

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 71 projects under vertical III & IV

Presented to 27th CSMC meeting on 30.10.2017



Government of Tamil Nadu

SLNA - Tamil Nadu Slum Clearance Board

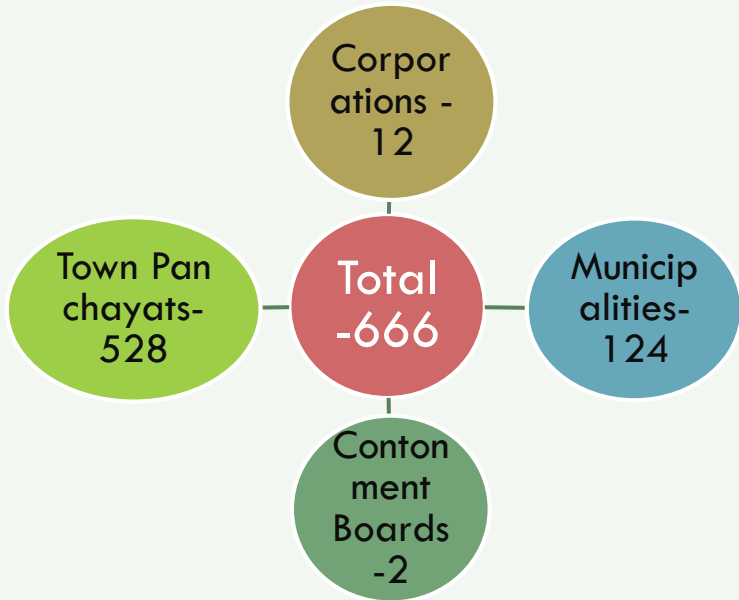


PROFILE – TAMIL NADU



Area	1,30,058 sq.km
Population (as per Census 2011)	7,21,38,958
Urban Population (as per Census 2011)	3,49,17,440 (48.40%)
Urban Slum Population (as per Census 2011)	57,98,459 (8.04%)

Statutory Towns



PROGRESS OF PMAY (U)

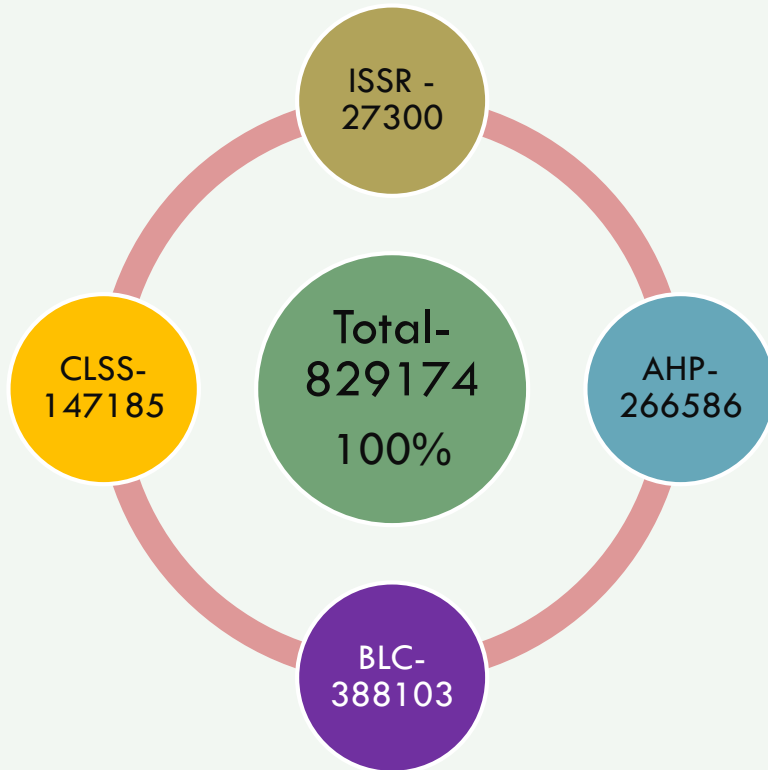


Indicators	Current Status (No.)
▪ Cities Approved	666
▪ Demand Survey Completed	666
▪ Assessment as per Demand Survey	ISSR - 27,300 CLSS - 1,47,185 AHP - 2,66,586 BLC - 3,88,103 } 8,29,174
▪ Demand received through Common Service Centre and Online (as on 31.08.2017)	CSC - 7,30,193 Online - 2,27,560 } 9,57,753
▪ Cases accepted	CSC - 2,36,335 Online - 41,464 } 2,77,799
▪ Whether HFAPoA Submitted	HFAPoAs are prepared and to be got approved by the SLSCMC, after which they will be submitted
▪ Whether AIP Submitted	Will be submitted along with HFAPoAs
▪ Whether HFAPoA & AIP entered in MIS	In progress

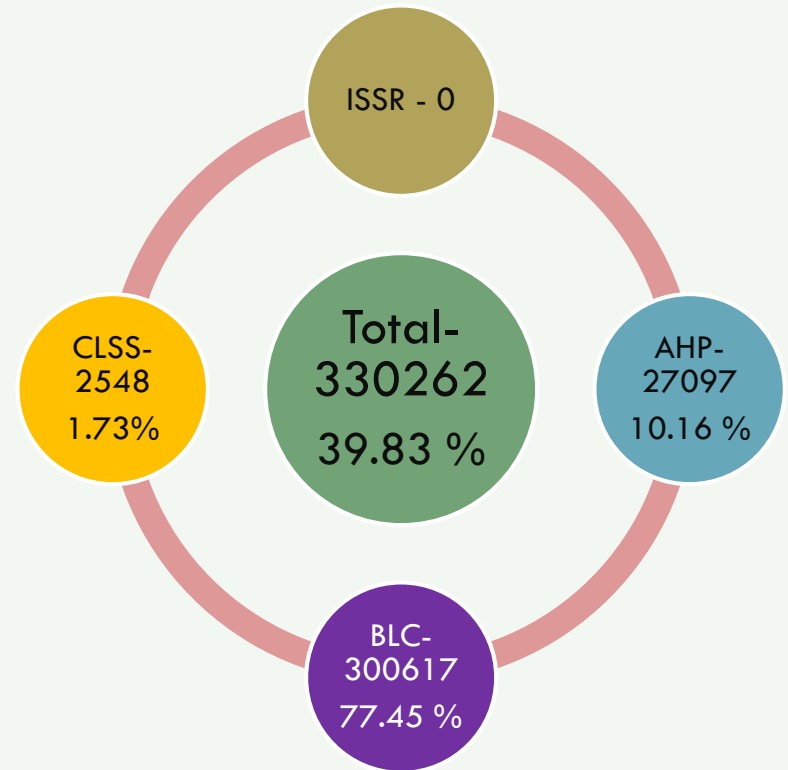
Demand Survey Vs Approval



Demand Survey



Units approved so far



PROGRESS OF PMAY (U)



Indicators	Current Status				
<ul style="list-style-type: none"> SLTC/CLTC staff approved vs. placed 	<ul style="list-style-type: none"> 10 Professionals under SLTC and 86 Professionals under CLTCs approved . 9 Specialists recruited under RAY Mission continue their services under HFA. 87 professionals (specialists) are recruited and posted at SLTC & other CLTCs CB plan for 2017-18 submitted for sanction 				
<ul style="list-style-type: none"> Target of DUs for 2017-18 	Vertical	Target	Achieved	Now Proposed	Balance to be Proposed
	AHP	14,828	6981	17673	0
	BLC	1,86,527	99041	38876	48610
	Total	2,01,355	1,06,022	56,549	48,610
<ul style="list-style-type: none"> State Budgetary Provision for PMAY (U) in 2017-18 	Rs. 1786.72 Crore				

Status of Mandatory Conditions

Mandatory conditions	Current Status
Dispensing the need for separate Non Agricultural (NA) Permission	As per G.O. Ms. No. 79 Hg & UD (UD4 (3) Dept., dated: 4.5.2017.
Prepare/amend the Master Plans earmarking land for Affordable housing.	Earmarking land for Affordable Housing in Master Plans has already been put as mandatory.
Single-window, time bound clearance for layout approval and building permissions	Facilitate for submission and planning permission applications online is available on DTCP & CMDA. For all other types of buildings, similar system has to be developed. Tender has been invited by CMDA through TNeGA (Tamil Nadu e-Governance Agency). Evaluation completed and likely to be awarded shortly by CMDA.

Status of mandatory conditions

Mandatory conditions	Current Status
<p>Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.</p>	<p>Under ISHUP, approval for Deemed Building Permission and Layout approval for EWS / LIG housing was accorded by the Government (G.O.No.200 Housing & Urban Development Dept. Dated: 15.09.2010) The same is applicable to HFA also. Government orders for approval of building permissions within 30 days, otherwise deemed to be approved, will be issued shortly. In CMDA, green channel is already available.</p> <p>G.O under consideration to exempt individual dwelling units up to 1000 sq.ft. from seeking planning permission subject to satisfying pre fixed norms</p>
<p>Amend or legislate existing rent laws on the lines of the Model Tenancy Act.</p>	<p>Revised tenancy act is passed in the State Assembly and rules are being framed. (Ref: Tamil Nadu Government Gazette Act No.42 of 2017 – Tamil Nadu Regulations of Rights and Responsibilities of Landlords and Tenants Act, 2017)</p>

Status of mandatory conditions

Mandatory conditions	Current Status
Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) and relaxed density norms.	Achieved : G.O.(Ms).No.194 Housing & Urban Development Dept. dt.19.12.2016

INTERFACE WITH MIS



Indicators	Current Status (No.)		
▪Survey entry made (%)	72.94 % (6,04,836/ 8,29,174)		
▪Projects approved:	1619 (AHP – 49, BLC - 1570)		
▪Projects entered (7A/B/C/D)	1619		
▪DUs approved	AHP	BLC	Total
	27,097	3,00,617	3,27,714
▪Beneficiaries attached	8149 (30.07%)	235386 (78.30 %)	243535 (74.31%)
▪Houses geo-tagged	DUs Geo tagged (stage wise): 1,03,535 Moderated : 46,264 No of Units covered : 67,935		
▪Total fund transferred through DBT (Rs. Lakhs)	82,572.00		
▪National Electronic Funds Transfer (NEFT)	Yes		

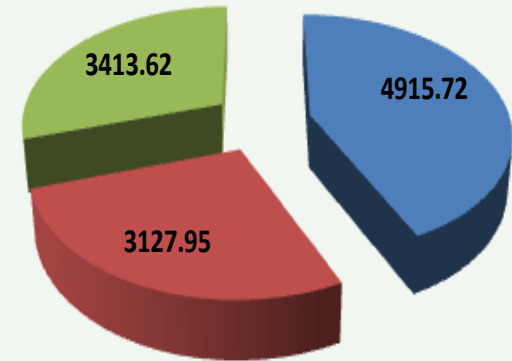
PROJECTS APPROVED



Rs.in Crore

Sl. No.	DESCRIPTION	AHP	BLC	Total
1.	No. of Projects	49	1570	1619
2.	Dwelling Units	27097	300617	327714
3.	Project Cost	2337.94	9119.33	11457.27
4.	Central Share	406.46	4509.26	4915.72
5.	State Share	1324.25	1803.70	3127.95
6.	Beneficiaries Share	607.24	2806.38	3413.62

**Project cost
(Rs.11457.27 Cr.)**



- GOI share
- GOTN share
- Beneficiaries share

Projects Approved till 24th CSMC on 24.07.2017

								(Rs. in Crore)
Financial Year	Vertical	No of Projects	No.of tenements / houses	Project cost	GI Grant	GoTN Grant	Institutional Finance	Beneficiaries share
2015 -16	AHP	19	10228	812.66	153.42	357.61	185.55	116.08
	BLC	178	23785	598.93	356.78	142.71	0.00	99.45
Total		197	34013	1411.59	510.20	500.32	185.55	215.52
2016 -17	AHP	8	9888	911.89	148.32	310.85	52.09	400.63
	BLC	784	177791	5503.08	2666.87	1066.75	0	1769.47
Total		792	187679	6414.97	2815.19	1377.60	52.09	2170.10
2017-18	AHP	22	6981	613.40	104.72	398.71	19.44	90.53
	BLC	608	99041	3017.32	1485.62	594.25		937.46
Total		630	106022	3630.72	1590.34	992.96	19.44	1027.99
Over all	AHP	49	27097	2337.94	406.46	1067.17	257.08	607.24
	BLC	1570	300617	9119.33	4509.26	1803.70	0	2806.38
Grand Total		1619	327714	11457.27	4915.72	2870.87	257.08	3413.62

1ST INSTALLMENT FUNDS YET TO BE RELEASED BY GoI

Rs in lakhs

CSMC/ Date	Vertical	No of Projects	No. of units	Project Cost	GoI Grant	1st Instalment of GoI (40%)			Remarks
						Sanctioned	Released	Due	
10th / 22.07.16	IV (BLC)	13	5965	17895.00	8947.50	3579.00	0	3579.00	
21st / 24.04.17	IV (BLC)	450	23288	72469.90	34932.00	13972.80	6274.20	7698.60	Funds Released for SCSP only
	III (AHP)	6	1288	10888.11	1932.00	772.80	235.80	537.00	
		456	24576	83358.01	36864.00	14745.60	6510.00	8235.60	
22nd / 29.05.17	IV (BLC)	123	64192	194447.10	96288.00	38515.20	13424.57	25090.63	Funds Released for SCSP only
	III (AHP)	8	1880	15524.29	2820.00	1128.00	426.60	701.40	
		131	66072	209971.39	99108	39643.20	13851.17	25792.03	
24th/ 24.07.17	IV (BLC)	35	11561	34815.45	17341.50	6936.60	0.00	6936.60	
	III (AHP)	8	3813	34927.97	5719.50	2287.80	0.00	2287.80	
		43	15374	69743.42	23061.00	9224.40	0.00	9224.40	
Grand Total		643	111987	380967.82	167980.50	67192.20	20361.17	46831.03	

UCs Submitted for Release of 2nd installment

(Rs. In Lakhs)

Sl. No	Vertical	No of Projects	No. of units	Project cost	Gol Grant	Gol 1st installment Released	2 nd Installment	
							Sanctioned, yet to be released	To be sanctioned
1	AHP	15	6612	52212.92	9918.00	3967.20	2860.80	1106.40
2.	BLC	167	16642	39248.20	24963.00	9985.20	6000.00	3985.20
Total		182	23254	91461.12	34881.00	13952.40	8860.80	5091.60

UCs submitted for release of 2nd installment

(Rs. In Lakhs)

AHP Projects

Sl. No	City	Name of the Project	CSMC meeting	No. of units	Project cost	Gol Grant	Gol 1st installment Released	2 nd Installment	
								Sanctioned, yet to be released	To be sanctioned
1	Coimbatore	Kovaipudur	3rd / 08.12.15	672	5641.02	1008.00	403.20	403.20	
2	Tiruppur	Veerapandi		1280	9611.42	1920.00	768.00	768.00	
3	Salem	Kottagoundanpatti		292	2494.47	438.00	175.20		175.20
4	Vellore	Kulavaimedu		192	1590.23	288.00	115.20	115.20	
5	Erode	Muthampalayam Bharathi Nagar		256	2127.07	384.00	153.60	153.60	
6	Chennai	Nagooran Thottam	4th / 21.12.15	32	256.00	48.00	19.20	19.20	
7	Madurai	Poonga Nagar		76	502.00	114.00	45.60	45.60	
8	Coimabtoe	Thiru Vi Ka Nagar	5th / 25.01.16	356	2851.40	534.00	213.60	213.60	
9	Chennai	Indiragandhikuppam & Dhobikana		256	2112.00	384.00	153.60		153.60
10	Namakkal	Nagarajapuram & LBS Phase III & IV		1392	11116.48	2088.00	835.20	835.20	
11	Trichy	Nagamangalam MGR Nagar		512	3701.35	768.00	307.20	307.20	
12	Ramanathapuram	Pattinamkathan	9th / 26.05.16	256	2112.00	384.00	153.60		153.60
13	Nagapattinam	Sambathottam	5th / 25.01.16	336	2602.36	504.00	201.60		201.60
14	Thanjavur	Pillaiyarpatti Phase III		256	1948.35	384.00	153.60		153.60
15	Erode	Bhavani Road Phase I		448	3546.77	672.00	268.80		268.80
Total (AHP)				6612	52212.92	9918.00	3967.20	2860.80	1106.40

UCs submitted for release of 2nd installment

BLC Projects

(Rs. Lakhs)

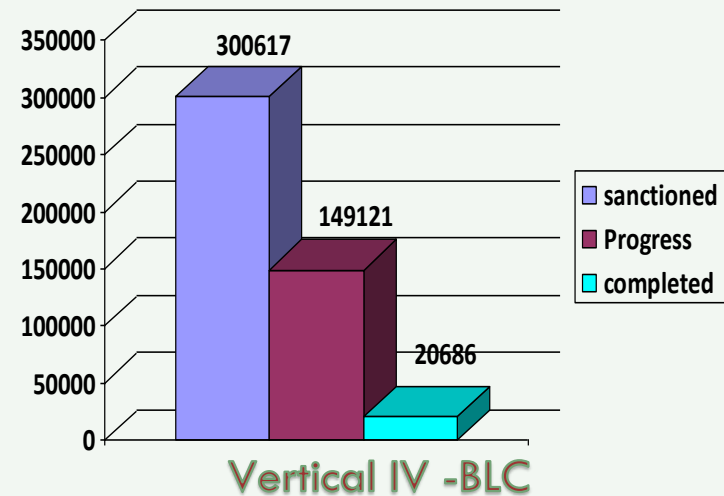
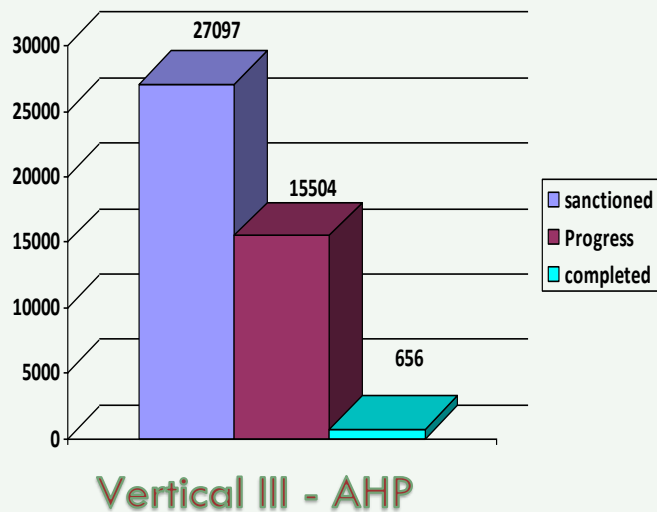
Sl. No	City	Name of the Scheme	CSMC meeting	No. of units	Project cost	Gol Grant	Gol 1st installment Released	2 nd Instalment	
								Sanctioned, yet to be released	To be sanctioned
13	Erode	Kamaraj Nagar	4th / 21.12.15	155	325.50	232.50	93.00		93.00
14	Chennai, Coimbatore, Dindigul, Madurai, Salem, Trichy, Thoothukudi & Tirunelveli	9 projects	4th / 21.12.15	6487	13622.70	9730.50	3892.20		3892.20
15	157 Town Panchayats	157 projects	5th / 25.01.16	10000	25300.00	15000.00	6000.00	6000.00	
Total (BLC)				16642	39248.20	24963.00	9985.20	6000.00	3985.20
Grand Total (AHP + BLC)				23254	91461.12	34881.00	13952.40	8860.80	5091.60

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
AHP	27097	1004	16160	4960		10544	15,504	656
BLC	300617	-	208119	124099	8945	16077	1,49,121	20,686
Total	3,27,714	1,004	2,24,279	1,29,059	8,945	26,621	1,64,625	21,342
CLSS	No. of loan sanctioned		2548					

Total Expenditure so far incurred Rs. 1168.49 Cr (AHP – 342.77 Cr & BLC – 825.72 Cr)



STATUS OF CAPACITY BUILDING PLAN

Indicators	Current Status
Establishment of SLTC	<ul style="list-style-type: none"> • SLTC established with 10 professionals.
Establishment of CLTCs	<ul style="list-style-type: none"> • 34 CLTCs established as approved
Trainings and Workshops	<ul style="list-style-type: none"> • Trainings for Geo-tagging, MIS uploading & PFMS conducted. • Workshop for Emerging Technologies proposed
Exposure and Handholding Visits	<ul style="list-style-type: none"> • To be undertaken
Third Party Quality Monitoring Agencies (TPQMA)	<ul style="list-style-type: none"> • Agencies are engaged for ongoing AHP projects. • Agencies are being fixed on commencement of works.
Social Audit	<ul style="list-style-type: none"> • RFP will be called for engaging Independent Facilitating Agency (IFA) by 1st week of November, 2017.
Information, Education & Communication	<ul style="list-style-type: none"> • Standees and information banners displaying the salient features of the mission are displayed at public places where people confluence. • Success stories are prepared narrating the outcome of the avail of the mission's benefits. • Photographs of completed DUs are taken and forwarded to Gol.

PROGRESS OF VERTICAL –II (CLSS)



Indicators	Current Status (No.)
▪ Total Demand of CLSS	As per Survey - 1,47,185 Through CSC - 2,19,851 Through Online - 32,414 } 3,99,450
▪ Total no of Loans Sanctioned	2548 (NHB – 2537 , HUDCO - 11)
▪ Loan Amount	Rs. 237.46 Cr
▪ Disbursed Amount	Rs. 192.66 Cr
▪ Subsidy Amount	Rs. 40.58 Cr

BRIEF OF PROJECT PROPOSALS for 27th CSMC



(Rs. Lakhs)

Verticals	AHP	BLC (New)	Total
No. of Projects	21	50	71
No. of DUs	17673	38876	56549
Project Cost	183810.60	116628.00	300438.60
Central Share	26509.50	58314.00	84823.50
State Share	111478.58	23325.60	134804.18
Beneficiary Share	45822.52	34988.40	80810.92

Verticals	Unit Cost	Central Share	State Share	Beneficiary Share /Cross Subsidy	Completion Time
AHP	8.18 to 13	1.50	6.00	0.68 to 5.50	2 years
BLC	3.00	1.50	0.60	0.90	1 years

Further DPRs for remaining 1,00,000 DUs are proposed next CSMC meeting.

BRIEF OF PROJECT PROPOSALS



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Yes
▪SLAC/SLSMC approval/Minutes submitted	Yes
▪Land title status (encumbrance free)	Yes
▪Beneficiary list (BLC) submitted	Yes
▪No. of Beneficiaries with Aadhar ID	99%
▪No. of Beneficiaries with other Unique ID	1%
▪No. of Aadhar seeded Bank accounts	Yet to be ascertained
▪Status of physical & social infrastructure	Already existing in BLC projects and are proposed in AHP projects.
▪Implementation plan/Completion period	12 months for BLC, 2 years for AHP
▪Beneficiary consent sought	Yes



POONGA NAGAR – MADURAI AHP Projects





**NAGARAJAPURAM –
NAMAKKAL**
AHP Projects





**NAGAMANGALAM -
MGR NAGAR – TRICHY**
AHP Projects





AHP Projects

**KOTTAGOUNDAMPATTY
- SALEM**





CONSTRUCTION OF 192 NOS SLUM TENEMENTS @ KULAVAIMEDU IN VELLORE



CONSTRUCTION OF 192 NOS SLUM TENEMENTS @ KULAVAIMEDU IN VELLORE

KULAVAIMEDU- VELLORE AHP Project



CONSTRUCTION OF 192 NOS SLUM TENEMENTS @ KULAVAIMEDU IN VELLORE



CONSTRUCTION OF 192 NOS SLUM TENEMENTS @ KULAVAIMEDU IN VELLORE



**PATTINAMKATHAN-
RAMANATHAPURAM**
AHP Project



AHP Projects



KOVAIPUDUR - COIMBATORE



AHP Projects



**THIRU Vi KA NAGAR –
COIMBATORE**



AHP Projects



VEERAPANDI - TIRUPPUR





AHP Projects

PILLAYARPATTI - THANJAVUR





NARIMEDU – PUDUKOTTAI
AHP Projects





**INDIRA GANDHI KUPPAM –
CHENNAI**
AHP Projects



Proposed development of affordable housing under AHP - MSB (Stilt + 9 /10 floors)



Proposed development of affordable housing under AHP - MSB (Stilt + 9 /10 floors)



*Proposed 864 (Stilt+9 Floors) EWS Flats
@ K.P. Park, Chennai - PMAY-HFA
Division - III, TNSCB.*

Proposed development of affordable housing under AHP - MSB (Stilt + 9 /10 floors)

*Proposed 864 (Stilt+9 Floors) EWS Flats
@ K.P. Park, Chennai - PMAY-HFA
Division - III, TNSCB.*





Chennai
BLC Projects



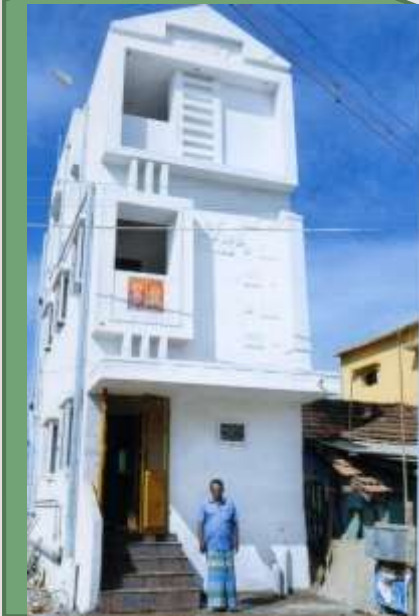


BODINAYAKKANUR
BLC Project





DINDIGAL
BLC Project





THENI
BLC Project





HARIKRISHNAN, EZHILMUGA NAGAR,



VASANTHA, EZHILMUGA NAGAR,

**EZHIMUGA NAGAR
CHENNAI
BLC Project**



KOKILA, EZHILMUGA NAGAR,





Coimbatore
BLC Projects





Coimbatore
BLC Projects





Coimbatore
BLC Projects





Coimbatore
BLC Projects





BLC Projects

Tirunelveli





Trichy
BLC Projects



BLC Projects



Trichy





ODDANCHATRAM

BLC Project





A. RAJ
S/o:Anthoni arokeyam,
T.NO:118 A
Ismayalthoppu Verkodu,
Rameswaram.



S. NAGESWARI
W/o.Sivakumar,
Topo No:169
Verkodu karaiyur,
Rameswaram.

RAMESWARAM

BLC Project



V.VIJAYA RANI
W/o:Velu
T.NO:143A
Peria pallivasal st,
Rameswaram.



M.LAKSHMI
W/o.Mutherulandi,
Topo No:322A
Pulidhaver nagar,
Rameswaram.

RAY Projects - Occupancy status

Sl. No	Name of the Project	Total No. of Units	Completed Units	Occupied Units	In Progress
1	Arivoli Nagar (Relocation), Tiruppur	266	266	266	
2	Karikalan Street, Trichy	305	305	305	
3	Thimmarayasamuthiram, Trichy	158	158	158	
4	Nagammalpuram, Tirunelveli	60	60	60	
5	Karuvelankundu Street, Tirunelveli	51	49	49	2
6	Keela Theru + 6 Slums and VOC Nagar (Relocation), Tirunelveli	874	766	334	108
7	Ceylon Colony (Insitu) and Rajiv Gandhi Nagar (Relocation), Tuticorin	593	591	147	2
8	Nagamangalam (Relocation), Trichy	144	144	144	
9	Melapandamangalam, Trichy	189	189	189	
10	Gandhi Nagar New and Old Colony, Salem	235	235	235	
11	Kamaraj Nagar, Salem	122	74	74	48
12	Thideer Nagar, Vellore	135	135	135	
13	Athipattu phase – I, (Relocation) Chennai	1056	1056	-	
14	Athipattu Phase – II,(Relocation) Chennai	416	416	-	
15	P.T.Colony, (insitu Redevelopment), Madurai	276	276	276	
Total		4880	4720	2372	160

RAY - Fund released by GOI

Rs. In crore

No of Projects approved	Total Units approved	GOI share		GOTN share		Beneficiary Share	Total Project cost	Total fund Released by GOI	Fund yet to be released by GOI	UC	
		Original	Amendment	Original	Revised					submitted	yet to be submitted
15	4880	135.25	124.69	140.91	151.47	40.90	317.06	112.23	12.46	83.34	29.16

RAY Projects - PHOTOS

52



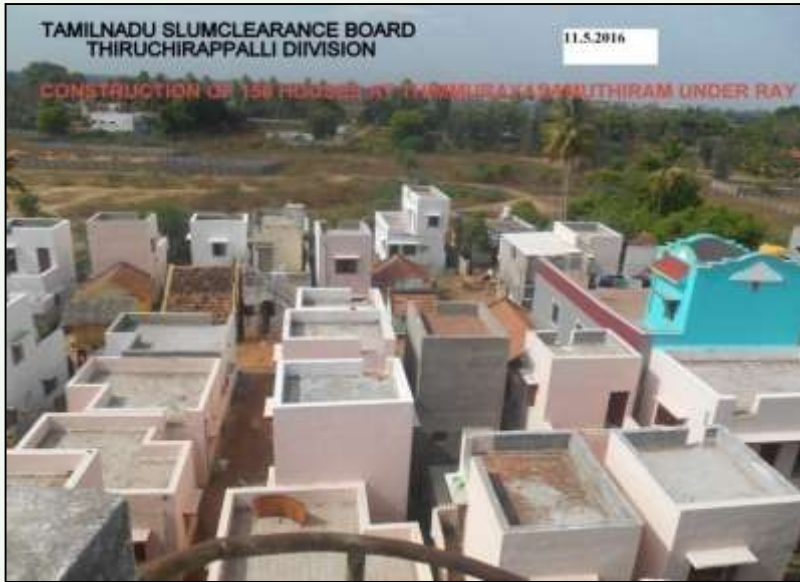
Tiruppur – Arivoli Nagar



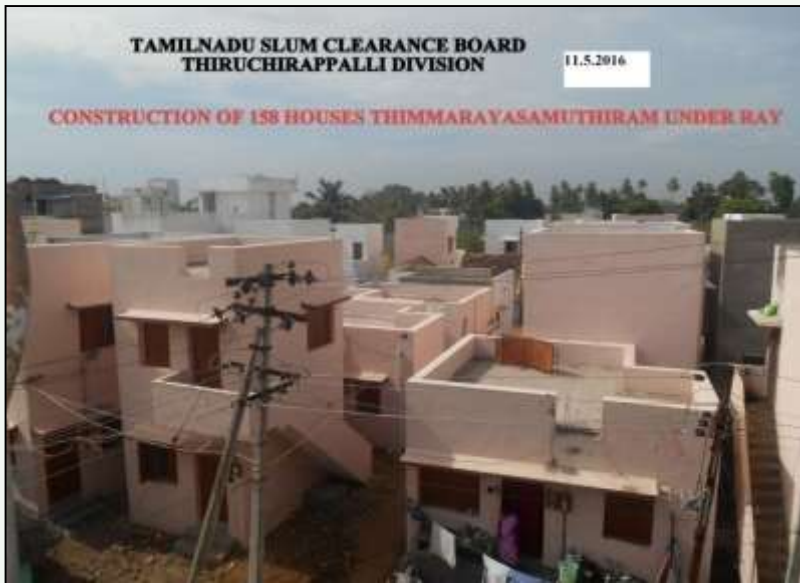


Trichy – Karikalan Street





Trichy – Thimmarayasamuthiram





Tirunelveli – Nagammalpuram





Tirunelveli – Karuvelankundu Street





Tirunelveli – Keelatheru + 6 slums & VOC Nagar Relocation





Trichy – Melapandamangalam



GANDHI NAGAR NEW & OLD COLONY - SALEM



RAJIV GANDHI NAGAR- THOOTHUKUDI



VOC Nagar - Tirunelveli



THIDEER NAGAR - VELLORE





THANK YOU