Affordable Housing Project
under
Beneficiary Led Construction (BLC)
Silvassa

Facile Maven Pvt. Ltd.
Surat

Silvassa Municipal Council
Silvassa
U.T. of DNH
Outline of DPR under BLC

1. Aim & Objectives
2. Silvassa Profile
3. PMAY mission Highlights
4. Highlights of IHSDP
5. Demand Assessment under PMAY
6. Proposed Land for Affordable Housing project under AHP
7. Detail Proposal under BLC component
8. Annexure
Aim & Objectives of the Project

**Aim:** To address the housing requirement of urban poor and slum dwellers of Silvassa town of U.T. of Dadra and Nagar Haveli and to provide the proposal for the same.

**Objectives**

- To analyse the existing condition of slums.
- To access housing needs and future demand in Silvassa.
- To formulate future **housing supply** strategy considering PMAY guidelines and components.
- To formulate financial strategy and institutional framework for implementation of the project.
Need for the Project

- Scattered slum settlements have taken place in Silvassa town due to rapid industrialization.
- 144 affordable dwelling units were constructed during IHSDP scheme.
- Present Housing stock is not enough to meet the present housing demand of urban poor in Silvassa.
- Present housing need of urban poor is to be met in Silvassa under any of the four verticals of mission as per PMAY guidelines.
## Silvassa - City Profile

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographical Area</td>
<td>17.22 Sq.km</td>
</tr>
<tr>
<td>No of administrative wards</td>
<td>15</td>
</tr>
<tr>
<td>Total Population (Census 2011)</td>
<td>98265</td>
</tr>
<tr>
<td>No of Households (Census 2011)</td>
<td>24105</td>
</tr>
<tr>
<td>No of Slum Pockets</td>
<td>6</td>
</tr>
<tr>
<td>Slum Households</td>
<td>3171</td>
</tr>
</tbody>
</table>

Source: SFCPoA DPR under RAY
**Silvassa – City Profile**

### Demographic profile

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Growth Rate (%)</th>
<th>Density (person/sq.km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>23132</td>
<td></td>
<td>1343</td>
</tr>
<tr>
<td>1991</td>
<td>38475</td>
<td>66.33</td>
<td>2234</td>
</tr>
<tr>
<td>2001</td>
<td>74348</td>
<td>93.24</td>
<td>4318</td>
</tr>
<tr>
<td>2011</td>
<td>98265</td>
<td>32.17</td>
<td>5706</td>
</tr>
</tbody>
</table>

Source: SFCPoA DPR under RAY

**Total Population**: 98,265

**Total SC Population**: 2377 (2.42%)

**Total ST Population**: 12,989 (13.22%)

**Density (Person/Sq.km)**: 5706

Source: SFCPoA DPR under RAY

**Density (person/sq.km)**

Source: SFCPoA DPR under RAY
Objective: The Pradhan Mantri Awas Yojna – Housing for All mission was launched by Government of India through Ministry of Housing and Urban Poverty Alleviation (MoHUPA) to achieve housing for all by 2022.

Coverage and duration of Mission

All 4041 statutory towns as per census 2011 and towns notified subsequently would be eligible for coverage under this mission into three phases as mentioned below:

- Phase I (April 2015 – March 2017) to cover 100 cities selected from States/UTs as per their willingness
- Phase II (April 2017-March 2019) to cover additional 200 cities
- Phase III (April 2019 – March 2022) to cover all other remaining cities
Beneficiary as per PMAY mission

- Family of husband, wife, children **not having or own a pucca house** either in his/her name or in the name of any member of family.

- The family belonging to EWS category (Yearly income up to 3 lakh)

- The family belonging to LIG category (Yearly income from 3 to 6 lakh)
Highlights of IHSDP

Ambedkar Nagar phase - 1
Highlights of IHSDP

• THE PROJECT UNDER EXECUTION BY OIDC AT AMBEDKAR NAGAR, PIPARIA.

• ESTIMATE COST : 622 LACS

• TENDER COST : 653 LACS

• TOTAL HOUSES : 144 NOS. (9 BUILDINGS)

• BUILT UP AREA OF SINGLE UNIT : 31.40 SQ. MTR.

• ALLOTTED HOUSE : 96 NOS.

• STATUS : WORK IS COMPLETED
Demand survey is conducted as per 4B format given in guidelines

<table>
<thead>
<tr>
<th>Category of HH</th>
<th>HH Demand</th>
<th>Housing stock</th>
<th>HH Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slum HH</td>
<td>3171</td>
<td></td>
<td>3171</td>
</tr>
<tr>
<td>Non slum HH</td>
<td>951</td>
<td>-</td>
<td>951</td>
</tr>
<tr>
<td>At present housing requirement</td>
<td></td>
<td></td>
<td>4122</td>
</tr>
</tbody>
</table>

- At present Housing Requirement in Silvassa is about 4122.
## Preferred Components for Urban poor under PMAY mission

<table>
<thead>
<tr>
<th>Component</th>
<th>Location</th>
<th>Identified Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beneficiary Led Individual house construction (IV component)</td>
<td>Silvassa town</td>
<td>Own land</td>
</tr>
<tr>
<td>Affordable Housing in Partnership (III component)</td>
<td>Ambedkar Nagar Phase 2</td>
<td>Ambedkar Nagar (2.44 Hectare)</td>
</tr>
<tr>
<td>Affordable Housing in Partnership</td>
<td>Bavisa Faliya</td>
<td>Gandhi gram</td>
</tr>
</tbody>
</table>
Proposed land for Affordable Housing Project under AHP

Ambedkar Nagar phase - I

Ambedkar Nagar phase - II
PROPOSAL UNDER BLC
Proposal under BLC

- The demand survey of non slum houses reveals that most of the beneficiaries covered under the survey have their *own land*, they lived in small and *kutcha* house
- Hence, **Beneficiary Led Construction** component has been adopted for providing assistance to urban poor residing in non slum area

<table>
<thead>
<tr>
<th>“In Situ” Slum Redevelopment</th>
<th>Affordable housing through credit linked subsidy</th>
<th>Affordable housing in partnership</th>
<th>Subsidy for beneficiary-led individual house construction or enhancement</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Using land as resource</td>
<td>• Interest subvention subsidy for EWS and LIG for new house or incremental housing</td>
<td>• With private sector or public sector including Para-Statal agencies</td>
<td>• For individuals of EWS category requiring individual house</td>
</tr>
<tr>
<td>• With private participation</td>
<td>• EWS: Annual Household income upto Rs. 3 lakh and house size up to 30 Sq.m.</td>
<td>• Central Assistance per EWS house in affordable housing projects where 35% of constructed houses are for EWS category</td>
<td>• State to prepare a separate project for such beneficiaries</td>
</tr>
<tr>
<td>• Extra FSI/TDR/FAR if required to make projects financially viable</td>
<td>• LIG: Annual Household Income between Rs. 3-6 lakhs and house sizes up to 60 Sq.m.</td>
<td></td>
<td>• No isolated/splintered beneficiary to be covered</td>
</tr>
</tbody>
</table>

**EWS**: Annual Household income upto Rs. 3 lakh and house size up to 30 Sq.m.

**LIG**: Annual Household Income between Rs. 3-6 lakhs and house sizes up to 60 Sq.m.
Implementation process under BLC

Step 1
- Household Survey as per format 4B

Step 2
- Documents verification of Beneficiaries by ULB

Step 3
- Geo tagging of Non slum households

Step 4
- Preparation of DPR under BLC component of the mission

Step 5
- Approval by SLAC and SLSMC

Step 6
- Release of funds to beneficiaries in 3-4 instalments depending on progress of construction

Step 7
- Tracking progress of project through geo-tagged photographs during implementation
More than 100 dilapidated houses are found in Dokmardi, Baldevi, Bhurkud Falia and Ultan Faliya area of Silvassa.

Maximum such households are scattered in nature and land is privately owned.
Beneficiary Selection process under BLC

• The Demand assessment was conducted through **door to door survey** and as per the mission guidelines (format 4B).

• Detail land records along with the beneficiary consent are taken

• Out of 951 HH, 803. HH are having kutcha houses.

• Project has been taken for **new construction of individual houses**, 

• **Hence 803 beneficiaries** are identified for providing assistance for construction of new house under BLC component
Existing condition of non slum houses
Proposed Typical Dwelling unit

No of Beneficiaries identified: 803

803 beneficiaries are having their **kutcha** houses on their **own land**

Proposed Built up area: 35.94 sq.mt

Proposed Carpet area: 28.42 sq.mt
## Project details

<table>
<thead>
<tr>
<th>Technical parameters</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total plinth area of the dwelling unit</strong></td>
<td>35.94 Sqmt</td>
</tr>
<tr>
<td><strong>Total carpet area of the dwelling Unit</strong></td>
<td>28.42 Sqmt</td>
</tr>
<tr>
<td><strong>Minimum foundation depth adopted</strong></td>
<td>1.2 mt</td>
</tr>
<tr>
<td><strong>Earthquake provision provided</strong></td>
<td><strong>RCC Plinth Beam 0.23 x 0.23 Metre</strong></td>
</tr>
<tr>
<td></td>
<td><strong>RCC Band 0.1 x 0.125 metre at lintel level</strong></td>
</tr>
<tr>
<td></td>
<td><strong>RCC band 0.75 x 0.10 metre as post plate at top level</strong></td>
</tr>
<tr>
<td></td>
<td><strong>RCC Column of size 0.23 x 0.23 metre forming a frame structure with the RCC bands with tie</strong></td>
</tr>
<tr>
<td></td>
<td>beam, lintel and post plate**</td>
</tr>
<tr>
<td><strong>Seismic zone consideration</strong></td>
<td>As per seismic zone III</td>
</tr>
<tr>
<td><strong>Material adoption technology</strong></td>
<td>Standard materials adopted</td>
</tr>
<tr>
<td><strong>Estimation based on</strong></td>
<td>As per Valsad SOR 2015-16</td>
</tr>
<tr>
<td><strong>IS codes used</strong></td>
<td>IS 456</td>
</tr>
</tbody>
</table>
Estimated cost of the proposed DU

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Civil Work + Water Supply+ Sanitation &amp; Septic Tank</td>
<td>3,18,967.00</td>
</tr>
<tr>
<td>2</td>
<td>Electrical Work</td>
<td>10,000.00</td>
</tr>
<tr>
<td></td>
<td>Total, Rs.</td>
<td>3,28,967.00</td>
</tr>
<tr>
<td></td>
<td>Say, Rs.</td>
<td>3,29,000.00</td>
</tr>
</tbody>
</table>

No of Dwelling units: 803
### Cost Summary for the project

<table>
<thead>
<tr>
<th>Financial Projection</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Cost (In lakhs)</td>
<td>2641.87</td>
</tr>
<tr>
<td>Total Central Govt. share (In lakhs)</td>
<td>1204.50</td>
</tr>
<tr>
<td>Total UT Govt share (In lakhs)</td>
<td>1035.87</td>
</tr>
<tr>
<td>Total beneficiary own contribution share (In lakhs)</td>
<td>401.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New House Construction</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Dwelling Unit</td>
<td>803</td>
</tr>
<tr>
<td>Total Cost Per Dwelling Unit (In lakhs)</td>
<td>3.29</td>
</tr>
<tr>
<td>Total Central Govt. share per dwelling unit (In lakhs)</td>
<td>1.5</td>
</tr>
<tr>
<td>Total UT Govt. share per dwelling unit(In lakhs)</td>
<td>1.29</td>
</tr>
<tr>
<td>Total Beneficiary Contribution(Balance Amount) (In lakhs)</td>
<td>0.50</td>
</tr>
<tr>
<td>Contribution of beneficiary as unskilled labour component</td>
<td>-</td>
</tr>
<tr>
<td>Net Beneficiary contribution</td>
<td>0.50</td>
</tr>
</tbody>
</table>
### Implementation Schedule

<table>
<thead>
<tr>
<th>Stages of implementation</th>
<th>Monitoring /Action</th>
<th>Release to the beneficiary</th>
<th>Timeline (Days)</th>
<th>From Central share</th>
<th>From UT share</th>
<th>Instalment-wise total release</th>
<th>Beneficiary own contribution (Cumulative)</th>
<th>Total investment on construction (cumulative) in Rs</th>
</tr>
</thead>
<tbody>
<tr>
<td>On GoI Release of 40% (Rs 60000/- 1st instalment of Central share)</td>
<td>Based on 1st Geo-tagged report of the site of construction</td>
<td>Mobilization advance-1st instalment</td>
<td>0</td>
<td>30,000</td>
<td>32,250</td>
<td>62,250</td>
<td>10,000</td>
<td>72,250</td>
</tr>
<tr>
<td>Construction completed upto Plinth level</td>
<td>Based on 2nd Geo-tagged report</td>
<td>2nd instalment</td>
<td>90</td>
<td>30,000</td>
<td>32,250</td>
<td>62,250</td>
<td>10,000</td>
<td>72,250</td>
</tr>
</tbody>
</table>

**Demand for 2nd instalment is sent to GoI**

| Construction completed upto Roof level with roofing and On GoI Release of 40% (Rs 60000/- 2nd instalment of Central share) | Based on Geo-tagged report | 3rd instalment | 240 | 60,000 | 32,250 | 92,250 | 20,000 | 1,12,250 |

**Demand for 3rd and final instalment of 20%sent to GoI**

| 100% completion of construction and On GoI Release of 20% (Rs 30000/- 3rd & final instalment of Central share) | Based on 4th Geo-tagged report. Issue of Completion certificate to the beneficiary | 4th instalment | 360 | 30,000 | 32,250 | 62,250 | 10,000 | 72,250 |

| Total | 1,50,000 | 1,29,000 | 2,79,000 | 50,000 | 3,29,000 |
Implementation Schedule

- **Step 1**: Identification of Beneficiary

- **Step 2**: Mobilization advance - 1st instalment Based on 1st Geo-tagged report of the site of construction

- **Step 3**: Release of 2nd instalment Based on Geo-tagged report after completion of construction up to Plinth level (90 days)

- **Step 4**: Release of 3rd instalment based on Geo tagged report after completion of construction up to roof level (240 days)

- **Step 5**: Release of 4th instalment based on Geo tagged report after completion of construction of DU (360 days)

- **Step 6**: Issue of completion certificate to beneficiary
Geo tagging during Implementation

- All houses will be geo-tagged by the ULB and photographs are captured as suggested by MoHUPA under the scheme.

- The surveyors will be identified and will be trained to use Mobile App for geo-tagging prepared by the Ministry and do the geo-tagging at four stages of construction.

- The Supervisor, who will be an ULB employee will oversee the process and monitor.

- It will help the State and respective ULB to ensure the scheme is not misused and real beneficiary gets the benefit of the scheme.
The State Level Appraisal Committee (SLAC) was held on 8th February 2017 under the chairmanship of Development Commissioner/Secretary (UD)

Comments and Observation made by SLAC committee

- Individual agreements with the beneficiaries should be carried out by Silvassa Municipal Council before release of funds

- It should be ensured that the beneficiaries are ready to start the construction activity and they shall have to get construction as per plan
The State Level Sanctioning and Monitoring Committee (SLSMC) was held on 9th February 2017 under the chairmanship of Honorable Administrator, UT of Dadra and Nagar Haveli

Comments and Observation made by SLAC committee

- The Deputy Secretary (UD) was directed by committee to initiate necessary proceedings to get the requisite amount of State share to be allocated in the budget of UT
ANNEXURE
### HH Survey Form (Format 4B)

1. **Name of head of the family**
2. **Sex** [Male: 01, Female: 02, Transgender: 03]
3. **Father’s name**
4. **Age of head of the family**
5. **Present Address**
   - House/Flat/Door No.
   - Name of the Street
   - City
   - Mobile No.
6. **Permanent Address**
   - House/Flat/Door No.
   - Name of the Street
   - City/Village
   - District, State
7. **Ownership details of existing house**
   - [Own: 01, Rent: 02, Otherwise: 03]
8. **Type of the house based on roof type**
   - Pucca (CC & Stone Slab): 01, Semi-Pucca (Asbestos Sheet, Tiled): 02, Kaccha (Grass/thatched, Tarpaulin, Wooden): 03
9. **Number of rooms in the dwelling unit excluding kitchen**
10. **Aadhaar Card, if not available**
11. **Number & age of family members**
12. **Religion**
   - [Hindu: 01, Muslim: 02, Christian: 03, Sikh: 04, Jainism: 05, Buddhism: 06, Zarathustrism: 07, others (specify): 08]
13. **Caste**
   - [General: 01, SC/ST: 02, OBC: 03]
14. **Bank Details**
   - a. Bank account number
   - b. Name of the Bank & Branch
   - c. IFSC Code of Bank
15. **Number of Years of Stay in this Town/City**
   - [0 to 1 year: 01, 1 to 3 years: 02, 3 to 5 years: 03, More than 5 years: 04]
16. **Size of existing dwelling unit (Carpet area in square meters)**
17. **Whether Person with Disability (Yes/No)**
18. **Marital Status** [Married: 01, Unmarried: 02, Single Woman/Widow: 03]
19. **Whether the family owns any house/residential land anywhere in India (Yes/No)**
   - a. If yes, then location details (Locality/City/State)
   - b. If yes, then extent of land in Sq. mtrs
20. **Employment Status**
    - (Self Employed: 01, Salaried: 02, Regular Wage: 03, Labour: 04, Others: 05)
21. **Average monthly income of household (in Rs.)**
22. **Does the family have a BPL Card (Yes/No)**
23. **Housing requirement of family**
   - (New House: 01, Enhancement: 02)
24. **In case of enhancement, please specify enhancement required**
   - [One room/Kitchen/Bath/Toilet or combination of these]
25. **Preferred component of Mission under which beneficiary need assistance under PMAY-HFA(U)**
   - i. Credit linked subsidy: 01
   - ii. Affordable Housing in Partnership: 02
   - iii. Beneficiary-led individual house construction/Enhancement: 03
26. **Abridged Houselist**
    - TIN (from SECC)
    - Signature/Thumb Impression of Head of Household
    - Signature of representative of ULB in-charge of above information

*Note: Some format shall be used for ineligible slum dwellers and beneficiary of these slums, which have not been considered for slum redevelopment through Private Participation as per process flow chart of HFA@A at page No.13 of the “Pradhan Mantri Awas Yojana – Housing for All (Urban) Scheme guidelines.”*
भारतीय आवास योजना - हैदराबाद शहर उपयोग अधिनियम (प्रकार) प्रणित

लाभार्थी (आगत) / संबंधी पत्र 
लाभार्थी व्यवस्थित पर वाङ्गकाम (नवं घर) 

नां: ________________________________
सरणांमुः: ________________________________
आधार / निवास स्थल: ________________________________
मोबाइल नं: ________________________________
18अंसारपाठिता वोडा नं: ________________________________
बाहेर हो: ________________________________

> नवा वांगकाम वाचेला सत्य घोषित. मी. लोकार्थक खेत्रकल्पना घरांना हुना आवश्यक असेल परंतु या घरांना वांगकाम नाही. मी. लोकार्थक खेत्रकल्पना घरांना हुना आवश्यक असेल परंतु ...

1. \[ सत्य \quad नाही \]
2. \[ सत्य \quad नाही \]
3. \[ सत्य \quad नाही \]
THANK YOU