



WELCOME

to the dignitaries attending

3rd Annual Celebrations of MoHUA, Gol funded Mission Projects

for a brief presentation on

**PMAY-HFA funds Utilisation for construction of Houses in
Urban Local Bodies of Telangana**

Presented by

**Municipal Administration and Urban Development
GOVERNMENT OF TELANGANA**

PROGRESS OF PMAY (U)



| Indicators | Current Status (No.) |
|--|--|
| ▪ Cities Approved | 68 |
| ▪ Demand Survey Completed | In progress |
| ▪ Total Demand | As per Samgra Kutumba Survey data (Conducted by Sate Gov. during the year 2014),the demand of houses is 6.10 lakhs. Action is taken to assess vertical wise demand and to complete the preparation of HFAPoA |
| ▪ Demand received through Common Service Centre and Online Application | |
| ▪ Cases accepted/rejected | |
| ▪ Whether HFAPoA Submitted | Yet to be submitted |
| ▪ Whether AIP Submitted | Yet to be submitted |
| ▪ Whether HFAPoA & AIP entered in MIS | Being done |
| ▪ SLTC/CLTC staffs approved vs. placed | 4 Specialists are working in the SLTC.Action is being taken up to establish full pledged SLTCs/CLTCs |
| ▪ Target of DUs in 2018-19 (proposed to be completed) | 60,000 DUs |

PROGRESS OF PROJECTS



| Sl.No | GHMC/ ULBs | Total Sanctioned | Tenders Called | Work Order Issued | DUs Grounded | | |
|-------|-------------------------|---------------------|-------------------|-------------------------|--------------|-----------|--------|
| | | | | | In progress | Completed | Total |
| | | | | | | | |
| | | | | | | | |
| 1 | Other ULBs (67 Nos.) | 60,587 | 38232 | 34532 | 19374 | 6189 | 25563 |
| 2 | GHMC | 1,26,199 | 100000 | 100000 | 96562 | 176 | 96738 |
| TOTAL | | 186786 | 138232 | 134532 | 115936 | 6365 | 122301 |

Background - GHMC



Greater Hyderabad Municipal Corporation

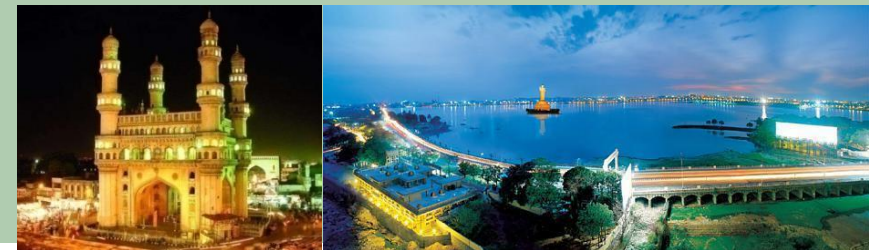
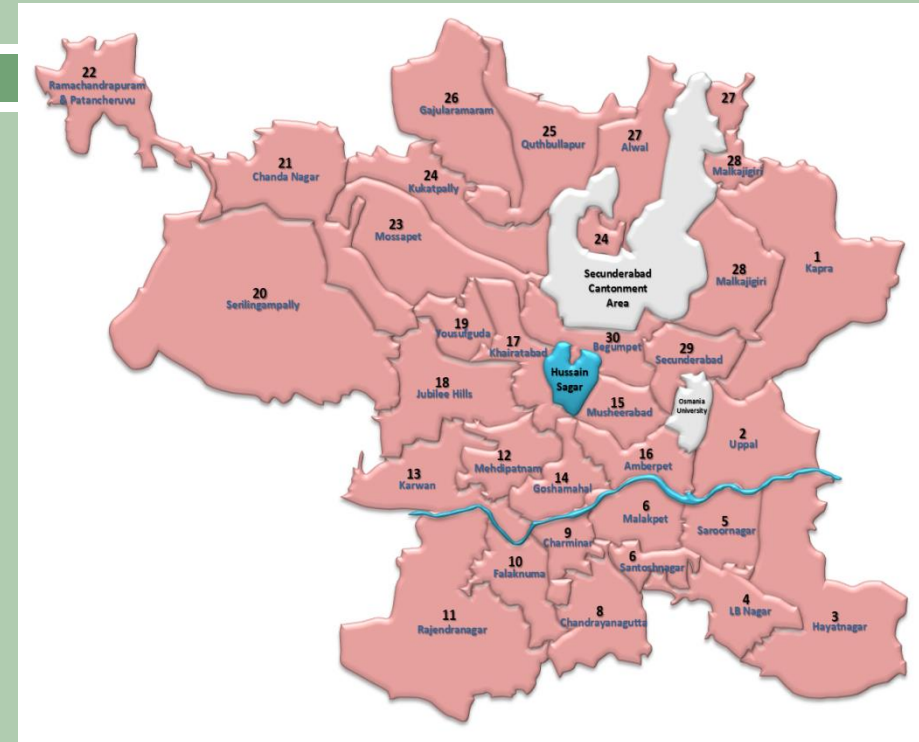
- ✓ ULB notified as Greater Hyderabad Municipal Corporation in April 2007
- ✓ Spread over an area of 625 Sq. Km.
- ✓ Population of 6.81 million as per census 2011
- ✓ City divided into 5 zones and 30 circles

Slums in GHMC

- ✓ No. of notified slums = 1179
- ✓ No. of non-notified slums = 297
- ✓ Total Slums = 1476
- ✓ No. of Households = 4.06 Lakhs
- ✓ Slum population in million = 19.51 Lakhs

Housing Demand in GHMC

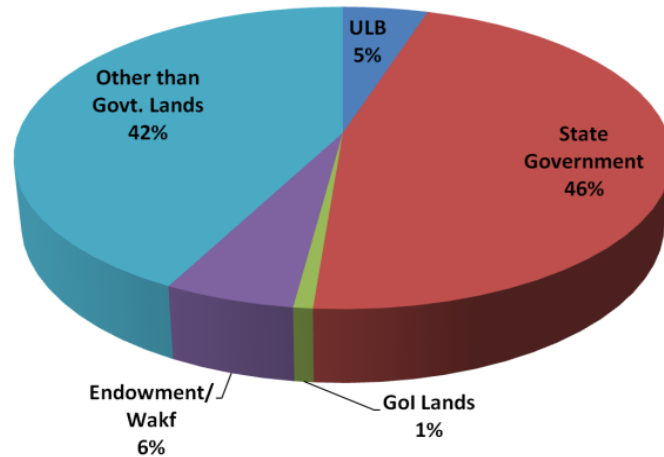
- ✓ SKS Survey Aug 2014 = 4,57,436
- ✓ Target Plan to build for phase I = 1.00 Lakhs
- ✓ Dignity Housing of 560 Sft with 2 Bedrooms, Hall, Kitchen and 2 Bath-cum-Toilets



Background- Slum Details

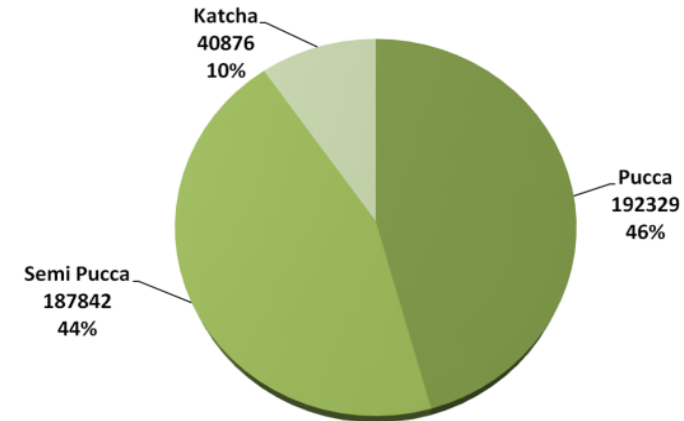


STATUS OF LAND OWNERSHIP IN GHMC SLUMS



Type of structure of houses

Type structure –
No. of Households



Jangammet



Amru Nagar
Thanda



Road No.46, Jubilee
Hills

Strategy for Land pooling



- The GHMC adopted two pronged strategy to achieve the target of 1 Lakh houses. One is the development of in-situ slums (41 Locations) and the other is development of housing projects in vacant lands (109 Locations) with a requirement of 636 Acres of Land.

In-Situ Lands:

Counseling by SRACO and Chetana awareness programme by media.

Seeing is Believing - Field visits to the Model slum developed.

Tsunami Approach

Common Possession Certificate

Vacant Lands:

Convergent Model - Coordination with District Administration as GHMC comprised four districts namely, Hyderabad, Ranga Reddy, Medchal and Sanga Reddy Districts.

Coordinated with various state government institutions and obtained identified open lands from them for the purpose of 2BHK Housing.

Use of Technology

Status of Construction of Housing in GHMC



- Target is 1 Lakh Dwelling Units in first Phase by June-2019
- Work completed at Singam Cheruvu Thanda for 176 houses
- Work is in progress at 104 Project Sites for construction of 97,546 Houses/ Dwelling Units
- Close to 6 lakh people likely to stay at 2BHK Houses – Each Dwelling Unit is spread over an area of 560 Sq.ft (Builtup Area) with 2 Bed Rooms, Hall, Kitchen and two Bath cum Toilets.

Target dates of completion:

- 40,261 Houses by December 2018
- 59,739 Houses by June 2019



Singam Cheruvu- Insitu Development (G+3)



- Type of Development : **Insitu**
- Area : 2 Acres
- Existing Dwelling Units : 176
- Proposed Dwelling Units : 176 (11 blocks)
- Pattern of Housing : G+3
- Cost of DU : Rs. 7.00 Lakhs



After Development

Uniqueness of Project



Beneficiary Share

To ensure hurdle free and timely completion of the projects, beneficiary share should be minimum, preferably zero.

Strategy followed in Land Pooling

- Counselling
- Tsunami Approach
- Common Possession Certificate



Best Civic Amenities

Primary Health Centres
Totlots
Greenary
Water Harvesting
Structures

Vertical Construction

- 1)G+3 (In-Situ)
- 2)S+5 (In-Situ & Vacant)
- 3)C+S+9



Uniqueness of Project



Maintenance Mechanism

Layouts planned with revenue generating features like shopping malls or shops at stilt floor in order to meet recurring maintenance expenditure towards lift, security, housekeeping of common facilities.

Innovative Technologies

Shear wall technology, Precast concrete building construction to complete the project in a short time with higher precision Usage of Fly-Ash bricks and PPC cements in constructions in compliance to regulations by Ministry of Environment, GOI.

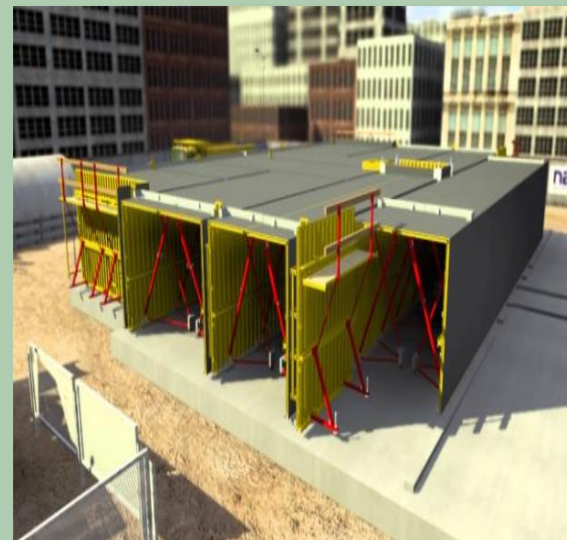


Linking Infrastructure

Provision of physical infrastructure like adequate drinking water, road connectivity, efficient drainage and sewerage systems by linking with existing schemes of State Government.

Local Policy Interventions

The Government was also convinced to provide specific relaxations and incentives to encourage contractors to participate in housing tenders.



Local Policy Initiatives to facilitate implementation



GO Rt No.107 MAUD, Dated 28.02.2017 : Other State / Central Government registered contractors also made eligible to participate in tenders;

GO 849 MAUD, Dated 13.12.2016 : Existing GHMC licensed Builders made eligible to participate in tenders;

GO Rt No.380 MAUD, Dated 01.07.2017: To accept the single tenders in the 1st call;

Facilitating the contractors to deal with market fluctuations in procurement of raw materials like cement and steel. The Cement and Steel Manufacturers to provide material at fixed/less than market rates;

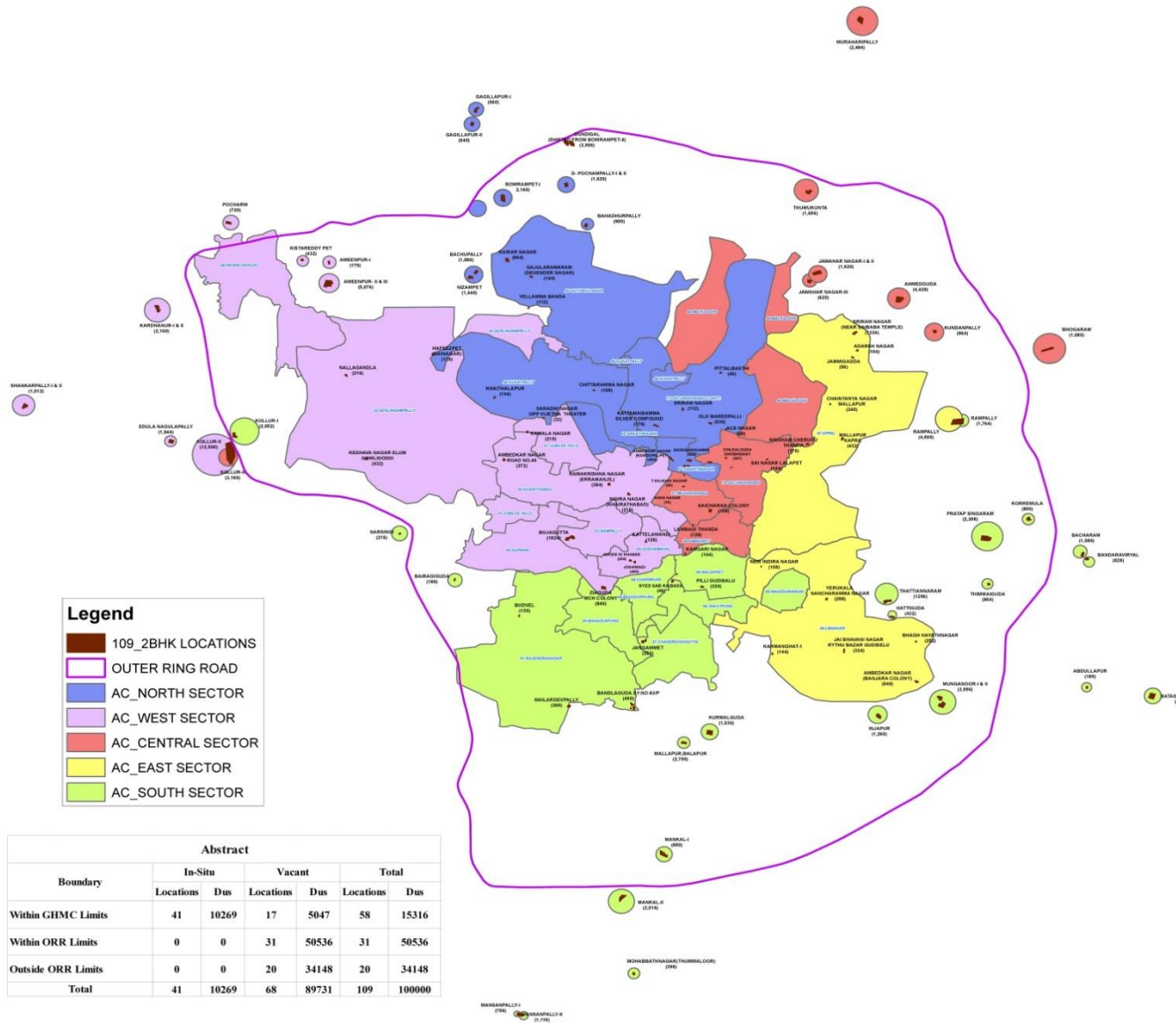
Relaxations in building byelaws (largely for in situ development) like height of the buildings, minimal requirement of road widths for high rise buildings;

Sand is supplied at free of cost by TSMDC (Telangana State Mineral Development Corporation);

Map showing allocation of 2BHK Houses



MAP SHOWING THE SECTOR WISE & ASSEMBLY CONSTITUENCY WISE ALLOCATION OF 2BHK HOUSES TAKEN UP BY GHMC



| Boundary | Abstract | | | | | |
|--------------------|-----------|--------------|-----------|--------------|------------|---------------|
| | In-Situ | | Vacant | | Total | |
| | Locations | Dus | Locations | Dus | Locations | Dus |
| Within GHMC Limits | 41 | 10269 | 17 | 5047 | 58 | 15316 |
| Within ORR Limits | 0 | 0 | 31 | 50536 | 31 | 50536 |
| Outside ORR Limits | 0 | 0 | 20 | 34148 | 20 | 34148 |
| Total | 41 | 10269 | 68 | 89731 | 109 | 100000 |

| Sector wise and Assembly Constituency wise allocation of 2BIHK Houses taken up by GHMC | | | | | | | | | | | | | |
|--|----------------|--|-----------------|-------------|-----------------|--------------|-------------------------------|--------------------------|-----------|---------------------------------------|------------|--|--|
| Sl. No. | Sector | Assembly Constituency Concurrent Name of the M.A. | Homes taken up | | | | | | | Total DU's Takenup (In-Situ & Vacant) | | | |
| | | | In-situ | | | Vacant | | | | No. of Location | No. of Dus | | |
| | | | No. of Location | No. of Dus | No. of Location | No. of Dus | No. of Dus Reserved for Local | Available for allocation | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11=(5+9)*9 | | | |
| 1 | NORTH SECTOR | Secunderabad Cantonment (Sri. G Sanyal) | 5 | 1120 | 0 | 0 | 0 | 0 | 5 | 1120 | | | |
| | | Sanathnagar (Sri. T. Srinivas Yadav) | 6 | 1744 | 0 | 0 | 0 | 0 | 6 | 1744 | | | |
| | | Kalyandurg (Sri. M. Krishna Rao) | 1 | 108 | 1 | 144 | 0 | 144 | 2 | 252 | | | |
| | | Quthbullapur (Sri. K. P. Vivekananda Goud) | 0 | 0 | 11 | 13404 | 1240 | 12164 | 11 | 13404 | | | |
| | | Total | 12 | 2972 | 12 | 13548 | 1240 | 12308 | 24 | 16520 | | | |
| 2 | WEST SECTOR | Gundlupet (Sri. T. Raja Singh) | 2 | 336 | 0 | 0 | 0 | 0 | 2 | 336 | | | |
| | | Nampally (Sri. Jaffer Hussain Mery) | 1 | 1824 | 0 | 0 | 0 | 0 | 1 | 1824 | | | |
| | | Kharwal (Sri. C. Ramachandra Reddy) | 3 | 866 | 0 | 0 | 0 | 0 | 3 | 866 | | | |
| | | Jubilee Hills (Sri. Maganti Gopinath) | 2 | 242 | 0 | 0 | 0 | 0 | 2 | 242 | | | |
| | | Karwan (Sri. Kameer Mohiuddin) | 1 | 840 | 0 | 0 | 0 | 0 | 1 | 840 | | | |
| 3 | CENTRAL SECTOR | Semleripally (Sri. A. Gandhi) | 1 | 432 | 3 | 456 | 0 | 456 | 4 | 888 | | | |
| | | Putancheru (Sri. G. Mahipal Reddy) | 0 | 0 | 9 | 23008 | 2301 | 20707 | 9 | 23008 | | | |
| | | Additional | 0 | 0 | 2 | 1512 | 151 | 1361 | 2 | 1512 | | | |
| | | Total | 10 | 4540 | 14 | 24976 | 2452 | 22524 | 24 | 29516 | | | |
| | | Mulajigri (Sri. C. Kanika Reddy) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 4 | EAST SECTOR | Madhachal (Sri. K. Laxman) | 5 | 349 | 0 | 0 | 0 | 0 | 5 | 349 | | | |
| | | Amberpet (Sri. G. Kishan Reddy) | 1 | 144 | 0 | 0 | 0 | 0 | 1 | 144 | | | |
| | | Secunderabad (Sri. T. Padma Rao) | 4 | 408 | 0 | 0 | 0 | 0 | 4 | 408 | | | |
| | | Additional | 0 | 0 | 8 | 15912 | 1591 | 14321 | 8 | 15912 | | | |
| | | Total | 10 | 901 | 8 | 15912 | 1591 | 14321 | 18 | 16813 | | | |
| 5 | SOUTH SECTOR | Uppal (Sri. N.V.S. Prabhakar) | 2 | 284 | 5 | 1580 | 0 | 1580 | 7 | 1864 | | | |
| | | L.B. Nagar (Sri. R. Krishnam) | 3 | 900 | 2 | 792 | 0 | 792 | 5 | 1692 | | | |
| | | Additional | 0 | 0 | 1 | 4500 | 450 | 4050 | 1 | 4500 | | | |
| | | Total | 5 | 1184 | 8 | 6872 | 450 | 6422 | 13 | 8056 | | | |
| | | Malakpet (Sri. Ahmed Bablu) | 2 | 336 | 0 | 0 | 0 | 0 | 2 | 336 | | | |
| 6 | SOUTH SECTOR | Yakutpura (Sri. Manoj Ahmed Khan) | 1 | 48 | 0 | 0 | 0 | 0 | 1 | 48 | | | |
| | | Chandrayangutta (Sri. Ashwaththa Ousai) | 1 | 288 | 2 | 637 | 0 | 637 | 3 | 925 | | | |
| | | Tajewadpura (Sri. T. Prakash Goud) | 0 | 0 | 4 | 826 | 39.6 | 786 | 4 | 826 | | | |
| | | Maheshwaram (Sri. T. Krishna Reddy) | 0 | 0 | 7 | 9400 | 940 | 8460 | 7 | 9400 | | | |
| | | Channarayana (Sri. Syed Pasha Qasbi) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 7 | SOUTH SECTOR | Bahadurpura (Sri. Mohd. Moazzam Ali Khan) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| | | Additional | 0 | 0 | 13 | 17560 | 1756 | 15804 | 13 | 17560 | | | |
| | | Total | 4 | 672 | 26 | 28423 | 2736 | 25687 | 30 | 29095 | | | |
| Grand Total | | | 41 | 10269 | 68 | 89731 | 8468 | 81263 | 109 | 100000 | | | |

Scalability and Replicability



- After witnessing the 2BHK houses built in slums at IDH colony and Singham Cheruvu Thanda other slums started showing interest. The project can be scaled to entire 80.45 Sq.kms area under slums.
- The total housing demand in GHMC has been assessed as 4.5 Lakh including slum and non slum areas. The idea is to replicate the success of this project to build all 4.5 Lakh houses and de-notify the 1476 slums in Hyderabad.
- 2BHK Housing (Dignity Housing) scheme that ensures dignified housing at free of cost to shelter-less poor living below the poverty line will serve as a model Housing Scheme for the social and economic upliftment of the urban poor in the country.
- As there are 1.3 crore urban slum households and around 65 million slum population in India the project per se and strategy of land pooling in particular can be replicated elsewhere in the country.
- Lessons learnt from the previous schemes were ably captured in addressing the issues for people living in acute shelter poverty

GLIMPSES OF PROGRESS

MAHABUBNGAR

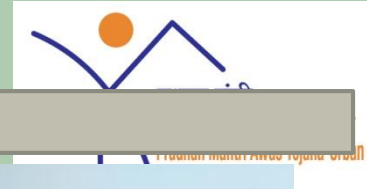


Provide



GLIMPSES OF PROGRESS

SURYAPET



Provide



GLIMPSES OF PROGRESS

Warangal



GREATER HYDERABAD
MUNICIPAL CORPORATION
Government of Telangana



**2BHK Housing
HOPE to HOME**

