

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 10 projects under vertical BLC

Presented to 30th CSMC held on 26.03.2018

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	140
▪ Demand Survey Completed	In Progress
▪ Total Demand	4,35,215
▪ Demand Validation	3,69,845
▪ Demand received through Common Service Centre and Online Application	93,564
▪ Cases accepted/rejected	28,700
▪ Whether HFAPoA Submitted	Under Progress
▪ Whether AIP Submitted	Under Progress
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	Tender received SLTC-10 Members CLTC- 209 Members
▪ Target of DUs in 2017-18	1,00,000
▪ State Budgetary Provision for PMAY (U) in 2017-18	455.64 Cr

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	ACHIEVED
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	ACHIEVED
▪Single-window, time bound clearance for layout approval and building permissions	Online Provisions is in place
▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Provisions Made
▪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.	Provisions Made

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	85
▪ Projects approved:	236- BLC
▪ Projects entered (7A/B/C/D)	234
▪ DUs approved under BLC	1,24,856
▪ Beneficiaries attached	81,968
▪ Houses geo-tagged	35,845
▪ Total fund transferred through DBT (Rs. Lakhs)	349.50 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	349.50 Cr
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

PROGRESS OF PROJECTS BIHAR



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR								
▪AHP								
▪BLC (New)	1,24,856		50,322	19,745	13,034	3066	35,845	1110
▪BLC (Enhancement)								
▪Total								
▪CLSS	1498							

Note: Provide the details of relevant projects

GLIMPSES OF PROGRESS



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PMAY (Urban) BLC- Sheohar

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PMAY (Urban) BLC- Warsaliganj, Nawada

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PMAY (Urban) BLC- Madhubani

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PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			10		
▪No. of DUs			8,154		
▪Project Cost			387.99 Cr		
▪Central Share			122.31 Cr		
▪State Share			40.77 Cr		
▪ULB Share			-		
▪Beneficiary Share			224.91 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.43 Lakh	1.50 Lakh	.50 Lakh	-	.43 Lakh	24 Month

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	8,154
▪No. of Beneficiaries with other Unique ID	
▪No. of Aadhar seeded Bank accounts	8,154
▪Status of physical & social infrastructure	Will be covered under State scheme
▪Implementation plan/Completion period	18/24 Month
▪Beneficiary consent sought	Y

ANNUAL CAPACITY BUILDING PLAN 2018-19



S.No	Name of activity	Budget Proposed		Total
		Central Share	State Share	
1	Establishment of SLTC (10 Members)	7650000	2550000	10200000
2	Establishment of CLTC (209 Members)	85770000	28590000	114360000
3	Exposure / Study Visits (in country)	1200000		1200000
4	Training / Workshops	5800000		5800000
5	Documentation of Case Studies / Research Studies	1000000		1000000
6	Third Party Quality Monitoring	21240000	7080000	28320000
7	Social Audit	5,50,000		550000
8	Geo- Tagging (1,24,856 DUs @ 200/DU)	24971200		24971200
9	IEC Activities Stone Plates outside BLC Houses, Pamphlets, leaflets, brochures, TV Ads, Radio, Hoardings/Posters on Public Transports, Documentation of Success Stories/Best Practices, Social Media (Twitter handle, Facebook Pge)	7000000		7000000
Grand Total		155181200	38220000	193401200

SURRENDER BLC PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			67		
▪No. of DUs			6,646		
▪Project Cost			286.61 Cr		
▪Central Share			99.69 Cr		
▪State Share			33.23 Cr		
▪ULB Share			-		
▪Beneficiary Share			153.69 Cr		

ROAD MAP



Sl. No	Financial Year	Sanction of Houses (Nos.)	Completion of Houses (Nos.)
1	2015-16 (Actual)	30216	0
2	2016-17 (Actual)	46695	132
3	2017-18	100000	1839
4	2018-19	267972	170000
5	2019-20	312617	234454
6	2020-21	247500	391589
7	2021-22	185000	391500
	T O T A L	11,90,000	11,90,000

BEST PRACTICE/INNOVATION



Innovative technology Adopted- 1 acre of land given to BMTPC in Bihar Sharif Nagar Nigam for the construction of the houses with new technology

Best practice to be shared

Details of IEC initiatives- Govt. have taken several measures and steps to spread awareness of PMAY scheme between people. Advertisement in all local newspapers, Published hoardings in ULB's and Secretariate, Many Workshops were organised by UD&HD, Doing miking in ULB's with the help of Consultant hired for HFAPoA, doing ward sabha to make awareness and many more.

Breakup up of DUs cost



Average Breakup Cost of DUs of the Projects

S. No.	Stages of Construction of DU	Stagewise Amount	Skilled Labour @ 7 %	UnSkilled Labour @ 22%	Over Head & Contractor's Profit @ 15%	Carriage of Materials@20% (As per SoR only two sources available for Sand and Aggregates, but as per practice local construction materials will be used so 12% can be deducted from the considered rates)	Net Amount after deducting Unskilled @22%, Over Head & Contractor's Profit@15% and Carriage Materials@12%
1	Upto Plinth Level	118958.3	8327.0775	26170.82	17843.74	14274.99	60668.71
2	Above Plinth Level	295016.5	20651.152	64903.62	44252.47	35401.98	150458.39
3	After Slab casting	61858.29	4330.0803	13608.82	9278.74	7422.99	31547.73
	Sub Total	475833	33308.31	104683.26	71374.95	57099.96	242674.83
I.	Add 10% PHE work	47583.30	All PHE & Electrical work will be covered under Mukhyamantri Sath Nischay Yojna, Survey has been completed				
II.	Add 5% Electrical work	23791.65					
	Grand Total	547208					242674.83