

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 75 projects under vertical BLC (N)

Presented to 27st CSMC held on 30th Oct 2017

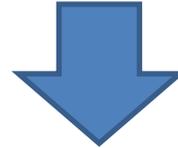
Government of Kerala

Summary



Total Demand : **2.20 lakhs**

Anticipated Demand : **1.70 Lakhs**



(after Data Cleaning)

BLC (N) : 70,000

AHP : 1,00000

Progress of BLC (N)

BLC (N) Approved : **36,918**

BLC (N) Consideration : **21,119**

Total : **58,037**

Balance : 11,963 (By Nov/Dec)

Progress of PMAY(U)



Indicators	Current Status (No.)
▪ Cities Approved	93
▪ Demand Survey Completed	93
▪ Total Demand	2.20 Lakhs
▪ Demand received through Common Service Centre and Online Application	42095
▪ Cases accepted/rejected	22966 accepted
▪ Whether HFAPoA Submitted	Submitted for 11 cities
▪ Whether AIP Submitted	No
▪ Whether HFAPoA & AIP entered in MIS	No
▪ SLTC/CLTC staffs approved vs. placed	Approved SLTC - 6, placed 5 Approved CLTC - 81, placed 63
▪ Target of DUs in 2017-18	Sanctioning of 60000
▪ State Budgetary Provision for PMAY (U) in 2017-18	State share 184 Cr

PMAY-Progress in the last 30 days

Sl.no	Subject	Status as on 28.9.2017	Status as on 28.10.2017	Projection for next 30 days
1	BLN-ULBs with 100% coverage (No: of ULBs)	9	34	88
2	BLC(N)-approved units	36918 dus approved	58117 (Including 21199, considering today)	Proposal for 10000 dus will be placed before the committee
3	Social audit	Plan not submitted	Plan submitted	Agency will be selected
4	Data Cleaning (No: of ULBs)	8	30	85
5	HFAPoA submission	7 submitted to Ministry	11 submitted to Ministry	54
6	Positioning of experts	37 CLTC experts and 4 SLTC experts	63 CLTC experts and 5 SLTC experts positioned	76 CLTC experts and 5 SLTC experts
7	Implementation – BLC (N) (Agreement Executed)	11198	13332	17000
8	AHP projects	0	2 (Received in the SLNA)	Will submit 2AHP projects to the ministry
9	JNNURM-UC submission	0	Submitted IHSDP-36(OUT OF 53) BSUP-4(out of 7)	All 53 UCs under IHSDP will be submitted. All 7 UCs under BSUP will be submitted
10	Geo-tagging	2897	4932	10000(cumulative)
11	MIS entry	192000	195000	100%

Status of mandatory conditions

Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Yes
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	Yes
▪Single-window, time bound clearance for layout approval and building permissions	Partially complied
▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Yes
▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Partially complied
▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Yes

Interface with MIS

Indicators	Current Status (No.)
▪Survey entry made (%)	74%
▪Projects approved:	122
▪Projects entered (7A/B/C/D)	7C-197
▪DUs approved under BLC	36918
▪Beneficiaries attached	21331
▪Houses geo-tagged →accepted	6103→4061
▪Total fund transferred through DBT (Rs. Lakhs)	Nil
▪National Electronic Funds Transfer (NEFT)	136.34 Cr
▪PFMS/ DBT	Nil
▪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	Nil	Nil	Nil	Nil	Nil	Nil	Nil
▪AHP	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
▪BLC (New)	36918	NA	15322	6428	3813	2042	12283	237
▪BLC (Enhancement)	96	Nil	Nil	Nil	Nil	Nil	Nil	Nil
▪Total	36918	NA	15322	6428	3813	2042	12283	237
▪CLSS	No. of loan sanctioned		2300	NA				

HFAPoA Submitted

SL No	Name of ULB	No of DUs					Total
		Insitu	AHP	CLSS	BLC_N	BLC_E nh	
1	Karunagappally	0	667	68	526	0	1261
2	South Paravoor	0	560	113	596	0	1269
3	Irinjalakuda	0	647	235	403	0	1285
4	Chavakkad	0	318	523	888	0	1729
Total		0	2192	939	2413	0	5544

NEW HOUSE - COMPLETED

Before



After



Kudumbashree, Local self Govt Dept., Govt
of Kerala

NEW HOUSE - COMPLETED

Before



After

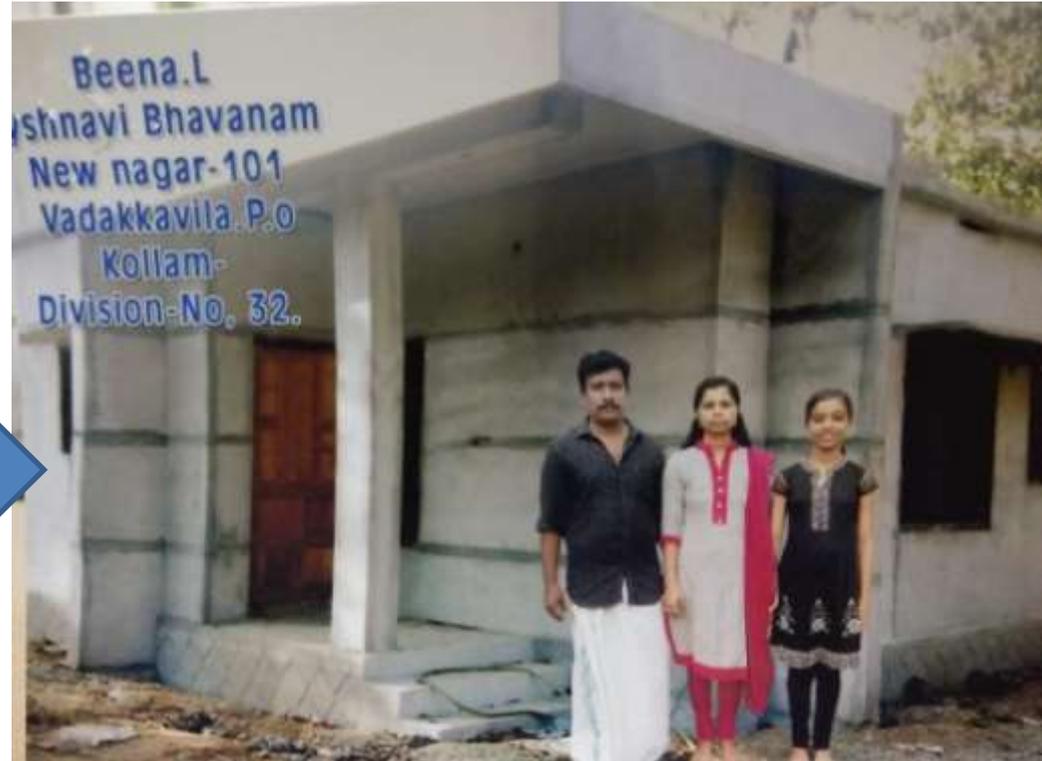
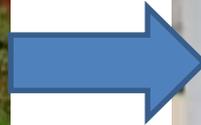
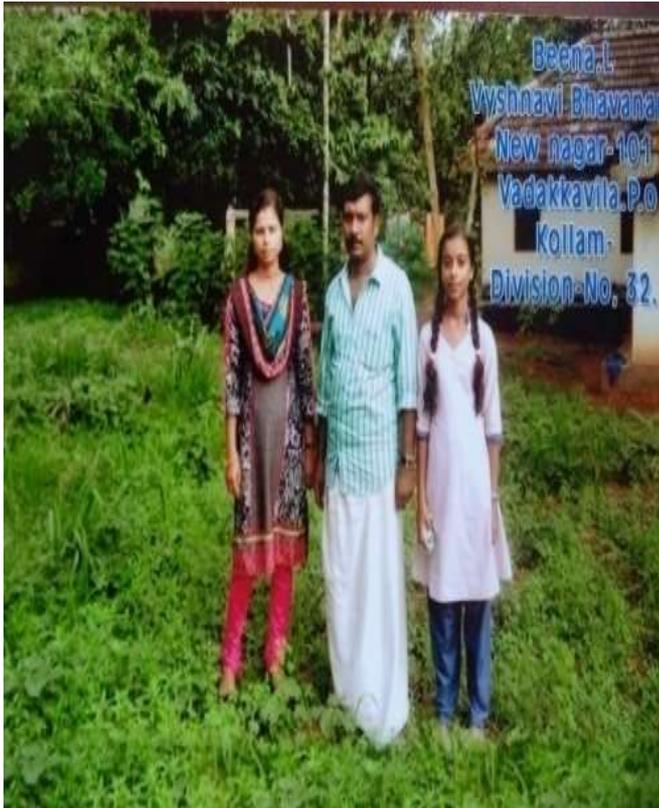


Kudumbashree, Local self Govt Dept., Govt
of Kerala

NEW HOUSE - COMPLETED

Before

After



Kudumbashree, Local self Govt Dept., Govt
of Kerala

NEW HOUSE - COMPLETED

Before



After



Kudumbashree, Local self Govt Dept., Govt
of Kerala

CLSS House Purchased

Thrissur



Kudumbashree, Local self Govt Dept., Govt of Kerala

PROJECT PROPOSAL BRIEF

Verticals	BLC (New)	Remarks
▪No. of Projects	75	
▪No. of DUs	21199	
▪Project Cost	63597.00 Lakhs	
▪Central Share	31798.50 Lakhs	
▪State Share	10599.50 Lakhs	
▪ULB Share	11214.30 Lakhs	
▪Beneficiary Share	9984.70 Lakhs	

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪BLC (N)	3 Lakhs	1.5 Lakhs	0.5 Lakhs	0.5 lakhs	0.5 Lakhs	18 months

PROJECT PROPOSAL BRIEF

Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	YES
▪SLAC/SLSMC approval/Minutes submitted	YES
▪Land title status (encumbrance free)	YES
▪Beneficiary list (BLC) submitted	YES
▪No. of Beneficiaries with Aadhar ID	99%
▪No. of Beneficiaries with other Unique ID	1%
▪No. of Aadhar seeded Bank accounts	70%
▪Status of physical & social infrastructure	available
▪Implementation plan/Completion period	18 months
▪Beneficiary consent sought	Yes

Issues

- Fund release

Component	No of cities	Approved date	Fund (in Cr)
First installment of STC + other than SCC/STC FUND	28 cities	27.09.2017	47.65 Cr.
	18 Cities	29.05.2017	22.15 Cr.
	2 Cities	21.03.2017	3.74 Cr.
Second installment	11 cities		26.60 Cr.
HFAPoA fund release pending	11 Cities (Malappuram dist)		0.88 Cr.

- Approval & Sanction of Capacity building programme
- Approval of Demonstration Projects

Way ahead

No of cities -93

Date	Survey completed	Data entry completed (IN %)	Data cleaning completed	HFAPoA Draft submitted to State	DPR of all BLC (N) Submitted
28-10-17 (Present Status)	93	74%	30	22	34
30-11-17		15%	55	32	50
15-12-17	-	11%	8	39	9
Total	93	100	93	93	93

Social Audit

SL NO	Particulars	Remark
1	Total number of DUs approved under the HFA Mission in the state	36918
2	Total number of Cities selected for Social Audit	9 (List is given below)
3	Total number of DUs selected for Social Audit	Yet to finalise
3	Number of Dwelling units covered in the Social Audit	10 % (Minimum of 100 Unit whichever is higher)

Budget Requirement

Item	Amount in Rs/-
Independent facilitating agency (Expert, Project execution)	4,10,000
Travel and Accommodation (Including Travel for Workshop)	50,000
Workshop (Venue, Refreshments, Logistics)	50,000
Documentation and IEC Activity	40,000
Total	5,50,000

Cities Selected for Social Audit

Sl.No	ULB	No. of Dwelling Unit Approved	No. of DUs proposed for Social Audit (10% or 100 DUs whichever is higher)
1	Trivandrum Corporation	5609	560
2	South Paravoor Municipality	512	100
3	Thrippunithura Municipality	240	100
4	Ettumanoor Municipality	100	100
5	Thodupuzha Municipality (DHQ)	198	100
6	Koothattukulam Municipality	716	100
7	Chavakkad Municipality	212	100
8	Mannarkkad Municipality	888	100
9	Mukkom Municipality	124	100
	Total	8461	1360

Thank You

RAY -SMP Palace, Kollam

Flat construction in Progress



Urban Housing Mission , Local Self
Government Department, Kerala

RAY -Thuruthy colony Kochi

G+2 -6 DUs



Field visit with MoHUPA officials



RAY -Thuruthy colony Kochi



Individual Houses



RAY –Mathippuram Trivandrum Corporation



RAY –Mathippuram Trivandrum Corporation



Urban Housing Mission , Local Self Government Department, Kerala

BSUP- Karimadom



Urban Housing Mission , Local Self
Government Department, Kerala

BSUP-Kalladimugham-Trivandrum

Flat



Flat



Old age Home



Destitute rehabilitation center



IHSDP

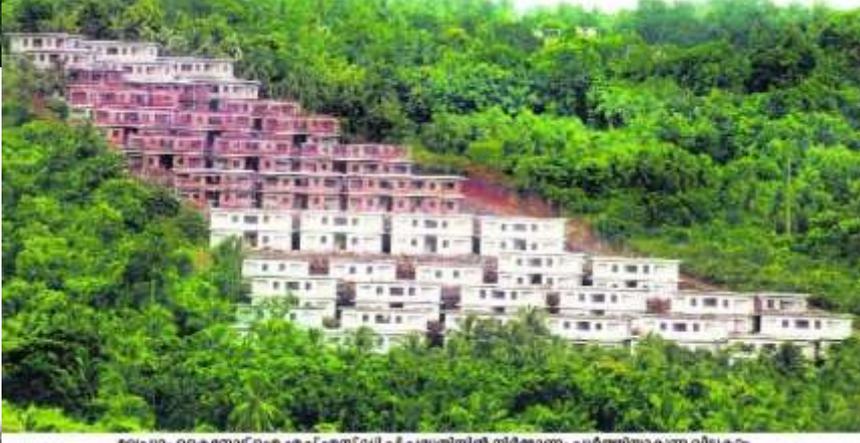


Thrissur IHSDP

Malappuram IHSDP



Thrissur IHSDP



കണ്ടയ്ക്കര - മലപ്പുറം ജില്ലയിലെ ഏഴ് എസ്.ഡി.സി. പദ്ധതിയിൽ നിർമ്മാണം പൂർത്തിയാക്കുന്ന വീടുകൾ



*Thank
you*



IHSDP

	Sanctioned	Started	completed	
New house	22257	18692	18004	81%
Upgradation	1320	838	809	61%
Total	23577	19530	18813	80%

IHSDP

	Sanctioned	Started	completed	%
New house	14204	9660	8718	61%
Upgradation	12001	10912	10819	90%
Total Housing	26205	20572	19537	75%
Exopenditure				

RAY

	Sanctioned	Started	completed	%
New house	1892	932	112	6%
Upgradation	267	0	0	0%
Total Housing	2159	932	112	5%

Best Practices

- Beneficiary Participation
- Convergence of AUEGS (A State urban Employment Guarantee Scheme)
- Women Construction Groups
- Hollow Brick Units
- Painting Unit

Opportunities/ PMAY convergence

- **3 lakh individual houses** expected in 2017 - 2019 - As labour force and as suppliers of solid/ hollow blocks (Both in rural & urban area)
- **Flat construction** - Painting team
- Empowerment for women; Converting them **from unskilled to Skilled entrepreneur**
- Catering to **demand - supply gap** (shortage of workers/ materials)