



Pradhan Mantri Awas Yojana (PMAY) Housing For All (Urban) Mission

48TH CENTRAL SANCTIONING AND
MONITORING COMMITTEE (CSMC)
MEETING

Date : 31st October 2019
Venue: : Nirman Bhawan, New Delhi.



Presented by:
**MUNICIPAL AFFAIRS DEPARTMENT
GOVERNMENT OF NAGALAND
[State Level Nodal Agency for PMAY – HFA (U)]**

Progress of PMAY (U)

Indicators	Current Status (No.)
▪ Cities Approved	32 Towns
▪ Demand Survey Completed	32 Towns
▪ Total Demand Assessment (till date)	30,921
▪ Whether HFAPoA Submitted	Yes (32 Towns)
▪ SLTC /CLTC staffs approved vs placed	• SLTC (9/9) • CLTC (28/28)
▪ Projects approved under BLC (N/E)	47 Projects
▪ DU's approved under BLC	27,683

Progress of Projects

Verticals	Houses Approved	Tender floated	Work order issued	Grounded/ in progress				Completed
				Found ation	Lintel	Roof	Total	
▪ ISSR	-	-	-	-	-	-	-	-
▪ AHP	-	-	-	-	-	-	-	-
▪ BLC (N/E)	27,683	-	16123	5,931	1,272	405	7,608	408
▪ Total	27,683	-	16123	5,931	1,272	405	7,608	408
▪ CLSS	23							

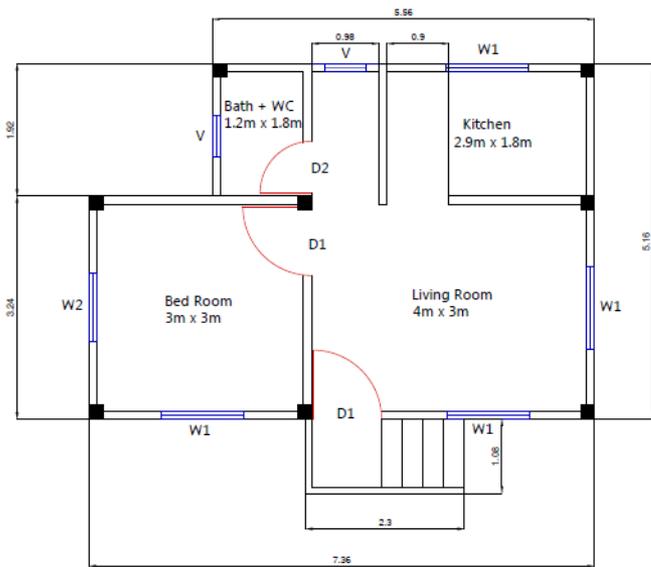
Proposals

- 1) 8 BLC – NEW HOUSE PROJECT DPRs
- 2) 6 BLC – ENHANCEMENT PROJECT DPRs
- 3) Cancellation of BLC – ENHANCEMENT PROJECT FOR SHAMATOR TOWN

Proposal 1: BLC-New House Projects Proposal

Sl. No.	Town	Total Number of Beneficiaries	Project Cost				
			GOI Share In Lakhs	State Share In Lakhs	ULB Share (Rs. in Lakhs)	Beneficiary Share (Rs. in Lakhs)	Total (Rs in Lakhs)
1	Aboi	566	849.000	0.000	0.000	1471.600	2320.600
2	Longkhim	209	313.500	0.000	0.000	589.380	902.880
3	Chozuba	437	655.500	0.000	0.000	1241.080	1896.580
4	Meluri	309	463.500	0.000	0.000	889.920	1353.420
5	Pfutsero	717	1075.500	0.000	0.000	2036.280	3111.780
6	Tenning	209	313.500	0.000	0.000	537.130	850.630
7	Tizit	396	594.000	0.000	0.000	1015.344	1609.344
8	Tobu	150	225.000	0.000	0.000	390.000	615.000
	TOTAL	2993	4489.500	0.000	0.000	8170.734	12660.234

Note: The Central Share comprises of Central Subsidy of Rs. 1.50 Lakhs per beneficiary released in 3 Installment – 40%, 40% & 30% depending on the stages/level of Construction. The remaining cost of DU is to be borne by the beneficiaries themselves.



FLOOR PLAN

Ekra house for BLC New House project PMAY - HFA (U)



OPTION 1

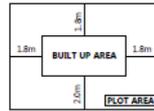
Design Details-

- D1 = 1.00m x 2.10m
- D2 = 0.75m x 2.10m
- W1 = 1.20m x 1.80m
- W2 = 1.00m x 1.80m
- V = 0.60m x 0.60m

D = Door
W = Window
V = Ventilator

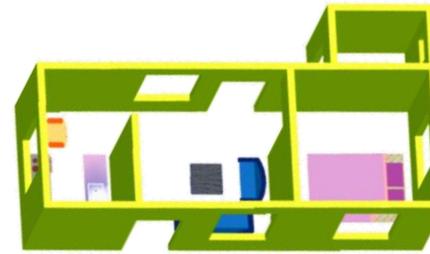
Note-

1. All dimensions are in metre.
2. Carpet Area = 21.00 Sqm
3. Plinth Area = 34.53 Sqm

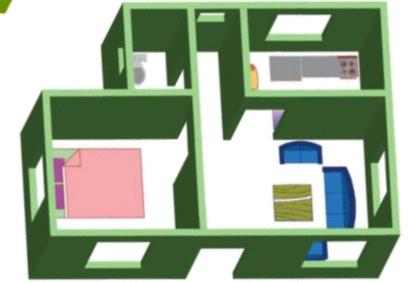


BUILT UP SETBACK
(Building Byelaws 2012, Nagaland)

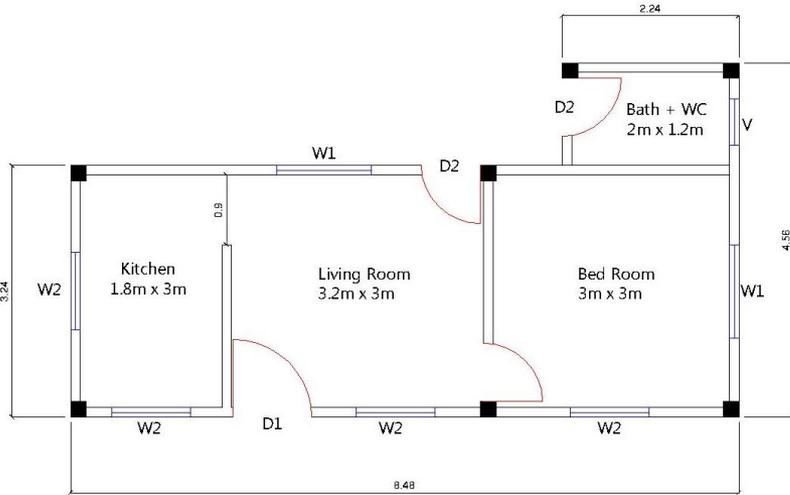
Design & Drawing By-
Municipal Engineering Team
PMAY - HFA (U), Nagaland



(New House: Option-I)



(New House: Option-II)



FLOOR PLAN

Design For BLC New House PMAY - HFA (U)



OPTION 2

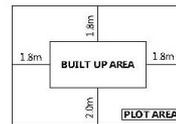
Design Details-

- D1 = 1.00m x 2.10m
- D2 = 0.75m x 2.10m
- W1 = 1.20m x 1.80m
- W2 = 1.00m x 1.80m
- V = 0.60m x 0.60m

D = Door
W = Window
V = Ventilator

Note-

1. All dimensions are in metre.
2. Carpet Area = 26.40 Sqm
3. Plinth Area = 30.43 Sqm



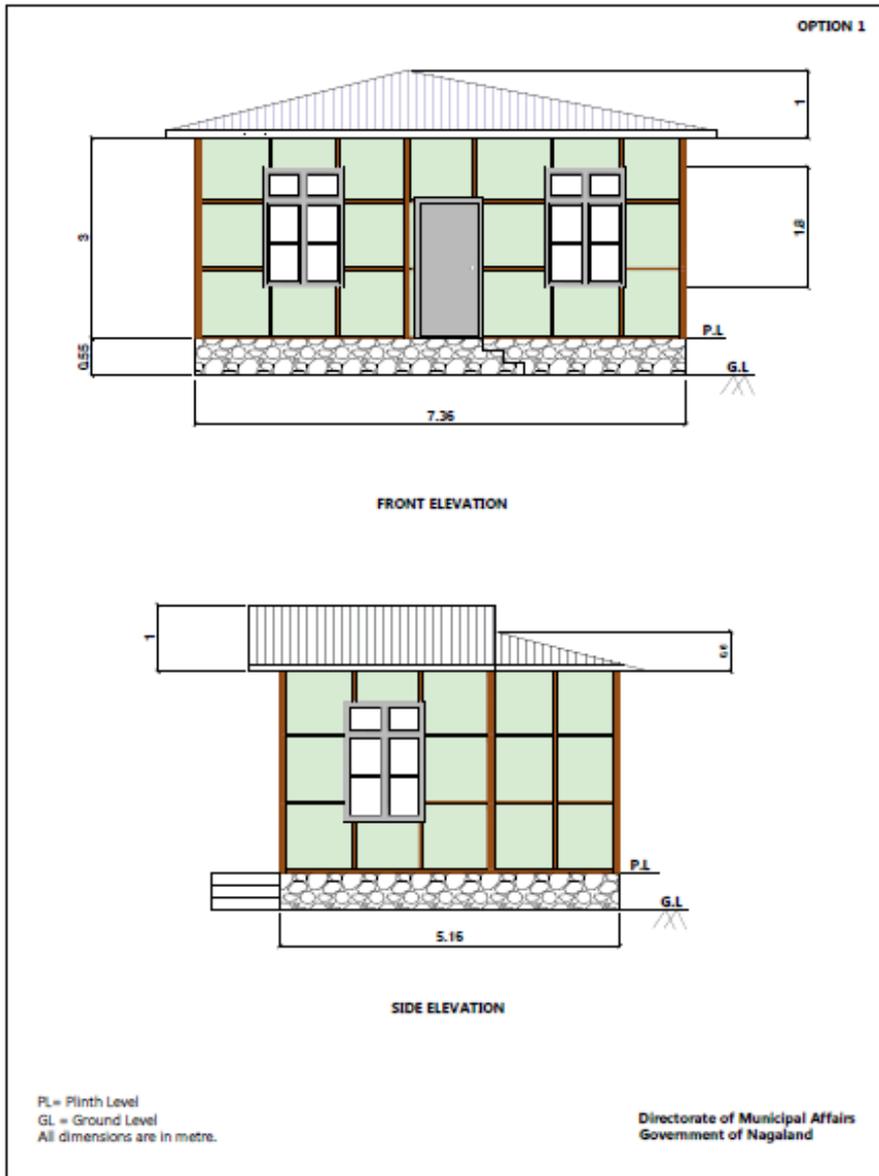
BUILT UP SETBACK
(Building Byelaws 2012, Nagaland)

Design & Drawing By-
Municipal Engineering Team
PMAY - HFA (U), Nagaland

• 2 options of Floor Plan is provided in the DPR for BLC-NHC Project.

• Options for 2 kinds of construction technology – Ekra Wall & Wooden House, besides Brick Walling are provided

Layout Plan For BLC– New House

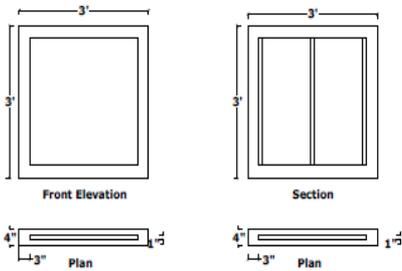


Elevations & View of Ekra Wall BLC– New House

EKRA WALL HOUSE Technology : Wall Framing

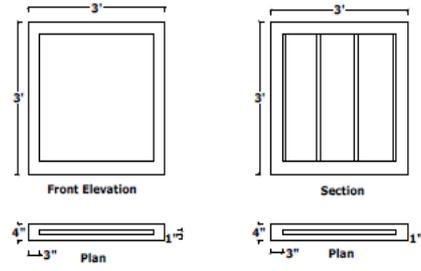


TYPE 1A



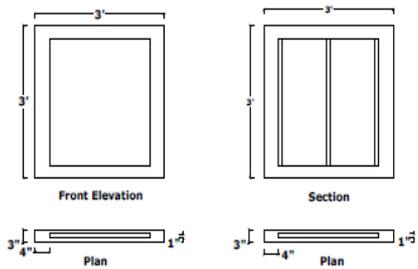
TYPE 1A with 3 nos. vertical bamboo split

TYPE 2A



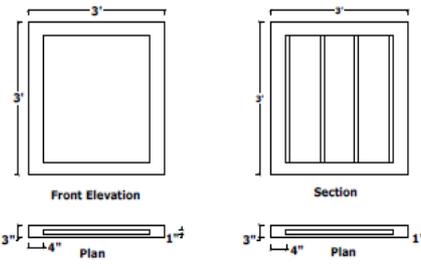
TYPE 2A with 4 nos. vertical bamboo split

TYPE 1B



TYPE 1B with 3 nos. vertical bamboo split

TYPE 2B



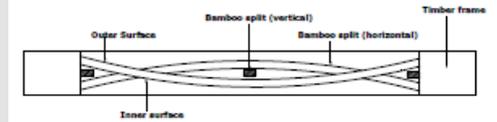
TYPE 2B with 4 nos. vertical bamboo split

Note :

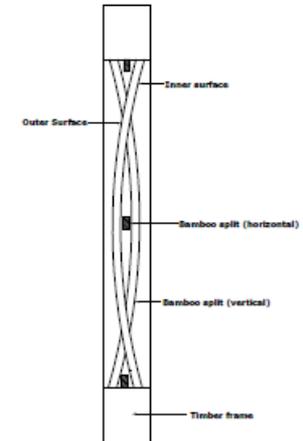
TYPE 1A	TYPE 1B
Frame size = 3'x3'	Frame size = 3'x3'
Timber size = 3"x4"	Timber size = 4"x3"
Bamboo split = 2'-6"x1"	Bamboo split = 2'-4"x1"

note :

TYPE 2A	TYPE 2B
Frame size = 3'x3'	Frame size = 3'x3'
Timber size = 3"x4"	Timber size = 4"x3"
Bamboo split = 2'-6"x1"	Bamboo split = 2'-4"x1"



Type 1 Bamboo split walling plan



Type 2 Bamboo split walling side elevation

EKRA WALL HOUSE CONSTRUCTION



Cement Plaster on Bamboo Split



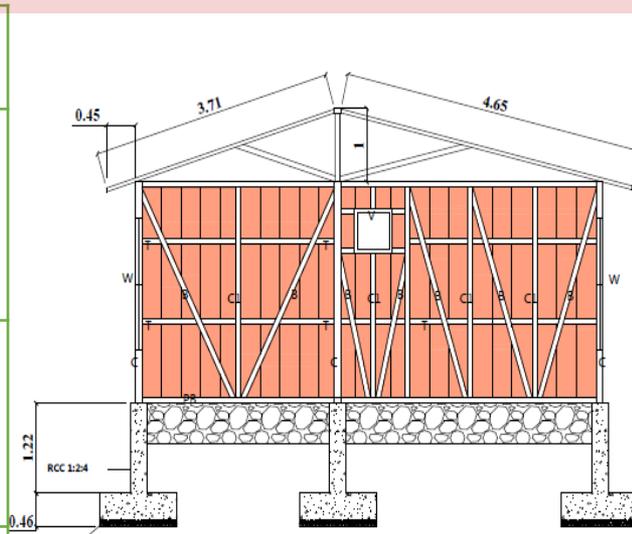
WOODEN HOUSE

Reasons for Adoption

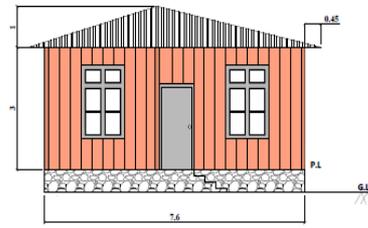
- ❑ It is cheaper as it significantly reduces the transportation cost of carrying other materials such as bricks, cement and other materials used in RCC structures etc
- ❑ It is locally available as most beneficiaries opting for wooden house have their own resource of wood and thus reduces the cost of buying building materials
- ❑ The construction process is faster as well as less labor intensive.
- ❑ Timber also offers sustainability benefits, as it comes from renewable source (as long as it is replanted, it will continue to be available)
- ❑ Reduces on-site waste in comparison to other construction materials.

WOODEN HOUSE: Construction Method & SPECIFICATIONS

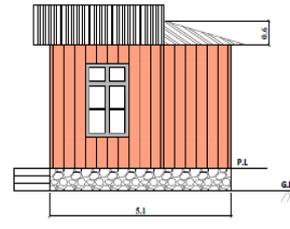
Sl. no	Particulars	Item Rate Details
1	Seasoned 2 nd Class Wood for Columns/ Vertical Member	4" x 4" @ Rs 300 per cft ie Rs 300 per 0.0283 cum
2	Seasoned Second Class Wood for Internal Vertical member/bracings	4" x 3" @ Rs 300 per cu ft ie Rs 300 per 0.0283 cum
3	Seasoned Second Class Wood for Tie frame	3" x 3" @Rs 300 per cft ie Rs 300 per 0.0283 cum
4	Seasoned Second Class Wood for Diagonal Brace	3" x 3" Rs 480 per cft ie Rs 480 per 0.0283 cum
5	Plinth Beam	4" x 3" @Rs 300 per cft
6	Wooden Wall cladding	12"x1" has been considered for Wall Cladding @ 300 per cft i.e 21188.834 per cum
7	Labour Cost	Skilled & Unskilled labour @ Rs 100 per sft i.e 1076.43 per sq.m



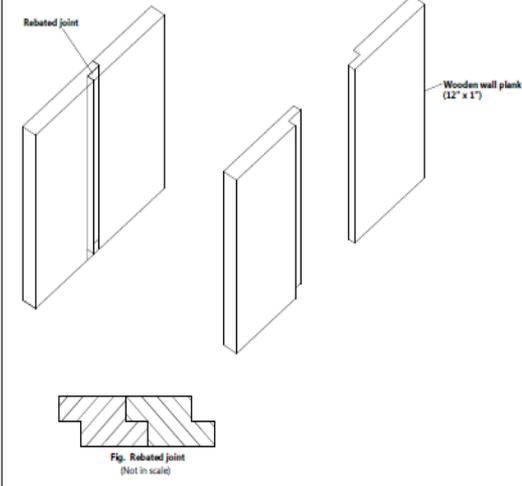
Section A-A'



FRONT ELEVATION



SIDE ELEVATION



Wooden house section for BLC New House Project PMAY - HFA (U)



- Design Details-**
- C = Column (0.10m x 0.10m) (4" x 4")
 - C1 = Internal Column (0.10m x 0.08m) (4" x 3")
 - T = Tie frame (0.08m x 0.08m) (3" x 3")
 - B = Diagonal brace (0.08m x 0.08m) (3" x 3")
 - PB = Plinth beam (0.10m x 0.08m) (4" x 3")
- Note-**
1. All dimensions are in metre.
 2. Carpet Area = 21.00 Sqm
 3. Plinth Area = 34.53 Sqm
 4. Foundation column = 0.25m x 0.25m
 5. Wooden wall planks = (0.30m x 0.02m) (12" x 1")

Department of Municipal Affairs
Government of Nagaland

**The rate of wood varies from town to town ranging from Rs 300 to Rs 550 per cuft*



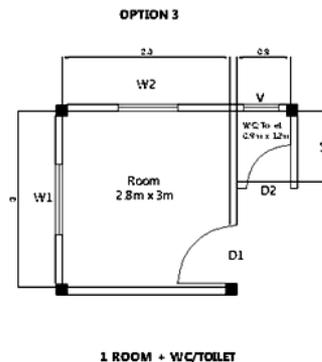
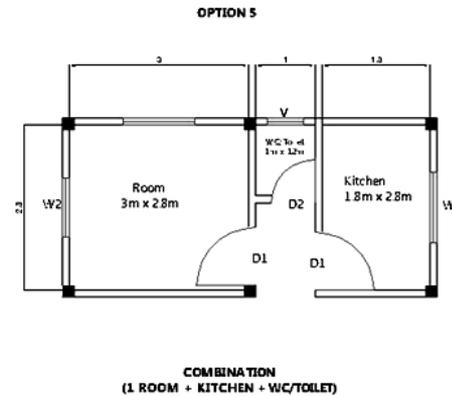
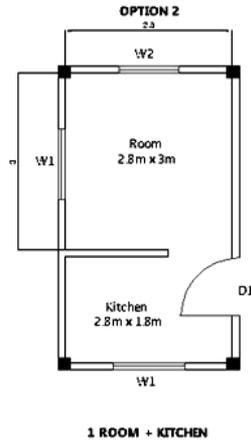
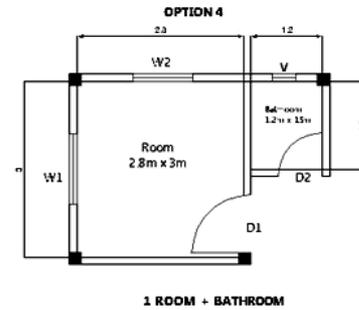
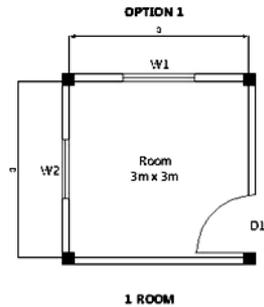
Wooden Houses constructed under BLC-New House, Shamator Town

Proposal 2: BLC-Enhancement Projects Proposal

Sl. No.	Town	Total Number of Beneficiaries (Enhancement)	Project Cost				
			GOI Share	State Share	ULB Share (Rs. In Lakhs)	Beneficiary Share (Rs. in Lakhs)	Total (Rs. In Lakhs)
1	Aboi	4	6.000	0.000	0.000	3.214	9.214
2	Chozuba	42	63.000	0.000	0.000	45.926	108.926
3	Meluri	29	43.500	0.000	0.000	36.483	79.983
4	Pfutsero	120	180.000	0.000	0.000	228.379	408.379
5	Tening	37	55.500	0.000	0.000	82.054	137.554
6	Tizit	13	19.500	0.000	0.000	14.922	34.422
	TOTAL	245	367.500	0.000	0.000	410.979	778.479

OPTIONS OF PLAN UNDER BLC - ENHANCEMENT

House Enhancement options for PMAY - HFA (U)



Details of Drawings-

D1 = 1.00m x 2.10m

D2 = 0.75m x 2.10m

W1 = 1.20m x 1.80m

W2 = 1.00m x 1.80m

V = 0.60m x 0.60m

D = Door

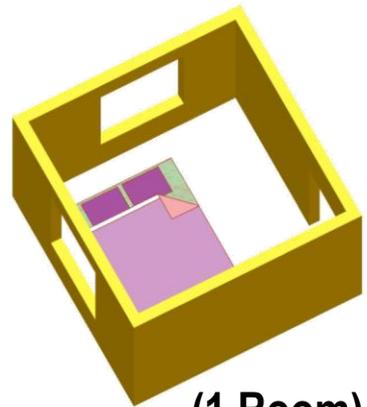
W = Window

V = Ventilator

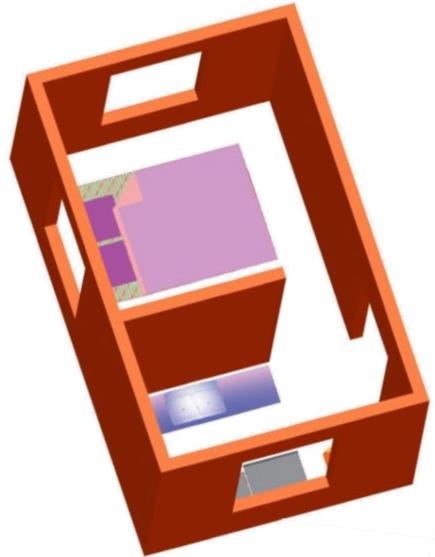
Note- All dimensions are in metre.

Design & Drawing By-
Municipal Engineering Team
PMAY-HFA (U), Nagaland

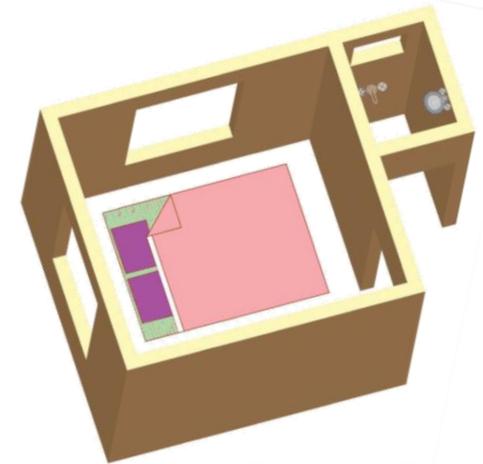
3D VIEW OF OPTIONS UNDER BLC - ENHANCEMENT



(1 Room)



(1Room + Kitchen)



(1Room + Toilet)



(1Room + Bathroom)



(1Room + Toilet + Kitchen)

Proposal 3: Cancellation of BLC Enhancement Project for Shamator Town

1. On physical verification of the beneficiaries' houses who have applied under BLC – Enhancement, it was found that all the 275 beneficiaries applied for enhancement of rooms were owning kutchra house and therefore not eligible for enhancement but eligible for New House Construction.
2. As per Ministry's SOP on MIS, modification/replacement cannot be made once attached to the DPR in the MIS portal from the SLNA but with proposal of the SLSMC for curtailment of ineligible/wrongly entered beneficiaries or cancellation of such projects.
3. The beneficiaries eligible for New House is required to be proposed under a new DPR for BLC – NEW House.

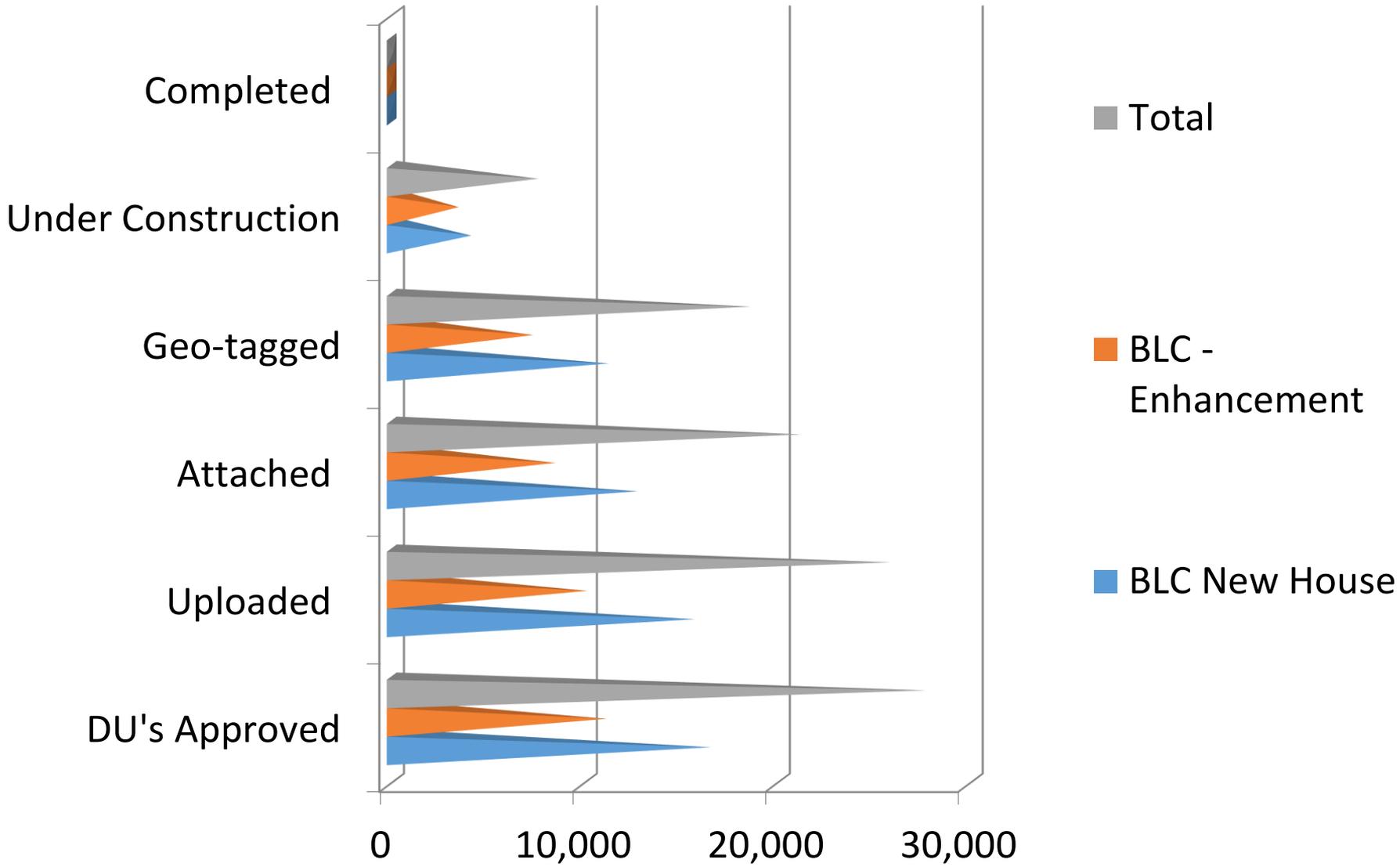
MIS Progress & Geotagging Status as on 30/10/2019

Project	DU's Approved	Uploaded	Attached	Geo-tagged	Under Construction	Completed
<i>BLC New House</i>	16,542	15,733	12,732	11,258	4,133	30
<i>BLC - Enhancement</i>	11,141	10,151	8,490	7,341	3,475	74
Total	27,683	25,884	21,222	18,599	7,608	104
<i>Percentage (%)</i>		<i>93.50%</i>	<i>76.66%</i>	<i>67.18%</i>	<i>27.48%</i>	<i>*0.38%</i>

**Percentage against the total DU approved*

** The number of completed houses on ground is between 500-600 DUs. However, some final stage geo-tagged points are yet to be accepted while some are rejected during moderation for poor photography quality, while many points are not appearing in the Bhuvan portal despite being sent by the surveyors.*

MIS Progress & Geotagging Status as on 30/10/2019



Financial Progress/ Fund Disbursement as on 30/10/2019

Total Sanction by Ministry		Total Released by SLNA		
Amount (in Lakhs)	Number of Beneficiaries	Amount (in Lakhs)	Number of Beneficiaries	%
12675.60	21126	8829.60	14716	70%

Utilization Certificate Submitted	Rs. 5844.80 Lakhs (46%)
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Status of Credit Linked Subsidy Scheme

Name of PLI	Name of Towns				Total	Subsidy Claim	Income Category
	Chumuke-dima	Dima-pur	Kohi-ma	Mokokc-hung			
Allahabad Bank				1	1	1	EWS
Bank of Baroda		1			1	1	LIG
Bank of Maharashtra		1			1	1	EWS
Canara Bank			2		2	2	2 MIG-I
Indian Bank		4			4	4	2 LIG, 2 MIG-I
UCO Bank		1	5		6	6	All MIG-I
United Bank of India		3			3	3	I EWS, 2 LIG
Vijaya Bank	1	1	3		5	5	1 EWS, 4 LIG
Grand Total	1	11	10	1	23	23	

Note: The number of loans disbursed is more than 30 however interest subsidy yet to be claimed by the PLIs from the CNS and therefore is not entered in the MIS portal

Glimpses of Completed Houses, On-going different Levels of Construction of Houses under BLC Projects of PMAY-HFA(U) in Nagaland



Name of Beneficiary : Rajan Chetri



BLC - New House Construction in Kohima Town



NAME: - SANJAY KUMAR CHETTRI



BLC - New House Construction in Kohima Town



NAME OF BENEFICIARY: VIKEHIEKHO KINTSO



BLC - New House Construction in Kohima Town

NAME: - Nzanbemo Lotha

Component: ENHANCEMENT



BLC HOUSES Constructed in Dimapur Town

NAME: - - Nzilo

Component: ENHANCEMENT



BLC HOUSES Constructed in Dimapur Town

NAME: - Zubeni Ovung

Component: ENHANCEMENT



BLC HOUSES Constructed in Dimapur Town

NAME: - Pithungo Ngullie

Component: ENHANCEMENT



BLC HOUSES Constructed in Dimapur Town

NAME: - AKUH K

Component: NEW HOUSE



BLC HOUSES Constructed in Mon Town

Name : TONPHA KONYAK

Component: NEW HOUSE



BLC HOUSES Constructed in Mon Town

NAME: - LONGTSUBENI LOTHA

Component: NEW HOUSE



BLC HOUSES Constructed in Wokha Town

NAME: - MYANLUMI NGULLIE

Component: NEW HOUSE



BLC HOUSES Constructed in Wokha Town

NAME: - MHABENI SHITIRI

Component: ENHANCEMENT



BLC HOUSES Constructed in Wokha Town



Wooden Houses constructed under BLC - New Houses, Shamator Town



Wooden Houses constructed under BLC - New House at Kiphire Town





Pucca Houses constructed under BLC - New House at Kiphire Town





Name: Toshuli Achumi
Location: Ward 22,
Dimapur Town

Name: Lujikiu
Location: Ward 22,
Dimapur Town





Name: Mughase Muru
Location: Ward 22,
Dimapur Town

Name: Willto Aye
Location: Ward 22,
Dimapur Town



THANK YOU