

Pradhan Mantri Awas Yojana (PMAY-U)

Proposal for Pradhan Mantri Awas Yojana (Urban) projects under vertical Beneficiary Led Construction and Annual Capacity Building Plan Presented to Chairman, CSMC held on 23rd August 2018.



Govt. of Arunachal Pradesh
Department of UD & Housing
Itanagar

BENEFICIARY LED CONSTRUCTION

1. PROGRESS OF PMAY (U)

INDICATORS	CURRENT STATUS (NO.)
▪ Cities Approved	33
▪ Demand Survey Completed	33
▪ Total Demand	13871
▪ Demand received through Common Service Centre and Online Application	N.A.
▪ Cases accepted/rejected	13871 accepted out of 21000
▪ Whether HFAPoA Submitted	HFAPoA of 18 towns have been approved by CSMC and further HFAPoA for 9 towns have been approved by 5 th SLSMC meeting viz:- Seppa, Tezu, Hawaii, Anini, Yingkiong, Itanagar, Naharlagun, Pasighat and Kimin. The same shall be submitted to Ministry very soon.

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1. PROGRESS OF PMAY (U)

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Indicators	Current Status (No.)
▪ Whether HFAPoA & AIP entered in MIS	Yes
▪ SLTC/CLTC staffs approved vs. placed	45 out of approved 45 placed.
▪ Target of DUs in 2018-19	9301 1. BLC (N)=9301, 2. CLSS=2371)
▪ State Budgetary Provision for PMAY (U) in 2018-19	Nil

2. STATUS OF MANDATORY CONDITIONS

MANDATORY CONDITIONS	CURRENT STATUS
<ul style="list-style-type: none"> ▪Dispensing the need for separate Non Agricultural (NA) Permission 	<p>In Arunachal Pradesh, so far the State Govt. has not enacted zoning of Agricultural & Non-agricultural Land. Therefore, this Reform does not hinder the scope of Housing Project under PMAY.</p>
<ul style="list-style-type: none"> ▪Prepare/amend their Master Plans earmarking land for Affordable Housing 	<ol style="list-style-type: none"> 1. In the State, there are 33 urban towns out of which Master Plan for Itanagar and Naharlagun have been approved. 2. In addition, the Master Plan of 5 Urban towns namely- Pasighat, Ziro, Aalo, Tezu and Namsai are under process. The selection of beneficiaries has been done as per the land possession certificate produced by beneficiaries during survey.
<ul style="list-style-type: none"> ▪Single-window, time bound clearance for layout approval and building permissions 	<ol style="list-style-type: none"> 1. Under PMAY, the sizes of dwelling units have been restricted to 30 sq.mtr and 60 sq.mtr carpet area for EWS and LIG respectively. 2. As per model Arunachal Pradesh building bye-laws-2010, up to 100 sq.mtr dwelling size, no individual permission is required. <p>Therefore, there shall be no hindrance for implementation under PMAY.</p>

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2. STATUS OF MANDATORY CONDITIONS

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Mandatory conditions	Current Status
<ul style="list-style-type: none">▪ Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	For adopting uniform building plan/layout plan, State Govt. has already approved building plan measuring carpet area of 30 sq.mtr.
<ul style="list-style-type: none">▪ Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	The Arunachal Pradesh Building (Lease, Rent & Eviction Control) Act 2014 has already been notified incorporating all the provisions of Model Tenancy Act circulated by the GOI. Therefore, there is need to amend existing rent laws of Arunachal Pradesh.
<ul style="list-style-type: none">▪ Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relaxed density norms.	The State Govt. is considering to increase FAR/FSI and accordingly building bye-laws shall be amended.

3. Interface with MIS

INDICATORS	CURRENT STATUS (NO.)
▪ Survey entry made (%)	68.08% (9166 out of 13871)
▪ Projects approved:	24
▪ Projects entered (7A/B/C/D)	7C
▪ DUs approved under BLC	4556
▪ Beneficiaries attached	4444
▪ Houses geo-tagged	4438
▪ Total fund transferred through DBT (Rs. Lakhs)	Rs 24.00 Lakhs
▪ <i>National Electronic Funds Transfer (NEFT)</i>	Nil
▪ <i>PFMS/ DBT</i>	✓ PFMS LINKED account already started. ✓ As on date Rs 1215.60 Lakhs have been released to ULBs for further disbursement to the beneficiaries.
▪ <i>Aadhar Payment Bridge (APB)</i>	All beneficiary accounts are Aadhar seeded.

4. Progress of Projects

Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR								
▪AHP								
▪BLC (N)	4556		Issued	223	69	52	4438 DUs have been Geo-tagged	37
▪BLC (E)								
▪Total	4556			223	69	52	4438	37
▪CLSS	14 Nos of CLSS loans sanctioned by Arunachal Cooperative Apex Bank through CNA [HUDCO].							

- Note:-
1. In Arunachal Pradesh only BLC and CLSS are as per choice of the beneficiary
 2. Beneficiary can take advantage under one component only

5. PROJECT PROPOSAL IN BRIEF

Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			3		
▪No. of DUs			188		
▪Project Cost			Rs 1069.40 Lakhs		
▪Central Share			Rs 282.00 Lakhs		
▪State Share			Nil		
▪ULB Share			Nil		
▪Beneficiary Share			Rs 787.40 Lakhs		

- Note:-
1. In Arunachal Pradesh only BLC and CLSS are as per choice of the beneficiary
 2. Beneficiary can take advantage under one component only

5. PROJECT PROPOSAL IN BRIEF

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5.1 BLC (N) PROPOSAL TOWN WISE.

Verticals (Rs. Lakhs)	No. of Beneficiary	Per Unit Cost	Central Share	State Share	ULB Share	Beneficiary Share	Completion Time
1. Hawaii	58	5.45	1.5	Nil	Nil	229.10	12 Months
2. Longding	64	5.82	1.5	Nil	Nil	276.48	12 Months
3. Anini	66	5.77	1.5	Nil	Nil	281.82	12 Months
Total	188	-	-	-	-	-	-

5.2 BLC (N) TOWN WISE DETAILS.

Sl. No.	Name of the Town/ULB	No. of beneficiaries			Per Unit Cost	Carpet Area	Rate/ Sqmt	Total project cost (In Lakhs)
		Male	Female	Total				
1	Hawaii	29	29	58	5.45	29.94	18203.07	316.10
2	Longding	33	31	64	5.82	29.94	19438.87	372.48
3	Anini	40	26	66	5.77	30.00	19233.33	380.82
	Total	102	86	188				1069.40

5. PROJECT PROPOSAL IN BRIEF

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5.3 CHECKLIST

CHECKLIST	STATUS (Y/N)
▪Layout plan(as per NBC norms) Attached	Yes
▪SLAC/SLSMC approval/Minutes submitted	Yes
▪Land title status (encumbrance free)	Yes
▪Beneficiary list (BLC) submitted	Yes
▪No. of Beneficiaries with Aadhar ID	4434
▪No. of Beneficiaries with other Unique ID	Nil
▪No. of Aadhar seeded Bank accounts	4434
▪Status of physical & social infrastructure	Yes
▪Implementation plan/Completion period	Mar' 2019
▪Beneficiary Consent Sought	Yes

6. BEST PRACTICE/INNOVATION

■ Innovative technology Adopted

- ✓ In compliance to guidelines of PMAY, the construction of dwelling units have been proposed to use **Bamboo, Timber and other eco-friendly** building materials.
- ✓ The use of such materials will not only comply with the green technology concept but these will become beneficiaries contribution in terms of cost of building construction.

■ Best practice to be shared

- ✓ Since Arunachal Pradesh falls under **Zone-V seismic zone**, the **RCC construction in columns/pillars, plinth beams and Lintel beams** have been adopted to mitigate catastrophe such as earthquake.
- ✓ Local construction technology such as **MIBT** (Memba Improvised Building Type) and **ILC** (Inter-Lock Cabinet) shall be used as per locally available material.

7. PROGRESS OF BLC HOUSE CONSTRUCTIONS



Beneficiary Name :- Shri Roto That
Name of Town :- Ziro
Status of Progression:- Completed





Beneficiary Name :- Shri Roto Yasing
Name of Town :- Ziro
Status of Progression :- Completed





Beneficiary Name :- Shri Takhe Tame
Name of Town :- Ziro
Status of Progression:- Completed

Beneficiary Name :- Shri Mudang Robin
Name of Town :- Ziro
Status of Progression :- Completed





Beneficiary Name :- Dampu Sikom
Name of Town :- Daporijo
Status of Progression :- Completed



Beneficiary Name :- Shri Tahang Kodang
Name of Town :- Ziro
Status of Progression :- Completed



Beneficiary Name :- Mum Perme
Name of Town :- Pasighat
Status of Progression :- Completed



Beneficiaries under BLC Component of PMAY-HFA(U) at Bomdila Town

1. Beneficiary: Sita Khiliju

Location: 1 Mile



2. Beneficiary: Bichey Rikong

Location :APEDA Colony



3. Beneficiary: Lamchey Miji

Location: 1 Mile



4. Beneficiary: Rita Moriju

Location: Medical Colony



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Beneficiaries under BLC Component of PMAY-HFA(U) at Bomdila Town

5. Beneficiary: Wangmu Kharm

Location: 1 Mile



6. Beneficiary: Pema Chojom

Location: 1 Mile



7. Beneficiary: Tenzin Wangmu

Location: Lower Gompa



8. Beneficiary: Lobsang Droima

Location: Forest Colony



Beneficiaries under BLC Component of PMAY-HFA(U) at Bomdila Town



Beneficiary Name :- Anu Miji
Type of House :- Inter Lock Cabinet (ILC)

Beneficiaries under BLC Component of PMAY-HFA(U) at Aalo Town



1). GEBOM NGOMDIR, PUAKE GUMIN COLONY



2). MONI ETE KARBI, HIKER GUMIN COLONY



3). MEDDAK LONA, MEDICAL COMPLEX



4). YARIK NGOMDIR, HIKER GUMIN

Beneficiaries under BLC Component of PMAY-HFA(U) at Changlang Town



1) Name:- MAIKHUN MAMAI
Construction Stage :- Foundation Level



2) Name:- REDANG BO
Construction Stage :- Foundation Level

Beneficiaries under BLC Component of PMAY-HFA(U) at Changlang Town



3) Name:- GOPANG NGEMU
Construction Stage :- Foundation Level



4) Name:- GANKAI NYEMDAM
Construction Stage :- Foundation Level

Beneficiaries under BLC Component of PMAY-HFA(U) at Changlang Town



**5) Name:- WARAN KHOMRANG
Construction Stage:- Foundation Level**

Beneficiaries under BLC Component of PMAY-HFA(U) at Jairampur Town



1) Name:- NIMDANG JUGLI
Construction Stage :- Foundation Level

2) Name:- THONGJO LONGRI
Construction Stage :- Foundation Level

Beneficiaries under BLC Component of PMAY-HFA(U) at Jairampur Town



**3) Name:- KHAMVANG LONGRI
Construction Stage :- Foundation Level**



**4) Name:- RUBON LONGRI
Construction Stage :- Foundation Level**

Beneficiaries under BLC Component of PMAY-HFA(U) at Jairampur Town



5) Name:- JOYTANG LUNGPHI MAITWAN
Construction Stage :- Lintel Level

Beneficiaries under BLC Component of PMAY-HFA(U) at MIAO Town



1) Name:- BUMCHA KIMSING
Construction Stage :- Plinth Level



2) Name:- ANIMA MOSSANG
Construction Stage :- Plinth Level

Beneficiaries under BLC Component of PMAY-HFA(U) at MIAO Town



3) Name:- HUNTU MONI SINGPHO
Construction Stage :- Foundation Level



4) Name:- INGMAI SINGPHO
Construction Stage :- Foundation Level

Beneficiaries under BLC Component of PMAY-HFA(U) at MIAO Town



5) Name:- PARMESH LONGKHO
Construction Stage :- Foundation Level

Beneficiaries under BLC Component of PMAY-HFA(U) at Namsai Town



Name : Padma Kokma
Stage : Lintel level Namsai



Name: Akashi longking
Stage : Lintel Level Namsai

Beneficiaries under BLC Component of PMAY-HFA(U) at Namsai Town



Beneficiaries under BLC Component of PMAY-HFA(U) at Tezu Town



Thank You....

Arunachal Pradesh