

Pradhan Mantri Awas Yojana (PMAY) Housing for All (HFA)

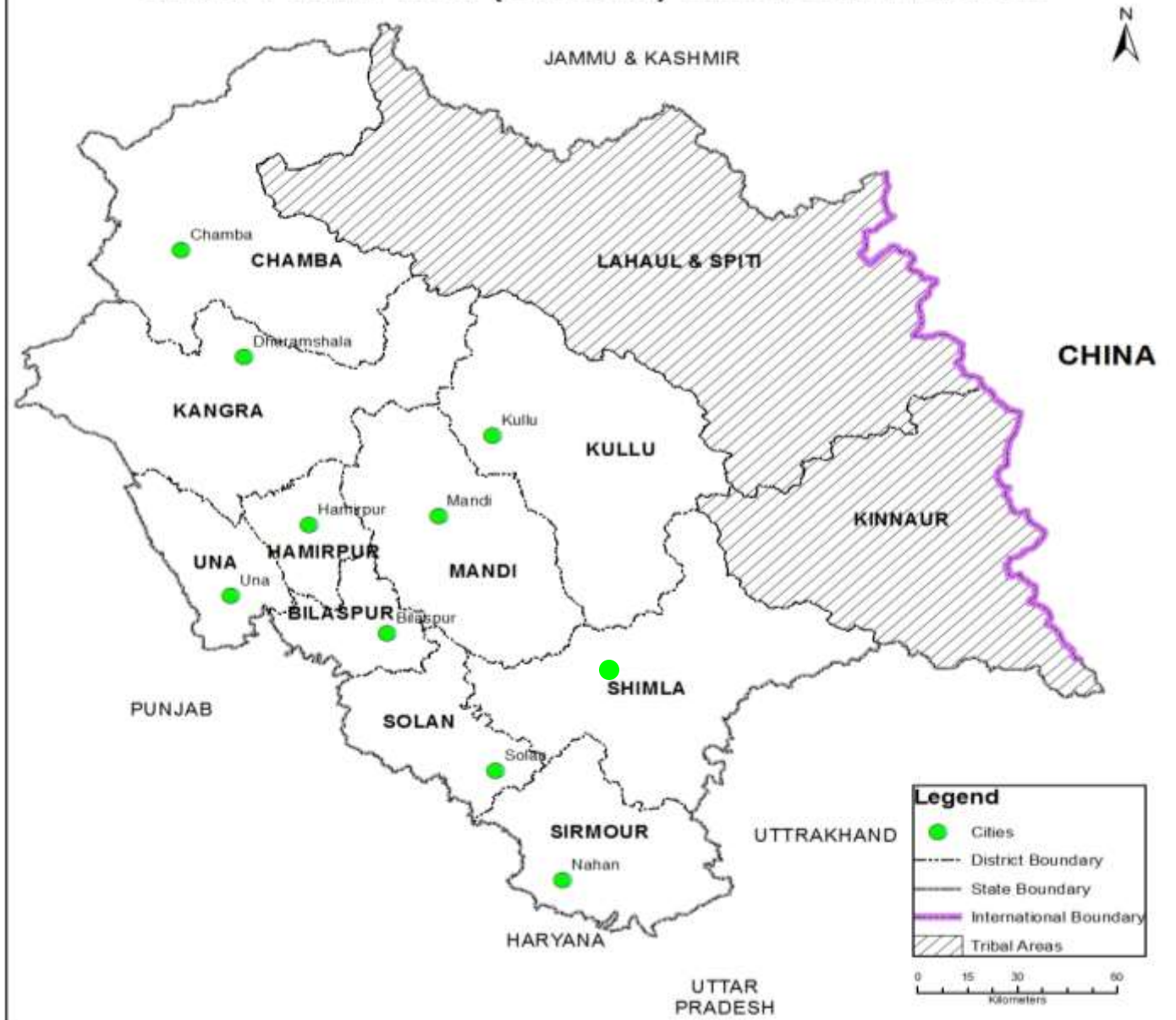
Department of Urban Development
Government of Himachal Pradesh



Meeting of Central Sanctioning & Monitoring Committee
(CSMC-MoHUPA-GOI)

21st March, 2017

Location of Cities Beneficiary led-Construction and Enhancement under PMAY-HFA (URBAN) Himachal Pradesh



Housing for All Plan of Action (HFAPoA) PMAY-HFA

- The door to door demand survey has been completed in all the 13 towns selected in the first phase and 11,790 beneficiaries have been identified.
- The MIS entries of the surveyed beneficiaries have been entered in the PMAY-MIS portal of GOI as per the details below.
- Housing for All Plan of Action (HFAPoA) has been prepared for 13 towns selected in the first phase and approved from SLSMC.
- For the remaining 41 towns selected in the second phase RFP has been prepared and HFAPoA preparation will be completed in 4-5 months.
- The DPRs has been prepared under BLC component (New & Enhancement) for thirteen towns.
- Under CLSS component data has been uploaded on PMAY-MIS portal.
- Under AHP component DPR preparation are under progress.
- Under In-Situ Slum Redevelopment using land as resource, most of the slums are on forest land and thus proposed to shift those beneficiaries under AHP component.

During demand survey total beneficiaries identified for prepration of HFAPoA are as under:-

S.No	ULB Name	InSitu	AHP	BLC	CLS	Total
1	<u>Baddi</u>	<u>0</u>	<u>646</u>	<u>38</u>	<u>14</u>	<u>698</u>
2	<u>Bilaspur</u>	<u>0</u>	<u>281</u>	<u>384</u>	<u>146</u>	<u>811</u>
3	<u>Chamba</u>	<u>0</u>	<u>91</u>	<u>422</u>	<u>105</u>	<u>618</u>
4	<u>Dharmshala</u>	<u>0</u>	<u>419</u>	<u>1327</u>	<u>263</u>	<u>2009</u>
5	<u>Hamirpur</u>	<u>0</u>	<u>0</u>	<u>102</u>	<u>75</u>	<u>177</u>
6	<u>Kullu</u>	<u>0</u>	<u>187</u>	<u>150</u>	<u>15</u>	<u>352</u>
7	<u>Mandi</u>	<u>0</u>	<u>293</u>	<u>335</u>	<u>103</u>	<u>731</u>
8	<u>Nahan</u>	<u>0</u>	<u>142</u>	<u>464</u>	<u>50</u>	<u>656</u>
9	<u>Nalagarh</u>	<u>0</u>	<u>183</u>	<u>481</u>	<u>36</u>	<u>700</u>
10	<u>Parwanoo</u>	<u>0</u>	<u>413</u>	<u>1</u>	<u>23</u>	<u>437</u>
11	<u>Shimla</u>	<u>0</u>	<u>2851</u>	<u>61</u>	<u>138</u>	<u>3050</u>
12	<u>Solan</u>	<u>0</u>	<u>813</u>	<u>34</u>	<u>234</u>	<u>1081</u>
13	<u>Una</u>	<u>0</u>	<u>77</u>	<u>762</u>	<u>54</u>	<u>893</u>
Total			6410	4591	789	11790

Details of the previous approved BLC Beneficiaries

S. No.	ULB Name	No. of Beneficiaries (New Construction)	No. of Beneficiaries (Enhancement)
1.	MC Solan	9	5
1.	MC Nahan	90	51
1.	MC Bilaspur	88	257
1.	MC Una	251	408
1.	MC Hamirpur	21	19
1.	MC Mandi	75	12
1.	MC Kullu	137	11
1.	MC Dharamshala	28	74
1.	MC Chamba	378	0
Total = 1914		1077	837

Work Status Report

Sr no	ULB Name	No of Beneficiaries Started House Construction	Beneficiaries wise amount transferred through DBT	Geo Tagging Done
1	Bilaspur	19	Rs 5,40,000/-	Yes
2	Hamirpur	11	Rs. 439,500/-	Yes
3	Dharmshala	40	Sanction Letter have been issued to beneficiaries	Yes
4	Chamba	3	Rs. 90,000/-	Yes
5	Kullu	6	Sanction Letter have been issued to beneficiaries	Yes
6	Mandi	7	3,15,000	Yes
7	Solan	3	Rs. 45,000/-	Yes
8	Nahan	5	Sanction Letter have been issued to beneficiaries	
9	Una	37	Sanction Letter have been issued to beneficiaries	Yes

M.C Mandi

BLC-New Construction

Beneficiary Name: Parvej Ansari

Pre-Stage



Beneficiary Name: Smt. Dromti Devi



Municipal Council Hamirpur

- ❑ **Beneficiary's Name :** Sh Sapan Kumar s/o Late. Sh. Gian Chand
 - ❑ **Address:** Ward no. 11, Hamirpur
 - ❑ **Sub component of PMAY :** BLC (Beneficiary led construction) New Construction
 - ❑ **Stage wise physical progress :** Plinth level and lintel & walls level completed.
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- ❑ **Financial progress :** 1ST installment have been released.



1. Plinth level completed
2. Walls lintel level

Municipal Council Hamirpur

- ❑ **Beneficiary's Name –** Sh. Anil Shyam S/O Sh. Basheer Muhammad
- ❑ **Address:** Ward no. 4, Hamirpur
- ❑ **Sub component of PMAY :** BLC (Beneficiary led construction) New Construction
- ❑ **Stage wise physical progress -** Plinth level completed , lintel & walls level completed and Roof level has been started
- ❑ **Financial progress :** 1ST and Second installment have been released.



1. plinth level completed

2. Walls completed



3. Roof level commenced



M.C. Bilaspur





Name of Beneficiary – Banka Ram
Ward No- 10
Type- BLC New



M.Corp Dharamshala

Name of Beneficiary – Onkar Chand
Ward No- 8
Type- BLC New

Municipal Council Nahan



M.C. Chamba



PMAY-Housing for All – Beneficiary-Led Construction of New Construction and Enhancement (Vertical - 4) proposed for approval

(A) New Construction

S. No.	ULB Name	No of Beneficiary	Funds		Total (In Lakhs)
			State Share(in lakhs)	Centre Share (in lakhs)	
1	MC Solan	12	1.8	18.0	19.8
2	MC Bilaspur	7	1.05	10.50	11.55
3	MC Hamirpur	37	5.55	55.5	61.05
4	MC Mandi	56	8.4	84.0	92.4
5	MC Dharamshala	1136	170.4	1704	1874.4
6	MC Shimla	18	2.7	27.0	29.7
7	MC Baddi	25	3.75	37.5	41.25
8	MC Parwanoo	1	0.15	1.50	1.65
9	MC Nalagarh	50	7.50	75.0	82.5
Total		1342	221.43	1992.87	2214.30

(B) Enhancement

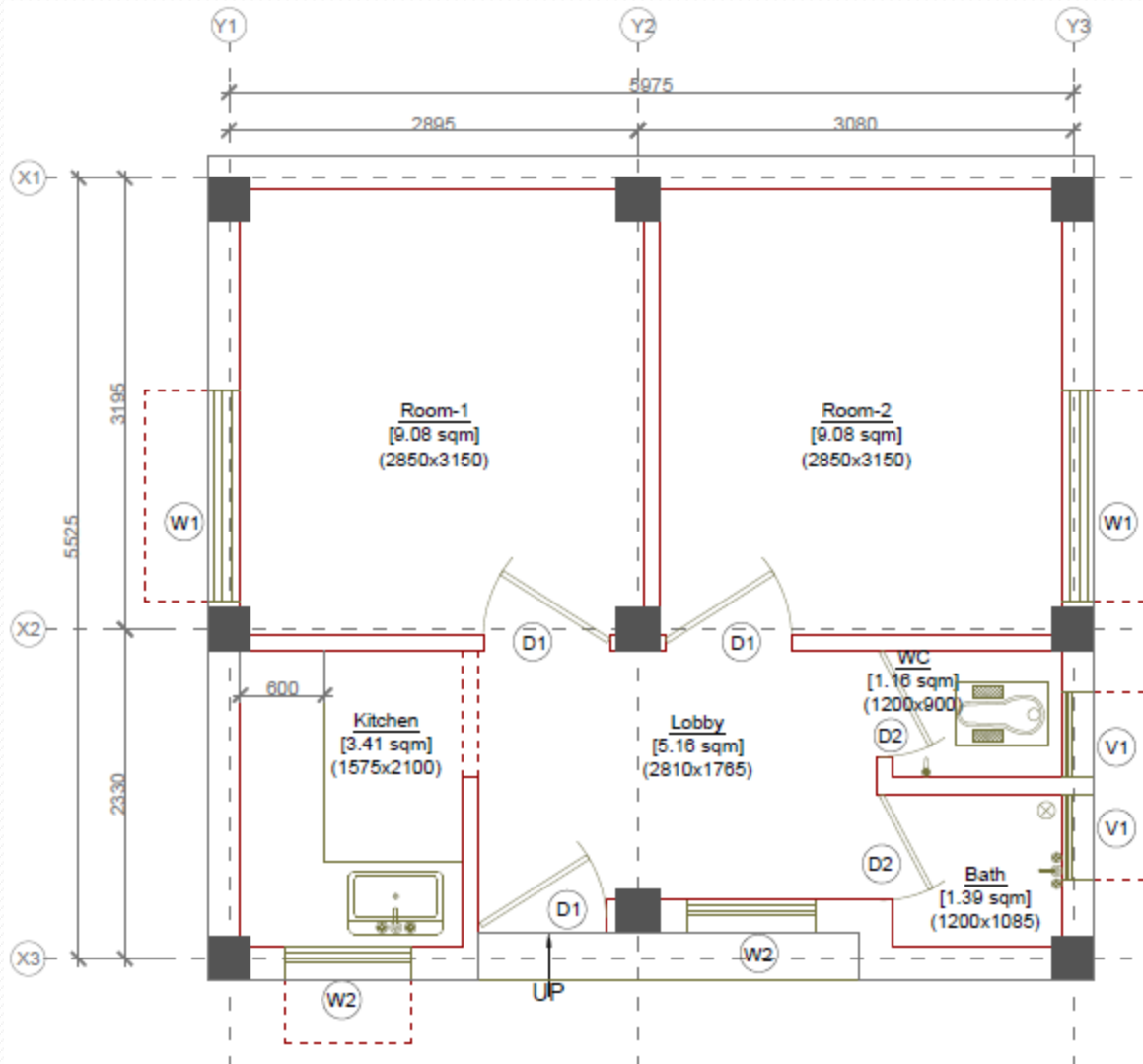
S. No.	ULB Name	No of Beneficiary	Funds		Total (in lakhs)
			State Share(in lakhs)	Centre Share(in lakhs)	
1	MC Solan	15	2.25	22.50	24.75
2	MC Nahan	289	35.71	421.89	457.60
3	MC Bilaspur	30	3.00	45.00	48.00
4	MC Una	217	24.44	325.30	349.74
5	MC Hamirpur	16	2.40	24.00	26.40
6	MC Mandi	118	10.77	170.40	181.17
7	MC Kullu	9	1.35	13.50	14.85
8	MC Dharamshala	91	10.37	136.50	146.87
9	MC Chamba	57	8.55	85.50	94.05
10	MC Shimla	43	6.45	64.50	70.95
11	MC Nalagarh	481	72.15	721.50	793.65
Total		1366	177.44	2030.59	2208.03



Pre- Approved building layouts

Architectural Drawings of house

Option-1



Schedule of Doors & Windows:

Name	Lintel Lvl	Width	Sill Lvl	Description
D1	2100	900	--	
D2	2100	750	--	PVC Door
W1	2100	1500	900	
W2	2100	900	900	
V1	2100	600	1650	

Note

- Column size = 300 x 300
- Clear height of DU = 2850
- Lintel projections over opening = 450 x opening width
- Earthquake resistance structure as per site conditions.

Total Built-up Area = 35.64 SQM
Total Carpet Area = 29.29 SQM

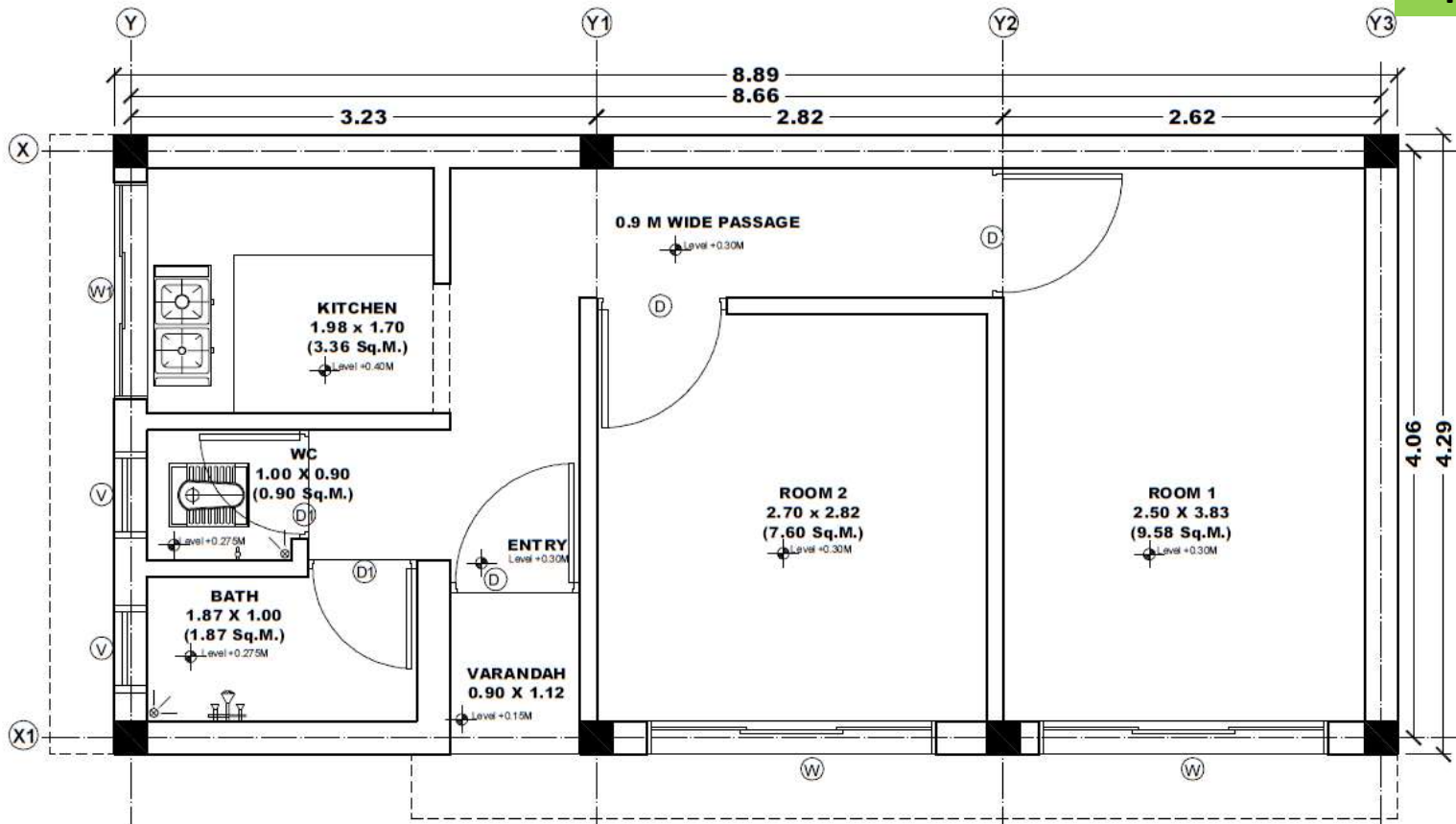
All dimensions are in Millimeters (MM)

3D View of Option-1



Architectural Drawings of house

Option-2



Total Built-up Area = 38.20 SQM

Total Carpet Area = 29.55 SQM

Schedule of Doors & Windows

Name	Lintel Lvl	Width	Sill Lvl
D	2.10	0.90	-
D1	2.10	0.75	-
W	2.10	2.00	0.90
W1	2.10	1.50	1.20
V	2.10	0.60	1.65

Note

- Column size = 230 x230
- Clear height of DU = 3000
- Lintel projections over opening = 450 x opening width
- Earthquake resistance structure as per site conditions.

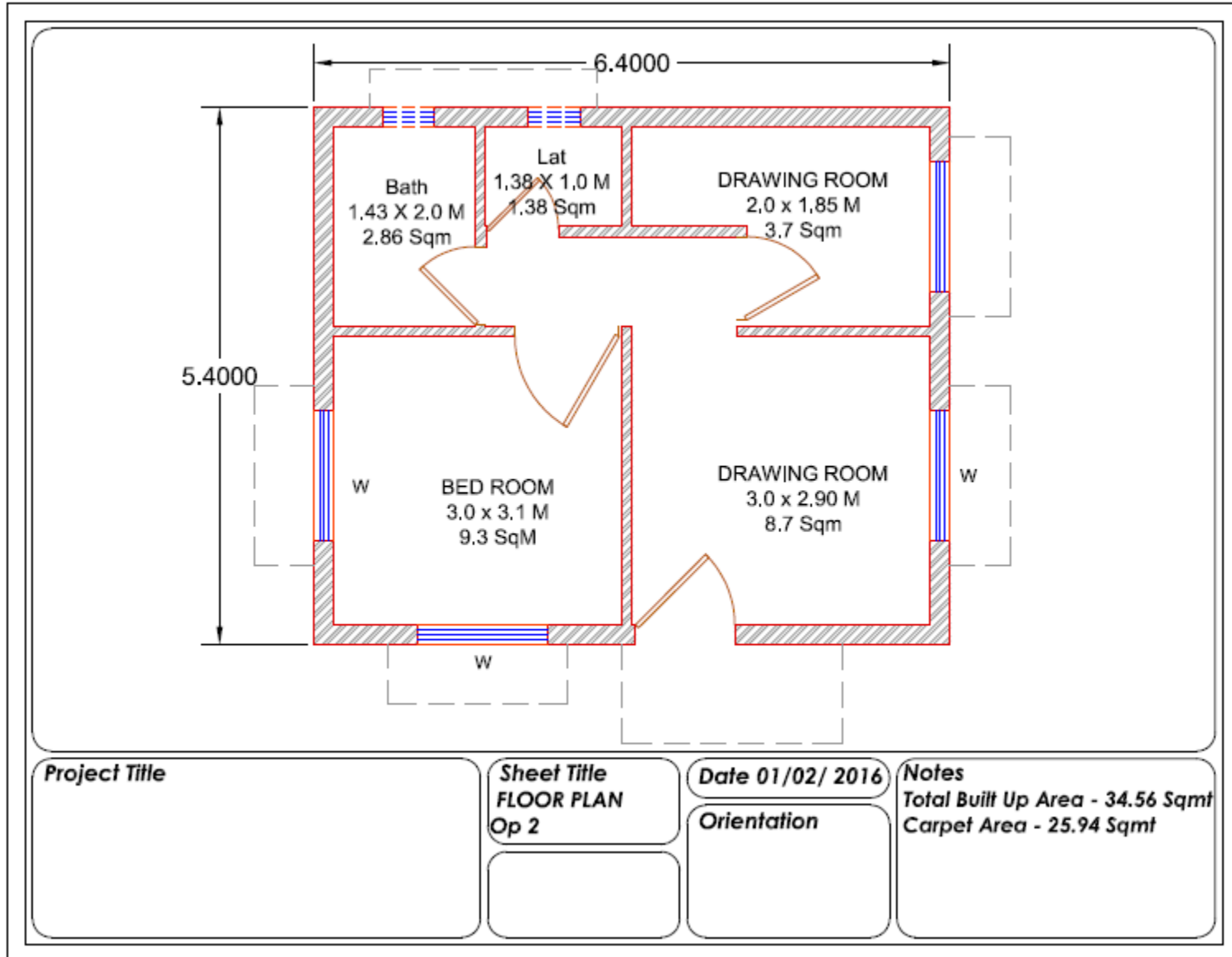
All dimensions are in Meters (M)

3D View of Option-2



Architectural Drawings of house

Option-3



MANDATORY REFORMS

Sl.No.	(Either through Executive Order/Notification/Legislation)	Implementation Status
1.	State shall remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town.	Matter taken-up with TCP
2.	State shall prepare/amend the Master Plans earmarking land for Affordable Housing.	Matter taken-up with TCP For notification in HP TCP Rules 2014).
3.	State shall put in place a single-window time bound clearance system for layout approvals and building permissions.	Already Done
4.	State shall adopt pre-approved building permission and layout approval system for EWS/LIG housing or <u>exempt approval below certain built up area/plot area</u> .	Exempted approval below certain built up area/plot area (like permission to built in 2 biswa land).
5.	State shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	-
6.	State shall provide additional Floor Area Ration (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relax density norms, for slum redevelopment and low cost housing.	Matter taken-up with TCP



- Thank You

Integrated Housing for Slum Development Programme (IHSDP) & Rajeev Awas Yojana (RAY)

Status of occupancy position as well as pending UCs in respect of IHSDP and RAY projects

- No utilization Certificate is pending for IHSDP
- Utilization Certification submitted to GOI for Release of fund under IHSDP project for Dharamshala (30-11-2016 and Solan (6-03-2017) towns .
- Third party inspection and monitoring agency report submitted on 6-03-2017 under IHSDP Dharamshala (156 DU) and Solan (96 DU) projects.
- Out of 1924 Dwelling units constructed and total 312 Dwelling units has been occupied by the beneficiaries remaining dwelling units will be allotted to beneficiaries soon.
- **No utilization Certificate is pending for RAY Project.** Utilization Certificate submitted to GOI for release of funds.
- Construction of approach road and construction of Park completed.
- Construction of 300 dwelling units under RAY project at Krishna Nagar Slum are in progress.

IHSDP Project M.Corp. Dharamshala



IHSDP Project Solon

