



Department of Urban Development-Himachal Pradesh



# **Pradhan Mantri Awas Yojna- Housing for All (Urban) PMAY-HFA(U)**

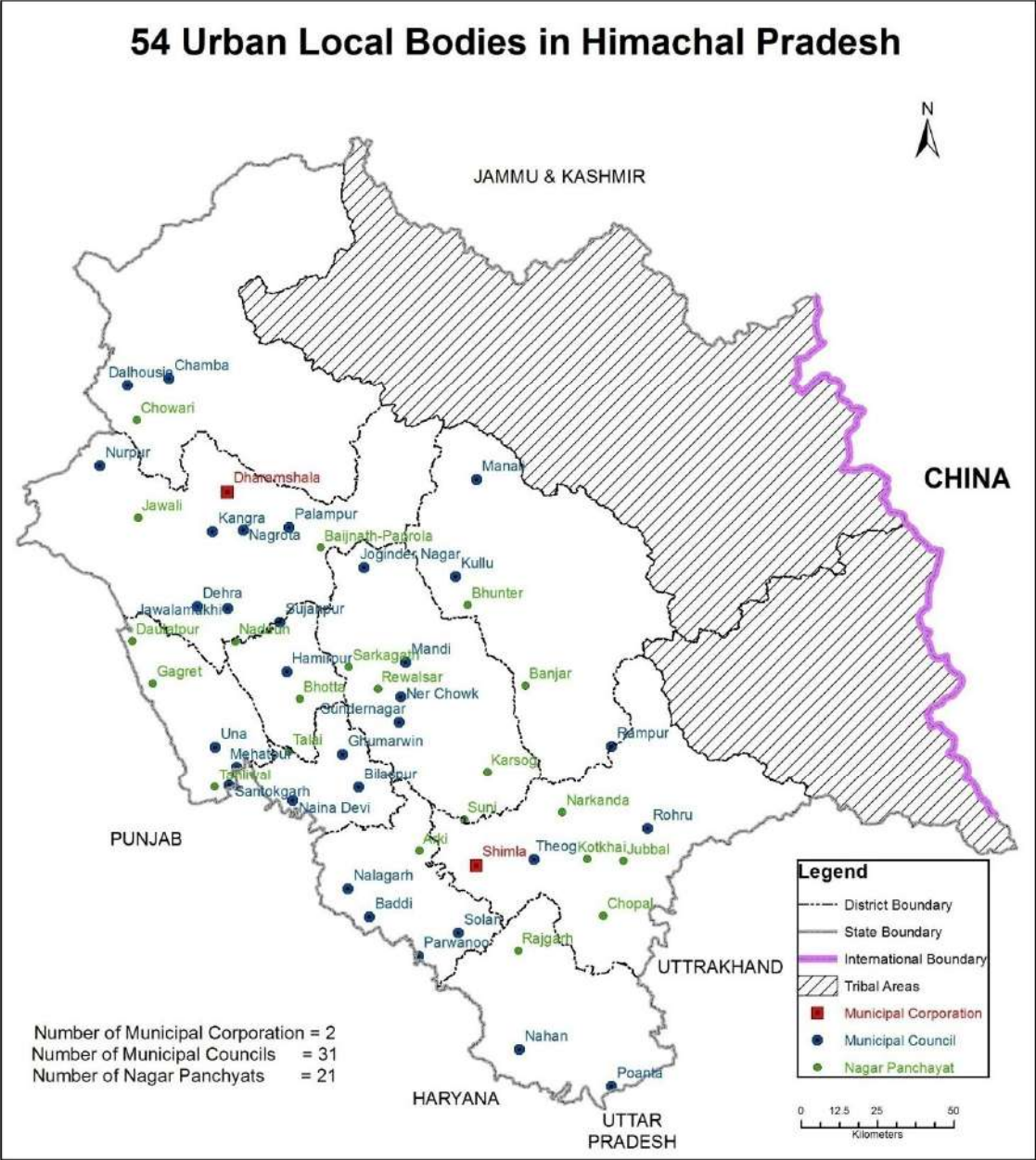
## **in Himachal Pradesh**

### **Department's Vision**

**To facilitate creation of clean, economically vibrant, inclusive, efficient,  
environment friendly and sustainable urban habitats.**

*Transforming Cities...*

# 54 Urban Local Bodies in Himachal Pradesh



## Pradhan Mantri Awas Yojna- Housing for All (Urban)

- **Mission Director** - **Director (UD)**
- **Cities Included** - **54 ULBs & 7 Cantonment Boards**
- **DPRs approved** - **Rs. 130.58 Cr.**
- **Funds Released** - **Rs. 51.80 Cr.**
- **Fund Utilized** - **Rs. 42.30 Cr. (81.66%)**

## Survey Targets

The component-wise beneficiaries details is as under

No of Cities (54 ULBs & 7 Cantonment Boards)	In-Situ- Slum rehabilitation	Affordable Housing in Partnership (AHP)	Beneficiary Led Construction (BLC)		Credit Linked Subsidy (CLS)	Total
			New	Enhancement		
54+7= <b>61</b>	4069	3232	5490 + 690 = <b>6180</b>	2424 + 489 = <b>2931</b>	1983	<b>17198</b>  + <b>1179 =</b> <b>18377</b>

## Demand Survey Data of ISSR and AHP Component

S. No	ULB Name	Slum House holds	Actual AHP Beneficiary	AHP
1	Baddi	425	228	653
2	Bajjnath		11	11
3	Banjar		12	12
4	Bhota		0	0
5	Bhuntar		22	22
6	Bilaspur	67	214	281
7	Chamba	82	4	86
8	Chaupal		7	7
9	Chuari Khas		0	0
10	Dalhousie		25	25
11	Daulatpur		0	0
12	Dehra		2	2
13	Dharmsala		409	409
14	Gagret		33	33
15	Ghumarwin		4	4
16	Hamirpur		0	0
17	Jawalamukhi		2	2
18	Jawali		3	3
19	Jogindarnagar		0	0
20	Jubbal		4	4
21	Kangra		0	0
22	Karsog		0	0
23	Kotkhai		16	16
24	Kullu	70	176	246
25	Manali		56	56
26	Mandi	160	92	252
27	Mehatpur Basdehra		46	46

S. No	ULB Name	Slum House holds	Actual AHP Beneficiary	AHP
28	Nadaun		3	3
29	Nagrota Bagwan		0	0
30	Nahan	142	82	226
31	Naina Devi		26	26
32	Nalagarh	42	143	185
33	Narkanda		6	6
34	Nerchowk		12	12
35	Nurpur		8	8
36	Palampur		33	33
37	Paonta Sahib		63	63
38	Parwanoo	296	119	415
39	Rajgarh		18	18
40	Rampur		52	52
41	Rawalsar		8	8
42	Rohru		3	3
43	Santokhgarh		24	24
44	Sarkaghat		7	7
45	Seoni		11	11
46	Shimla	2422	448	2870
47	Solan	343	614	957
48	Sundarnagar		83	83
49	Tahliwal		0	0
50	Talai		0	0
51	Theog		11	11
52	Tira Sujanpur		0	0
53	Una	18	76	94
	<b>TOTAL</b>	<b>4069</b>	<b>3232</b>	<b>7301</b>

## Vision - Construction of Affordable Housing for Urban poor.

### STATUS OF LAND FOR AHP ON 29/08/2019

S.No	Name of ULB	Khata/ Khatauni No & Khasra No	Ownership	Possession	Land availability Status (in Ha)	Type of Land	Housing Requirement under AHP	Remarks
A	B	C	D	E	F	G	H	I
1	Shimla	<b>Khata/ Khatauni No- 430 &amp; Khasra No-921</b>	HP Govt.	Shimla Nagar Panchayat possession	2.98 Ha of new parcel of Land in Malyana identified.	Gair Mumkin Jaye Sarkar	2851 (190 verified beneficiaries)	Land Identified and under at Malyana which has been approved in the Social Justice committee meeting and now a final field visit will be conducted by the Commissioner of MC Shimla before Topography survey. Land ownership is of state government but possession is with nagar panchayat Shimla. UD Letter to Commissioner Shimla for getting the land transferred in the name of UD on 11/1/2019. MC Shimla have put up the case of transfer of land in name of M.Corp. No further intimation received from them.
2	Solan	<b>Khata/ Khatauni No- 912/1273 &amp; Khasra No- 985, 987,988</b>	MC Solan	MC Solan	0.9 Ha	Gair Mumkin Jaye Safed, and gair mumkin makan	813	<b>Demarcated, 80% land is encroached,</b> No new land identified.
3	Baddi	<b>Khata/ Khatauni No- 256/276 &amp; Khasra No- 746,747</b>	HP Govt.	मकबूजा बाशिंदगान देह बराये चरांद	2.37 Ha	Akrisht Banjar Kadim	646	Pending for Transfer at <b>Additional Commisioner DC office level</b> , Letter sent to DC Solan on 20/9/2017 & reminder on 9/02/2018 & 19/06/2018.
4	Nahan	<b>Khata/ Khatauni No- 251/1 &amp; Khasra No-903</b>	HP Govt.	MC Nahan possession	4.189 Ha	Nakabal Chragah Drakhtan	165	Topographic survey is pending.
5	Mandi	<b>Khata/ Khatauni No- 163/184 &amp;Khasra No- 170</b>	HP Govt.	MC Mandi possession	1.35 Ha	Ruta Sarkar	296	Project in partnership with HIMUDA, DPR submitted by HIMUDA, Pending for approval.

S.No	Name of ULB	Khata/ Khatauni No & Khasra No	Ownership	Possession	Land availability Status (in Ha)	Type of Land	Housing Requirement under AHP	Remarks
A	B	C	D	E	F	G	H	I
6	Dharamshala	<b>Khata/ Khatauni No- 539/951 &amp;Khasra No- 1414</b>	Shamlat Deh	Shamlat deh	3.03Ha	Banjar Kadim	420	Transfer of land is under process. Letter sent to DC Kangra on 19/06/2018 & 20/2/2019. From Commissioner M.Corp Dharamshala to SDM Dharamshala regarding transfer of AHP Land in Dharamshala 19/01/2019. Letter sent to DC kangra on 10/06/2019
7	Nurpur	<b>Khata/ Khatauni No- 277/439 &amp; Khasra No- 1694/1146/2/2/1</b>	HP Govt.	क० ा० यं बतमदारानं	0.13 Ha (1300 Sq mtr)	Banjar Kadim	8	Land Identified, letter received, pending for transfer. Letter sent to DC Kangra on Sep.2018 for 2500 sq.mt. of land along with NOC obtained from Gram Panchayat. Letter sent on 11 june 2019 regarding updation of latest status of land transfer , <b>NOC from forest dept awaited (telephonic conversation on 19/7/19)</b>
8	Nerchowk	<b>Khata/ Khatauni No- 373/424&amp; Khasra No-1184</b>	HP Govt.	क० ा० मालिक तावे हकूक बतम बतमदारान मुताबिक न० ा० बतम/ Gram Panchayat Malthehad	2.6 Ha (26000 Sq mtrs ) approximately	Barani Awwal, Gair Mumkin Bir,Charagah Vila Darakhtan	13	Pending for transfer. Letter sent to DC Mandi on 25/5/2018 & reminder on 18/09/2018. Letter from DC Mandi to SDO Civil Balh, Mandi on 28/09/2018 to look into the AHP Land matter.
9	Narkanda	<b>Khata/ Khatauni No- 97/163 &amp; Khasra No-548</b>	HP Govt.	DC Shimla	0.20 Ha (2045.5 Sq mtrs )	Gair mumkin jaye sarkar	6	Pending for transfer. Letter sent to DC Shimla on 18/09/2018. & 10/10/2018. From DC Shimla, the file is lying now with SDM Kumarsain. Case sent from Tehsildar Kumarsen to Kanungo Kumarsen (in March).Letter sent on 11 june 2019 regarding follw up for the case of land transfer , <b>DC shimla has put an objection as there is an IPH DEPT structure on the said land. (asper telephonic conversation on 19/7/19)</b>
10	Sarkaghat	<b>Khata/ Khatauni No- 124/214 &amp;Khasra No- 1245</b>	HP Govt.	क० ा० मालिक तावे हकूक बतम बतमदारान मुताबिक न० ा० बतम	00-03-32 Ha (332 sq.mt.)	Chragah vila darkhtan	7	Land identified, pending for transfer.Sent to FCA. (otherwise also this land is encroached and no new land identified)
11	Sundernagar	<b>Khata/ Khatauni No- 87/96 &amp; Khasra No-31</b>	HP Govt.	क० ा० मालिक तावे हकूक बतम बतमदारान मुताबिक न० ा० बतम	1.041 Ha (10410 sq.mt.)	Jaye safed, Chragah darkhtan	89	Land has been transferred in the name of Urban Development Department.

## Beneficiary Led Construction (BLC) New & Enhancement House Construction Progress

<b>Phase wise</b>	<b>Year of Approval</b>	<b>No of Beneficiary</b>	<b>New Const.</b>	<b>Enhancement</b>	<b>Geo Tagged</b>	<b>Foundation</b>	<b>Lintel</b>	<b>Roof</b>	<b>Completed</b>
<b>I</b>	<b>2015-16</b>	1914	1077	837	1151	38	57	71	686
<b>II</b>	<b>2016-17</b>	2655	1305	1350	1403	94	101	168	364
<b>III</b>	<b>2017-18</b>	3345	3108	237	2487	481	200	375	161
<b>Total</b>		<b>7914</b>	<b>5490</b>	<b>2424</b>	<b>5041</b>	<b>613</b>	<b>358</b>	<b>614</b>	<b>1211</b>



## Initiative

**Housing for All Plan of Action (HFAPoA)** have been prepared for all 54 ULBs

**Door to Door Demand survey** has been completed in all 54 ULBs.

**Pre-Approved Maps: 30 Sq.m. Carpet area) (EWS) and LIG 60 Sq.m. Carpet area) from TCP Department**

**Stamp Duty: Reduced from 4% to 3%** in favor of women for registration.

**Third Party Quality Monitoring Agency (TPQMA):** M/s Everon has been selected for TPQMA and Third Party Quality Monitoring Reports has been prepared for the projects approved in 2016, 2017 & 2018 and submitted to GoI.

**NIT Hamirpur has been engaged for giving the earthquake safe structural designs for EWS house units** in three different construction technique mainly **Masonry, Confined Masonry and RCC and the Structural safety design** specific to Earthquake Zone IV and V.

**Social Audit:** Tender floated and selection is in progress per GoI guidelines.

## Financial Progress

### Details Project Report(DPRs) of Beneficiary Approval Phase Wise :

S No	Detail Project Report (DPRs)	Number of Beneficiaries	DPRs Approved (Rs in Cr.)	Centre Share Received	State Share Received	Total Funds Receive (Rs In Cr.)	Funds distributed (Rs In Cr.)	Funds Utilized (Rs. In Cr.)
1	Approved DPRs Phase-I (2016)-10 Distt headquarter towns.	1914	31.58	11.32	1.13	12.45	12.45	12.45
2	Approved DPRs Phase -II (2017)10 Distt headquarter towns and Baddi, Nalagarh and Parwanoo	2655	43.81	15.93	1.59	17.52	17.52	17.52
3	Approved DPRs Phase-III (2018) (41 ULBs projects approved, except 13 towns approved in I & II phase)	3345	55.19	19.85	1.98	21.83	21.83	12.33
<b>Total</b>		<b>7914</b>	<b>130.58</b>	<b>47.09</b>	<b>4.71</b>	<b>51.80</b>	<b>51.80</b>	<b>42.30</b>

**Note: UC Submitted to GOI for release of funds for Phase I & II on 5<sup>th</sup> April, 2018 & 30<sup>th</sup> March, 2019 respectively (Release Awaited)  
Provisional UC is Submitted for Phase III on 3<sup>rd</sup> June, 2019**

**Approval of  
DPRs under PMAY-HFA(Urban) under  
subsidy for Beneficiary-led-individual House  
Construction and Enhancement Component  
(Vertical-4) of PMAY .**

## Details of BLC (New & Enhancement) projects proposed by State Govt. of Himachal Pradesh

S.NO	Name of City / Town/District	No of Beneficiaries		
		New Construction	Enhancement	Total
1	Nurpur	47	7	54
2	Nagrota	35	0	35
3	Jawalamukhi	7	0	7
4	Palampur	6	3	9
5	Daulatpur	50	10	60
6	Una	0	42	42
7	Gagret	22	6	28
8	Tahliwal	45	128	173
9	Santokhgarh	45	70	115
10	Mehatpur Basdehra	64	54	118
11	Chopal	13	0	13
12	Mandi	15	0	15
13	Karsog	10	0	10
14	Bilaspur	59	160	219
15	Nadaun	20	0	20
16	Hamirpur	6	0	6
17	Sujanpur	110	0	110
18	Arki	5	0	5
19	Solan	8	9	17
20	Kullu	77	0	77
21	Chamba	46	0	46
	<b>Total</b>	<b>690</b>	<b>489</b>	<b>1179</b>

## Salient details of BLC (New Construction) projects proposed by State Govt. of Himachal Pradesh

S.NO	Name of City / Town/District	No of Beneficiaries	Project Cost in Lakhs				1st Installment of Central Assistance
			Total Project Cost	Central Assistance	State Share	Beneficiary Share	
1	Nurpur	47	273.770	70.500	7.050	196.220	28.200
2	Nagrota	35	203.870	52.500	5.250	146.120	21.000
3	Jawalamukhi	7	40.770	10.500	1.050	29.220	4.200
4	Palampur	6	34.940	9.000	0.900	25.040	3.600
5	Daulatpur	50	291.240	75.000	7.500	208.740	30.000
6	Gagret	22	128.150	33.000	3.300	91.850	13.200
7	Tahliwal	45	262.120	67.500	6.750	187.870	27.000
8	Santokhgarh	45	262.120	67.500	6.750	187.870	27.000
9	Mehatpur Basdehra	64	372.790	96.000	9.600	267.190	38.400
10	Chopal	13	75.720	19.500	1.950	54.270	7.800
11	Mandi	15	57.600	22.500	2.250	32.850	9.000
12	Karsog	10	58.200	15.000	1.500	41.700	6.000
13	Bilaspur	59	265.500	88.500	8.850	168.150	35.400
14	Nadaun	20	116.400	30.000	3.000	83.400	12.000
15	Hamirpur	6	26.040	9.000	0.900	16.140	3.600
16	Sujanpur	110	640.200	165.000	16.500	458.700	66.000
17	Arki	5	29.150	7.500	0.750	20.900	3.000
18	Solan	8	45.840	12.000	1.200	32.640	4.800
19	Kullu	77	470.010	115.500	11.550	342.958	46.200
20	Chamba	46	267.700	69.000	6.900	193.470	27.600
	<b>Total</b>	<b>690</b>	<b>3922.13</b>	<b>1035.00</b>	<b>103.50</b>	<b>2785.298</b>	<b>414.00</b>

## Salient details of BLC (Enhancement) projects proposed by State Govt. of Himachal Pradesh

S.NO	Name of City / Town/District	No of Beneficiaries	Project Cost in Lakhs				
			Total Project Cost	Central Assistance	State Share	Beneficiary Share	1st Installment of Central Assistance
1	Nurpur	7	25.040	10.500	1.050	13.490	4.200
2	Palampur	3	9.700	4.500	0.450	4.750	1.800
3	Daulatpur	10	25.240	15.000	1.500	8.740	6.000
4	Una	42	94.600	63.000	6.300	25.300	25.200
5	Gagret	6	13.600	9.000	0.900	3.700	3.600
6	Tahliwal	128	371.620	192.000	19.200	160.420	76.800
7	Santokhgarh	70	217.460	105.000	10.500	101.960	42.000
8	Mehatpur Basdehra	54	140.000	81.000	8.100	50.900	32.400
9	Bilaspur	160	333.980	240.000	24.000	69.975	96.000
10	Solan	9	19.960	13.500	1.350	4.590	5.400
	<b>Total</b>	<b>489</b>	<b>1251.20</b>	<b>733.50</b>	<b>73.35</b>	<b>443.825</b>	<b>293.40</b>

# Pre- Approved Structural Design Building Layouts

## EWS HOUSE DESIGNS (APPROVED by TCP)

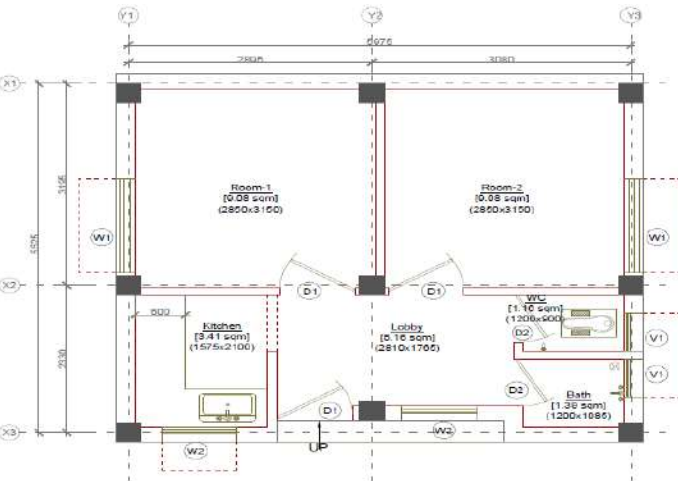
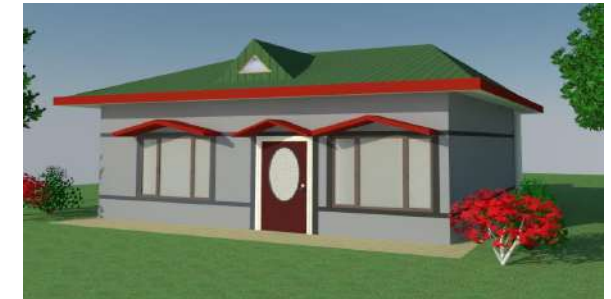
Option-1



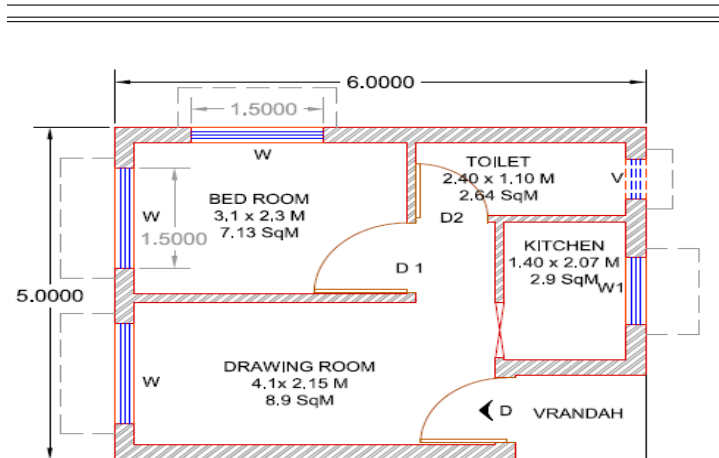
Option-2



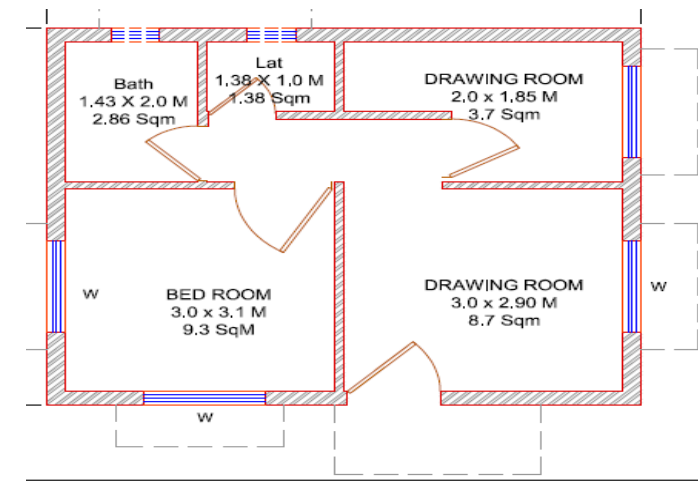
Option-3



TOTAL BUILD UP AREA = 38.20 sqm.  
 TOTAL CARPET AREA = 29.55 sqm.



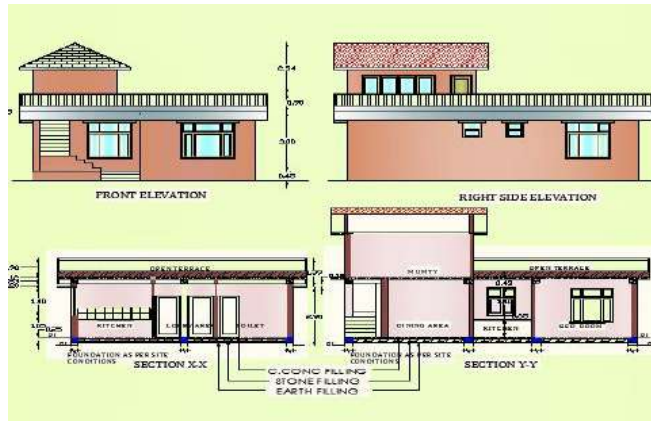
TOTAL BUILD UP AREA = 35.64 SQM.  
 TOTAL CARPET AREA = 29.29 SQM.



TOTAL BUILD UP AREA = 34.56 SQM.  
 TOTAL CARPET AREA = 27.78 SQM.

# LIG HOUSE DESIGNS (APPROVED by TCP)

## Option-1



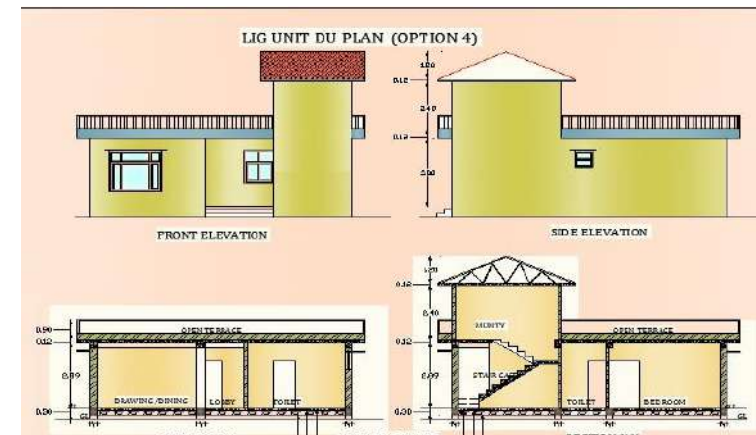
## Option-3



## Option-2



## Option-4



Urban Development Directorate has got plans approved for carpet area upto 60 Sqm for Lower Income Group beneficiary to facilitate the beneficiary in fast tracking the loan approval from the banks.



## DESIGN SOLUTION

Beneficiary will **build their own houses with technical support from the ULB** who will provide technical guidance to the beneficiaries .

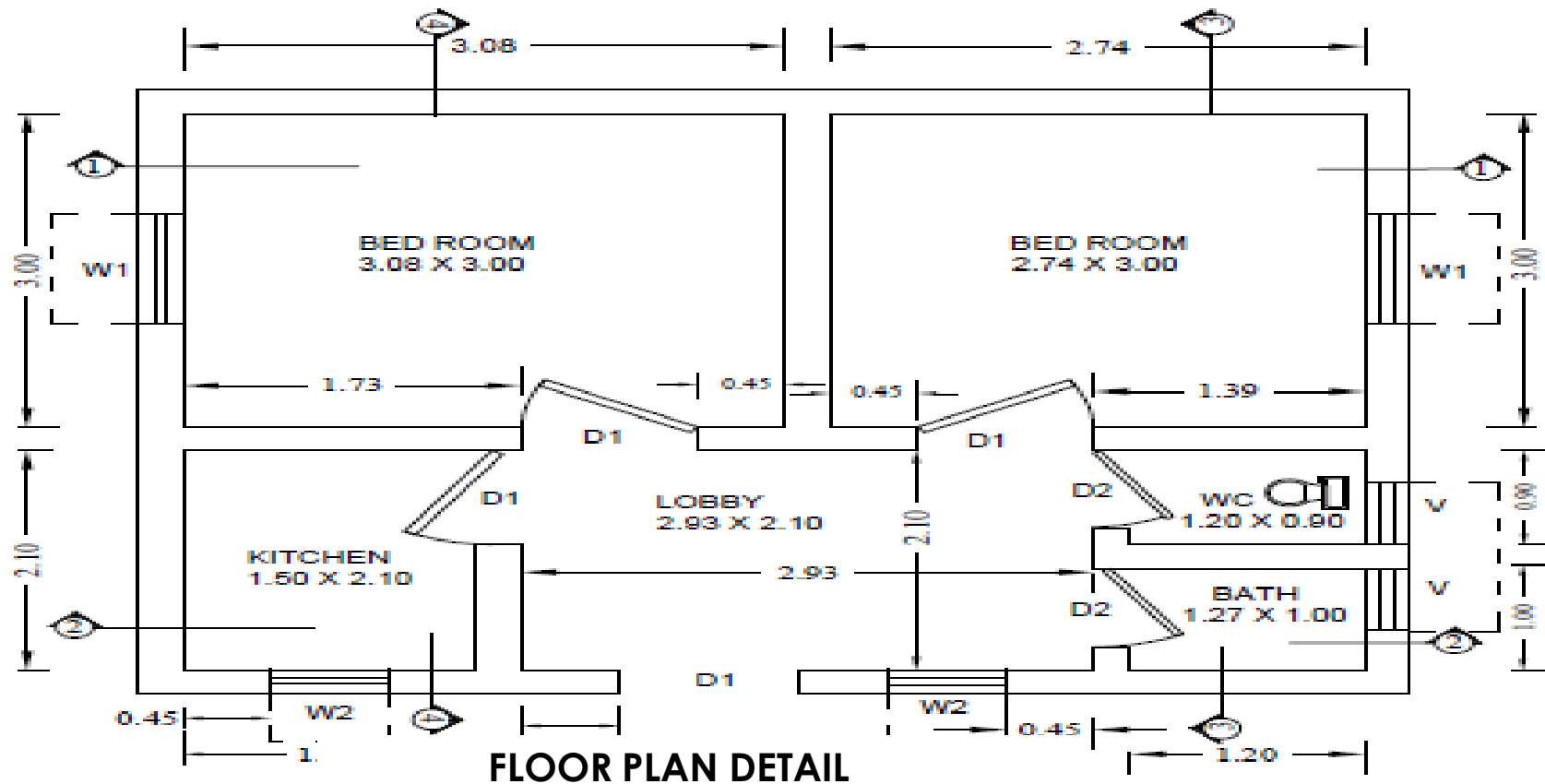
The ULB will **help beneficiaries to adopt Earthquake resilient structure design** of the EWS house plans.

The structure design has been proposed into three different construction techniques namely **Masonry Construction, Reinforced Concrete Construction and Confined Masonry Construction.**

If the beneficiary does not adhere to the pre-approved building plan and changes the plan, then the **masonry construction and confined masonry construction techniques** can be used by the beneficiary and they need not get a new structure design done, instead they may simply adopt the masonry /confined masonry construction techniques which is adaptable to any plan change.

# STRUCTURE DESIGN IN 3 DIFFERENT TECHNIQUES

## MASONRY CONSTRUCTION TECHNIQUE



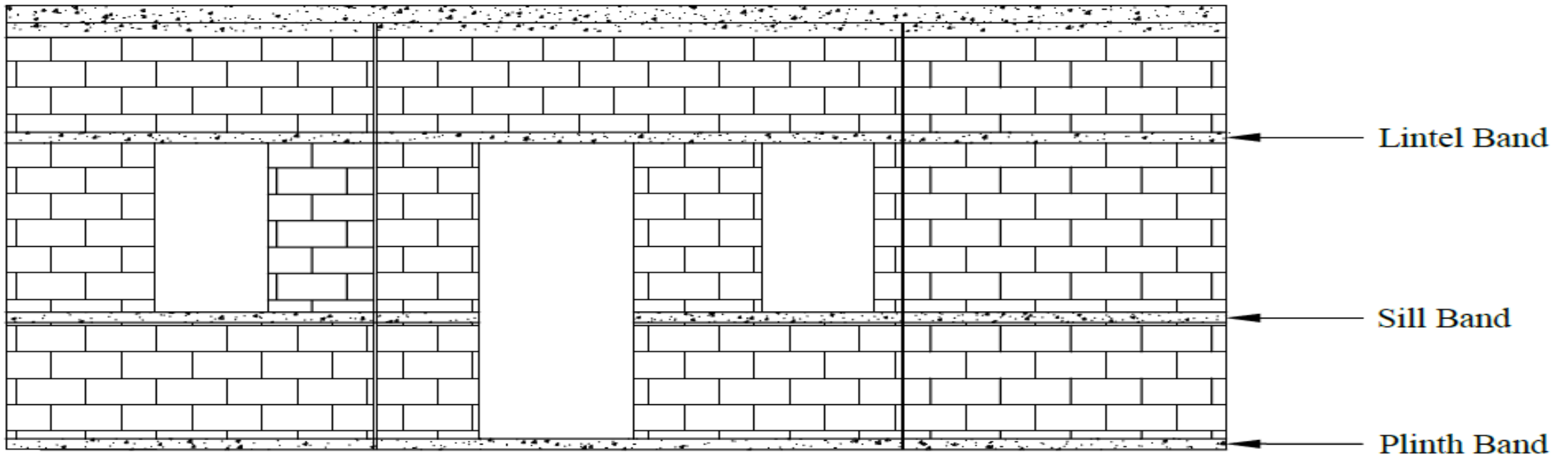
**FLOOR PLAN DETAIL**

### FLOOR PLAN DETAIL

Building up area - 37.67 m<sup>2</sup>

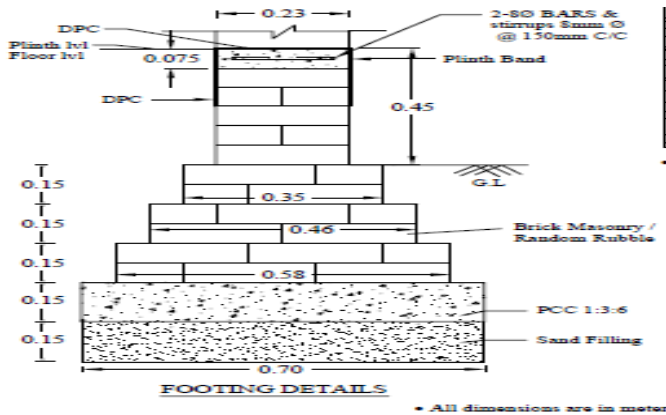
Carpet area - 29.90 m<sup>2</sup>

# MASONRY CONSTRUCTION TECHNIQUE

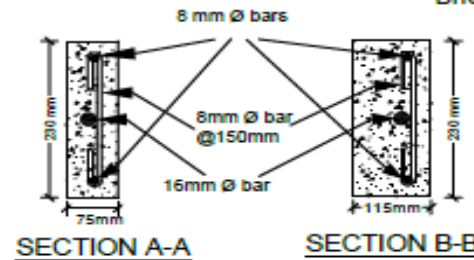
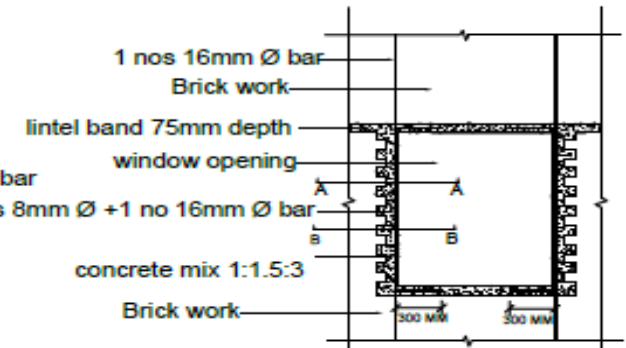
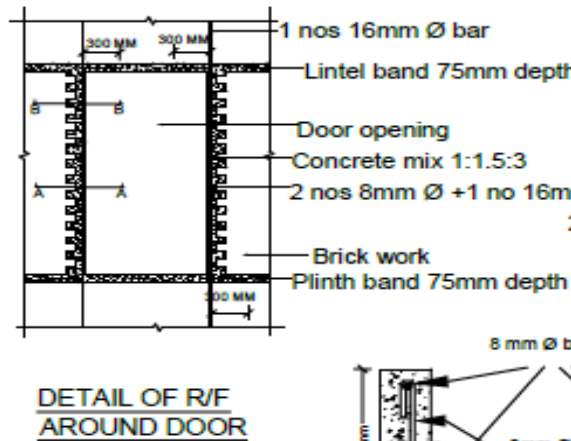
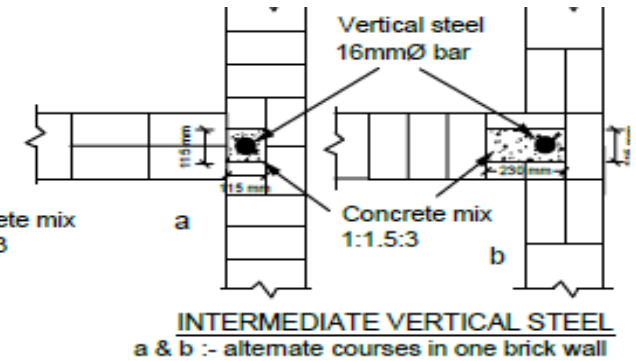
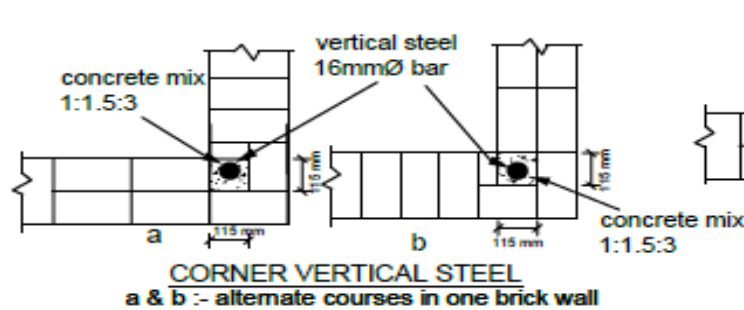
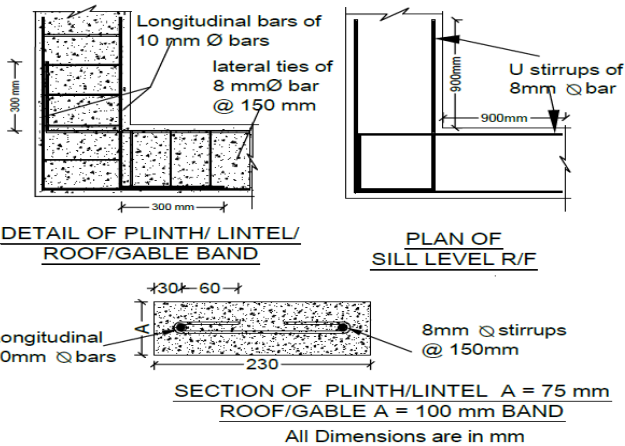


**ELEVATION**

# MASONRY CONSTRUCTION TECHNIQUE



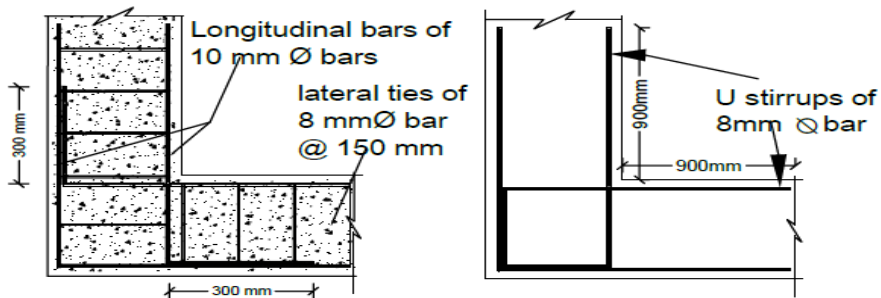
## FOOTING DESIGN



- Lap length and development length ( $L_d$ ) for 8mmΦ is 400 mm
- Clear cover for band should be 30mm.

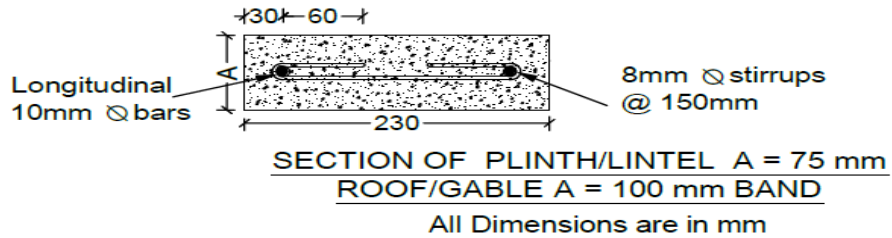
## DETAILS OF THE BANDS, CORNER BARS, REINFORCEMENT AROUND WINDOWS

# MASONRY CONSTRUCTION TECHNIQUE

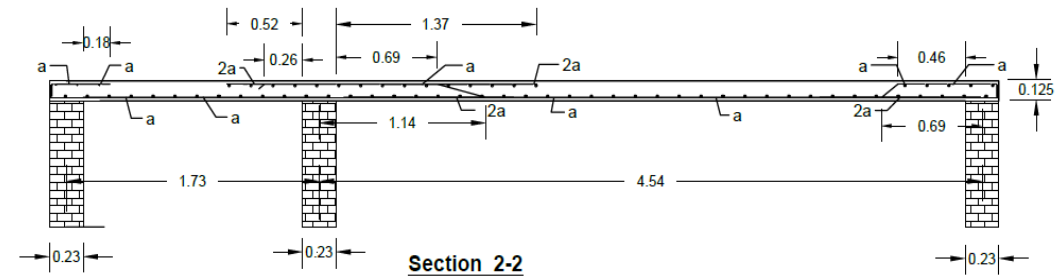
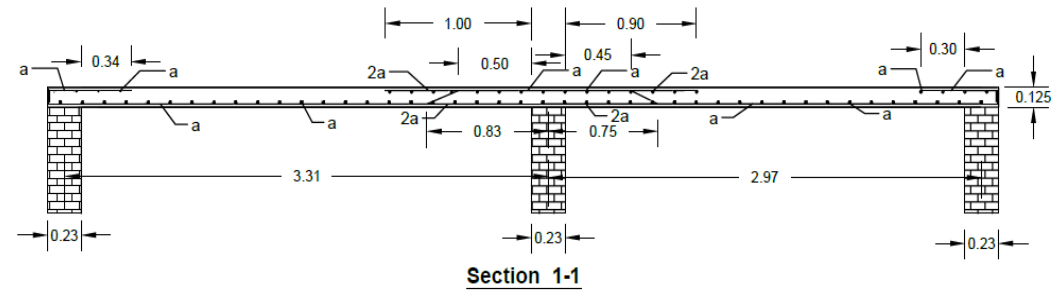


**DETAIL OF PLINTH/ LINTEL/  
ROOF/GABLE BAND**

**PLAN OF  
SILL LEVEL R/F**

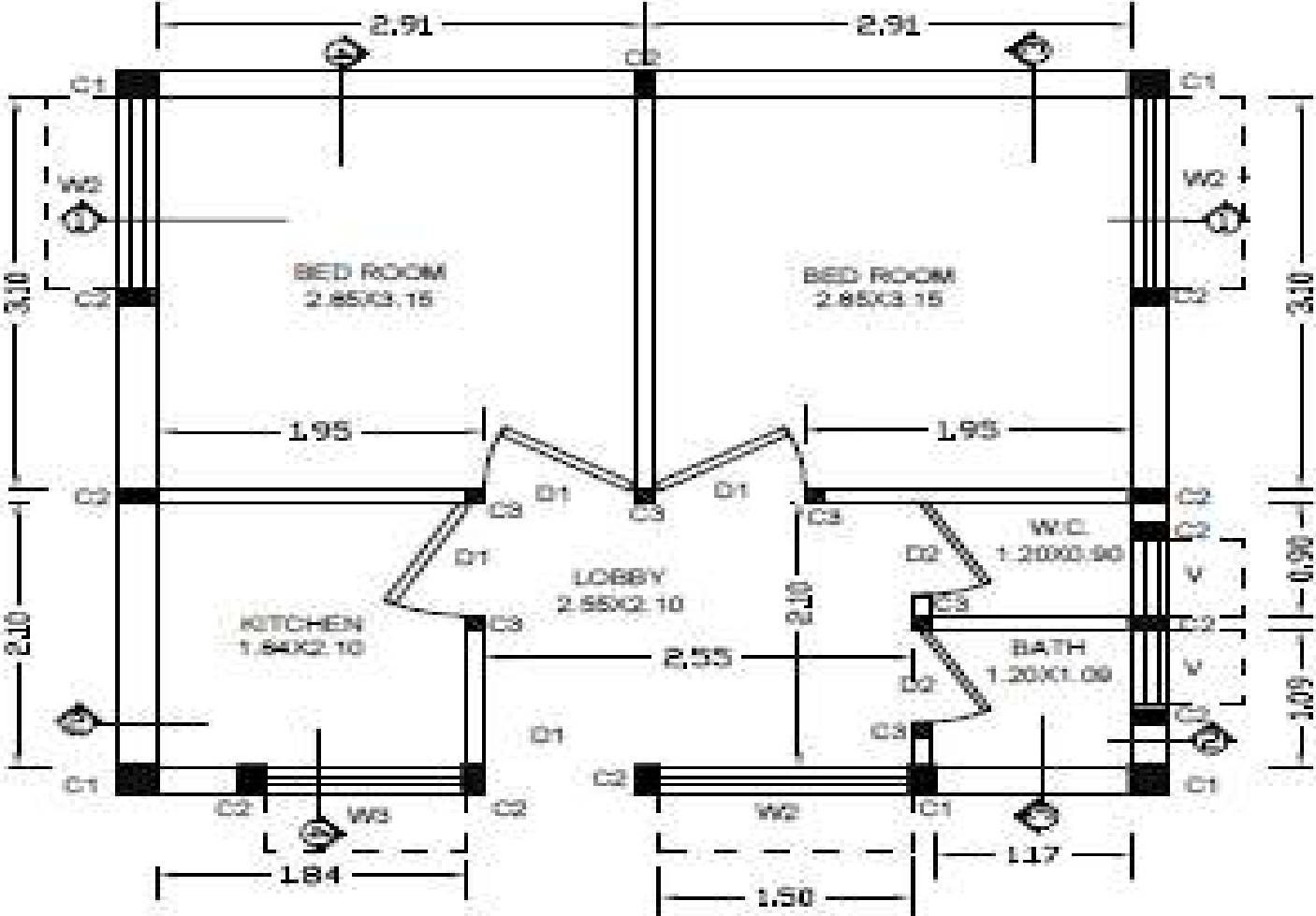


**DETAILS OF THE PLINTH LINTEL/ROOF  
GABLE BANDS,**



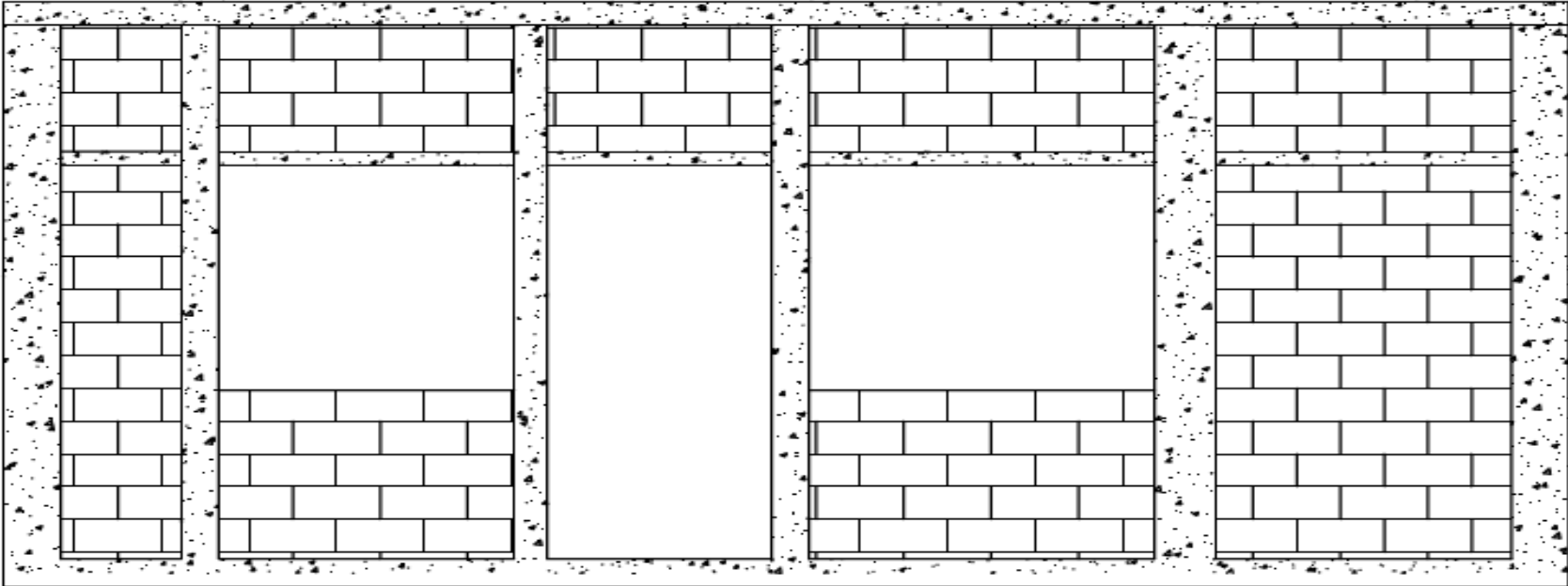
**SLAB REINFORCEMENT DETAILS**

# CONFINED MASONRY CONSTRUCTION TECHNIQUE



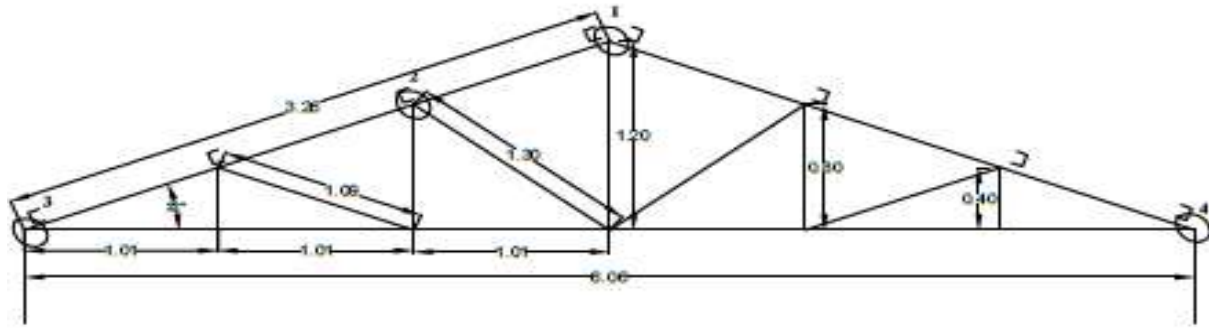
FLOOR PLAN DETAILS

**CONFINED MASONRY CONSTRUCTION TECHNIQUE**

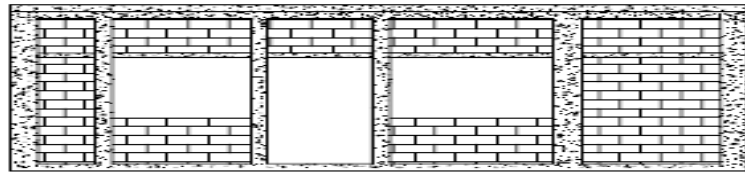


**ELEVATION**

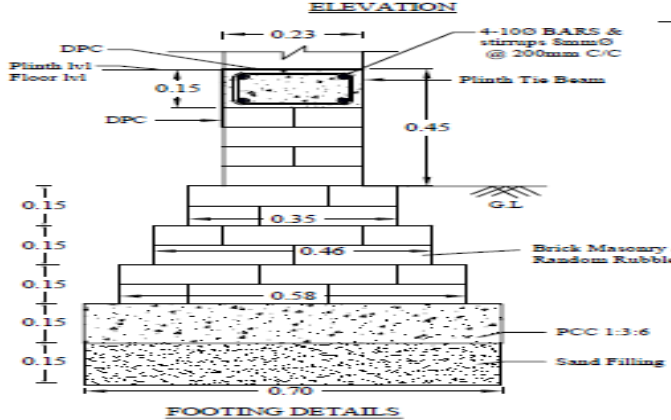
# CONFINED MASONRY CONSTRUCTION TECHNIQUE



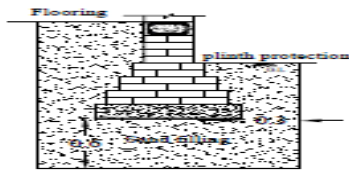
**ELEVATION TRUSS**



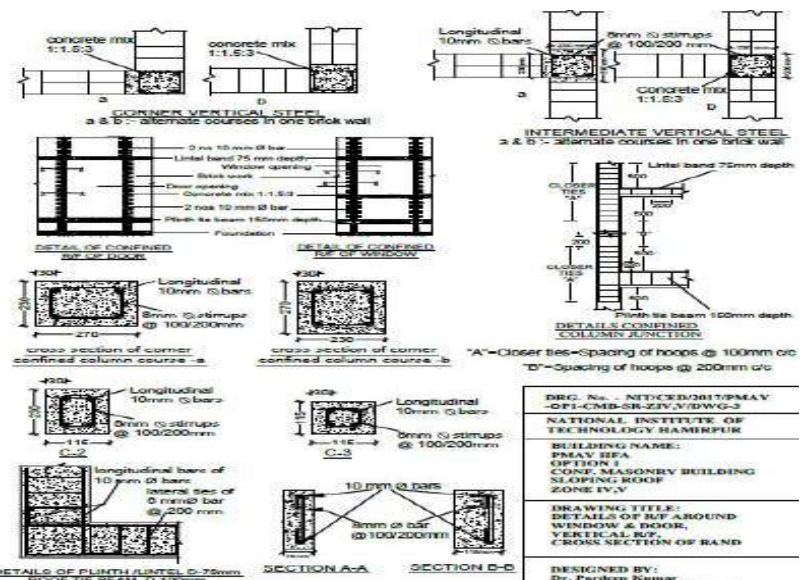
**ELEVATION**



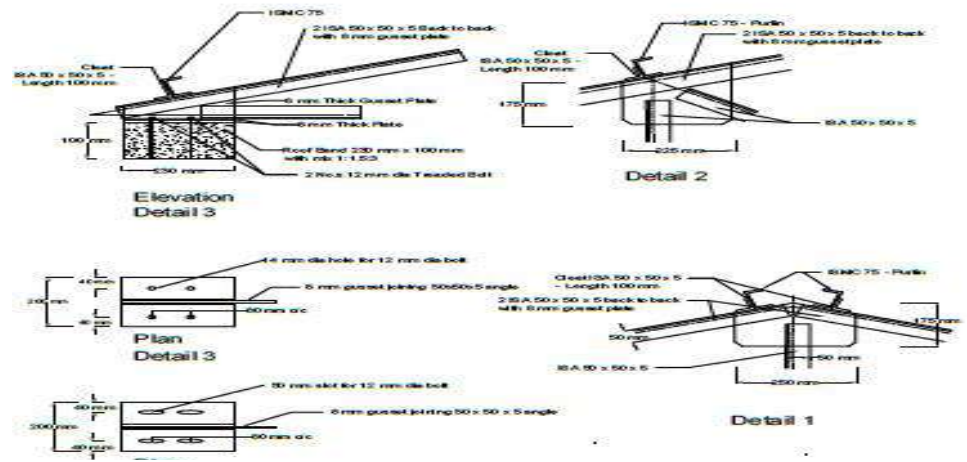
**FOOTING DETAILS**



DRG. No. - NI/CED/2017/PAA-OP1-CMB-SR-ZIV.V/DWG-2  
 NATIONAL INSTITUTE OF TECHNOLOGY HAMIRPUR  
 BUILDING NAME: PMAV BEA OPTION 1 CONF. MASONRY BUILDING SLOPING ROOF ZONE IV.V  
 DRAWING TITLE: FOOTING DETAIL & ELEVATION  
 DESIGNED BY: Dr. Pardeep Kumar



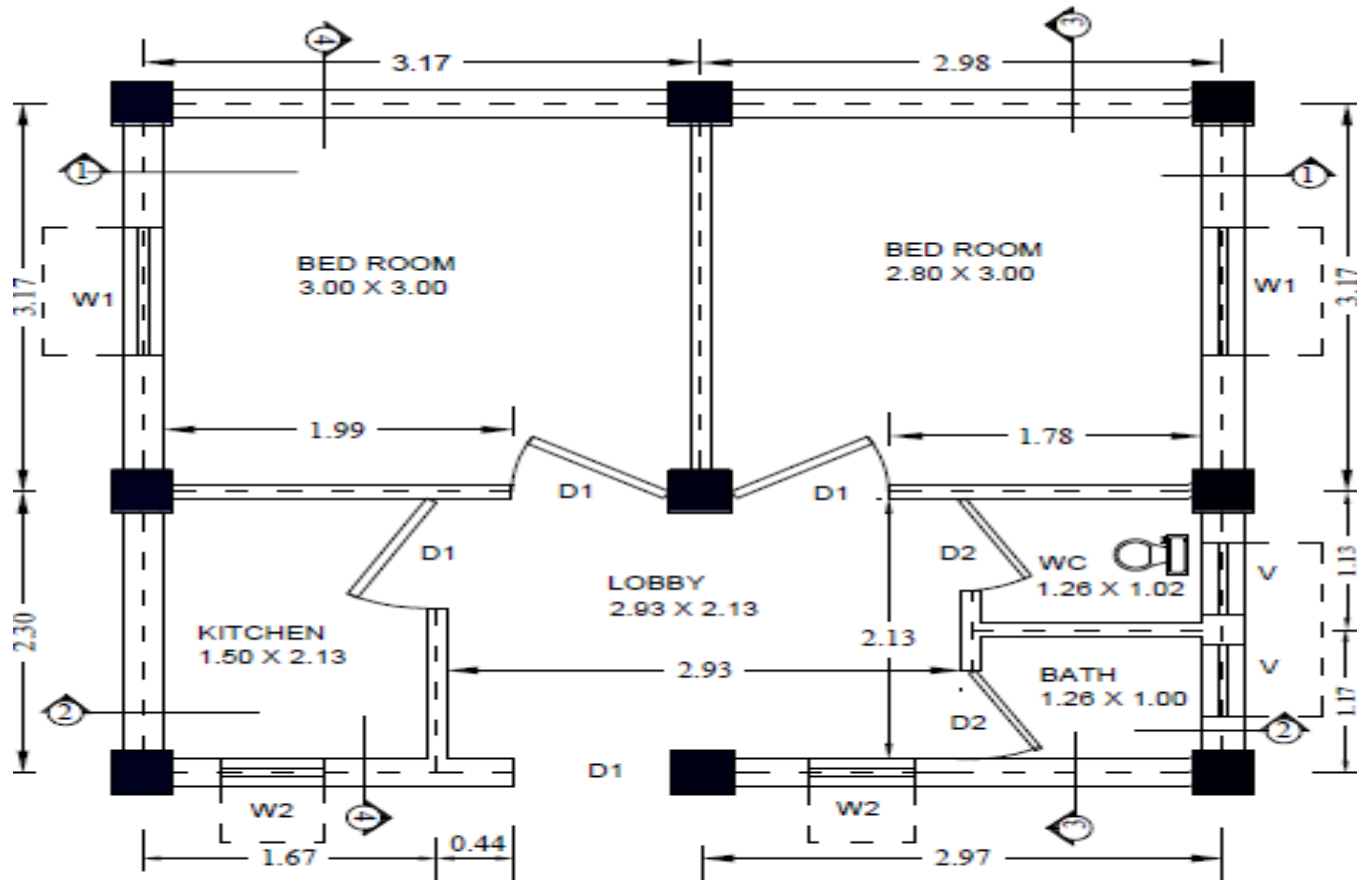
**LINTEL / PLINTH BAND DETAILS**



**SLOPING ROOF TRUSS DETAILS**



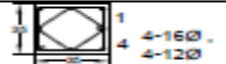
# REINFORCED CONCRETE CONSTRUCTION TECHNIQUE



**Floor Plan Detail**

Building up area 37.80 m<sup>2</sup>  
 Carpet area 29.90 m<sup>2</sup>

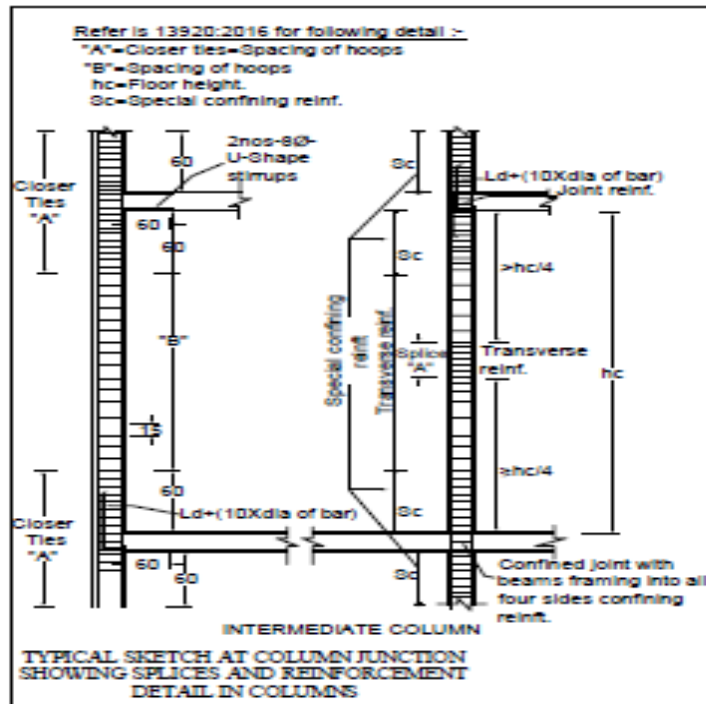
# REINFORCED CONCRETE CONSTRUCTION TECHNIQUE

Sl. No.	Column	Transverse reinf.	Sectional plan with longitudinal reinf.
			Footing to roof level
1.	C1	8Ø @ 100 C/C "A" 8Ø @ 150 C/C "B"	

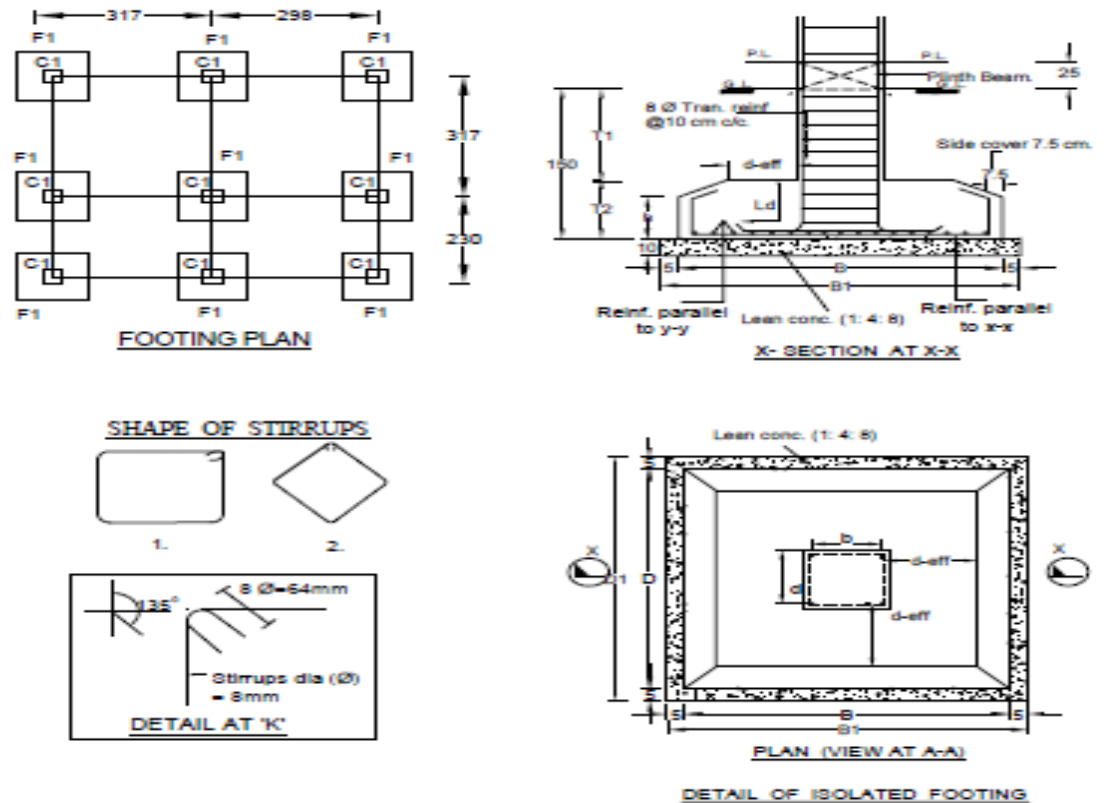
All Column Size are 35cm x 35cm and Grade is M20

CHART SHOWING DETAIL OF ISOLATED FOOTING REINFORCEMENT

Gr. No.	Name of footing	Size of column (bxd)	Size of footing (BxD)	Size of pit (B1xD1)	Thickness of footing T2	d-eff.	h	Spacing of reinf. parallel to x-x	Spacing of reinf. parallel to y-y
1.	F1	35X35	135X135	145X145	30	25	20	8Ø @ 175mm C/C	8Ø @ 175mm C/C



DETAILS OF COLUMN REINFORCEMENT

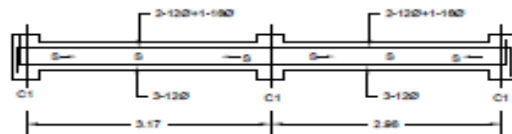
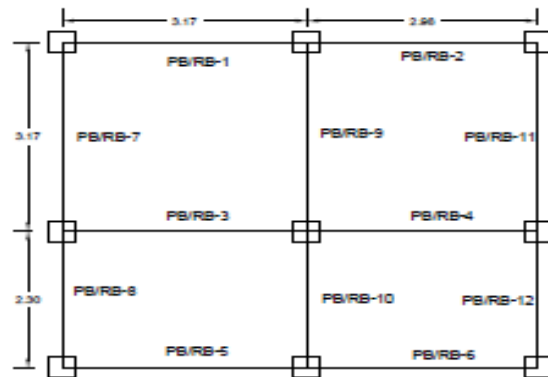


DETAILS OF ISOLATED FOOTING

# REINFORCED CONCRETE CONSTRUCTION TECHNIQUE

## DETAILED DRAWING OF REINFORCEMENT OF BEAMS AT PLINTH/ROOF LEVEL

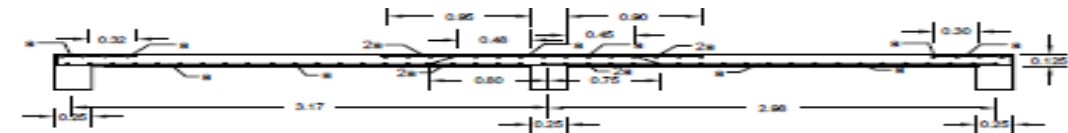
S - 8 mm dia bars @ 100 mm c/c



DETAIL FOR BEAM PB/RB-1 to PB/RB-6



DETAIL FOR BEAM PB/RB-7 to PB/RB-12



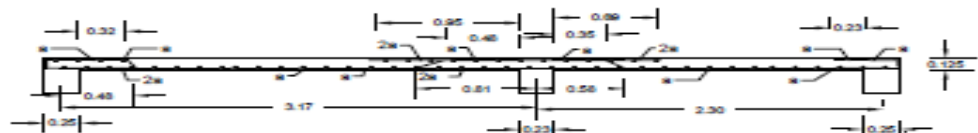
Section 1-1



Section 2-2



Section 3-3



Section 4-4

• All dimensions are in meter

SCHEDULE OF BARS
a. 8 mm $\phi$ @ 150 mm c/c

DRG. No. - NIT/CED/2017/PMAY -  
OP1 RCC-FR Z-V/DWG-4

NATIONAL INSTITUTE OF  
TECHNOLOGY HAMIRPUR

BUILDING NAME:  
PMAY HFA OPTION 1  
RCC BUILDING  
FLAT ROOF ZONE V

DRAWING TITLE:  
SLAB DETAILS

DESIGNED BY:  
Dr. Pardeep Kumar  
Dr. Hemant Kumar Vinayak

DETAILS OF ROOF/PLINTH BEAMS

DETAILS OF SLAB REINFORCEMENT

# Photographs of Completed Houses under PMAY-HFA (U)



# Photographs of Completed Houses under PMAY-HFA (U)



**Thanks**