

PRADHAN MANTRI AWAS  
YOJANA  
HOUSING FOR ALL (URBAN)  
[PMAY - HFA (U)]  
WEST BENGAL

# Fund sharing – Beneficiary Led Constructions (BLC)

## ❑ Cost break up for construction of Dwelling Units:

All figures in Rs. Lakhs				
	Central Share	State Share	Beneficiary Contribution	Total
ULBs having population more than 5 lakhs	1.50	1.83	0.35	3.68
ULBs having population less than 5 lakhs	1.50	1.93	0.25	3.68
ULBs in Hilly Areas	1.50	2.66	0.25	4.41

## ❑ Cost break up for Infrastructure Development (ID):

Unit cost for ID: 10% of DU Cost

All figures in Rs. Lakhs				
	Central Share	State Share	ULB Contribution	Total
ULBs having population more than 5 lakhs	-	0.184	0.184	0.368
ULBs having population less than 5 lakhs	-	0.184	0.184	0.368
ULBs in Hilly Areas	-	0.2205	0.2205	0.441

OVERVIEW OF SANCTIONED  
BENEFICIARY LED  
CONSTRUCTIONS (BLC)  
PROJECTS



# Overview of sanctioned Projects

FY in which projects are sanctioned	No. of Sanctioned Projects	No. of Approved Beneficiaries	No. of Confirmed Beneficiaries
2015 - 16	108	74,880	67,415
2016 - 17	42	68,664	50,740 (Based on MIS Attachment,till date)
2017 - 18	86	59,929	48,765 (Based on MIS Attachment,till date)
TOTAL	236	2,03,473	1,66,920

# Online MIS Entry & Attachment

FY 2015 - 16	74,880
MIS done for	68,102
Number attached	67,233
FY 2016 - 17	68,664
MIS done for	50,740
Number attached	50,740
FY 2017 - 18	59,929
MIS done for	48,161
Number attached	48,161

*Mandatory information attributes for online MIS Entry:*

*1. Beneficiary Details:*

*a) Name of the beneficiary*

*b) Details of the family members*

*c) **Aadhar details***

*d) **Bank A/c details***

*d) Condition of existing dwelling unit*

*e) Land size*

*2. Slum / Non-slum details*

*3. City Profile*

# Physical Progress

	FY 2015 - 16		FY 2016 - 17		TOTAL
➤ Approved DUs	74,880	➤ Approved DUs	68,664	➤ Approved DUs	1,43,544
➤ Confirmed DUs	67,415	➤ Confirmed DUs	50,740	➤ Confirmed DUs	1,18,155
➤ Total Grounded DUs	64,462	➤ Total Grounded DUs	20,866	➤ Total Grounded DUs	85,328
➤ Foundation Level	2,366	➤ Foundation Level	8,374	➤ Foundation Level	10,740
➤ Lintel Level	3,119	➤ Lintel Level	5,540	➤ Lintel Level	8,659
➤ Roof Level	15,857	➤ Roof Level	4,401	➤ Roof Level	20,258
➤ Completed	43,120	➤ Completed	2,551	➤ Completed	45,671
➤ Occupied	39,130	➤ Occupied	2,177	➤ Occupied	41,307

# Financial Progress for Projects sanctioned in FY 2015-16

## Fund received (1<sup>st</sup> & 2<sup>nd</sup> instalments):

- Central Share: Rs.837.77 Crores
- State Share (incl. ID): Rs.1180.95 Crores
- Total fund received: Rs.2018.72 Crores

## Fund released to ULBs:

- Central Share: Rs.837.77 Crores
- State Share (incl. ID): Rs.1180.95 Crores
- Total fund released: Rs.2018.72 Crores

## Utilization:

- Total fund utilized: Rs.1895.08 Crores (93.87%)

# Financial Progress for Projects sanctioned in FY 2016-17

## Fund received (all figures in Rs. Crores):

- Central Share: Rs.411.98 Crores (1<sup>st</sup> Instalment i.e., 40%)
- State Share (incl. ID): Rs.580.74 Crores (1<sup>st</sup> Instalment i.e., 40%)
- Total Fund received : Rs.992.72 Crores

## Fund released to ULBs:

- Central Share: Rs.250.84 Crores
- State Share (incl. ID): Rs.353.59 Crores
- Total fund released: Rs.604.43 Crores

## Utilization:

- Total fund utilization: Rs.394.69 Crores (65.30%)

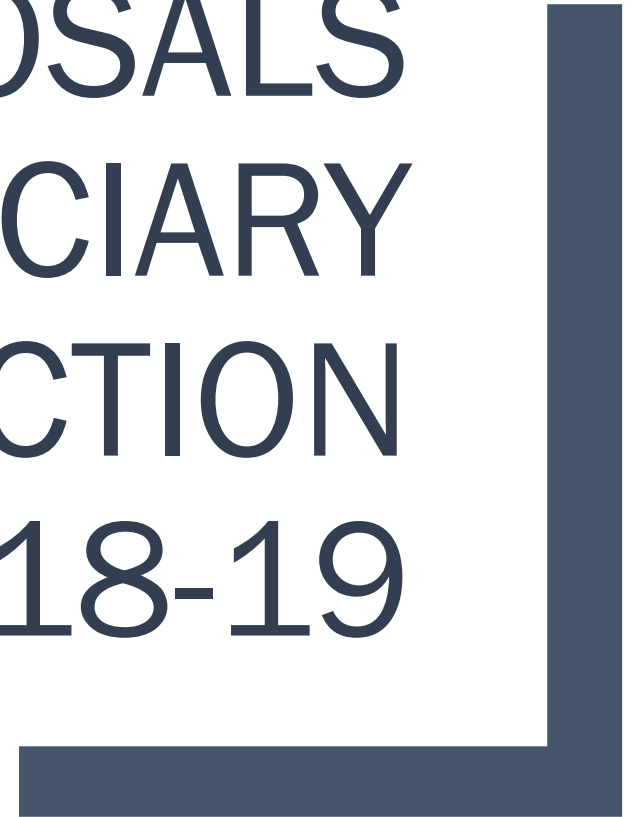


# Utilization Status

## ■ FY 2015-16:

- *Total Central Share received* : *Rs.837.77 Crores*
- *Total Central Share released to ULBs* : *Rs.837.77 Crores*
- *UC Submitted to MoHUA, Gol* : *Rs.386.69 Crores*
- *UC to be submitted shortly to MoHUA, Gol* : *Rs.451.08 Crores*

NEW PROPOSALS  
UNDER BENEFICIARY  
LED CONSTRUCTION  
(BLC) FOR FY 2018-19



# New Proposals under BLC for FY 2018 – 19

- Total number of projects taken up for FY 2018-19 : 28
- Total number of beneficiaries to be covered : 26,540


## Financial involvement

- Total Central share involved : Rs.398.10 Crores
- Total State share (including ID) involved : Rs.567.81 Crores
- Total ULB Share (for ID) involved : Rs.49.16 Crores
- Total Beneficiary contribution to be mobilized : Rs.66.35 Crores
  
- Request for release of 1<sup>st</sup> instalment (40%) of Central Share : Rs.159.24 Crores
- Request for release of 1<sup>st</sup> instalment (40%) of State Share : Rs.227.12 Crores



# AFFORDABLE HOUSING IN PARTNERSHIP

Pradhan Mantri Awas Yojana  
Housing For All (Urban )  
[PMAY - HFA (U)]  
West Bengal



# New Proposals under AHP for FY 2018 – 19

- Total number of project taken up for FY 2018-19 : 01
- Total number of beneficiaries to be covered : 64

## Financial involvement

- Total Central share involved : Rs.0.96 Crores
- Total State share (including ID) involved : Rs.2.99 Crores
- Total ULB Share (for ID) involved : Rs.0.16 Crores
- Total Beneficiary contribution to be mobilized : Rs.0.16 Crores
  
- Request for release of 1<sup>st</sup> instalment (40%) of Central Share : Rs.0.38 Crores
- Request for release of 1<sup>st</sup> instalment (40%) of State Share : Rs.1.20 Crores

# Kamarhati Municipality AHP Financial Details

	Cost (for 64 Dwelling Units) (Rs)	Total (Rs.)	
Total Project Cost	4,27,30,227.00		(A)
(For 2x 32 units)			
State Share for 64 units	279000x 64 =	1,78,56,000.00	(B)
Central Share for 64 units	150000x 64 =	96,00,000.00	(C)
ULB + Beneficiary share	50000 x 64 =	32,00,000.00	(D)
Special State Share	(A) - (B+C+D)	1,20,74,227.00	(E)

# Kamarhati Municipality AHP Financial Details

Item	Estimated Cost (for 64 DU ) (Rs)	For I Block	Estimated Cost (per DU ) (Rs)
Foundation Work	6977545.74	/32	218048.3
Superstructure	10159849.22	/32	317495.29
TOTAL	17137394.96	/32	535543.59
Electrical	1199617.61	/32	37488.05
TOTAL	18337012.57	/32	573031.64
GST 12%	2200441.50	/32	68763.80
L.W.cess 1.00%	205374.54	/32	6417.95
3%Contingencies	622284.85	/32	19446.40
Total	21365113.46	/32	667659.80
For Block 2 blocks	42730226.92	State Share	279000.00
Infrastructure Cost	2817356.49	Central Share	150000.00
Grand Total	45547583.41	ULB + Beneficiary	50000.00
		Special State Share	188659.80

# Banglar Bari - Chetla

- Project: 16 DU Model at 60/H/10, Rakhal Das Addya Lane, Chetla, Kolkata
  - Carpet Area 26.48 sqM
  - Superbuilt up 32.52 sqM
  - 1 no G+ 3 Building as per Model Banglar Bari unit
- Project Cost (Rs) 7662948.00
- State Share (Rs) 16 x Rs. 2.79 L = Rs. 44,64,000.00
- Central Share (Rs) 16 x Rs. 1.50 L = Rs. 24,00,000.00
- KMDA/ Beneficiary Share (Rs) 16 x Rs. 0.59 L = Rs. 8,00,000.00
- TOTAL Rs.76,64,000.00



## Andal – Durgapur Project by Bengal Aerotropolis Project Ltd.

- Area demarcated for EWS / LIG and MIG under PMAY – HFA (U) for AHP through Public Private Partnership : 35 Acres
- Phase – I : Development of 2000 Units on 16 Acres
  - EWS Housing : 700 Units (approx.)
  - LIG Housing: 500 Units (approx.)
  - MIG Housing: 800 Units (approx.)
- Phase – II : Development of 3000 Units on 19 Acres
  - EWS Housing : 1050 Units (approx.)
  - LIG Housing : 750 Units (approx.)
  - MIG Housing : 1200 Units (approx.)

## Key aspects of Andal Durgapur Project

- To increase availability of houses for EWS category at an affordable rate, State of West Bengal in partnership with Private sectors can plan Affordable Housing Projects.
- Central Assistance at the rate of Rs.1.50 Lakh per EWS houses can be claimed
- All Affordable Housing in Partnership Projects can be a mix of houses for different categories, but it will be eligible for Central Assistance if atleast 35% of the houses in the project are for EWS category and a single project has atleast 250 houses. The BAPL has committed to adhere to these conditions.

## Key aspects of Andal Durgapur Project... contd.


- Bengal Aerotropolis Project Ltd. (BAPL) have also committed that the Carpet Area of the houses being constructed under this component will be upto 30 sq. m. for EWS category and upto 60 sq. m. for LIG category.
- BAPL has also committed that the State Government will decide on the upper ceiling on the sale price of EWS houses in Rs. / sq. m. of Carpet Area
- To meet these objectives the State Government may extend other concessions such as its State Subsidy, Land at affordable cost, Stamp Duty exemption etc.

## Key aspects of Andal Durgapur Project... contd.

- BAPL has also committed that allotment of houses to identify eligible beneficiaries will be made following a transparent procedure as approved by the State Level Sanctioning and Monitoring Committee (SLSMC) and the beneficiaries selected should be a part of Housing For All Plan of Action (HFAPoA).
- Preference will be given to the physically handicapped, Senior Citizens, SCs, STs, OBCs, Minorities, Single women, Transgenders and other weaker and vulnerable sections of the society.
- While making allotment, the families with person with disability and Senior Citizens may be allotted house preferably on the ground floor or lower floors.

## Key aspects of Andal Durgapur Project... contd.

- In view of the commitments made by BAPL which are in conformity of the guideline on AHP issued by MoHUA this project is primarily acceptable to be brought under the perview of AHP under PMAY – HFA (U).
- Here it is pertinent to mention that the project site of BAPL fall under “Golden City Industrial Township Authority” (GCITA) under the geographical boundary of Asansol Durgapur Development Authority.



*The Committee intends to propose that the State Level Sanctioning and Monitoring Committee (SLSMC) may kindly delegate its power conferring on State Level Appraisal Committee (SLAC) to finalize the DPRs under AHP vertical for projects with an intimation to the members of SLSMC through Resolution by Circulation*



# PROJECT MANAGEMENT

Pradhan Mantri Awas Yojana

Housing For All (Urban )

[PMAY - HFA (U)]

West Bengal



## State Level Technical Cell (SLTC)

- State Level Technical Cell (SLTC) is operational since July 2017
- Currently a team of six professionals engaged by ASCI, Hyderabad, are supporting SUDA
- Request for Proposal (RfP) for engaging an agency has already been uploaded and is expected to be operational shortly

## Third Party Quality Monitoring Agency (TPQMA)

- This is yet another mandatory requirement for release of fund
- Currently KMDA is engaged as TPQMA and quality check reports are prepared and appended with Utilization Certificates.
- A draft Request for Proposal (RfP) for engaging an agency has already been prepared and is expected to be finalized shortly



# City Level Technical Cell (CLTC)

- Engagement of CLTC is yet another mandatory requirement by MoHUA, GoI
- Currently MEDte is operational as CLTC by virtue of its presence across 16 divisions across West Bengal
- Request for Proposal (RfP) for engaging an agency as CLTC is under preparation and is expected to be finalized shortly.

# SOME GLIMPSES OF COMPLETED DWELLING UNITS



# Some glimpses of completed Dwelling Units



Nimai Patra, Ward-10; Arambagh Municipality



Sukur Mondal, Ward-4; Baduria Municipality

# Some glimpses of completed Dwelling Units



Rani Das, Ward-16; Bansberia Municipality

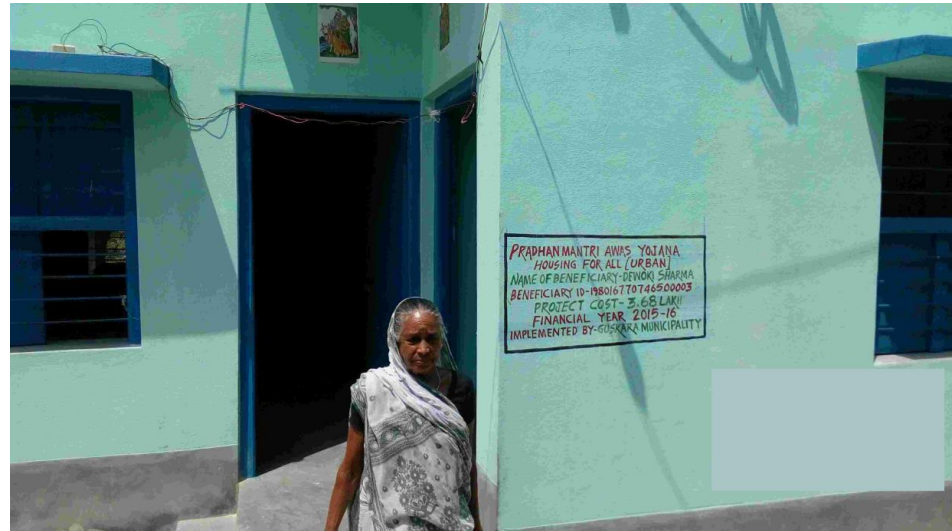


MALATI BISWAS  
HUSBAND'S NAME:- SAMARENDRA BISWAS  
WARD NO-03  
CHAKDAHA MUNICIPALITY

# Some glimpses of completed Dwelling Units



Akuli Roy, Ward-4; Coopers Camp NAA



Dewoki Sharma, Ward-3; Guskara Municipality

# Some glimpses of completed Dwelling Units



Latika Biswas, Ward-12; Gobardanga Municipality



Manindralal Das, Ward-24; Kanchrapara Municipality



THANK YOU

