT (Rs. Lakhs)	641.18 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	641.18 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)	2,29,454		85,086	24,612	22,984	8,668	56,264	8,129
▪BLC (Enhancement)								
▪Total	2,29,454		85,086	24,612	22,984	8,668	56,264	8,129
▪CLSS	2192							

Note: Provide the details of relevant projects

Staus of Funds, Expenditure and UCs Submission



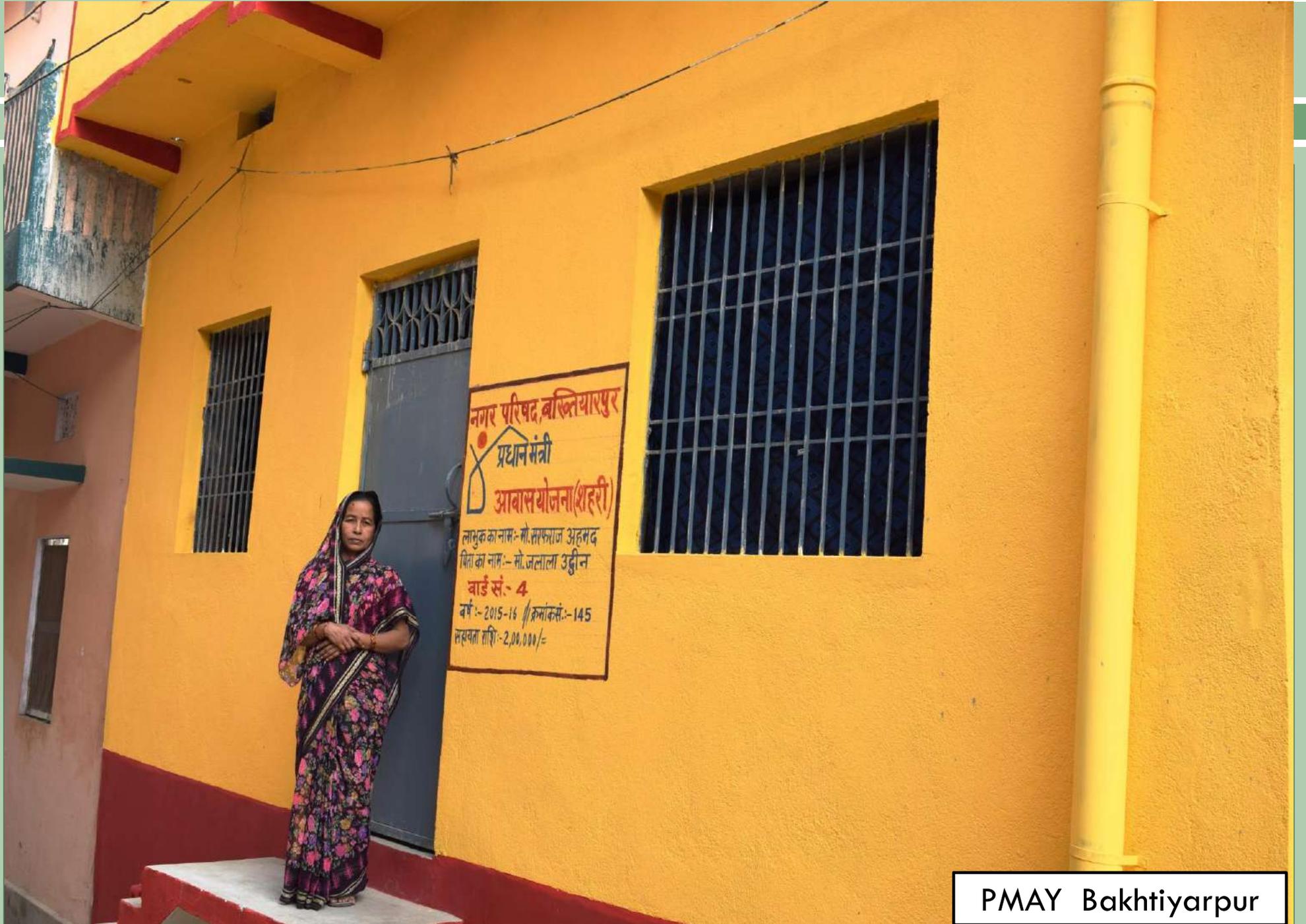
➤ No. of Sanctioned Project	: 354
➤ Sanctioned DUs	: 2,29,454
➤ Central Share Released	: 803.83 Cr
➤ State Share Released	: 226.51 Cr
➤ Total Central + State released	: 1030.34 Cr
➤ Total expenditure	: 641.18 Cr
➤ UCs Submitted	: 407.75 Cr

GLIMPSES OF PROGRESS



PMAY Bakhtiyarpur

GLIMPSSES OF PROGRESS



PMAY Bakhtiyarpur

GLIMPSES OF PROGRESS



PMAY Bakhtiyarpur



PMAY Bakhtiyarpur



PMAY Bakhtiyarpur

GLIMPSES OF PROGRESS



PMAY Madhubani



PMAY Madhubani

GLIMPSES OF PROGRESS



PMAY Madhubani

GLIMPSSES OF PROGRESS





PMAY Madhubani

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



प्रधान मंत्री
आवास योजना-शहरी
Pradhan Mantri Awas Yojana-Urban



प्रधानमंत्री आवास योजनाके
अन्तर्गत
नगर पंचायत महाराजगंज
भवन निर्माण-2016/17
प्राक्कलित राशि-2000000

प्रधानमंत्री
आवास योजना-शहरी

Pradhan Mantri Awas Yojana-Urban
राशि-2000000

लाभार्थी का नाम- कमरुन निशा
वार्ड नं. 6, पोलि- अ. अन्तर्गत आला

M.I.S.I.D. 108018302883200004
पता- सोहन बाजार बाई अ. 06
लिकाट कोनाम- न. पू. महाराजगंज
राज्य का नाम- बिहार

PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Warsaliganj

Demonstration Housing Projects/Innovations



री
rban



PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			18		
▪No. of DUs			10,084		
▪Project Cost			571.14 Cr		
▪Central Share			151.26 Cr		
▪State Share			50.42 Cr		
▪ULB Share			-		
▪Beneficiary Share			369.46 Cr		
▪ 1 st installment of Central share			60.50 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.37 Lakh	1.50 Lakh	.50 Lakh	-	.37 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 27 th Feb 2019)
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	9,980
▪No. of Beneficiaries with other Unique ID	104
▪No. of Aadhar seeded Bank accounts	10,084
▪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	Amarpur Phase-III	427	2303.665	640.500	213.500	256.200
2	Arwal Phase-III	1217	6560.847	1825.500	608.500	730.200
3	Bairganja Phase-III	397	2316.892	595.500	198.500	238.200
4	Begusarai Phase-III	126	690.858	189.000	63.000	75.600
5	Bettiah PH-II	908	5471.608	1362.000	454.000	544.800
6	Dhaka Phase-V	703	4099.896	1054.500	351.500	421.800
7	Fatuha Phase-IV	248	1375.408	372.000	124.000	148.800
8	Gopalganj Phase-II	247	1419.262	370.500	123.500	148.200
9	Jhanjharpur Phase-IV	659	3888.759	988.500	329.500	395.400
10	Khagaul Phase-II	64	349.312	96.000	32.000	38.400
11	Lalganj PH-III	1413	7844.976	2119.500	706.500	847.800
12	Munger Phase-II	794	4340.798	1191.000	397.000	476.400
13	Navinagar PH-II	709	3959.056	1063.500	354.500	425.400

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)
14	Pakridayal PH-IV	591	3426.027	886.500	295.500	354.600
15	Samastipur PH-II	122	685.152	183.000	61.000	73.200
16	Simri Bakhtiyarpur Phase-IV	733	4318.103	1099.500	366.500	439.800
17	Sitamarhi PH-III	122	711.992	183.000	61.000	73.200
18	Teghra PH-III	604	3351.596	906.000	302.000	362.400
Total		10084	57114.207	15126.000	5042.000	6050.400

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 %)	116126.55	8128.86	25547.84	17418.98	13935.19	59224.54	
2	Above Plinth Level (62 %)	287993.83	20159.57	63358.64	43199.07	34559.26	146876.85	
3	After Slab casting (13 %)	60385.80	4227.01	13284.88	9057.87	7246.30	30796.76	
	Sub Total	464506.18	32515.43	102191.36	69675.93	55740.74	236898.15	
I.	Add 12% PHE work	67157.52	All PHE & Electrical work will be covered under State Scheme					
II.	Add 5% Electrical work	27982.30						
	Grand Total	559646.00					236898.15	

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	200000	20,000
5	2019-20	192000	2,10,000
6	2020-21	175000	2,41,589
7	2021-22		2,22,504
	TOTAL	7,00,010	7,00,010

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
- Primary Feasibility study report of identified land submitted by TA
- Proposals will be submitted soon under these verticals

Fund Released Status

Sl. No.	Vertical	Approval of project in CSMC	Fund Sanctioned of 1 st installment (In Lakh)	Fund Received (In Lakh)	Pending Funds (In Lakh) 1 st installment	UCs submitted for 2 nd installment (In Lakh)	2 nd Inst. Released (In Lakh)
■1	BLC	6 th CSMC, 13315 DUs	7989.00	7989.00	-	16481.00	6224.00
■2	BLC	7 th CSMC, 16901 DUs	10140.60	10140.60	-		
■3	BLC	10 th CSMC, 21474 DUs	12884.40	9582.66	3301.74	5535.55	-
■4	BLC	20 th CSMC, 25221 DUs	15132.60	15132.60	-	12367.92	
■5	BLC	26 th CSMC, 36534 DUs	21920.40	18859.26	3061.14	5812.80	
■6	BLC	30 th CSMc, 11411 DUs	6846.60	5811.00	1035.60		
■7	BLC	32 nd CSMC, 8154 DUs	4892.40	3838.20	1054.20		
■8	BLC	36 th CSMC, 15924 DUs	9554.40	2804.59	9554.40		
■8	BLC	38 th CSMC, 50017 DUs	30010.20	-	30010.20		
■9	BLC	40 th CSMC, 26880 DUs	16128.00	-	16128.00		
■10	BLC	42 nd CSMC, 10269 DUs	5134.50				
Total			140663.10	74157.91	66475.19	40775.38	6224.00



Thanks