

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 10 projects with 6215 EWS Houses under Vertical-3 AHP

Proposal for 14 projects with 3007 validated Beneficiaries under Vertical 4 - BLC (N)

Proposal for 107 projects with 13838 validated Beneficiaries under Vertical 4 - BLC (E)

HFAPoA of 13 ULBs of 03 Districts.

Presented to 34th CSMC

Dated 30-05-2018



State Urban Development Agency (SUDA), Government of Uttar Pradesh

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	653 Nos
▪ Total Application Received after De duplication	27,64,203
▪ Total Physical Validation completed in ULB's	538 ULBs
▪ Total no of Applications physically Validated	24,61,462
▪ Demand Survey Completed .	482 ULBs
▪ SECC 2011 data linkage	28% average
▪ Cases accepted/rejected (including deduplication)	14,84,260/9,77,202
▪ Whether HFAPoA Submitted	69 cities
▪ Whether AIP Submitted	No
▪ Whether HFAPoA & AIP entered in MIS	Under Progress
▪ SLTC/CLTC staffs approved vs. placed	SLTC/CLTC staff will be placed by next month.
▪ Target of DUs in 2018-19	5,20,000 DUs
▪ State Budgetary Provision for PMAY (U)	3000 Cr.

STATUS OF MANDATORY CONDITIONS



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

INTERFACE WITH MIS



Indicators	Current Status (No.)
■ Projects approved:	1 209
■ Projects entered (7A/B/C/D)	1 204
■ DUs approved under BLC	3,61,246
■ Beneficiaries attached	2,94,935
■ Houses geo-tagged	1,34,865
■ Total fund transferred through DBT (Rs. Lakhs)	15,880.50
■ <i>National Electronic Funds Transfer (NEFT)</i> -	-
■ <i>PFMS/ DBT</i>	Rs 15,880.50 Lakhs released to 30055 beneficiaries through PFMS portal.
■ <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	27,470	-	-	-	-	-	-	-
▪BLC (New)	2,91,524	-	-	131960	2663	242	134865	0
▪BLC (Enhancement)	69,772	-	-	-	-	-	-	-
▪Total	3,88,716	-	-	131960	2663	242	134865	-
▪CLSS	Till 26.04.2018, upfront subsidy of Rs 13422.96 Lakhs released to 6557 beneficiaries.							

Note: Provide the details of relevant projects

PROJECT PROPOSAL BRIEF for Verified Beneficiaries



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects	-	10	14	107	
▪No. of DUs		6215	3007	13838	
▪Project Cost in Lakh		44,557.09	10,132.88	32,340.10	
▪Central Share in Lakh		9,322.50	4,510.50	20,757.00	
▪State Share in Lakh		6,215.00	3,007.00	11,458.63.	
▪ULB/ IA Share in Lakh		17,057.92	-	-	
▪Beneficiary Share in Lakh		11,961.66	2,615.38	124.47	

Amount in Lakh

Verticals	Per Unit Cost	Central Share	State Share	ULB/ IA Share	Benf. Share	Completion Time
▪ AHP Project	4.50	1.50	1.00	2.18	2.00	18-24 Months
▪BLC N - Zone2 & Zone 3	3.36	1.50	1.00	-	0.86	15 Months
▪BLC N – Zone3 (BCS) & Zone 4	3.80	1.50	1.00	-	1.30	15 Months

PROJECT PROPOSAL BRIEF for EWS Houses under AHP Vertical

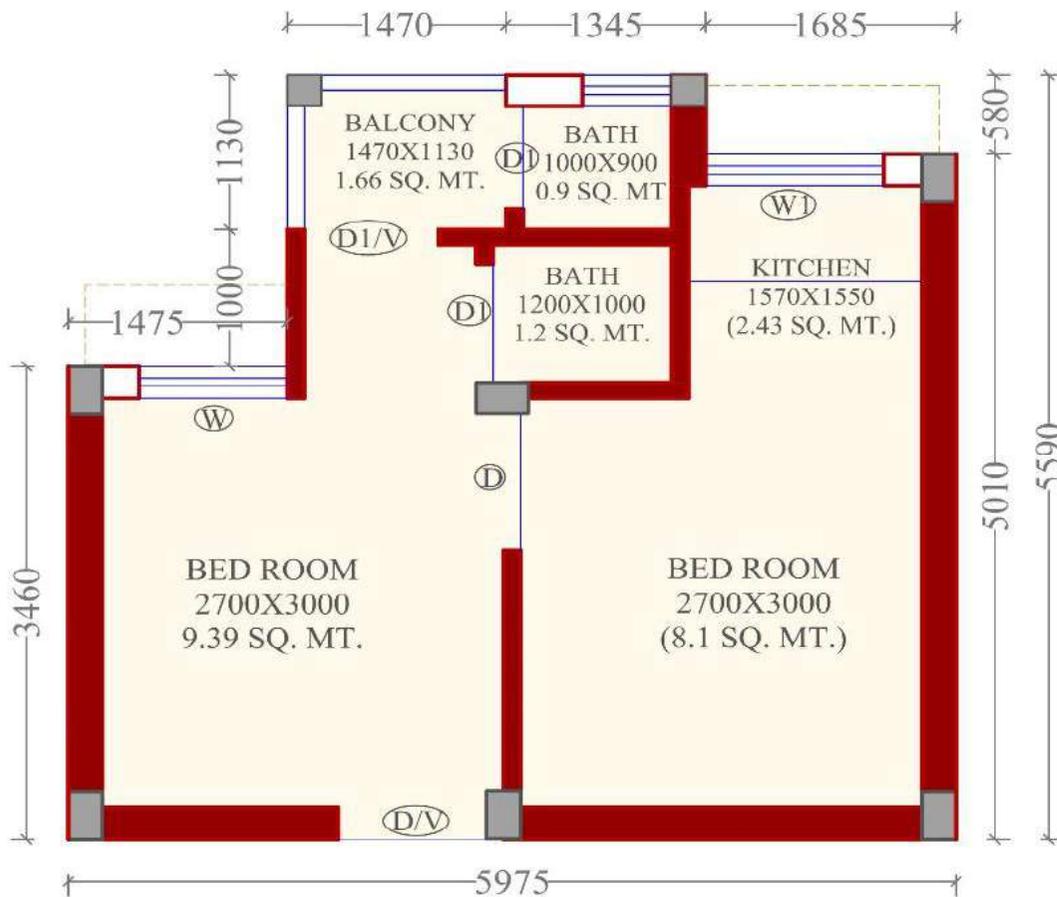


10 Projects in 6 Districts comprising 6215 EWS Dwelling Units under AHP was recommend for the approval by SLAC held on 21/05/2018, 22/05/2018 and 28.05.2018.

#	CITY	No. of Proj.	No. of EWS DUs	Implementing Agency/ Development Area	Central Share	State Share	Implementing Agency Share	Beneficiary Share	TOTAL Project Cost
1	<u>LUCKNOW</u>	3	2551	Nagar Nigam and LDA	3826.50	2551.00	4123.89	5102.00	15603.39
2	<u>KANPUR</u>	2	968	M/s J.K. Cotton (KDA)	1452.00	968.00	3152.00	1936.00	7508.00
3	<u>GHAZIABAD</u>	2	1108	Ghaziabad Dev. Authority	1662.00	1108.00	7314.69	2182.76	12267.45
4	<u>BAREILLY</u>	1	480	M/s Dhanraj Builders (BDA)	720.00	480.00	0.00	528.00	1728.00
5	<u>RAMPUR</u>	1	500	M/s Dhanraj Builders (RDA)	750.00	500.00	0.00	999.95	2249.95
6	<u>VARANASI</u>	1	608	M/s Shri Sai Baba Infraproject Pvt. Ltd. (VDA)	912.00	608.00	2467.34	1212.96	5200.30
	TOTAL	10	6215		9322.50	6215.00	17057.92	11961.67	44557.09

Saleable Cost of EWS DU as approved by State Rs. 4.50 Lakhs

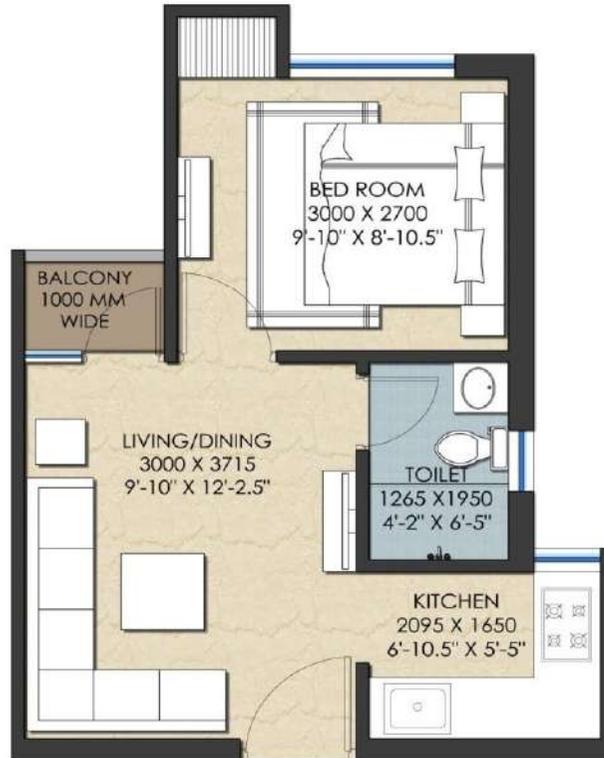
Proposed EWS Dwelling Unit at Lucknow Under AHP



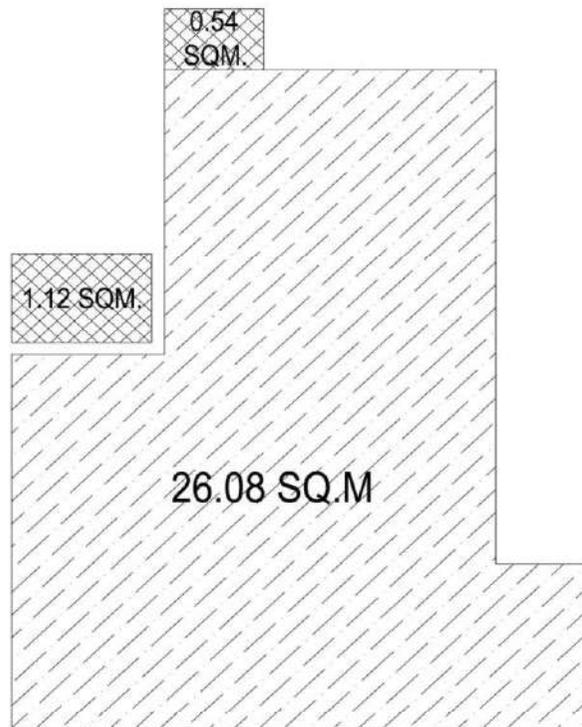
AREA STATEMENT

SN.	DESCRIPTION	L	B	H/D	A/V	UNIT
EWS - 01 (G+3)						
1.	BUILT-UP AREA				575.26	SQ. MT.
2.	TOTAL FLOOR AREA (G+3)				2301.4	SQ. MT.
3.	GROUND FLOOR AREA				575.26	SQ. MT.
4.	1ST FLOOR AREA				575.26	SQ. MT.
5.	2ND FLOOR AREA				575.26	SQ. MT.
6.	3RD FLOOR AREA				575.26	SQ. MT.
7.	MUMTY AREA				49.18	SQ. MT.
8.	CIRCULATION AREA OF ONE FLOOR				132.34	SQ. MT.
9.	SUPER AREA (1-UNIT)				38.35	SQ. MT.
10.	CARPET AREA OF UNIT				23.68	SQ. MT.
11.	LIVING ROOM	2.7	3.00		8.1	SQ. MT.
12.	BED ROOM				9.39	SQ. MT.
13.	BATH	1.2	1.00		1.20	SQ. MT.
14.	WC	1.00	0.90		.9	SQ. MT.
15.	COOKING ALCOVE	1.57	1.55		2.43	SQ. MT.
16.	VER.	1.43	1.13		1.66	SQ. MT.
	TOTAL				23.68	SQ. MT.

Proposed EWS Dwelling Unit at Varanasi under AHP



UNIT PLAN



AREA DIAGRAM AS / P.M.A.Y.

EWS CARPET AREA DETAIL - 25/30 SQM.			
S.NO.	CARPET AREA	AREA [SQM.]	AS/PER RERA AREA [SQM.]
1	LIVING/ DINING	11.47	11.47
2	BEDROOM 01	8.20	8.20
3	KITCHEN	3.56	3.56
4	TOILET 01	2.55	2.55
5	BALCONY 1	-	1.26
6	CUPBOARD	-	0.54
TOTAL		25.78	27.58

EWS CARPET AREA AS/ P.M.A.Y - 28 SQM.		
CARPET AREA = 26.08 SQM.		
S.NO.	CARPET AREA	AREA [SQM.]
1	BALCONY 1	1.12
2	CUPBOARD	0.54
TOTAL		1.66
CARPET AREA AS/ P.M.A.Y. = 26.08 + 1.66 = 27.74 SQM.		

DES ARC
ARCHITECTS, INTERIORS, PLANNING
UGSR - 1A, ANSAL PLAZA , SECTOR - I, VAISHALI, GZR
PH: 0120 - 4253114 M : 0-9818711273
EMAIL - desarc14@gmail.com

PROJECT :
PROPOSED AFFORDABLE HOUSING " SAI CITY " UNDER " P . M . A . Y " , AT DASEPUR , VARANASI FOR M/S : SHREE SAI BABA INFRA PROJECTS PVT. LTD.

DRAWING TITLE
EWS CARPET AREA - 28.0 SQM.

DRAWING TYPE
UNIT PLAN
DRG. NO.
PMAY/UN/TY-01

Proposed EWS Dwelling Unit at Kanpur Under AHP

JKCM-II, 84/29, KALPI ROAD, KANPUR

PROPOSED AFFORDABLE HOUSING IN PARTNERSHIP UNDER PRADHAN MANTRI AWAS YOJANA, U.P.

Figure 5-4 Proposed typical floor Plan of EWS Block Type -1

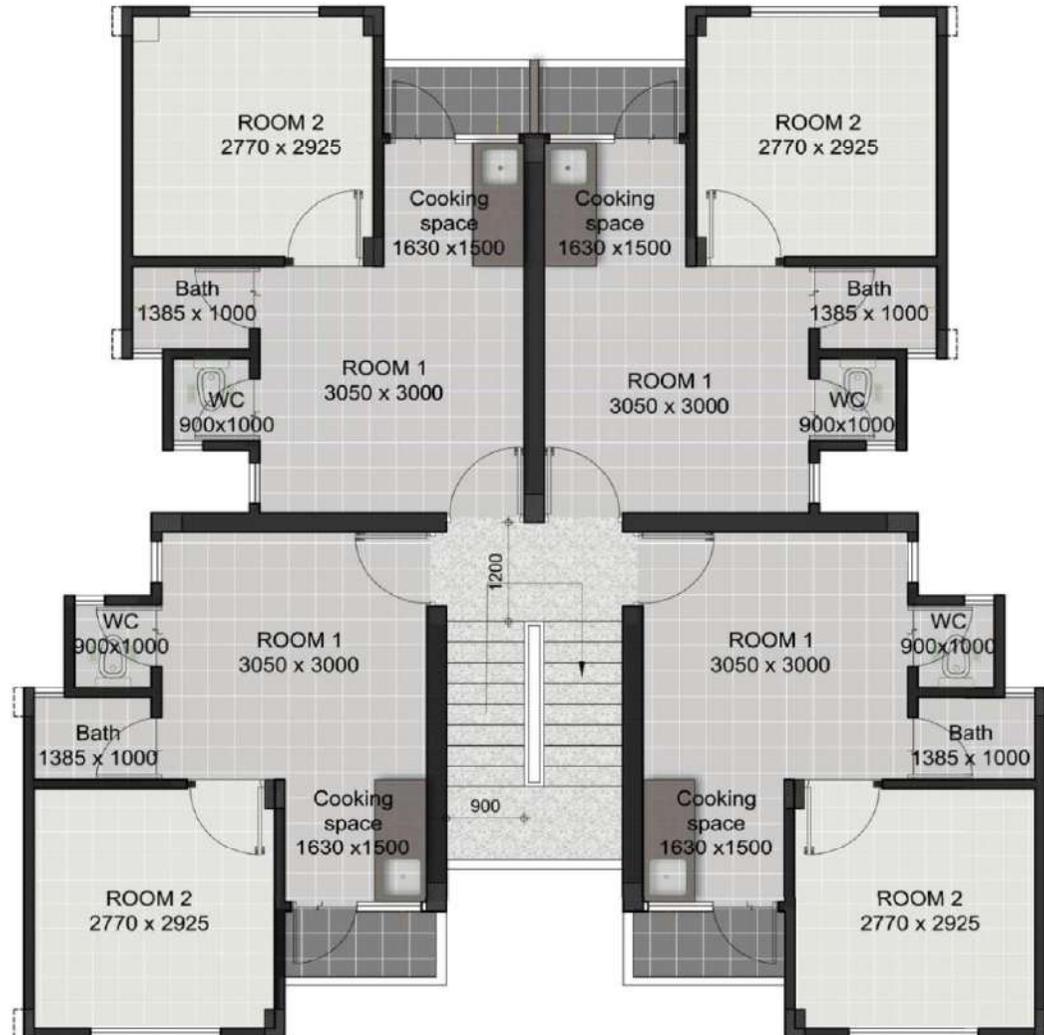


Figure 5-5 Proposed typical floor Plan of EWS Block Type -2



Proposed E.W.S. HDUs at Rampur under AHP

23

E.W.S HOUSING SCHEME UNDER PMAY, RAMPUR, U.P.



AREA STATEMENT

TOTAL LAND AREA	=	10120.00 SQM.
ROAD WIDENING AREA	=	553.90 SQM.
NET LAND AREA	=	9566.10 SQM.
ROAD AREA	=	1891.24 SQM.
COMMERCIAL AREA	=	904.77 SQM.
GARBAGE AREA	=	45.00 SQM.
GREENERY AREA REQUIRED @ 15%	=	1434.92 SQM.
GREENERY AREA PROVIDED @ 15.01%	=	1477.54 SQM.
PARK - 1	=	1127.79
PARK - 2	=	349.75
TOTAL AREA	=	1477.54
TOTAL NO. OF FLATS ON GROUND FLOOR	=	125
TOTAL NO. OF UNITS IN THE SCHEME	=	125X4 = 500
TOTAL COVERED AREA IN THE SCHEME	=	3924.98 SQM.
TOTAL COVERED AREA IN THE SCHEME	=	15089.96 SQM.
TOTAL F.A.R. ACHIEVED IN THE SCHEME	=	1.64

COVERED AREA OF BLOCKS

BLOCK NO.	COVERED AREA
A1	254.21
A2	249.21
B1	227.78
E1	248.11
C1	227.26
G1	248.11
D1	233.34
E2	248.11
E3	233.34
E4	248.11
E5	248.11
E6	248.11
E7	248.11
E8	248.11
E9	248.11
E10	248.11

TOTAL COVERED AREA OF FLOOR - 125 X 4 = 500
TOTAL COVERED AREA IN THE SCHEME - 15089.96 SQM

LEGEND

S.NO.	DESCRIPTION	SYMBOL
1	TREES	
2	COMMERCIAL PLOT	
3	GARBAGE AREA	
4	ROAD	
5	PARKING	

TWO WHEELERS PARKING
REQUIRED PARKING = 500
PROVIDED PARKING = 520

LAYOUT PLAN

PRADHANMANTRI AWAS YOJNA,
VILL. AJAYPUR, RAMPUR, U.P.
DEVELOPERS /
DHANRAJ BUILDERS.

Ar. Anil Kumar Saxena
Architect & Engineer
CA-734582
Govt. Approved Ye for
CAT-1-12/2004
B-340, Rajendra Nagar, Bareilly, U.P.
9959999999/9959999999



Sheet No.	
Scale	

PROJECT PROPOSAL BRIEF for Verified Beneficiaries under BLC(N)



Earth Quake Zone Classification	Proposed DUs under BLC (N)	Central Share (1.5L)	State Share (1L)	Beneficiary Share	Total Cost
<u>Zone-III</u>	2925	4387.50	2925.00	2508.11	9820.61
<u>Zone-IV</u>	9	13.50	9.00	11.77	34.27
<u>Black Cotton Soil</u>	73	109.50	73.00	95.50	278.00
Total	3007	4510.50	3007.00	2615.38	10132.88

Cost of DU in Zone II/Zone III – 3.36 Lakh & Cost of DU in BCS & Zone IV – 3.80 Lakh

PROJECT PROPOSAL BRIEF for Verified Beneficiaries under BLC(E)



Amount in Lakh

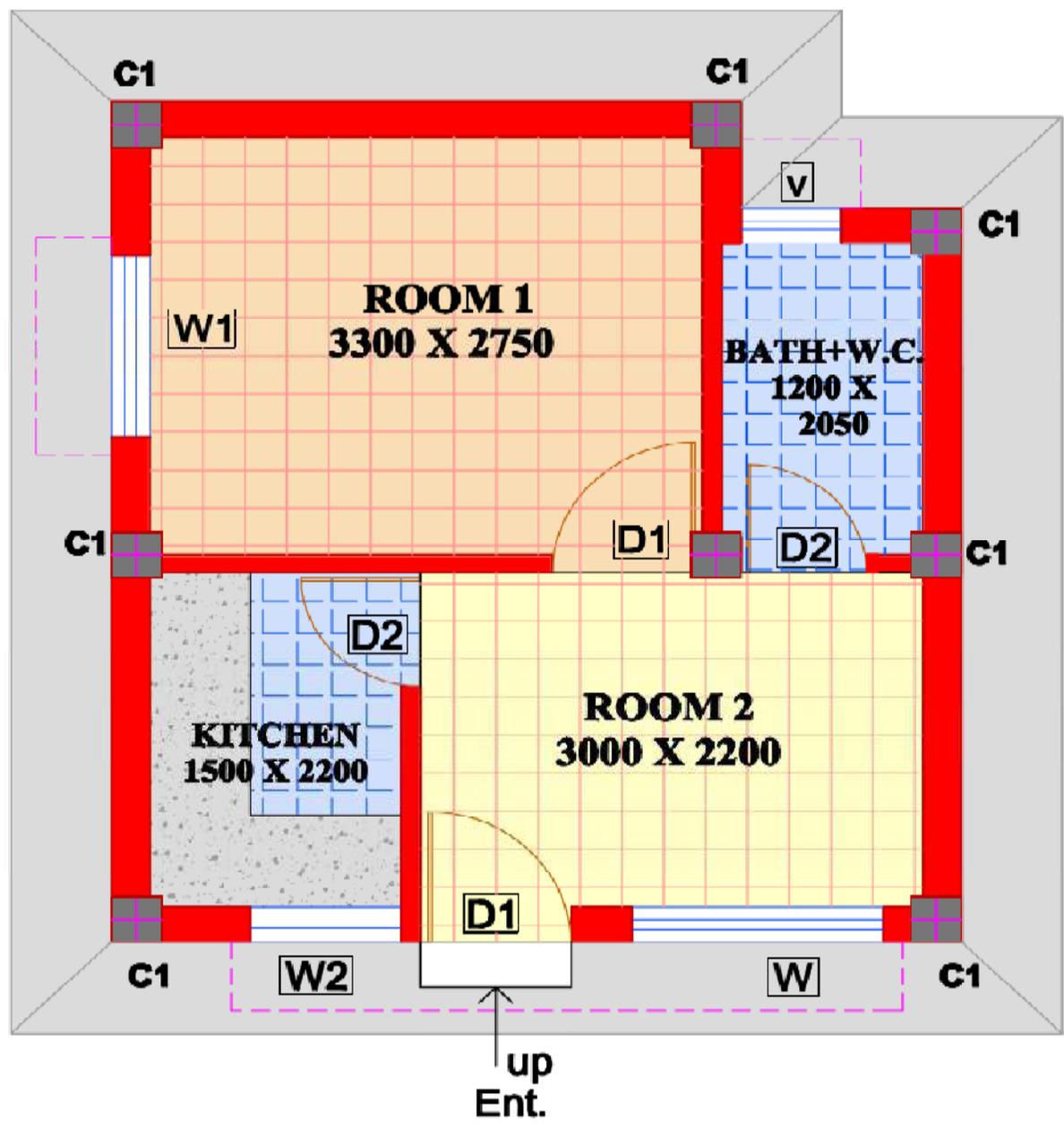
Earth Quake Zone Classification	Proposed DUs under BLC (E)	Central Share (1.5L)	State Share (upto 1L)	Beneficiary Share	Total Cost
<u>Zone-III</u>	5990	8985.00	5170.09	99.15	14254.24
<u>Zone-IV</u>	6511	9766.50	5027.59	25.32	14819.41
<u>Black Cotton Soil</u>	1337	2005.50	1260.94	0.00	3266.44
Total	13838	20757.00	11458.63	124.47	32340.10

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Yes, attached
▪SLAC/SLSMC approval/Minutes submitted	SLAC approval on 25/05/2018 & 28/05/2018 and SLSMC approval on 29/05/2018
▪Land title status (encumbrance free)	Yes for 16,845 Beneficiaries
▪Beneficiary list (BLC) submitted	Yes
▪No. of Beneficiaries with Aadhar ID	16,845 Nos
▪No. of Beneficiaries with other Unique ID	-
▪No. of Aadhar seeded Bank accounts	-
▪Status of physical & social infrastructure	Provisions will be made at ULB Level
▪Implementation plan/Completion period	15 Months
▪Beneficiary consent sought	Yes

Proposed DU Layout Plan & Room Sizes under BLC(N)



AREA STATEMENTS

SL.	DESCRIPTION	LENGHT	WIDTH	AREA (SQ.M.)
1.	ROOM1	3.30	2.75	9.075
		0.90	0.115	0.104
2.	ROOM2	3.00	2.20	6.600
		0.90	0.23	0.207
3.	KITCHEN	1.50	2.20	3.300
		0.75	0.115	0.086
4.	BATH+W.C.	1.20	2.05	2.460
		0.75	0.115	0.086
DEDUCTION OF COLUMN				- 0.0382
CARPET AREA				21.77
BUILT AREA				27.110

Progress of houses in BKT, Lucknow under BLC(N) vertical



Progress of houses in BKT, Lucknow under BLC(N) vertical



Progress of houses under BLC(N) vertical

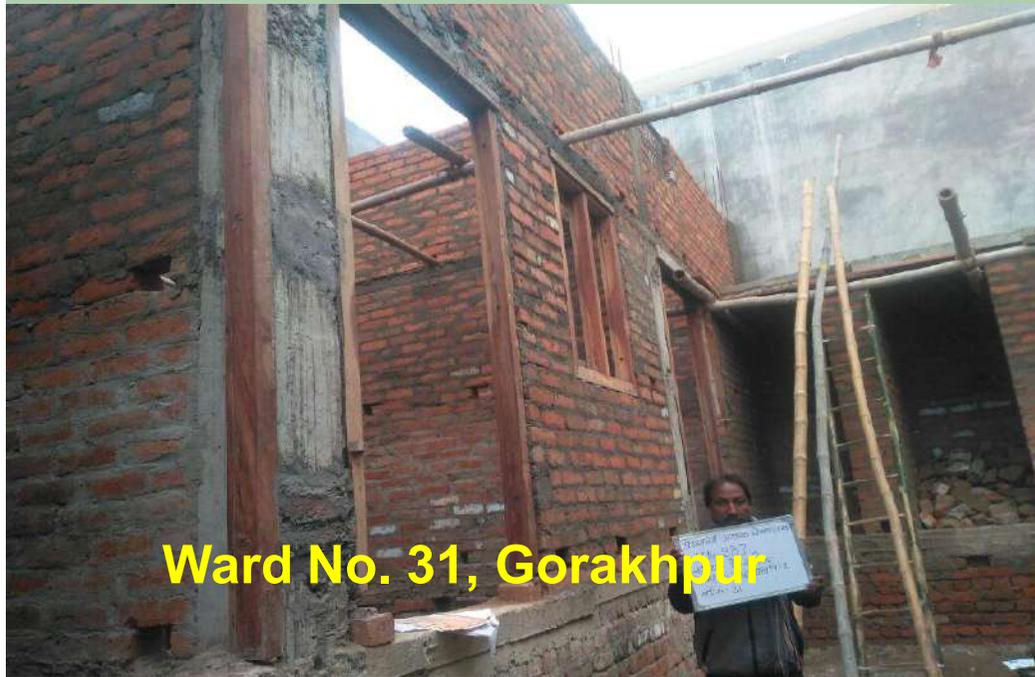


Progress of houses under BLC(N) vertical

Bakshi ka Talab, Lucknow



Physical progress of houses in Gorakhpur NN under BLC(N) vertical



Ward No. 31, Gorakhpur



Ward No. 20, Gorakhpur



Ward No. 31, Gorakhpur



Ward No. 31, Gorakhpur

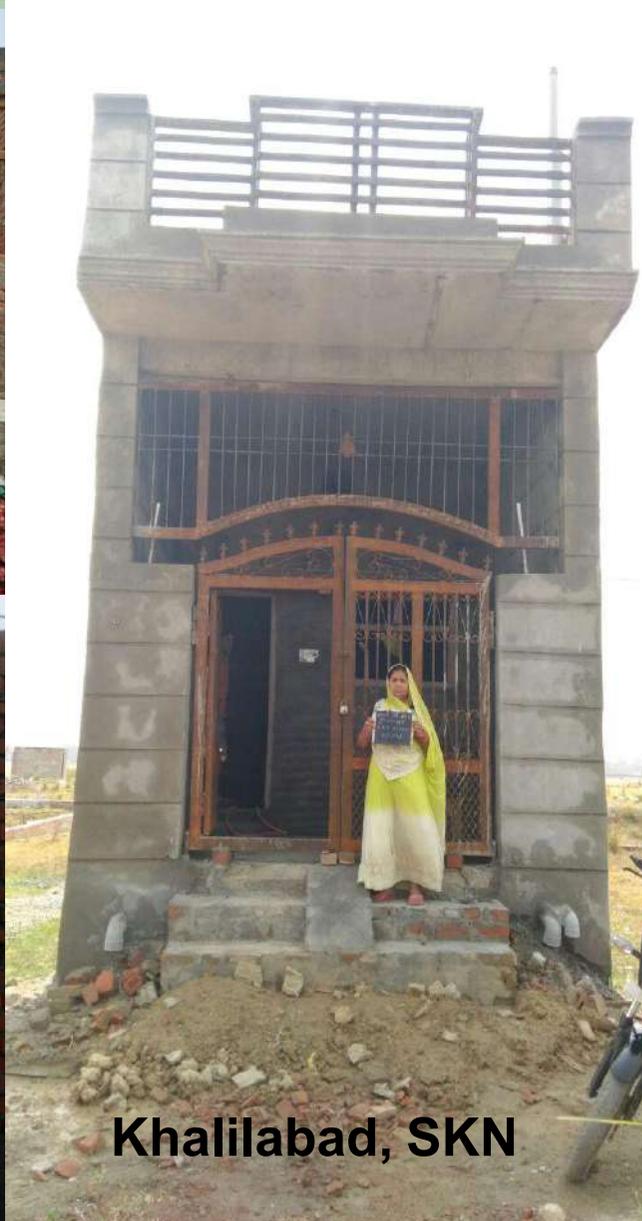


Ward No. 31, Gorakhpur

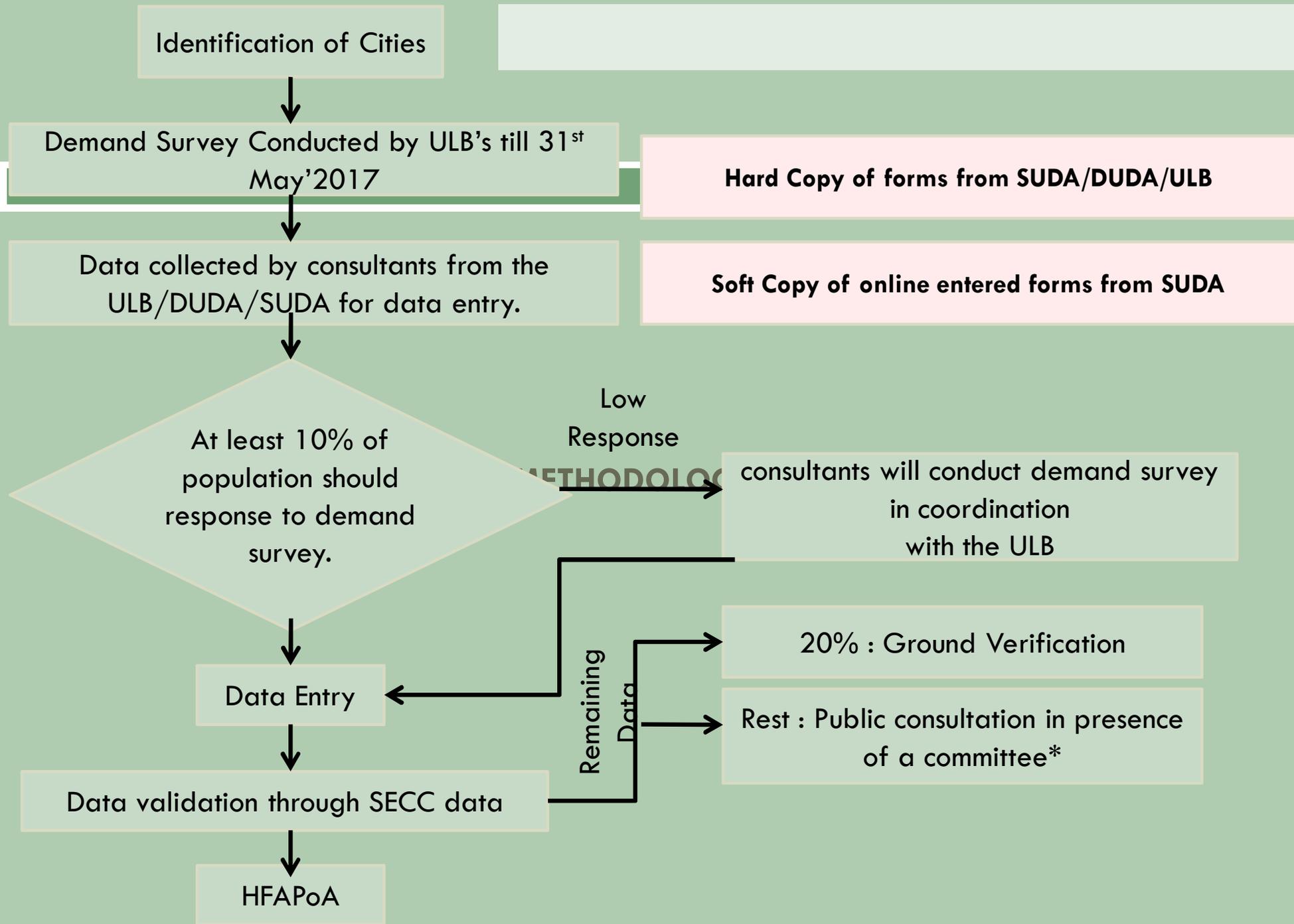
Physical progress of houses in Lakhimpur Khiri under BLC(N) vertical



Physical progress of houses in Maharajganj and Sant Kabir Nagar under BLC(N) vertical



Housing For All Plan of Action (HFAPoA)



Hard Copy of forms from SUDA/DUDA/ULB

Soft Copy of online entered forms from SUDA

METHODOLOGY

***Committee for Approval will be set up with the DUDA nodal officer, district magistrate and representatives from the ULBs**

APPLICATION STATUS OF 13 URBAN LOCAL BODIES

S. NO	DISTRICT	ULB Name
1	BARABANKI	Satrikh Nagar Panchayat
		Haidargarh Nagar Panchayat
		Deva Nagar Panchayat
		Fatehpur Nagar Panchayat
		Tikaitnagar Nagar Panchayat
2	BHADOHI (SANT RAVI DAS NAGAR)	Gopiganj Nagar Palika Parishad
		Suriyawan Nagar Panchayat
		Gyanpur Nagar Panchayat
		Ghosia Bazar Nagar Panchayat
		Nai Bazar Nagar Panchayat
		Bhadohi Nagar Palika Parisad
3	SONBHADRA	Churuk Ghurma Nagar Panchayat
		Chopan Nagar Panchayat

PHYSICAL STATUS

S. NO	DISTRICT	ULB NAME	AREA(SQ.KM)	NO. OF WARDS	TOTAL HOUSEHOLD (CENSUS 2011)	URBAN POPULATION (CENSUS 2011)
1	BARABANKI	Satrikh Nagar Panchayat	4	11	1865	12107
		Haidargarh Nagar Panchayat	4.55	12	2999	17200
		Deva Nagar Panchayat	4.3	12	2485	15662
		Fatehpur Nagar Panchayat	9	16	5617	35582
		Tikaitnagar Nagar Panchayat	4	10	1563	9456
2	BHADOHI (SANT RAVI DAS NAGAR)	Gopiganj Nagar Palika Parisad	6	25	2906	19,058
		Suriyawan Nagar Panchayat	6.54	13	2610	18,843
		Gyanpur Nagar Panchayat	2.2	11	2024	12,808
		Ghosia Bazar Nagar Panchayat	5	13	2649	20,760
		Nai Bazar Nagar Panchayat	8	11	1967	13,408
		Bhadohi Nagar Palika Parisad	8	25	13274	94,620
3	SONBHADRA	Churuk Ghurma Nagar Panchayat	5	10	1193	6,568
		Chopan Nagar Panchayat	4.21	11	2648	14,302

APPLICATION STATUS

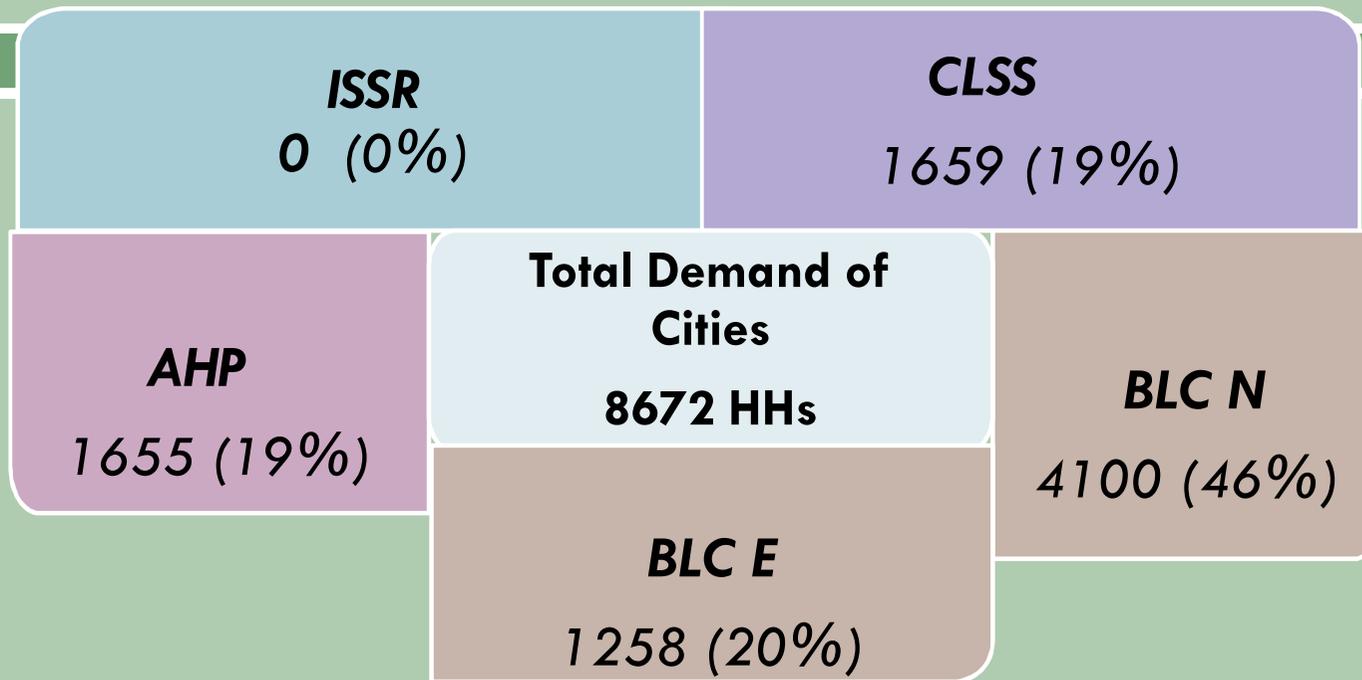
S.NO	District	ULB Name	Number of received forms (till 31st May 2017)				Approved after validation						Rejection after Validation
			Online Suda	Offline	CSC Portal	Total	ISSR	CLSS	AHP	BLC (N)	BLC (E)	Total	
1	BARABANKI	Satrikh Nagar Panchayat	51	49	34	134	0	4	13	33	13	63	126
		Haidargarh Nagar Panchayat	198	113	167	478	0	9	6	4	12	31	62
		Deva Nagar Panchayat	239	0	471	710	0	7	0	112	8	127	254
		Fatehpur Nagar Panchayat	509	0	303	812	0	144	17	88	21	270	540
		Tikaitnagar Nagar Panchayat	484	109	41	634	0	270	42	166	25	503	1006
4	BHADOHI (SANT RAVI DAS NAGAR)	Gopiganj Nagar Palika Parisad	406	983	453	1842	0	71	540	140	137	888	809
		Suriyawan Nagar Panchayat	635	550	460	1645	0	91	164	726	71	1052	422
		Gyanpur Nagar Panchayat	461	357	369	1187	0	77	5	207	67	356	801
		Ghosia Bazar Nagar Panchayat	367	377	1429	2173	0	38	83	377	173	671	1322
		Nayi Bazar Nagar Panchayat	65	506	144	715	0	96	96	366	20	578	89
		Bhadohi Nagar Palika Parisad	3672	845	5145	9662	0	350	447	966	480	2243	7237
7	SONBHADRA	Chopan Nagar Panchayat	766	509	456	1731	0	298	136	284	130	848	552
		Churk Ghurma Nagar Panchayat	962	541	242	1745	0	204	106	631	101	1042	865
		TOTAL	8815	4939	9714	23468	0	1659	1655	4100	1258	8672	14085

FINANCIAL SUMMARY

S NO	District	ULB Name	Approved after validation					Financial status			
			ISSR	CLSS	AHP	BLC (N)	BLC (E)	Total	Central share (IN LAKH)	State share (IN LAKH)	Beneficiary share (IN LAKH)
1	BARABANKI	Satrikh Nagar Panchayat	0	4	13	33	13	63	100.00	53.00	54.00
		Haidargarh Nagar Panchayat	0	9	6	4	12	31	57.00	16.00	15.00
		Deva Nagar Panchayat	0	7	0	112	8	127	199.00	116.00	96.00
		Fatehpur Nagar Panchayat	0	144	17	88	21	270	573.00	116.00	185.00
		Tikaitnagar Nagar Panchayat	0	270	42	166	25	503	1329.00	221.00	227.00
2	BHADOHI (SANT RAVI DAS NAGAR)	Gopiganj Nagar Palika Parisad	0	71	540	140	137	888	1415.00	749.00	1262.00
		Suriyawan Nagar Panchayat	0	91	164	726	71	1052	1684.00	926.00	1272.00
		Gyanpur Nagar Panchayat	0	77	5	207	67	356	625.00	246.00	279.00
		Ghosia Bazar Nagar Panchayat	0	38	83	377	173	671	1051.00	547.00	656.00
		Nai Bazar Nagar Panchayat	0	96	96	366	20	578	979.00	472.00	668.00
		Bhadohi Nagar Palika Parisad	0	350	447	966	480	2243	3775.00	1653.00	2150.00
3	SONBHADRA	Churuk Ghurma Nagar Panchayat	0	298	136	284	130	848	1802.00	788.00	1032.00
		Chopan Nagar Panchayat	0	204	106	631	101	1042	1621.00	485.00	641.00
		TOTAL	0	1659	1655	4100	1258	8672	15210.00	6388.00	8537.00

FINANCIAL SUMMARY

Vertical –wise Demand (13 Towns)



Total projected Central Share: **Rs. 15210.00 LAKH**

Total State share: **Rs. 6388.00 LAKH**

Beneficiary share: **Rs. 8537.00 LAKH**

Tentative Road Map - 2022



Year	Component Name				Total in Lakh
	BLC(N/E)	AHP	ISSR	CLSS	
2017-18	2.00	2.00	0	1.00	5.00
2018-19	2.00	1.50	0.20	1.00	4.70
2019-20	0.50	1.00	0	1.00	2.50
2020-21	0	0	0	1.00	1.00
2021-22	0	0	0	1.00	1.00
Total	4.50	4.50	0.20	5.00	14.20

Note:-

Target of AHP component is related to Housing Department, Govt of UP.

Target of ISSR component depend on consent of tenable slum dwellers on the Govt. Land.

Target of CLSS component depends upon the loan sanctioning by banks / PLIs and for this component HUDCO and NHB.

BEST PRACTICE/ INNOVATION



Innovative technology Adopted

Best practice to be shared

1. **Systematic approach has been adopted** for demand survey.
2. **Development of dedicated portal for Demand generation:**
Total demand generated through this portal is 12,14,151 Nos.

Details of IEC initiatives

1. Organization of workshops at State Level, District Level and ULB Level.
2. Organization of Awareness camps at community level for better participation.
3. Frequent Newspaper Advertisement regarding demand survey under PMAY (U) and its benefits.
4. Verification of beneficiary through Call center.

RAY – AT A GLANCE

Financial Status -

(Amt in Cr.)

project Approved	No of cities covered	Total Project Cost	ACA Committed	ACA released	Total fund released by SUDA (CS+SS)	Total Expenditure against fund released	UC sent to Gol
18	16	576.99	279.22	170.61	266.50	203.37	109.31

RAY – AT A GLANCE

Physical Status -

project Approved	DUs Sanctioned	DUs Type	DUs Completed	DUs in Progress	DU Occupied	DUs Unoccupied
18	8409	IN-SITU / Relocation	3999	251	3999	0

Progress of ray - Pokhar Purva slum of Kanpur (Housing)



Progress of ray - Jhansi (Housing)



Progress of BSUP-IHSDP

Physical Progress

S. No.	Scheme Name	Total Sanction Project	No. of DUs		Physical Progress			Occupied	Completion Certificate	
			Sanction DUs	After Surrender	DUs Completed	DUs in Progress	DUs Allotted		Received	Sent to Gol
1	2	3	4	5	6	7	8	9	10	11
1	BSUP	69 / 67	68217	45599	42645	2954	40885	37785	6	6
2	IHSDP	164 / 159	47399	37818	34511	3307	29198	26286	25	25
	Total	233 / 226	115616	83417	77156	6261	70083	64071	31	31

Financial Progress

(Amt. in cr.)

S. No.	Scheme Name	Project Cost		Amount of ACA		Release amount of ACA	ACA to be refund	ACA refunded	Balance ACA to be refund	Total UC sent	Balance UC
		Sanction	After Surrender	Sanction	After Surrender						
1	2	3	4	5	6	7	8	9	10	11	12
1	BSUP	2353.80	1637.66	1149.04	798.03	876.31	78.28	78.28	0.00	736.83	61.20
2	IHSDP	1325.10	987.67	845.76	624.41	718.19	93.78	93.78	0.00	588.87	35.54
	Total	3678.90	2625.33	1994.80	1422.44	1594.50	172.06	172.06	0.00	1325.70	96.74

PROGRESS OF BSUP & IHSDP



Thanks...