

Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 20 projects under BLC , 4 AHP projects and
HFAPoA of 55 towns of Phase II**

Presented to 37th CSMC held on 23rd of August 2018

Government of Jammu & Kashmir

PROGRESS OF PMAY (URBAN)



Indicators	Current Status (No.)
▪ Cities Approved	80 (25 +55)
▪ Demand Survey Completed	Completed in all 80 towns of J&K
▪ Total Demand	81445 (All verticals)
▪ Demand received through Common Service Centre and Online Application	Yes being monitored and validated cluster wise by the concerned CLTC experts.
▪ Cases accepted/rejected	Yes
▪ Whether HFAPoA Submitted	Yes
▪ Whether AIP Submitted	Yes
▪ Whether HFAPoA & AIP entered in MIS	Yes
▪ SLTC/CLTC staffs approved vs. placed	Yes
▪ Target of DUs in 2017-18	-
▪ State Budgetary Provision for PMAY (U) in 2017-18	10 % of the Central Share

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
<ul style="list-style-type: none"> ▪Dispensing the need for separate Non Agricultural (NA) Permission 	<p>J&K Agrarian Reforms Act, 1976 has enabling provisions and there is no need of separate non-agricultural permission for use of land for residential purposes.</p>
<ul style="list-style-type: none"> ▪Prepare/amend their Master Plans earmarking land for Affordable Housing 	<p>Directions have been issued to Chief Town Planner, Town Planning Organization, Jammu / Kashmir to address this condition in Master Plans being formulated / under revision for various towns / cities of the state.</p>
<ul style="list-style-type: none"> ▪Single-window, time bound clearance for layout approval and building permissions 	<p>The system is already in place under Public Service Guarantee Act, 2011 and building permission cases are being processed online within a stipulated period.</p>
<ul style="list-style-type: none"> ▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved layouts and building plans. 	<p>The SLSMC has approved the layout/type design for a single storey residential house proposed for EWS category for all the three regions of the state viz. Jammu/Kashmir & Ladakh.</p>
<ul style="list-style-type: none"> ▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act. 	<p>The State has enacted “The Jammu & Kashmir (Residential & Commercial Tenancy) Act, 2012” which is on similar lines of Model Tenancy Act prepared by the Ministry of Housing & Urban Poverty Alleviation(MHUPA), Govt. of India.</p>
<ul style="list-style-type: none"> ▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms. 	<p>Yes being addresses in the Development Control Regulations being prepared for Master Plans under preparation/revision.</p>

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR	-	-	-	-	-	-	-	-
▪AHP	-	-	-	-	-	-	-	-
▪BLC (New) / (Enhancement)								
▪Total	14036	-	-	1865	914	445	7305	66
▪CLSS	No. of loan Sponsored							
	No. of loan sanctioned							

Note: Provide the details of relevant projects

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	-
▪ Projects approved:	90
▪ Projects entered (7A/B/C/D)	114
▪ DUs approved under BLC	14036
▪ Beneficiaries attached	10833
▪ Houses geo-tagged	5445
▪ Total fund transferred through DBT (Rs. Lakhs)	911.00
▪ <i>National Electronic Funds Transfer (NEFT)</i>	-
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

Glimpses of Completed houses under BLC of various towns of State



Poonch Town
Beneficiary Name: Sarabjeet Singh
Parentage: Sardar Chatter Singh
Ward No : 8
Component: BLC – New House
S. No of DPR: 66 of DPR-I

Bhaderwah Town
Beneficiary Name: Farooq Ahmed Butt
Parentage: Jumma Kumhar
Ward No : 10
Component: BLC – Enhancement
S. No of DPR: 23 of DPR-II



Glimpses of Completed houses under BLC of various towns of State



Rajouri Town

Beneficiary Name: Anwar Hussain

Parentage: Mohammad Din

Ward No : 4

Component: BLC – New House

S. No of DPR: 39 of DPR-I

Kathua Town

Beneficiary Name: Jasbir Singh

Parentage: Chankar Singh

Ward No : 5

Component: BLC – New House

S. No of DPR: 41 of DPR-I



Glimpses of Progress – Baramulla Town



BLC - Under Construction houses of Srinagar City



BLC - Under Construction houses of Bharderwah Town



BLC - Under Construction houses of Anantnag Town



BLC - Under Construction houses of Pulwama Town



BLC - Under Construction houses of Handwara Town



Glimpses of Progress – Ganderbal Town



Glimpses of Progress – Samba Town



PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects		4	14	6	
▪No. of DUs		1008	3204	230	
▪Project Cost		9630.56	17936.07	485.14	
▪Central Share		1512.00	4806.00	343.15	
▪State Share		168.00	533.979	36.08	
▪ULB Share		0.00	0.00	0.00	
▪Beneficiary Share		6999.05	12596.09	105.89	

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪ISSR						
▪AHP	8.61	1.50	0.166	0.00	6.94 *	30 Months
▪BLC (N/E)	**	1.50	0.166	0.00	**	18 Months

* Tentative cost - As the projects has been tendered on EPC Model by the JDA and the beneficiary share will be reduced once the tender would be finalized.

** The state has approved three types designs for the three climatic regions of the state. The cost for the construction of one DU is different in all the three regions so as the beneficiary share.

PROJECT PROPOSAL BRIEF



A. Projects under BLC Component

Approval of 20 DPRs prepared for 8 cities/towns of Kashmir Division and 6 cities/towns of Jammu Division under Beneficiary Led Individual House Construction (New House construction - 14 /Enhancement of Existing House - 6) component of PMAY - HFA (Urban) Mission of 25 Cities/Towns of Phase – I.

Amount in lakhs

No of HH		Total Cost		Central Assistance		State Share		Benf. Share	
New	Enh.	New	Enh.	New	Enh.	New	Enh.	New	Enh.
3204	230	17936.07	485.14	4806.00	343.15	533.979	36.08	12596.09	105.89
3434		18421.21		5149.15		570.06		12701.98	

S.No	Name of the Town	Tentative No. of beneficiaries as per HFPoA	DPR Approved by CSMC	New DPRs for approval		
				New	Enh.	Total
1	Doda	306	344	32	0	32
2	Rajouri	345	465	45	65	110
3	Samba	193	157	20	16	36
4	Udhampur	1703	564	25	26	51
5	Bhaderwah	202	268	14	5	19
6	Jammu	21033	118	146	92	238
Jammu Division				282	204	486
1	Sopore	2779	2700	550	0	550
2	Ganderbal	1197	229	120	0	120
3	Kupwara	690	221	317	0	317
4	Pulwama	639	519	10	0	10
5	Anantnag	3331	622	627	0	627
6	Bijbhera	650	275	93	0	93
7	Kargil	470	566	112	0	112
8	Srinagar	36061	1990	1093	26	1119
Kashmir Division				2922	26	2948
For Approval from Jammu & Kashmir				3204	230	3434

S.No	Name of the Town	New DPR for approval			Total Cost			Central Share			State Share			Benf. Share		
		New	Enhancement	Total	New	Enhancement	Total (New + Enhancement)	New	Enhancement	Total (New + Enhancement)	New	Enhancement	Total (New + Enhancement)	New	Enhancement	Total (New + Enhancement)
Amount in lakhs																
1	Doda	32	0	32	146.92		146.92	48.00		48.00	5.33		5.33	93.59		93.59
2	Rajouri	45	65	110	206.60	142.02	348.62	67.50	97.50	165.00	7.50	10.83	18.33	131.60	33.69	165.29
3	Samba	20	16	36	91.82	29.56	121.38	30.00	24.00	54.00	3.33	2.66	5.99	58.49	2.90	61.39
4	Udhampur	25	26	51	114.78	59.40	174.18	37.50	39.00	76.50	4.17	4.10	8.27	73.11	16.30	89.41
5	Bhaderwah	14	5	19	80.31	13.58	93.89	21.00	7.50	28.50	2.33	0.83	3.16	56.98	5.24	62.22
6	Jammu	146	92	238	670.32	190.68	861.00	219.00	136.15	355.15	24.33	13.36	37.69	426.98	41.16	468.14
Jammu Division		282	204	486	1310.76	435.24	1746.00	423.00	304.15	727.15	47.00	31.78	78.78	840.76	99.29	940.05
1	Sopore	550	0	550	3155.20		3155.20	825.00		825.00	91.66		91.66	2238.53		2238.53
2	Ganderbal	120	0	120	688.41		688.41	180.00		180.00	20.00		20.00	488.41		488.41
3	Kupwara	317	0	317	1818.54		1818.54	475.50		475.50	52.83		52.83	1290.21		1290.21
4	Pulwama	10	0	10	57.37	0.00	57.37	15.00	0.00	15.00	1.67	0.00	1.67	40.70	0.00	40.70
5	Anantnag	627	0	627	3596.92	0.00	3596.92	940.50	0.00	940.50	104.50	0.00	104.50	2551.93	0.00	2551.93
6	Bijbehera	93	0	93	533.51	0.00	533.51	139.50	0.00	139.50	15.50	0.00	15.50	378.52	0.00	378.52
7	Kargil	112	0	112	505.13	0.00	505.13	168.00	0.00	168.00	18.67	0.00	18.67	318.46	0.00	318.46
8	Srinagar	1093	26	1119	6270.23	49.90	6320.13	1639.50	39.00	1678.50	182.16	4.30	186.46	4448.58	6.60	4455.18
Kashmir Division		2922	26	2948	16625.31	49.9	16675.21	4383.00	39.00	4422.00	486.98	4.30	491.28	11755.33	6.60	11761.93
Total		3204	230	3434	17936.07	485.14	18421.21	4806.00	343.15	5149.15	533.979	36.08	570.059	12596.09	105.89	12701.98

PROJECT PROPOSAL BRIEF



B. Projects under AHP Component

Approval of 4 DPRs prepared by Jammu Development Authority for the construction of 1008 Flats at four different sites/ land owned by the Jammu Development Authority.

Amount in lakhs

S. No	Project Location	No of EWS Flats proposed	Total Cost	Central Assistance	State Share	Benf. Share
1	Udheywala – Jammu	192	1934.16	288.00	32.00	1333.15
2	Muthi – Jammu	192	1826.96	288.00	32.00	1333.15
3	Nagrota – Jammu	240	2256.03	360.00	40.00	1666.44
4	Majeen Sidhra – Jammu	384	3613.43	576.00	64.00	2666.31
Total		1008	9630.56	1512.00	168.00	6999.05

JDA AHP 192 EWS Flats at Udheywala Jammu

PROJECT INFORMATION

**Construction of 192 DUs at Udheywala – Jammu by Jammu Development Authority under AHP
Component of PMAY (Urban) Mission**

Implementing Agency

Jammu Development Authority

No of houses/flats		Project Cost				GOI Share	State Share	I/A Share	Benef. Share
		Housing	Infra.	Others	Total				
EWS	192	1653.15	281.00	0.00	1934.16	288.00	32.00	Land provided by JDA	1333.15
LIG	0								
MIG	0								
HIG	0								
Total	192	1653.15	281.00	0.00	1934.16				

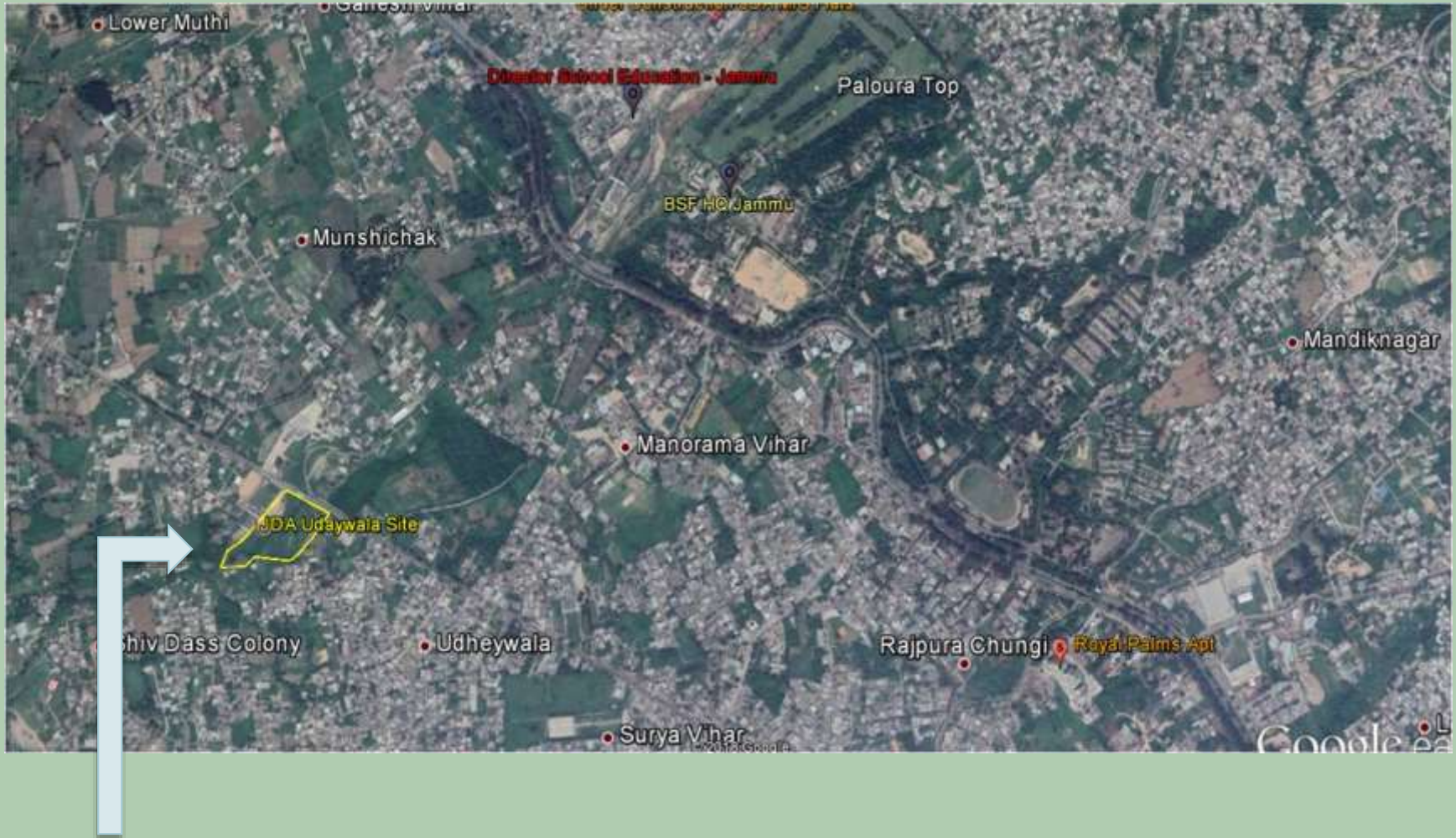
JDA AHP 192 EWS Flats at Udheywala Jammu

PROJECT INFORMATION

Carpet Area	31.95 SQM	Sale Price			Yet to be finalized (tendering in process)		
Area of Land	1.01 Hec	Ownership of Land			Jammu Development Authority		
No. of EWS Beneficiaries covered in the project	Gen	SC	ST	OBC	Others	Total	Minority
						192 *	
Whether the provisions of civic infrastructure has been made as per applicable State norms/CPHEEO norms/ IS code/ NBC ?							
i) Water Supply (Yes/NO)					Yes		
ii) Sewerage (Yes/NO)					Yes		
iii) Road (Yes/NO)					Yes		
iv) Storm water drains (Yes/NO)					Yes		
v) External Electrification (Yes/NO)					Yes		
vi) Slid Waste Management (Yes/NO)					Yes		

* The validation/verification of 1700 intending beneficiaries identified during Housing Demand Survey of Jammu City will be started once the tender is finalized. This would be followed by the consent of beneficiaries to pay the beneficiary contribution and to reside at Udheywala after the house/flat is allotted to beneficiary.

JDA AHP 192 EWS Flats at Udheywala Jammu



The proposed site is located within the limits of Jammu Municipal Corporation and is surrounded by residential and commercial structures. The proposed landuse of the site is residential as per Jammu Master Plan 2032.

JDA AHP 192 EWS Flats at Udheywala Jammu



Flat land suitable for any type of construction



Approach road to the proposed site at Udheywala



HT Lines over the site, kept open in layout

JDA AHP 192 EWS Flats at Udheywala Jammu

Layout Plan of Udheywala Site



Area Analysis:

Site Area	= 110015.86sq.ft.
	= 20 lanes
One Block	= G+3
DU in one Block	= 16 Nos.
Floor area of 1 Block (Ground Floor)	= 1847 sq.ft.
Total Blocks	= 12 Nos.
Total DUs	= 12 X 16
	= 192 Nos.
Area of 12 Blocks	= 12 X 1847
	= 22164 sq.ft.
Area of Commercial	= 1058 sq.ft.
Area coverage	= (22164 + 1058)
	= 23222 sq. ft.
	= 21%

Area Analysis of one DU

Floor Area of 1 DU	= (409 + 1/2 x 30) sq.ft.
	= 424 sq.ft.
Carpet Area of 1 DU	= 39.39 sq.mt.
	= 344.68 sq.ft.
	= 31.95 sq.mt.
Total Area of Staircase	= 168 sq.ft.
Super Area / Unit	= 481 sq.ft.
Parking	
Parking 2 wheelers	= 192 Nos.
Parking 4 wheelers	= 5 Nos.
Park	= 20594 sq.ft.

Dwg No. :- HFA Jammu

Scale :-

Date :- 24-03-2018

Drawing Title :-
Site Plan

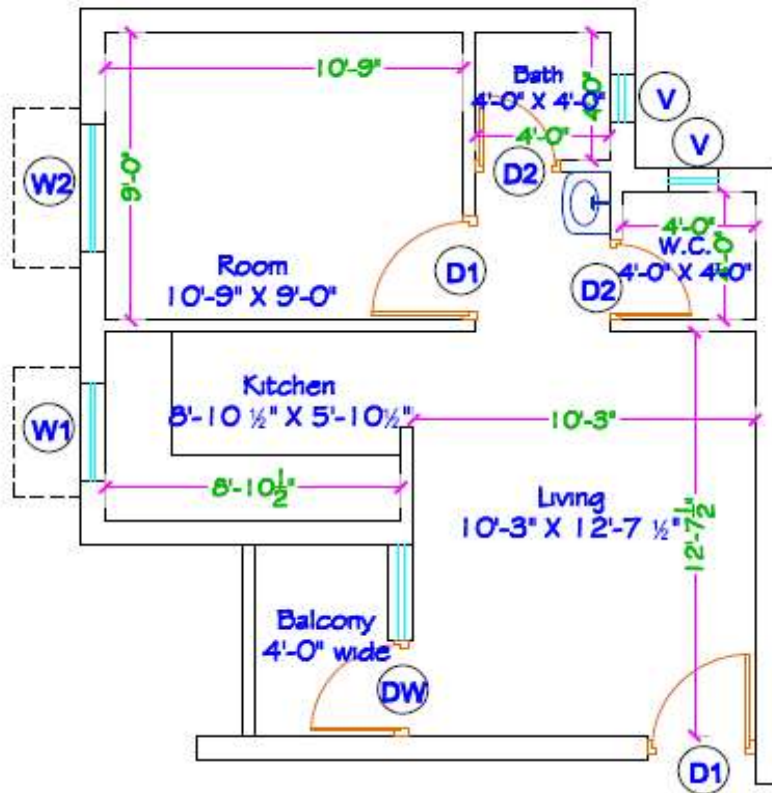
Project:-
Proposed Site Plan for construction of 192 EWS Houses/ Flats at Udheywala, Jammu under AHP component for Pradhan Mantri Awas Yojana , Housing for All (Urban) Mission

Proposed by:-
Jammu Urban Development

J & K Housing Board
State Nodal Agency
Housing for All (Urban) Mission

JDA AHP 192 EWS Flats at Udheywala Jammu

Floor Plan Udheywala Site



Area Analysis:

Floor Area of 1 DU	= (409 + 15) sq.ft.
	= 424 sq.ft.
	= 39.39 sq.mt.
Carpet Area of 1 DU	= 344.68 sq.ft.
	= 31.95 sq.mt.
One Block	= G+3
DU in one Block	= 16
Floor area of 1 Block	= 1847 sq.ft.
(Ground floor)	= 172 sq.mt.

Dwg No. :-	HFA Jammu
Scale :-	
Date :-	24-03-2018
Drawing Title :-	Typical Floor Plan (Dwelling Unit)

Project:-

Proposed typical plan for construction of 192 EWS Houses/ Flats at Udheywala, Jammu under AHP component for Pradhan Mantri Awas Yojana , Housing for All (Urban) Mission

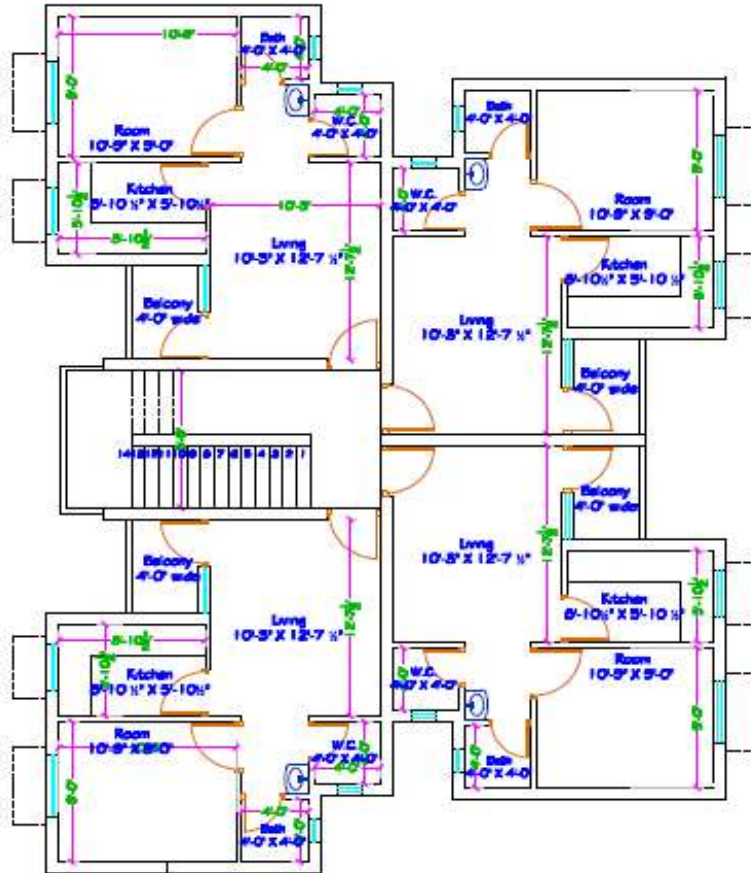
Proposed by:-

Jammu Urban Development

J & K Housing Board
State Nodal Agency
Housing for All (Urban) Mission

JDA AHP 192 EWS Flats at Udheywala Jammu

Ground Floor Plan Udheywala Site



Area Analysis:	
Floor Area of 1 DU	= $(409 + \frac{1}{2} \times 29.5)$ sq.ft. = 424 sq.ft. = 39.39 sq.mt.
Carpet Area of 1 DU	= 344.65 sq.ft. = 31.95 sq.mt.
One Block = G+3	
DU in one Block	= 16
Floor area of 1 Block (Ground Floor)	= 1847 sq.ft. = 172 sq.mt.
Floor Area of 1 DU	= $(409 + 1/2 \times 30)$ sq.ft. = 424 sq.ft. = 39.39 sq.mt.
Carpet Area of 1 DU	= 344.65 sq.ft. = 31.95 sq.mt.
Total Area of Staircase	= 165 sq.ft.
Super Area / Unit	= 451 sq.ft.

Dwg No. :-	HFA Jammu
Scale :-	
Date :-	24-03-2018

Drawing Title :-
Ground Floor Plan

Project:-
Proposed Plan for construction of 192 EWS Houses/ Flats at Udheywala, Jammu under AHP component for Pradhan Mantri Awas Yojana , Housing for All (Urban) Mission

Proposed by:-
Jammu Urban Development

J & K Housing Board
State Nodal Agency
Housing for All (Urban) Mission

JDA AHP 192 EWS Flats at Muthi Jammu

PROJECT INFORMATION

**Construction of 192 DUs at Muthi – Jammu by Jammu Development Authority under AHP
Component of PMAY (Urban) Mission**

Implementing Agency

Jammu Development Authority

No of houses/flats		Project Cost				GOI Share	State Share	I/A Share	Benef. Share
		Housing	Infra.	Others	Total				
EWS	192	1653.15	173.00	0.00	1826.96	288.00	32.00	Land provided by JDA	1333.15
LIG	0								
MIG	0								
HIG	0								
Total	192	1653.15	173.00	0.00	1826.96				

JDA AHP 192 EWS Flats at Muthi Jammu

PROJECT INFORMATION

Carpet Area	31.95 SQM	Sale Price			Yet to be finalized (tendering in process)		
Area of Land	0.87 Hec	Ownership of Land			Jammu Development Authority		
No. of EWS Beneficiaries covered in the project	Gen	SC	ST	OBC	Others	Total	Minority
						192 *	
Whether the provisions of civic infrastructure has been made as per applicable State norms/CPHEEO norms/ IS code/ NBC ?							
i) Water Supply (Yes/NO)					Yes		
ii) Sewerage (Yes/NO)					Yes		
iii) Road (Yes/NO)					Yes		
iv) Storm water drains (Yes/NO)					Yes		
v) External Electrification (Yes/NO)					Yes		
vi) Slid Waste Management (Yes/NO)					Yes		

* The validation/verification of 1700 intending beneficiaries identified during Housing Demand Survey of Jammu City will be started once the tender is finalized. This would be followed by the consent of beneficiaries to pay the beneficiary contribution and to reside at Muthi after the house/flat is allotted to beneficiary.

JDA AHP 192 EWS Flats at Muthi Jammu



The proposed site is located within the limits of Jammu Municipal Corporation and is surrounded by flatted development / privately build residential houses and commercial structures. The proposed landuse of the site is residential as per Jammu Master Plan 2032.

JDA AHP 192 EWS Flats at Muthi Jammu



Flat land suitable for any type of construction



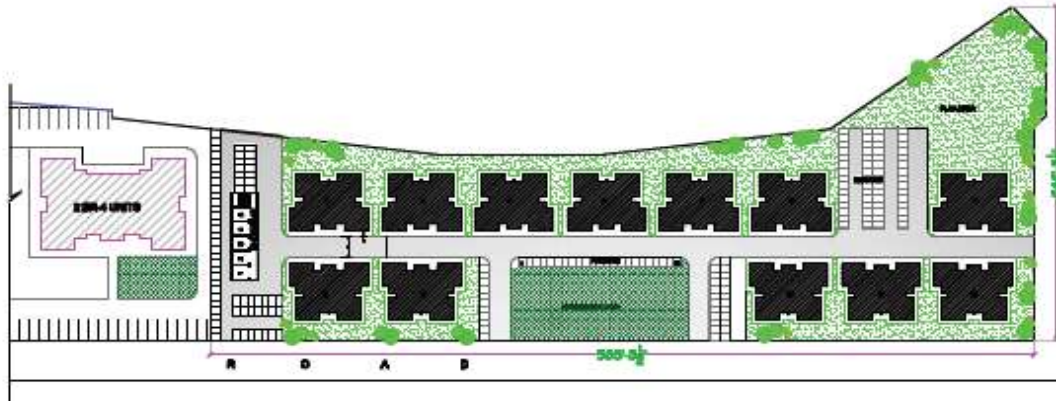
Old/ Demolished dome type house of Migrants



New flats developed for rehabilitation of Migrants

JDA AHP 192 EWS Flats at Muthi Jammu

Layout Plan of Muthi Site



Area Analysis:

Site Area	= 93671 sq.ft.
	= 17.2 kanals
One Block	= G+3
DU in one Block	= 16 Nos.
Floor area of 1 Block (Ground Floor)	= 1847 sq.ft.
	= 172 sq.mt.
Total Blocks	= 12 Nos.
Total DUs	= 12 X 16
	= 192 Nos.
Area of 12 Blocks	= 12 X 1847
	= 22164 sq.ft.
Area of Commercial (G+1)	= 1207 sq.ft.
	= 112 sq.mt.
Area coverage	= (22164 + 1207)
	= 23371 sq. ft.
	= 24.9%

Area Analysis of one DU

Floor Area of 1 DU	= (409 + 1/2 x 30) sq.ft.
	= 424 sq.ft.
	= 39.39 sq.mt.
Carpet Area of 1DU	= 344.66 sq.ft.
	= 31.95 sq.mt.
Total Area of Staircase	= 168 sq.ft.
Super Area / Unit	= 481 sq.ft.

Parking	
Parking 2 wheelers	= 192 Nos.

Dwg No. :- HFA Jammu

Scale :-

Date :- 27-03-2018

Drawing Title :-
Site Plan

Project:-

Proposed Site Plan for construction of 192 EWS Houses/
Flats at Muthi, Jammu under AHP component for Pradhan
Mantri Awas Yojana , Housing for All (Urban) Mission

Proposed by:-

Jammu Urban Development

J & K Housing Board
State Nodal Agency
Housing for All (Urban) Mission

The Type Design and Ground Floor Plan remains the same for all 4 projects proposed by the JDA.

JDA AHP 240 EWS Flats at Nagrota Jammu

PROJECT INFORMATION

**Construction of 240 DUs at Nagrota – Jammu by Jammu Development Authority under AHP
Component of PMAY (Urban) Mission**

Implementing Agency

Jammu Development Authority

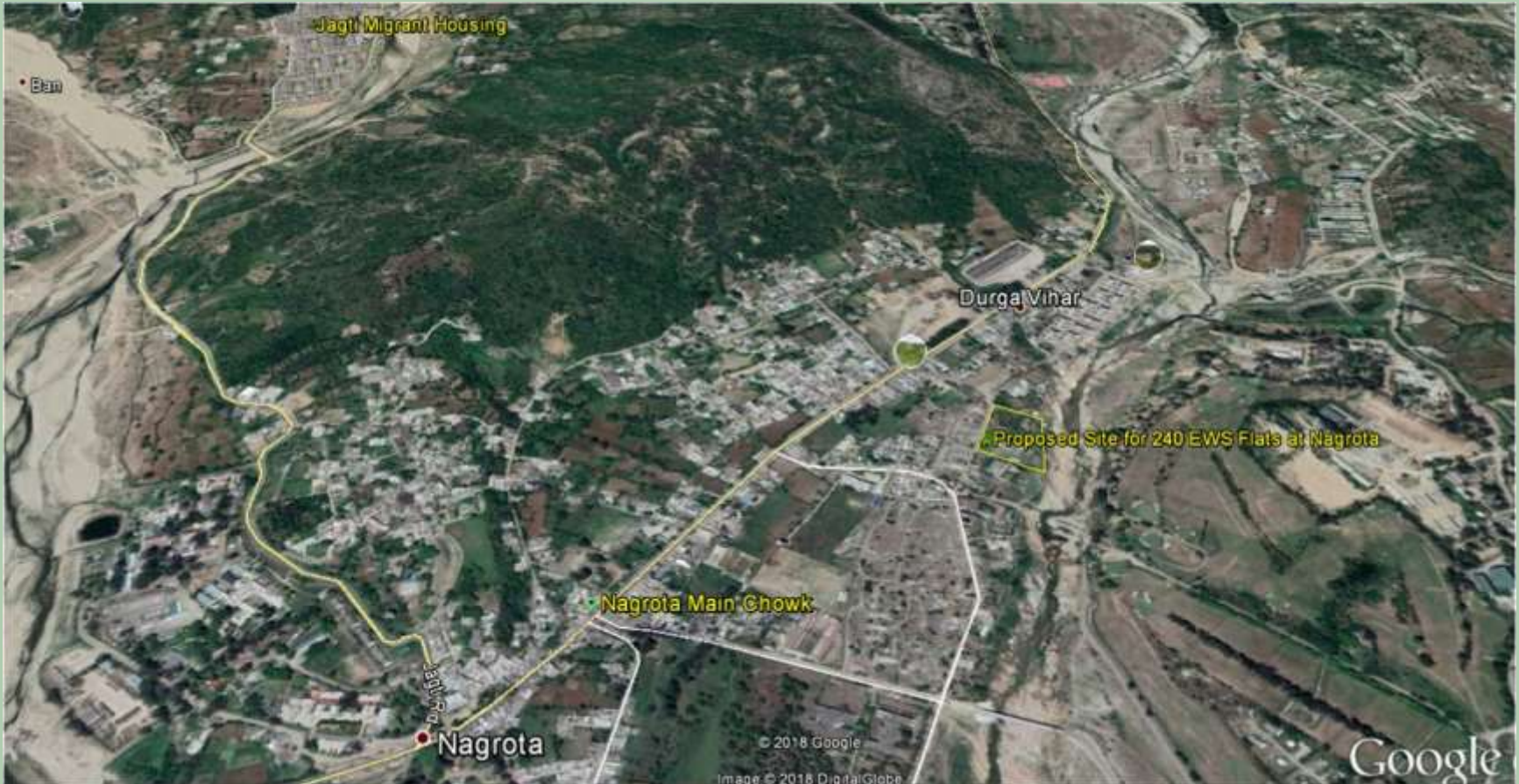
No of houses/flats		Project Cost				GOI Share	State Share	I/A Share	Benef. Share
		Housing	Infra.	Others	Total				
EWS	240	2066.44	189.58	0.00	2256.03	360.00	40.00	Land provided by JDA	1666.44
LIG	0								
MIG	0								
HIG	0								
Total	240	2066.44	189.58	0.00	2256.03				

JDA AHP 240 EWS Flats at Nagrota Jammu

PROJECT INFORMATION							
Carpet Area	31.95 SQM	Sale Price			Yet to be finalized (tendering in process)		
Area of Land	1.20 Hec	Ownership of Land			Jammu Development Authority		
No. of EWS Beneficiaries covered in the project	Gen	SC	ST	OBC	Others	Total	Minority
						240 *	
Whether the provisions of civic infrastructure has been made as per applicable State norms/CPHEEO norms/ IS code/ NBC ?							
i) Water Supply (Yes/NO)					Yes		
ii) Sewerage (Yes/NO)					Yes		
iii) Road (Yes/NO)					Yes		
iv) Storm water drains (Yes/NO)					Yes		
v) External Electrification (Yes/NO)					Yes		
vi) Slid Waste Management (Yes/NO)					Yes		

* The validation/verification of 1700 intending beneficiaries identified during Housing Demand Survey of Jammu City will be started once the tender is finalized. This would be followed by the consent of beneficiaries to pay the beneficiary contribution and to reside at Nagrota after the house/flat is allotted to beneficiary.

JDA AHP 240 EWS Flats at Nagrota Jammu



The proposed site is located in the outgrowths of Jammu city and the development is governed by the Jammu Master Plan of 2032 and is surrounded by residential and commercial structures. The proposed landuse of the site is residential.

JDA AHP 240 EWS Flats at Nagrota Jammu



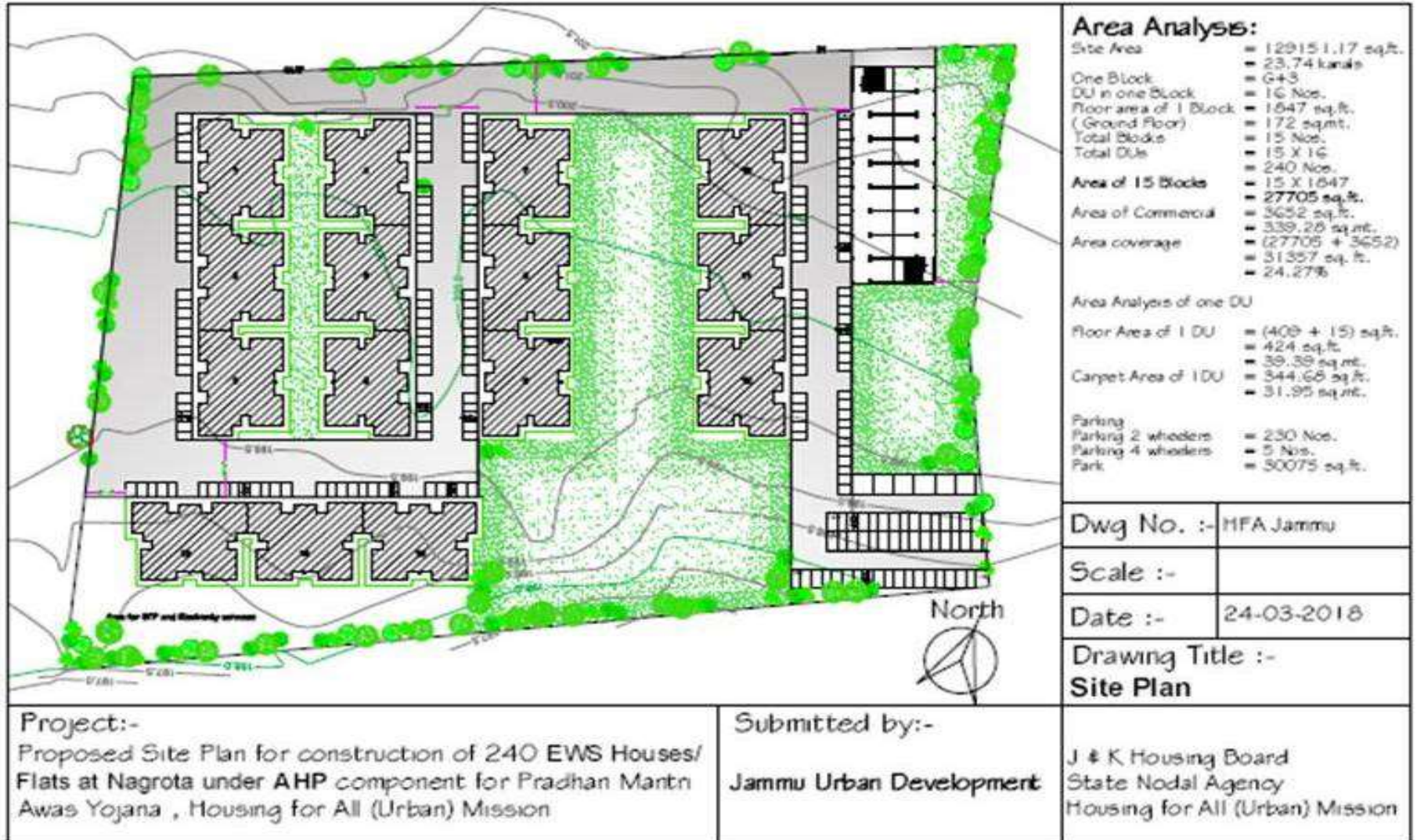
Flat land suitable for any type of construction



Site inspection by JDA officials and deputed SLTC/CLTC Experts at Nagrota

JDA AHP 240 EWS Flats at Nagrota Jammu

Layout Plan of Nagrota Site



The Type Design and Ground Floor Plan is similar for all 4 projects proposed by the JDA.

JDA AHP 384 EWS Flats at Sidhra (Majeen) Jammu

PROJECT INFORMATION

Construction of 384 DUs at Sidhra (Majeen) – Jammu by Jammu Development Authority under AHP Component of PMAY (Urban) Mission

Implementing Agency

Jammu Development Authority

No of houses/flats		Project Cost				GOI Share	State Share	I/A Share	Benef. Share
		Housing	Infra.	Others	Total				
EWS	384	3296.31	317.12	0.00	3613.43	576.00	64.00	Land provided by JDA	2666.31
LIG	0								
MIG	0								
HIG	0								
Total	384	3296.31	317.12	0.00	3613.43				

JDA AHP 384 EWS Flats at Sidhra (Majeen) Jammu

PROJECT INFORMATION

Carpet Area	31.95 SQM	Sale Price			Yet to be finalized (tendering in process)		
Area of Land	1.80 Hec	Ownership of Land			Jammu Development Authority		
No. of EWS Beneficiaries covered in the project	Gen	SC	ST	OBC	Others	Total	Minority
						384 *	
Whether the provisions of civic infrastructure has been made as per applicable State norms/CPHEEO norms/ IS code/ NBC ?							
i) Water Supply (Yes/NO)					Yes		
ii) Sewerage (Yes/NO)					Yes		
iii) Road (Yes/NO)					Yes		
iv) Storm water drains (Yes/NO)					Yes		
v) External Electrification (Yes/NO)					Yes		
vi) Slid Waste Management (Yes/NO)					Yes		

* The validation/verification of 1700 intending beneficiaries identified during Housing Demand Survey of Jammu City will be started once the tender is finalized. This would be followed by the consent of beneficiaries to pay the beneficiary contribution and to reside at Sidhra (Majeen) after the house/flat is allotted to beneficiary.

JDA AHP 384 EWS Flats at Sidhra (Majeen) Jammu



The proposed site is located outside JMC limits and is governed by the Jammu Development Authority through Master Plan of 2032 and is surrounded by residential and commercial structures. The proposed landuse of the site is residential.

JDA AHP 384 EWS Flats at Sidhra (Majeen) Jammu



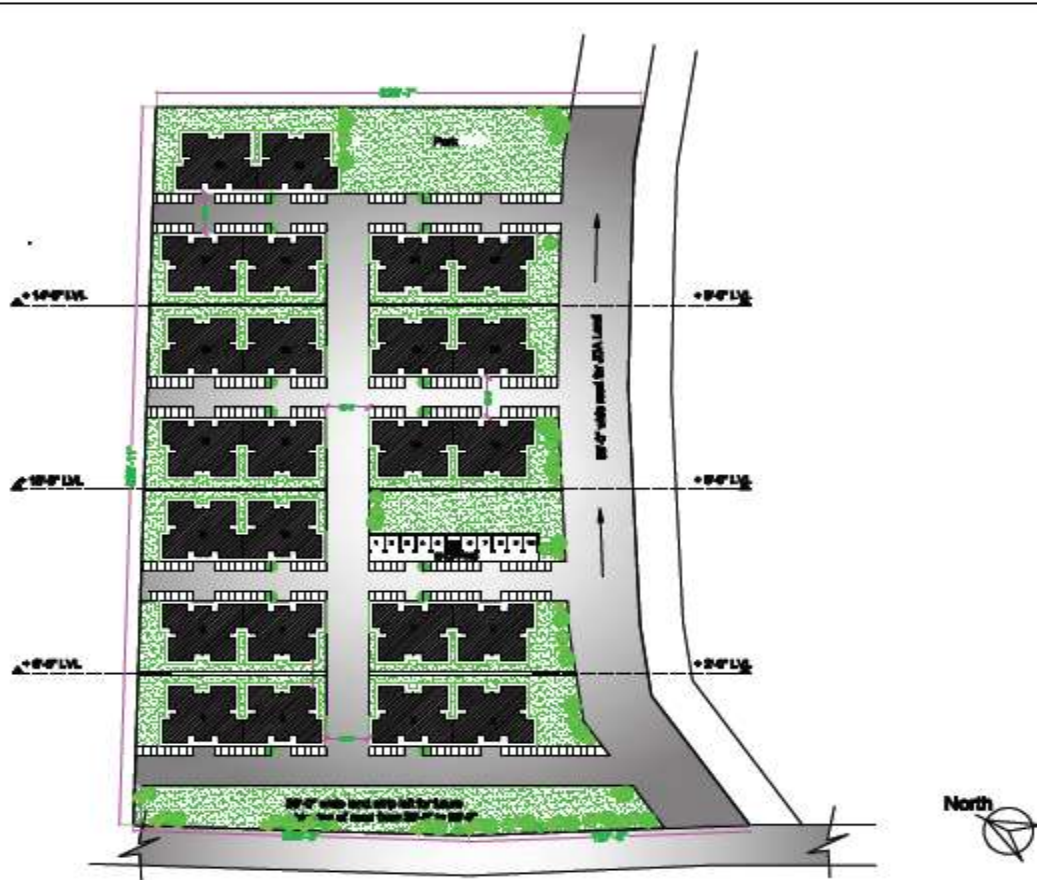
Flat land suitable for any type of construction



Flat land suitable for any type of construction

JDA AHP 384 EWS Flats at Sidhra (Majeen) Jammu

Layout Plan of Majeen (Sidhra) Site



Area Analysis:

Site Area	= 191708.98 sq.ft.
	= 35.5 kanals
One Block	= G+3
DU in one Block	= 16 Nos.
Floor area of 1 Block (Ground Floor)	= 1847 sq.ft.
Total Blocks	= 24 Nos.
Total DUs	= 24 X 16
	= 384 Nos.
Area of 24 Blocks	= 24 X 1847
	= 44328 sq.ft.
Area of Commercial (G+1)	= 226.36 sq.ft.
Area coverage	= (44328 + 2439.5)
	= 46767.5 sq. ft.
	= 24.39%

Area Analysis of one DU

Floor Area of 1 DU	= (409 + 1/2 x 30) sq.ft.
	= 424 sq.ft.
Carpet Area of 1 DU	= 344.60 sq.ft.
	= 31.95 sq.ft.

Parking	
Parking 2 wheelers	= 384 Nos.

Dwg No. :- HFA Jammu

Scale :-

Date :- 27-03-2018

Drawing Title :-
Site Plan

Project:-
Proposed Site Plan for construction of 384 EWS Houses/ Flats at Majeen(Sidhra), Jammu opposite JKP Security HQ under AHP component for Pradhan Mantri Awas Yojana , Housing for All (Urban) Mission

Proposed by:-
Jammu Urban Development

J & K Housing Board
State Nodal Agency
Housing for All (Urban) Mission

The Type Design and Ground Floor Plan is similar for all 4 projects proposed by the JDA.

PROJECT PROPOSAL BRIEF



C. HFAPoA and AIP of 55 Towns of Phase II

Consideration of HFAPoA and AIP for remaining 55 towns of Jammu & Kashmir State under Phase II of PMAY (Urban) Mission. The Housing Demand Survey was undertaken by the CLTC experts engaged by the State Housing & Urban Development Department.

Name of Vertical	No. of Beneficiaries Identified
Beneficiary Led Construction	14773
Slum Redevelopment	0
Credit Link Subsidy	-
Affordable Housing in Partnership	395
Total	15168

Phase II - Status of Housing Demand Survey of 55 Towns of Jammu Division

Name of the District	Name of the Towns	Population	House Holds	Eligible in PMAY
Kathua	Hiranagar	8294	1723	217
	Lakhanpur	3461	618	14
	Parole	7681	1522	169
	Billawar	4978	902	200
Cluster Kathua		24414	4765	600
Samba	Vijaypur	8044	1688	71
	Ramgarh	5612	1214	190
	Bari Brahmana	15453	3890	151
Cluster Samba		29109	6792	412
Reasi	Reasi	7796	1542	119
	Katra	9008	1594	325
Cluster Reasi		16804	3136	444

Phase II - Status of Housing Demand Survey of 55 Towns of Jammu Division

Name of the District	Name of the Towns	Population	House Holds	Eligible in PMAY
Jammu	Jourian	3934	892	198
	Akhnoor	20756	3393	333
	Arnia	8948	1787	292
	Khour	6931	1592	393
	Gho Manhasan	3944	793	143
	Bishnah	10719	2153	264
Cluster Jammu		55232	10610	1623
Rajouri	Sunderbani	6930	1138	123
	Nowshera	10408	1283	125
	Kalakote	5576	847	250
	Thanamandi	5490	971	213
Cluster Rajouri		28404	4239	711

Phase II - Status of Housing Demand Survey of 55 Towns of Jammu Division

Name of the District	Name of the Towns	Population	House Holds	Eligible in PMAY
Udhampur	Chenani	2620	525	22
	Ramnagar	6292	1330	153
Cluster Udhampur		8912	1855	175
Ramban	Banihal	3900	645	175
	Batote	4315	788	118
Cluster Ramban		8215	1433	293
Doda	Thathri	4938	865	105
Poonch	Surankote	6743	1367	170
Total Jammu Division		182771	35062	4533

Phase II - Status of Housing Demand Survey of 55 Towns of Kashmir Division

Name of the District	Name of the Towns	Population	House Holds	Eligible in PMAY
Anantnag	Achhabal	17556	2470	180
	Aishmuquam	6519	1011	520
	Duru Verinag	22968	3133	716
	Koker Nag	6553	900	378
	Mattan	9246	1384	430
	Pahalgam	9264	966	660
	Qazi Gund	9871	1363	267
	Seer Hamdan	8233	1335	645
Cluster Anantnag		90210	12562	3796
Bandipore	Bandipore	37081	5584	553
	Hajan	13239	1781	330
	Sumbal	15041	2233	482
Cluster Bandipora		65361	9598	1365

Phase II - Status of Housing Demand Survey of 55 Towns of Kashmir Division

Name of the District	Name of the Towns	Population	House Holds	Eligible in PMAY
Baramulla	Gulmarg	1965	77	0
	Kunzer	1890	306	110
	Pattan	19538	2087	351
	Uri	9366	970	225
	Watra Gam	7015	932	469
Cluster Baramulla		35919	3989	1155
Budgam	Beerwah	8192	916	348
	Chadura	6482	792	190
	Charar-i-Sharief	11533	2098	200
	Khansahib	2630	352	145
	Magam	5470	807	370
Cluster Budgam		34307	4965	1253

Phase II - Status of Housing Demand Survey of 55 Towns of Kashmir Division

Name of the District	Name of the Towns	Population	House Holds	Eligible in PMAY
Kulgam	Devsar	9765	1394	250
	Frisal	5132	851	124
	Kulgam	23584	4106	1020
	Yari Pora	12123	2205	485
Cluster Budgan		50604	8556	1879
Kupwara	Langate	6101	764	378
Pulwama	Awantipora	12647	1083	160
	Khrew	9851	1343	235
	Pampora	21680	3389	70
	Tral	17844	2356	347
Cluster Pulwama		62022	8171	822
Total of Kashmir Division		348379	48988	10635
Total of 55 Towns (Phase II) J&K State		531150	84050	15168

Phase I & II – Consolidated Demand of the State of Jammu & Kashmir

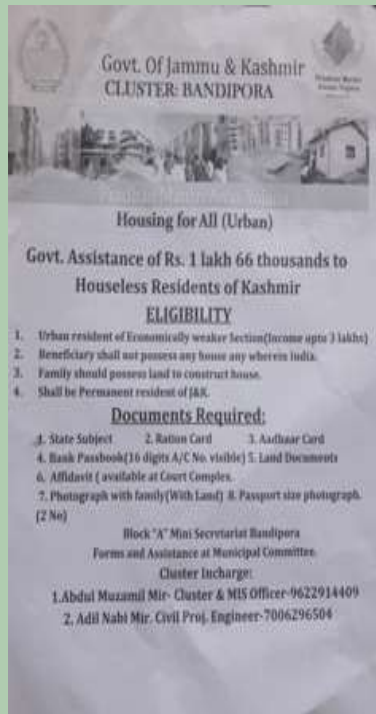
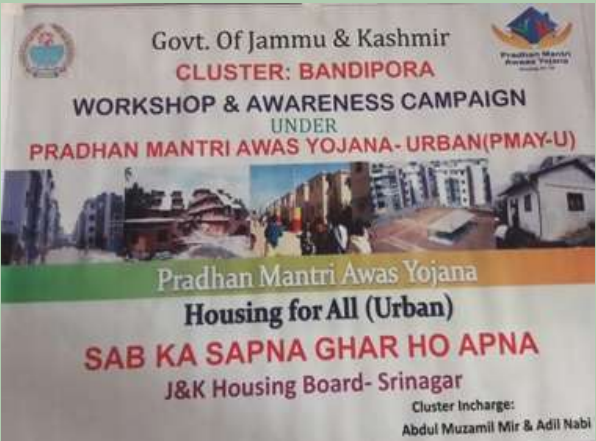
Name of Vertical	Housing Demand as per Physical Verification (No. of Beneficiaries)		
	Phase – I (25 Towns)	Phase – II (55 Towns)	Total
Beneficiary Led Construction	24071	14773	38844
In – Situ Slum Redevelopment	4583	0	4583
Affordable Housing in Partnership	13100	395	13495
Total	41754	15168	56922

** The Credit Link Subsidy Scheme is Demand Driven.*

As per the original housing demand 24523 beneficiaries were identified under CLSS component. The CLSS is a central Sector Scheme implemented by two Central Nodal agencies ie. HUDCO & NHB and these Nodal Agencies are pumping the credit flow required to meet housing needs.

City/ Ward Level Consolutions to convey PMAY Scheme benefits to the intending beneficiaries

- ❑ Workshops in each cluster/towns of the state.
- ❑ Printing & dissemination of pamphlets
- ❑ Wider publicity through print and electronic media



At Badipora Town of Kashmir Division

BEST PRACTICE/INNOVATION

PMAY Scheme being conveyed through Members of Legislative Assembly (MLAs)



MLA Akhnoor at City Level consultation on PMAY (urban) at Akhnoor Town



MLA Poonch handing over award letters to the identified beneficiaries.



MLA Jammu West during interaction with intending beneficiaries of PMAY (U) Mission.



MLA Marh during initiation of Housing demand survey at Gho Manhasa.

BEST PRACTICE/INNOVATION



Use of Mass Media Campaign in dissemination of PMAY (U) benefits



Activities undertaken at Town level via Doordarshan TV Channel



New published on local newspaper of the state regarding awareness campaign on PMAY (U) Mission at Bandipora.



Social Media Campaign by CLTC/SLTC Experts via Facebook



Broadcast of workshop on awareness campaign on PMAY (U) Mission on ETV Urdu.



BEST PRACTICE/INNOVATION

Participation of real stakeholders in these consultative meetings on PMAY Mission.



At Bandipora Town



At Langate Town



At Vijaypur Town



At Budgam Town



At Gho Manhasa Town



At Sumbal Town

BEST PRACTICE/INNOVATION

Training of SLTC/CLTC experts on PMAY (Urban) Mission



15 days training programme for CLTC Experts.



During 3 day training programme organized by J&K Institute of Management & Public Administration (IMPA) at Jammu.



Exposure visit of CLTC experts to one of the slum of Jammu Municipal Corporation.



Orientation of newly appointed CLTC experts at J&K Housing board Guest House. Session taken by experts from Ministry of H&UA



Visit to JUDA office (Sponsoring agency for CLSS) during training programme.

Thanking you