

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 14 projects under vertical BLC

Presented to 24th CSMC held on 24th July, 2017

Government of Meghalaya

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	10
▪ Demand Survey Completed	9
▪ Total Demand	Total demand- 7099 BLC- 2302 (Verifications of 254 applications received in Phase -II for two towns are in progress) CLSS- 3041 AHIP- 1756
▪ Demand received through Common Service Centre and Online Application	6
▪ Cases accepted/rejected	4 have been verified and rejected.2 recent applications requires validation

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Whether HFAPoA Submitted	Submitted-03, remaining 6 under preparation and will be submitted by August,2017
▪ Whether AIP Submitted	Yes
▪ Whether HFAPoA & AIP entered in MIS	No
▪ SLTC/CLTC staffs approved vs. placed	19/ 10 (Advertisement issued for recruitment of 9 experts. Last date of receipt is 25 th July 2017)
▪ Target of DUs in 2017-18	1345
▪ State Budgetary Provision for PMAY (U) in 2017-18	2248 Lakh

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Not applicable to the State of Meghalaya, since there is no restriction.
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	Achieved. As per Bye law no. 67.1 of Meghalaya Building Bye law 2011, 20% of the gross plot area housing for EWS and 5% consumed FAR in the dwelling units to be used for servants and drivers etc. Further, additional provision will be given in the new Master Plans which are under preparation.
▪Single-window, time bound clearance for layout approval and building permissions	Achieved. Single window layout and building permission provision already exist and as per MBBL 2011, Bye law no. 8(e) ... - grant of building permission must be intimated within 30 day or else will be deemed that the permission has been granted. Software for on-line building permission is under preparation.

STATUS OF MANDATORY CONDITIONS

Mandatory conditions	Current Status
<ul style="list-style-type: none">▪ Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Achieved. As per bye law No.21 (VI) pre approved building plans for LIG /EWS housing upto 50 Sq.m single storey building can be obtained at a nominal cost. Amendment for increasing the area to 60 Sq.m which is under process.
<ul style="list-style-type: none">▪ Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under review of the State Government.
<ul style="list-style-type: none">▪ Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Additional FAR may not be possible in view of restriction of number of floors imposed by Honorable High Court, Shillong

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	68.35 %
▪ Projects approved:	2
▪ Projects entered (7A/B/C/D)	2
▪ DUs approved under BLC	32
▪ Beneficiaries attached	2
▪ Houses geo-tagged	0
▪ Total fund transferred through DBT (Rs. Lakhs)	0
▪ <i>National Electronic Funds Transfer (NEFT)</i>	0
▪ <i>PFMS/ DBT</i>	0
▪ <i>Aadhar Payment Bridge (APB)</i>	0

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR	-	-	-	-	-	-	-	-
▪AHP	-	-	-	-	-	-	-	-
▪BLC (New)	21	-	-	2	-	1	3	-
▪BLC (Enhancement)	11	-	-	2	-	-	2	-
▪Total	32	-	-	4	-	1	5	-
▪CLSS	No. of loan sanctioned			37 (directly from the PLIs) 20 cases under sanction by HUDCO.				

GLIMPSES OF PROGRESS



Work Completed upto Plinth Level (NC)
Beneficiary- Smt. Shasha Rympei



Work Completed upto Roof Level structure (NC)
Beneficiary- Smt. Larihun Nongsiej



Earth Work for footing (NC)
Beneficiary- Smt. Shongsuk Rympei



Earth Work for footing (Enhancement)
Beneficiary- Smt. Shasha Lyngshing

PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)
■No. of Projects	-	-	6	8
■No. of DUs	-	-	703	1313
■Project Cost	-	-	2912.13 Lakhs	2512.41 Lakhs
■Central Share	-	-	1054.50 Lakhs	1969.50 Lakhs
■State Share	-	-	-	-
■ULB Share	-	-	-	-
■Beneficiary Share	-	-	1642.33 Lakhs	542.91 Lakhs

PROJECT PROPOSAL BRIEF



Verticals	Per Unit Cost (in Lakhs)		Central Share (in Lakhs)		State Share (in Lakhs)		ULB Share (in Lakhs)		Benf. Share (in Lakhs)		Completion Time	
	NC	E	NC	E	NC	E	NC	E	NC	E	NC	E
■ISSR	-		-		-		-		-		-	
■AHP	-		-		-		-		-		-	
■BLC (N/E)	NC	E	NC	E	NC	E	NC	E	NC	E	NC	E
BLC Khasi Hills and Ri-Bhoi Region	4.15	Single room-1.66, Room+ Toilet-2.16, Room+ Kitchen-2.03, Room+ Bathroom-1.83	1.50	1.50	-	-	-	-	2.65	Single room-0.16, Room+ Toilet-0.66, Room+ Kitchen-0.53, Room+ Bathroom-0.33	18 Months	9 Months

PROJECT PROPOSAL BRIEF



Verticals	Per Unit Cost (in Lakhs)		Central Share (in Lakhs)		State Share (in Lakhs)		ULB Share (in Lakhs)		Benf. Share (in Lakhs)		Completion Time	
	NC	E	NC	E	NC	E	NC	E	NC	E	NC	E
■BLC (N/E)	NC	E	NC	E	NC	E	NC	E	NC	E	NC	E
BLC Garo Hills Region	3.87	Single room- 1.51, Room+ Toilet- 2.03, Room+ Kitchen- 2.16	1.50	1.50	-	-	-	-	2.37	Single room- 0.01, Room+ Toilet- 0.53, Room+ Kitchen- 0.66	18 Months	9 Months
BLC Jaintia Hills Region	4.22	Single room- 1.69, Room+ Kitchen- 2.15	1.50	1.50	-	-	-	-	2.37	Single room- 0.19, Room+ Kitchen- 0.65	18 Months	9 Months

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	Y
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	N
▪No. of Beneficiaries with other Unique ID	Y
▪No. of Aadhar seeded Bank accounts	N
▪Status of physical & social infrastructure	Y
▪Implementation plan/Completion period	Y
▪Beneficiary consent sought	Y

BEST PRACTICE/INNOVATION



Innovative technology in 'beneficiaries led individual construction' has not been considered due to operational constraint.

Adoption of Innovative alternate building technology/ materials will be explored under Affordable Housing in Partnership.

THANK YOU