

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
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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.

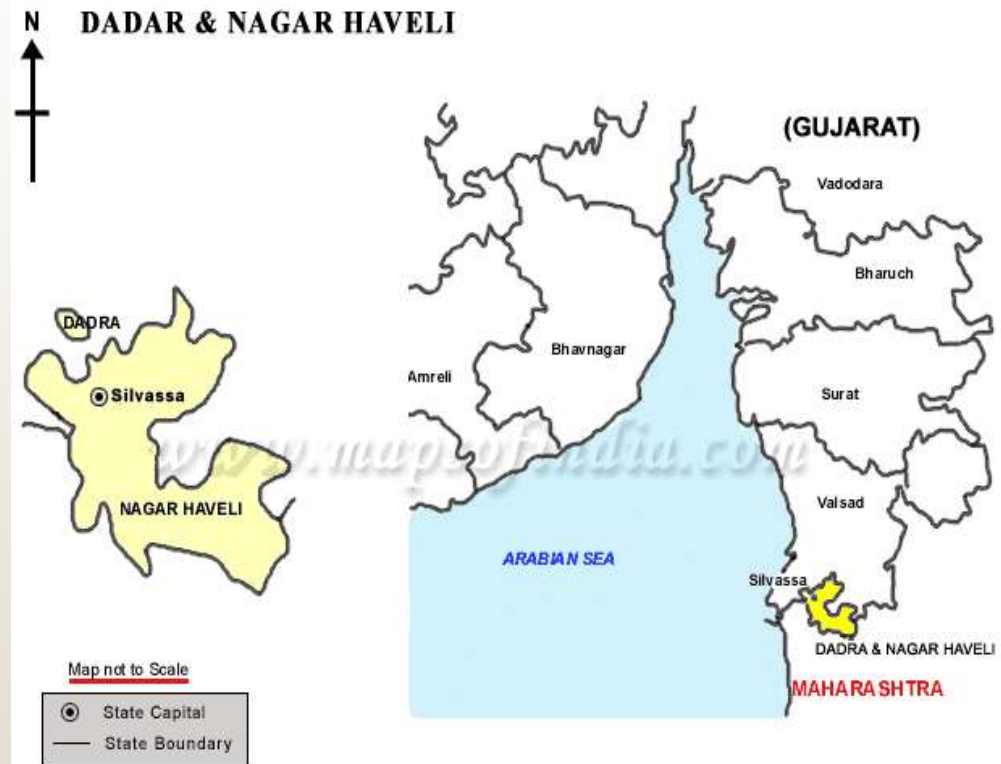
Need for the Project

- 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

Geographical Area	17.22 Sq.km
No of administrative wards	15
Total Population (Census 2011)	98265
No of Households (Census 2011)	24105
No of Slum Pockets	6
Slum Households	3171

Source: SFCPoA DPR under RAY



Silvassa – City Profile

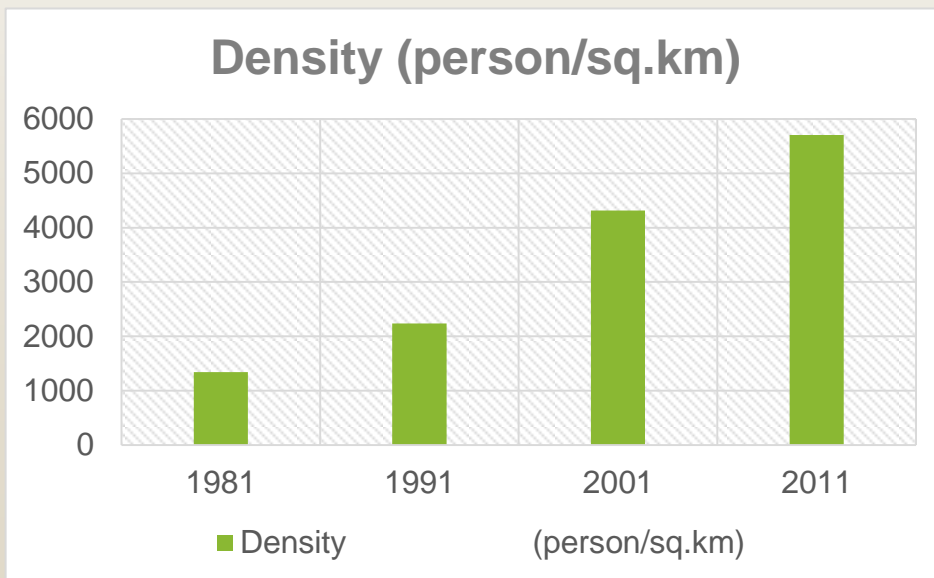
Demographic profile

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

Year	Population	Growth Rate (%)	Density (person/sq.km)
1981	23132		1343
1991	38475	66.33	2234
2001	74348	93.24	4318
2011	98265	32.17	5706

Source: SFCPoA DPR under RAY



Source: SFCPoA DPR under RAY

PMAY mission Highlights & Scope

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:

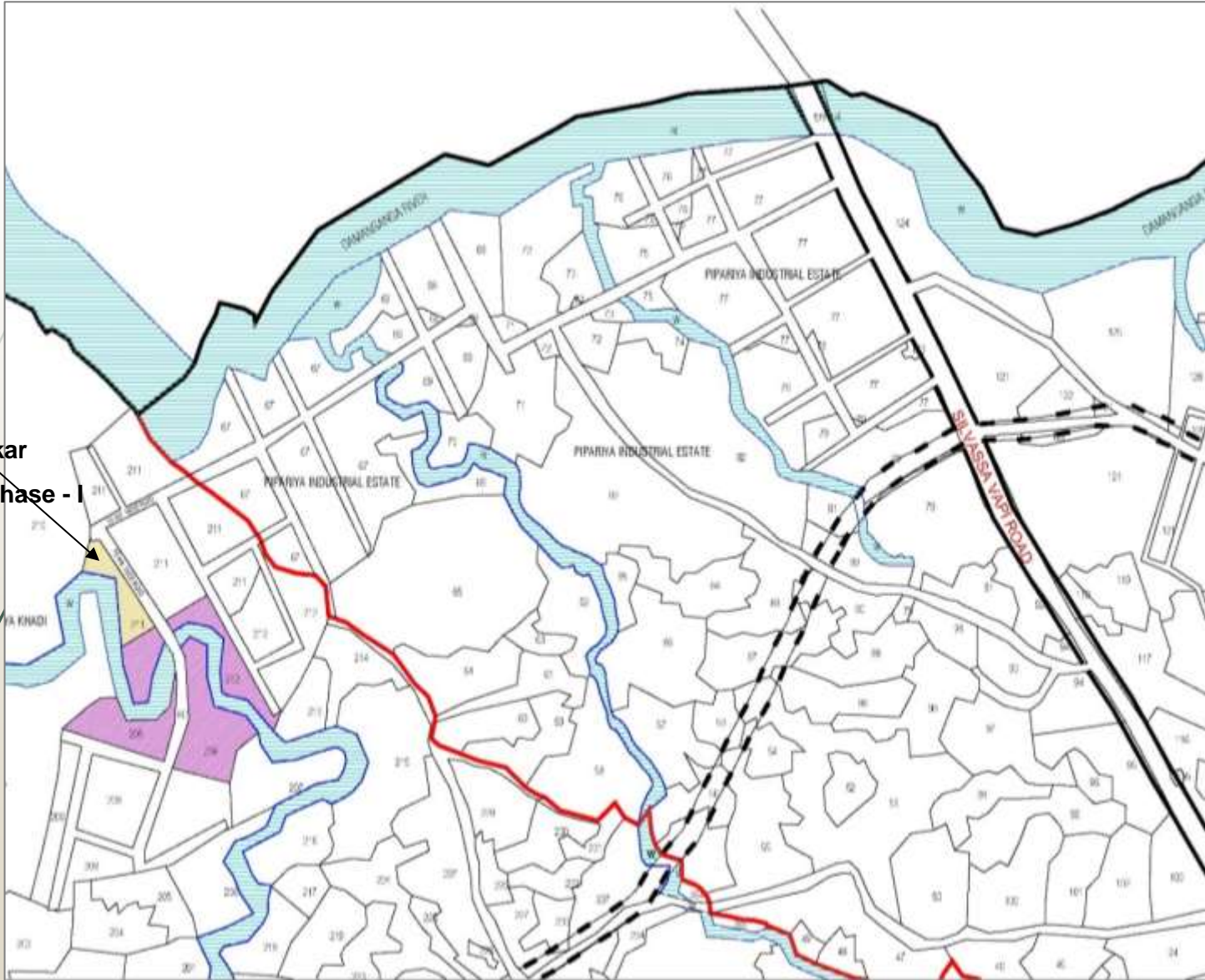
- Phase I (April 2015 – March 2017) to cover 100 cities selected from States/UTs as per their willingness
- Phase II (April 2017-March 2019) to cover additional 200 cities
- Phase III (April 2019 – March 2022) to cover all other remaining cities

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 - I



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**

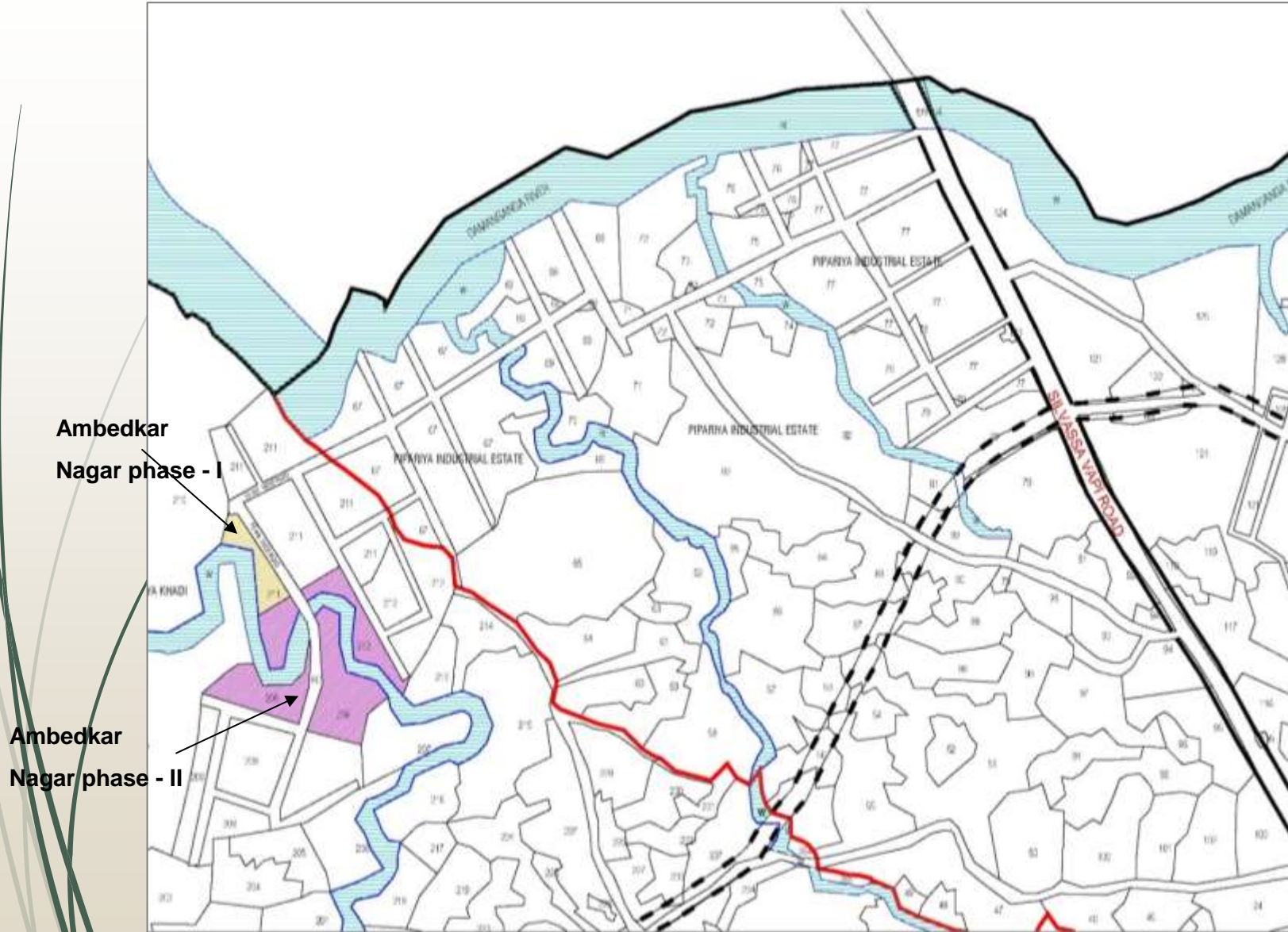
Highlights of IHSDP



Preferred Components for Urban poor under PMAY mission

Component	Location	Identified Land
Beneficiary Led Individual house construction (IV component)	Silvassa town	Own land
Affordable Housing in Partnership (III component)	Ambedkar Nagar Phase 2	Ambedkar Nagar (2.44 Hectare)
Affordable Housing in Partnership	Bavisa Faliya	Gandhi gram

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 **kutchra** house
- Hence, **Beneficiary Led Construction** component has been adopted for providing assistance to urban poor residing in non slum area

"In Situ" Slum Redevelopment

- Using land as resource
- With private participation
- Extra FSI/TDR/FAR if required to make projects financially viable

Affordable housing through credit linked subsidy

- Interest subvention subsidy for EWS and LIG for new house or incremental housing
- 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.

Affordable housing in partnership

- With private sector or public sector including Para-Statal agencies
- Central Assistance per EWS house in affordable housing projects where 35% of constructed houses are for EWS category

Subsidy for beneficiary-led individual house construction or enhancement

- For individuals of EWS category requiring individual house
- State to prepare a separate project for such beneficiaries
- No isolated/ splintered beneficiary to be covered

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

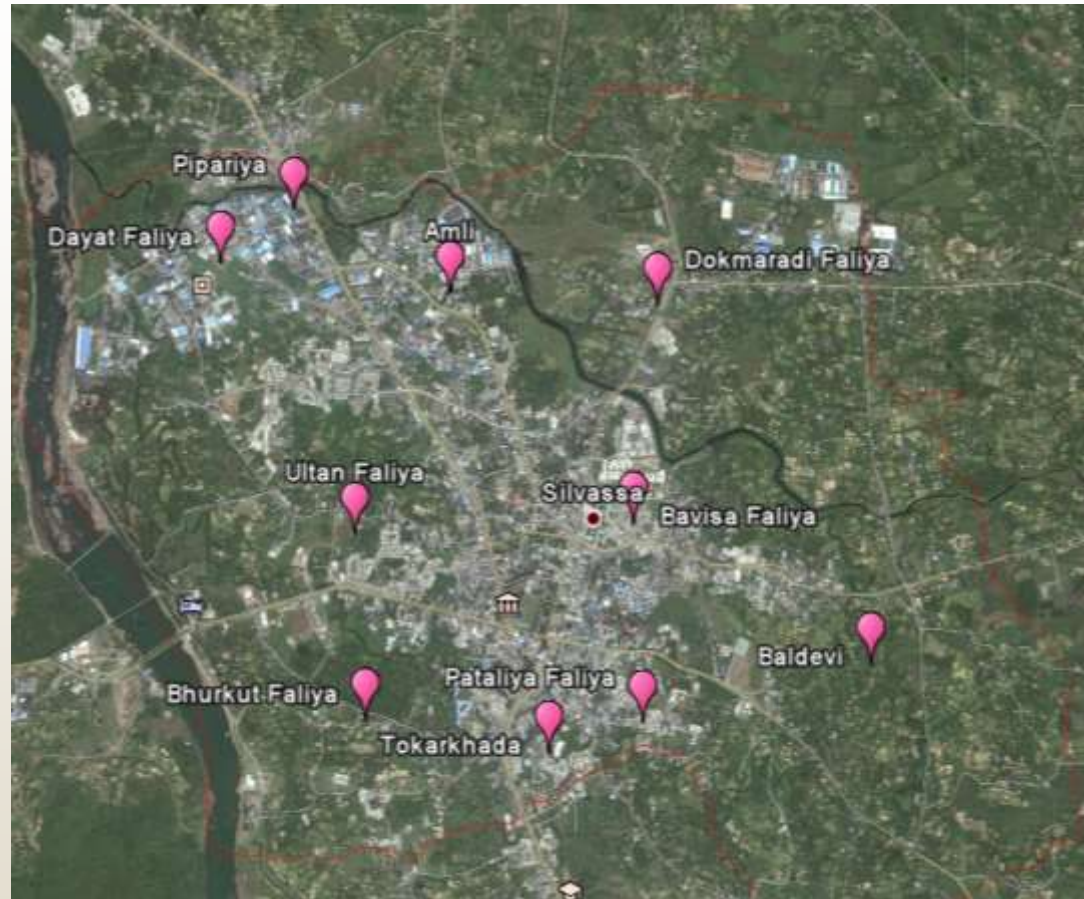
- Release of funds to beneficiaries in 3- 4 instalments depending on progress of construction

Step 7

- Tracking progress of project through geo-tagged photographs during implementation

Location of Non slum Dilapidated Houses

- 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



Location of Non Slum houses in Silvassa

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 kutchha 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 **kutchra** houses on their **own land**

Proposed Built up area : 35.94 sq.mt

Proposed Carpet area: 28.42 sq.mt

Project details

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

Estimated cost of the proposed DU

Sr.No	Description	Amount
No of Dwelling units : 803		
1	Civil Work + Water Supply+ Sanitation & Septic Tank	3,18,967.00
2	Electrical Work	10,000.00
	Total, Rs.	3,28,967.00
	Say, Rs.	3,29,000.00

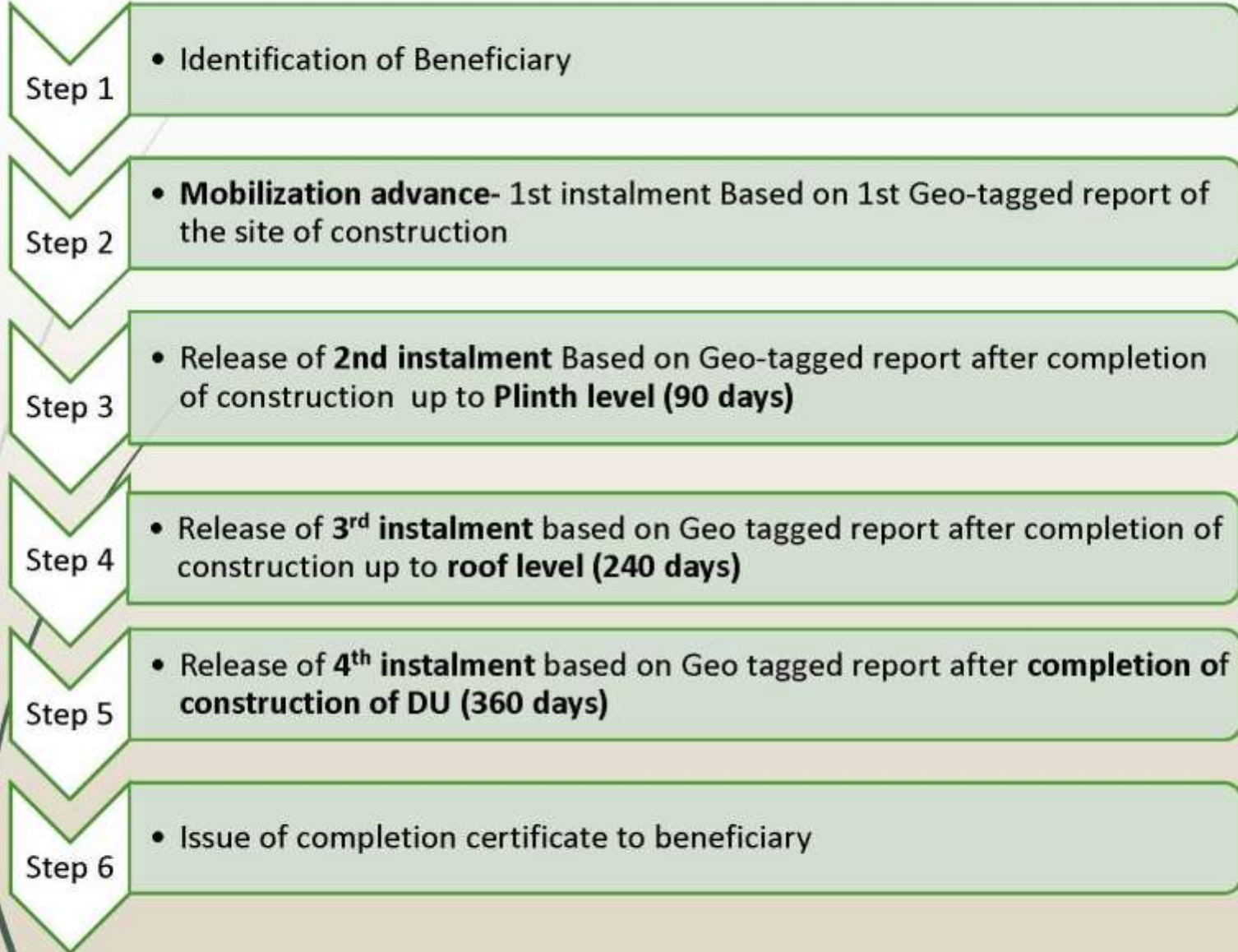
Cost Summary for the project

Financial Projection	
Total Project Cost (In lakhs)	2641.87
Total Central Govt. share (In lakhs)	1204.50
Total UT Govt share (In lakhs)	1035.87
Total beneficiary own contribution share (In lakhs)	401.5
New House Construction	
Total Dwelling Unit	803
Total Cost Per Dwelling Unit (In lakhs)	3.29
Total Central Govt. share per dwelling unit (In lakhs)	1.5
Total UT Govt. share per dwelling unit(In lakhs)	1.29
Total Beneficiary Contribution(Balance Amount) (In lakhs)	0.50
Contribution of beneficiary as unskilled labour component	-
Net Beneficiary contribution	0.50

Implementation Schedule

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



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

Field Data Viewer

State: Tamil Nadu
Date Mode: Day Period
Start Date: Select Date
End Date: Select Date

Enable Moderation

Statistics

Remove

Legend:
Not Started
Foundation
Lintel
Roof
Completed
Unauthorised

Total No of Points Found:10

ELNo	29075
Beneficiary Name	
Address	
Beneficiary Id	338033190347300126
Capture Location	Door Step [DS]
Photo1	Center
Captured From	
Photo2	
Captured From	
Construction Type	New House
House Type	Semi-Pucca (Asbestos or Steel Sheet or Tiled)
Construction Stage	Roof
Electricity	Yes
Water	Yes
Sewerage	Yes
Occupation Status	Occupied by Beneficiary
Any Other Details	
Deprived Field	
Project Name	Pehogramam and Nuthamizh Nagar slums

SLAC Meeting

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

SLSMC Meeting

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)

FORMAT B - REQUIRED INFORMATION OF BENEFICIARY*

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

i. House/Flat/Door No.

ii. Name of the Street

iii. City

iv. Mobile No.

6. Permanent Address

i. House/Flat/Door No.

ii. Name of the Street

iii. City/ Village

iv. 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/ Steel Sheet, Tiled)-02, Katcha (Grass/hatched, Tarpeulin, Wooden)-03]

9. Number of rooms in the dwelling unit excluding kitchen

10. Aadhaar Card, if not available
Voter ID Card/Any other unique identification number
or a certificate of house ownership from Revenue Authority of beneficiary's native district

11. Number & age of family members

Relationship to Head of the Family	Gender	Age	Aadhaar/Voter ID Card/Any other unique identification number or a certificate of house ownership from Revenue Authority of beneficiary's native district
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

12. Religion
[Hindu-01, Muslim-02, Christian-03, Sikh-04, Jainism-05, Buddhism- 06, Zoroastrianism-07, others (specify)-08]

13. Caste
[General-01, SC-02, ST-03, OBC-04]

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)

c. If yes, then location details (Locality/City/State)

d. If yes, then extent of land in Sq.mtrs

20. Employment Status
(Self Employed - 01, Salaried - 02, Regular Wage - 03, Labour - 04, Other - 05)

21. Average monthly income of household (in Rs.)

22. Does the family have a BPL Card (Yes / No)

a. If yes, Provide BPL Card 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 Houelist TIN (from SECC)
(If assistance under Beneficiary-led individual house construction/enhancement)

Signature/Thumb Impression of Head of Household

Note: * Same 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 HFAPoA at page No.13 of the "Pradhan Mantri Awas Yojana - Housing for All (Urban)" Scheme guidelines.

Signature of representative of ULB in-charge of above information

Beneficiary Consent Form

પ્રધાનમંત્રી આવાસ યોજના - હાઉસીંગ ફોર ઓલ (અર્બન) મિશન

લાભાર્થી અનુમતિ / સંમતિ પત્રક

લાભાર્થી દ્વારા વ્યક્તિગત ઘર બાંધકામ (નવું ઘર)

સિલવાસ શહેર

નામ: _____

સરનામું : _____

આધાર / ઇલેકશન કાર્ડ નં : _____

મોબાઇલ નં: _____

પ્ર્યુનિસપાલિટી વોર્ડ નં: _____

શહેર કોડ : _____

> નવા બાંધકામ શરૂઆત ૨૮.૪૨ ચો. મી. ભોંયતળ ક્ષેત્રફળના ઘરનો કુલ અંદાજિત ખર્ચ
રૂ. ૩.૨૩ લાખ

૧. લાભાર્થી દ્વારા વ્યક્તિગત ઘર બાંધકામ (નવું ઘર) યોજના હેઠળ, નવું ઘર બાંધકામ માટે રૂ. ૨.૭૩ લાખ ની સરકારી સહાય મેળવવા ફકદાર છો. શું તમે નવા ઘરના બાંધકામ માટે આ પ્રકારની સહાય લેવા તૈયાર છો?

હા ના

૨. પ્રધાનમંત્રી આવાસ યોજના હેઠળ શું તમે ઓછામાં ઓછા _____ ચો. મી. ભોંયતળ ક્ષેત્રફળના ઘરનું બાંધકામ કરવા તૈયાર / સહમત છો?

હા ના

૩. શું તમે બાકીના બાંધકામનો ખર્ચ પોતે ભોગવવા તૈયાર છો?

હા ના

બાંહેધરી

આથી હું બાંહેધરી આપું છું કે મારા નવા ઘરના બાંધકામ નું કામ મંજૂર થયેલ નકશા, કામની ગુણવત્તા તથા સરકારે નીચત કરેલ મકાન બાંધકામના ધારા ધોરણ પ્રમાણે થશે.

THANK YOU