



Ministry of Housing and Urban Poverty Alleviation

Pradhan Mantri Awas Yojana - Housing for All (Urban) -

Mumbai

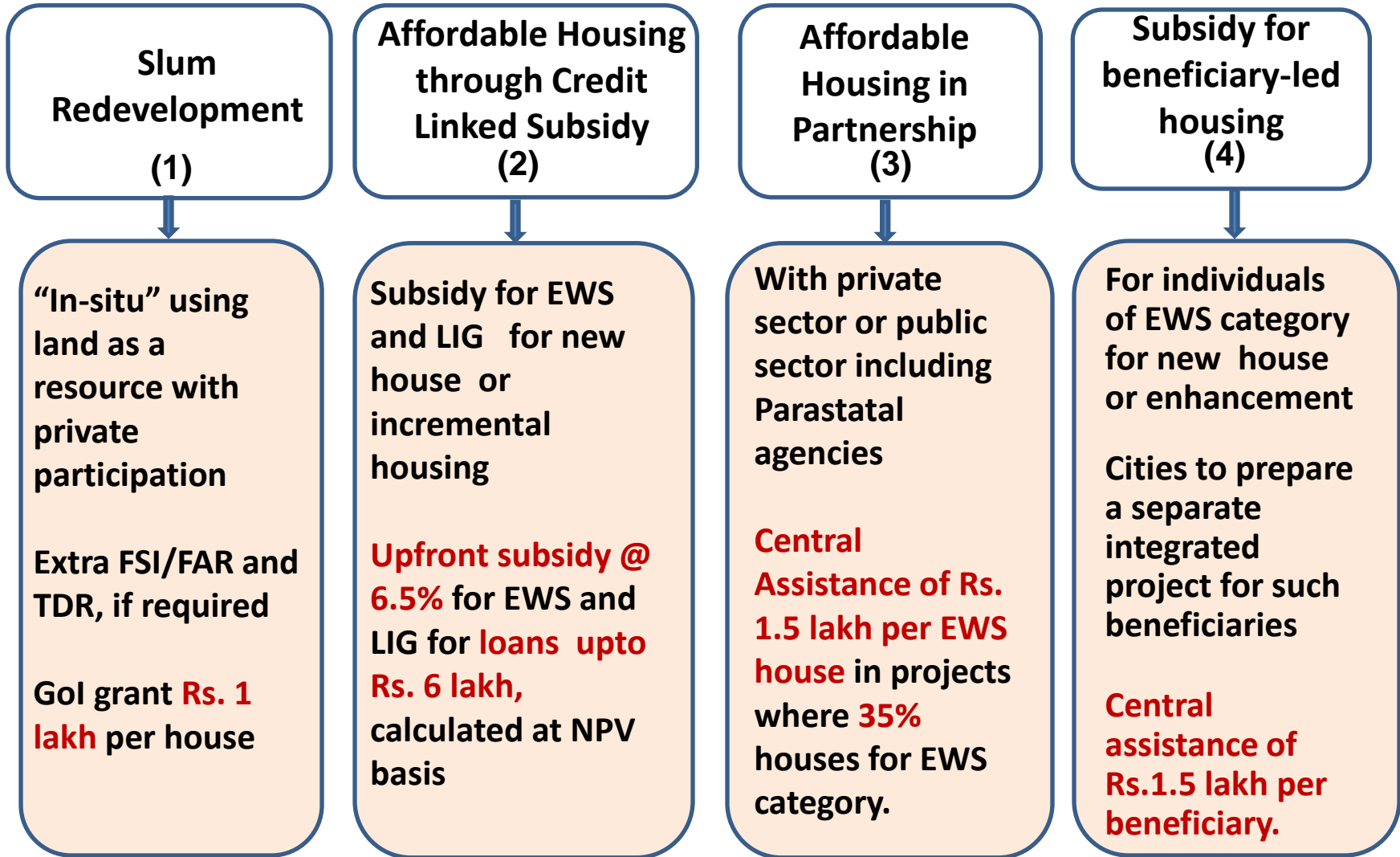
21 March, 2016

PMAY Scheme - Overview



- Housing for All by 2022 approved by Cabinet on 17.06.2015
- Guidelines launched on 25.06.2015
- Mission to cover all Statutory Towns as per Census 2011 and towns notified subsequently for beneficiaries belonging to EWS and LIG categories.
- States/UTs have the flexibility to include the Planning Area as notified in respect to the Statutory Town and which surrounds the concerned Municipal area in the Mission.
- Mission has four components:
 - 1) “In situ” rehabilitation of existing slum dwellers using land as a resource through private participation
 - 2) Credit Linked Subsidy (CLS) Scheme
 - 3) Affordable Housing in Partnership
 - 4) Subsidy for beneficiary-led individual house construction or enhancement.

Housing For All (Urban): Development Options



- Beneficiary can take advantage under one component only
- CLSS is a Central Sector Scheme, while other 3 components are to be implemented as Centrally Sponsored Schemes

Mission Highlights



- Housing shortage estimated at 2 crore, but exact scope of the mission to emerge after demand assessment
- States/UTs may decide a cut off date on which beneficiary needs to be resident of that urban area to be eligible.
- Beneficiary defined as a family comprising husband, wife and unmarried children. Further, Beneficiary should not have any pucca house anywhere in India to be eligible to receive support under the mission.
- EWS category defined as a family with income upto Rs. 3 lakh and LIG from Rs. 3-6 lakh.
- Size of EWS house - 30 Sq M., LIG house - 60 Sq M. Carpet area, States to have flexibility but Central assistance fixed
- Project approval at state level.
- Aadhaar Card/Bank Account Number/PAN Number (if available) required from beneficiary or a certificate of house ownership from Revenue Authority of beneficiary's native district.

(1) “ In-Situ” Slum Redevelopment



- Using land as a resource with **private participation**
- Slums on **Central Government land/State Government land/ULB land**
 - Slum rehabilitation grant of **Rs. 1 lakh per house**, on an average.
 - **Flexibility to States/Cities** to deploy this central grant for other slums being redeveloped
 - States/Cities provide **additional FSI/FAR or TDR** to make projects financially viable
 - Land cost **not to be charged** by Central Govt. agencies
- Slums on **Private Owned Land**
 - States/Cities provide additional FSI/FAR or TDR to land owner as per its policy
 - No Central Assistance

(1) “ In-Situ” Slum Redevelopment- Approach



- **State/UTs shall decide:**
 - **Eligibility criteria** like cut off date etc. preferably through legislation
 - **Beneficiary contribution**
 - **allotment** on ownership rights or on renewable, mortgageable and inheritable leasehold rights basis
 - **Restriction on transfer**
- Identify all tenable slums and their parameters such as area, available FSI, market potential etc.
- Examine **financial and technical viability** of all tenable slums for redevelopment with private partner using land as a resource
 - Consider additional FSI/FAR, TDR, relax density norms
 - Mixed usage of land
 - Cluster of slums as single project

(1) “ In-Situ” Slum Redevelopment- Approach



- Two Components:
 - **slum rehabilitation component:** provides housing along with basic civic infrastructure
 - **free sale component:** available to developers for selling in the market so as to cross subsidize the project
- **Sale of “free sale component”** should be **linked** to the completion and transfer of slum rehabilitation component
- Only the **required slum land to be given** to private developers.
- **Consultations** with Slum Dwellers’ Associations for formulating projects
- All **financial and non financial incentives and concessions** to be declared ‘**a priori**’ in the bid document
- Private partner to be selected through **open bidding process**

(1) “ In-Situ” Slum Redevelopment.. Contd.



- **Open bidding** for the slum redevelopment project
 - Positive premium-Select highest positive premium developer
 - Negative premium-Select lowest negative premium developer
- **Implementing agency to make allotments** to eligible slum dwellers through a transparent process
- Project developers to provide **transit accommodation** during the construction period
- ULBs should have a **single project account** for slum redevelopment projects
- **Single authority** for formulating project and according approval to projects.
- Financially unviable tenable slums can be taken up in later phases or deficiency of houses can be taken up under other components of Mission
- Untenable slums can be taken up under other components of Mission



(2) Credit Linked Interest Subsidy

- A demand side intervention
- Interest subvention on home loans taken by eligible urban poor (EWS/LIG) for acquisition, construction or enhancement of house
- **Interest subsidy of 6.5%** available on housing loans of **upto Rs. 6 lakhs** with tenure of **15 years** for EWS/LIG, loans beyond Rs. 6 Lakhs at market rate
- Interest subsidy calculated on **NPV basis @9% discount rate**
- **Subsidy credited upfront to the loan account** of beneficiaries through lending institutions

(2) Credit linked Subsidy... Contd.



- Preference to Manual Scavengers, Women/widows, SC/ST/OBCs, Minorities, differently-abled and Transgender subject to them being EWS/LIG
- Self-certificate/affidavit as proof of income from loan applicant for interest subsidy
- **Central Nodal Agencies (CNAs)** to channelize subsidy to the lending institutions and for monitoring the progress
 - Housing & Urban Development Corporation (HUDCO), and
 - National Housing Bank (NHB)
- PLIs can sign **MoU with only one Nodal Agency**
- **PLIs to take NOCs quarterly** from States/UTs or designated agency for list of beneficiaries covered under Credit Linked Subsidy to avoid duplication.



(3) Affordable Housing in Partnership

- A **supply side intervention**
- To provide financial assistance to EWS houses being built in different partnerships by States/UTs/Cities including private sector and industries
- Central assistance **@Rs. 1.5 lakh per EWS house**
- Affordable housing project eligible for central assistance
 - **At least 35% of the houses for EWS category**
 - **Project of at least 250 houses**
- **Allotment through transparent procedure** as approved by SLSMC to beneficiaries identified in HFAPoA

(3) Affordable Housing in Partnership... Contd



- Preference to physically handicapped persons, senior citizens, SC/ST/OBCs, minorities, single women, transgender and other weaker and vulnerable sections of the society
- States/UTs to decide an **upper ceiling of sale price** for EWS houses
- Sale price to be fixed using following principles:
 - On **no profit no loss basis** when projects undertaken with **no private participation**
 - **Through open transparent process** factoring in incentives provided by Centre/State/ULB when projects undertaken **with private sector**
- Different models of private sector involvement prevailing in states can be adopted by others

(4) Beneficiary-led individual house construction or enhancement



- Assistance to individual eligible families belonging to **EWS categories** to either construct new houses or enhance existing houses **on their own**
- Central assistance **@ Rs. 1.5 lakh** per house
- Beneficiaries, in or outside slums, to approach ULBs with **proof of land/house ownership**
- **Kutcha houses** in slums **not taken up for redevelopment** can be covered
- **ULBs to ascertain** ownership of land, economic status and **eligibility** etc. of beneficiary
- Socio-economic Caste Census (SECC) data to be used to verify current housing status of applicant and consequent eligibility
- ULBs to prepare **integrated city wide** individual housing project

(4) Beneficiary-led individual house construction/ enhancement... Contd.

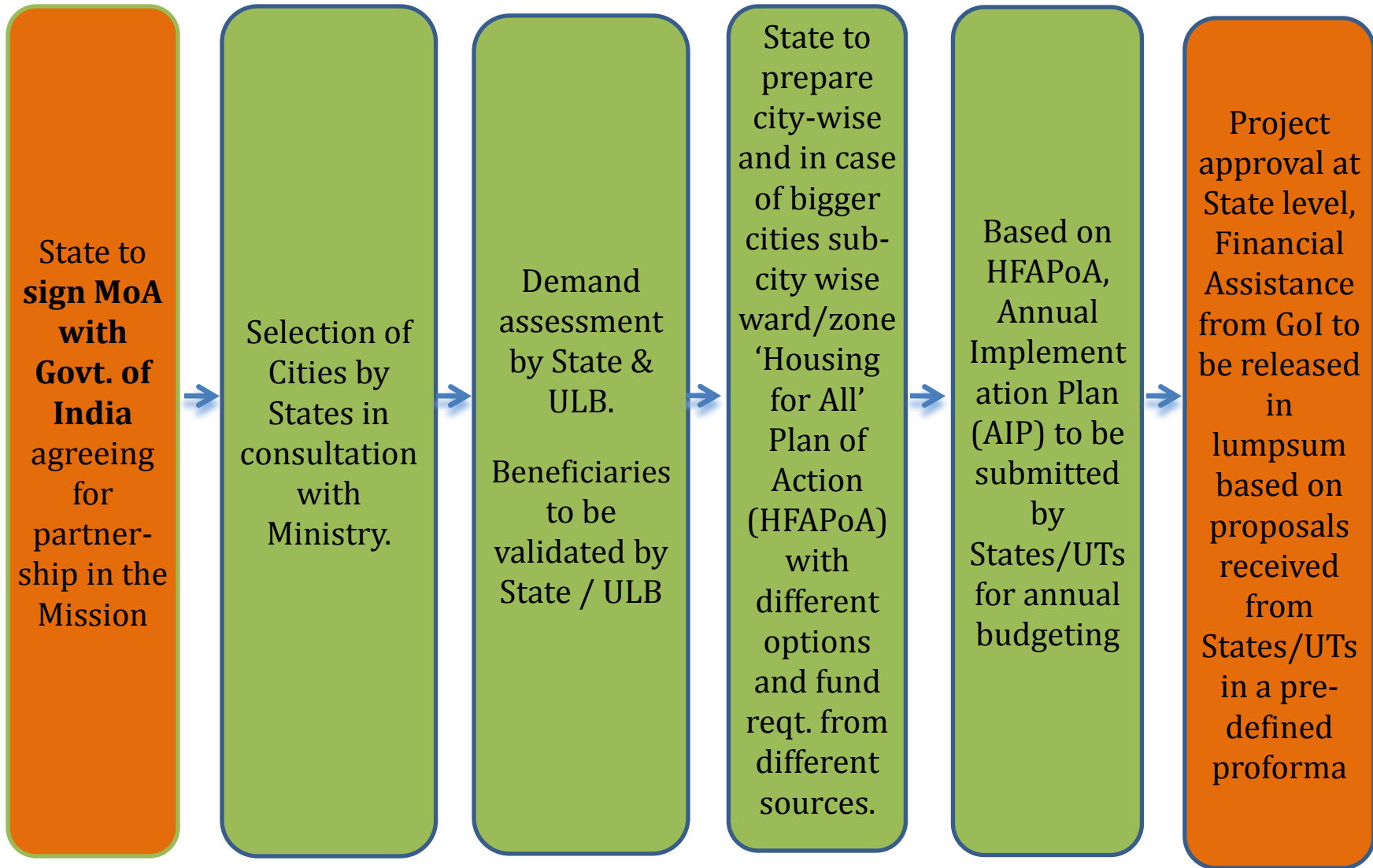


- **Individual applicants** for assistance shall not be considered.
- States/UTs/Cities to ensure that Gol assistance is committed only after **balance cost of construction is tied up**
- **State/UT or cities may contribute financially**
- Central assistance will be released to **bank accounts of identified beneficiaries through States/UTs**
- Gol contribution to be **released in proportion** to the value of construction **in 3-4 instalments**
- Last instalment of Rs. 30,000/- of Gol assistance to be released only after completion of the house
- **Mechanisms to track progress** of such individual houses through geo-tagged photographs

Delivery Mechanism – State/City level



MOHUUPA



Mandatory Conditions for States/UTs



- **Dispensing the need for separate Non Agricultural (NA) Permission** if land already falls in the residential zone earmarked in Master Plan of city or area.
- Prepare/amend their Master Plans **earmarking land for Affordable Housing.**
- **Single-window, time bound clearance for layout approval** and building permissions at ULB level.
- Adopt the approach of **deemed building permission and layout approval** on the basis of **pre-approved lay outs and building plans** for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.
- Either **legislate or amend existing rental laws** on the lines of model Tenancy Act being prepared by Ministry.
- Provide **additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms** for slum redevelopment and low cost housing, if required.

Convergence with Other Ministries



- Industries to plan and make provision for accommodation facilities for all its employees whether contractual or permanent
- Railway to undertake housing for poor including slum dwellers on its land in its transit area development.
- Other land owning central govt. agencies shall also contribute by providing land and undertaking housing construction activities for poor
- MoUD to converge civic amenities and infrastructure development in fringe areas of cities under NUDM to make more land available for housing
- Smart city to also include adequate provision for EWS housing
- States requested to utilise Construction Worker Welfare Fund for creating adequate stock of affordable/rental housing.



Administrative Structure

- **CSMC** under Chairpersonship of Secretary (HUPA) for implementation of Mission, approvals there under and monitoring
- **Mission Directorate** at MoHUPA headed by Joint Secretary (Mission)
- **SLSMC** headed by State Chief Secretary for approval of action plans and projects
- States to designate **SLNA** for coordination and reform related activities
- **City level Mission** under Chairpersonship of Mayor/Chairman
- Suitable **grievance redressal mechanism** at both State and City level
- **For implementation of CLSS**
 - Committee of Secretary (HUPA) and Secretary (DFS) for monitoring, giving targets to PLIs

Technology Sub-Mission



- Set up to facilitate adoption of :
 - **Modern, innovative and green technologies** and **building material** for faster and quality construction of houses
 - Layout designs and building plans suitable for various geo-climatic zones
- Will work on: i) Design & Planning ii) Innovative technologies & materials iii) Green buildings using natural resources and iv) Earthquake and other disaster resistant technologies and designs.
- Assist State/Cities in deploying **disaster resistant and environment friendly technologies**
- Will coordinate with various regulatory and administrative bodies for :
 - Mainstreaming and up scaling the deployment of modern construction technologies, material in place of conventional construction and
 - Use of green and energy efficient technologies, climate changes etc.
- Centre and State/UT to **partner with** willing **IITs, NITs and Planning & Architecture institutes** for developing technical solutions, capacity building and handholding
- State or region specific needs of technologies and designs would also be supported under this Sub-Mission.

Technology Sub-Mission : Strategy



- Constitution of Technology Sub-Mission comprising of experts, academicians, practitioners for resolving impending issues related with technologies right from planning to execution of projects.
- Involving R&D institutions, IITs/NITs by harnessing their strength in identification, review, testing, design and consultancy in Housing Technology.
- Handholding and technical support to the States for preparation of DPR, planning & design, quality control, preparation of Schedule of Rates (SoRs), analysis of Rates, Standards and Specifications, Code of Practice, manuals and guidelines, etc.
- Capacity Building and training for State engineers, Municipal Engineers, architects, planners and artisans etc.

Technology Sub-Mission : Implementation Strategy



Tier – I

Technology sub-mission headed by JS (HFA) comprising of Technical Experts and 4 States on Rotation basis. A dedicated technical cell will be set up at BMTPC to support Technology Sub-mission

The group will work under overall guidance of CSMC headed by Secretary (HUPA)

Role: Program Development

Tier – II

Regional Hubs represented/run by IITs/NITs in respective region (Each Hub covering 5-6 States)

Role: Overall technical support to states, comprehensive testing facilities, R&D, Training of trainers, technical vetting, preparation of manual & guidelines etc

Tier – III

IITs/NITs/ State Engg. Colleges

Role: Technical audit of DPRs, Monitoring of quality on random basis, testing Training of engineers & planners , Any other activity based on expertise available in the institute

Technology Sub-Mission : Outcome



- Mass scale adoption of different emerging and proven technologies.
- Framework at state level for use of emerging and proven technologies.
- Enhancing availability of skilled professionals / artisans for construction of houses.
- Documentation of success stories.
- Availability of Standards & Specifications, Code of Practices, Schedule of Rates, Analysis of Rates on different emerging and proven technologies.
- Confidence in the mind of stake holders on emerging and proven technologies.
- Reduction in construction Time & Cost.

Technology Sub-Mission :

Initiatives taken so far



- Compendium of Prospective Emerging Technologies for mass Housing
- Compendium of best Practices for habitat planning, design & state policies
- Model Expression of Interest for Empanelment of Agencies for Construction of Housing/Buildings with Alternate Technologies
- Multi-attribute Evaluation methodology for emerging housing technologies
- MoU with willing IIT, NIT and Planning & Architecture institutes for technical support, capacity building and handholding
- Advisory group for mainstreaming to assess Glass Fibre Reinforced Gypsum Wall Panel (GFRG) technology as a cost effective alternative to conventional building materials
- Virtual Platform i.e. a web-based knowledge network for technical information on building products, materials, technologies, systems, and processes encompassing sustainable habitat.



Thank You