

Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 73 projects under *New House Construction* &
21 Projects under Enhancement of BLC component**

Presented to 40th CSMC held on 28nd of November 2018

Government of Jammu & Kashmir

PROGRESS OF PMAY (URBAN)



Indicators	Current Status (No.)
▪ Cities Approved	80 (25 +55)
▪ Demand Survey Completed	Completed in all 80 towns of J&K
▪ Total Demand	81,445 (All verticals)
▪ Demand received through Common Service Centre and Online Application	Yes being monitored and validated cluster wise by the concerned CLTC experts.
▪ Cases accepted/rejected	Yes
▪ Whether HFAPoA Submitted	Yes
▪ Whether AIP Submitted	Yes
▪ Whether HFAPoA & AIP entered in MIS	Yes
▪ SLTC/CLTC staffs approved vs. placed	Yes
▪ Target of DUs in 2017-18	-
▪ State Budgetary Provision for PMAY (U) in 2017-18	10 % of the Central Share

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
<ul style="list-style-type: none"> ▪Dispensing the need for separate Non Agricultural (NA) Permission 	<p>J&K Agrarian Reforms Act, 1976 has enabling provisions and there is no need of separate non-agricultural permission for use of land for residential purposes.</p>
<ul style="list-style-type: none"> ▪Prepare/amend their Master Plans earmarking land for Affordable Housing 	<p>Directions have been issued to Chief Town Planner, Town Planning Organization, Jammu / Kashmir to address this condition in Master Plans being formulated / under revision for various towns / cities of the state.</p>
<ul style="list-style-type: none"> ▪Single-window, time bound clearance for layout approval and building permissions 	<p>The system is already in place under Public Service Guarantee Act, 2011 and building permission cases are being processed online within a stipulated period.</p>
<ul style="list-style-type: none"> ▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved layouts and building plans. 	<p>The SLSMC has approved the layout/type design for a single storey residential house proposed for EWS category for all the three regions of the state viz. Jammu/Kashmir & Ladakh.</p>
<ul style="list-style-type: none"> ▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act. 	<p>The State has enacted “The Jammu & Kashmir (Residential & Commercial Tenancy) Act, 2012” which is on similar lines of Model Tenancy Act prepared by the Ministry of Housing & Urban Poverty Alleviation(MHUPA), Govt. of India.</p>
<ul style="list-style-type: none"> ▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms. 	<p>Yes being addresses in the Development Control Regulations being prepared for Master Plans under preparation/revision.</p>

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR	-	-	-	-	-	-	-	-
▪AHP	1,008	-	-	-	-	-	-	-
▪BLC (New) / (Enhancement)	17,470	-	8,342	1,814	946	884	3,644	103
▪Total	18,478	-	8,342	1,814	946	884	3,644	103
▪CLSS	No. of loan Sponsored		258					
	No. of loan sanctioned		258					

Note: Provide the details of relevant projects

INTERFACE WITH MIS

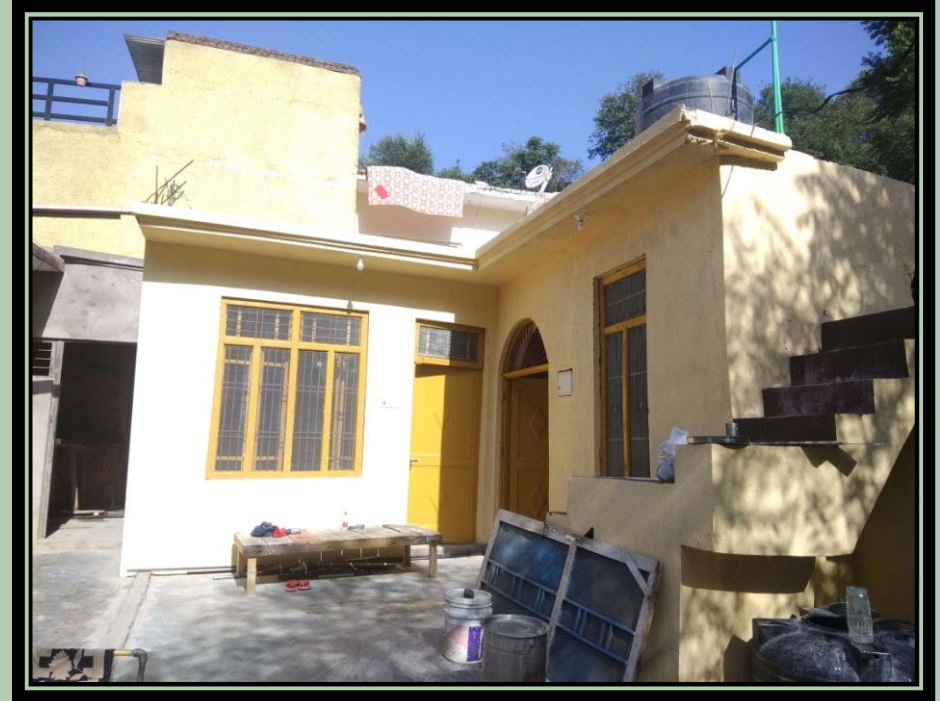


Indicators	Current Status (No.)
▪ Survey entry made (%)	-
▪ Projects approved:	90
▪ Projects entered (7A/B/C/D)	114
▪ DUs approved under BLC	14036
▪ Beneficiaries attached	11677
▪ Houses geo-tagged	9300
▪ Total fund transferred through DBT (Rs. Lakhs)	2240.00
▪ <i>National Electronic Funds Transfer (NEFT)</i>	-
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

Completed Houses in Leh Town



Completed Houses in Poonch Town



Samba Town
Beneficiary Name: Manohar Lal



Samba Town
Beneficiary Name : Kewal Krishan

Glimpses of Completed houses under BLC of various towns of State



Poonch Town
Beneficiary Name: Sarabjeet Singh
Parentage: Sardar Chatter Singh
Ward No : 8
Component: BLC – New House
S. No of DPR: 66 of DPR-I



Bhaderwah Town
Beneficiary Name: Farooq Ahmed Butt
Parentage: Jumma Kumhar
Ward No : 10
Component: BLC – Enhancement
S. No of DPR: 23 of DPR-II

Glimpses of Completed houses under BLC of various towns of State



Rajouri Town
Beneficiary Name: Anwar Hussain
Parentage: Mohammad Din
Ward No : 4
Component: BLC – New House
S. No of DPR: 39 of DPR-I



Kathua Town
Beneficiary Name: Jasbir Singh
Parentage: Chankar Singh
Ward No : 5
Component: BLC – New House
S. No of DPR: 41 of DPR-I

PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			73	21	
▪No. of DUs			14706	628	
▪Project Cost			80334.26	1408.32	
▪Central Share			22059.00	942.00	
▪State Share			2450.90	103.00	
▪ULB Share			0.00	0.00	
▪Beneficiary Share			55824.36	363.31	

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪BLC (N/E)	**	1.50	0.166	0.00	**	18 Months

** The state has approved three types designs for the three climatic regions of the state. The cost for the construction of one DU is different in all the three regions so as the beneficiary share.

PROJECT PROPOSAL BRIEF



A. Projects under BLC Component

Approval of 94 DPRs prepared for 73 cities/towns of Jammu and Kashmir State under BLC component including 73 Projects under New House construction and 21 Projects under Enhancement of Existing House.

Amount in lakhs

No of HH		Total Cost		Central Assistance		State Share		Benf. Share	
New	Enh.	New	Enh.	New	Enh.	New	Enh.	New	Enh.
14706	628	80334.26	1408.32	22059	942	2450.90	103.00	55824.36	363.31
15334		81742.58		23001.00		2553.90		56187.67	

A. Project under New House Construction (Town wise)

Sr. No.	Name of City	No. of EWS Houses	Total Project Cost	Central Assistance	State Share	Beneficiary Share
1	Kathua	64	293.84	96.00	10.67	187.17
2	Ramban	12	55.09	18.00	2.00	35.09
3	Poonch	87	399.43	130.50	14.50	254.43
4	Rajouri	60	275.47	90.00	10.00	175.47
5	Bhaderwah	43	246.68	64.50	7.17	175.01
6	Doda	75	344.34	112.50	12.50	219.34
7	Udhampur	84	385.66	126.00	14.00	245.66
8	Jammu	213	977.93	319.50	35.50	622.93
9	Samba	60	275.47	90.00	10.00	175.47
10	R.S.Pura	65	298.43	97.50	10.83	190.10
11	Basholi	30	137.74	45.00	5.00	87.74
12	Baramulla	500	2868.36	750.00	83.33	2035.03
13	Gabderbal	50	286.836	75.00	8.333	203.50
14	Kupwara	335	1921.80	502.5	55.83	1363.47
15	Handwara	315	1807.07	472.5	52.50	1282.07
16	Shopian	100	573.67	150.00	16.67	407.01
17	Anantnag	80	458.94	120.00	13.33	325.60
18	Bijbhera	52	298.31	78.00	8.67	211.64
19	Srinagar	2566	14720.42	3849.00	427.65	10443.77
20	Achhabal	160	917.88	240.00	26.67	651.21
21	Aishmuquam	194	1112.92	291.00	32.33	789.59
22	Duru Verinag	453	2598.73	679.50	75.50	1843.74

A. Project under New House Construction (Town wise)*Cont.*

Sr. No.	Name of City	No. of EWS Houses	Total Project Cost	Central Assistance	State Share	Beneficiary Share
23	Kokernaag	270	1548.91	405.00	45.00	1098.92
24	Mattan	135	774.46	202.50	22.50	549.46
25	Pahalgam	127	728.56	190.50	21.17	516.90
26	Qazi Gund	190	1089.98	285.00	31.67	773.31
27	Seer Hamdan	209	1198.97	313.50	34.83	850.64
28	Bandipora	557	3195.35	835.50	92.83	2267.02
29	Hajan	258	1480.07	387.00	43.00	1050.08
30	Sumbal	477	2736.42	715.50	79.50	1941.42
31	Kunzer	110	631.04	165.00	18.33	447.71
32	Pattan	367	2105.38	550.50	61.16	1493.71
33	Uri	225	1290.76	337.50	37.50	915.76
34	Wattergam	469	2690.52	703.50	78.16	1908.86
35	Beerwah	327	1875.91	490.50	54.50	1330.91
36	Chadoora	80	458.94	120.00	13.33	325.60
37	Charar-i-Sharief	141	808.88	211.50	23.50	573.88
38	Khansahib	127	728.56	190.50	21.17	516.90
39	Magam	370	2122.59	555.00	61.66	1505.92
40	Devsar	230	1319.45	345.00	38.33	936.11
41	Frisal	100	573.67	150.00	16.67	407.01
42	Kulgam	167	958.03	250.50	27.83	679.70
43	Yari Pora	102	585.15	153.00	17.00	415.15
44	Langate	378	2168.48	567.00	63.00	1538.48

A. Project under New House Construction (Town wise)*Cont.*

Sr. No.	Name of City	No. of EWS Houses	Total Project Cost	Central Assistance	State Share	Beneficiary Share
45	Awantipora	90	516.30	135.00	15.00	366.31
46	Khrew	207	1187.50	310.50	34.50	842.50
47	Pampore	75	430.25	112.50	12.50	305.25
48	Tral	283	1623.49	424.50	47.16	1151.83
49	Thatri	49	224.97	73.50	8.17	143.30
50	Akhnoor	92	422.39	138.00	15.33	269.06
51	Arnia	152	697.86	228.00	25.33	444.53
52	Bishnah	176	808.05	264.00	29.33	514.72
53	Ghomanhasan	82	376.48	123.00	13.67	239.81
54	Jourian	64	293.84	96.00	10.67	187.17
55	Khore	240	1101.89	360.00	40.00	701.89
56	Billawar	198	909.06	297.00	33.00	579.06
57	Hiranagar	170	780.50	255.00	28.33	497.17
58	Lakhanpur	12	55.09	18.00	2.00	35.09
59	Parole	118	541.76	177.00	19.67	345.10
60	Surankote	184	844.78	276.00	30.67	538.12
61	Kalakote	250	1147.8	375.00	41.67	731.14
62	Nowshehra	110	505.032	165.00	18.333	321.70
63	Sunderbani	82	376.48	123.00	13.666	239.81
64	Thanamandi	133	610.63	199.50	22.166	388.96
65	Banihal	154	883.45	231.00	25.67	626.79
66	Batote	115	659.72	172.50	19.17	468.06

A. Project under New House Construction (Town wise)

Cont.

Sr. No.	Name of City	No. of EWS Houses	Total Project Cost	Central Assistance	State Share	Beneficiary Share
67	Katra	89	408.62	133.50	14.83	260.28
68	Reasi	95	436.16	142.50	15.83	277.83
69	Bari Brahamana	64	293.84	96.00	10.67	187.17
70	Ramgarh	171	785.10	256.50	28.50	500.10
71	Vijay Pur	46	211.20	69.00	7.67	134.53
72	Chenani	8	36.73	12.00	1.33	23.40
73	Ram Nagar	183	840.19	274.50	30.50	535.19
	Total	14706	80334.26	22059.00	2450.90	55824.36

B. Project under Enhancement Component (Town wise)

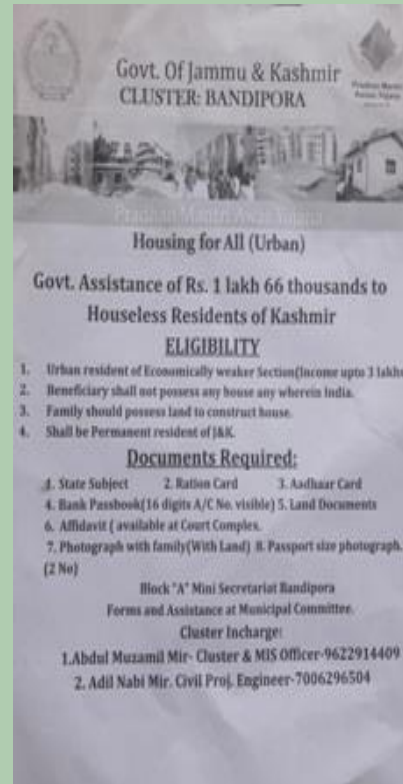
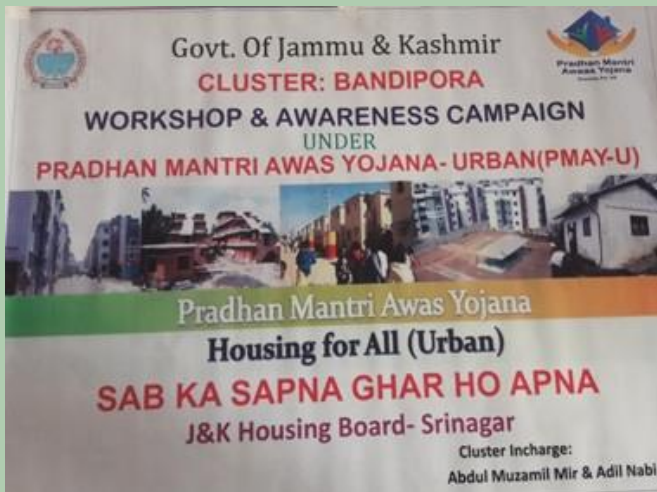
Sr. No.	Name of City	No. of EWS Houses	Total Project Cost	Central Assistance	State Share	Beneficiary Share
1	Jammu	121	264.89	181.50	20.15	63.24
2	R.S.Pura	10	17.55	15.00	1.66	0.89
3	Basholi	5	12.29	7.50	0.83	3.96
4	Anantnag	14	39.39	21	2.33	16.06
5	Bijbhera	8	23.90	12	1.33	10.57
6	Srinagar	89	194.83	133.50	14.83	46.50
7	Akhnoor	26	57.20	39.00	4.33	13.87
8	Arnia	11	24.78	16.50	1.83	6.44
9	Bishnah	52	114.78	78.00	8.33	28.45
10	Ghomanhasan	12	28.47	18.00	2.00	8.47
11	Khore	86	201.29	129.00	13.32	58.97
12	Billawar	2	4.59	3.00	0.33	1.26
13	Hiranagar	47	105.57	70.50	7.83	27.24
14	Parole	52	120.69	78.00	8.67	34.02
15	Nowshehra	4	8.5	6.00	0.65	1.85
16	Thanamandi	3	6.14	4.5	0.5	1.14
17	Katra	11	23.08	16.50	1.69	4.89
18	Reasi	3	5.27	4.50	0.41	0.36
19	Bari Brahamana	26	56.16	39.00	4.33	12.83
20	Ramgarh	21	51.43	31.50	3.49	16.44
21	Vijay Pur	25	47.52	37.50	4.16	5.86
	Total	628	1408.32	942.00	103.00	363.31

BEST PRACTICE/INNOVATION



City/ Ward Level Consulations to convey PMAY Scheme benefits to the intending beneficiaries

- ❑ Workshops in each cluster/towns of the state.
- ❑ Printing & dissemination of pamphlets
- ❑ Wider publicity through print and electronic media



At Badipora Town of Kashmir Division

BEST PRACTICE/INNOVATION

PMAY Scheme being conveyed through Members of Legislative Assembly (MLAs)



MLA Akhnoor at City Level consultation on PMAY (urban) at Akhnoor Town



MLA Poonch handing over award letters to the identified beneficiaries.



MLA Jammu West during interaction with intending beneficiaries of PMAY (U) Mission.



MLA Marh during initiation of Housing demand survey at Gho Manhasa.

BEST PRACTICE/INNOVATION



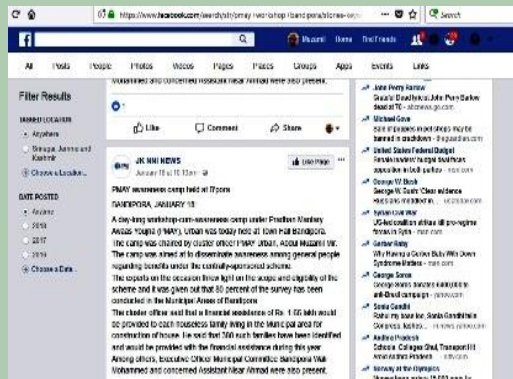
Use of Mass Media Campaign in dissemination of PMAY (U) benefits



Archives structured in Poonch town via Doordarshan TV Channel



New published on local newspaper of the state regarding awareness campaign on PMAY (U) Mission at Bandipora.



Social Media Campaign by CLTC/SLTC Experts via Facebook



Broadcast of workshop on awareness campaign on PMAY (U) Mission on ETV Urdu.



BEST PRACTICE/INNOVATION

Participation of real stakeholders in these consultative meetings on PMAY Mission.



At Bandipora Town



At Langate Town



At Vijaypur Town



At Budgam Town



At Gho Manhasa Town



At Sumbal Town

BEST PRACTICE/INNOVATION

Training of SLTC/CLTC experts on PMAY (Urban) Mission



15 days training programme for CLTC Experts.



During 3 day training programme organized by J&K Institute of Management & Public Administration (IMPA) at Jammu.



Orientation of newly appointed CLTC experts at J&K Housing board Guest House. Session taken by experts from Ministry of H&UA



Exposure visit of CLTC experts to one of the slum of Jammu Municipal Corporation.



Visit to JUDA office (Sponsoring agency for CLSS) during training programme.



Thanking you