



MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION

Pradhan Mantri Awas Yojana (PMAY) Housing For All (Urban) Mission

17th CSMC Meeting



GOVERNMENT OF NAGALAND

Date: 20.12.2016

Presentation Content

- ▶ MIS Upload Status
- ▶ HFAPoA - Mokokchung
- ▶ DPR - Mokokchung
- ▶ HFAPoA - Jalukie
- ▶ DPR – Jalukie
- ▶ Capacity Building Plan FY2016 – FY2017
- ▶ Mandatory Reforms

MIS

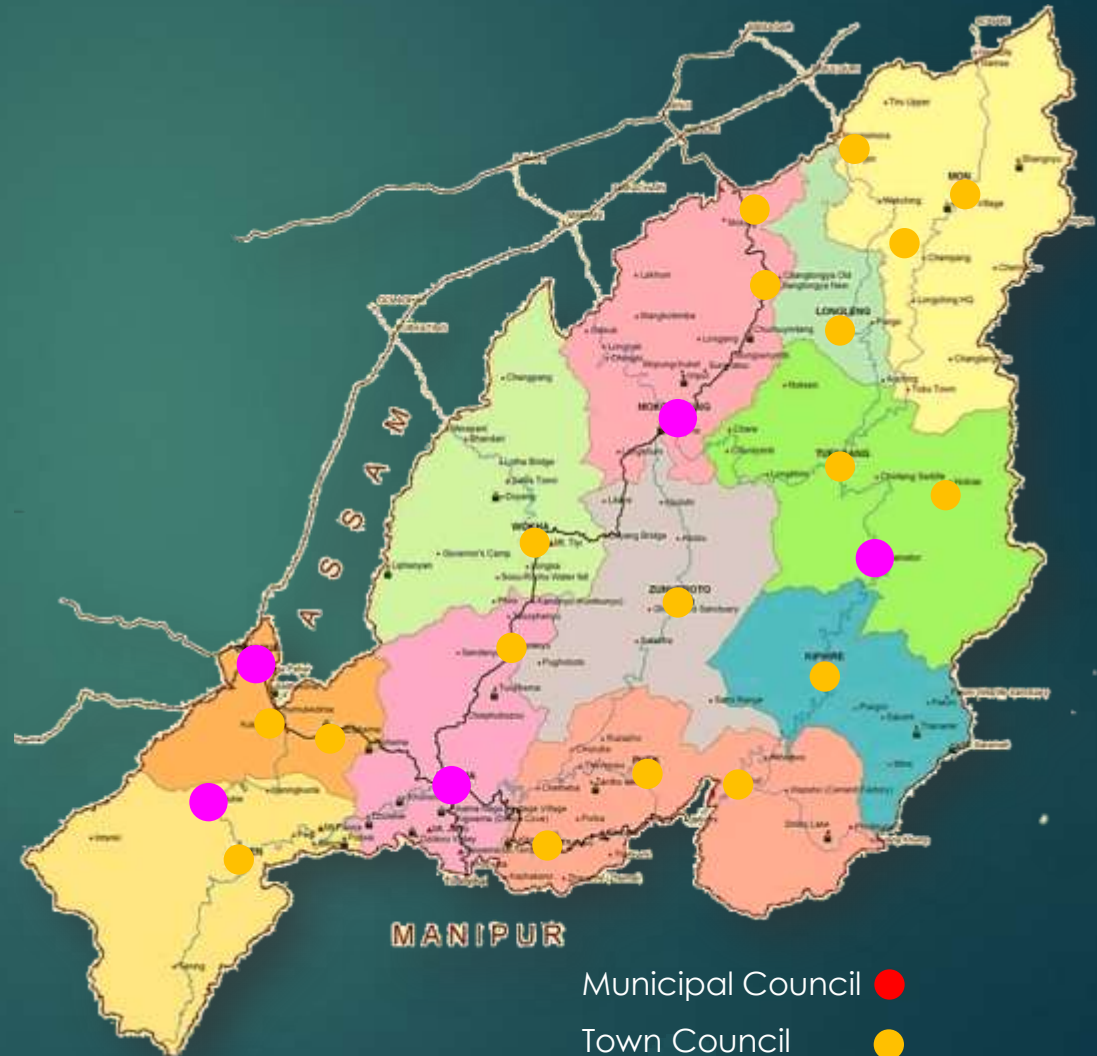
STATUS OF BENEFICIARY UPLOAD

Town	No. of Beneficiaries approved by CSMC on 30.09.2016	No. of Beneficiary – MIS upload till 20.12.2016	% completed
Kohima	4237	3404	80 %
Dimapur	5091	2037	40 %
Shamator	604	592	98 %
Jalukie	644	39	6 %
Mokokchung	1778	14	1 %
TOTAL	12,354	6,086	50 %

HFAPoA - Status

Sl.No	Name of Municipal Councils
1	Kohima Municipal Council
2	Dimapur Municipal Council
3	Mokokchung Municipal Council

Sl.No	Name of the Town Councils
1	Tuensang Town Council
2	Zunheboto Town Council
3	Phek Town Council
4	Wokha Town Council
5	Mon Town Council
6	Kiphiri Town Council
7	Peren Town Council
8	Longleng Town Council
9	Chumukedima Town Council
10	Medziphema Town Council
11	Pfutsero Town Council
12	Jalukie Town Council
13	Tuli Council Town
14	Changtongya Town Council
15	Naginimora Town Council
16	Tsemenyu Town Council
17	Shamator Town Council
18	Meluri Town Council
19	Noklak Town Council
20	Aboi Town Council



Municipal Council ●
Town Council ●

HFAPoA – Mokokchung

Primary Housing Demand Assessment

Ward Name	Population 2011	No. of HH 2011	BLC	CLS	TOTAL
Yimyu ward	852	358	67	11	78
Alempang Ward	1577	616	123	24	147
Lijaba Lijen Ward	851	409	45	19	64
Marepkong Ward	2149	417	114	12	126
Mongsenbai ward	1950	647	128	26	154
Dilong ward	2631	608	132	30	162
Salangtem ward	1722	435	56	38	94
Artang Ward	1571	341	131	35	166
Penli Ward	2275	570	40	11	51
Kichutip Ward	1690	291	107	15	122
Kumlong Ward	1758	514	86	19	105
Arkong Ward	1805	395	138	22	160
Tongdentsuyong Ward	4018	512	102	21	123
Aongza Ward	2490	822	109	16	125
Alongmen Ward	2536	196	61	47	108
Sangtemla ward	2384	466	100	17	117
Sungkomen Ward	1237	447	121	26	147
Majakong Ward	2417	186	118	37	155
TOTAL	35913	8230	1778	426	2204

HFAPoA – Mokokchung

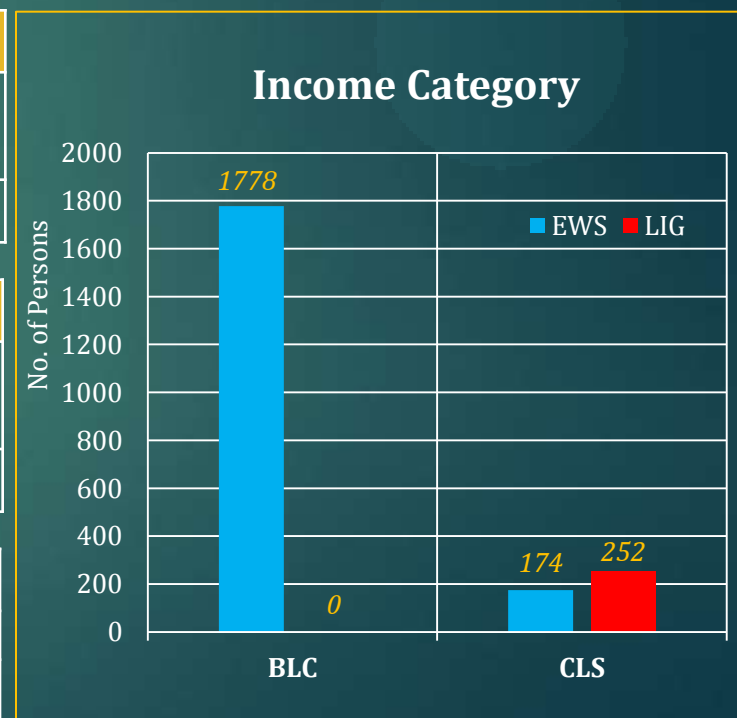
Intervention Strategy

Phase	Year	Year-wise No. of Beneficiaries	Year-Wise Percentage
I	FY 2016 - FY 2017	2204	100%
II	FY 2017 - FY 2019	-	-
III	FY 2019 – FY 2022	-	-
	Total	2,204	100%

Intervention Strategy for FY 2016 – FY 2017	
No. of Beneficiary under BLC	No. of Beneficiary under CLS
1778	426

Beneficiary Led Construction	
New House	Enhancement
447	1331

Central Assistance Required (in lakhs)	
BLC	CLS
2667.000	937.2



DPR – Mokokchung

Financial Requirement

Beneficiary Led Construction (New House)

No. of Beneficiary	Central Assistance (Rs. Lakhs)	Beneficiary Share (Rs. Lakhs)	Total Cost (Rs. Lakhs)
447	670.500	499.746	1170.246

Beneficiary Led Construction (Enhancement)

No. of Beneficiary	Central Assistance (Rs. Lakhs)	Beneficiary Share (Rs. Lakhs)	Total Cost (Rs. Lakhs)
1331	1996.500	872.032	2868.532

Sl. No	Particulars	Cost Per DU (in Rs.)	No. of Beneficiaries	Total Cost for 447 DUs (in lakhs)
1	GOI Share	1,50,000	447	670.50
2	State Share	0.00		Nil
3	ULB/Implementing Share	0.00		Nil
4	Beneficiary Share	1,11,800		499.75
	Total	2,6,1800	447	1170.25

Unit	Plinth Area (Sq.m)	Construction Cost (in lakhs)	Beneficiary Share (in lakhs)	Central Share (in lakhs)
1 Room	9.66	1.774	0.27367	1.500
1 Room + Kitchen	15.66	2.875	1.37533	1.500
1 Room + (Toilet/Bathroom)	12.16	2.233	0.73270	1.500
1 Room + Toilet + Bathroom	14.06	2.582	1.08156	1.500

Total Project Cost BLC = Rs. 40.388 Crore

HFAPoA – Jalukie

Primary Housing Demand Assessment

Ward Name	Population 2011	No. of HH 2011	BLC	CLS	TOTAL
Dobashi Lane	721	144	72	15	87
Veterinary	1013	211	91	9	100
High School	785	186	73	12	85
Old Market	876	185	60	18	78
Kedime Colony	760	146	45	20	65
Kelielwa Colony	1502	322	90	19	109
Stadium Colony	924	194	70	9	79
New Market	1125	195	69	15	84
Jalukie Colony	1000	206	74	17	91
Total	8706	1789	644	134	778

HFAPoA – Jalukie

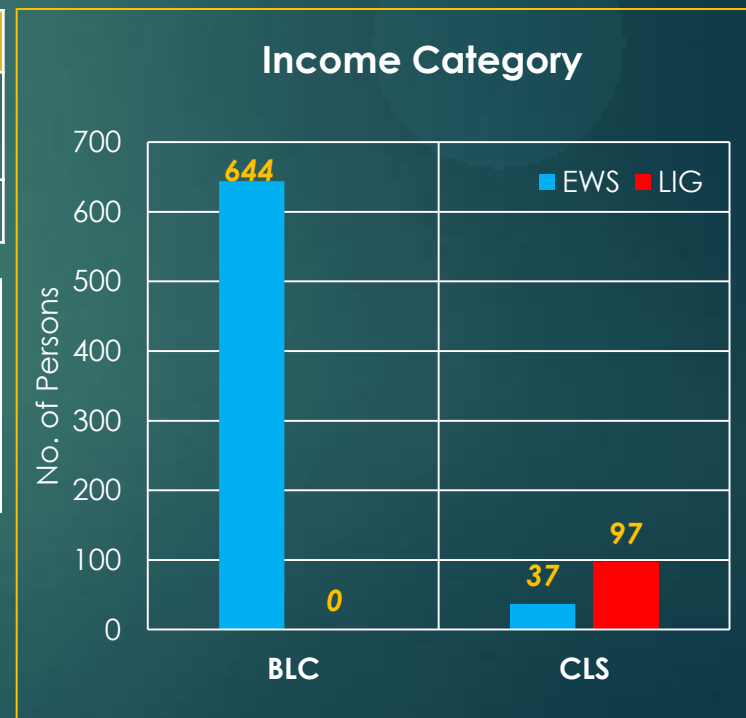
Intervention Strategy

Phase	Year	Year-wise No. of Beneficiaries	Year-Wise Percentage
I	FY 2016 - FY 2017	778	100%
II	FY 2017 - FY 2019	-	-
III	FY 2019 - FY 2022	-	-
	Total	778	100%

Intervention Strategy for FY 2016 – FY 2017	
No. of Beneficiary under BLC	No. of Beneficiary under CLS
644	134

Beneficiary Led Construction	
New House	Enhancement
507	137

Central Assistance Required (in lakhs)	
BLC	CLS
966.000	294.8



DPR – Jalukie

Financial Requirement

Beneficiary Led Construction (New House)

No. of Beneficiary	Central Assistance (Rs. Lakhs)	Beneficiary Share (Rs. Lakhs)	Total Cost (Rs. Lakhs)
504	760.500	560.235	1320.735

Beneficiary Led Construction (Enhancement)

No. of Beneficiary	Central Assistance (Rs. Lakhs)	Beneficiary Share (Rs. Lakhs)	Total Cost (Rs. Lakhs)
137	205.500	101.001	306.501

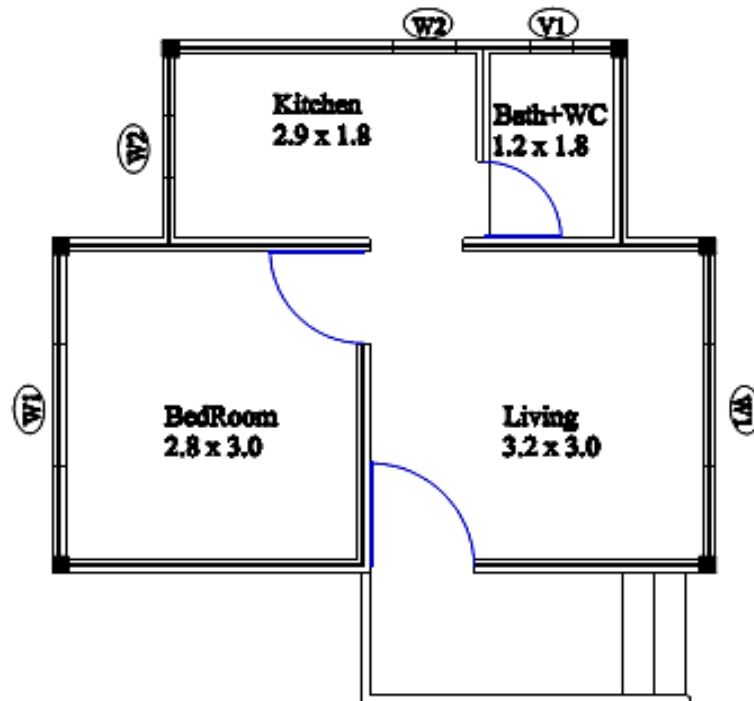
Sl. No	Particulars	Cost Per DU	No. of Beneficiaries	Total Cost for 447 DUs (in lakhs)
1	GOI Share	1,50,000	507	760.50
2	State Share	0.00		Nil
3	ULB/Implementing Share	0.00		Nil
4	Beneficiary Share	1,10,500		560.235
	Total	2,60,500	507	1320.735

Unit	Plinth Area (Sq.m)	Construction Cost (in lakhs)	Beneficiary Share (in lakhs)	Central Share (in lakhs)
1 Room	9.66	1.754	0.254	1.500
1 Room + Kitchen	15.66	2.844	1.344	1.500
1 Room + (Toilet/Bathroom)	12.16	2.208	0.708	1.500
1 Room + Toilet + Bathroom	14.06	2.553	1.053	1.500

Total Project Cost for BLC = 16.272 Crore

New House – Layout Plan

For Mokokchung & Jalukie



FLOOR PLAN FOR NEW CONSTRUCTION

Name of Drawing :
Dwelling Unit for EWS
under HFA Scheme

Schedule of Openings:-

Name	Dimension	Description
W1	1.20m x1.20m	Wooden Framed Glass Window
W2	0.60m x0.60m	Wooden Framed Glass Window
V1	0.40m x0.40m	Ventilator
D1	1.00m x2.10m	Solid Core Finished Door
D2	0.90m x2.10m	Solid Core Finished Door
D3	0.75m x2.10m	Solid Core Finished Door

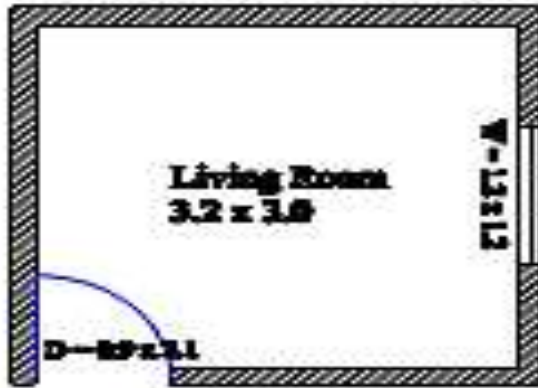
Area Statement:-

Total Carpet Area = 25.38 Sq.m
Total Plinth Area = 29.16 Sq.m

Drawn by:-
Ar. Kevilemo Solo
CA/2009/44696

Enhancement – Layout Plan

For Mokokchung & Jalukie



A



C



B



D

Capacity Building Plan - *Proposal*

FY 2016 – FY 2017

Sl. No	NAME OF ACTIVITY	Budget Proposed from May, 2016 - March, 2017 (INR in lakhs)		
		Central Share	State Share	Total
1	Establishment of SLTC*	58.64	6.52	65.15
2	Establishment of CLTC*			
	a) Funds required (Central share) till the date of discontinuation of CLTC under RAY	-	-	-
	b) Funds required for CLTC under HFA from Dec, 2016 – March, 2017	27.95	3.11	31.05
	Sub Total (A)	86.58	9.62	96.20
3	Training /Workshops			
	a) State Level	2.00	NA	2.00
	b) City Level	16.00	NA	16.00
	c) Thematic	1.00	NA	1.00
	Sub Total (B)	19.00	0.00	19.00
4	Translation of training modules	7.00	NA	7.00
5	Exposure /study visits (in country)	3.00	NA	3.00
6	Documentation of Case Studies/Research Studies	5.00	NA	5.00
7	Publication - Media & Press release, advertisement (posters, palmlets etc)	5.00	NA	4.00
8	Additional Meetings & Trainings for HFAPoA, AIP, DPRs, Geotagging	5.00	NA	5.00
	Sub total (C)	29.00	0.00	31.25
	State Level Workshop	2.00	0.00	2.00
	City Level Workshop	0.50	0.00	0.50
	GRAND TOTAL (in lakhs)	137.08	9.62	146.70

Capacity Building Plan - *Proposal*

SLTC – Established & Proposal

Sl.No	Specialization Established (7 Nos)	No. of Specialist	Qualification			Requirement of Fund from May, 2016 - March, 2017 (11 months) (Central Share) in lakhs	Requirement of Fund from May, 2016 - March, 2017 (11 months) (State Share) in lakhs
			PG	Graduate	Diploma		
1	Capacity Building Specialist	1	1	0	0	8.42	0.94
2	Housing Finance & Policy Specialist	1	1	0	0	8.42	0.94
3	Municipal Finance Specialist	1	0	1	0	6.93	0.77
4	Environment Specialist	1	1	0	0	8.42	0.94
5	Social Development Specialist	1	1	0	0	8.42	0.94
6	MIS Specialist	2	0	2	0	13.86	1.54
	Sub-Total	7	4	3	0	54.45	6.05

Sl.No	Specialization Proposed (2 nos)	No. of Specialist	Qualification			Requirement of Fund from Dec, 2016 - March, 2017 (4 months) (Central Share) in lakhs	Requirement of Fund from Dec, 2016 - March, 2017 (4 months) (State Share) in lakhs
			PG	Graduate	Diploma		
1	Urban Planner	1	1	0	0	3.06	0.34
2	Civil Engineer	1	0	1	0	2.52	0.28
	Sub-Total	2	1	1	0	5.58	0.62
	GRAND TOTAL (INR in lakhs)	9	5	4	0	60.03	6.67

Capacity Building Plan - *Proposal*

CLTC Proposal

Cluster No.	No. Cities Included	Name of Cities	Population (as per Census 2011)	No. of Specialists Proposed	No. of Specialists as per Qualification			Requirement of fund from Dec, 2016 - March, 2017 (4 months) (Central Share) in lakhs	Requirement of fund from November, 2016 - March, 2017 (4 months) (State Share) in lakhs
					PG	Graduate	Diploma		
Cluster 1	2	Kohima Municipal Council Tseminyu Town Council	105354	4	1	2	1	7.56	0.84
Cluster 2	1	Dimapur Municipal Council	122834	3	0	2	1	5.94	0.66
Cluster 3	1	Mokokchung Municipal Council	35913	3	0	2	1	5.94	0.66
Cluster 4	2	Peren Town Council Jalukie Town Council	13790	1	0	0	1	0.90	0.10
Cluster 5	2	Chumukedima Town Council Medziphema Town Council	34623	1	0	0	1	0.90	0.10
Cluster 6	2	Kiphire Town Council Meluri Town Council	21643	2	0	2	0	5.04	0.56
Cluster 7	2	Pfutsero Town Council Phek Town Council	24575	1	0	0	1	0.90	0.10
Cluster 8	2	Shamator Town Council Noklak Town Council	17759	1	0	1	0	1.26	0.14
Cluster 9	2	Changtongya Town Council Tuli Town Council	15396	1	0	1	0	1.26	0.14
Cluster 10	2	Aboi Town Council Naginimora Town Council	14605	1	0	1	0	1.26	0.14
Cluster 11	1	Wokha Town Council	35004	1	0	1	0	1.26	0.14
Cluster 12	1	Zunheboto Town Council	22633	1	0	1	0	1.26	0.14
Cluster 13	1	Tuensang Town Council	36774	1	0	1	0	1.26	0.14
Cluster 14	1	Mon Town Council	26328	1	0	1	0	1.26	0.14
Cluster 15	1	Longleng Town Council	7613	1	0	1	0	1.26	0.14
Total	23		5,34,844	23	1	16	6	37.26	4.14

Capacity Building Plan - *Proposal*

BENEFICIARY PHOTOGRAPHS



Beneficiary Name: S.Imtirenla Jamir
Ward Name: Majakong
Town: **Mokokchung**
BLC - Enhancement



Beneficiary Name: **Mapasangla**
Ward Name: **Majakong**
Town: **Mokokchung**
BLC - Enhancement



Beneficiary Name: Anile
Ward Name: Veterinary
Town: **Jalukie**
BLC – New House Construction



Beneficiary Name: **Namdising**
Ward Name: **New Market**
Town: **Jalukie**
BLC – New House Construction

Mandatory Reforms-Nagaland: 2016

PMAY-HFA, Nagaland State			
Mandatory Conditions			
Sl. No.	Conditions (Either through Executive Order/Notification/Legislation)	Timeline	Action Taken/Remarks
1	State/Uts shall remove the requirement of Separate Non-Applicultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of Cities	NA	No Changes Required
2	States/Uts shall prepare/amend the Master Plans earmarking land for Affordable Housing	2017 - 2018	Nagaland State is not taking up the Affordable Housing Partnership Vertical due to non-availability of Government's land, and therefore ' Not Applicable '
3	State/Uts shall put in place a single window time bound clearance system for layout approvals & building permissions	2018-2019	It has been proposed to constitute a Core Committee at the ULBs comprising of various technical experts drawn from PWD Design Cell, Municipal Affairs, urban Development, Land Records & Survey, etc headed by a Town Planner.
4	States/Uts shall adopt pre-approved building permission and layout approval system for EWS/LIG housing or except approval below certain built-up area/plot area	2017 - 2018	Pre-Approved Standard Plans have been prepared having carpet area of 26.57 Sqm for EWS and 44.82 Sqm for LIG respectively and approved which will be made readily available by uploading in the State portal as well as ULBs Websites. Also built-up area below 25 Sqm for EWS and 40 Sqm for LIG respectively to be exempted from approval through Govt.s Notification is under consideration.
5	States/Uts shall legislate or amend existing Rent Laws on the lines of the Model tenancy Act circulated by the First Party	2016- 1017	The State of Nagaland has not enacted any Rent Laws till date except a Govt.'s Notification NO.WH/BUD-22/2000(H)(Pt) dated 24/10/2016 (copy enclosed) on hiring rates of Commercial & Rental Housing due to the peculiar Land holding System. Till date the State has not adopted any Rent Laws/Tenancy Act and therefore this condition is difficult to be achieved by the State.
6	States/Uts shall provide Addtl. FAR/FSI/TDR and relax density norms for slum redevelopment & Low Cost Housing	2016 - 2017	Not Applicable since the State is not taking up the Slum Redevelopment Vertical


 (MENUKHOLA JOHN)
 Commissioner & Secretary to the
 Government of Nagaland

HFAPoA, DPRs, & CBP

Approval Date

SLAC approval date = 12th Dec. 2016

SLSMC approval date = 15th Dec. 2016

THANK YOU