PRADHAN MANTRI AWAS YOJANA - HOUSING FOR ALL (URBAN)

CHHATTISGARH

Central Sanctioning and Monitoring Committee (CSMC)

27-04-2018
State Background

- Urban Population:- 58.15 Lakhs (23% of total population)
- Total ULB’s:- 168
- All 168 Urban Local Bodies of Chhattisgarh have been included in the PMAY (Urban) Mission.
  - Phase I (15/09/2015) - 36 Cities
  - Phase II (29/11/2016) - 23 Cities
  - Phase III (25/05/2017) - 109 Cities

<table>
<thead>
<tr>
<th>ULB SIZE</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt; 1 Million</td>
<td>1</td>
</tr>
<tr>
<td>&gt; 1 lakh and &lt;1 Million</td>
<td>8</td>
</tr>
<tr>
<td>&gt; 50,000 and &lt;1 Lakh</td>
<td>6</td>
</tr>
<tr>
<td>&lt; 50,000</td>
<td>153</td>
</tr>
<tr>
<td>Total ULB’s</td>
<td>168</td>
</tr>
</tbody>
</table>
## New Funding Pattern

<table>
<thead>
<tr>
<th>Component and Approx. Cost of DU</th>
<th>Central Share</th>
<th>State Share</th>
<th>ULB Share</th>
<th>Beneficiary Share</th>
<th>PPP Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>In-Situ Slum Redevelopment Using Land as a Resource on PPP basis (ISSR-PPP) (@Rs.5.50 Lakh per DU)</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.75</td>
<td>3.75</td>
</tr>
<tr>
<td>Affordable Housing in Partnership (AHP) (@Rs.4.75 Lakh per DU)</td>
<td>1.50</td>
<td>2.50</td>
<td>0.00</td>
<td>0.75</td>
<td>NA</td>
</tr>
<tr>
<td>Subsidy for Beneficiary Led Individual House Construction (BLC) (@Rs.3.21 Lakh per DU)</td>
<td>1.50</td>
<td>0.85</td>
<td>0.00</td>
<td>0.86</td>
<td>NA</td>
</tr>
</tbody>
</table>
**Demand Assessment Survey**

<table>
<thead>
<tr>
<th>Component</th>
<th>Final Survey Data Post Validation (As per MIS Entry)</th>
<th>Slum Households located on PSU land and Pvt land included in AHP Category</th>
<th>Final target for State as per AIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>ISSR -PPP</td>
<td>41929</td>
<td>-</td>
<td>41929</td>
</tr>
<tr>
<td>AHP</td>
<td>157914</td>
<td>57000</td>
<td>100914</td>
</tr>
<tr>
<td>BLC</td>
<td>160244</td>
<td>-</td>
<td>160244</td>
</tr>
<tr>
<td>CLSS</td>
<td>63072</td>
<td>-</td>
<td>63072</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>423159</strong></td>
<td><strong>57000</strong></td>
<td><strong>366159</strong></td>
</tr>
</tbody>
</table>

- Demand Assessment Survey completed in all 168 ULBs.
- HFAPoA for 36 first phase towns being presented today in CSMC for approval.
- For remaining 132 second and third phase cities, HFAPoA under preparation, will be submitted by Dec 2018
<table>
<thead>
<tr>
<th>FY</th>
<th>Sanction of Houses (Nos.)</th>
<th>Completion of Houses (Nos.)</th>
<th>Sanction of Houses (Nos.)</th>
<th>Completion of Houses (Nos.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-16</td>
<td>12670</td>
<td>1000</td>
<td>12670</td>
<td>838</td>
</tr>
<tr>
<td>2016-17</td>
<td>16298</td>
<td>1000</td>
<td>16298</td>
<td>108</td>
</tr>
<tr>
<td>2017-18</td>
<td>120000</td>
<td>10000</td>
<td>88050</td>
<td>418</td>
</tr>
<tr>
<td>2018-19</td>
<td>151032</td>
<td>40000</td>
<td>-</td>
<td>200</td>
</tr>
<tr>
<td>2019-20</td>
<td>0</td>
<td>100000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2020-21</td>
<td>0</td>
<td>100000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2021-22</td>
<td>0</td>
<td>48000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>300000</td>
<td>300000</td>
<td>117018</td>
<td>1564</td>
</tr>
</tbody>
</table>
### Progress of Approved Projects

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>COMPONENT</th>
<th>NO. OF PROJECTS APPROVED</th>
<th>TOTAL NUMBER OF DU'S</th>
<th>TOTAL PROJECT COST (Rs. in Crs.)</th>
<th>NO. OF DU'S UNDER TENDER</th>
<th>NO. OF DU'S AWARDED / GROUNDED</th>
<th>NO. OF DU'S COMPLETED</th>
<th>TOTAL EXPENDITURE BOOKED (Rs. in Crs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>AHP</td>
<td>58</td>
<td>43543*</td>
<td>2155.23</td>
<td>25696*</td>
<td>16789</td>
<td>1058</td>
<td>127.45</td>
</tr>
<tr>
<td>2</td>
<td>BLC</td>
<td>391</td>
<td>66804**</td>
<td>2045.76</td>
<td>55422</td>
<td>(Yet to Start Work)</td>
<td>10876</td>
<td>506</td>
</tr>
<tr>
<td>3</td>
<td>ISSR-PPP</td>
<td>10</td>
<td>6671***</td>
<td>384.83</td>
<td>6671</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>459</td>
<td>117018</td>
<td>4585.82</td>
<td>87789</td>
<td>27665</td>
<td>1564</td>
<td>217.35</td>
</tr>
</tbody>
</table>

*7512 DUs out of 43543 sanctioned AHP DU’s are proposed for curtailment today.

** 24961 DUs out of 66804 sanctioned BLC DUs are on Abadi Bhumi.

***725 DUs out of 6671 sanctioned ISSR are proposed for curtailment today.
Technology Based Projects (AHP) : Monolithic Construction

<table>
<thead>
<tr>
<th>Implementing Agency</th>
<th>Construction technology</th>
<th>No of DUs</th>
<th>PAC Amount</th>
<th>Awarded Cost</th>
<th>Percentage above/below PAC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raipur Municipal Corporation</td>
<td>Monolithic Construction</td>
<td>560</td>
<td>27.4</td>
<td>27.55</td>
<td>0.55%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>576</td>
<td>29.36</td>
<td>29.26</td>
<td>-0.34%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>280</td>
<td>14.54</td>
<td>12.47</td>
<td>-14.24%</td>
</tr>
<tr>
<td>Bhilai Municipal Corporation</td>
<td>Monolithic Construction</td>
<td>444</td>
<td>20.51</td>
<td>22.69</td>
<td>10.63%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1120</td>
<td>53.95</td>
<td>50.13</td>
<td>-7.08%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>896</td>
<td>43.01</td>
<td>40.14</td>
<td>-6.67%</td>
</tr>
<tr>
<td>Bhilai Charoda Municipal Corporation</td>
<td>Monolithic Construction</td>
<td>252</td>
<td>11.44</td>
<td>12.55</td>
<td>9.70%</td>
</tr>
<tr>
<td>Bilaspur Municipal Corporation</td>
<td>Monolithic Construction</td>
<td>1232</td>
<td>58.51</td>
<td>62.22</td>
<td>6.34%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>256</td>
<td>12.39</td>
<td>12.93</td>
<td>4.36%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>493</td>
<td>22.98</td>
<td>22.32</td>
<td>-2.87%</td>
</tr>
<tr>
<td>Durg Municipal Corporation</td>
<td>Monolithic Construction</td>
<td>486</td>
<td>24.06</td>
<td>24.83</td>
<td>3.20%</td>
</tr>
<tr>
<td>Dhamtari Municipal Corporation</td>
<td>Monolithic Construction</td>
<td>287</td>
<td>14.23</td>
<td>13.59</td>
<td>-4.50%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>Monolithic Construction</td>
<td><strong>6882</strong></td>
<td><strong>332.38</strong></td>
<td><strong>338.51</strong></td>
<td><strong>1.84%</strong></td>
</tr>
</tbody>
</table>

*Out of 22 awarded AHP projects in ULBs, 12 have been awarded for construction in Monolithic Technology.
*Tenders are being called on technology neutral basis and it can be seen from above that the awarded rates are as low as 14 percent below SORs.
*Accordingly it can be observed that despite publishing technology neutral tenders, the contractors are preferring Monolithic technology and competing and winning contracts against conventional technology bidders.
## Project & Beneficiary Attachment in MIS ï  Approved Projects

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Component Name</th>
<th>No. of DPR</th>
<th>No. of Annexures Attached</th>
<th>No. of Sanctioned DUs</th>
<th>No. of Attached Beneficiary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>AHP</td>
<td>58</td>
<td>58</td>
<td>43543</td>
<td>4160</td>
</tr>
<tr>
<td>2</td>
<td>ISSR-PPP</td>
<td>10</td>
<td>09</td>
<td>6671</td>
<td>4429</td>
</tr>
<tr>
<td>3</td>
<td>BLC</td>
<td>391</td>
<td>391</td>
<td>66804</td>
<td>56682</td>
</tr>
</tbody>
</table>

**Grand Total**

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>459</strong></td>
<td><strong>458</strong></td>
<td><strong>117018</strong></td>
<td><strong>65271</strong></td>
</tr>
</tbody>
</table>

## BLC Geo-tag Status ï  Approved Projects

<table>
<thead>
<tr>
<th>Not Started</th>
<th>Started</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Foundation</td>
<td>Lintel</td>
</tr>
<tr>
<td>12099</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12099</td>
<td></td>
<td>4922</td>
</tr>
</tbody>
</table>
# Project Proposal Brief: AHP & BLC

(Rs. in Crore)

<table>
<thead>
<tr>
<th>Verticals</th>
<th>AHP</th>
<th>BLC (New)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Projects</td>
<td>16</td>
<td>91</td>
<td>107</td>
</tr>
<tr>
<td>No. of Cities</td>
<td>08</td>
<td>72</td>
<td>80</td>
</tr>
<tr>
<td>No. of DUs</td>
<td>13342</td>
<td>14369</td>
<td>27711</td>
</tr>
<tr>
<td>Project Cost (Rs. in Crore)</td>
<td>616.15</td>
<td>442.85</td>
<td>1059.00</td>
</tr>
<tr>
<td>Central Share (Rs. in Crore)</td>
<td>200.13</td>
<td>215.54</td>
<td>415.67</td>
</tr>
<tr>
<td>State Share (Rs. in Crore)</td>
<td>308.53</td>
<td>116.14</td>
<td>424.67</td>
</tr>
<tr>
<td>Beneficiary Share (Rs. in Crore)</td>
<td>121.18</td>
<td>111.17</td>
<td>232.35</td>
</tr>
<tr>
<td>40% of ACA (First Installment)</td>
<td>80.05</td>
<td>86.22</td>
<td>166.27</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Verticals</th>
<th>Per Unit Cost</th>
<th>Central Share</th>
<th>State Share</th>
<th>ULB Share</th>
<th>Benf. Share</th>
<th>Completion Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>4.75</td>
<td>1.50</td>
<td>2.50</td>
<td>-</td>
<td>0.75</td>
<td>18 Months</td>
</tr>
<tr>
<td>BLC (New)</td>
<td>3.21</td>
<td>1.50</td>
<td>0.85</td>
<td>-</td>
<td>0.86</td>
<td>12 Months</td>
</tr>
</tbody>
</table>
# Project Proposal Checklist

<table>
<thead>
<tr>
<th>Checklist</th>
<th>Status (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SLAC/SLSMC approval/Minutes submitted</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Land title status (encumbrance free)</strong></td>
<td><strong>BLC:</strong> 5636 DU’s Own Land/Permanent Lease Deed. 8733 DU’s Abadi Bhumi, Permanent Lease Deed will be granted shortly. <strong>AHP:</strong> 13342 DU’s ULB Land, Govt. Land (15% EWS Land)</td>
</tr>
<tr>
<td><strong>Beneficiary list (BLC &amp; AHP) submitted</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>No. of Beneficiaries with Aadhar ID</strong></td>
<td>27711</td>
</tr>
<tr>
<td><strong>No. of Beneficiaries with other Unique ID</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>No. of Aadhar seeded Bank accounts</strong></td>
<td>27711</td>
</tr>
<tr>
<td><strong>Status of physical &amp; social infrastructure</strong></td>
<td>BLC ṭ Available, AHP ṭ Proposed</td>
</tr>
<tr>
<td><strong>Beneficiary consent sought</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>
Preparedness of distribution of Abadi Patta

- So far total 24961 BLC houses have been sanctioned for beneficiaries residing on Abadi Bhumi, wherein the beneficiaries are eligible under PMAY but ownership documents are not available.

- To distribute patta (permanent lease deeds) to households located on Abadi Bhumi a state wise survey has been carried by District Collectors and a validated list of approx. 1 lakh households has been prepared for distribution of Abadi Patta to such households in Urban areas.

- The distribution of Abadi patta in Urban areas will begin from 2nd week of May and will be distributed across the state with one month time.

- Post distribution the ULBs will allow the construction of sanctioned BLC houses on Abadi Bhumi.
## Curtail Project Proposal Brief

<table>
<thead>
<tr>
<th>S.N.</th>
<th>Name of City</th>
<th>Location</th>
<th>Sanctioned DUs</th>
<th>No. of DUs to be curtailed</th>
<th>No of DUs after curtailment</th>
<th>Original Project Cost</th>
<th>Original Central Share</th>
<th>Project Cost after curtailment</th>
<th>Central Share after curtailment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nagar Nigam Raipur</td>
<td>Kamal Vihar, Raipur</td>
<td>3104</td>
<td>2104</td>
<td>1000</td>
<td>155.20</td>
<td>46.56</td>
<td>50.1</td>
<td>15.0</td>
</tr>
<tr>
<td>2</td>
<td>Naya Raipur</td>
<td>Naya Raipur</td>
<td>7720</td>
<td>5408</td>
<td>2312</td>
<td>386.00</td>
<td>115.8</td>
<td>115.83</td>
<td>34.68</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td><strong>10824</strong></td>
<td><strong>7512</strong></td>
<td><strong>3312</strong></td>
<td><strong>541.2</strong></td>
<td><strong>162.36</strong></td>
<td><strong>165.93</strong></td>
<td><strong>49.68</strong></td>
</tr>
</tbody>
</table>

*All above amounts are in crores.

*Above projects and curtailment pertain to Chhattisgarh Housing Board.*
### ISSR - 2 projects Bilaspur Municipal Corporation

<table>
<thead>
<tr>
<th>No. of DUs in Original DPR</th>
<th>No. of DUs to be curtailed</th>
<th>No. of DUs after Curtail</th>
<th>Original Project Cost</th>
<th>Amount Rs. in Lakhs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Central Share</td>
<td>State Share</td>
</tr>
<tr>
<td>725</td>
<td>725</td>
<td>0</td>
<td>725.00</td>
<td>725.00</td>
</tr>
</tbody>
</table>

- Two projects under the ISSR-PPP vertical were sanctioned by GoI on 20/12/2016 for Bilaspur Municipal Corporation for redevelopment of Mittitila Slum (232 DUs) & Minimata Slum (493 DUs).
- Even after 3 tenders on PPP mode, no bids were received for these projects.
- Accordingly these PPP projects are proposed for curtailment/cancellation.
- In place of 725 DUs, 986 DUs are proposed to be constructed under AHP vertical (already included in today’s AHP proposal) consuming all the residential use land for EWS housing.
## Proposal for Approval of HFAPoA for 36 Towns

### Details of Eligible Beneficiaries as per Demand Assessment Survey

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Division Name</th>
<th>ULB Details</th>
<th>Tenable Slum</th>
<th>Untenable Slum</th>
<th>Non-Slum</th>
<th>Total Eligible Beneficiaries</th>
<th>Vertical wise Breakup</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>No. of Beneficiaries</td>
<td>No. of Beneficiaries</td>
<td>No. of Beneficiaries</td>
<td>Beneficiaries</td>
<td>AHP</td>
</tr>
<tr>
<td>1</td>
<td>Surguja</td>
<td>(Manendragarh, Jashpur-Nagar, Ambikapur, Chirmiri, Baikunthpur)</td>
<td>106</td>
<td>8686</td>
<td>22</td>
<td>3521</td>
<td>16485</td>
</tr>
<tr>
<td>2</td>
<td>Raipur</td>
<td>(Raipur, Balodabazaar, Dhamtari, Mahasamund, Gobranawapara, Bagbahara, Bhatapara, Mana-Camp, Birgaon)</td>
<td>321</td>
<td>44695</td>
<td>101</td>
<td>22353</td>
<td>31003</td>
</tr>
<tr>
<td>3</td>
<td>Bilaspur</td>
<td>(Bilaspur, Raigarh, Korba, Pendra, Champa, Janjgir, Mungeli)</td>
<td>218</td>
<td>27751</td>
<td>80</td>
<td>14254</td>
<td>32166</td>
</tr>
<tr>
<td>4</td>
<td>Durg</td>
<td>(Durg, Balod, Rajnandgaon, Kawardha, Bhilai, Bhilai Charoda, Ahiwara)</td>
<td>166</td>
<td>48986</td>
<td>66</td>
<td>14033</td>
<td>44493</td>
</tr>
<tr>
<td>5</td>
<td>Jagdalpur</td>
<td>(Jagdalpur, Kanker, Dantewada, Komdagaon, Bijapur, Bade Bacheli, Narayanpur, Sukma)</td>
<td>66</td>
<td>8675</td>
<td>50</td>
<td>3004</td>
<td>5796</td>
</tr>
<tr>
<td></td>
<td><strong>Grand Total</strong></td>
<td></td>
<td>36</td>
<td>877</td>
<td>319</td>
<td>57165</td>
<td>129943</td>
</tr>
</tbody>
</table>
### Proposed Capacity Building and IEC Plan

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Activity</th>
<th>Central</th>
<th>State</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Establishment of SLTC</td>
<td>76.50</td>
<td>25.50</td>
<td>102.00</td>
</tr>
<tr>
<td>2</td>
<td>Establishment of CLTC</td>
<td>464.40</td>
<td>154.80</td>
<td>619.20</td>
</tr>
<tr>
<td>3</td>
<td>Training and workshop</td>
<td>27.00</td>
<td>0.00</td>
<td>27.00</td>
</tr>
<tr>
<td>4</td>
<td>Exposure Visit</td>
<td>15.00</td>
<td>0.00</td>
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### Status of Funds Released

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<th>Component Name</th>
<th>Projects Approved</th>
<th>Total approved units</th>
<th>Total Project Cost Rs.</th>
<th>Total Central Share</th>
<th>Total State Share</th>
<th>Total Funds Released by GoI</th>
<th>Total Matching Grant Released By State</th>
<th>Expected date of next proposal</th>
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*Note: Total Funds Released and Matching Grant Released are in Rs.*
## CLSS Status

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<th>Sr. No.</th>
<th>Particulars</th>
<th>No of Cases.</th>
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## SLTC/CLTC Deployment

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<td>CLTC</td>
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AHP Projects of Raipur Municipal Corporation using Monolithic Technique
AHP Projects of Raipur Municipal Corporation
AHP Projects of Bhilai Municipal Corporation using Monolithic Technique
AHP Projects of Bilaspur Municipal Corporation
Pre-Cast AHP Projects of CGHB, Naya Raipur
Completed BLC Houses
Completed BLC Houses
Completed BLC Houses
Completed BLC Houses
THANK YOU