

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 08 projects with 2,614 validated Beneficiaries under Vertical 3 - AHP

Proposal for 122 projects with 41,826 validated Beneficiaries under Vertical 4 -BLC (N)

Proposal for 19 projects with 1,330 validated Beneficiaries under Vertical 4 - BLC (E)

Total 45,770 DUs in 149 projects

Presented to 46TH CSMC Dated 29-08-2019



State Urban Development Agency (SUDA), Government of Uttar Pradesh

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	652 Nos
▪ Total Application Received after De duplication	27,64,203
▪ Total Physical Validation completed in ULB's	635 ULBs
▪ Total no of Applications physically Validated	24,61,462
▪ Demand Survey Completed .	635 ULBs
▪ SECC 2011 data linkage	28% average
▪ Cases accepted/rejected (including deduplication)	19,48,395/7,86,080
▪ Whether HFAPoA Submitted	221 HFAPoA approved by Gol and 130 submitted to MoHUA
▪ Whether AIP Submitted	Yes
▪ Whether HFAPoA & AIP entered in MIS	Under Progress
▪ SLTC/CLTC staffs approved vs. placed	SLTC – 10 and CLTC – 75
▪ State Budgetary Provision for PMAY (U)	5156.35 Cr.

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Complied
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	Under Progress
▪Single-window, time bound clearance for layout approval and building permissions	Complied
▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Complied
▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under Progress
▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Provision for Additional FAR / FSI done and TDR is under process

INTERFACE WITH MIS



Indicators	Current Status (No.)
■ Projects approved:	3428
■ Projects entered (7A/B/C/D)	3428
■ DUs approved under BLC	11,64,797
■ Beneficiaries attached	10,40,290
■ Houses geo-tagged	6,40,670
■ Total fund transferred through DBT (Rs. Lakhs)	6,56,258.58 Lac
■ <i>National Electronic Funds Transfer (NEFT)</i>	-
■ <i>PFMS/ DBT</i>	In BLC vertical, Rs 6562.59 Cr. released to 4,83,134 beneficiaries through PFMS portal and in AHP vertical, Rs. 356.26 Cr. released to different development authorities, Awas Vikas Parishad and Lucknow Nagra Nigam as 1st instalment
■ <i>Aadhar Payment Bridge (APB)</i>	-

PROGRESS OF PROJECTS



Verticals	Houses Approved	Work order Issued	Grounded/In Progress			Completed
			Foundation	Lintel	Roof Casted	
ISSR	-	-	-	-	-	-
AHP	1,32,415	36,311	13,388	7,992	7,048	116
BLC (N/E)	11,64,797	6,43,207	1,79,901	21,851	19,507	2,66,844
CLSS	Till 28.08.2019, upfront subsidy of Rs 984.06 Cr. released to 45,157 beneficiaries.					

Note: Provide the details of relevant projects

PROJECT PROPOSAL BRIEF for Verified Beneficiaries



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Total
▪No. of Projects	-	8	122	19	149
▪No. of DUs	-	2,614	41,826	1,330	45770
▪Project Cost in Lakh	-	15816.45	149021.46	3218.99	168056.90
▪Central Share in Lakh	-	3,921.00	62,739.00	1,995.00	68655
▪State Share in Lakh	-	2,614.00	41,826.00	1,217.33	45657.33
▪ULB/ IA Share in Lakh	-	4,082.52	0.00	0.00	4082.52
▪Beneficiary Share in Lakh	-	5,198.93	44,456.46	6.66	49662.05

Amount in Lakh

Verticals	Per Unit Cost	Central Share	State Share	ULB/ IA Share	Benf. Share	Completion Time
▪ AHP Project	4.50	1.50	1.00	2.50	2.00	18-24 Months
▪BLC N - Zone2 & Zone 3	3.36	1.50	1.00	-	0.86	15 Months
▪BLC N – Zone3 (BCS) & Zone 4	3.80	1.50	1.00	-	1.30	15 Months

PROJECT PROPOSAL BRIEF for EWS Houses under AHP Vertical



Layout

08 Projects in 07 Districts comprising 2,614 EWS Dwelling Units under AHP was recommend for the approval by SLAC held on 24-07-19 and 26-08-19.

Amount in Lakh

#	Authority Name	District	Nos. of EWS DUs	Central Share	State Share	Ben. Share	IA Share	Project Cost
1	UP Housing and Development Board	Mau	192	288.00	192.00	384.00	220.44	1084.44
2	UP Housing and Development Board	Hathras	144	216.00	144.00	288.00	201.26	849.26
3	UP Housing and Development Board	Raebareilly	528	792.00	528.00	1056.00	597.85	2973.85
4	UP Housing and Development Board	Firozabad	128	192.00	128.00	256.00	257.79	833.79
5	UP Housing and Development Board	Mainpuri	528	792.00	528.00	1056.00	925.61	3301.61
6	M/S Rockfort Developers Pvt. Ltd. (Ghaziabad Development Authority)	Ghaziabad	147	220.50	147.00	292.53	423.74	1083.77
7	M/S R B Infrastate Pvt. Ltd. (Ghaziabad Development Authority)	Ghaziabad	399	598.50	399.00	797.80	1268.93	3064.23
8	M/S AMR Builders (Bareilly Development Authority)	Bareilly	548	822.00	548.00	1068.60	186.90	2625.50
Total			2614	3921.00	2614.00	5198.93	4082.51	15816.45

PROJECT PROPOSAL BRIEF for Verified Beneficiaries under BLC(N)



122 Projects in 43 districts comprising 41,826 validated Beneficiaries under BLC(N) was recommended for the approval.

Amount in Lakh

Earth Quake Zone Classification	Proposed DUs under BLC (N)	Central Share (1.5L)	State Share (1L)	Beneficiary Share	Total Cost
<u>Zone -III</u>	22,544	33,816.00	22,544.00	19,351.69	75,711.69
<u>Zone -IV</u>	19,282	28,923.00	19,282.00	25,104.77	73,309.77
Total	41,826	62,739.00	41,826.00	44,456.46	1,49,021.46

Cost of DU in Zone II/Zone III – 3.36 Lakh & Cost of DU in BCS & Zone IV – 3.80 Lakh

PROJECT PROPOSAL BRIEF for Verified Beneficiaries under BLC(E)



19 Projects in 08 districts comprising 1330 validated Beneficiaries under BLC(E) was recommended for the approval .

Amount in Lakh

Earth Quake Zone Classification	Proposed DUs under BLC (E)	Central Share (1.5L)	State Share (upto 1L)	Beneficiary Share	Total Cost
<u>Zone -III</u>	332	498.00	286.63	6.66	791.29
<u>Zone -IV</u>	998	1,497.00	930.70	0.00	2427.70
Total	1,330	1,995.00	1,217.33	6.66	3,218.99

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Yes, attached
▪SLAC/SLSMC approval/Minutes submitted	SLAC approval on 27/08/19 AND SLSMC approval on 28/08/19
▪Land title status (encumbrance free)	Yes for 43,156 Beneficiaries
▪Beneficiary list (BLC) submitted	Yes
▪No. of Beneficiaries with Aadhar ID	43,156 Nos
▪No. of Beneficiaries with other Unique ID	-
▪No. of Aadhar seeded Bank accounts	-
▪Status of physical & social infrastructure	Provisions will be made at ULB Level
▪Implementation plan/Completion period	15 Months
▪Beneficiary consent sought	Yes

Sanctioning of DUs



	BLC	AHP	Total
Upto 45th CSMC	11,64,797	1,32,415	12,97,212
Today	43,156	2,614	45,770
Total*	12,07,953	1,35,029	13,42,982

* Excluding RAY and CLSS vertical Houses.

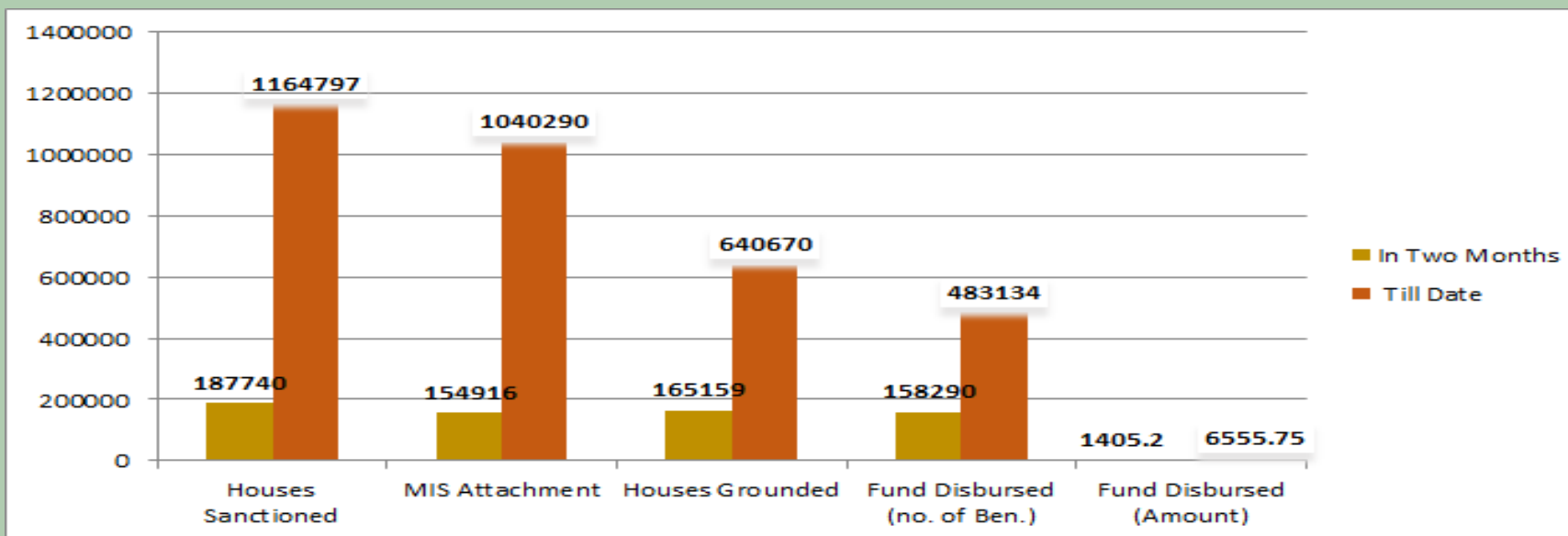
Achievement (in Two months)



In BLC Vertical

Amounts in Crore

Parameter	Progress in Two months	Cumulative (till date)	Remarks
Houses Sanctioned	1,87,740	11,64,797	-----
MIS Attachments	1,54,916	10,40,290	Approx. 3300 / Day
Houses Grounded	1,65,159	6,40,670	Approx. 3303 / Day
Fund Disbursed (No. of Ben.)	1,58,290	4,83,134	Average 28.1 Cr./ Day
Fund Disbursed (Amount)	1405.20	6555.76	



Key Issues

Increase in A&OE Grant :

Under A&OE head, presently a grant of **Rs. 90 Lakhs** per annum is sanctioned for state of Uttar Pradesh.

From April 2018 to December 2018 the expenditure under A&OE head was Rs. **326.32 Lakhs** (details attached).

Due to large number of sanctioned houses in state and actual expenditure being so high, **this grant needs to be increased to at least 3 times.**

SLSMC has also recommended for the same.

PFMS Portal:

When payment is being made to the beneficiary for the second or third installment through PFMS portal, **no drop-down** or any tabular information is available as to how much payment has been made to that particular beneficiary and also there is **no option** of vertical selection either BLC N or BLC E in PFMS portal at the time of DBT.([list of others issues attached](#)).

Currently 3 portal are working for execution of PMAY i.e. MIS, GIS and PFMS but there is no linkage between MIS and PFMS portal. **State has raised this concern several times via email and letters but no solution being provided yet.**(Letters [from PS](#) and [Director SUDA](#)).

In Uttar Pradesh, 100% DBT to beneficiary via PFMS portal.

Key Issues

2nd Instalment in AHP projects:

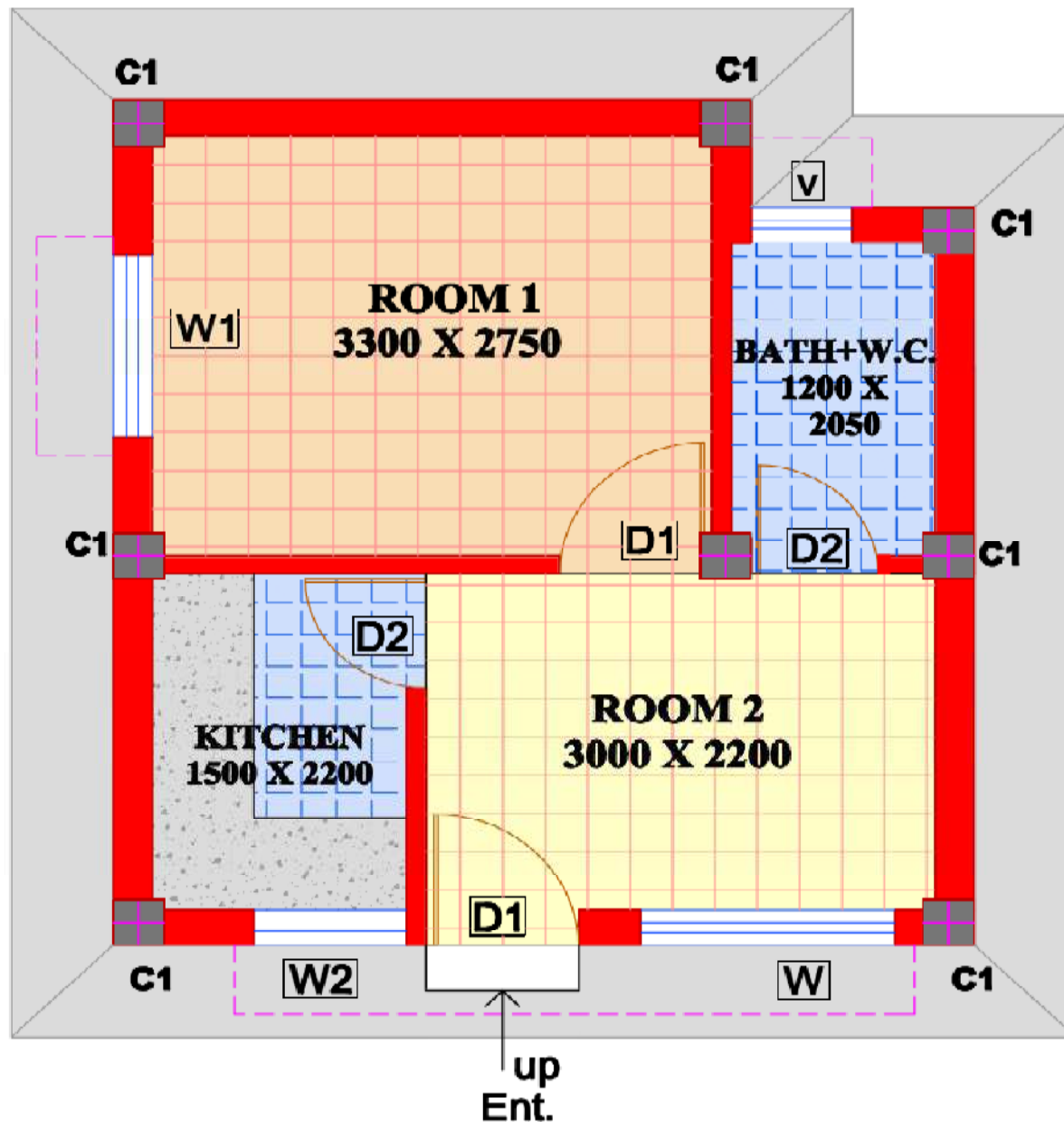
In AHP projects, 2nd instalment is being released as per the beneficiary attachment on MIS portal. As there is reservation in allotment of houses to the beneficiary, so achieving 100% allotment against sanction take lot of times.

Demand for release of 2nd instalment for 2 projects of Kanpur Development Authority is pending at MOHUA as per following detail

Project_Name	CSMC_Approv Date	Sanctioned DU's	MIS Attachment	Attachment %age
Integrated Township at Mahavir Nagar	12/27/2017	5040	4144	82.22%
Ram Ganga Enclave	12/27/2017	576	427	74.13%

So, it is suggested to set a benchmark (of 70%) for attachment of beneficiary on MIS portal and 2nd instalment of all the sanctioned houses in a project should be released on achieving this benchmark.

Proposed DU Layout Plan & Room Sizes under BLC(N)



AREA STATEMENTS

SL.	DESCRIPTION	LENGHT	WIDTH	AREA (SQ.M.)
1.	ROOM1	3.30	2.75	9.075
		0.90	0.115	0.104
2.	ROOM2	3.00	2.20	6.600
		0.90	0.23	0.207
3.	KITCHEN	1.50	2.20	3.300
		0.75	0.115	0.086
4.	BATH+W.C.	1.20	2.05	2.460
		0.75	0.115	0.086
DEDUCTION OF COLUMN				- 0.0382
CARPET AREA				21.77
BUILT AREA				27.110

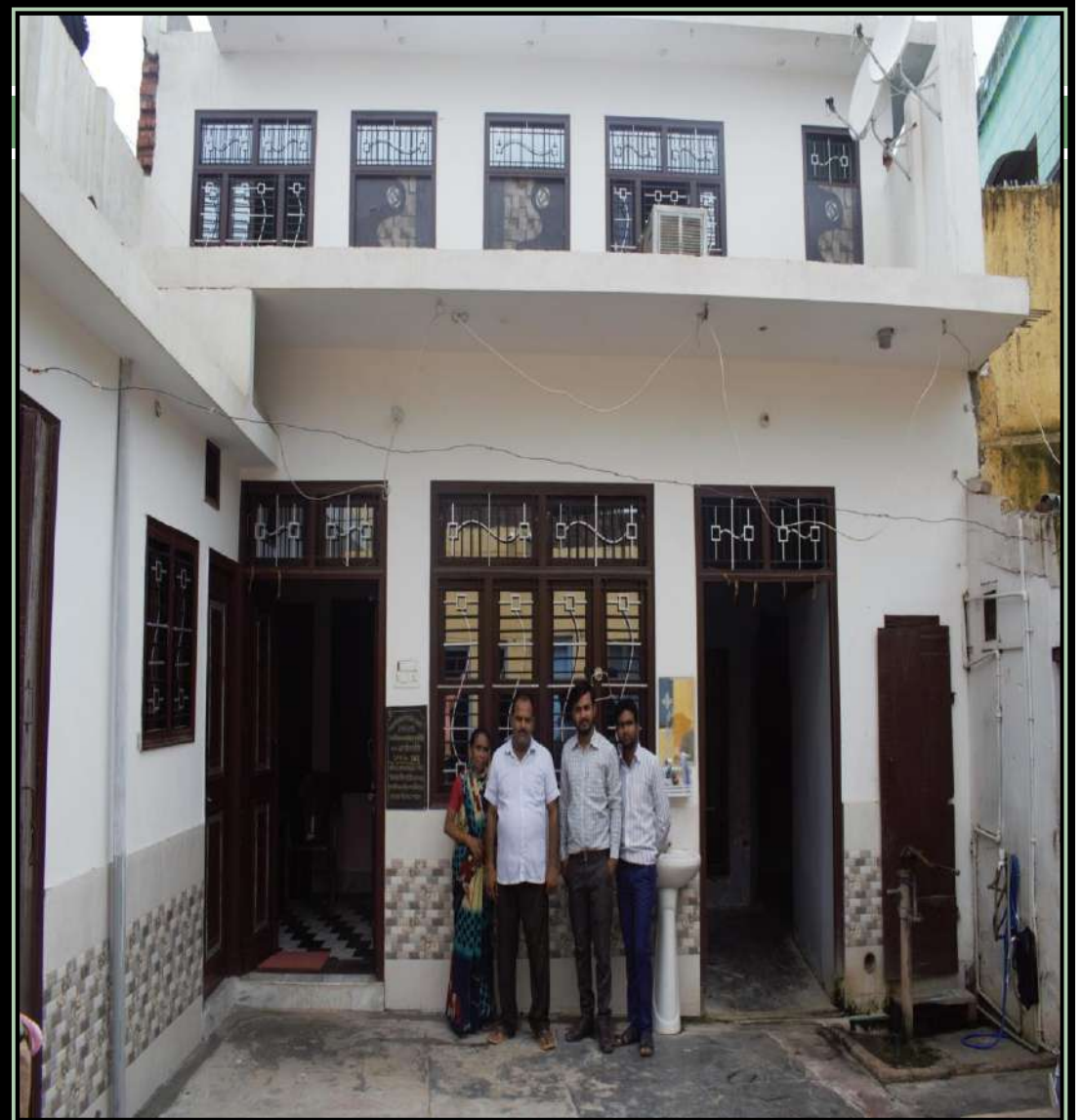
Completed Houses under PMAY(U) of District Pratapgarh



Completed Houses under PMAY(U) of District Saharanpur



Completed Houses under PMAY(U) of District Sambhal



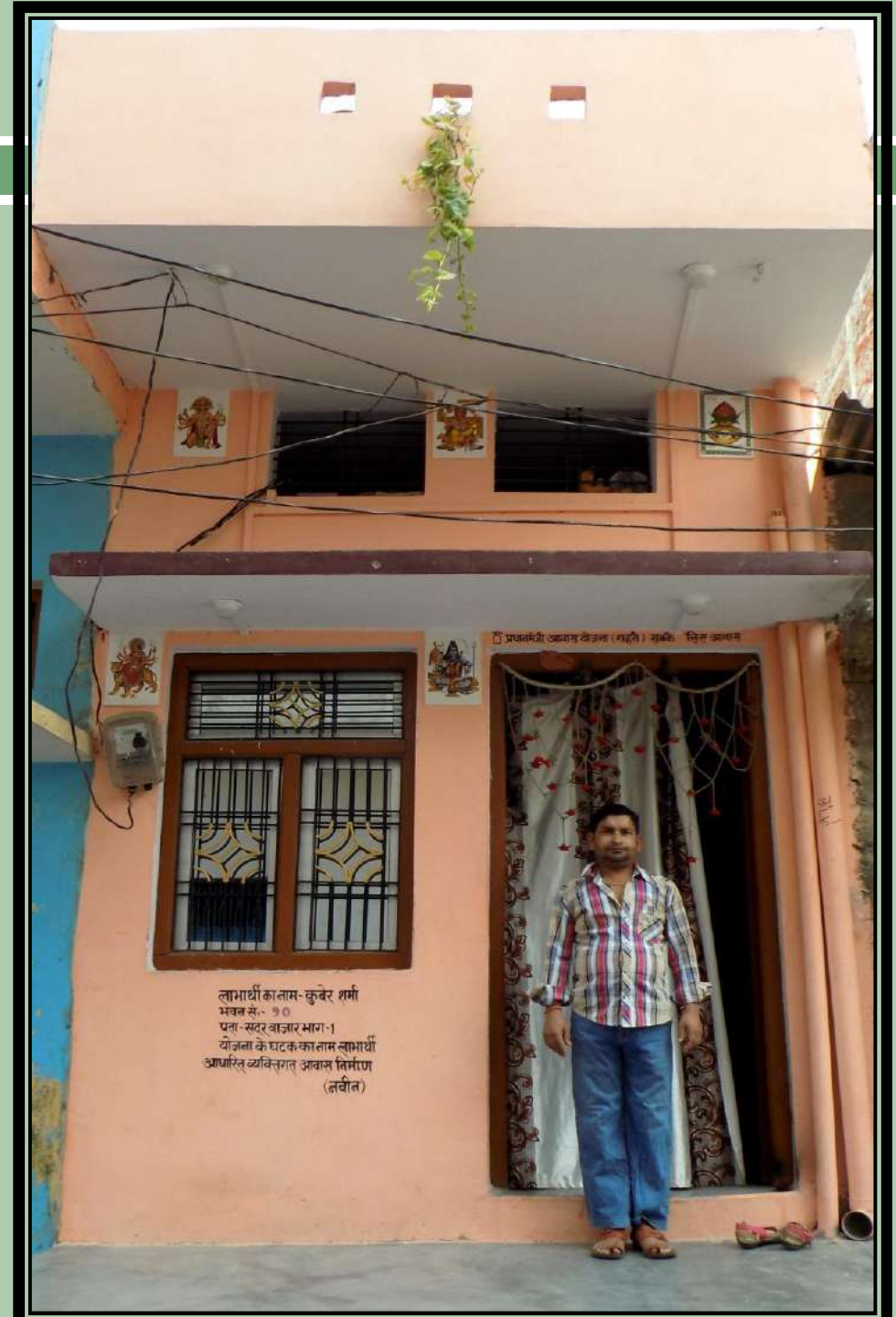
Completed Houses under PMAY(U) of District Sonebhadra



Completed Houses under PMAY(U) of District Kaushambi



Completed Houses under PMAY(U) of District Mau



Completed Houses under PMAY(U) of District Kannauj



Completed Houses under PMAY(U) of District Mahoba



Completed Houses under PMAY(U) of District Maharajganj



Completed Houses under PMAY(U) of District Mainpuri



Tentative Road Map - 2022



Year	Component Name				Total in Lakh
	BLC(N/E)	AHP	ISSR	CLSS	
2017-18	2.00	2.00	ó	1.00	5.00
2018-19	2.00	1.50	0.20	1.00	4.70
2019-20	0.50	1.00	ó	1.00	2.50
2020-21	ó	ó	ó	1.00	1.00
2021-22	ó	ó	ó	1.00	1.00
Total	4.50	4.50	0.20	5.00	14.20

Note:-

ÉTarget of AHP component is related to Housing Department, Govt of UP.

ÉTarget of ISSR component depend on consent of tenable slum dwellers on the Govt. Land.

ÉTarget of CLSS component depends upon the loan sanctioning by banks / PLIs and for this component HUDCO and NHB.

RAY – AT A GLANCE

(Amt in Cr.)

Physical Progress

Date : 28.06.2019

S. No	Total Sanctioned Project	Sanctioned DUs	DU's Completed	DU's in Progress	DU's Occupied	DU's at Foundation Level	DU's at Lintel Level	DU's at Finishing Level	Unstarted DU's
1	2	3	4	5	6	7	8	9	10
1	18	8409	4901	284	4860	25	50	209	3224

Financial Progress

S. No	Total Project Cost	Central Share	State Share	Total Fund Released		Expenditure	Total UC Sent		
				CS	SS		CS	SS	Total
1	2	3	4	5	6	7	8	9	10
1	576.99	279.22	297.77	162.78	141.24	255.15	109.28	73.95	183.23

Progress of ray - Pokhar Purva slum of Kanpur (Housing)



Progress of ray - Jhansi (Housing)



Progress of BSUP-IHSDP

Physical Progress

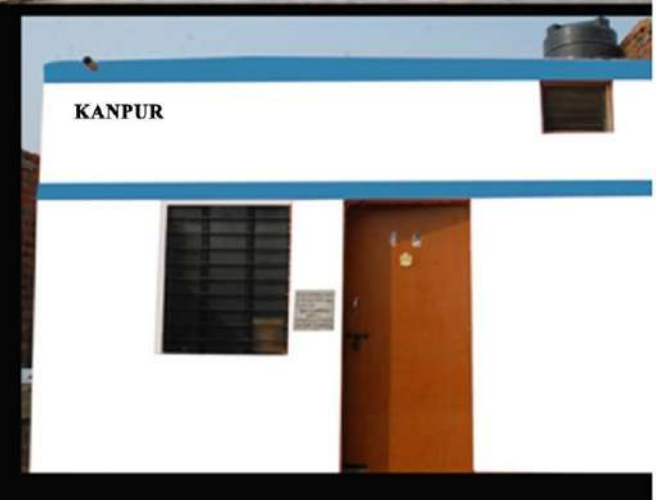
S. No.	Scheme Name	Total Sanction Project	No. of DUs		Physical Progress			Occupied	Completion Certificate	
			Sanction DUs	After Surrender	DUs Completed	DUs in Progress	DUs Allotted		Received	Sent to Gol
1	2	3	4	5	6	7	8	9	10	11
1	BSUP	69 / 67	68217	45599	43322	2277	44656	38810	8	8
2	IHSDP	164 / 159	47399	37818	34980	2838	31561	29401	30	30
	Total	233 / 226	115616	83417	78302	5115	76217	68211	38	38

Financial Progress

(Amt. in cr.)

S. No.	Scheme Name	Project Cost		Amount of ACA		Release amount of ACA	ACA to be refund	ACA refunded	Balance ACA to be refund	Total UC sent	Balance UC
		Sanction	After Surrender	Sanction	After Surrender						
1	2	3	4	5	6	7	8	9	10	11	12
1	BSUP	2353.80	1637.66	1149.04	798.03	876.31	78.28	78.28	0.00	766.31	31.72
2	IHSDP	1325.10	987.67	845.76	624.41	718.19	93.78	93.78	0.00	589.95	34.46
	Total	3678.90	2625.33	1994.80	1422.44	1594.50	172.06	172.06	0.00	1356.26	66.18

PROGRESS OF BSUP & IHSDP



Thanks...