

# Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 48 Projects under vertical BLC  
&  
1 Proposal under Vertical ISSR**

**Presented to 50<sup>th</sup> CSMC to be held on 27<sup>th</sup> 2019**

**Government of Assam**

## PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	104 + 25 DA Area
▪ Demand Survey Completed	104 + 25 DA Area
▪ Total Demand	218,780 - Validation in Progress
▪ Demand received through Common Service Centre and Online Application	3438 (Approved - 1389)
▪ Cases accepted/rejected	Being Reviewed by HUDCO/BMTPC
▪ Whether HFAPoA Submitted	53 nos of HFAPoA is being submitted for approval. Preparation of the remaining in Progress. 45 HFAPoA shall be submitted by end of Jan 2020
▪ Whether AIP Submitted	53 nos of AIP against HFAPoA is being submitted for approval
▪ Whether HFAPoA & AIP entered in MIS	In Progress
▪ SLTC/CLTC staffs approved vs. placed	6/10 & 61/115
Target of DUs in 2018-19	<b>58,603</b>
▪ State Budgetary Provision for PMAY (U) in 2018-20	42880.00 Lakh

# STATUS OF MANDATORY CONDITIONS



PMAY . HFA(U)-Assam

Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Revenue Department seeking views from other Deptt. on cab memo. <b>Status:</b> With Revenue Dpt. For notification
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	<b>Status:</b> Notification to be released by UDD.
▪Single-window, time bound clearance for layout approval and building permissions	<b>Status:</b> Achieved under Ease of Doing Business Initiative of Govt of Assam
▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	<b>Status:</b> Notification released by GDD on 16th Feb, 2018 for Deemed Building Permission for pre-approved models (for Guwahati)  Notification released by UDD on 18th July, 2018 for Deemed Building Permission for pre-approved models (for rest of the state)
▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	<b>Status:</b> We need to expedite for Amend or Legislate the existing rent laws on the lines of the Model Tenancy Act.
▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	<b>Status:</b> GoA is in the process of releasing the updated Building Byelaws 2018 which will be addressing this mandatory condition.

## INTERFACE WITH MIS



PMAY . HFA(U)-Assam

Indicators	Current Status (No.)
▪Survey entry made (%)	<b>76.59%</b> (Data Entered – 1 67575 , Slum Survey in process, on completion ISSR demand to be feed)
▪Projects approved:	<b>277</b>
▪Projects entered (7A/B/C/D)	<b>57154+ 21178</b>
▪DUs approved under BLC	<b>96,074</b>
▪Beneficiaries attached	<b>57154 + 21178</b> (Issue in Attachment, Communicated to Central MIS Team)
▪Houses geo-tagged	<b>63,366</b> (Moderated – <b>45,312</b> , Accepted – <b>45,312</b> & Rejected – <b>17,998</b> )
▪Total fund transferred through DBT (Rs. Lakhs)	<b>497.23 Cr</b>
▪National Electronic Funds Transfer (NEFT)	Nil
▪PFMS/ DBT	All Mission Transactions including Vendor Payments through Print Payment Advice in PFMS
▪Aadhar Payment Bridge (APB)	Nil

# PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
■ISSR	Nil							
■AHP	Nil							
■BLC (New)	96,074	Nil	46,963	322	25987	9586	35895	15,255
■BLC (Enhancement)	Nil	Nil	Nil	NA	NA	NA	NA	NA
■Total	96,074	Nil	46,963	322	25987	9586	35895	15,255
■CLSS	915							

# PROJECT PROPOSAL



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
■No. of Projects	Nil	Nil	48	Nil	
■No. of DUs	Nil	Nil	20,338	Nil	
■Project Cost in Rs. Crs	Nil	Nil	569.75 Cr	Nil	
■Central Share in Rs. Crs	Nil	Nil	305.07 Cr	Nil	
■State Share in Rs. Crs	Nil	Nil	101.69 Cr	Nil	
■ULB Share in Rs. Crs	Nil	Nil	Nil	Nil	
■Beneficiary Share in Rs. Crs	Nil	Nil	162.99 Cr	Nil	

Verticals (Rs. Lakhs)					Per Unit Cost	Central Share	State Share	ULB Share/ Other Source	Benf. Share	Comple tion Time
	MODEL 1	MODEL 2	MODEL 3	MODEL 4	MODEL 5					
■BLC (N)	2.99	2.81	2.66	2.35	2.50	1,50,000	50,000	Nil	99/81/ 66/35/ 50	18 Months
■ISSR	64 DU					1,00000	50000	3.1 Cr		

## List of DPR's

PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share ( Rs. In Lakh )	State Share ( Rs. In Lakh )	Beneficiary. Share ( Rs in Lakh )	Total ( Rs. In Lakh )
1	Sonai MB	18900032024N1	1506	2259	753	980.86	3992.86
2	Dhemaji DA	18801579044N4	550	825	275	515.19	1615.19
3	Mangaldoi MB	18801630044N3	204	306	102	201.96	609.96
4	Nalbari MB	18801629044N04	248	372	124	164.12	660.12
5	Nalbari DA	18801629014N05	738	1107	369	314.43	1790.43
6	Tihu MB	18801628034N03	75	112.5	37.5	46.28	196.28
7	Dhubri DA	18801548044N3	1038	1557	519	1027.62	3103.62
8	Badarpur MB	18801617044N3	194	291	97	96.77	484.77
9	Hailakandi MB	18801618054N4	800	1200	400	280	1880
10	Karimganj MB	18801616054N4	199	298.5	99.5	147.88	545.88

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PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share (Rs. In Lakh )	State Share (Rs. In Lakh )	Beneficiary Share (Rs in Lakh )	Total ( Rs. In Lakh )
11	Karimganj DA	18801616014N0	1317	1975.5	658.5	461	3095
12	Lala MB	18801619054N4	76	114	38	47.61	199.61
13	Umrangso MB	18801610024N1	194	291	97	127.13	515.13
14	Kajalgaon MB	18900034044N2	230	345	115	80.5	540.5
15	Basugaon MB	18801622044N3	209	313.5	104.5	73.15	491.15
16	Silchar DA	18801614024N3	857	1285.5	428.5	495.75	2209.75
17	Gohpur MB	18801574014N2	149	223.5	74.5	295.02	593.02
18	Dhemaji DA	18801579044N5	252	378	126	191.93	695.93
19	Nazira MB	18801591044N4	26	39	13	22.732	74.732
20	Dhubri MB	18801549044N3	1346	2019	673	1332.54	4024.54



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PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share (Rs. In Lakh )	State Share (Rs. In Lakh )	Beneficiary Share (Rs in Lakh )	Total ( Rs. In Lakh )
21	Demow MB	18900035044N3	45	67.5	22.5	25.11	115.11
22	Simaluguri MB	18801592044N3	59	88.5	29.5	35.72	153.72
23	Tezpur DA	18801572045N4	1584	2376	792	1407.29	4575.29
24	Dhekiajuli MB	18801570024N1	264	396	132	199.57	727.57
25	Nagaon DA	18801563064N5	107	160.5	53.5	106.144	320.144
26	Goreswar MB	18304411034N2	131	196.5	65.5	99.25	361.25
27	Goalpara MB	18801554014N2	1070	1605	535	538.8	2678.8
28	Teok MB	18801596044N3	53	79.5	26.5	43.854	149.854
29	Dhakuakhana MB	18801578044N3	90	135	45	89.1	269.1
30	Bihpuria MB	18801576054N4	15	22.5	7.5	14.85	44.85

## List of DPR's

PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share (Rs. In Lakh )	State Share (Rs. In Lakh )	Beneficiary Share (Rs in Lakh )	Total ( Rs. In Lakh )
31	Silchar MB	18801614024N2	245	367.5	122.5	191.2	681.2
32	Lakhipur MB_Cac	18801615014N3	87	130.5	43.5	68.79	242.79
33	Gauripur MB	18801548054N4	1625	2437.5	812.5	1608.75	4858.75
34	Abhyapuri MB	18801621024N1	674	1011	337	1690.8	3038.8
35	Kokrajhar MB	188007002054N4	650	975	325	643.5	1943.5
36	Sivsgar MB	18801589044N3	9	13.5	4.5	7.92	25.92
37	Narayanpur MB	18801575054N4	58	87	29	48.11	164.11
38	Kharupetia MB	18801631074N6	40	60	20	39.6	119.6
39	Rangia MB	18801624014N3	295	442.5	147.5	152.46	742.46
40	Titabor MB	18801597054N4	275	412.5	137.5	272.8	822.8

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PMAY . HFA(U)-Assam

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY	Central Share ( Rs. In Lakh )	State Share ( Rs. In Lakh )	Beneficiary Share ( Rs in Lakh )	Total ( Rs. In Lakh )
41	Goalpara DA	18801554014N3	430	645	215	150.5	1010.5
42	Howly MB	18801558034N2	578	867	289	326.74	1482.74
43	Golakganj MB	New ULB	1217	1825.5	608.5	1204.83	3638.83
44	Naharkatia MB	18801588034N2	89	133.5	44.5	88.11	266.11
45	Dibrugarh DA	18801586074N6	228	342	114	225.75	681.75
46	Dibrugarh MB	18801586084N7	46	69	23	45.54	137.54
47	Sorbhog MB	18801556054N4	83	124.5	41.5	40.39	206.39
48	Barpeta Road MB	18801555044N3	83	124.5	41.5	31.36	197.36
			<b>20338</b>	<b>30507</b>	<b>10169.0</b>	<b>16299.31</b>	<b>56975.31</b>

# ISSR Project Detail

SL	NAME OF ULB	Project Code	NO OF BENEFICIARY/D U	Central Share ( Rs. In Lakh )	State Share ( Rs. In Lakh )	Other Source of Fund(CIDF )	Total ( Rs. In Lakh )
1	North Lakhimpur		64	64	32	310.10	406.10
			64	64	32	310.10	406.10

## Executive Summary    ISSR at North Lakhimpur:

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Plot Area	2B 2K 0L	3210.72768SQ.M.	34560SQ.FT.
Lat/Long	N27.24472222 / E94.100277778		
Building Type	R.C.C. Residential ( G+3)		
No of Block	2		
Total Plinth Area	672.92	sq.m.	
Total Building Area	2691.68	sq.m.	
Carpet Area of Each Dwelling Unit	29.55	sq.m.	
No of Dwelling Unit	64		
Whether NOC received from Concern Authority	Yes	O/o The Chairman, North Lakhmipur, Municipal Board	
Non-Duplicity Certificate	Submitted by O/o The Executive Engineer, PWD, North Lakhimpur Building		
Name of Consultant/DPR Prepared By	Redwood Planning & Construction (P) Ltd. Guwahati		
Administration & Monitoring of ISSR	North Lakhimpur MB		
Agency of ISSR Construction	North Lakhimpur MB with CIDF		
Geotechnical Report Submission	NO		

# Estimate Abstract ISSR at North Lakhimpur:

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ESTIMATE ABSTRACT					
SI No	Floor Name	Plinth Area ( Sq.m.)	Rate(INR)	Cost ( INR)	Remarks
1	Ground Floor	672.92	13,681.00	9,206,218.52	A
2	1st Floor	672.92	10,292.00	6,925,692.64	
3	2nd Floor	672.92	10,390.00	6,991,638.80	
4	3rd Floor	672.92	10,533.00	7,087,866.36	
5		<b>2691.68</b>	<b>Sub Total ( P )</b>	30,211,416.32	
6	For Normal Preparation of Site	1 % (One Percent) of the cost of civil works (in case of R.C.C. Buildings, the cost of ground floor only to be taken) (Including Dismantling & Demolishing old structure works)	1%	92,062.19	1% of A
7	For Internal Water Supply	5% (five percent) of the Cost of Civil Works	5%	1,510,570.82	5% of P
8	For Sanitary Installation	8% (eight percent) of the Cost of Civil Works	8%	2,416,913.31	8% of P
9	For Internal Electrification	9% (nine Percent) of the Cost of Civil Work	9%	2,719,027.47	9% of P
10	For Motor Pump Set including energisation	0.50% (zero point five percent) of the Cost of Civil Work ( in case of R.C.C. building, the cost of ground floor only to be taken)(where necessary)	0.50%	46,031.09	0.50% of A
11	For Deep Tube well only for rig boring /DTS boring inclusive of casing pipe and all accessories of pumps etc.	For 200 MM Dia 120.00 Rm	Rs. 2150.00 per Rm.	258,000.00	
12			<b>Q</b>	37,254,021.19	
13	Add GST 7% on Basic Civil Cost	GST	7%	2,607,781.48	7% of Q
14	Contingency/Consultant Fee @ 2% on Basic Civil Cost		2%	745,080.42	2% of Q
			<b>R</b>	40,606,883.10	
		<b>GRAND TOTAL</b>	<b>R'</b>	<b>40,610,000.00</b>	<b>40.61Mn</b>
		PMAY Subsidy @64nosx150000		9,600,000.00	9.6Mn
		Other Contribution ( Optional-CIDF)		31,010,000.00	31.01Mn

# PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	Y/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 – Voter Id
▪No. of Aadhar seeded Bank accounts	NIL
▪Status of physical & social infrastructure	Y
▪Implementation plan/Completion period	18 Months
▪Beneficiary consent sought	Y

# Housing for All Plan of Action (HFAPoA)

Number of Town's HFAPoA for submitted till 50<sup>th</sup>  
CSMC – 53

Number of Beneficiary involved – 46,323

Remaining Town/City are in Progress

BLC	BLE	ISSR	AHP	CLSS
29155	576	3738	8500	4396

**Number of Town's HFAPoA for submitted in 34<sup>th</sup> CSMC – 23**



# 23 HFAPoA Status

SI No	ULB	Total Beneficiaries	BLC	BLE	ISSR	AHP	CLSS	Total Central Subsidy (In Lakhs)	Total State Subsidy (In Lakhs)
			Total beneficiary	Total beneficiary	Total beneficiary	Total beneficiary	Total beneficiary		
1	Morigaon	3136	1531	122	18	748	717	5533.89	1148.5
2	Patacharkuchi	406	402	0	0	0	4	613.68	202
3	Sonai	1569	1560	0	0	0	9	2364.03	782
4	Borpathar	723	491	1	0	228	3	1088.01	362.5
5	Goalpara	3209	2043	287	0	735	144	4981.98	1393
6	Kokrajhar	3193	2273	0	0	645	275	5111.25	1464
7	Demow TC	812	555	57	0	64	136	1377.12	315.5
8	Simoluguri TC	639	378	0	15	210	36	993.12	308.5
9	Amguri TC	606	286	12	0	171	137	1069.29	236.5
10	Sonari TC	1533	1091	0	16	406	20	2314.9	765.5
11	Lanka TC	2877	670	0	162	1614	431	4738.77	1233
12	Hojai TC	1076	490	0	80	448	58	1641.86	520
13	Lumding	1979	54	0	1017	869	39	2505.63	982
14	Doboka TC	2049	414	0	1430	130	75	2446.25	1000
15	Hailakandi MB	1637	1129	0	0	420	88	2558.46	788.5
16	Lala TC	830	684	0	0	64	82	1340.94	389
17	Lakhipur MB	417	411	0	0	0	6	632.52	221.5
18	Kharupetia TC	1669	1193	97	0	370	9	2514.03	798.5
19	Nalbari MB	1064	849	0	0	182	33	1634.61	533.5
20	Lakhipur TC	1421	1269	0	0	95	57	2198.19	701
21	Basugaon TC	572	552	0	0	0	20	881.4	296
22	Gossaigaon	699	681	0	0	1	17	1068.39	362
23	Bijni	149	149	0	0	0	0	223.5	96.5
		32265	19155	576	2738	7400	2396	49831.8	14899.5

# Angikaar Campaign @ Assam -





## ANGIKAAR & PMAY-U State Award , Live Interaction & Fund Release program with Hon'ble Chief Minister on 30<sup>th</sup> October 2019





# ANGIKAAR & PMAY-U State Award , Live Interaction & Fund Release program with Hon'ble Chief Minister on 30<sup>th</sup> October 2019





# Completed Houses in Assam























# Issues and Next Steps

1. HFAPoAs being improvised as suggested by SLAC to incorporate & represent Slum data in a better manner
2. Approved DPRs are getting uploaded & beneficiaries attached in the Central MIS in preparation of fund release. Attachment to be completed by 10 Jan 2020
3. 1 AHP Proposal for Bongaigaon DA in principle approval received from SLSMC and DPR preparation is underway
4. Targets set by SLSMC for house completion by March 2020
5. TPQMA report submitted and ATR is also ready for Submission
6. CLSS needs to be promoted

## Status of JnNURM Schemes



Status as per Central MIS:

Houses				UCs Pending (Rs in Cr)
Sanctioned	Under progress	Unoccupied	Non Started	
6,583	2,394	108	586	65.02

State to write to Ministry with the strategy to close all pending issues in JnNURM



■ Thank you

**Suvasish Das, IFS**

■ **State Mission Director**

■ **PMAY HFA-Urban, Assam**