

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 2 projects under vertical BLC

Presented to 28th CSMC held on 29th November 2017

Urban Development & Housing Department
Government of Sikkim

PROGRESS OF PMAY (U)



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Indicators	Current Status (No.)
▪ Cities Approved	7 Ulbs
▪ Demand Survey Completed	7 Ulbs
▪ Total Demand	5279
▪ Demand received through Common Service Centre and Online Application	0
▪ Cases accepted/rejected	0
▪ Whether HFAPoA Submitted	1 st Draft has been submitted
▪ Whether AIP Submitted	YES
▪ Whether HFAPoA & AIP entered in MIS	NO
▪ SLTC/CLTC staffs approved vs. placed	Placed - 5 in SLTC and 2 in CLTC
▪ Target of DUs in 2017-18	515 (BLC)
▪ State Budgetary Provision for PMAY (U) in 2017-18	0

STATUS OF MANDATORY CONDITIONS



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

INTERFACE WITH MIS

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Indicators	Current Status (No.)
▪Survey entry made (%)	1335(25.28%)
▪Projects approved:	9 projects (3 BLC-New and 6 BLC-Enhancement)
▪Projects entered (7A/B/C/D)	1
▪DUs approved under BLC	439
▪Beneficiaries attached	42
▪Houses geo-tagged	0
▪Total fund transferred through DBT (Rs. Lakhs)	-
▪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	0	0	0	0	0	0	0	0
▪AHP	0	0	0	0	0	0	0	0
▪BLC (New)	439	0	0	0	0	0	0	0
▪BLC (Enhancement)	0	0	0	0	0	0	0	0
▪Total	439	0	0	0	0	0	0	0
▪CLSS	No. of loan sanctioned		forwarded to banks					

Note: Provide the details of relevant projects

PROJECT PROPOSAL BRIEF



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Verticals	ISSR	AHP	BLC (New)	BLC (E) (in Lakhs)	Remarks
▪No. of Projects	0	0	1	1	
▪No. of DUs	0	0	44	32	
▪Project Cost	0	0	167.2 (in Lakhs)	59.07 (in Lakhs)	
▪Central Share	0	0	66.00 (in Lakhs)	48.00 (in Lakhs)	
▪State Share	0	0	-	-	
▪ULB Share	0	0	-	-	
▪Beneficiary Share	0	0	101.2 (in Lakhs)	11.07 (in Lakhs)	

APPROVED LIST FOR BENEFICIARY LED CONSTRUCTION



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S/N	NAME OF ULBs	NO OF BENEFICIARIES		REMARKS
1	NAYABAZAR- JORETHANG	NEW	44	Approved by SLSMC
		ENHANCEMENT	32	

SALIENT FEATURES OF DWELLING UNIT: BLC- **NEW CONSTRUCTION**

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1 BEDROOM, 1 LIVING ROOM, 1 KITCHEN, 1 WC & BATH AND VERANDAH.

RCC COLUMNS, BEAMS, BRICK/HOLLOW BLOCK PARTITION, STEEL TRUSS, GI SHEETS ETC.

TOTAL CARPET AREA: 30 SQM

TOTAL PLINTH AREA: 34 SQM

TOTAL COST: 3.8 LAKHS

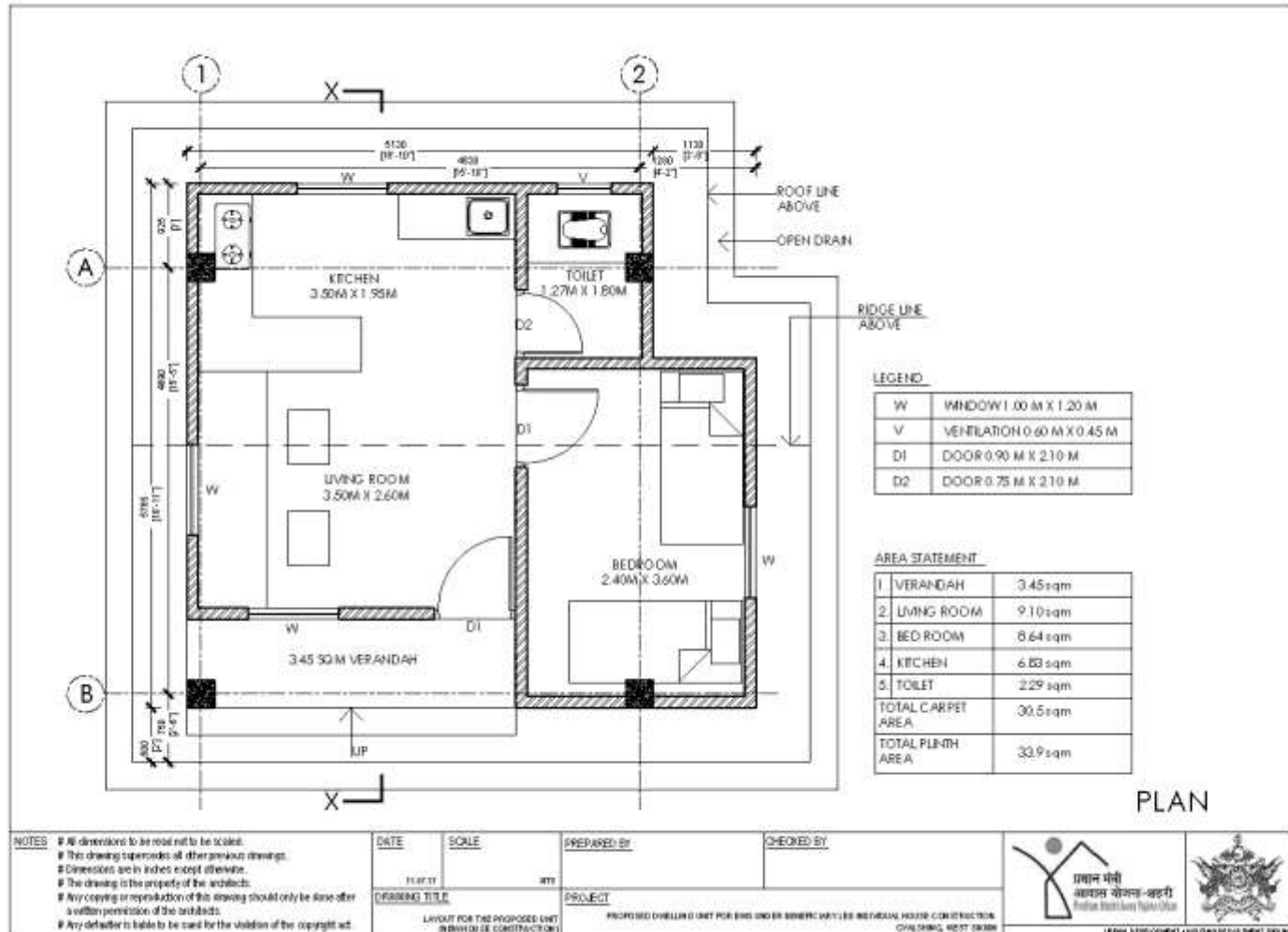
GOI GRANT: 1.5 LAKHS

BENEFICIARY CONTRIBUTION: 2.3 LAKHS

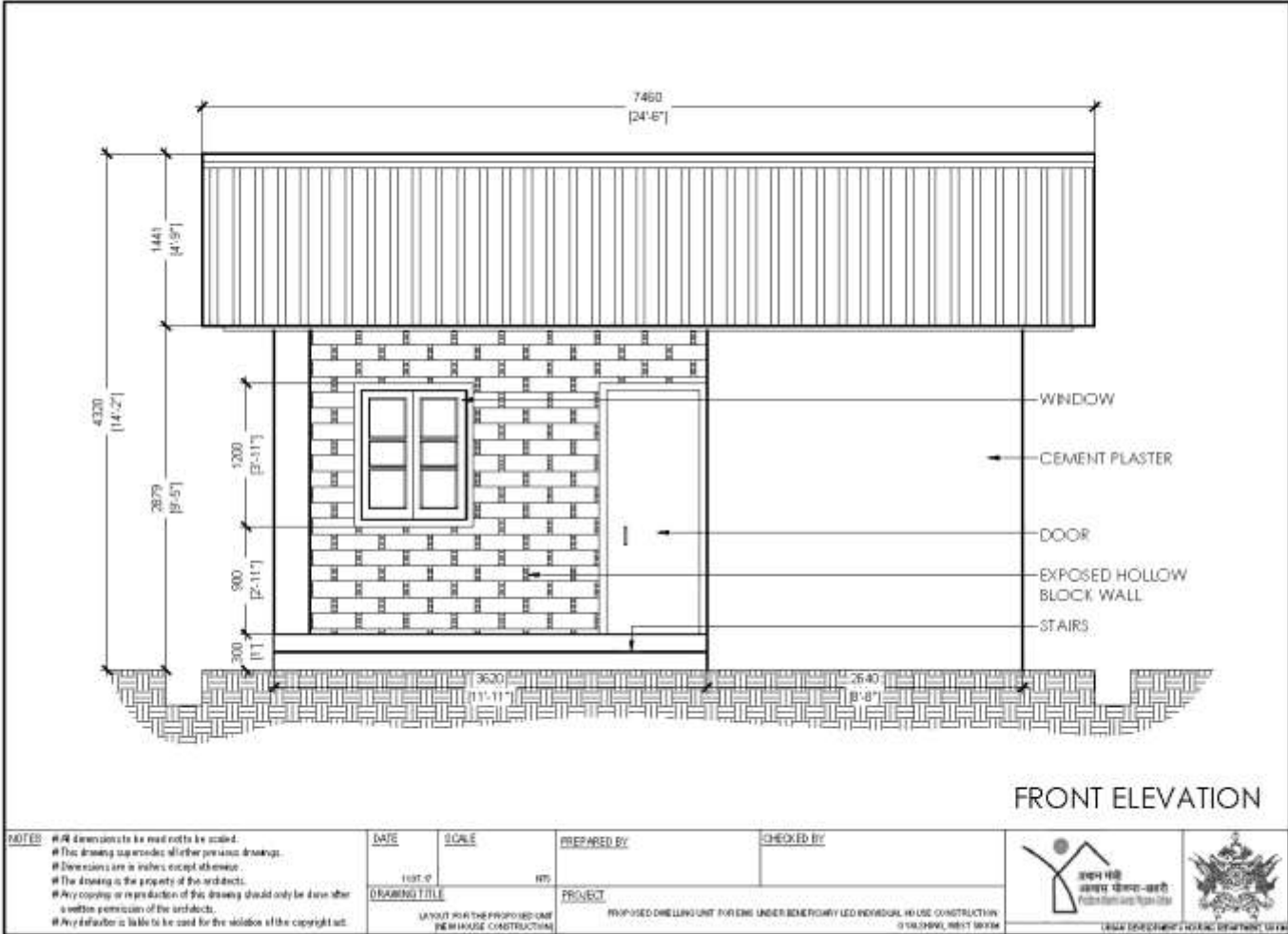
A NEIGHBOURHOOD GROUP HAS BEEN FORMED TO REDUCE THE COST DURING CONSTRUCTION.

DWELLING UNIT: PLAN FOR BLC- NEW CONSTRUCTION

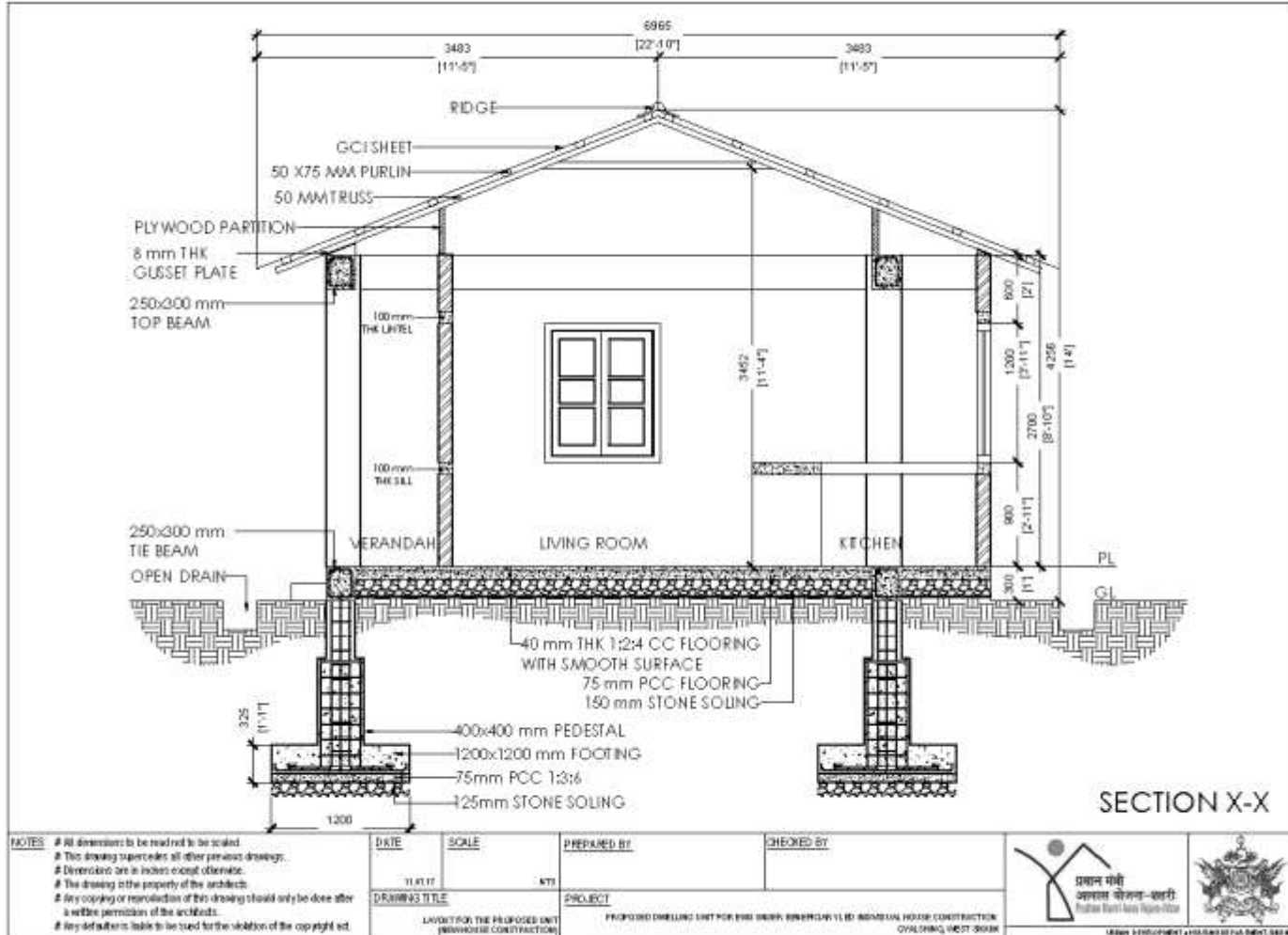
9



DWELLING UNIT: ELEVATION



DWELLING UNIT: SECTION



GLIMPSES OF PROGRESS

FIELD VERIFICATION UNDER BLC



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Dhan Bahadur
Mager

ULB: Nayabazar-
Jorethang

FIELD VERIFICATION UNDER BLC

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Man Bahadur Rai

ULB ward:
Nayabazar-Jorethang

FIELD VERIFICATION UNDER BLC

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Indra Bahadur Rai

ULB: Nayabazar-
Jorethang

FIELD VERIFICATION UNDER BLC

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Madan Manger

ULB: Nayabazar-
Jorethang

TYPES OF ENHANCEMENTS



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S/N	PARTICULARS	EXISTING DWELLING UNIT	ENHANCEMENT	INDIVIDUAL COST OF DU (lakhs)	GOI SHARE (lakhs)	BENEFICIARY CONTRIBUTION (lakhs)
1	TYPE A ENHANCEMENT	21 SQ.MT (226 SQ.FT)	9 SQ.MT (96.87 SQ.MT)	1.83	1.50	0.33
2	TYPE B ENHANCEMENT	18 SQ.MT (193.7SQ.MT)	12 SQ.MT (129.1 SQ.MT)	2.00	1.50	0.50

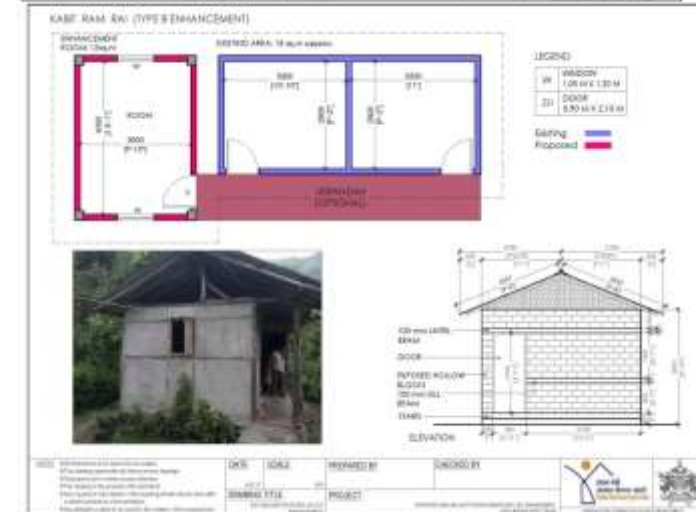
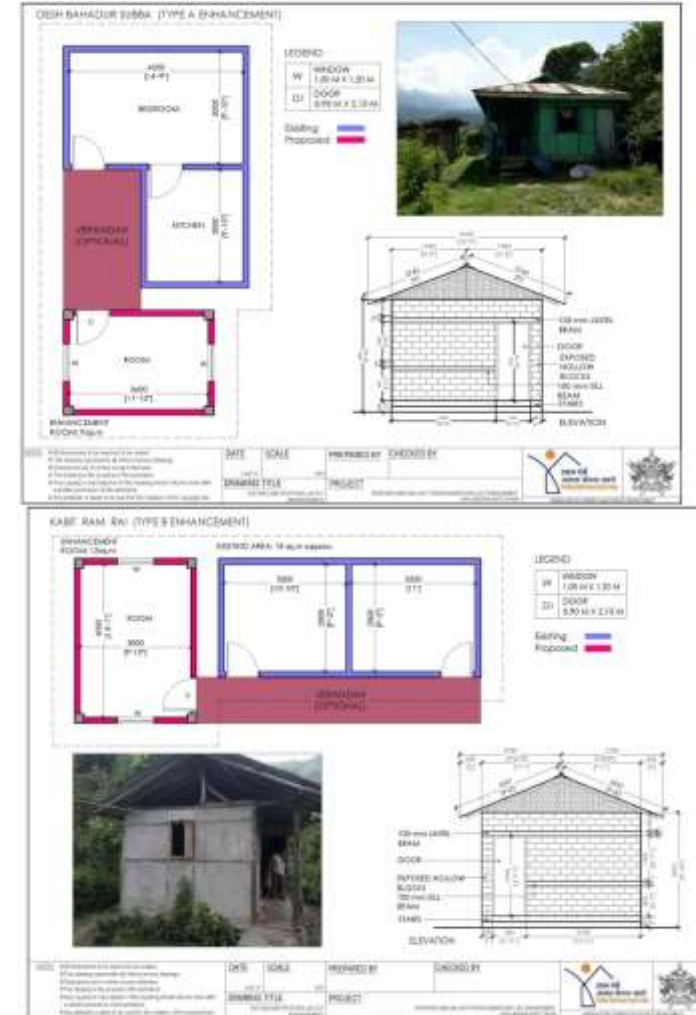
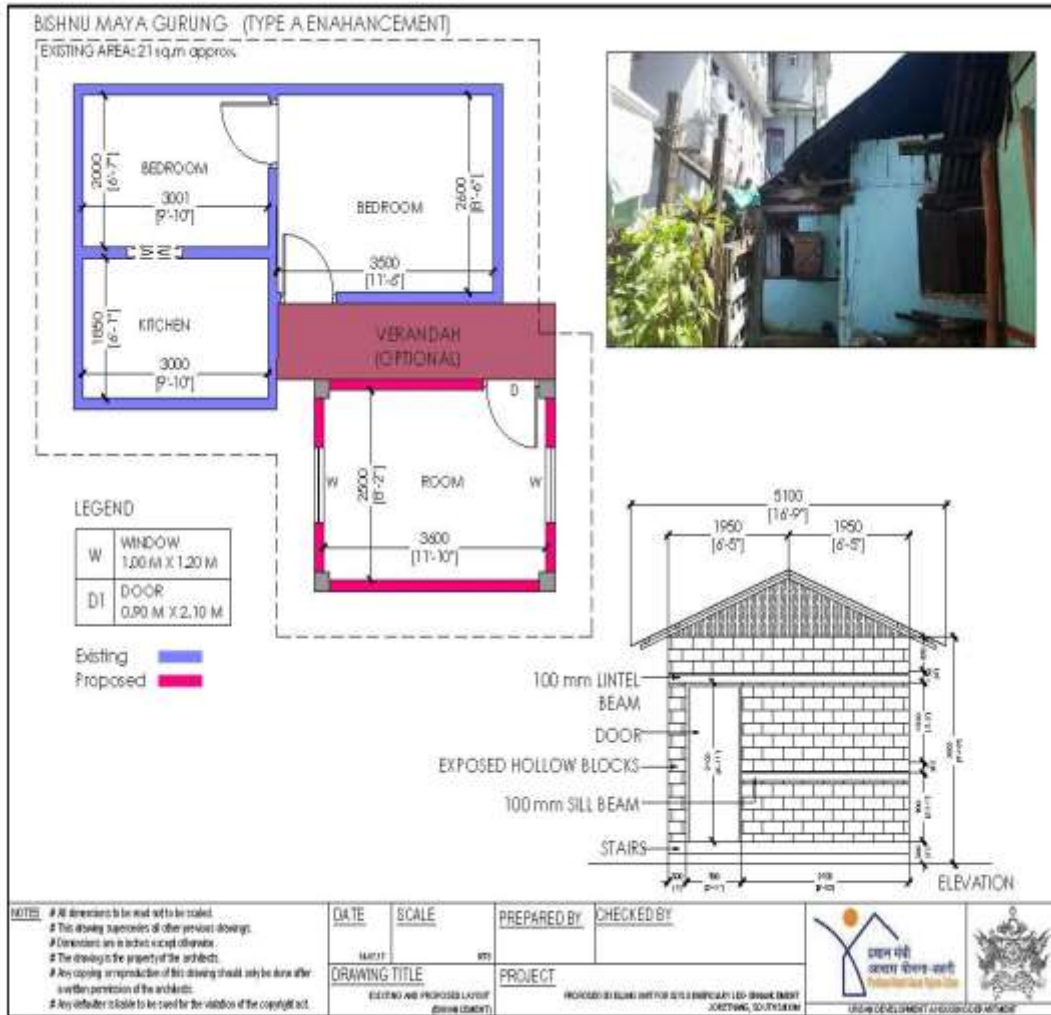
APPROVED LIST FOR BENEFICIARY LED CONSTRUCTION-ENHANCEMENT



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S/N	TOWNS	NO. OF APPLICANTS FOR DIFFERENT TYPES OF ENHANCEMENTS		TOTAL
		A	B	
1	NAYABAZAR- JORETHANG	29	3	<u>32</u>

TYPE A - ENHANCEMENT (9 Sqm)



TYPE B - ENHANCEMENT(12 Sqm)

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DHAN MAYA KAMI (TYPE B ENHANCEMENT)

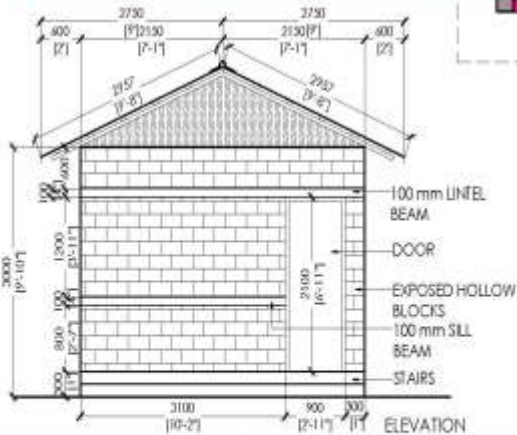
EXISTING AREA: 18 sq.m approx

ENHANCEMENT ROOM: 12sq.m

LEGEND

W	WINDOW	1.00 M X 1.20 M
D1	DOOR	0.90 M X 2.10 M

Existing  Proposed 



NOTES:
 1. All dimensions to be read out in feet and inches.
 2. For drawing supervision all other previous drawings.
 3. Dimensions are in inches except otherwise.
 4. The drawing is the property of the architect.
 5. Any copying or reproduction of this drawing should only be done after a written permission of the architect.
 6. Any violation is liable to be sued for the violation of the copyright act.

DATE: 14/07/21
 SCALE: 1/8"=1'-0"
 PREPARED BY: HES
 CHECKED BY:
 DRAWING TITLE: EXISTING AND PROPOSED LAYOUT (ENHANCEMENT)
 PROJECT: PRADHAN MANTRI AWAS YOJANA (TYPE B) ENHANCEMENT
 MUKUNDAWAR, NEELI BHAM



REDNA GURUND (TYPE B ENHANCEMENT)

EXISTING AREA: 18 sq.m approx



LEGEND
 W WINDOW
 1.00 M X 1.20 M
 D1 DOOR
 0.90 M X 2.10 M

Existing  Proposed 



DATE: 14/07/21
 SCALE: 1/8"=1'-0"
 PREPARED BY: HES
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 PROJECT: PRADHAN MANTRI AWAS YOJANA (TYPE B) ENHANCEMENT
 MUKUNDAWAR, NEELI BHAM

GAU WAYA RAJ (TYPE B ENHANCEMENT)

EXISTING AREA: 18 sq.m approx



LEGEND
 W WINDOW
 1.00 M X 1.20 M
 D1 DOOR
 0.90 M X 2.10 M

Existing  Proposed 



DATE: 14/07/21
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 MUKUNDAWAR, NEELI BHAM

COMPONENT WISE COST ABSTRACT FOR BENEFICIARY LED CONSTRUCTION

BLC - ENHANCEMENT

TYPE	NO. OF APPLICANTS	COST OF DU (Lakhs)	GOI SHARE (Lakhs)	BENEFICIARY SHARE (Lakhs)	TOTAL PROJECT COST (Lakhs)	TOTAL GOI SHARE (Lakhs)	TOTAL BENEFICIARY SHARE (Lakhs)
A	29	1.83	1.50	0.33	53.07	43.50	9.57
B	3	2.00	1.50	0.50	6.00	4.5	1.5
TOTAL					<u>59.07</u>	<u>48.00</u>	<u>11.07</u>

BLC - NEW

S/N	NO. OF APPLICANTS	COST OF DU (Lakhs)	GOI SHARE (Lakhs)	BENEFICIARY SHARE (Lakhs)	TOTAL PROJECT COST (Lakhs)	TOTAL GOI SHARE (Lakhs)	TOTAL BENEFICIARY SHARE (Lakhs)
1	44	3.80	1.50	2.30	<u>167.2</u>	<u>66</u>	<u>101.2</u>

TOTAL NUMBER OF APPROVED BENEFICIARIES(Both BLC-N & BLC-E) = 76 (32+44)

TOTAL PROJECT COST (Both BLC-N & BLC-E) in Lakhs

Rs. 226.27

Rupees Two Crore Twenty Six Lakhs Eighty Twenty Seven Thousand only

TOTAL GOI SHARE (Both BLC-N & BLC-E) in Lakhs

Rs. 114

Rupees One Crore Fourteen Lakhs only

TOTAL BENEFICIARY COST (Both BLC-N & BLC-E) in Lakhs

Rs. 112.27

Rupees One Crore Twelve Lakhs Twenty Seven Thousand only

PROJECT PROPOSAL BRIEF



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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	76
▪No. of Beneficiaries with other Unique ID	76
▪No. of Aadhar seeded Bank accounts	76
▪Status of physical & social infrastructure	Yes
▪Implementation plan/Completion period	12 months
▪Beneficiary consent sought	76

THANK YOU