



# Pradhan Mantri Awas Yojana (PMAY) Housing For All (Urban) Mission

Proposals - 11 HFAPoAs, 15 DPRs, Capacity Building Plan, Social Audit Plan & Annual Quality Monitoring Plan for CSMC Approval

Date: 28<sup>th</sup> June 2019

MoHUA, Gol, New  
Delhi



*Presented by:*

**MUNICIPAL AFFAIRS DEPARTMENT  
GOVERNMENT OF NAGALAND**

**State Level Nodal Agency for PMAY – HFA (U)**

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## PROPOSALS FOR APPROVAL OF CSMC (approved by SLSMC)

- 1) Housing for All Plan of Action
- 2) DPRs, BLC – New House
- 3) DPRs, BLC – Enhancement
- 4) Capacity Building Plan FY 2019-20
- 5) Social Audit Plan FY 2019-20
- 6) Annual Quality Monitoring Plan 2019

## STATUS OF ONGOING PROJECTS UNDER PMAY-HFA( U)

- 1) PMAY-HFA (U) Nagaland Status

# Progress of Projects



Verticals	Houses Approved	Grounded / in progress	Grounded/In Progress				Completed
			Foundation	Lintel	Roof Casted	Total	
ISSR	-	-	-	-	-	-	-
AHP	-	-	-	-	-	-	-
BLC (N/E)	24,700	14,549	4,065	297	-	-	408
<b>Total</b>	<b>24,700</b>	<b>14,549</b>	<b>4,065</b>	<b>297</b>	<b>-</b>	<b>-</b>	<b>408</b>
CLSS	<b>23</b>						

## Proposal 1: HFAPoA for 11 (Eleven) Statutory Towns)

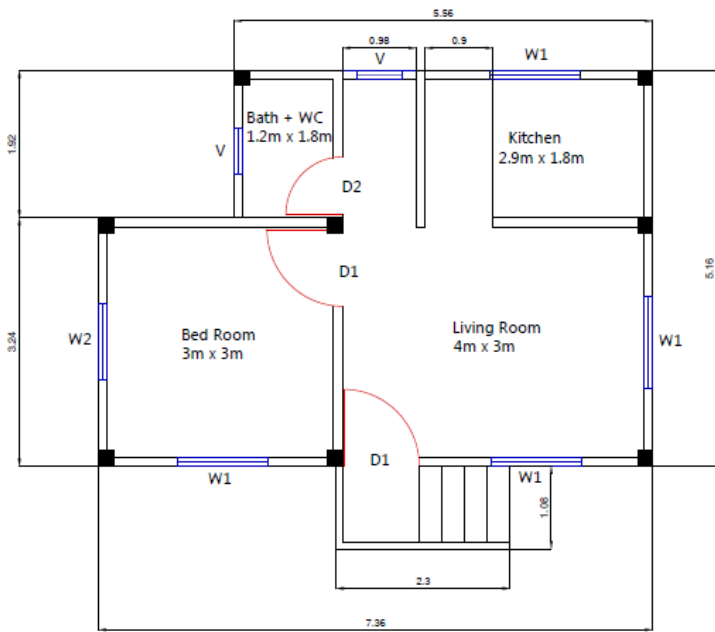
Sl. no	Town	Total no. of Beneficiaries	Admissible Components				Annual Implementation Plan
			Beneficiary Led Construction (BLC)		Credit Linked Subsidy Scheme (CLSS)		
			New House	Enhancement	New House	Enhancement	Target for FY 2019 -20
<b>1</b>	<b><i>Aboi</i></b>	1359	1168	176	10	5	1359
<b>2</b>	<b><i>Chozuba</i></b>	593	471	102	14	6	593
<b>3</b>	<b><i>East Dimapur</i></b>	1922	984	908	21	9	1922
<b>4</b>	<b><i>Longkhim</i></b>	484	420	54	6	4	484
<b>5</b>	<b><i>Mangkolemba</i></b>	744	266	466	9	3	744
<b>6</b>	<b><i>Meluri</i></b>	881	553	316	8	4	881
<b>7</b>	<b><i>Noklak</i></b>	1963	1412	534	12	5	1963
<b>8</b>	<b><i>Pungro</i></b>	769	448	303	14	4	769
<b>9</b>	<b><i>Tening</i></b>	344	299	33	9	3	344
<b>10</b>	<b><i>Tizit</i></b>	664	511	144	7	2	664
<b>11</b>	<b><i>Tobu</i></b>	1329	781	548	0*	0*	1329
	<b>TOTAL</b>	<b>11052</b>	<b>7313</b>	<b>3584</b>	<b>110</b>	<b>45</b>	<b>11052</b>

***“There was not even a single bank in Tobu Town during the preparation of the above. SLBC has recently directed SBI to open a branch in Tobu town soon. However, the branch will not be in a position to give Home Loans right after opening.*”**

# Proposal 2: DPRs, BLC-New House

Sl. no	Town	Total Number of Beneficiaries	Project Cost (Rs. In Lakhs)				
			GOI Share	State Share	ULB Share	Beneficiary Share	Total
1	Tuli	577	865.500	0.000	0.000	1430.960	2296.460
2	Noklak	408	612.000	0.000	0.000	1154.640	1766.640
3	Changtongya	470	705.000	0.000	0.000	1175.000	1880.000
4	Naginimora	281	421.500	0.000	0.000	702.500	1124.000
5	Mangolemba	145	217.500	0.000	0.000	361.050	578.550
6	East Dimapur	289	433.500	0.000	0.000	684.930	1118.430
7	Tseminyu	294	441.000	0.000	0.000	735.000	1176.000
8	Pungro	303	454.500	0.000	0.000	902.940	1357.440
	<b>TOTAL</b>	<b>2767</b>	<b>4150.500</b>	<b>0.000</b>	<b>0.000</b>	<b>7147.020</b>	<b>11297.520</b>

**Note:** The Central Share comprises of Central Subsidy of Rs. 1.50 Lakhs per beneficiary released in 3 Installment – 40%, 40% & 30% depending on the stages/level of Construction. The remaining cost of DU is to be borne by the beneficiaries themselves.



FLOOR PLAN

Ekra house for BLC New House project PMAY - HFA (U)



OPTION 1

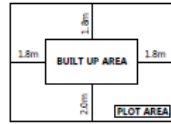
Design Details-

- D1 = 1.00m x 2.10m
- D2 = 0.75m x 2.10m
- W1 = 1.20m x 1.80m
- W2 = 1.00m x 1.80m
- V = 0.60m x 0.60m

D = Door  
W = Window  
V = Ventilator

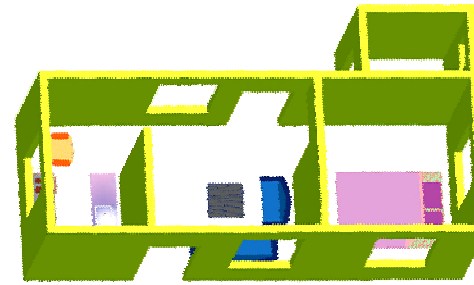
Note-

1. All dimensions are in metre.
2. Carpet Area = 21.00 Sqm
3. Plinth Area = 34.53 Sqm

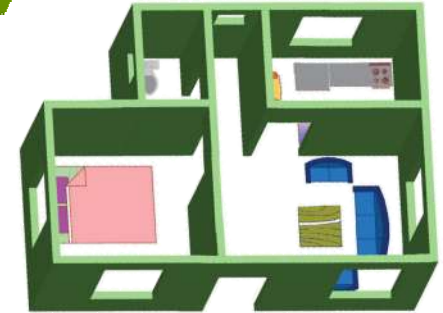


BUILT UP SETBACK  
(Building Byelaws 2012, Nagaland)

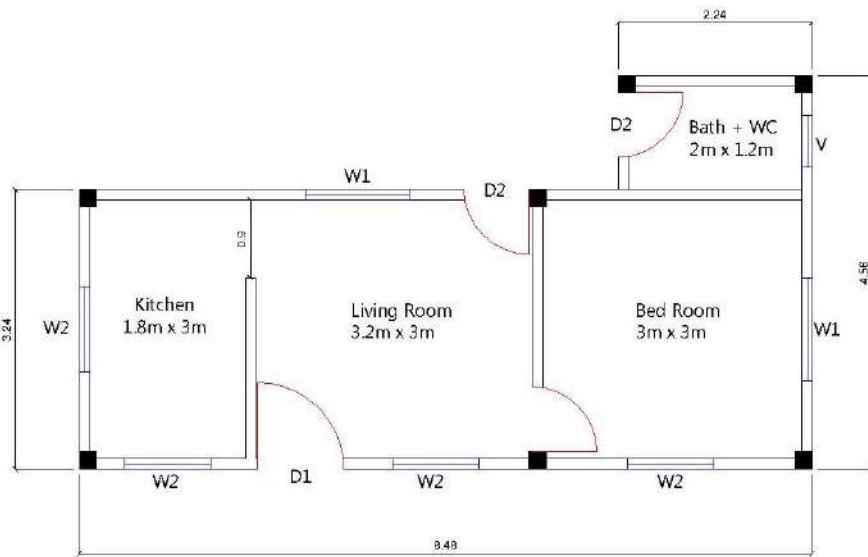
Design & Drawing By-  
Municipal Engineering Team  
PMAY - HFA (U), Nagaland



(New House: Option-I)



(New House: Option-II)



FLOOR PLAN

Design For BLC New House PMAY - HFA (U)



OPTION 2

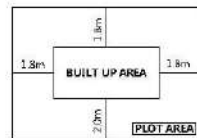
Design Details-

- D1 = 1.00m x 2.10m
- D2 = 0.75m x 2.10m
- W1 = 1.20m x 1.80m
- W2 = 1.00m x 1.80m
- V = 0.60m x 0.60m

D = Door  
W = Window  
V = Ventilator

Note-

1. All dimensions are in metre.
2. Carpet Area = 26.40 Sqm
3. Plinth Area = 30.43 Sqm



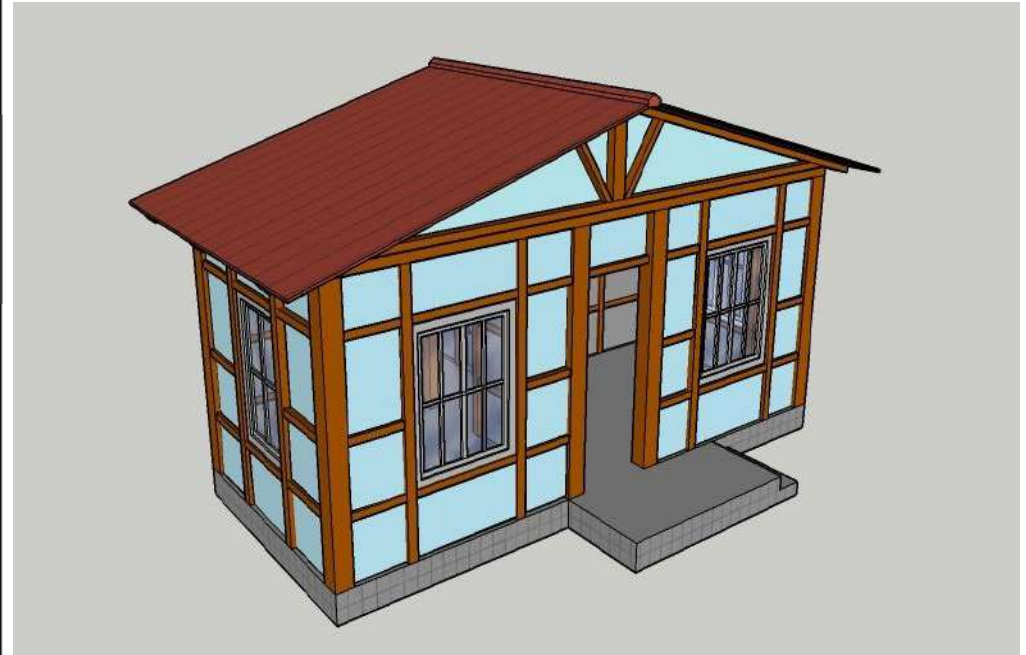
BUILT UP SETBACK  
(Building Byelaws 2012, Nagaland)

Design & Drawing By-  
Municipal Engineering Team  
PMAY - HFA (U), Nagaland

“ 2 options of Floor Plan is provided in the DPR for BLC-NHC Project.

“ Options for 2 kinds of construction technology – Ekra Wall & Wooden House, besides Brick Walling are provided

## Layout Plan For BLC– New House

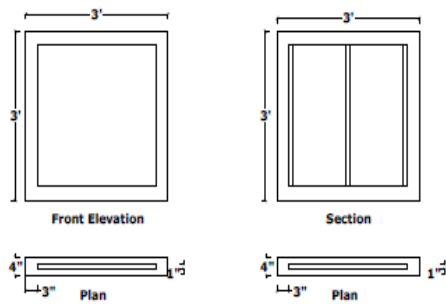


Elevations & View of Ekra Wall BLC– New House

# EKRA WALL HOUSE Technology : Wall Framing

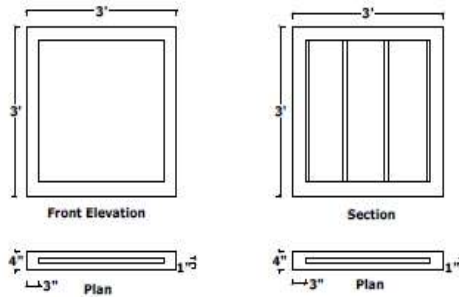


**TYPE 1A**



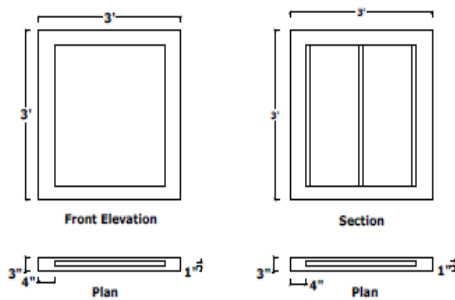
**TYPE 1A with 3 nos. vertical bamboo split**

**TYPE 2A**



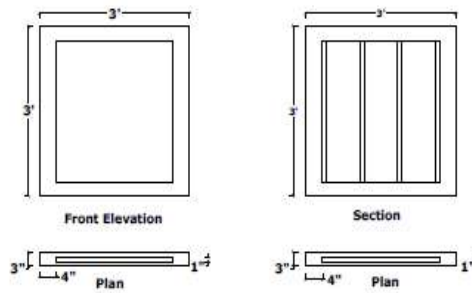
**TYPE 2A with 4 nos. vertical bamboo split**

**TYPE 1B**

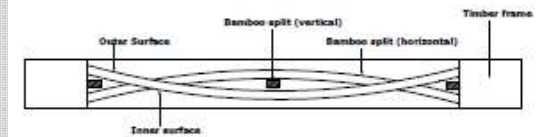


**TYPE 1B with 3 nos. vertical bamboo split**

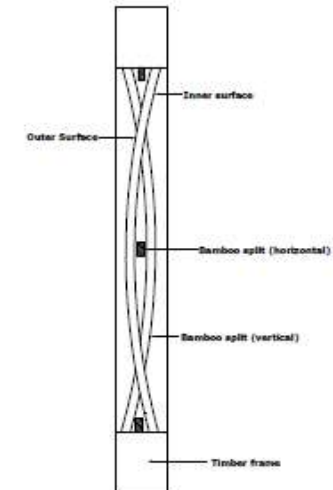
**TYPE 2B**



**TYPE 2B with 4 nos. vertical bamboo split**



**Type 1 Bamboo split walling plan**



**Type 2 Bamboo split walling side elevation**

Note :

TYPE 1A	TYPE 1B
Frame size = 3'x3'	Frame size = 3'x3'
Timber size = 3"x4"	Timber size = 4"x3"
Bamboo split = 2'-6"x1"	Bamboo split = 2'-4"x1"

Note :

TYPE 2A	TYPE 2B
Frame size = 3'x3'	Frame size = 3'x3'
Timber size = 3"x4"	Timber size = 4"x3"
Bamboo split = 2'-6"x1"	Bamboo split = 2'-4"x1"



# EKRA WALL HOUSE CONSTRUCTION



Cement Plaster on Bamboo Split



# WOODEN HOUSE

## Reasons for Adoption

- ❑ It is cheaper as it significantly reduces the transportation cost of carrying other materials such as bricks, cement and other materials used in RCC structures etc
- ❑ It is locally available as most beneficiaries opting for wooden house have their own resource of wood and thus reduces the cost of buying building materials
- ❑ The construction process is faster as well as less labor intensive.
- ❑ Timber also offers sustainability benefits, as it comes from renewable source (as long as it is replanted, it will continue to be available)
- ❑ Reduces on-site waste in comparison to other construction materials.

# WOODEN HOUSE: Construction Method & SPECIFICATIONS

Sl. no	Particulars	Item Rate Details
1	Seasoned 2 <sup>nd</sup> Class Wood for Columns/ Vertical Member	4" x 4" @ Rs 300 per cft ie Rs 300 per 0.0283 cum
2	Seasoned Second Class Wood for Internal Vertical member/bracings	4" x 3" @ Rs 300 per cu ft ie Rs 300 per 0.0283 cum
3	Seasoned Second Class Wood for Tie frame	3" x 3" @Rs 300 per cft ie Rs 300 per 0.0283 cum
4	Seasoned Second Class Wood for Diagonal Brace	3" x 3" Rs 480 per cft ie Rs 480 per 0.0283 cum
5	Plinth Beam	4" x 3" @Rs 300 per cft
6	Wooden Wall cladding	12"x1" has been considered for Wall Cladding @ 300 per cft i.e 21188.834 per cum
7	Labour Cost	Skilled & Unskilled labour @ Rs 100 per sft i.e 1076.43 per sq.m

*\*The rate of wood varies from town to town ranging from Rs 300 to Rs 550 per cuft*

Section A-A'

**Wooden house section for BLC New House Project PMAY - HFA (U)**

**Design Details-**

C = Column (0.10m x 0.10m) (4" x 4")  
 C1 = Internal Column (0.10m x 0.08m) (4" x 3")  
 T = Tie frame (0.08m x 0.08m) (3" x 3")  
 B = Diagonal brace (0.08m x 0.08m) (3" x 3")  
 PB = Plinth beam (0.10m x 0.08m) (4" x 3")

**Note-**

- All dimensions are in metre.
- Carpet Area = 21.00 Sqm
- Plinth Area = 34.53 Sqm
- Foundation column = 0.25m x 0.25m
- Wooden wall planks = (0.30m x 0.02m) (12" x 1")

Department of Municipal Affairs  
Government of Nagaland

FRONT ELEVATION

SIDE ELEVATION

Rebated joint

Wooden wall plank (12" x 1")

Fig. Rebated joint (Not in scale)



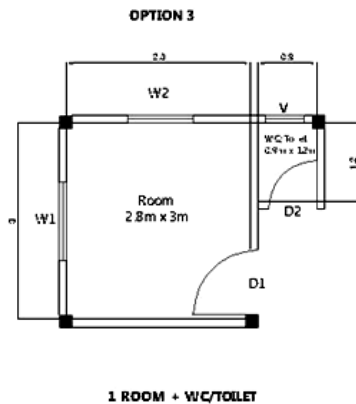
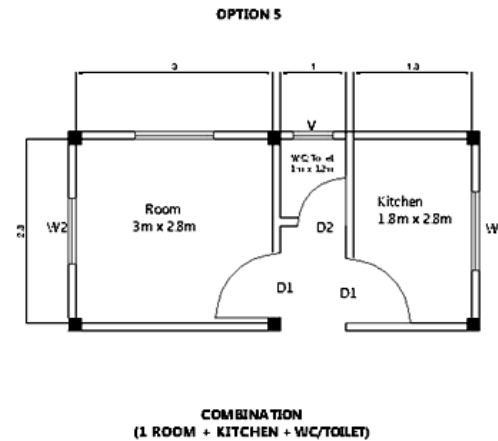
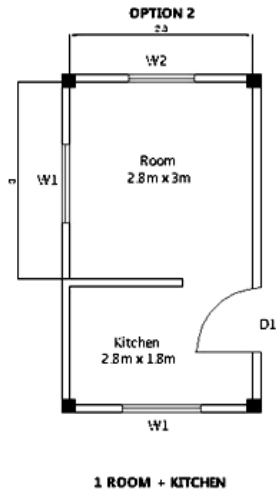
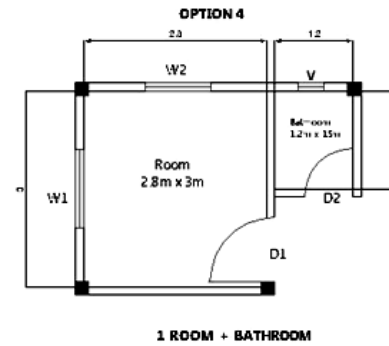
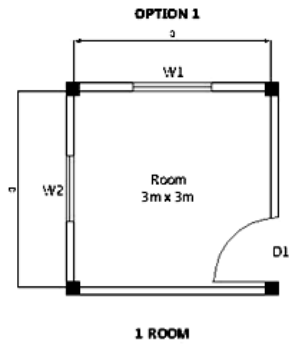
**Wooden Houses constructed under BLC-New House, Shamator Town**

# Proposal 3: DPRs, BLC-Enhancement

Sl. no	Town	Total No. of Beneficiaries	Project Cost				
			GOI Share	State Share	ULB/ Implementing Share	Beneficiary Share	Total
1	Tuli	9	13.500	0.000	0.000	6.970	20.470
2	Changtongya	34	51.000	0.000	0.000	41.087	92.087
3	Naginimora	60	90.000	0.000	0.000	55.595	145.595
4	Mangolemba	9	13.500	0.000	0.000	11.292	24.792
5	East Dimapur	7	10.500	0.000	0.000	8.392	18.892
6	Tseminyu	95	142.500	0.000	0.000	152.392	294.892
7	Pungro	2	3.000	0.000	0.000	2.672	5.672
	<b>TOTAL</b>	<b>216</b>	<b>324.000</b>	<b>0.000</b>	<b>0.000</b>	<b>278.400</b>	<b>602.400</b>

# OPTIONS OF PLAN UNDER BLC - ENHANCEMENT

## House Enhancement options for PMAY - HFA (U)



### Details of Drawings-

D1 = 1.00m x 2.10m

D2 = 0.75m x 2.10m

W1 = 1.20m x 1.80m

W2 = 1.00m x 1.80m

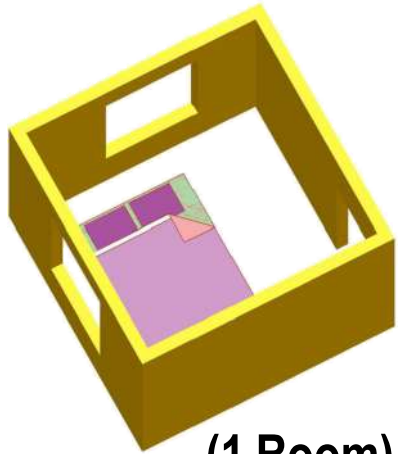
V = 0.60m x 0.60m

D = Door  
W = Window  
V = Ventilator

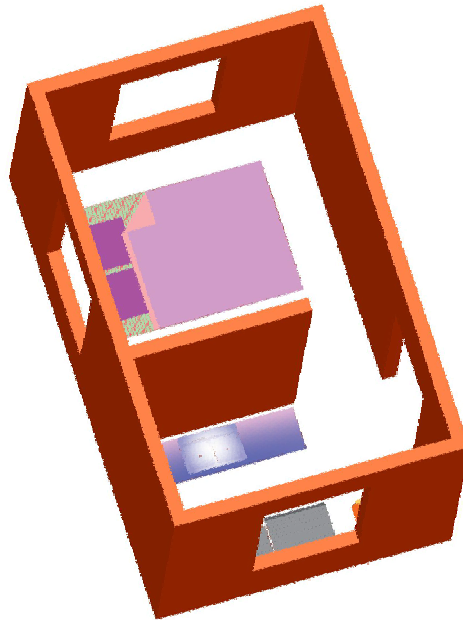
**Note-** All dimensions are in metre.

**Design & Drawing By-**  
Municipal Engineering Team  
PMAY-HFA (U), Nagaland

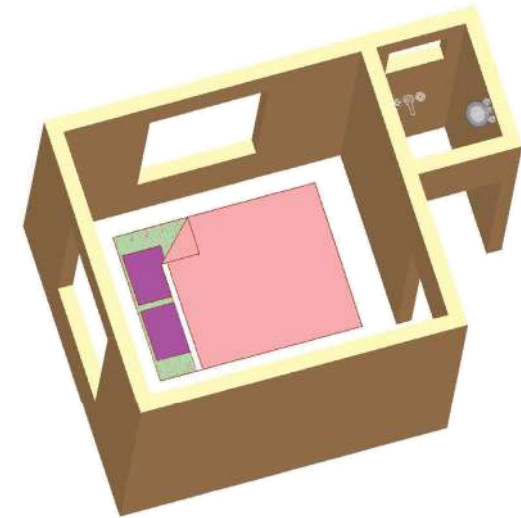
# 3D VIEW OF OPTIONS UNDER BLC - ENHANCEMENT



**(1 Room)**



**(1Room + Kitchen)**



**(1Room + Toilet)**



**(1Room + Bathroom)**



**(1Room + Toilet + Kitchen)**

# Proposal 4: Capacity Building Plan FY 2019-20

**Rs. In Lakhs)**

Sl. No.	Activity	State Share (10%)	Central Share (90%)	Total Amount
1	Establishment of SLTC	8.640	77.760	86.400
2	Establishment of CLTC	10.560	95.040	105.600
3	Trainings and workshops	0.000	70.000	70.000
4	Exposure Visits	0.000	3.000	3.000
5	Documentations/Research	0.000	5.000	5.000
6	IEC	0.000	18.000	18.000
7	TPQM	3.240	25.920	29.160
8	Social Audit	0.000	12.275	12.275
9	Geo-Tagging (18778 DUs @ Rs200/- per DU)	0.000	37.556	37.556
10	A&OE Charges as per Norms	2.000	18.000	20.000
	Total	24.440	362.551	386.991

*The total budget proposed under the Capacity Building Programmes for FY 2019-20 is amounting to **Rs. 386.991 lakhs**, where Central Share is amounting to **Rs. 362.551 lakhs** and State Share is amounting to **Rs. 24.440 lakhs**.*



# Proposal 5: Social Audit Plan FY 2019-20

1	Name of State/UT	Nagaland	
2	Total number of projects approved under HFA Mission in the state	32	
3	Total number of projects selected for Social Audit in FY 2019-20	28	
4	Number of dwelling units covered in the Social Audit	2,824	
5	Name and address of the Independent Facilitating Agency shortlisted	Yet to engaged	
6	Tentative schedule of audit meetings	City	Date
		Phase-I towns: Dimapur, Kohima, Medziphema & Jalukie,	Sep 2019 – Oct 2019
		Phase-II towns: Mokokchung, Wokha, Zunheboto, Tuensang & Peren	Nov 2019 – Dec 2019
		Phase-III towns: Shamator, Phek, Kiphire, Mon & Longleng	Jan 2020 – Feb 2020
7	Budget requirement	Item	Amount
		Independent Facilitating Agency (expert, Project Execution)	7,28,000
		Travel and Accommodation (including travel for Workshop)	3,49,500
		Workshop cost (venue, refreshments, logistics)	90,000
		Documentations	60,000
<b>Total</b>			<b>12,27,500</b>

# Proposal 6: Annual Quality Monitoring Plan 2019-20

A. Particulars:					
Name of State/UT	Nagaland				
No. of project proposed under PMAY*	ISSR	AHP	BLC(N)	BLC(E)	Total
	NA	NA	14	14	28
(*As per HFAPoA/AIP)	-	-	-	-	-
No. of project approved under PMAY	-	-	14	14	28
A. Desk review/Field visits proposed					
Category of Project	No of Visits for each Project		No of Visits proposed during the year 2019 -20		
"In situ" Slum Redevelopment (ISSR)	-		-		
Affordable Housing in Partnership (AHP)	-		-		
Beneficiary Led Construction (BLC) (New)	3		42		
Beneficiary Led Construction (BLC) (New) (Enhancement)	3		39		
C. Others					
Fees proposed/approved for each visit of TPQMA under each category of projects (Rs. Lakhs)	0.40				
Total Fees Proposed in the Year 2019 – 2020 (Rs. In lakhs)	32.40				
Whether same or different agencies have been proposed/selected for TPQM	Same proposed to be selected				
Whether transparent competitive bidding process has been adopted/envisaged for the selection of TPQM Agency	Yes				
<i>Total Budget required (in lakhs)</i>	32.40				
<i>Received Central Share (1<sup>st</sup> instalment) during FY 2018 -19</i>	3.24				
<i>Actual Central Share required during FY 2019 - 20</i>	25.92				

## Proposal 6: Annual Quality Monitoring Plan 2019-20 (Financial requirement)

Sl. no	BLC Project	No. of DUs	Amount Per TPQM Trip		Total Number of Trips	Financial requirement
			Central Share (In Rs)	State Share (In Rs)		Central Share (In Rs)
1	New House	836	36000	4000	42	1512000
2	Enhancement	911	36000	4000	39	1404000
<b>Total Amount in Rs</b>						<b>2916000</b>
<b>Total Amount in Rs (Central + State Share)</b>						<b>3240000</b>
<i>Received Central Share (1st Installment) during FY 2018-19</i>						324000
<i>Actual Central Share required during FY 2019-20</i>						<b>2592000</b>

**State Share financial Assistance required is Rs 3,24,000 Only** (The TPQMA rates are shared between central Govt. and States/UTs in the ratio of 90:10 at Rs. 40,000 per visit. )

# MIS Progress Status as on 24<sup>th</sup> June 2019

Project	DU's Approved	Uploaded	Attached	Geo-tagged	Grounded	Completed
<i>BLC New House</i>	13,775	13,345	11,302	10,819	9,386	13
<i>BLC - Enhancement</i>	10,925	9,753	7,919	6,813	5,665	53
Total	24,700	23,098	18,235	17,025	14,803	66
<i>Percentage (%)</i>		94%	78%	71%	61%	*0.27%

*\*Percentage against the total DU approved*

*\* The number of completed houses on ground is much higher. However, since geo-tagging of final stage with PMAY (U) Logo yet to be done and therefore only the geotagged final stage DUs are indicated in the above table*

# Financial Progress Status

Category	DU's Approved by CSMC	No. of Beneficiaries Released by Gol	Amount Released by Gol	No. of Beneficiaries Released by SLNA	Amount Released by SLNA	%
ST	23790	20218	12130.80	11457	6874.20	57%
SC	4	3	1.80	1	0.60	33%
Other than ST/SC	906	905	543.00	85	51.00	9%
<b>Total</b>	<b>24700</b>	<b>21126</b>	<b>12675.60</b>	<b>11543</b>	<b>6925.80</b>	<b>55%</b>

*\*Percentage against the total DU approved*

- “ Out of the CSMC approved 24,700 DUs, of 1<sup>st</sup> instalment of Gol subsidy have been released to 11,543 which accounts for 55% of the total DU’s approved by the Ministry.
- “ UC for Rs. 1549.80 Lakhs submitted. UC for Rs. 5078.715 Lakhs under submission to Gol. Total UC of Rs. 6628.515 Lakhs against Gol releases of Rs. 12675.60 Lakhs under submission. (UC for 53% under submission)

# Status of Credit Linked Subsidy Scheme

Name of PLI	Name of Towns			Subsidy Claim	Income Category
	Chumukedima	Dimapur	Kohima		
Bank of Baroda		1		1	LIG
Bank of Maharashtra		1		1	EWS
Canara Bank			2	2	2 MIG-I
Indian Bank		4		4	2 LIG, 2 MIG-I
UCO Bank		1	3	4	All MIG-I
United Bank of India		3		3	1 EWS, 2 LIG
Vijaya Bank	1	1	3	5	1 EWS, 4 LIG
<b>Grand Total</b>	<b>1</b>	<b>11</b>	<b>8</b>	<b>20</b>	

**Note:** The number of loans dispursed is more than 30 however interest subsidy yet to be claimed by the PLIs from the CNS and therefore is not entered in the MIS portal

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*Glimpses of Completed, Houses, On-going different Levels of Construction of Houses under BLC Projects of PMAY-HFA(U) in Nagaland*

**BEFORE**



**Name of Beneficiary : Rajan Chetri  
BLC, NEW House , Kohima**

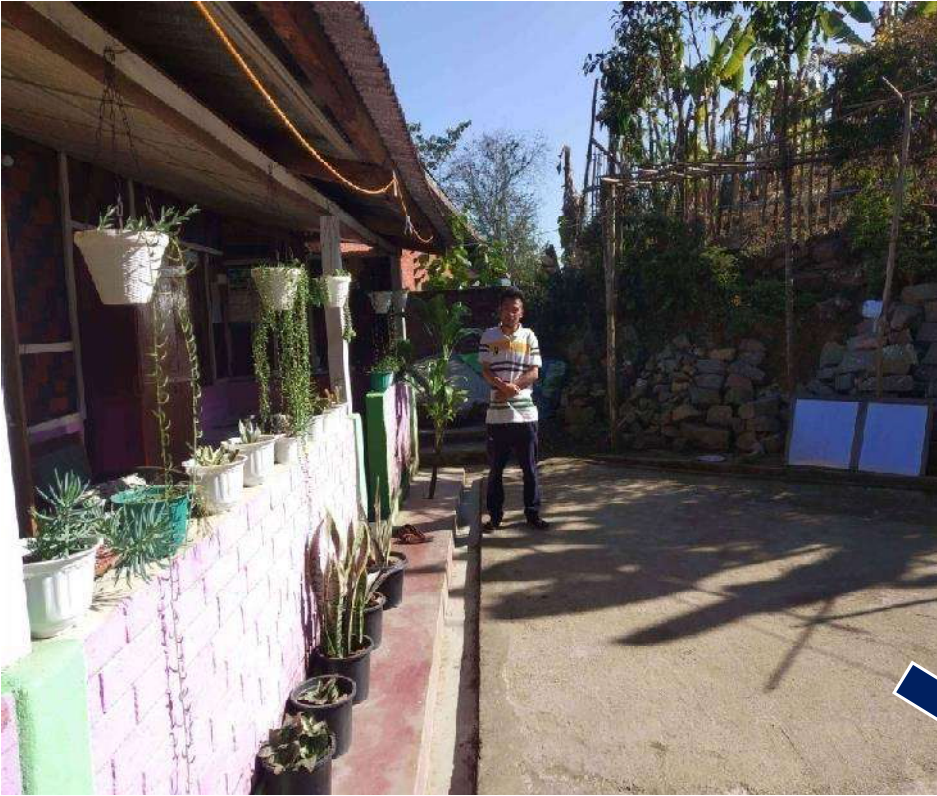
**AFTER**



**BLC - New House Construction in Kohima Town**



**BEFORE**



**Name of Beneficiary: Chenibemo  
BLC Enhancement, Wokha Town**

**AFTER**





**BEFORE**



**Name of Beneficiary: Akhillu  
BLC New House, Dimapur Town**

**AFTER**





**BEFORE**

**Name of Beneficiary: K. Achung  
BLC New House, Dimapur Town**

**AFTER**



## BEFORE



**Site for New Construction**

**Name of Beneficiary: Neihuthie  
BLC Enhancement, Kohima Town**



**BLC New House, Kohima Town**

**BEFORE**



**Name of Beneficiary: Kezhosenuo  
BLC Enhancement, Kohima Town**

**AFTER**



**Enhancement of 1 Room under BLC –  
ENH, Kohima Town**

# PHOTOGRAPHS (BLC HOUSES)



BEFORE

AFTER



**Under BLC - New House Construction in Kohima Town**

**BEFORE**



**AFTER**



**Under BLC - New House Construction in Kohima Town**

**BEFORE**



**Name of Beneficiary: Roben Ovung  
BLC New House, Dimapur Town**

**AFTER**



**Complete BLC New House, Dimapur Town**



**BEFORE**



**Name of Beneficiary: Keyipeukule  
BLC New House, Jalukie Town**

**AFTER**



**Complete BLC New House, Jalukie Town**

# BLC NEW HOUSE CONSTRUCTION – FOUNDATION LEVEL, Jalukie



# BLC NEW HOUSE CONSTRUCTION – LINTEL LEVEL, Jalukie



# BLC NEW HOUSE CONSTRUCTION – ROOF LEVEL



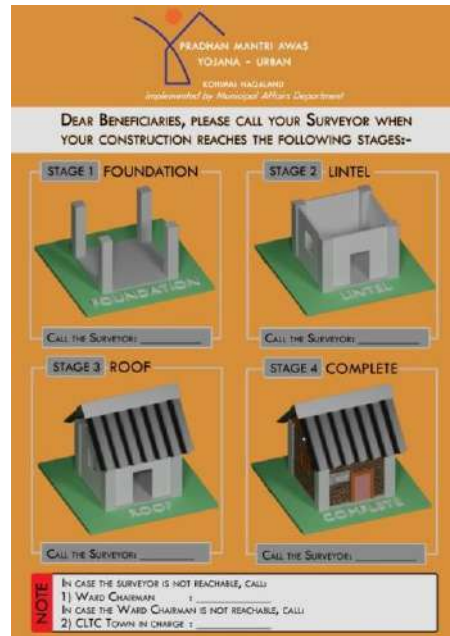
# BLC – New houses Constructed at jalukie town





**Wooden Houses constructed under BLC - New Houses, Shamator Town**

# IEC ACTIVITIES



*Affordable, Livable, Housing for All*

The Universal Declaration of Human Rights (UDHR) in 1948 clearly stated in its Article 25 (1) that "Everyone has the right to a standard of living adequate for the health and well being of himself and his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control." And this, even after 70 years is seen as a struggle to cope with worldwide dampened by the fast-growing economy and pace of development.

It is believed that often these details



*IN THIS ISSUE*



# STAKEHOLDERS' CONSULTATIVE MEETING FOR CURTAILMENT OF KOHIMA BLC PROJETS





# Issues & Problems

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- “ Aadhaar mismatch/invalid Aadhaar – long duration for updating Aadhaar for some beneficiaries in most towns
- “ Geo-tagging –
  - “ The new version Bhuvan App taking time for successful geo-tagging – technical issues with the App.
  - “ Also in many of the remote towns, internet connectivity continues to be a challenge.
  - “ Geographical constraints affects the pace of geo-tagging by the Surveyors
- “ Tobu ULB has no banks hence, BLC beneficiaries do not have bank accounts.
- “ Issues in PFMS payment due to beneficiary bank account problems – Zero Balance Account, Inactive Account, State Co-operative Bank Accounts
- “ CLSS – PLIs not willing to give home loans in most towns due to Primary Security issue.

THANK YOU