

# PRADHAN MANTRI AWAS YOJANA

Housing For All



# Housing for All (Urban)

➤ With the vision of “*Housing for All by 2022*”, GOI launched Pradhan Mantri Awas Yojana (PMAY) Mission in June'2015.

➤ **Coverage:**

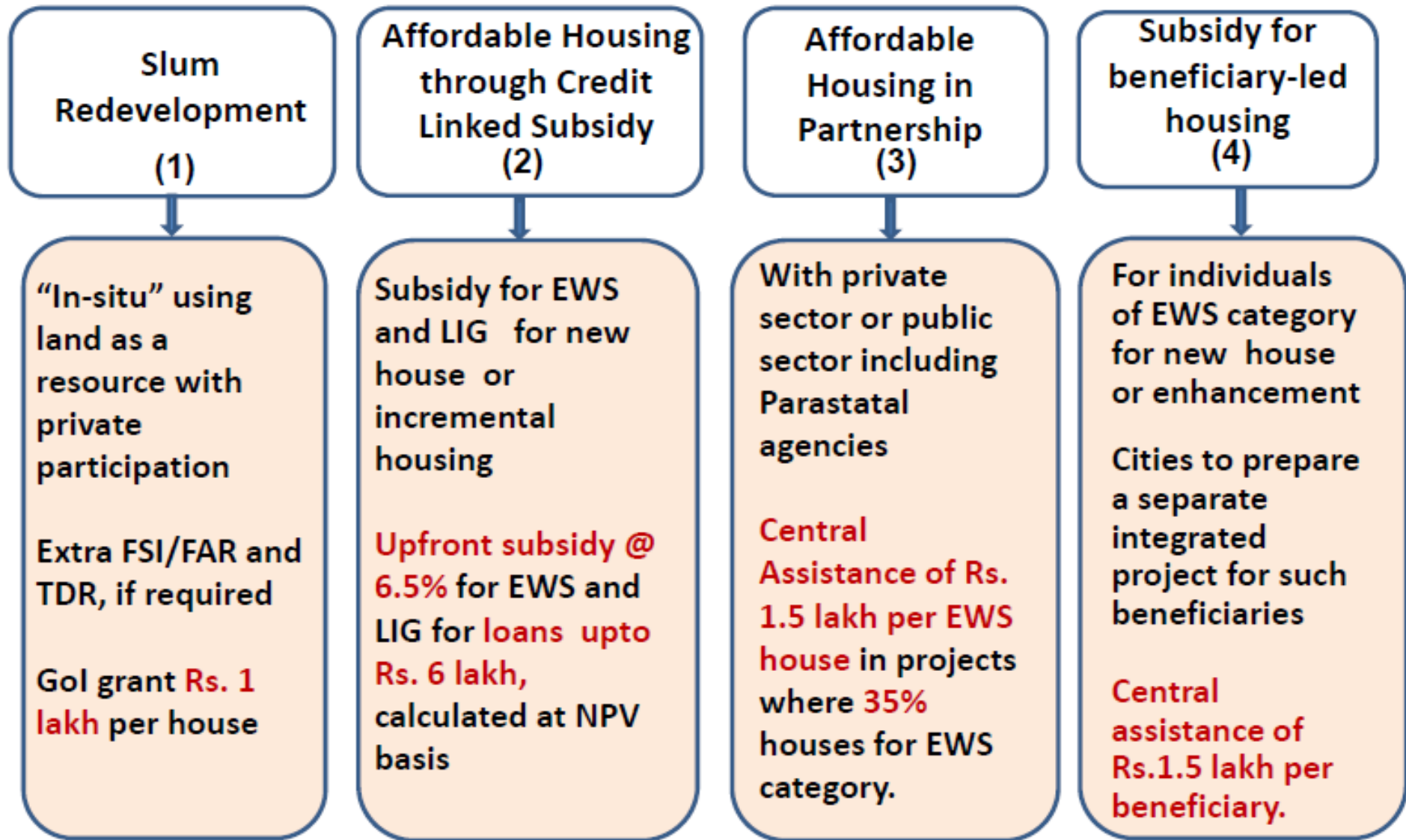
All Statutory Towns as per Census 2011 and towns notified subsequently.

State has the flexibility to include the planning area as notified with respect to Statutory town and which surrounds the concerned Municipal Area

➤ **Eligible Beneficiaries:**

A family (Husband, wife, unmarried son & daughter) belonging to EWS (Rs.3 lakh) & LIG (Rs.3 - 6 lakh) categories should not own a pucca house in any part of India

# PMAY – HFA (U): Components



- Beneficiary can take advantage under one component only
- CLSS is a Central Sector Scheme, while other 3 components are to be implemented as Centrally Sponsored Schemes

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- “ Of the 4 verticals of the scheme, the “In-situ” Slum Redevelopment component has not been implemented since most of the slums exist in pockets on private land and moreover, these slums dwellers are tenants. Hence, emphasis is given more in the BLIC and CLSS component.

# Total Demand Survey

| Name of the Town | Total No. of Applicants | Total No. of applicants found eligible | Total Eligible under BLC | Total Eligible Under CLSS |
|------------------|-------------------------|--|--------------------------|---------------------------|
| Shillong         | 338                     | 213                                    | 107(32+75)               | 106                       |
| Nongstoin        | 726                     | 685                                    | 194(158+36)              | 491                       |
| Nongpoh          | 768                     | 572                                    | 479(434+45)              | 93                        |
| Tura             | 1953                    | 1871                                   | 569 (3+566)              | 1299                      |
| Resubelpara      | 728                     | 709                                    | 309                      | 400                       |
| Williamnagar     | 180                     | 142                                    | 40(18+22)                | 102                       |
| Baghmara         | 725                     | 661                                    | 235                      | 426                       |
| Mairang          | 243                     | 183                                    | 82                       | 101                       |
| Jowai            | 141                     | 119                                    | 117(8+109)               | 2                         |
| <b>Total</b>     | <b>5802</b>             | <b>5152</b>                            | <b>2132</b>              | <b>3020</b>               |

# Sanctioned Projects upto FY 16-17

In lakhs

| Towns        |    | Total Project Cost | GOI share      | Number of Beneficiaries |
|--------------|----|--------------------|----------------|-------------------------|
| Shillong     | Nc | 88.20              | 31.50          | 21                      |
|              | Eh | 20.58              | 16.50          | 11                      |
| Nongpoh      | Nc | 1801.10            | 651.00         | 434                     |
| Nongstoin    | Nc | 655.70             | 237.00         | 158                     |
| Tura         | Nc | 11.61              | 4.50           | 03                      |
| Williamnagar | Nc | 69.66              | 27.00          | 18                      |
| Mairang      | Nc | 358.13             | 123.00         | 82                      |
| Jowai        | Nc | 33.76              | 12.00          | 08                      |
| <b>Total</b> |    | <b>3039.07</b>     | <b>1102.50</b> | <b>735</b>              |

## Break Up of proposed projects BLC For FY-18-19

| Name of the Town      | New Construction | Enhancement |
|-----------------------|------------------|-------------|
| Nongpoh               | -                | 45          |
| Nongstoin             | -                | 36          |
| Tura                  | 400              | 166         |
| Resubelpara           | 210              | 99          |
| Bagahmara             | 210              | 25          |
| Jowai Phase II        | 81               | 28          |
| Shillong Phase II     | 55               | 20          |
| Williamnagar Phase II | 22               | -           |
| Total                 | 978              | 419         |
|                       | <b>1397</b>      |             |

## Demand Assessment For the Year 2019-2020

| SI No | Towns        | New House Construction | Enhancement | Total       |
|-------|--------------|------------------------|-------------|-------------|
| 1     | Nongpoh      | 610                    | 67          | 677         |
| 2     | Nonstoin     | 764                    | 139         | 903         |
| 3     | Tura         | 50                     | -           | 50          |
| 4     | Resubelpara  | 99                     | 21          | 120         |
| 5     | Baghmara     | 159                    | 1           | 160         |
| 6     | Jowai        | 117                    | 43          | 160         |
| 7     | Shillong     | 34                     | 24          | 58          |
| 8     | Williamnagar | 44                     | -           | 44          |
| 9     | Mairang      | 253                    | 135         | 388         |
|       | <b>TOTAL</b> | <b>2130</b>            | <b>430</b>  | <b>2560</b> |

Note: Total Demand = 7712 and CLSS  
BLIC = 4692



# Status of PMAY

| <b>Progress of Work of sanctioned projects</b>                  |                   |               |             |                  |
|---|-------------------|---------------|-------------|------------------|
| <b>Total number of beneficiaries sanctioned upto 2017 = 735</b> |                   |               |             |                  |
| <b>Grounded</b>   | 502               |               |             |                  |
| <b>Not Started</b>  | 233               |               |             |                  |
| <b>Geo - tagged beneficiaries</b>                               | 519               |               |             |                  |
| <b>Level wise Progress</b>                                      |                   |               |             |                  |
| <b>Start up Activity</b>  | <b>Foundation</b> | <b>Lintel</b> | <b>Roof</b> | <b>Completed</b> |
| 78  | 168               | 74            | 121         | 61               |

# List of Completed house as per Town wise

| Town         | No. of Completed House |
|--------------|------------------------|
| Nongpoh      | 29                     |
| Mairang      | 12                     |
| Nongstoin    | 04                     |
| Shillong     | 09                     |
| Williamnagar | 04                     |
| Jowai        | 03                     |

## Physical Report on stages of construction as on February 2019

| Sl No        | CLTC         | Type             | Not started | Start Up Activity | Foundation | Lintel    | Roof       | Completed | Total      |
|--------------|--------------|------------------|-------------|-------------------|------------|-----------|------------|-----------|------------|
| 1            | Williamnagar | New Construction | 6           | 4                 | 1          | 3         | 0          | 4         | <b>18</b>  |
| 2            | Shillong     | New Construction | 7           | 0                 | 3          | 2         | 5          | 4         | <b>21</b>  |
|              |              | Enhancement      | 3           | 0                 | 1          | 0         | 2          | 5         | <b>11</b>  |
| 3            | Jowai        | New Construction | 1           | 0                 | 0          | 0         | 4          | 3         | <b>8</b>   |
| 4            | Nongpoh      | New Construction | 145         | 23                | 116        | 36        | 85         | 29        | <b>434</b> |
| 5            | Tura         | New Construction | 0           | 0                 | 0          | 2         | 1          | 0         | <b>3</b>   |
| 6            | Mairang      | New Construction | 19          | 17                | 7          | 12        | 15         | 12        | <b>82</b>  |
| 7            | Nongstoin    | New Construction | 52          | 34                | 40         | 19        | 9          | 4         | <b>158</b> |
| <b>Total</b> |              |                  | <b>233</b>  | <b>78</b>         | <b>168</b> | <b>74</b> | <b>121</b> | <b>61</b> | <b>735</b> |

# Financial Report

| BLIC                      | Release Amount |
|---------------------------|----------------|
| New Construction          | 36380000.00    |
| Enhancement               | 1270000.00     |
| Under Process for release | 1560000.00     |
| Total                     | 39210000.00    |

## Overall Financial Structuring of the Proposed Project FY 18-19

| Sl No. | Name of the Town      | New Construction<br>(No. of Beneficiaries) | Enhancement<br>(No. of Beneficiaries) | Estimated cost for New Construction (in lakhs) | Estimated cost for Enhancement (in lakhs) | Estimated Cost (in Lakhs) | GoI Share     |
|--------|-----------------------|--|---------------------------------------|--|---|---------------------------|---------------|
| 1      | Nongpoh               |  | (45)                                  |  | 84.61                                     | 84.61                     | 67.50         |
| 2      | Nongstoin             |  | (36)                                  |  | 70.76                                     | 70.76                     | 54.00         |
| 3      | Tura                  | (400)                                      | (166)                                 | 1548.00  | 322.55                                    | 1870.55                   | 849.00        |
| 4      | Resubelpara           | (210)                                      | (99)                                  | 812.97   | 190.44                                    | 1003.41                   | 463.5         |
| 5      | Bagahmara             | (210)                                      | (25)                                  | 812.7  | 40.35                                     | 853.05                    | 352.5         |
| 6      | Jowai Phase II        | (81)                                       | (28)                                  | 341.8  | 50.9                                      | 392.7                     | 163.5         |
| 7      | Shillong Phase II     | (55)                                       | (20)                                  | 228.25   | 35.55                                     | 263.8                     | 112.5         |
| 8      | Williamnagar Phase II | (22)                                       |                                       | 85.14  |   | 85.14                     | 33.00         |
|        | <b>Total</b>          | <b>(978)</b>                               | <b>(419)</b>                          | <b>3828.86</b>                                 | <b>795.16</b>                             | <b>4624.02</b>            | <b>2095.5</b> |

# Financial Structuring

## Estimations:

### **Cost of EWS/LIG Dwelling Units:**

#### **Beneficiary-led Individual House Construction or Enhancement (BLC):-**

Average total area decided for new housing for EWS = 24 Sq Mt.

\*\*Average total area decided for Enhancement of Housing for EWS = 13 Sq Mt.

GOI Share: Rs.1.5 lakh/DU

| Category | Housing requirements |                                |             |                                |
|----------|----------------------|--------------------------------|-------------|--------------------------------|
|          | New House            |                                | Enhancement |                                |
|          | Are in Sq.m          | Cost (In Rs.) as per State SOR | Are in Sq.m | Cost (In Rs.) as per State SOR |
| EWS      | 24*                  | 4,20,000                       | 12.91*      | 2,02,000                       |
| EWS      | 30*                  | 5,04,000                       | 9.61*       | 1,81,500                       |

## **TPQMA and Social Audit(IFA)**

- “ Tenders for both have been prepared and floated on the 1<sup>st</sup> November 2018. However there was no response to the RFP floated within the due date. It was only in the first week of January 2019 that the proposal of one firm was received for appointment of TPQMA.
- “ As for Social Audit, there is no response till date.
- “ However, necessary steps are being taken for nominating existing agencies in the region.

# Issues

- “ Most of the beneficiaries do not have financial resources to initiate construction.
- “ The financial assistance is very less for the approved house plan. Beneficiary's contribution is very high especially for those with irregular income.
- “ The construction cost in Meghalaya is high since the materials have to be procured from outside due to their unavailability, thereby resulting in higher carriage cost and high labour cost.
- “ Insufficient amount of financial assistance to complete the house with all the basic amenities.



*Thank You*