

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 12 projects under vertical BLC

Presented to 43rd CSMC held on 28.06.2019

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	140
▪ Demand Survey Completed	Completed in 136 ULBs In Progress in 4 ULBs
▪ Total Demand	5,65,000 (Online + Offline)
▪ Demand Validation	5,04,893
▪ Demand received through Common Service Centre and Online Application	94,208
▪ Cases accepted/rejected	29,110 (Accepted) & 10194 (Rejected)
▪ Whether HFAPoA Submitted	Submitted for 93 ULBs. Rest in progress.
▪ Whether AIP Submitted	Submitted for 93 ULBs. Rest in progress.
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	SLTC Placed. CLTC – Partially placed
▪ Target of DUs in 2019-20	2,00,000
▪ State Budgetary Provision for PMAY (U) in 2019-20	450 Cr

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
■Dispensing the need for separate Non Agricultural (NA) Permission	ACHIEVED
■Prepare/amend their Master Plans earmarking land for Affordable Housing	ACHIEVED
■Single-window, time bound clearance for layout approval and building permissions	Online Provisions is in place
■Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Provisions Made
■Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under Process
■Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relaxed density norms.	Provisions Made

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪Survey entry made (%)	56 %
▪Projects approved:	372- BLC
▪Projects entered (7A/B/C/D)	366
▪DUs approved under BLC	2,39,538
▪Beneficiaries attached	1,61,033
▪Houses geo-tagged	67,601
▪Total fund transferred through DBT (Rs. Lakhs)	835.38 Cr
▪National Electronic Funds Transfer (NEFT)	835.38 Cr
▪PFMS/ DBT	-
▪Aadhar Payment Bridge (APB)	-

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
■ISSR								
■AHP								
■BLC (New)	2,39,538		1,02,007	19,441	29,060	659	49,160	28,316
■BLC (Enhancement)								
■Total	2,39,538		1,02,007	19,441	29,060	659	49,160	28,316
■CLSS	4,934							

Note: Additional **929** houses have been grounded. recently for which project wise details are awaited

Staus of Funds, Expenditure and UCs Submission



➤ No. of Sanctioned Project	: 372
➤ Sanctioned DUs	: 2,39,538
➤ Central Share Released	: 1106.88 Cr
➤ State Share Released	: 258.58 Cr
➤ Total Central + State released	: 1365.46 Cr
➤ Total expenditure	: 835.38 Cr
➤ UCs Submitted	: 495.00 Cr

GLIMPSES OF PROGRESS



PMAY Bakhtiyarpur



PMAY Bakhtiyarpur

GLIMPSES OF PROGRESS









GLIMPSES OF PROGRESS



PMAY Madhubani



GLIMPSES OF PROGRESS



PMAY Madhubani

GLIMPSES OF PROGRESS





PMAY Madhubani



PMAY Phulwari

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Maharaigani

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharajganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Warsaliganj

PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			12		
▪No. of DUs			13,165		
▪Project Cost			752.67 Cr		
▪Central Share			197.48 Cr		
▪State Share			65.83 Cr		
▪ULB Share			-		
▪Beneficiary Share			489.38 Cr		
▪ 1 st installment of Central share			78.99 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.42 Lakh	1.50 Lakh	.50 Lakh	-	.42 Lakh	24 Month

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	SLAC -Y/ SLSMC- N (Date of SLSMC Scheduled on 2nd July 2019)
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	13,165
▪No. of Beneficiaries with other Unique ID	0
▪No. of Aadhar seeded Bank accounts	13,165
▪Status of physical & social infrastructure	Will be covered under State scheme
▪Implementation plan/Completion period	18/24 Month
▪Beneficiary consent sought	Y

PROJECT PROPOSAL BRIEF CITY WISE



Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@ 1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
1	Areraj PH-III	1005	5743.575	1507.500	502.500	603.000
2	Bagaha PH-IV	524	3166.008	786.000	262.000	314.400
3	Banka PH-II	450	2429.100	675.000	225.000	270.000
4	Begusarai PH-IV	274	1526.454	411.000	137.000	164.400
5	Bikramganj PH-II	1272	6875.160	1908.000	636.000	763.200
6	Dhaka PH-VI	3430	19938.590	5145.000	1715.000	2058.000
7	Gopalganj PH-III	1126	6455.358	1689.000	563.000	675.600
8	Kesaria PH -IV	805	4587.695	1207.500	402.500	483.000
9	Lalganj PH-IV	530	2935.670	795.000	265.000	318.000
10	Murliganj PH-IV	1395	8178.885	2092.500	697.500	837.000
11	Muzaffarpur PH-III	1325	7507.450	1987.500	662.500	795.000
12	Sugauli PH-III	1029	5923.953	1543.500	514.500	617.400
Total		13165	75267.898	19747.500	6582.500	7899.000

Breakup up of DUs cost



Average Breakup Cost of DUs of the Projects

S. No.	Stages of Construction of DU	Stagewise Amount	Skilled Labour @ 7 %	UnSkilled Labour @ 22%	Over Head & Contractor's Profit @ 15%	Carriage of Materials@20% (As per SoR only two sources available for Sand and Aggregates, but as per practice local construction materials will be used so 12% can be deducted from the considered rates	Net Amount after deducting Unskilled @22%, Over Head & Contractor's Profit@15% and Carriage Materials@12%
1	Upto Plinth Level (25 %)	118633.50	8304.35	26099.37	17795.03	14236.02	60503.09
2	Above Plinth Level (62 %)	294211.08	20594.78	64726.44	44131.66	35305.33	150047.65
3	After Slab casting (13 %)	61689.42	4318.26	13571.67	9253.41	7402.73	31461.60
	Sub Total	474534	33217.38	104397.48	71180.10	56944.08	242012.34
I.	Add 12% PHE work	68607.24	All PHE & Electrical work will be covered under State Scheme				
II.	Add 5% Electrical work	28586.35					
	Grand Total	571727.59					242012.34

ROAD MAP



Sl. No	Financial Year	Sanction of Houses (Nos.)	Completion of Houses (Nos.)
1	2015-16 (Actual)	30216	3405
2	2016-17 (Actual)	46695	1191
3	2017-18 (Actual)	56099	1321
4	2018-19	113174	15361
5	2019-20	200000	1,50,000
6	2020-21	153816	2,41,589
7	2021-22		1,87,133
	T O T A L	6,00,000	6,00,000

Affordable Housing and Slum Rehabilitation & Redevelopment

Housing Policy – 2017



- Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017 notified by the State government.
- International Finance Corporation (IFC) selected as a transaction Advisor
- MoU done between UD&HD and IFC for the executing of Affordable Housing & In-Situ Slum rehabilitation projects in PPP mode for the mission period of 2022.
- Land identified by the TA in Sasaram, Samastipur, Dalminagar, Gaya & Bahaglpur, Muzaffarpur & Patna.
- Primary Feasibility study report submitted by TA
- Proposals will be submitted soon under these verticals

Fund Issue



- Funds released by Ministry project wise but UCs are compiling for all the projects approved in one CSMC at the time of release of 2nd installments
- If some units surrendered in one projects then ACA should be adjusted from that projects instead of all the projects approved in one CSMC.
- At the time of release of 2nd installment beneficiaries attachment should be consider project wise instead of all the projects approved in one CSMC

Summary of the Projects where UCs & ATR submitted but 2 nd instalment pending						
Sr.No	Name of the Projects	No of Sanctioned DUs	DPR Attachement	UCs Submitted of Amount (Rs. In Lakh)	ATR Submitted (Y/N)	Remarks
1	2	3	4	5	6	7
1	Amarpur Nagar panchayat I	149	109	89.4	Y	7th CSMC
2	Areraj Nagar Panchayat I	214	176	128.4	Y	7th CSMC
3	Bahadurganj Nagar Panchayat I	830	771	498	Y	7th CSMC
4	Begusarai Nagar Nigam I	400	247	240	Y	7th CSMC
5	Bhagalpur Nagar Nigam I	709	416	425.4	Y	7th CSMC
6	Bihiya Nagar Panchayat I	100	95	59.99	Y	6th CSMC
7	Bodhgaya Nagar Panchayat I	110	110	66.01	Y	7th CSMC
8	Fatuha Nagar Parishad I	350	115	210.01	Y	7th CSMC
9	Gogri Jamalpur Nagar Panchayat I	257	257	154.2	Y	6th CSMC
10	Jahanabad Nagar Prishad I	195	195	93.6	Y	7th CSMC
11	Jamalpur Nagar Prishad I	54	48	35.78	Y	7th CSMC
12	Navinagar Nagar Panchayat I	305	298	183	Y	7th CSMC
13	Piro Nagar Panchayat I	500	420	300	Y	7th CSMC
14	Raxaul Nagar Parishad I	464	459	278.4	Y	7th CSMC
15	Rivilganj Naagar Panchayat I	100	89	60	Y	6th CSMC
16	Shahpur Nagar Panchayat I	84	57	50.4	Y	7th CSMC
17	Sheikhpura Nagar Prishad I	144	128	86.39	Y	7th CSMC
18	Sonepur Nagar panchayat I	800	800	479.99	Y	7th CSMC
19	Sugauli Nagar Panchayat I	270	237	162.01	Y	7th CSMC
Total		6035	5027	3600.98		



Thanks