

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 58 projects under vertical BLC

Presented to 51st CSMC held on 07.08.2020

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	142
▪ Demand Survey Completed	Completed in 140 ULBs (2 cities added in Dec 2019.)
▪ Total Demand	5,65,000 (Online + Offline)
▪ Demand Validation	5,50,293
▪ Demand received through Common Service Centre and Online Application	1,22,240
▪ Cases accepted/rejected	36,977 (Accepted) & 11349 (Rejected)
▪ Whether HFAPoA Submitted	Submitted for 109 ULBs. Rest in progress.
▪ Whether AIP Submitted	Submitted for 109 ULBs. Rest in progress.
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	SLTC – Out of 10, 8 placed. CLTC – Out of 209, 175 placed
▪ Target of DUs in 2020-21	1,00,000
▪ State Budgetary Provision for PMAY (U) in 2020-21	544 Cr

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
■Dispensing the need for separate Non Agricultural (NA) Permission	ACHIEVED
■Prepare/amend their Master Plans earmarking land for Affordable Housing	ACHIEVED
■Single-window, time bound clearance for layout approval and building permissions	Online Provisions is in place
■Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Provisions Made
■Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under Process
■Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relaxed density norms.	Provisions Made

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	80 %
▪ Projects approved:	440- BLC
▪ Projects entered (7A/B/C/D)	440
▪ DUs approved under BLC	2,95,389
▪ Beneficiaries attached	2,22,874
▪ Houses geo-tagged	1,04,157
▪ Total fund transferred through DBT (Rs. Lakhs)	1294.15 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	1294.15 Cr
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
■ISSR								
■AHP								
■BLC (New)	2,95,389		1,44,810	33,962	38,243	28,398	1,00,603	28,375
■BLC (Enhancement)								
■Total	2,95,389		1,44,810	33,962	38,243	28,398	1,00,603	28,375
■CLSS	9336							

Note: Provide the details of relevant projects

GLIMPSES OF PROGRESS



PMAY Sitamarhi

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS

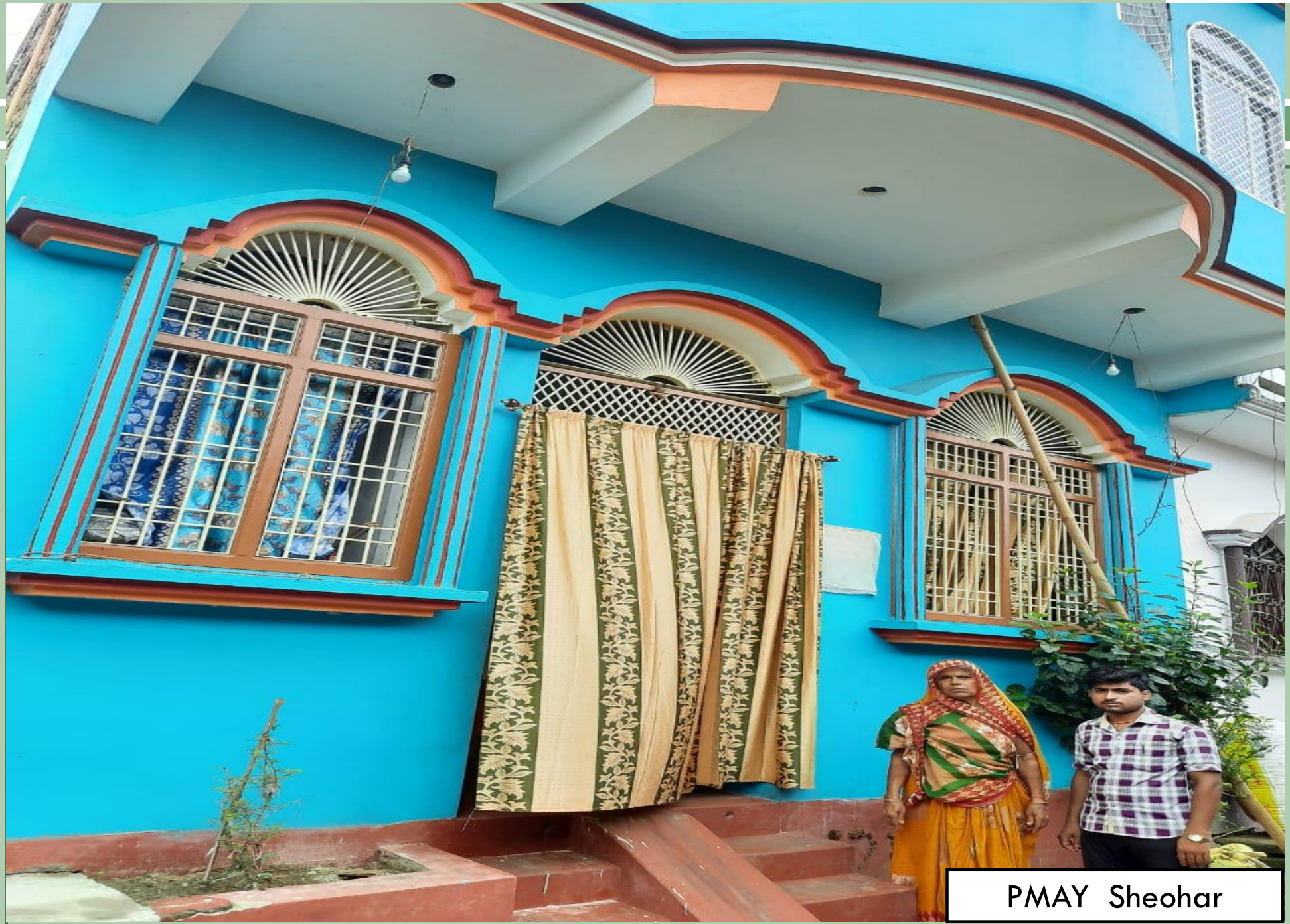


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s Rajana-Urban



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Sheohar

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PMAY Sheohar

GLIMPSES OF PROGRESS



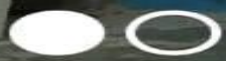
PMAY Sheohar

GLIMPSES OF PROGRESS



PMAY Daudnagar

GLIMPSES OF PROGRESS



REDMI NOTE 5 PRO
MI DUAL CAMERA

PMAY Daudnagar

GLIMPSES OF PROGRESS





PMAY Masaurhi

GLIMPSES OF PROGRESS



PMAY Kishanganj

GLIMPSES OF PROGRESS



PMAY Rafiganj



PMAY Biharsharif



PMAY Lalganj

GLIMPSES OF PROGRESS



GLIMPSES OF PROGRESS



PMAY Banmankhi

GLIMPSES OF PROGRESS



PMAY Dumraon

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-Urban

A photograph showing a newly constructed house with bright yellow walls and a red door. Three people (two women and one man) are standing in front of the house. A sign on the wall reads:

प्राधान्य के अन्तर्गत योजना (रसरो)
साथ ही कनाम - जगदीश रजक
धित कनाम - तुंगल रजक
एम.आई.एस.डी. 1080411680400012
वर्ष-2014-17
कुल मूल्य रु. 2,00,000/-
वर्ग मीटर 5
नगर पंचायत, जमुई - जिला - जमुई (बिहार)

The house has a balcony with a white railing and a small window with a decorative grille. The overall appearance is clean and modern.

PMAY Jamui

GLIMPSES OF PROGRESS



हरी
Urban



PMAY Madhubani

GLIMPSES OF PROGRESS



PMAY Madhubani

PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			58		
▪No. of DUs			45,408		
▪Project Cost			2465.91 Cr		
▪Central Share			681.12 Cr		
▪State Share			227.04 Cr		
▪ULB Share			-		
▪Beneficiary Share			1557.75 Cr		
▪ 1 st installment of Central share			272.45 Cr		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.30 Lakh	1.50 Lakh	.50 Lakh	-	.30 Lakh	24 Month

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	SLAC -Y SLSMC Approved – Y (In the process of submission the Minutes)
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	45,408
▪No. of Beneficiaries with other Unique ID	0
▪No. of Aadhar seeded Bank accounts	45,408
▪Status of physical & social infrastructure	Will be covered under State scheme
▪Implementation plan/Completion period	18/24 Month
▪Beneficiary consent sought	Y

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
1	Amarpur Nagar Panchayat Ph-IV	656	3430.067	984.000	328.000	393.600
2	Ara Nagar Nigam Ph-IV	612	3207.669	918.000	306.000	367.200
3	Aurangabad Nagar Parishad Ph-III	128	676.483	192.000	64.000	76.800
4	Bagaha Nagar Parishad Ph-V	970	5723.999	1455.000	485.000	582.000
5	Bahadurganj Nagar Panchayat Ph-IV	1687	9179.169	2530.500	843.500	1012.200
6	Balia Nagar Panchayat PH-V	1311	7069.489	1966.500	655.500	786.600
7	Barahiya Nagar Panchayat Ph-IV	446	2333.976	669.000	223.000	267.600
8	Barbigha Nagar Panchayat Ph-III	272	1440.256	408.000	136.000	163.200
9	Begusarai Nagar Nigam Ph-VI	2369	12774.690	3553.500	1184.500	1421.400
10	Belsand Nagar Panchayat Ph-II	1004	5693.001	1506.000	502.000	602.400

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
11	Bettiah Nagar Parishad Ph-III	142	830.963	213.000	71.000	85.200
12	Bhagalpur Nagar Nigam Ph- III	1487	7739.538	2230.500	743.500	892.200
13	Bikramganj Nagar Parishad Ph-III	355	1865.039	532.500	177.500	213.000
14	Birpur Nagar Panchayat Ph-IV	407	2394.780	610.500	203.500	244.200
15	Bodhgaya Nagar Panchayat Ph-V	376	1892.532	564.000	188.000	225.600
16	Buxer Nagar Parishad Ph-III	207	1129.992	310.500	103.500	124.200
17	Chakia Nagar Panchayat Ph-VI	1062	5878.436	1593.000	531.000	637.200
18	Chhapra Nagar Nigam Ph-IV	2600	13734.344	3900.000	1300.000	1560.000
19	Daudnagar Nagar Parishad Ph-III	491	2602.703	736.500	245.500	294.600
20	Dumra Nagar Panchayat Ph-IV	76	431.109	114.000	38.000	45.600

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
21	Dumraon Nagar Parishad Ph-IV	736	4017.750	1104.000	368.000	441.600
22	Hilsa Nagar Parishad Ph-III	266	1420.233	399.000	133.000	159.600
23	Islampur Nagar Panchayat Ph-IV	40	213.569	60.000	20.000	24.000
24	Jagdishpur Nagar Panchayat Ph-III	1075	5634.387	1612.500	537.500	645.000
25	Janakpur Road Nagar Panchayat Ph-IV	217	1230.930	325.500	108.500	130.200
26	Kahalgaon Nagar Panchayat Ph-III	636	3310.253	954.000	318.000	381.600
27	Kasba Nagar Panchayat Ph-IV	699	3927.534	1048.500	349.500	419.400
28	kateya Nagar Panchayat Ph-IV	663	3679.557	994.500	331.500	397.800
29	Katihar Nagar Nigam Ph-IV	2880	15993.072	4320.000	1440.000	1728.000
30	Koath Nagar Panchayat Ph-VI	318	1728.022	477.000	159.000	190.800

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
31	Kochas Nagar Panchayat Ph-IV	184	955.037	276.000	92.000	110.400
32	Lakhisarai Nagar Parishad Ph-IV	563	2946.252	844.500	281.500	337.800
33	Mahnar Nagar Parishad Ph-IV	1307	7055.866	1960.500	653.500	784.200
34	Mahua Nagar Panchayat Ph-III	997	5382.324	1495.500	498.500	598.200
35	Mairwa Nagar Panchayat Ph-III	536	2943.792	804.000	268.000	321.600
36	Makhdumpur Nagar Panchayat Ph-III	331	1692.936	496.500	165.500	198.600
37	Manihari Nagar Panchayat Ph-IV	2166	11996.911	3249.000	1083.000	1299.600
38	Marhaura Nagar Panchayat Ph-V	511	2699.327	766.500	255.500	306.600
39	Masaudhi Nagar Parishad Ph-III	153	808.371	229.500	76.500	91.800
40	Mehsi Nagar Panchayat Ph-V	1810	10045.066	2715.000	905.000	1086.000

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
41	Mirganj Nagar Panchayat Ph-IV	643	3568.560	964.500	321.500	385.800
42	Mokama Nagar Parishad Ph-V	452	2441.731	678.000	226.000	271.200
43	Motipur Nagar Panchayat Ph-V	728	4001.969	1092.000	364.000	436.800
44	Nabinagar Nagar Panchayat Ph-IV	302	1620.185	453.000	151.000	181.200
45	Nasiriganj Nagar Panchayat Ph-IV	260	1390.251	390.000	130.000	156.000
46	Nawada Nagar Parishad Ph-III	48	252.435	72.000	24.000	28.800
47	Nirmali Nagar Panchayat Ph-IV	564	3318.565	846.000	282.000	338.400
48	Pakridayal Nagar panchayat Phase-VI	769	4323.203	1153.500	384.500	461.400
49	Patna Nagar Nigam Ph-II	1677	9218.838	2515.500	838.500	1006.200
50	Ramnagar Nagar Panchayat Ph-IV	798	4709.022	1197.000	399.000	478.800

PROJECT PROPOSAL BRIEF CITY WISE

Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
51	Rosera Nagar Panchayat Ph-IV	900	4914.882	1350.000	450.000	540.000
52	Sahebganj Naagr Panchayat Ph-VI	834	4592.187	1251.000	417.000	500.400
53	Sasaram Nagar Parishad Ph-III	300	1557.126	450.000	150.000	180.000
54	Sheikhpura Nagar Parishad Ph-III	368	1948.582	552.000	184.000	220.800
55	Sherghati Nagar Panchayat Ph-III	1317	6628.896	1975.500	658.500	790.200
56	Sitamarhi Nagar Parishad Ph-V	622	3528.289	933.000	311.000	373.200
57	Sultanganj Nagar Parishad Ph-V	1562	8129.898	2343.000	781.000	937.200
58	Warsaliganj Nagar Panchayat Ph-V	518	2736.760	777.000	259.000	310.800
		45408	246590.801	68112.000	22704.000	27244.800

Breakup up of DUs cost



Average Breakup Cost of DUs of the Projects

S. No.	Stages of Construction of DU	Stagewise Amount	Skilled Labour @ 7 %	UnSkilled Labour @ 22%	Over Head & Contractor's Profit @ 15%	Carriage of Materials@20% (As per SoR only two sources available for Sand and Aggregates, but as per practice local construction materials will be used so 12% can be deducted from the considered rates)	Net Amount after deducting Unskilled @22%, Over Head & Contractor's Profit@15% and Carriage Materials@12%
1	Upto Plinth Level (25 %)	112684.12	7887.89	24790.51	16902.62	13522.09	57468.90
2	Above Plinth Level (62 %)	279456.62	19561.96	61480.46	41918.49	33534.79	142522.87
3	After Slab casting (13 %)	58595.74	4101.70	12891.06	8789.36	7031.49	29883.83
	Sub Total	450736.48	31551.55	99162.03	67610.47	54088.38	229875.60
I.	Add 12% PHE work	65166.72	All PHE & Electrical work will be covered under State Scheme				
II.	Add 5% Electrical work	27152.80					
	Grand Total	543056.00					229875.60

ROAD MAP



Sl. No	Financial Year	Sanction of Houses (Nos.)	Completion of Houses (Nos.)
1	2015-16 (Actual)	30216	3405
2	2016-17 (Actual)	46695	1191
3	2017-18 (Actual)	56099	1321
4	2018-19	113174	15361
5	2019-20	150000	30,000
6	2020-21	153816	2,91,589
7	2021-22		2,07,133
	T O T A L	5,50,000	5,50,000

Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017



- Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017 notified by the State government.
- International Finance Corporation (IFC) selected as a transaction Advisor
- Projects of **4385 DUs** under AHP in Sasaram, Samastipur, Dalminagar, Gaya & Bahaglpur have been proposed on BSHB land on PPP mode.
- Project of **1166 DUs** under AHP in Bahadurpur, Patna and Damodarpur, Muzaffarpur have been proposed on BSHB land on PPP mode
- Project under In- Situ Slum Redevelopment (ISSR) is under process in Kamla Nehru Slum (Patna)

Fund Issue



- Funds released by Ministry project wise but UCs are compiling for all the projects approved in one CSMC at the time of release of 2nd installments
- If some units surrendered in one projects then ACA should be adjusted form that projects instead of all the projects approved in one CSMC.
- At the time of release of 2nd installment beneficiaries attachment should be consider project wise instead of all the projects approved in one CSMC



Thanks