

Government of Jammu & Kashmir



Pradhan Mantri Awas Yojana Housing For All (Urban) Mission

19th Meeting of Central Sanctioning & Monitoring Committee (CSMC)

Dated: 20-02-2017

Presented by:

**Managing Director
J&K Housing Board
State Nodal Officer,
PMAY – Housing For All (Urban) Mission**

Housing For All – Progress

- In the first phase of the Mission period following 25 towns/cities have been selected under Housing For All (Urban) Mission

1	Jammu	13	Srinagar
2	Doda	14	Pulwama
3	Bhaderwah	15	Budgam
4	Kishtwar	16	Shopian
5	Ramban	17	Kargil
6	Rajouri	18	Leh
7	Poonch	19	Ganderbal
8	Basholi	20	Handwara
9	R S Pura	21	Kupwara
10	Kathua	22	Baramulla
11	Samba	23	Sopore
12	Udhampur	24	Anantanag
		25	Bijbhera

- Housing Demand Survey has been completed in 25 towns/cities & HFAPoA stands submitted to Ministry.

Projects Approved So far under BLC

- **06 projects** have been approved by the Ministry for **4 towns** of the state namely **Anantnag, Baramulla, Kathua and Udhampur** and projects are under implementation for the construction of 939 dwelling units under BLC (New & Enhancement) component of Mission.
- Geo - Tagging of the dwelling units is also being done.
- **Udhampur Town (Total Beneficiaries 141 – *New House Construction*)**
 - 20 beneficiaries completed construction up to plinth level
 - 48 beneficiaries started work on foundation.
- **Kathua Town (Total Beneficiaries 124 – *New House Construction*)**
 - 30 beneficiaries have completed layout for foundation (grounding)
- **Baramulla Town (Total Beneficiaries 83 – *New House Construction*)**
 - 06 beneficiaries started work on foundation but further work could not be taken up due to extreme winter conditions
- **Anantnag Town (Total Beneficiaries 132 – *New House Construction*)**
 - Due to extreme winter condition the beneficiaries could not have started the work.

Under Construction houses under PMAY – HFA (Urban) Mission – Udhampur Town



Raju S/o Bishan Dass at S.No 57



Romesh Kumar S/o Nasru Ram at S.No 121



Sat Paul S/o Bishamber Dass at S.No 110



Saraj Din S/o Shukar Din at S.No 94

Under Construction houses under PMAY – HFA (Urban) Mission – Baramulla Town



Mohd. Ameen Khan S.No 18



Murtaza Ah. War S.No 17



Mohd. Ashraf Moon S.No 44



Mohd. Ameen Khan S.No 67

Progress under Credit Linked Subsidy Scheme (CLSS) ending January 2017.

Total cases sponsored	947
Cases sanctioned	66
Cases Disbursed	38
Subsidy Claimed from CNA	10

Progress under Affordable Housing In Partnership (AHP).

The Expression of Interest (EOI) has been invited from experience developers/builders/land owners/ Govt. Agencies for the construction of residential flats on design and built-up basis with a reservation of 35% for EWS category in **Srinagar, Jammu, Anantnag, Baramulla, Kathua & Udhampur** . The developer shall be offered incentive in the form of:

Central Govt. Assistance Rs 1.50 Lakh per EWS house/flat.

State Govt. Assistance Rs 16,666/- per EWS house/flat.

Waiver of building plan approval fee for EWS house/flat.

Additional FAR and relaxation in density norms.

Status of PFMS

- J&K Housing Board has opened an exclusive account for HFA in J&K Bank.
- Registration of PFMS carried out.
- Registration PFMS by other implementing agencies also carried out.

Funds will be released in four stages through DBT

S.No	Stage	Percentage of Amount to be released
1.	Completion of Plinth level	25%
2.	Completion upto Lintel Level	25%
3.	Roof Level	30%
4.	Completion of Bath , WC with Septic tank and soakage including electrical / Sanitary fitting , White / Colour Washing / Paintings etc in all respects	20%
	Total	100%

Mandatory Condition under the Mission

S.No	Mandatory conditions	Present Status
1	State/UTs to make suitable changes in the procedure and rules for obviating the need for separate Non-Agricultural (NA) Permission if land falls in the residential zone earmarked in Master Plan of city or area.	The J&K Agrarian Reforms Act, 1976 has enabling provisions and there is no need of any separate non-agriculture permission for use of land for residential purposes.
2	State / UTs shall prepare/amend the Master Plans earmarking land for Affordable Housing.	Directions stands issued by Government to Chief Town Planner, Town Planning Organization, Jammu/Kashmir to address this condition in Master Plans being formulated/under revision for various towns / cities of the state.
3	A system should be put in place to ensure single-window; time bound clearance for layout approval and building permission at ULB level.	The system is already in place under Public Service Guarantee Act, 2011 and building permission cases are being processed online within a stipulated period.

S.No	Mandatory conditions	Present Status
4	State / UTs adopt the approach of deemed building permission and layout approval on the basis of pre-approved layouts and building plans for EWS/LIG housing or exempt approval for house below certain built up area or plot area.	The SLSMC approved the proposed type design/ layout prepared by the committee for EWS category of the state.
5	State / UTs would either legislate or amend existing rental laws on the lines of model tenancy Act being prepared by the Ministry.	The State has enacted “ The Jammu & Kashmir (Residential & Commercial Tenancy) Act, 2012 ” which is on similar lines of Model Tenancy Act prepared by the Ministry of Housing & Urban Poverty Alleviation(MHUPA), Govt. of India.
6	State / UTs shall provide additional FAR / FSI / TDR and relax density norms for slum redevelopment and low cost housing, if required.	Directions stands issued by the Government to Chief Town Planner, Town Planning Organization, Jammu/Kashmir to address this condition in Master Plans being formulated/under revision for various towns/cities of the state.

DPRs for Approval

37 DPRs under Beneficiary Led Individual House Construction (New House construction/Enhancement of Existing House) for 24 Towns submitted for Approval.

Total Beneficiaries	4915
Total Project Cost	240.38 cr.
Central Assistance	73.72 cr.
State Contribution	7.88 cr.
Beneficiary Share	158.78 cr.

New House Construction (Total Beneficiaries – 4142)

Project Cost	224.04 cr.
Central Assistance	62.13 cr.
State Contribution	6.90 cr.
Beneficiary Share	155.01 cr.

Enhancement of Existing House (Total Beneficiaries – 773)

Project Cost	16.35 cr.
Central Assistance	11.59 cr.
State Contribution	0.98 cr.
Beneficiary Share	3.78 cr.

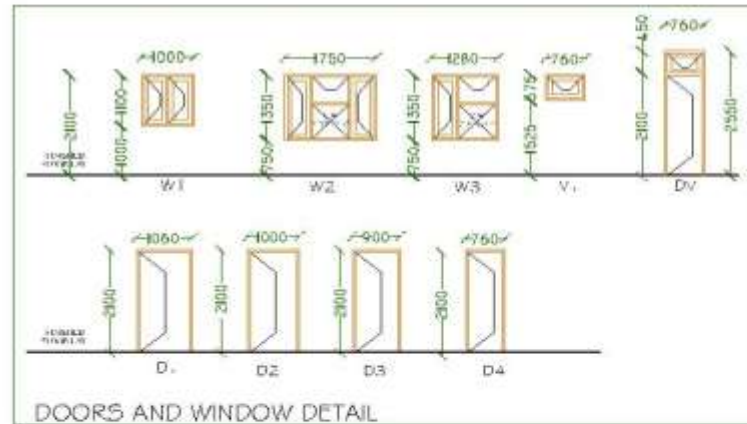
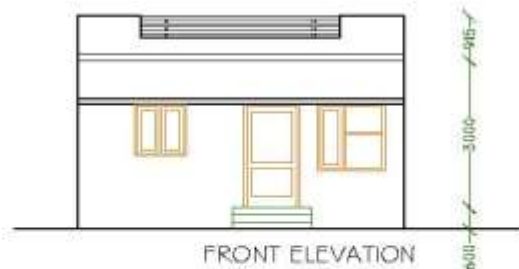
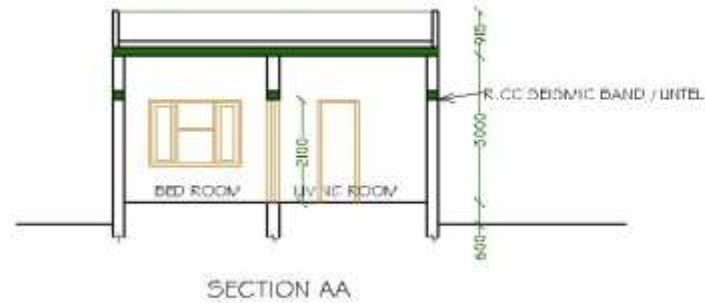
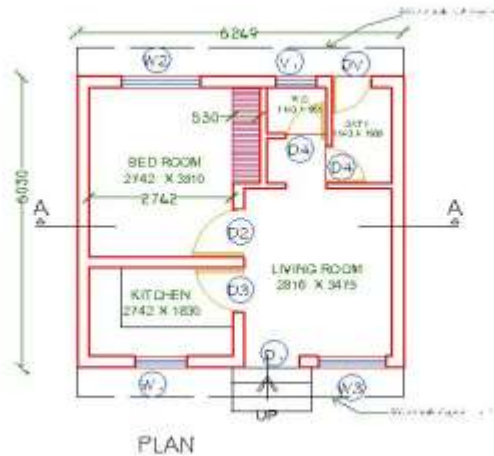
**Abstract of DPRs prepared for 24 cities/towns under Phase-I
Jammu Division.(Rs in lacs)**

S No	Name of the Town	No. of Beneficiaries	Project cost	Central Assistance	State Share	Beneficiary Share
1	Doda	306	1337.64	458.98	50.78	827.87
2	Bhaderwah	176	903.11	264.00	29.33	609.78
3	Kishtwar	113	598.30	169.50	18.83	409.97
4	Ramban	60	233.33	90.00	10.00	133.33
5	Rajouri	72	300.85	108.00	11.86	180.99
6	Poonch	96	403.34	143.56	15.47	244.30
7	Basholi	106	422.24	159.00	17.66	245.56
8	R S Pura	143	569.42	214.50	23.82	331.09
9	Kathua	84	309.35	126.00	14.00	169.34
10	Samba	121	353.30	181.50	20.16	151.63
11	Udhampur	110	433.71	165.00	18.28	250.42

**Abstract of DPRs prepared for 24 cities/towns under Phase-I
Kashmir Division(Rs in lacs.)**

S No	Name of the Town	No. of Beneficiaries	Project cost	Central Assistance	State Share	Beneficiary Share
12	Srinagar	663	2212.78	994.50	80.35	1137.93
13	Pulwama	270	1515.48	405.00	45.00	1065.49
14	Budgam	476	2730.68	714.00	79.33	1937.35
15	Shopian	159	912.14	238.50	26.50	647.14
16	Kargil	261	1177.13	391.50	43.50	742.14
17	Leh	99	446.50	148.50	16.50	281.50
18	Ganderbal	185	1061.29	277.50	30.83	752.96
19	Handwara	602	3453.51	903.00	100.33	2450.18
20	Kupwara	31	177.84	46.50	5.17	126.17
21	Baramulla	393	2254.53	589.50	65.50	1599.53
22	Sopore	205	1176.03	307.50	34.17	834.36
23	Anantanag	108	619.57	162.00	18.00	439.57
24	Bijbhera	76	435.99	114.00	12.67	309.32
	Total	4915	24038.07	7372.04	788.02	15877.92

Approved Type Design/Layout (Jammu Region)

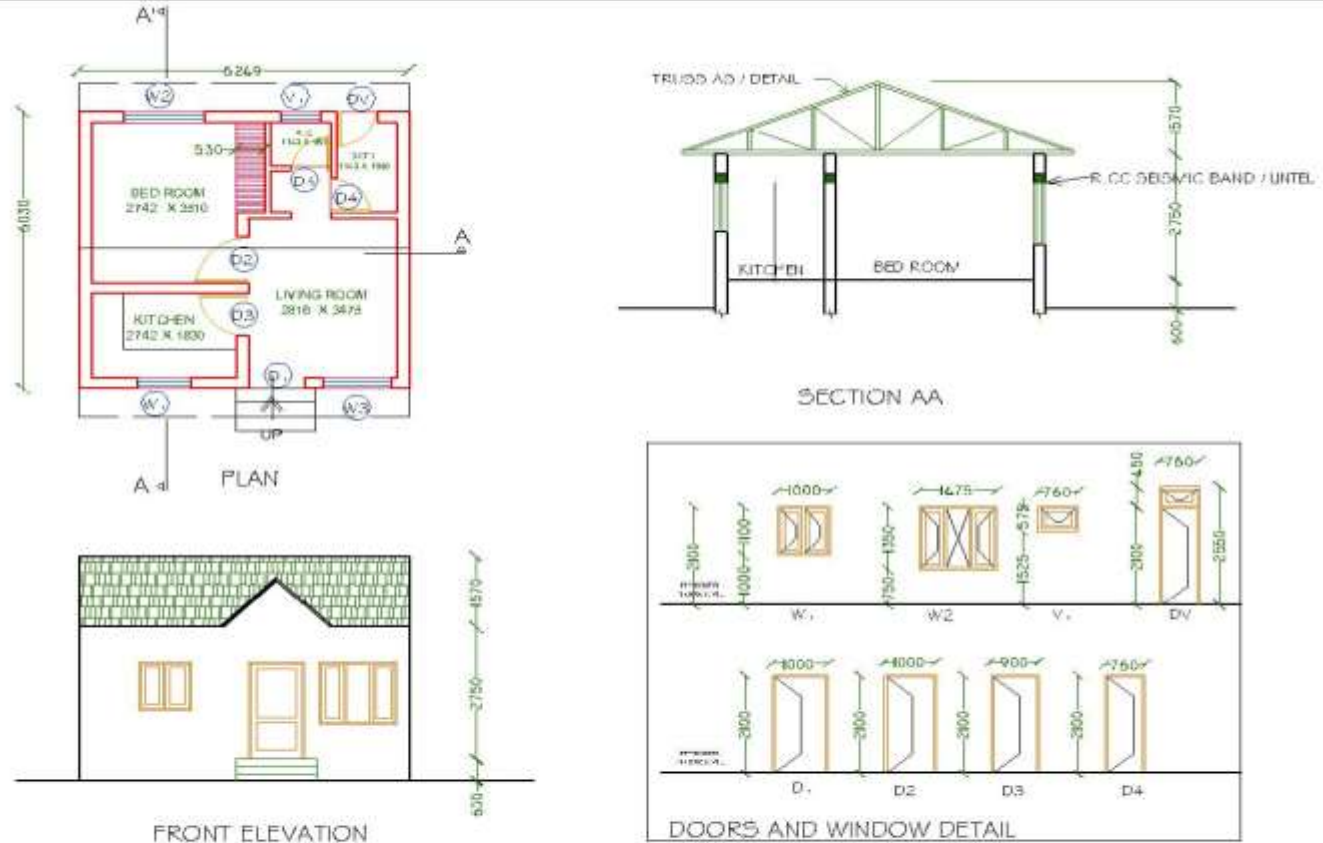


CARPET AREA = (29.84 sq.mt)

<p>PROPOSED TYPE DESIGN FOR EWS HOUSING UNDER PRADHAN MANTRI AWAS YOJANA - HFA (URBAN) MISSION (JAMMU REGION)</p>	<p>J&K HOUSING BOARD STATE NODAL AGENCY PRADHAN MANTRI AWAS YOJANA HOUSING FOR ALL (URBAN) MISSION</p>	<p>CHIEF TOWN PLANNER TOWN PLANNING ORGANISATION JAMMU.</p>	<p>DATE: 08.07.2024</p>	<p>DATE: 08.07.2024</p>	<p>SENIOR ARCHITECT'S OFFICE JAMMU ARCHITECT'S ORGANISATION J & K GOVT.</p>
			<p>SCALE: 1/40</p>	<p>SCALE: 1/40</p>	
			<p>DATE: 08.07.2024</p>	<p>DATE: 08.07.2024</p>	
			<p>SCALE: 1/40</p>	<p>SCALE: 1/40</p>	

Cost per dwelling unit Rs 4.59 Lacs

Approved Type Design/Layout (Kashmir Region & Hill Towns of Jammu Region)

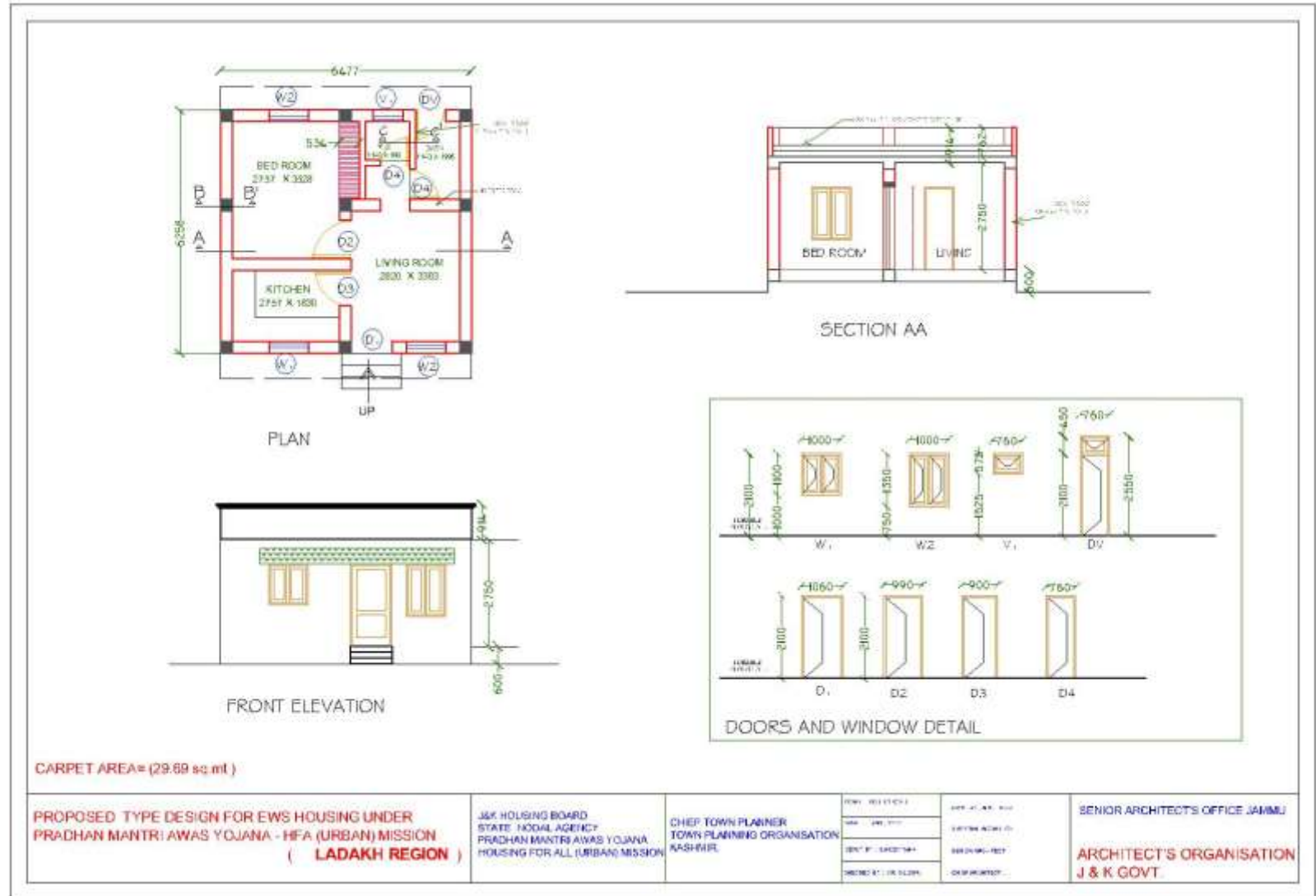


CARPET AREA= (29.84 sq.mt)

PROPOSED TYPE DESIGN FOR EWS HOUSING UNDER PRADHAN MANTRI AWAS YOJANA - HFA (URBAN) MISSION (KASHMIR REGION & SNOW BOUND AREAS OF JAMMU REGION)	J&K HOUSING BOARD STATE NODAL AGENCY PRADHAN MANTRI AWAS YOJANA, HOUSING FOR ALL (URBAN) MISSION	CHIEF TOWN PLANNER TOWN PLANNING ORGANISATION J&K	FORM NO. 17/2014	DATE 01.08.2014	SENIOR ARCHITECT'S OFFICE JAMMU
		CHIEF TOWN PLANNER TOWN PLANNING ORGANISATION J&K	DRAWN BY: ARCHITECT CHECKED BY: ARCHITECT	SHEET NO. 01/11	ARCHITECT'S ORGANISATION J & K GOVT.

Cost per dwelling unit Rs 5.74 Lacs

Approved Type Design/Layout (Ladakh Region)



Cost per dwelling unit Rs 4.51 Lacs

Site Visit of HUDCO Team to Handwara & Srinagar

HUDCO has appraised two BLC projects of Srinagar City & Handwara town.



Thank You
