

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 46 projects under vertical BLC

Presented to 26th CSMC held on 27.09.2017

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	140
▪ Demand Survey Completed	In Progress
▪ Total Demand	3,51,054
▪ Demand Validation	1,70,911
▪ Demand received through Common Service Centre and Online Application	63,450
▪ 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	Tender Recieved SLTC-10 Members CLTC- 209 Members
▪ Target of DUs in 2017-18	2,19,000
▪ State Budgetary Provision for PMAY (U) in 2017-18	355.76 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 (%)	25.84
▪Projects approved:	173- BLC
▪Projects entered (7A/B/C/D)	169
▪DUs approved under BLC	76,911
▪Beneficiaries attached	33,130
▪Houses geo-tagged	26,670
▪Total fund transferred through DBT (Rs. Lakhs)	271.35 Cr
▪National Electronic Funds Transfer (NEFT)	271.35 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)	76,911		42,980	13,479	10,436	2,371	26,286	384
▪BLC (Enhancement)								
▪Total								
▪CLSS	276							

Note: Provide the details of relevant projects

GLIMPSES OF PROGRESS



PMAY (Urban) BLC- Hisua, Nawada

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PMAY (Urban) BLC- Maharajganj, Siwan

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PMAY (Urban) BLC- Gaya Nagar Nigam, Gaya

GLIMPSES OF PROGRESS



PMAY (Urban) BLC- Warsaliganj, Nawada

PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			46		
▪No. of DUs			36,534		
▪Project Cost			1795.48 Cr		
▪Central Share			548.01 Cr		
▪State Share			182.67 Cr		
▪ULB Share			-		
▪Beneficiary Share			1064.80 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.50 Lakh	1.50 Lakh	.50 Lakh	-	.50 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	27,401
▪No. of Beneficiaries with other Unique ID	9,134
▪No. of Aadhar seeded Bank accounts	-
▪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	219000	76779
4	2018-19	217972	150000
5	2019-20	243617	180000
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

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 Secretriate, 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.

Response on Scrutiny of Project proposals & DPR

Observation1: The proposed projects are not city wide integrated. Projects from all the proposed towns were approved earlier also.

Response: As the demand survey is still going on, the final city wise figures shall be finalized once it is completed.

Observation2: Only non slum urban poor have been considered in the proposals.

Response: The integrated slum survey of slum area is in progress, the number of slum urban poor could not be included at this point of time . The same shall be considered for the projects in next phase.

Observation3: The DPRs are very brief in nature and do not contain basic details.

Response : The DPR submitted are in continuation of the DPRs submitted earlier for the same city which had all the basic details. The implementation plan, Management structure shall remain same as communicated earlier.

Observation4: Only one model building plan is enclosed. The cost estimate and building plan have not been authenticated. Lumpsum provision at 17% has been made for PHE & Electrical work. Year of SoR considered for estimation is not mentioned

Response: There were different models proposed in different DPRs earlier and same will be incorporated in these projects .The cost estimates were authenticated on the basis of plinth area rate as per CPWD and rate has been taken as per SoR of BCD effected from 17-10-2016. The building plan earlier sanctioned by the SLTC. All the PHE & Electrical works will be covered under Mukhya mantri 7 Nischay Yojna therefore PHE & Electrical will be provisioned separately. This has not been included in beneficiary's share.

NOTE: Any additional information required at any point of time will be provided accordingly.

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	133150	9320.5	29293.00	19972.50	15978.00	67906.50
2	Above Plinth Level	330212	23114.84	72646.64	49531.80	39625.44	168408.12
3	After Slab casting	69238	4846.66	15232.36	10385.70	8308.56	35311.38
	Sub Total	532600	37282	117172.00	79890.00	63912.00	271626.00
I.	Add 10% PHE work	53260	All PHE & Electrical work will be covered under Mukhyamantri Sath Nischay Yojna, Survey has been completed				
II.	Add 5% Electrical work	26630					
Grand Total		612490					271626.00

Thank You