

Presentation to CSMC

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Govt. of Gujarat

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ABSTRACT OF THE PROJECTS PROPOSED

(Rs. in Cr.)

Component	No of Projects	Project Cost	No of DUs	GoI Share	GoI 1st Installment @ 40%
ISSR	13	439.50	7,325	73.25	29.30
AHP	7	509.47	7,746	116.19	46.47
BLC (New Construction)	12	148.44	3,177	47.65	19.06
Total	32	1097.42	18,248	237.10	94.84

FUNDING PATTERN

Component	GoI Share	GoG Share	ULB Share	Beneficiary Share
In-situ Slum Rehabilitation (ISSR)	1.0 Lakh per DU	1.0 Lakh per DU	-	Free of Cost
Affordable Housing in Partnership (AHP)-Greenfield	1.5 Lakh per DU	1.5 Lakh per DU	Physical & Social Infra. + Land	EWS-I 3.0 Lakh per DU
				EWS-II 5.5 Lakh per DU
Affordable Housing in Partnership (AHP)-Untenable	1.5 Lakh per DU	4.0 Lakh per DU	Physical & Social Infra. + Land	0.50 lakh per DU
Beneficiary led-construction (BLC) (New Construction)	1.5 Lakh per DU	2.0 Lakh per DU	-	0.75 lakh to 1.25 lakh per DU

In-situ Slum Rehabilitation Projects (ISSR)

In-situ Slum Rehabilitation Project (ISSR)

(Rs. in Cr.)

Sr. No.	City	Project Cost	No. of DUs	GoI Share	GoG Share	GoI 1st installment @40%
1	Ahmedabad	89.82	1,497	14.97	14.97	5.99
2		7.20	120	1.20	1.20	0.48
3		18.12	302	3.02	3.02	1.21
4		6.66	111	1.11	1.11	0.44
5		57.00	950	9.50	9.50	3.80
6		35.82	597	5.97	5.97	2.39
7		14.52	242	2.42	2.42	0.97

In-situ Slum Rehabilitation Project (ISSR)

(Rs. in Cr.)

Sr. No.	City	Project Cost (Rs. in Lacs)	No. of DUs	GoI Share	GoG Share	GoI 1st installment @40%
8	Ahmedabad	94.44	1,574	15.74	15.74	6.30
9		15.96	266	2.66	2.66	1.06
10		30.84	514	5.14	5.14	2.06
11		14.40	240	2.40	2.40	0.96
12		33.12	552	5.52	5.52	2.21
13		21.60	360	3.60	3.60	1.44
Total		439.50	7,325	73.25	73.25	29.30

Ahmedabad - Projects selected for “In-situ” Slum Redevelopment Projects under PMAY

Sr. No.	Ward	Slum Name	TP Scheme	FP Number	No of Huts
1	Ranip	Bakaramandi	3	11,12,14,16,19,20,21,23,24,25,27	1,497
2	Paldi	Shardanagar	6	403	120
3	Vadaj	Khushalnagar	15	119	302
4	Vadaj	Halarnagar	15	218	111
5	Vadaj	Mahenatpura	21	459 to 461, 463 to 465, 467, 490/A	950
6	Ambavadi	Bhudarpura	21	482+483 Palki	597
7	Ambavadi	Ganeshnagar	21	489	242

Ahmedabad - Projects selected for “In-situ” Slum Redevelopment Projects under PMAY

Sr. No.	Ward	Slum Name	TP Scheme	FP Number	No of Huts
8	Ambavadi	Sanjaynagar	29	352	1,574
9	Danilimda	Aektanagar	37/4	76,77,78	266
10	Narol-Shahvadi	Sarnyavas	56	92,93	514
11	Bapunagar	Dindayal Upadhyaynagar	11	174	240
12	Asarwa	Radharaman nichali	12	158	552
13	Asarwa-North	Chhanaji nachhpra & Khodiyarnagar	30	125	360
Total					7,325

Ahmedabad - Projects selected for “In-situ” Slum Redevelopment Projects under PMAY

Google Images of some locations



Affordable Housing in Partnership Projects (AHP)

Affordable Housing in Partnership Projects (AHP)

(Rs. in Cr.)

Sr. No.	City	Project Cost (Rs. in Lacs)	No. of DUs	GoI Share	GoG Share	GoI 1st installment @40%
1	Ahmedabad-Vinzol	16.25	188	2.82	2.82	1.13
2	Ahmedabad-Kathwada	12.83	130	1.95	1.95	0.78
3	Ahmedabad-Hathijan	8.48	140	2.10	2.10	0.84
4	Ahmedabad (AMC)	311.57	5,000	75.00	75.00	30.00
5	Jamnagar (JMC)	23.39	352	5.28	5.28	2.11
6		28.53	352	5.28	5.28	2.11
7	Rajkot (RMC)	108.42	1,584	23.76	23.76	9.50
Total		509.47	7,746	116.19	155.79	46.48

Ahmedabad (Hathijan) Project details

- Locations : Survey No.-345
- Project Cost : 847.97 Lakh
- No of DUs : 140
- Carpet Area : 28.50 Sq.mt
- Structure Type : P+7
- Cost per DU : 5.22 Lakh
- Total plot Area : 3732.30 Sq.mt
- Trunk infrastructure : Available near vicinity
- Land ownership : Slum Clearance Cell,
Gujarat Housing Board

Ahmedabad - Project cost breakup

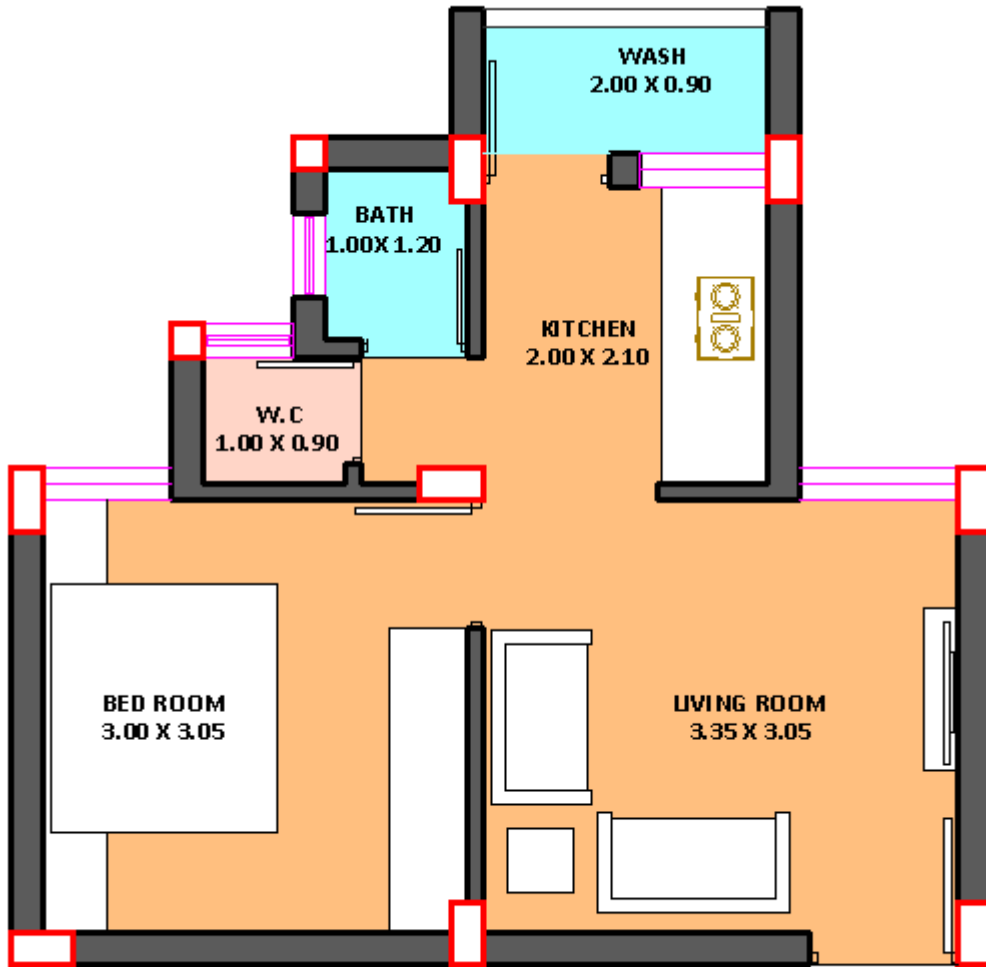
(Rs. in Cr.)

Housing Cost	Infrastructure cost	Other Cost	Total
7.31	0.76	0.41	8.48

Cost Mechanism

Component	Amount (Rs. in Cr.)
Project Cost	8.48
Central Share (RS.150000 per Dwelling Unit)	2.10
State Share (RS.150000 per Dwelling Unit)	2.10
ULB Share	0.79
Beneficiary Share (RS.300000 per Dwelling Unit)	4.20

Ahmedabad - Layout



Sr. No.	Area	Size in Mts
1	Hall	3.35 X 3.05
2	Room	3.00 X 3.05
3	Kitchen	2.00 X 2.10
4	Bath	1.2 X 1.00
5	W.C	1.00 X 0.90
	Carpet Area	28.50 Sq. Mt

E.W.S-I UNIT PLAN (carpet area-28.50 sq.mt.)

**Beneficiary led-construction
(BLC)-
New Construction**

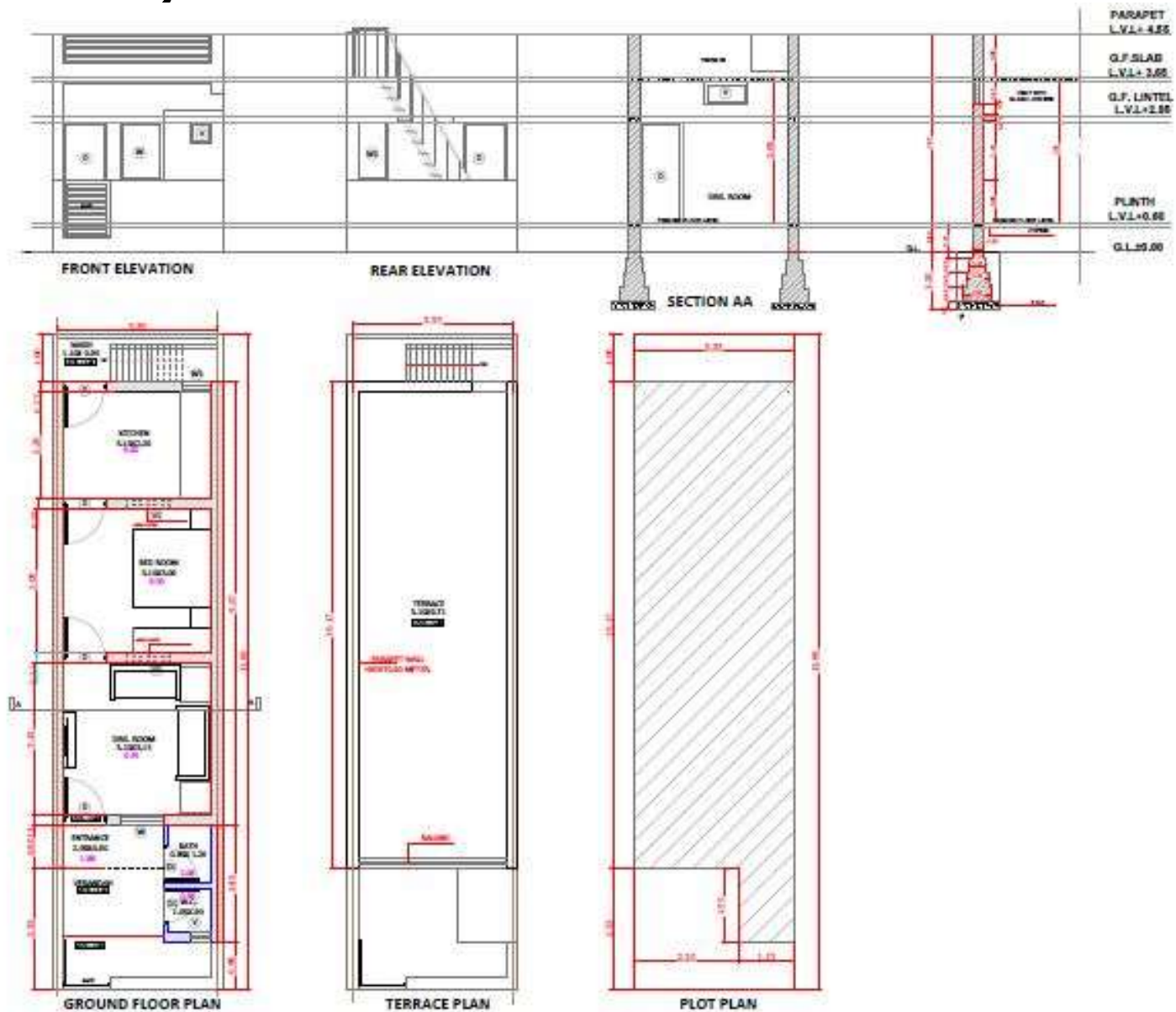
Beneficiary led-construction (BLC)- New Construction

❖ Selection Procedure of Beneficiaries

- A person having his/her own land, Aadhar card & a bank account can avail the benefits of this scheme.
- A person having his/her own land and stays in a Kutcha house can have new construction of 21 - 30 Sq.mt. carpet area.
- A person having his/her own land and stays in a Semi-Pucca house with deteriorated/dilapidated condition can also have New construction of 21 - 30 Sq.mt. carpet area.
- A person fulfilling above criteria should also be willing to bear the cost of construction over and above the Central and State share.

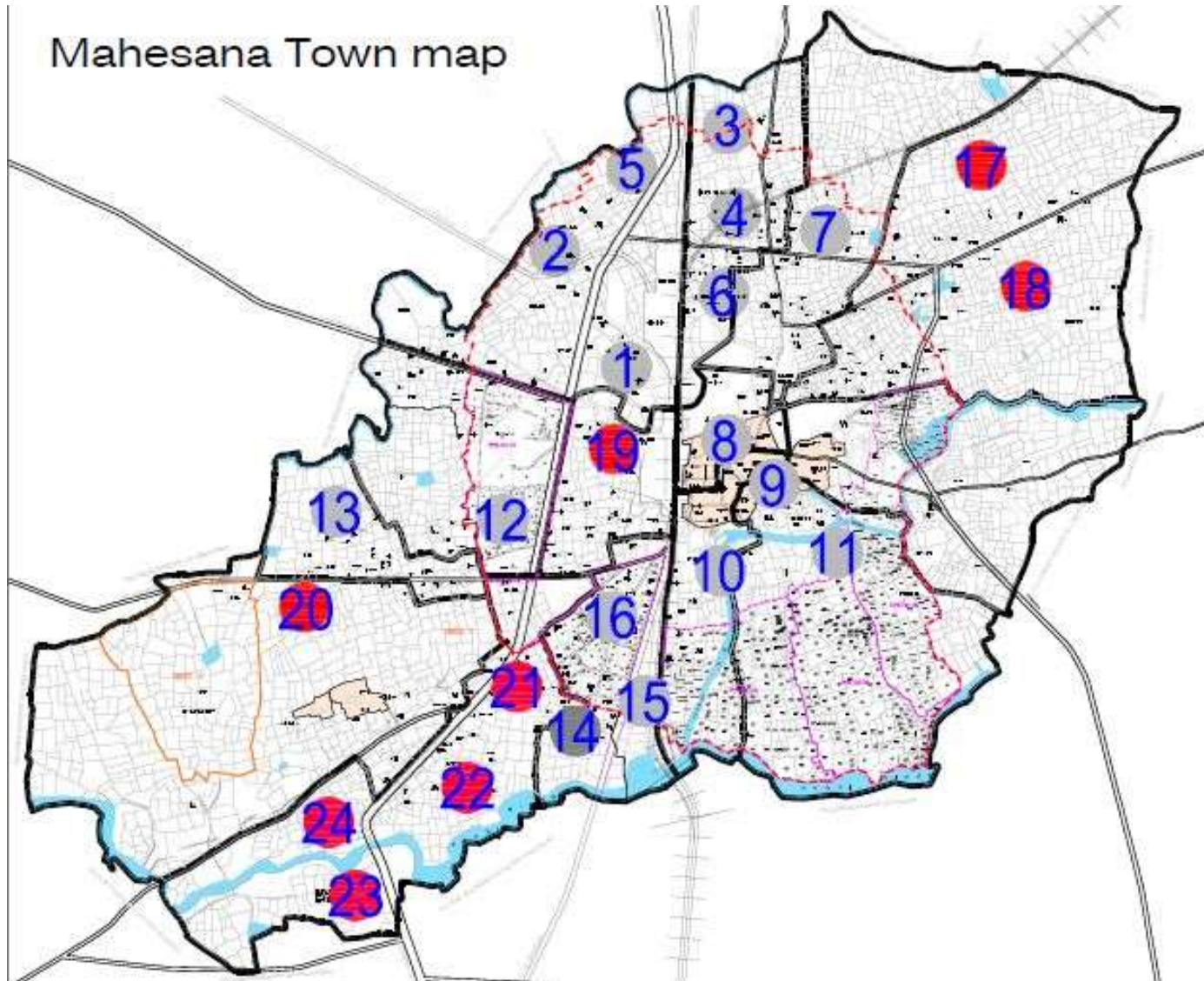
Beneficiary led-construction (BLC)- New Construction

❖ Unit Layout



Beneficiary led-construction (BLC)- New Construction

❖ Unit Layout



Beneficiary led-construction (BLC)- New Construction

❖ Photos



Beneficiary led-construction (BLC)- New Construction

❖ Photos



Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	Project Cost (Rs. in Lacs)	No. of DUs	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
1	Mehsana	36.03	846	12.69	16.92	6.42	5.08
2	Kadi	6.07	131	1.97	2.62	1.49	0.79
3	Surendranagar	14.18	229	3.44	4.58	6.16	1.37
4	Surendranagar	20.57	335	5.03	6.70	8.84	2.01
5	Wadhvan	6.19	100	1.50	2.00	2.69	0.60
6	Visnagar	11.08	265	3.98	5.30	1.81	1.59
7	Kapadvanj	7.32	175	2.63	3.50	1.20	1.05

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	Project Cost (Rs. in Lacs)	No. of DUs	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
8	Patan	22.36	525	7.88	10.50	3.99	3.15
9	Vijapur	7.75	182	2.73	3.64	1.38	1.09
10	Mangrol	3.19	59	0.89	1.18	1.13	0.35
11	Dahegam	6.64	160	2.40	3.20	1.04	0.96
12	Mansa	7.06	170	2.55	3.40	1.11	1.02
Total		148.44	3,177	47.65	63.54	37.25	19.06

Mandatory Conditions- Reforms

Mandatory Conditions- Reforms

Sr. No.	Mandatory Conditions/Reforms (Either through Executive Order/Notification/Legislation)	Specify the timeline (YY - YY)*
1.	State/UTs shall remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town.	This involves Revenue Department and requires to be passed from Vidhan Sabha which includes a lengthy process. Likely to be achieved by March 2017.
2.	States/UTs shall prepare/amend the Master Plans earmarking land for Affordable Housing.	Achieved.
3.	State/UTs shall put in place a single-window- time bound clearance system for layout approvals and building permissions.	Achieved.

Mandatory Conditions- Reforms

Sr. No.	Mandatory Conditions/Reforms (Either through Executive Order/Notification/Legislation)	Specify the timeline (YY - YY)*
4.	States/UTs shall adopt pre-approved building permission and layout approval system for EWS/LIG housing or exempt approval below certain built up area /plot area.	Achieved.
5.	States/UTs shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	It is difficult to impose this on old cases considering old scenario but in present scenario we will be considering the Act. Likely to be achieved by March 2017.
6.	States/UTs shall provide additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relax density norms, for slum redevelopment and low cost housing.	Achieved.

HFAPoA & Demand Survey Status

HFAPoA & Demand Survey Status

Status of Housing for All Plan of Action (HFAPoA) & Annual Implementation Plan (AIP) Report

Total Cities Selected under PMAY - HFA

171

Phase 1

56 (8 M.C and 48 N.P)

Phase 2

115 (115 N.P)

Major Activities under HFAPoA

1. Inception Report
2. Demand Survey
3. HFAPoA Report
4. Annual Implementation Plan (AIP)

Demand Survey Status

Status of Demand Survey Work	Total Received	Total Entries Done in PMAY Web Portal (21.11.16)			
		Total Entries	CLSS	AHP	BLC
Municipal Corporations	5,64,350	5,05,154	2,50,424	2,26,104	28,626
A Class Cities	81,425	79,853	23,964	37,239	18,650
B Class Cities	84,862	85,792	27,666	36,675	21,451
C Class Cities	67,174	63,364	14,834	25,718	22,812
D Class Cities	44,595	32,960	4,597	12,167	16,196
Total - NP	2,78,056	2,61,969	71,061	1,11,799	79,109
Total	8,48,875	7,67,123	3,21,485	3,37,903	1,07,735

HFAPoA & Demand Survey Status

Status of Major Activities under HFAPoA		171 Cities { Phase 1 (56 Cities) + Phase 2 (115 Cities) }	Expected Submission Date of Remaining Cities in November & December
1. Inception Report	Completed	171	-
2. Slum Survey	Completed	169	-
	Ongoing	2	2 cities: 4th Week of Nov
3. Demand Survey	Completed	171	-
4. Draft Reports	Completed	90	-
	Ongoing	81	<ul style="list-style-type: none"> ▪ 20 cities: 4th Week of Nov ▪ 25 cities: 5th Week of Nov ▪ 20 cities: 1st Week of Dec ▪ 16 cities: 2nd Week of Dec
5. Final Reports	Completed	27	-
	Ongoing	29	<ul style="list-style-type: none"> ▪ 10 cities: 4th Week of Nov ▪ 13 cities: 5th Week of Nov ▪ 6 cities: 1st Week of Dec

HFAPoA & Demand Survey Status

Status of Major Activities under AIP Report		171 Cities { Phase 1 (56 Cities) + Phase 2 (115 Cities) }	Expected Submission Date of Remaining Cities in November & December
1. Draft/ Revised AIP Report	Completed	90	-
	Ongoing	81	<ul style="list-style-type: none"> ▪ 20 cities: 3rd Week of Nov ▪ 25 cities: 4th Week of Nov ▪ 3 cities: 4th Week of Nov ▪ 26 cities: 2nd Week of Dec
2. Final AIP Report	Completed	27	-
	Ongoing	29	<ul style="list-style-type: none"> ▪ 10 cities: 4th Week of Nov ▪ 13 cities: 5th Week of Nov ▪ 6 cities: 1st Week of Dec

Progress of Pradhan Mantri Awas Yojana Housing For All

Progress of PMAY-HFA

CSMC No & Date	Scheme	No of Projects	Central Assistance Released (Cr.)	Houses involved	Houses Grounded for Construction	Houses at plinth & roof level	Houses Completed
3rd (18-11-2015)	AHP	8	30.75	5,125	1822	1822	3303
4th (21-12-2015)	AHP	6	57.64	9,606	9606	6650	-
	ISSR	30	70.32	17,580	7380	2892	-
7th (17-03-2016)	AHP	18	132.16	22,026	9,528	1772	-
	ISSR	15	50.58	12,646	8070	-	-
10th (22-07-2016)	AHP	29	96.16	17,622	812	-	-
Sub-total for AHP		61	316.70	54,379	21768	10244	3303
Sub-total for ISSR		45	120.90	30,226	15450	2892	-
Total		106	437.60	84,605	37,218	13136	3,303

PMAY- Photos



Progress of JnNURM & RAY

Progress of JnNURM

Scheme	Sanctioned	Completed	Occupied	Under Progress	Unoccupied	Non Starter
BSUP	1,11,264	*1,07,636	93,767	3,340	7,925	0
IHSDP	17,539	**13,851	7,839	3,688	1,382	0
Total	1,28,803	1,21,487	1,01,606	7,028	9,307	0

BSUP : * 5944 DUs are completed without infra. Which is in progress.

IHSDP : ** 5630 DUs are completed without infra. Which is in progress.

Timeline for Completion & Occupied :

Month	No. of DUs to be occupied	
	IHSDP	BSUP
Dec-16	6004	12184
Jan-17	2060	-
Feb-17	1124	3080
March-17	512	-
Total	9700	17544

Progress of RAY

RAY						
Scheme	Sanctioned	Completed	Occupied	Under Progress	Unoccupied	Non Starter
SLUM	13,121	676	587	8,772	89	2,410
AHP	17,373	8,923	8,079	7,407	844	0
Total	30,494	9,599	8,666	16,179	933	2,410

UCs to be submitted

(Rs. in Cr.)

Sr. No.	Name of Scheme	No. of installment	UC Amount	Time line for UC submission
1	IHSDP	Final	27.82	Jan-17
2	BSUP	Final	2.59	
3	RAY	2 nd	33.56	1 st week of Dec-16
4	RAY-AHP	2 nd	5.88	
5	PMAY-AHP	2 nd	64.26	

Formulation of SLTC & CLTC

Formulation of SLTC & CLTC

Sr. No.	Particulars	No of Positions approved	No. of Positions filled up	No of Positions Vacant	Remarks
1	State Level Technical Cell	10	06	04	Advertisement for the remaining is already published in the Newspapers.
2	City Level Technical Cell	296	78	218	Remaining positions will be filled up soon.
Total		306	84	222	-

Thank you...