

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

Overview of Pradhan Mantri Awas Yojana – Housing For All (Urban) [PMAY-HFA(U)]

- MoHUA, GoI launched HFA (U), a Mission Mode Programme on 25th June, 2015.
- It is a seven year programme envisages provision of Housing to all EWS and LIG category families by 2022.

Coverage-

- *All the 125 ULBs in the State are covered under this programme from 2015-16 with the concurrence of Government of India.*
- *MoA has been signed with Government of India specifying timeline for implementation of Mandatory Conditions.*

Overview of Pradhan Mantri Awas Yojana – Housing For All (Urban) [PMAY-HFA(U)]....CONTD.

■ Criteria for selecting beneficiaries:

- *Beneficiaries must belong to Economically Weaker Sections (EWS) category*
- *Beneficiaries must not own “Pucca” house anywhere in India*
- *Beneficiaries must have ownership of the land, where construction is proposed.*

HOUSING OPTIONS IN PMAY-HFA(U)

1

In situ Slum
Redevelopment

2

Affordable Housing
through Credit Linked
Subsidy

3

Affordable Housing
in Partnership

4

Subsidy for Beneficiary
Led Constructions

Slum Development

✓ In-situ using land as a resource with private participation

✓ Extra FAR/FSI and TDR if required

✓ GoI Grant Rs 1lakh per House

✓ Subsidy for EWS and LIG for new House/Incremental house

✓ Upfront subsidy@6.5% for EWS and LIG for loans up to Rs 6 lakh, calculated at NPV basis

✓ With Private sector or Public Sector including parastatal agencies

✓ Central Assistance of Rs 1.5 lakh per EWS house in projects where 35% House for EWS category

✓ For Individuals (EWS category) for new House or enhancement

✓ Cities to prepare a separate integrated project for such beneficiaries

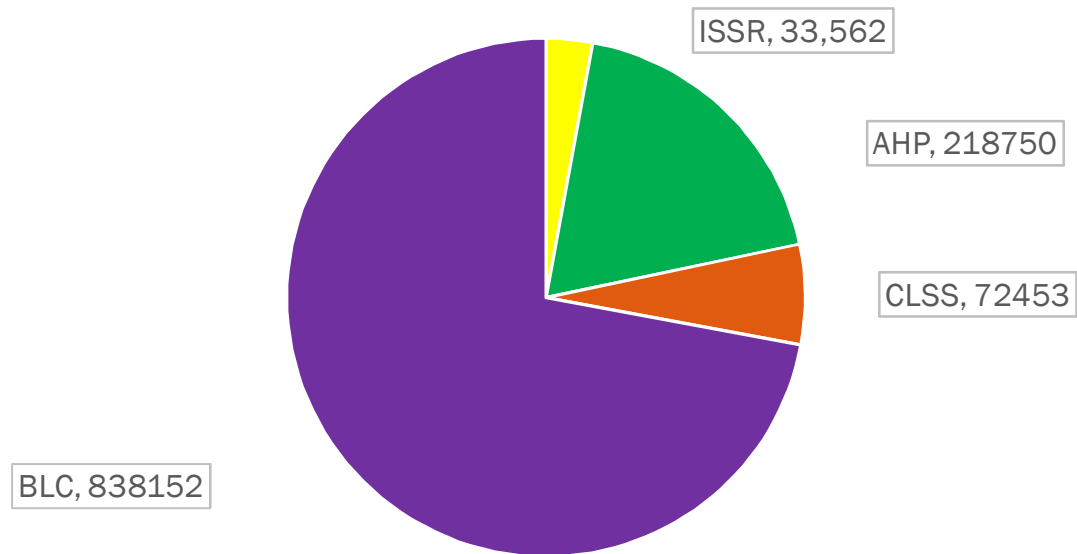
✓ Central assistance of Rs 1.5 lakh per beneficiary

Non slums Urban Poor + Future Urban Poor

Beneficiary can take advantage under one component only

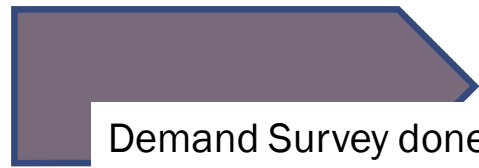
Demand of Housing in West Bengal

Housing Demand for the period 2015 – 2022

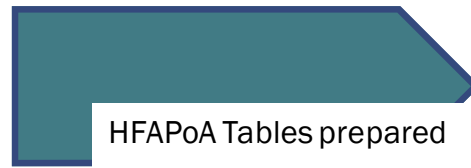


Year	In situ Slum Redevelopment (PPP)	Affordable Housing in Partnership (AHIP)	Credit Linked Subsidy Scheme (CLSS)	Beneficiary Led Construction (BLC)	TOTAL
2015-2022	33,562	2,18,750	72,453	8,38,152	11,62,917

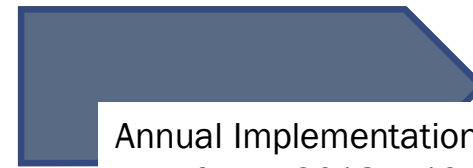
Procedure adopted for New Proposals



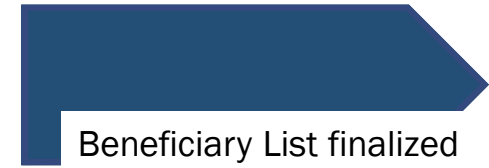
Demand Survey done for all ULBs



HFAPoA Tables prepared



Annual Implementation Plan for FY 2018 - 19 prepared and submitted



Beneficiary List finalized and submitted



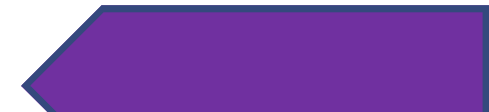
Placed before Central Sanctioning and Monitoring Committee (CSMC)



State Level Sanctioning and Monitoring Committee (SLSMC) conducted on _____



State Level Appraisal Committee (SLAC) conducted on _____



DPR Prepared and Submitted

Fund sharing

❑ Cost break up for construction of Dwelling Units:

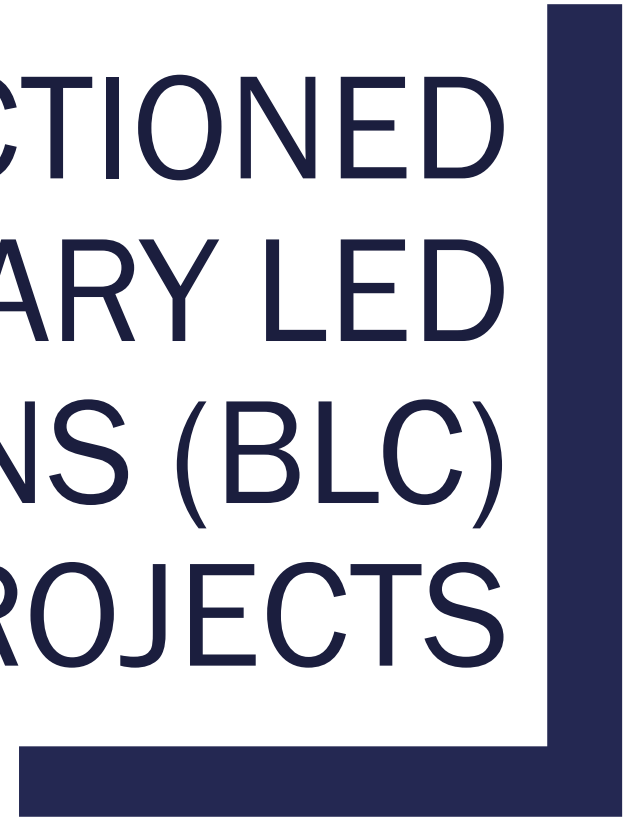
All figures in Rs. Lakhs				
	Central Share	State Share	Beneficiary Contribution	Total
ULBs having population more than 5 lakhs	1.50	1.83	0.35	3.68
ULBs having population less than 5 lakhs	1.50	1.93	0.25	3.68
ULBs in Hilly Areas	1.50	2.66	0.25	4.41

❑ 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 Beneficiaries attached
2015 - 16	108	74,880	68,281
2016 - 17	42	68,664	52,976
2017 - 18	86	59,929	55,132
2018 - 19	28	26,540	16,322
TOTAL	264	2,30,013	1,92,711

Physical Progress

	FY 2015 - 16	FY 2016 - 17	FY 2017-18	FY 2018-19	TOTAL
➤ Approved DUs	74,880	68,664	59,929	26,540	2,30,013
➤ No. attached	68,281	52,976	55,132	16,322	1,92,711
➤ Total Grounded DUs	65,244	29,551	1,133	-	95,928
➤ Foundation Level	1,616	7,778	1,122	-	10,516
➤ Lintel Level	2,498	7,887	7	-	10,392
➤ Roof Level	13,245	9,613	4	-	22,862
➤ Completed	47,885	4,273	-	-	52,158
➤ Occupied	45,451	3,900	-	-	49,351

Financial Progress for Projects sanctioned in FY 2015-16

Fund received (1st & 2nd 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.936.91 Crores
- State Share (incl. ID): Rs.1310.07 Crores
- Total fund released: Rs.2246.98 Crores*

Utilization:

- Total fund utilized: Rs.2004.36 Crores (90%)

** Additional fund of Rs.228.26 Crores has been released to the better performing ULBs having projects sanctioned in FY 2015-16 from the allotted fund for projects sanctioned in FY 2016-17*

Financial Progress for Projects sanctioned in FY 2016-17

Fund received (all figures in Rs. Crores):

- Central Share: Rs.411.98 Crores
- State Share (incl. ID): Rs.580.74 Crores
- Total Fund received : Rs.992.72 Crores

Fund released to ULBs:

- Central Share: Rs.323.64 Crores
- State Share (incl. ID): Rs.456.22 Crores
- Total fund released: Rs.779.86 Crores

Utilization:

- Total fund utilization: Rs.491.78 Crores (63%)

Financial Progress for Projects sanctioned in FY 2017-18

Fund received (all figures in Rs. Crores):

- Central Share: Rs.280.42 Crores
- State Share (incl. ID): Rs.395.29 Crores
- Total Fund received : Rs.675.71 Crores

Fund released to ULBs:

- Central Share: Rs.72.28 Crores
- State Share (incl. ID): Rs.101.88 Crores
- Total fund released: Rs.174.16 Crores

Utilization Status

■ FY 2015-16:

- *Total Central Share received as 1st & 2nd Installment : Rs.837.77 Crores*
- *UC Submitted to MoHUA, Gol :Rs.777.72 Crores (93%)*
- *Request for release of 3rd & Final Installment :Rs.285.42 Crores*

■ FY 2016-17:

- *Total Central Share received as 1st Installment : Rs.411.98 Crores*
- *UC will be submitted very shortly with a request for release of 2nd Installment of Rs.411.98 Crores*

Geo-tagging

- FY 2015-16

- No. of DUs Geo-tagged: 65,209

- No. of DUs grounded: 65,243

- FY 2016-17

- No. of DUs Geo-tagged: 35,303

- No. of DUs grounded: 29,551

- FY 2017-18

- No. of DUs Geo-tagged: 34,812

- No. of DUs grounded: 1,133

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



New Proposals under BLC for FY 2018 – 19

- Proposal submitted by ULBs as AIP : 92
- Total number of beneficiaries to be covered : 1,00,000

Financial involvement (Rs. In Crores)

- Total Project Cost : 4055.96
- Total Central share involved : 1500.00
- Total State share (including ID) involved : 2115.25
- Total ULB Share (for ID) involved : 184.36
- Total Beneficiary contribution to be mobilized : 256.34
- Requirement of Central Share as 1st instalment (40%) : 600.00

New Proposals under BLC for FY 2018 -19.....contd.

- The details of 6 DPRs are as follows:

Name of the ULBs	No. of DUs proposed	Central Share	State Share (DU+ID)	Beneficiary Contribution	ULB Share for ID	Total Project Cost	1st instalment of Central Share
Coopers Camp	802	12.03	16.95	2.00	1.48	32.46	12.98
Haldibari	758	11.37	16.02	1.90	1.39	30.68	12.27
Haringhata	1149	17.24	24.28	2.87	2.11	46.50	18.60
Jangipur	1215	18.23	25.68	3.03	2.24	49.18	19.67
Krishnangar	1061	15.92	22.42	2.65	1.95	42.94	17.18
Naihati	890	13.35	18.81	2.23	1.64	36.03	14.41
TOTAL	5875	88.14	124.16	14.68	10.81	237.79	95.11



AFFORDABLE HOUSING IN PARTNERSHIP(AHP)

Pradhan Mantri Awas Yojana
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West Bengal

Funding pattern for Bangal Bari / AHP Projects

- Central Share : Rs. 1.50 Lakh per DU
- State Share : Rs. 2.79 Lakh per DU
- ULB / DA Share : Rs. 0.25 Lakh per DU
- Beneficiary Share : Rs. 0.25 Lakh per DU

Proposals for AHP by ULBs for FY 2018-19

All figures in Rs. Lakh

Name of the ULB	Project Location	No. of Blocks	No. of DUs	Project Cost	Central Share	State Share	ULB / DA Share	Beneficiary Share	Additional Fund*
KMDA	Nonadanga, EKAD Project	10	160	766.40	240.00	446.40	40.00	40.00	-
Asansol Municipal Corporation	Asansol Municipal Corporation	20	320	1532.80	480.00	892.80	80.00	80.00	-
Konnagar Municipality	Konnagar Municipality	6	96	459.84	144.00	267.80	24.00	24.00	-
Howrah Improvement Trust	Khel City, Howrah	7	112	543.13	168.00	312.48	28.00	28.00	6.65
KMDA	Rakhal Das Addya Lane, Kol - 700027	1	16	76.63	24.00	44.64	4.00	4.00	-
TOTAL			704	3378.80	1056.00	1964.12	176.00	176.00	6.65

Request for release of 1st installment (40%) amounting Rs. 422.00 lakhs



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 Ten (10) professionals engaged by SREI Infrastructure Finance Ltd., are supporting SUDA

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 floated 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.

Issues

■ PMAY –MIS

- *Server frequently non-responding*
- *New modules adopted on regular basis, which poses difficulty at the end of the ULBs*
- *Overall progress affected due to non-approval of projects on account of less than 50% attachment, by MoHUA, GoI*
- *Removal request: Currently, on an average, each of the ULBs have three BLC Projects. In some cases, ULBs inadvertently have attached beneficiaries of one project into another. Hence, it is requested to authorize the State for removal request, rather than placing the same before SLSMC.*

Issues... contd.

■ Geotagging

- *FY Wise segregation of Beneficiaries in Bhuvan Mobile App as the number of beneficiaries are increasing with increasing number of projects.*
- *As of date, 2,51,234 points have been Geo-tagged, however, the State has received fund for only 1,70,000 points. Hence fund for residual 81,234 points is requested.*

■ Miscellaneous

- *Once Bank a/c for beneficiaries is opened, the expectations by the beneficiary is raised. On account of delayed release of fund , the overall progress loses the pace.*

SOME GLIMPSES OF COMPLETED DWELLING UNITS



Some glimpses of completed Dwelling Units



Baranagar Municipality



Bolpur Municipality

Some glimpses of completed Dwelling Units



Coopers Camp N.A.A.



Coopers Camp N.A.A.

Some glimpses of completed Dwelling Units



Madhyamgram Municipality



Rampurhat Municipality

Some glimpses of completed Dwelling Units



Ranaghat Municipality



Sainthia Municipality



THANK YOU

