

Pradhan Mantri Awas Yojana (PMAY-U)



**New proposals (155 projects) having a total of 3,70,255
Houses under BLC vertical (New)**

Presented to 50th CSMC - 27.12.2019

Government of Andhra Pradesh

PROGRESS OF PMAY (U)



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Indicators	Current Status (No.)
▪ Cities Approved	ULB-110 & UDA-17
▪ Demand Survey Completed	110 ULBs
▪ Total Demand as per HFAPoA	19,85,764
▪ Demand received through Common Service Centre and Online Application	18,13,357
▪ Cases accepted/ Pending / Rejected	17,23,198/ 45,415/ 44,744
▪ Whether HFAPoA Submitted	Yes
▪ Whether AIP Submitted	Yes
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	10 SLTCs and 309 CLTCs Approved & 8 SLTCs and 211 CLTCs placed for all ULBs.
▪ Target of DUs in 2019-20	7,53,527
▪ State Budgetary Provision for PMAY (U) in 2019-20 (BLC 1370.00+AHP 5300)	6,670.00 CR

STATUS OF MANDATORY CONDITIONS



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Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Dispensed with vide G.O. Ms No. 98 dt. 19.02.2018 Revenue (DA & LR) Dept.
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	Under process
▪Single-window, time bound clearance for layout approval and building permissions	Online permissions is in place
▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Plan approvals exempted for BLC vide GO MS No. 405 Dt. 17.11.2017 MAUD (H) Dept.
▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under process
▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Under consideration

INTERFACE WITH MIS



4	Indicators	Current Status (No.)
	▪Survey entry made (%)	91.31%
	▪Projects approved:	Total-608 1) AHP-211 2) BLC(ULBs)- 190 3) BLC(UDAs)- 207
	▪Projects entered (7A/B/C/D)	▪770 (7B- 211 and 7C- 559)
	▪DUs approved under BLC	9,14,028 (ULB&UDA)
	▪Beneficiaries attached	8,81,649 1) AHP-4,41,332 2) BLC-4,40,317
	▪Houses geo-tagged	1) AHP-174 Projects, (as per old version app) and 118 projects in new App,55.92% achieved. 2) BLC-1,66,392
	▪Total fund transferred through DBT (Rs. Lakhs) (Up to November, 2019)	Rs.2254.24 Crs
	▪National Electronic Funds Transfer (NEFT)	-
	▪PFMS/ DBT	-
	▪Aadhar Payment Bridge (APB)	-

PROGRESS OF PROJECTS



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Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR	Nil							
▪AHP	7,01,481	4,78,020	4,79,095	1,51,812	1,308	27,433	1,80,553	1,88,736
▪BLC (New/E)	9,14,028	Nil	3,93,336	62,774	244	9,216	72,234	1,08,921
▪Total	16,15,509	4,78,020	8,72,431	2,14,586	1,552	36,649	2,52,787	2,97,657
▪CLSS	17,763							

▪Additional 6,190 completed houses informed by the State in AHP component of PMAY(U).

PROJECT PROPOSAL BRIEF



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Verticals	ISSR	AHP	BLC (New) ULBs & UDAs	BLC (E)	Remarks
▪No. of Projects	-	-	155 DPRs	-	
▪No. of DUs	-	-	3,70,255	-	
▪Project Cost	-	-	16743.45Cr	-	
▪Central Share	-	-	5553.83 Cr	-	
▪State Share	-	-	2495.98 Cr	-	
▪ULB Share (External Infrastructure)	-	-	-	-	
▪Beneficiary Share	-	-	8693.64 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost (Average)	Central Share	State Share	ULB Share (External Infrastructure)	Benf. Share/ Bank Loan	Completion Time
ULB-BLC (N)	4.75 Lakh	1.50 Lakh	1.00 Lakh	-	2.25 Lakh	18 months
UDA-BLC (N)	4.50 Lakh	1.50 Lakh	0.50 Lakh	-	2.50 Lakh	18 months

PROJECT PROPOSAL BRIEF



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Checklist	Status (Y/N)
▪Layout / Building 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	3,70,255
▪No. of Beneficiaries with other Unique ID	3,70,255
▪No. of Aadhar seeded Bank accounts	3,70,255
▪Status of physical & social infrastructure	Already existing
▪Implementation plan/Completion period	18 Months
▪Beneficiary consent sought	Y

List of Projects proposed for sanction under PMAY- (U) -BLC 2019-20

(December, 2019)



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Sl. No	District	No. of projects			No of Houses Proposed in			Project Cost Rs.in lakhs			
		ULB	UDA	Total	ULB	UDA	Total	GoI grant @ 1.50 lakhs	GoAP @ 1.00 lakhs in ULB /0.50 lakhs in UDA	BC/BL =Estimate cost-(GoI+GoAP)	Total
1	Srikakulam	0	6	6	0	17,869	17,869	26,803.50	8,934.50	37,253.00	72,991.00
2	Vizianagaram	3	7	10	6,376	15,560	21,936	32,904.00	14,156.00	58,542.54	105,602.54
3	Visakhapatnam	3	5	8	9,094	17,005	26,099	39,148.50	17,596.50	50,905.82	107,650.82
4	East Godavari	0	11	11	0	36,075	36,075	54,112.50	18,037.50	89,475.90	161,625.90
5	West Godavari	1	8	9	11,852	16,356	28,208	42,312.00	20,030.00	45,915.75	108,257.75
6	Krishna	3	10	13	888	20,390	21,278	31,917.00	11,083.00	59,580.21	102,580.21
7	Guntur	11	10	21	24,577	24,400	48,977	73,465.50	36,777.00	146,915.31	257,157.81
8	Prakasam	5	10	15	1,745	15,190	16,935	25,402.50	9,340.00	36,745.51	71,488.01
9	SPSR Nellore	6	6	12	8,513	6,086	14,599	21,898.50	11,556.00	38,551.90	72,006.40
10	Chittoor	4	11	15	5,946	46,269	52,215	78,322.50	29,080.50	117,753.90	225,156.90
11	YSR Kadapa	6	4	10	28,665	4,841	33,506	50,259.00	31,085.50	74,371.27	155,715.77
12	Ananthapur	7	8	15	23,016	15,556	38,572	57,858.00	30,794.00	96,508.75	185,160.75
13	Kurnool	5	5	10	8,269	5,717	13,986	20,979.00	11,127.50	16,844.50	48,951.00
	TOTAL	54	101	155	128,941	241,314	370,255	555,382.50	249,598.00	869,364.36	1,674,344.86

Action taken report on 48th CSMC of Gol held on 31.10.2019



Sl. No	Observation	Action Taken Report
i.	Present 358 ARPs are registered in Angikaar campaign programme. More Angikaar Resource Persons (ARPs) have to be registered.	At present 2,346 ARPs are registered in Angikaar Campaign programme.
ii.	As against 94,445 Completed beneficiaries Need Assessment done for 18,047 beneficiaries under PMAY Urban.	Need Assessment done for 1,12,697 including grounded houses.
iii.	Occupation of beneficiaries in AHP Projects is nil. Nearly 1.8 lakh houses so far have been completed for which allotment needs to be given to the beneficiaries.	As most of the AHP Projects are very big and are like new Townships, infrastructure works are taking long time. Once, the infrastructure works are completed, they will be Occupied.
iv.	Even though sanctions have been communicated by Gol for AHP projects, tenders have not been called for many projects thereby the State Government is not able to tap Gol funds. This has to be expedited.	Tenders will be called for the remaining AHP Projects soon after the competition of reverse tendering process for the ongoing works.

Action taken report on 49th CSMC of GoI held on 27.11.2019



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Sl. No	Observation	Action Taken Report
i	Beneficiary share is on higher side. Sate Govt. may consider reducing it by enhancing State share in the projects.	Action is being taken for reducing the cost of construction of houses and beneficiary share duly adopting cost effective technologies.
ii	While allotting the houses, women ownership or joint ownership of houses must be ensured to all beneficiaries under PMAY (U)	Action is being taken to ensure the ownership of houses in the name of women or joint while allotting the houses under PMAY (U)
iii	UCs under TPQMA, Social Audit and A&OE funds released under PMAY (U) need to be submitted without any further delay.	Under process
iv	State Government should ensure land ownership rights and clear patta title of the eligible beneficiaries under BLC component of PMAY(U)	Action is being taken to ensure that land ownership rights and clear patta title of the eligible beneficiaries under BLC component of PMAY(U)
v	Geotagging of houses is very slow. State Govt., should ensure that all houses in progress are geotagged at the earliest.	Till now 5,12,949 images of various stages were geotagged and 1,66,392 unique beneficiary houses were geotagged and being ensured to complete at the balance houses.

Action taken report on 49th CSMC of Gol held on 27.11.2019



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Sl. No	Observation	Action Taken Report
vi	The HFAPoAs for all the remaining cities should be submitted by the State at the earliest.	Under Process
vii	The state has an unspent balance of Rs.1608.50 Crs under PMAY (U) for which Utilization Certificates may be submitted at the earliest. UCs for Rs.15.28 crs under RAY is also pending for a long time. The State should expedite submission of the pending UCs. Further, there is an excess ACA of Rs.52.08 crs under JnNURM, which should be refunded immediately as there is audit observation in this regard.	UCs will be furnished periodically as per the field progress.
viii	In JNNURM Projects (under progress) 3310 houses have to be completed by December, 2019. Similarly, 2718 houses which are not occupied have to be got occupied by beneficiaries by December, 2019.	830 houses Constructed under JNNURM Projects will be occupied by January,2020.
ix	Out of 13,56,861 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 7,60,670. State should expedite all MIS entries and beneficiaries attachment. In no case second instalment of Central Assistance will be considered for release unless beneficiaries are attached in PMAY(U) ó MIS.	Out of 13,56,861 houses sanctioned earlier 8,81,649 (AHP - 4,41,332 & BLC ó 4,40,317) beneficiaries were attached the projects and for the remaining beneficiaries will be done at the earlier.

BEST PRACTICE/INNOVATION in AHP/BLC (New)



- “ Innovative technology Adopted - Shear wall Technology in AHP.
- “ Suggestive type designs as per NBC norms made available to the beneficiaries with flexibility to have appropriate Type Design based on the site conditions.
- “ Go AP has exempted the registration cost to facilitate the beneficiaries to get a valid site ownership documents there by saving cost and time.
- “ Supply of cement at affordable prices to beneficiaries.
- “ Grievance redressal system at ULB and district level in implementation based on Spandana Grievance.
- “ Permitted G+1 construction wherever the site is scarce to meet the required plinth area norms.

BEST PRACTICE/INNOVATION in BLC (New)



- “ Periodical review by CM/CS/District Collectors.
- “ Beneficiaries data simultaneously maintained in APSHCL & Gol web sites.
- “ SMS service to the beneficiary from sanction to completion to provide updated information.
- “ Exclusive Website (www.apgovhousing.apcfss.in) to monitor the progress from registration to completion and release of payments for effective implementation of the programme.
- “ All payments to the beneficiaries are released electronically through Aadhar bridge payment system to the individual SB accounts to maintain transparency in releases.

PMAY MIS & in Bhuvan portal - Issues



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I. There is no provision in the State login for sliding of beneficiary data wrongly mapped from one vertical to another i.e AHP to BLC or vice versa, even before release of payments to the beneficiaries.

Action requested:-The GoI is requested to issue favorable orders to make provision in the State login for sliding of beneficiary data wrongly mapped from one vertical to another i.e AHP to BLC or vice versa, even before release of payments to the beneficiaries.

II. To remove the Gender control at the time of mapping of beneficiary data, as both beneficiary and spouse details are entered in PMAY MIS.

Action requested:- The GoI is requested to issue favorable orders to remove the Gender control at the time of mapping of beneficiary data, as both beneficiary and spouse details are entered in PMAY MIS.

III. To permit the SLNA to replace with legal hire of the beneficiaries in place of beneficiary death cases with the approval of SLSMC.

IV. To make provision in PMAY HFA mobile app for Geotagging of G+ pattern of construction under BLC component, for two different beneficiaries taking up construction in G+1 pattern due to non-availability of sufficient house site.



- V. GoI has provided one User Login to each newly created UDAs to enter the data in PMAY-MIS website, which becomes very difficult to enter the huge data in the website. Hence it is requested to create at least one Login to each Mandal as a unit so as to enter the data in a time bound manner and to start all the activities systematically in the website.
- VII. Only one State level Login has provided by GoI to monitor the day to day progress of all the activities in PMAY-MIS website. No Logins were given to the Districts which results very difficult to monitor all the MIS activities by the District Authorities. Hence it is requested to create one Login to each District for monitoring the progress of all the activities in the PMAY MIS website.
- VII. The GoI has provided one State level login for monitoring of geotagging of BLC houses in HFA- Bhuvan website. It is requested to provide new logins to all the (13) Districts to view reports in HFA- Bhuvan site for effective monitoring the geo tagging houses of BLC (New) programme by the District Authorities.

Krishna District

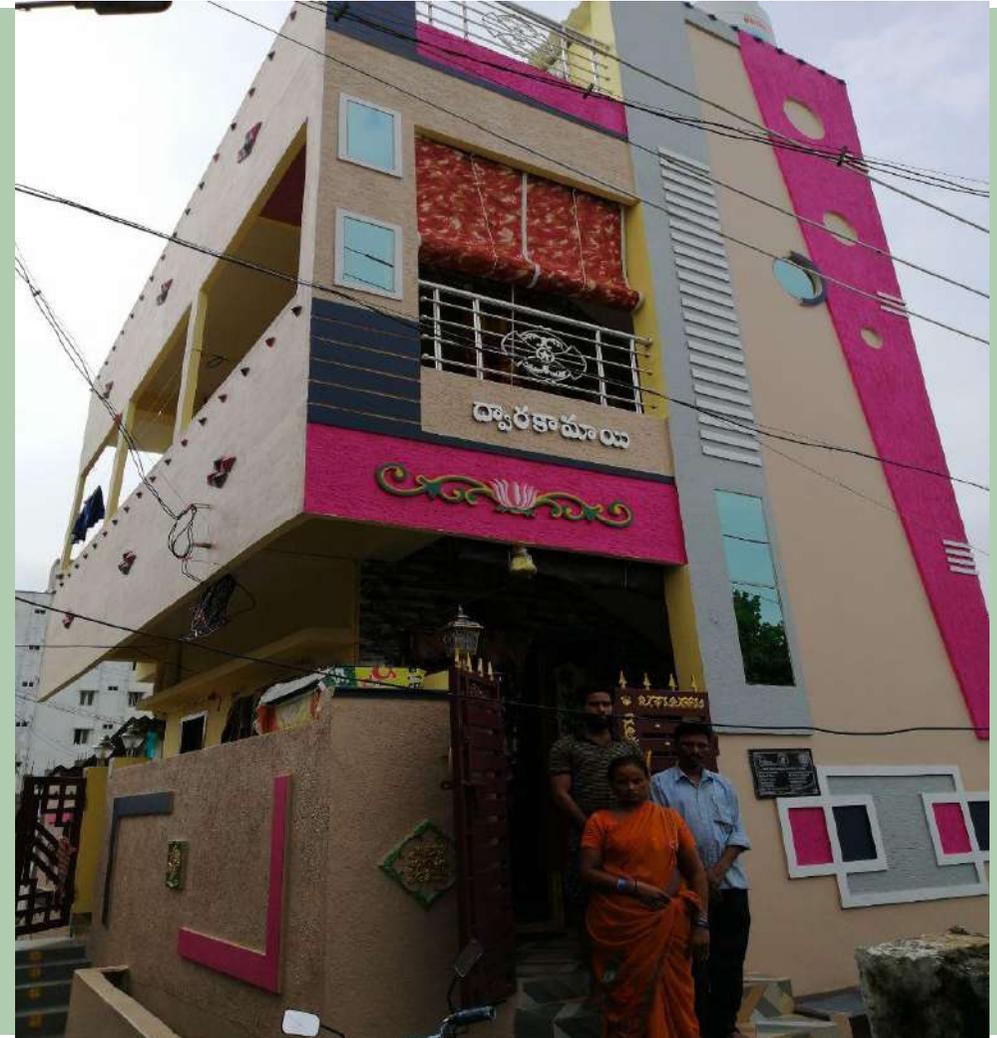
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BLC - House in Vijayawada Municipality

Krishna District

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BLC - House in Nadigama Municipality

Visakhapatnam District



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BLC - House in Narisipatnam Municipality

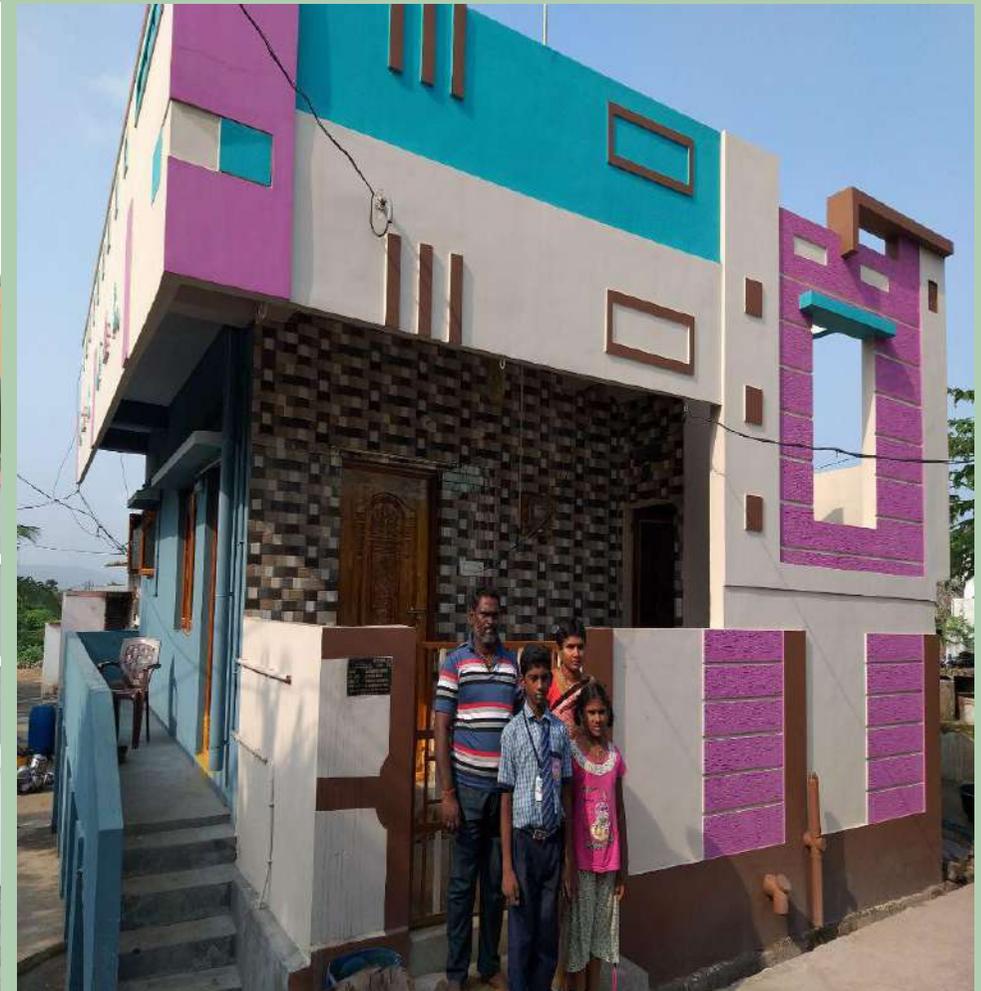
SPSR Nellore District



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Ambati Malyadri S/o Kondapa Naidu
BLC Id:- 09233810BLC1362356
PMAY ID:- 288029900089200036
Scheme :- 2017-18
Ward :- 25th

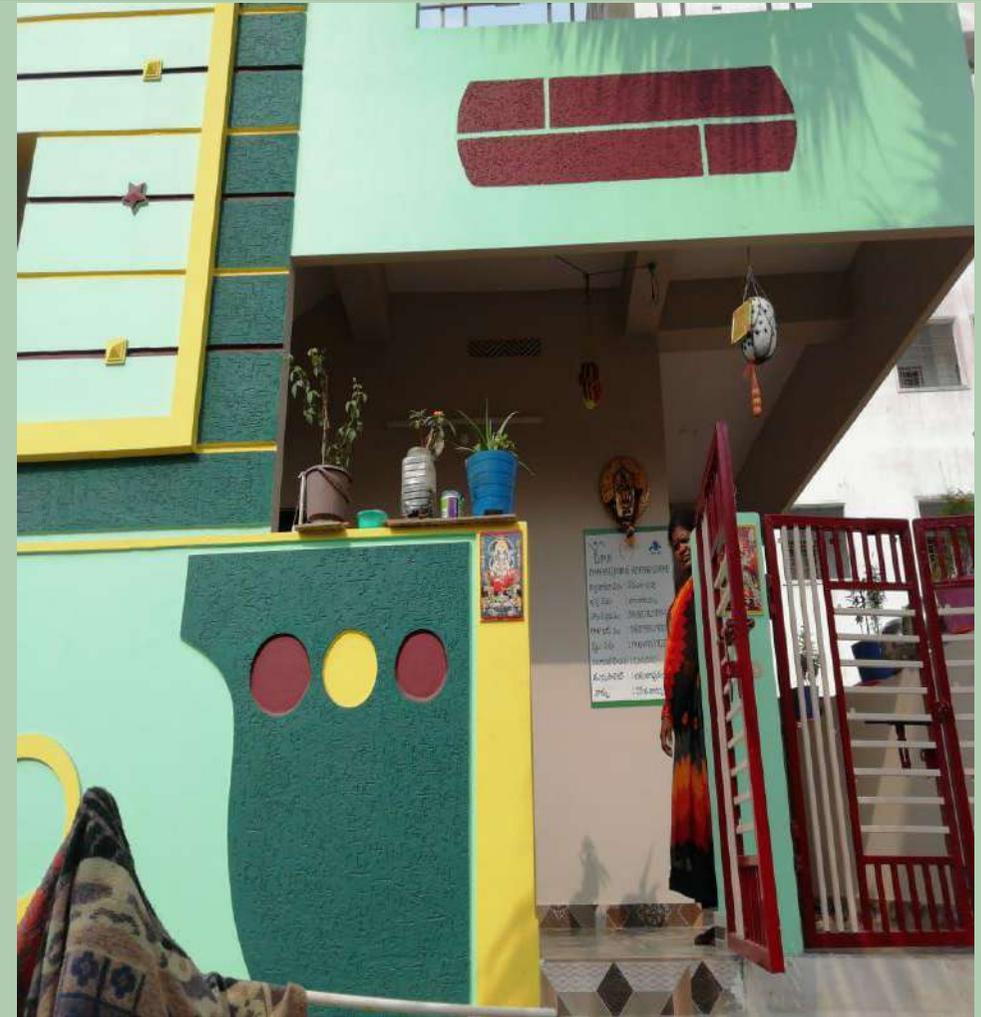


BLC - House in Kavali Municipality

East Godavari District



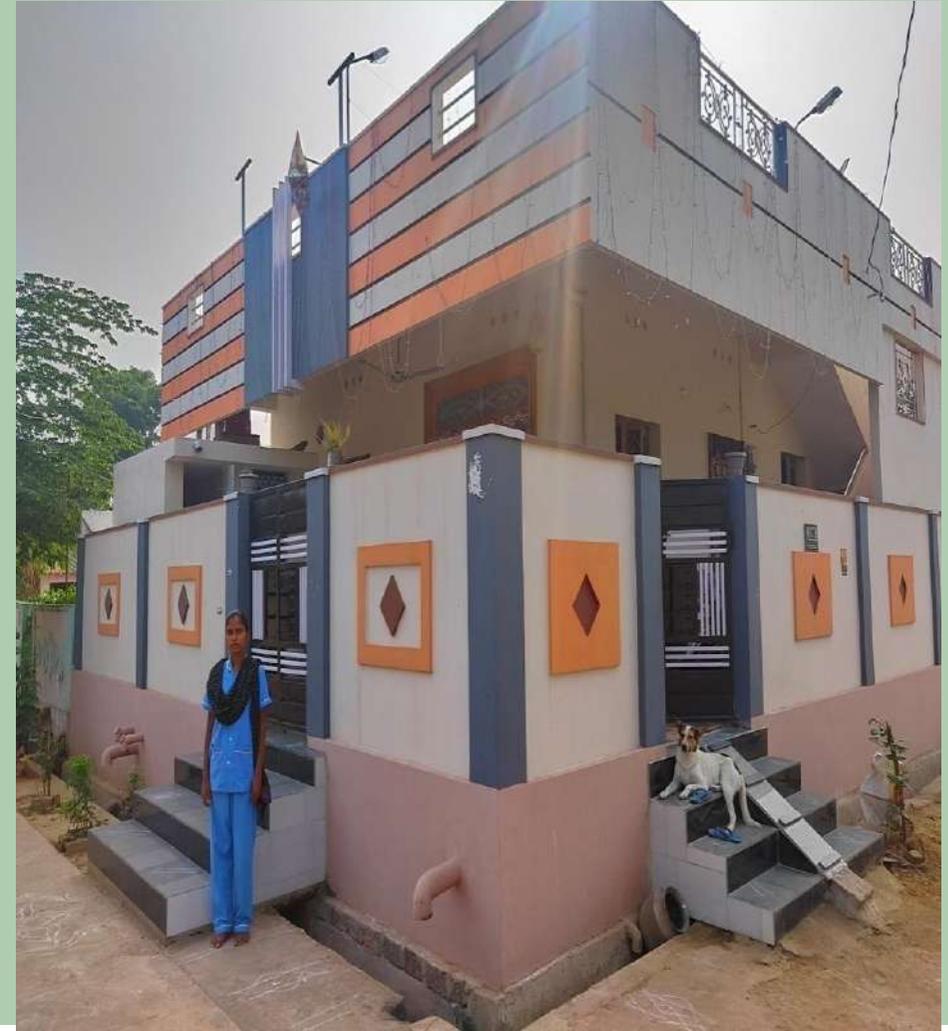
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BLC - House in Amalapuram Municipality

West Godavari District

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BLC - House in Eluru Municipality

East Godavari District



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BLC - House in Ramachandrapuram Municipality

AHP_Few Photos of constructed buildings

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AHP_Few Photos of constructed buildings

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AHP_Few Photos of constructed buildings

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PMAY(U) Housing
Pithapuram - E.G.District



PMAY(U) Housing
Rajamahendravaram - E.G. District



PMAY(U) Housing
Ramachandrapuram - E.G. District



PMAY(U) Housing
Samalkot - E.G. District



AHP_Few Photos of constructed buildings

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PMAY(U) Housing
Bhimavaram - W.G. District



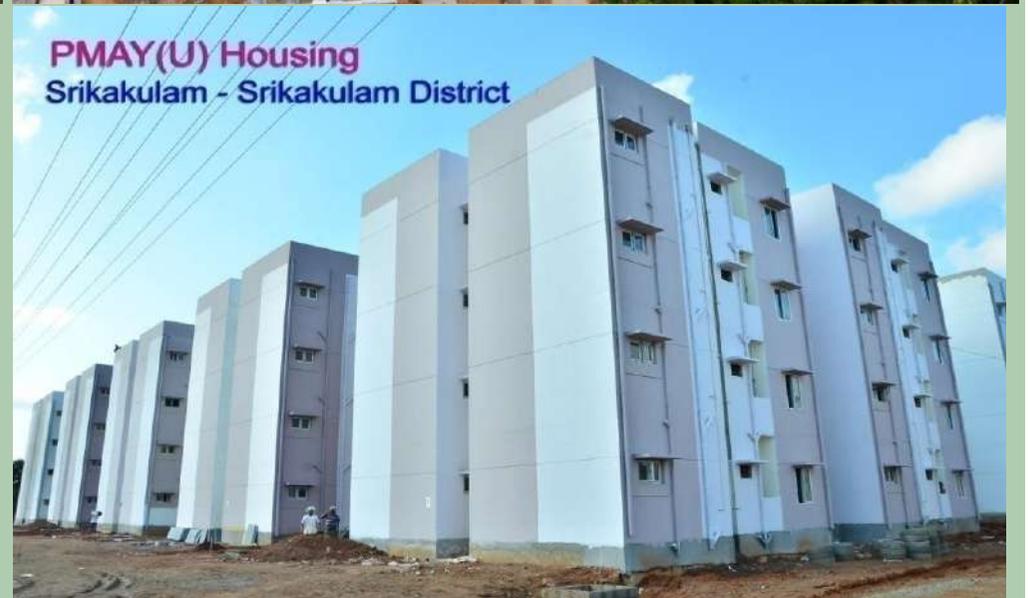
PMAY(U) Housing
Nellore - Nellore District



PMAY(U) Housing
Yemmiganuru - Kurnool District



PMAY(U) Housing
Srikakulam - Srikakulam District



Thank You