

# Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for Pradhan Mantri Awas Yojana (Urban) projects under vertical  
Beneficiary Led Construction**

**Presented to Chairman, CSMC held on 30<sup>th</sup> Oct 2017**

**By**

**Government of Arunachal Pradesh**

**Dept. of Urban Development and Housing**

**Itanagar**



# 1. PROGRESS OF PMAY (U)



INDICATORS	CURRENT STATUS (NO.)
▪ Cities Approved	29
▪ Demand Survey Completed	29
▪ 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 11 towns have been completed & submitted to the MoHUA, Gol, Namely:- Namsai, Changlang, Daporijo, Dumporijo, Roing, Sagalee, Jairampur, Khonsa, Miao, Tawang and Ziro and remaining of HFAPoA 18 towns will be submitted by Dec' 2017.

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# 1. PROGRESS OF PMAY (U)



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Indicators	Current Status (No.)
<ul style="list-style-type: none"> <li>Whether AIP Submitted</li> </ul>	<p>AIP of 11 towns have been completed &amp; submitted to the MoHUA, Gol, Namely:- Namsai, Changlang, Daporijo, Dumporijo, Roing, Sagalee, Jairampur, Khonsa, Miao, Tawang and Ziro and remaining AIP for 18 towns will be submitted by Dec' 2017.</p>
<ul style="list-style-type: none"> <li>Whether HFAPoA &amp; AIP entered in MIS</li> </ul>	<p>Not Yet</p>
<ul style="list-style-type: none"> <li>SLTC/CLTC staffs approved vs. placed</li> </ul>	<p>Placed 42 out of 45 approved.</p>
<ul style="list-style-type: none"> <li>Target of DUs in 2017-18</li> </ul>	<p>3518 1. BLC (N)=2331, 2. BLC(E)=319, 3. CLSS=868)</p>
<ul style="list-style-type: none"> <li>State Budgetary Provision for PMAY (U) in 2017-18</li> </ul>	<p>Govt. approved in-principle of Rs 0.50 Lakh/dwelling unit (2650x Rs 0.5 = Rs 1325.00 Lakhs)</p>



## 2. STATUS OF MANDATORY CONDITIONS



MANDATORY CONDITIONS	CURRENT STATUS
<ul style="list-style-type: none"> <li>▪Dispensing the need for separate Non Agricultural (NA) Permission</li> </ul>	<p>In Arunachal Pradesh, so far the State Govt. has not enacted zoning of Agricultural &amp; Non-agricultural Land. Therefore, this Reform does not hinder the scope of Housing Project under PMAY.</p>
<ul style="list-style-type: none"> <li>▪Prepare/amend their Master Plans earmarking land for Affordable Housing</li> </ul>	<ol style="list-style-type: none"> <li>1. In the State, there are 33 urban towns out of which Master Plan for Itanagar and Naharlagun have been approved.</li> <li>2. In addition, the Master Plan of 5 Urban towns namely- Pasighat, Ziro, Aalo, Tezu and Namsai are under process.</li> </ol> <p>There is <b>No Scope</b> for Affordable Housing as per guidelines due to hilly terrain condition.</p>
<ul style="list-style-type: none"> <li>▪Single-window, time bound clearance for layout approval and building permissions</li> </ul>	<ol style="list-style-type: none"> <li>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.</li> <li>2. As per model Arunachal Pradesh building bye-laws, up to 100 sq.mtr dwelling size, no individual permission is required.</li> </ol> <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"><li>▪ Adopt the approach of deemed building permission and layout approval on the basis of pre-approved layouts and building plans.</li></ul>	<p>For adopting uniform building plan/layout plan, State Govt. has already approved building plan measuring carpet area of 30 sq.mtr and 60 sq.mtr respectively.</p>
<ul style="list-style-type: none"><li>▪ Amend or legislate existing rent laws on the lines of the Model Tenancy Act.</li></ul>	<p>The Arunachal Pradesh Building (Lease, Rent &amp; Eviction Control) Act 2014 has already been notified incorporating all the provisions of Model Tenancy Act circulated by the GOI.</p> <p>Therefore, there is need to amend existing rent laws of Arunachal Pradesh.</p>
<ul style="list-style-type: none"><li>▪ Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relaxed density norms.</li></ul>	<p>Not Applicable.</p>



### 3. INTERFACE WITH MIS



INDICATORS	CURRENT STATUS (NO.)
▪Survey entry made (%)	68.04%
▪Projects approved:	01
▪Projects entered (7A/B/C/D)	7C
▪DUs approved under BLC	70 (14 Beneficiaries declined to avail the scheme thereby reducing strength to 56 only)
▪Beneficiaries attached	56
▪Houses geo-tagged	Out of 56 Nos of Dwelling units 42 Nos of Beneficiary is attached for Geo-Tagging. So far geo-tag of <b>15</b> beneficiary has been made.
▪Total fund transferred through DBT (Rs. Lakhs)	Nil

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### 3. INTERFACE WITH MIS



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Indicators	Current Status (No.)
<ul style="list-style-type: none"> <li>▪ National Electronic Funds Transfer (NEFT)</li> </ul>	<p>Nil</p>
<ul style="list-style-type: none"> <li>▪ PFMS/ DBT</li> </ul>	<p><b>Direct Benefit Transfer (DBT):</b></p> <ul style="list-style-type: none"> <li>✓ Initialization of DBT will start when we received fund in scheme account.</li> <li>✓ The salaries of SLTC and CLTC have been credited through DBT.</li> <li>✓ No transaction has been made till date for scheme beneficiaries.</li> </ul> <p><b>Public Finance Management System (PFMS):</b></p> <ul style="list-style-type: none"> <li>✓ PMAY-HFA(U) scheme is registered in PFMS Portal for Head Qaurter Itanagar but DBT couldn't be initiated as the ULBs/DUDAs are not yet registered in PFMS portal. (Completed :- 19 , In-progress:- 4 viz Anini, Hawaii, Jairampur, Itanagar Municipal Council)</li> </ul>
<ul style="list-style-type: none"> <li>▪ Aadhar Payment Bridge (APB)</li> </ul>	<p>Nil</p>



## 4. PROGRESS OF PROJECTS



**NAME OF TOWN:- BOMDILA**

Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
■ISSR								
■AHP								
■BLC (N)	56		Issued	5	5	3	Grounded :- 13 Nos Yet to Start :- 28 Nos	15
■BLC (E)								
■Total	56			5	5	3	13	
■CLSS	No. of loan sanctioned							

**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. GLIMPSES OF PROGRESS



NAME OF TOWN:- BOMDILA

*Provide High resolution quality photographs with details.*

**1. Beneficiary Name:- Sita Khiliju**



**2. Beneficiary Name:- Bichey Rikhong**



**3. Beneficiary Name:- Lamchey Miji**



**4. Beneficiary Name:- Rita Moriju**



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# 5. GLIMPSES OF PROGRESS



NAME OF TOWN:- BOMDILA

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**5. Beneficiary Name:- Tsering Lamu**



**6. Beneficiary Name:- Lama Leki**



**7. Beneficiary Name:- Lamu Langliju**



**8. Beneficiary Name:- Yang Dron**



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# 5. GLIMPSES OF PROGRESS



NAME OF TOWN:- BOMDILA

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**9. Beneficiary Name:- Chawang Lamu**



**10 Beneficiary Name:- . Phassang Droma**



**11. Beneficiary Name:- Jangchu Wangmu**



**12. Beneficiary Name:- Tashi Wangmu**



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## 5. GLIMPSES OF PROGRESS



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**13. Beneficiary Name:- Wangmu Kharm**



**14. Beneficiary Name : Pema Chojom**



**15. Beneficiary Name : Tenzin Wangmu**





## 6. PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
■No. of Projects			17		
■No. of DUs			1664		
■Project Cost			Rs 9161.91 Lakhs		
■Central Share			Rs 2496.00 Lakhs		
■State Share			Rs 832.00 Lakhs		
■ULB Share			Nil		
■Beneficiary Share			Rs 5833.91 Lakhs		

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# 6. PROJECT PROPOSAL BRIEF



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Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Beneficiary Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N)						
1. Jairampur	6.04	1.5	0.5	Nil	4.04	12 – 18 Months
2. Koloriang	5.09	1.5	0.5	Nil	3.09	12 – 18 Months
3. Roing	5.77	1.5	0.5	Nil	3.77	12 – 18 Months
4. Basar	5.09	1.5	0.5	Nil	3.09	12 – 18 Months
5. Pasighat	5.09	1.5	0.5	Nil	3.09	12 – 18 Months
6. Aalo	5.778	1.5	0.5	Nil	3.78	12 – 18 Months
7. Ziro	5.09	1.5	0.5	Nil	3.09	12 – 18 Months
8. Sagalee	5.53	1.5	0.5	Nil	3.53	12 – 18 Months
9. Boleng	5.42	1.5	0.5	Nil	3.42	12 – 18 Months
10. Namsai	5.45	1.5	0.5	Nil	3.45	12 – 18 Months
11. Yingkiong	5.73	1.5	0.5	Nil	3.73	12 – 18 Months
12. Miao	5.95	1.5	0.5	Nil	3.95	12 – 18 Months
13. Changlang	5.94	1.5	0.5	Nil	3.94	12 – 18 Months
14. Dumporijo	5.92	1.5	0.5	Nil	3.92	12 – 18 Months
15. Daporijo	5.92	1.5	0.5	Nil	3.92	12 – 18 Months
16. Mariyang	5.82	1.5	0.5	Nil	3.82	12 – 18 Months
17. Tezu	5.45	1.5	0.5	Nil	3.45	12 – 18 Months

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## 6. PROJECT PROPOSAL BRIEF



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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	1646
▪No. of Beneficiaries with other Unique ID	18
▪No. of Aadhar seeded Bank accounts	Yes
▪Status of physical & social infrastructure	Yes
▪Implementation plan/Completion period	2018
▪Beneficiary Consent Sought	Yes



## 7. 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, plinth beams and Lintel beams have been adopted to mitigate catastrophe such as earthquake.





## 8. DETAILS OF IEC INITIATIVES



The Media strategy for PMAY-HFA (U) includes various activities that can be broadly classified into:

✓ **Information Components**

This strategy has integrated various activities to generate information, processing and dissemination. Management of information related to PMAY-HFA (U) will be shared among different platforms for better effectiveness in programme management and cost effectiveness. Developing informational tools such as PMAY-HFA (U) guidelines and manuals, preparation of success stories, setting up documentation system and dissemination of information related to PMAY-HFA (U) falls under this category.

✓ **Education Components**

Capacity building activities such as workshops and trainings for better implementation of IEC activities have been envisaged and planned under this component. This include participatory activities such as awareness camps, workshops and trainings that would enable platforms for interface between the beneficiaries and the officials of the ULBs & DUDAs involved in the implementation of HFA, officials of SLNA, Directorate of Urban Development & Housing, State Urban Development Agency, NGOs, representatives of CSOs, eminent persons are proposed to be the participant of the workshops.

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## 8. DETAILS OF IEC INITIATIVES



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### ✓ Communication Component

- The Communication activities for PMAY-HFA (U) in the state of Arunachal Pradesh has been planned pertaining to the communication needs of the community, town and location which may differ from area to area. Hence, the media tools for promotion of PMAY-HFA (U) will be developed keeping in consideration these factors and appropriate channels of communication will be used for disseminating the key messages of PMAY-HFA (U).
- ✓ Radio broadcast will play a vital role in communicating information and news in local dialects respective to each area.
  - ✓ Social media platforms such as facebook, YouTube are also to be utilized to enable immediate access to information regarding PMAY-HFA(U).

***Thank You....***

***Arunachal Pradesh***