

Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 2 project under vertical AHP
and 14 Projects under vertical BLC**

**Presented to CSMC held on 24 July, 2018
State Urban Development Authority (SUDA)
Government of Uttarakhand**

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	91
▪ Demand Survey Completed	91
▪ Total Demand	1 48438
▪ Demand received through Common Service Centre and Online Application	44074
▪ Cases accepted/rejected	20088/1 2548
▪ Whether HFAPoA Submitted	NO (20 Submitted for SLSMC)
▪ Whether AIP Submitted	NO
▪ Whether HFAPoA & AIP entered in MIS	Dehradun and Roorkee HFAPoA & AIP entered in MIS
▪ SLTC/CLTC staffs approved vs. placed	Approved – Placed 4 Consultant in SLTC and 3 in CLTC * Interview to be conducted for rest.
▪ Target of DUs in 2018-19	5359
▪ State Budgetary Provision for PMAY (U) in 2018-19	95 Crs

STATUS OF MANDATORY CONDITIONS



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

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	1 48438(100%)
▪ Projects approved:	110 (4 AHP and 106 BLC)
▪ Projects entered (7A/B/C/D)	107
▪ DUs approved under BLC	11860
▪ Beneficiaries attached	11860
▪ Houses geo-tagged	3423
▪ Total fund transferred through DBT (Rs. Lakhs)	2843.90 lakhs
▪ <i>National Electronic Funds Transfer (NEFT)</i>	2478.40 lakhs
▪ <i>PFMS/ DBT</i>	66.40 lakhs
▪ <i>Aadhar Payment Bridge (APB)</i>	0

GLIMPSES OF PROGRESS



Beneficiary : Shri Deepak Singh
Id : 058002940434500007
S/o Shri Jagat Singh
ULB : Gauchar

GLIMPSES OF PROGRESS



प्रधानमंत्री आवास योजना-शहरी-सर्वके लिए आवास
(शहरी) कि अंतिम लाभार्थी अधीन निर्माण प्रकल्प में
लाभकर्ता

प्रधान मंत्री
आवास योजना-शहरी
P.M.A.Y. (URBAN)

लाभार्थी का नाम- गौरा देवी
पिता/पति का नाम- स्व. रूपचन्द्र सिंह
निर्माण वर्ष/वर्ष संख्या- 2015-16/01
लाभार्थी (सर्वे कोड)- 70824
परियोजना क्रियेवदन ईकाई- न. पा. ए. चमोली-
गोपेश्वर

Beneficiary : Smt. Gaura Devi
W/o Late Swaroop Chand
ULB : Chamoli Gopeshwar

GLIMPSES OF PROGRESS



Beneficiary :
Smt. Shusheela Devi
W/o Shri Ram Singh
ULB : Chamoli
Gopeshwar

GLIMPSES OF PROGRESS



Beneficiary : Smt. Basanti Rani

W/o Shri Haridas Haldar

ULB : Dineshpur

Beneficiary Code : : 058003490274300020

GLIMPSES OF PROGRESS



प्रधानमंत्री आवास योजना-शहरी
के अंतर्गत लाभार्थी अर्जित निर्माण शरत में लक्ष्यित
प्रधानमंत्री
आवास योजना-शहरी
Pradhan Mantri Awas Yojana - Urban
लाभार्थी का नाम - श्री देवेंद्र सिंह
पिता का नाम - श्री जयपाल सिंह
निर्माण वर्ष/वर्ष सं. - 2017-18/02
सर्वे कोड - 142111
लाभार्थी कोड 05002940434600002
परियोजना क्रियान्वयन इकाई- नगर पालिका गाँव

Beneficiary : Shi Devendra Singh
Id : 05002940434600002
S/o Shri Jaipal Singh
ULB : Gauchar

GLIMPSES OF PROGRESS



Beneficiary : Smt. Reena Bisht
Id : 058002940434900001
W/o Shri Safar Singh
ULB : Gauchar

GLIMPSES OF PROGRESS



Beneficiary : Smt. Nasima
W/o Shri Hamid
ULB : Jhebreda



Beneficiary : Smt. Poonam
W/o Shri Ambrish
ULB : Jhebreda

GLIMPSES OF PROGRESS



AHP PROJECT TRANSPORT NAGAR DEHRADUN

PROJECT PROPOSAL BRIEF



(Rs. In Crs.)

Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪ No. of Projects		02	15		
▪ No. of DUs		1108	885		
▪ Project Cost		250.42	34.42		
▪ Central Share		16.62	13.27		
▪ State Share		11.08	4.43		
▪ ULB Share / Cross Subsidy		6.69			
▪ Beneficiary Share		41.18	16.72		

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪ Layout plan(as per NBC norms) Attached	Yes
▪ SLAC/SLSMC approval/Minutes submitted	SLAC Approved/ SLSMC Approved/ Yes
▪ Land title status (encumbrance free)	Yes
▪ Beneficiary list (BLC) submitted	Yes
▪ No. of Beneficiaries with Aadhar ID	885
▪ No. of Beneficiaries with other Unique ID	885
▪ No. of Aadhar seeded Bank accounts	885
▪ Status of physical & social infrastructure	Yes
▪ Implementation plan/Completion period	18 months
▪ Beneficiary consent sought	885

Layout Plan BLC



SPACE	LENGTH	WIDTH	AREA	AREA AS/ NBC
Bed Room	2600	2600	6.76	6.5
Kitchen	1500	2200	3.30	3.3
MP Room	2750	3550	9.76	9
Bath	1650	1190	1.96	1.2
WC	900	1185	1.07	0.9
Total Area (SQM)			22.85	20.90

CARPETAREA 22.85 sqm COVERED AREA 27.39 sqm

PROPOSED UNIT PLAN FOR HFA PROJECT

AHP Projects Details

Name of the project	Dhauilas Housing Scheme	Uttara Housing Scheme
Total Project Cost (In lacs)	5439.32	18285.80
Total DUs (EWS)	240	868
Cost of One DU	8.15	6.45
Central Share Rs. 1.50 lac	360	1302
State Share Rs. 1.00 lac	240	868
Authority Share	276.00 @ Rs. 1.15 lac	393.44 @ Rs. 0.45 lac
Beneficiary Share	1044.21 @Rs 4.50	3038.00 @Rs 3.50
EWS Total Cost (Construction + Development work) (lacs)	1920.21	5599.00

Pradhan Mantri Awas Yojana (PMAY)

AHP (Affordable Housing)

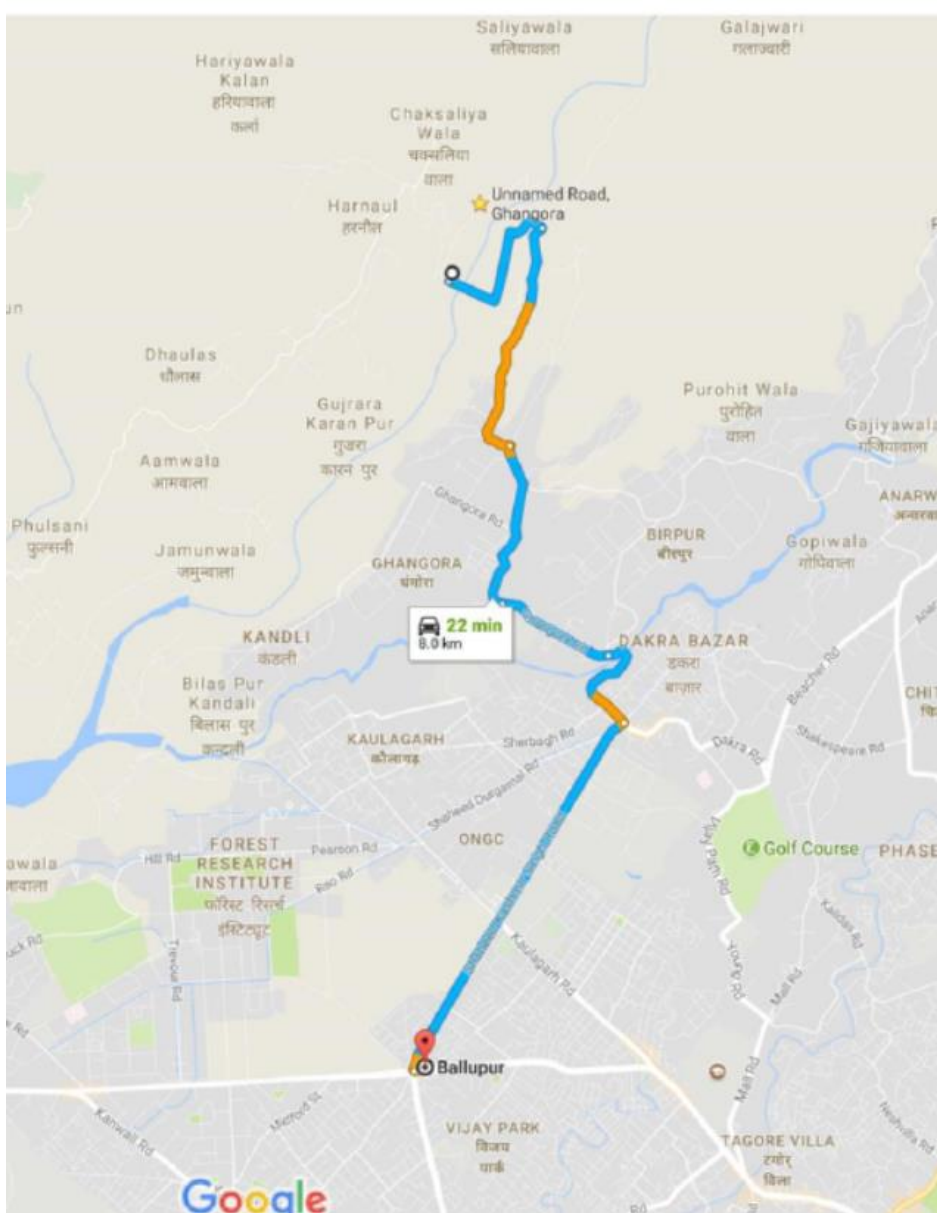


DHAULAS AWASIYA YOJNA, DEHRADUN
MUSOORIE DEHRADUN DEVELOPMENT AUTHORITY

Site Location

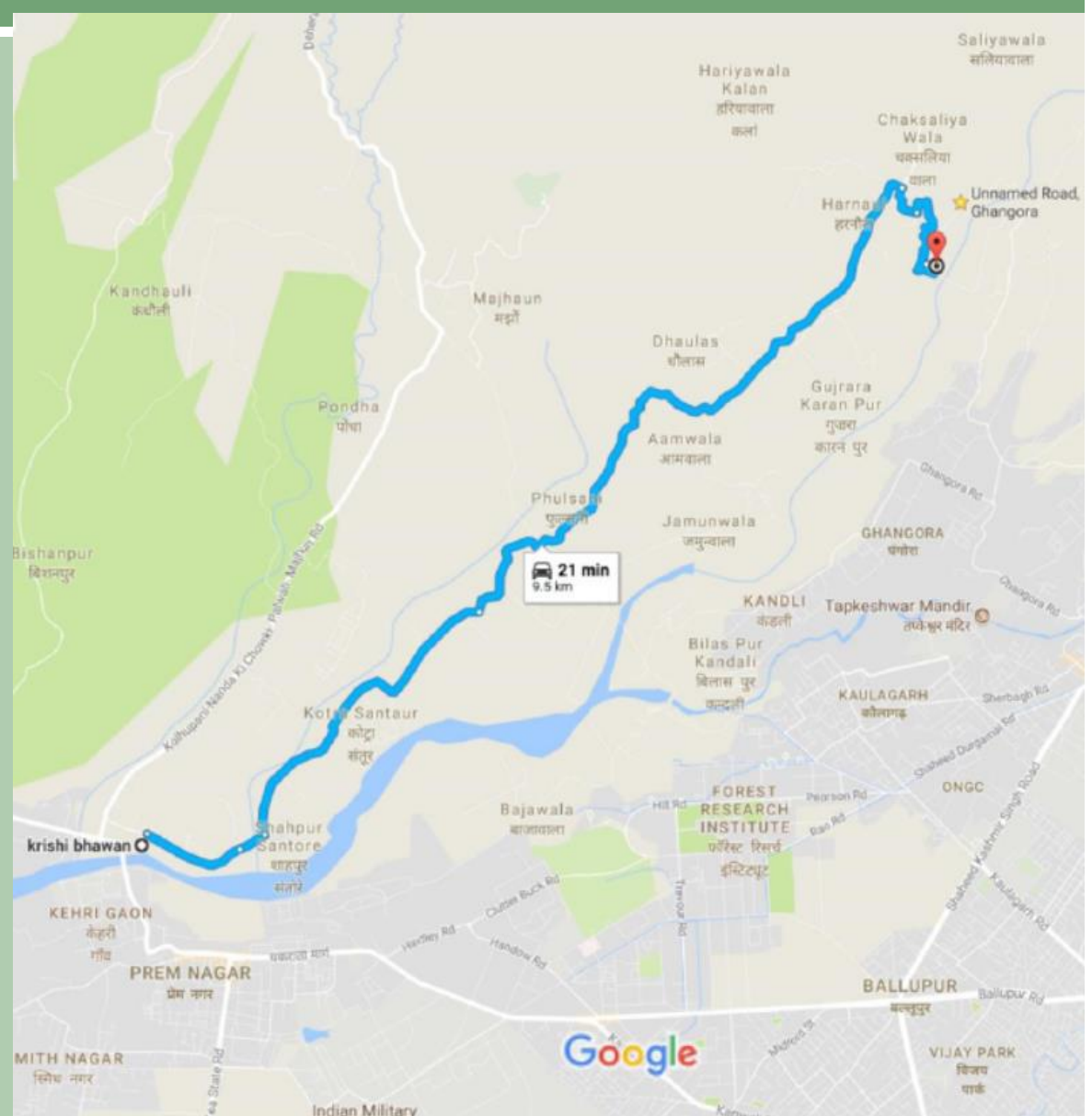
Site Approach from Ballupur Dehradun

Drive 8.0 KM, 22min



Site Approach from Krishni Bhayan

Drive 9.5 KM, 21 min



Project Salient Features

1. Distance of Project site from Krishi Bhavan, Nanda Ki Chauki is 9.5KM & from Ballupur Chawk via Garhi cantt is 8 KM
2. All provision in the project are in accordance with **Model- 5** of housing Policy 2017
3. DPR has been prepared on the basis of ***Monolithic Concrete Construction Technology (MCC)*** . The Technology is Earthquake resistant and Green and has been approved by BMTPC & CPWD.
4. Project Duration . 24 Months after award of work
5. By Government Order no. 779/V-2/06(L.U.C.)18/2018 issued on Date: 22 may 2018 the Landuse has been converted from agricultural to Residential.

Provisions in Accordance with Housing Policy

S.No.	Particulars	As per Model-5 of Housing Policy 2017	As per Design Proposal
1	Ground Coverage	50 %	29.38%
2	Permissible FAR-	2.1	2.09
3	EWS covered Area	25-35 sqm	29.28 sqm
4	Total Area of EWS Units	Min. 35 % of FAR Area	35.28% of FAR

Project Financials

Total project Cost (in lakhs)	6756.66 Lakhs
Total no. of EWS units proposed	240
Total no. of MIG units proposed	168
Construction Cost of EWS /Unit (in lakhs)	8.15 Lakhs
Total Construction cost of EWS Units (in lakhs)	1956.00 Lakhs
GOI grant @ 1.50 lakhs per unit	360.00 Lakhs
State grant @ 1.00 lakhs per unit	240.00 Lakhs
Implementing agency share @1.15 lakhs per unit	276.00 Lakhs
Beneficiary share @4.50 Lakh per Unit	1080.00 Lakhs

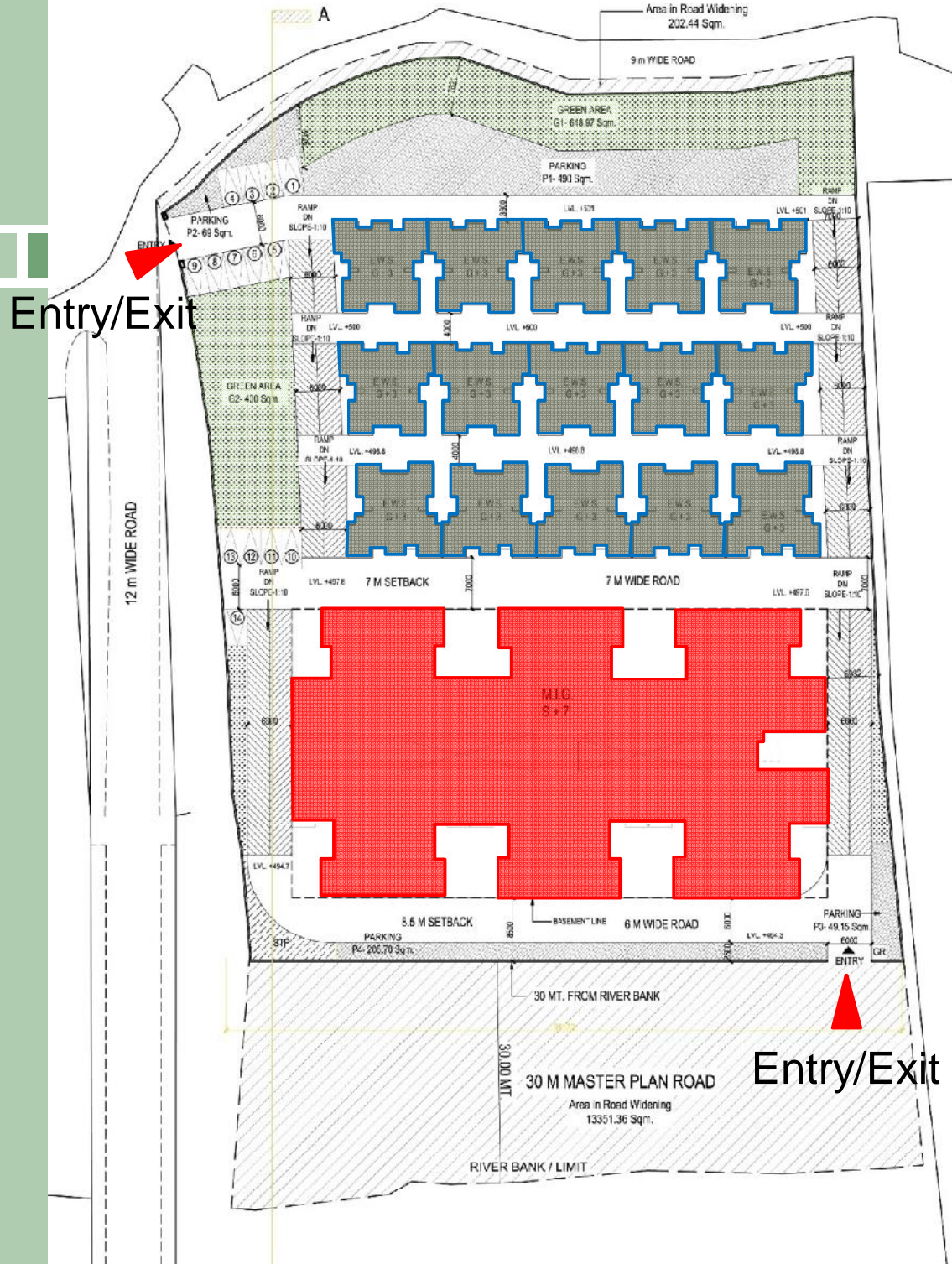
Unit Cost Bifurcation

Cost of EWS Unit	8.15 Lakhs
PMAY / GOI grant	1.50 Lakhs
State Grant	1.00 Lakhs
MDDA Share	1.15 Lakhs
Beneficiary share	4.50 Lakhs

Site Photographs



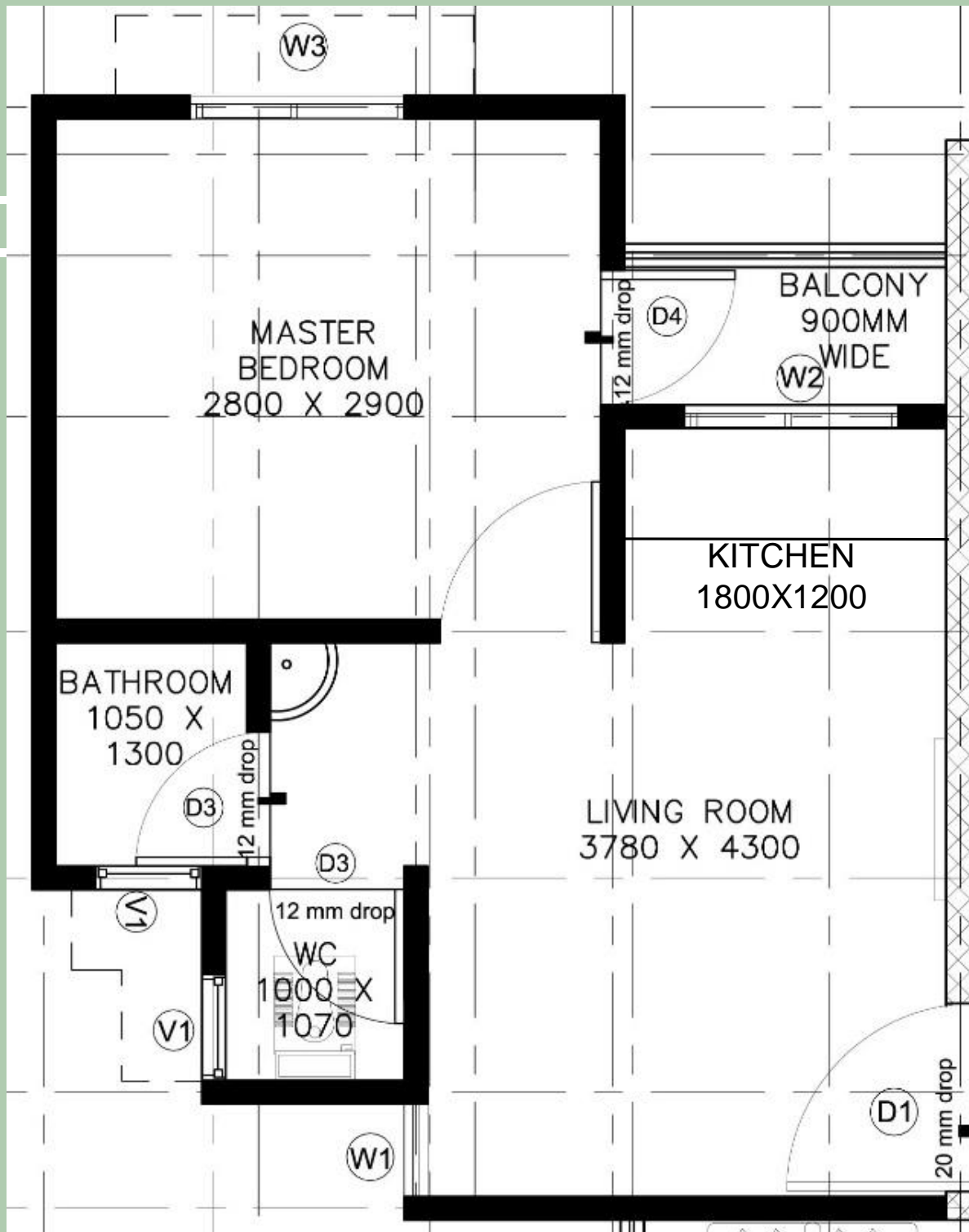
Site Plan



Particulars	Detail
Net Site Area	10147.76 sqm
EWS Units (G+3)	240 Nos
MIG Units (B+S+7)	168 Nos
Total Units	408 Nos
FAR Achieved	2.09
Green Area	10.07 %
Ground Coverage	29.38 %
Parking (Provided)	198 ECS
Total area of EWS	35.28% of FAR

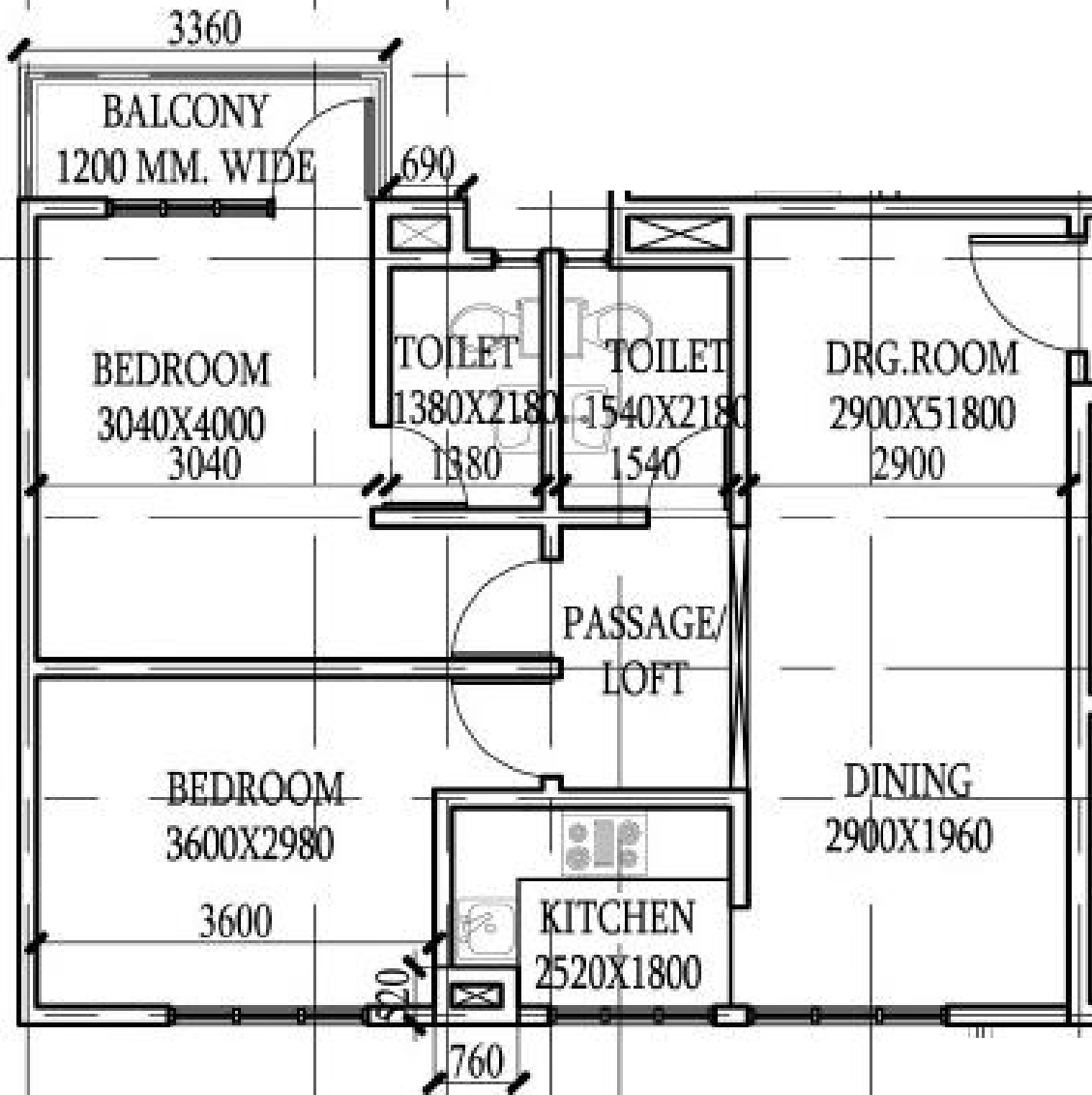
- EWS Block
- MIG Block
- Green Area

EWS-Unit Plan



Particulars	Detail
No of Units on 1 Floor	4 Nos
Units in 1 Tower	16 Nos
Height	G+3 (12.2 m)
Built-up Area of 1 Unit	29.28 sqm
Carpet Area	24.19 sqm

MIG-Unit Plan



Particulars	Detail
No of Units on 1 Floor	24 Nos
Units in 1 Tower	168 Nos
Height	B+S+7 (21 m)
Built-up Area of 1 Unit	74.76 sqm
Carpet Area	64.83 sqm

PROPOSED VIEW



Pradhan Mantri Awas Yojana (PMAY)

AHP (Affordable Housing in Partnership with Public & Private sectors)

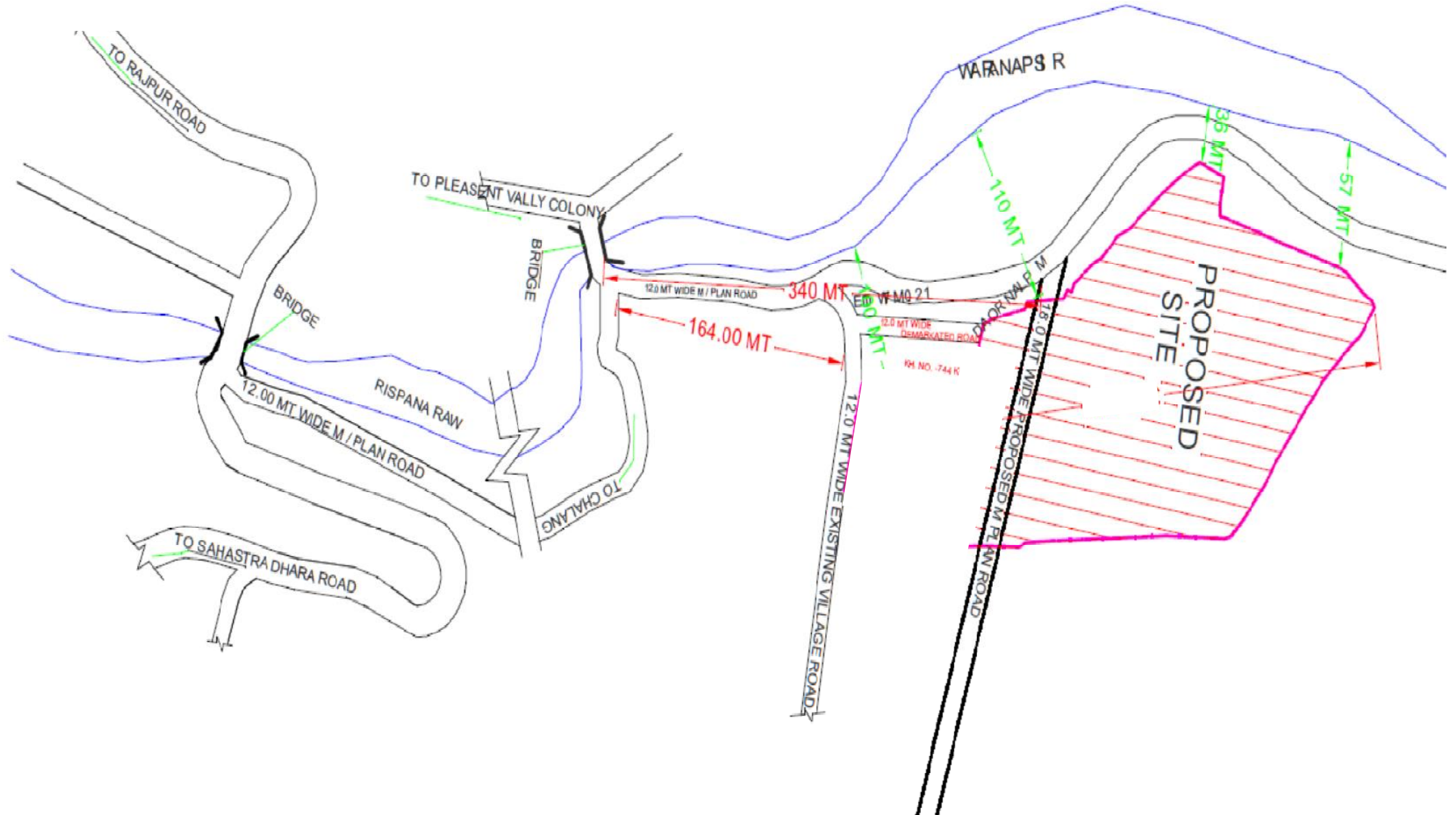


UTTARA AWAS YOJNA, DEHRADUN

MUSSOORIE DEHRADUN DEVELOPMENT AUTHORITY

Key Plan

Rajpur Park



Project Salient Features

1. Distance of Project site from Dhak patti bridge is 340 M .
2. All provision in the project are in accordance with **Model- 3** of housing Policy 2017
3. DPR has been prepared on the basis of ***industrialized 3-S system using cellular light weight concrete slabs & precast columns(precast/prefab)*** .The Technology is Earthquake resistant and Green and has been approved by BMTPC & CPWD.
4. Project Duration . EWS Blocks in 24 Months

Provisions in Accordance with Housing Policy

S.No.	Particulars	As per Model-3 of Housing Policy 2017	As per Design Proposal
1	Min. Site Area	4000 sqm	37742.18 sqm
2	Ground Coverage	50 %	40.15%
3	Permissible FAR	2.1	2.1
4	EWS covered Area	25-35 sqm	27.10 sqm
5	LIG covered Area	36-45 sqm	36.02 sqm
6	Total Area of EWS Units	Min. 35 % of FAR Area	35.08% of FAR
7	Total Area of LIG Units	Min. 10 % of FAR Area	10.47% of FAR
8	Total Area of EWS & LIG units	Min. 45% of FAR Area	45.55% of FAR

Project Financials

Total project Cost (in lakhs)	18285.80 Lakh
Total no. of EWS units proposed	868
Total no. of LIG units proposed	200
Total no. of MIG units proposed	711
Construction Cost/Unit (in lakhs)	6.45 Lakh
Total Construction cost of EWS Units in lakhs	5599 Lakh
GOI grant @ 1.50 lakhs per unit(in lakhs)	1302 Lakh
State grant @ 1.00 lakhs per unit(in lakhs)	868 Lakh
Implementing agency share @0.45 lakhs per unit (in lakhs)	393.44 Lakh
Beneficiary share @ 3.50Lakh per Unit	3038 Lakh

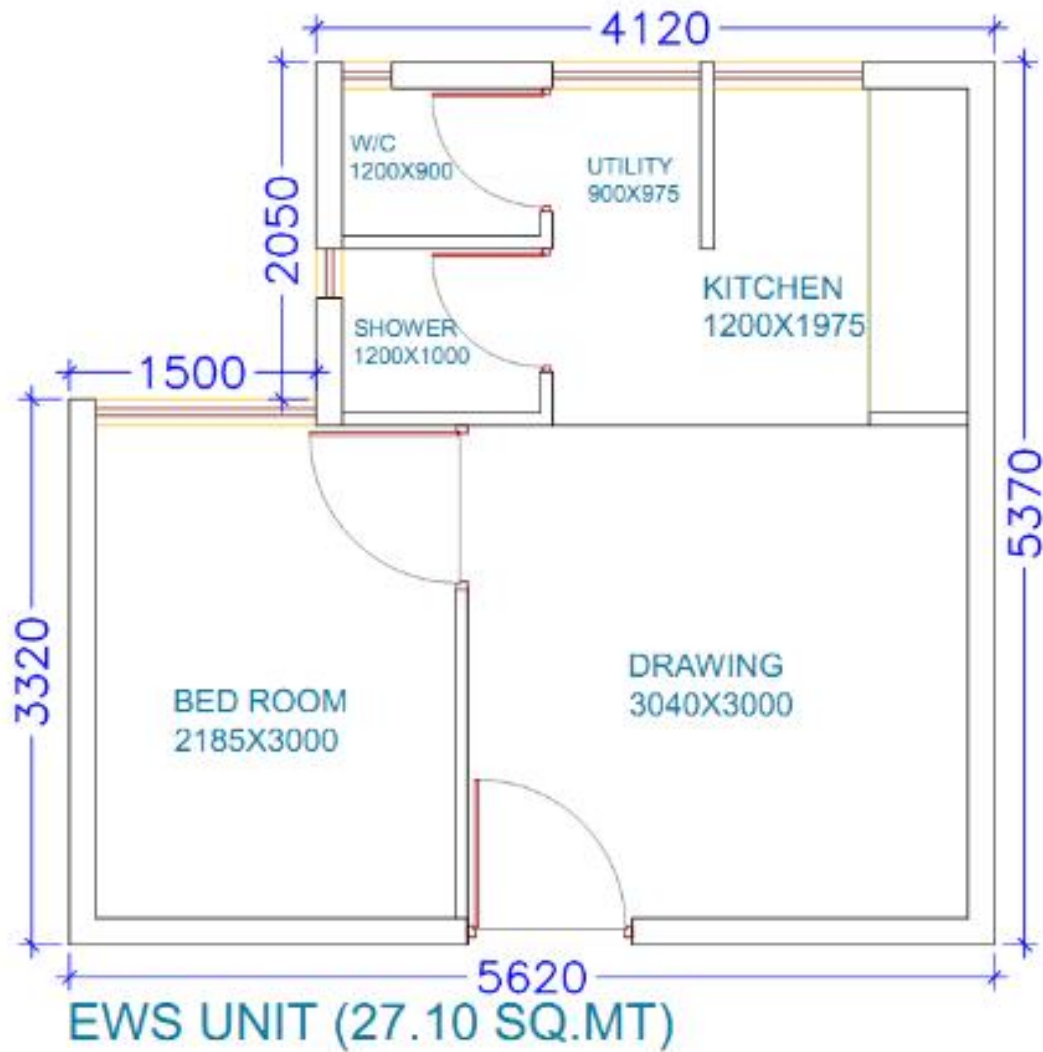
Unit Cost Bifurcation

Cost of EWS Unit	6.45 Lakhs
Purchase price by state Govt.	6.00 Lakhs
PMAY / GOI grant	1.50 Lakhs
State Grant	1.00 Lakhs
Private Developer's Share	0.45 Lakhs
Beneficiary share	3.50 Lakhs

Site Photograph



EWS-Unit Plan



Particulars

Detail

No of Units on 1

217 Nos

Floor

Height

G+3 (12.2 m)

Built-up Area of 1
Unit

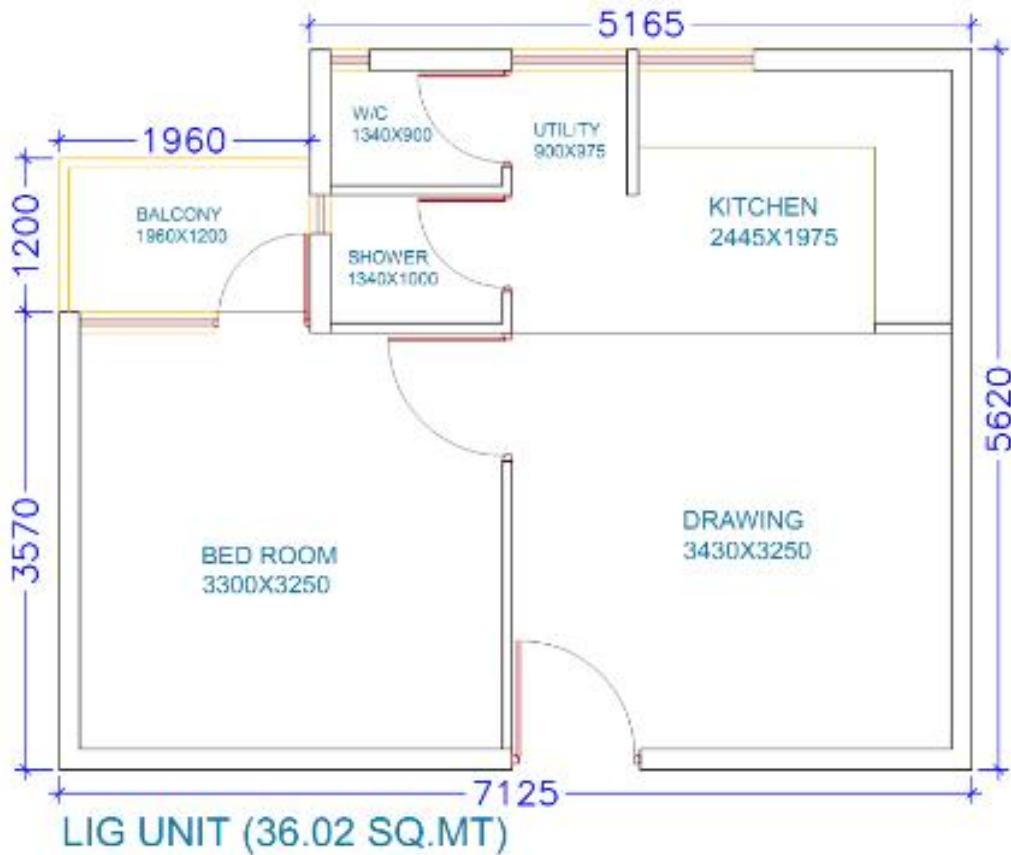
27.10 sqm

Carpet Area

23.19 sqm



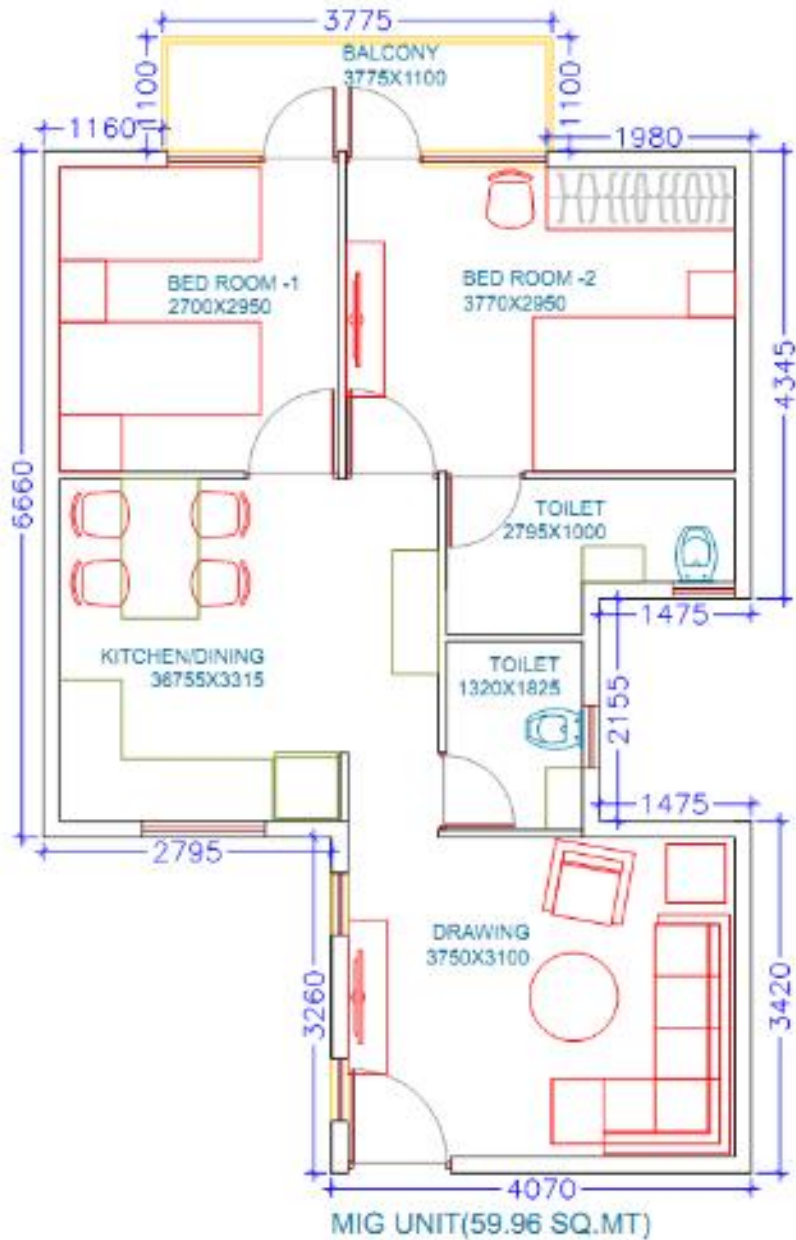
LIG-Unit Plan



Particulars	Detail
No of Units on 1 Floor	50 Nos
Height	G+3 (12.2 m)
Built-up Area of 1 Unit	36.02 sqm
Carpet Area	31.50 sqm



MIG-Unit Plan



Particulars	Detail
No of Units on 1 Floor	79 Nos
Height	B+S+9 (30 m)
Built-up Area of 1 Unit	59.96 sqm
Carpet Area	49.09 sqm



Queries

1. Beneficiary selected under BLC New, Two installments disbursed, unfortunately beneficiary expired, *can rest of the amount disbursed to beneficiary family/ heir at law, how MIS can be edited??*
2. In some cases beneficiary started/completed their house through its own resources/ funds, just after name added to DPR for BLC new construction, *whether GOI/ State grant can be released to such beneficiaries and what about geo-tagging is a issues as house completed.*
3. Is New construction is allowed on first floor of family house.?? with no objection from family.

THANKS

PROGRESS OF RAY, BSUP and IHSDP

Sl. No.	Name of Scheme	No. of Projects Approved	No. of Dus Approved	No of Dus Completed	No. of Dus Occupied	No. of Du Under Progress	Yet to be Started
1	2	3	4	5	6	7	8
1	RAY	10	3130	1406	1406	536	1188
2	BSUP	8	651	483	133	168	
3	IHSDP	21	3048	2616	2584	432	
Total Projects		39	6829	4505	4123	1136	1188

PROGRESS OF RAY, BSUP and IHSDP

RAY

Name of State/UT...Uttarakhand...							Month ending ...June 2018...					
Sl. No.	Name of Scheme	No. of Projects Approved	No. of Dus Approved	No of Dus Completed	No. of Dus Occupied	No. of Du Under Progress	Plenth/F oundation Level	Linted Level	Roof Level	Finishin g Stage	Yet to be Start	To be drope d
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Rudraprayag	1	95	91	91	2			2			2
2	Joshimath	1	150	139	139	11			0	11		
3	Bajpur	1	190	98	98						92	
4	Sitarganj	1	576	266	266	15		15			295	
5	Ukhimath	1	270	120	120	126		50	76		109	
6	Kelakhera	1	638	293	293	42	1	20	21		303	
7	Shaktigarh	1	504	240	240	59		29	25	5	205	
8	Augustmuni	1	204	96	96							108
9	Barkot	1	396	56	56	220	60	85	75		120	
10	Bhimtal	1	107	7	7	61	1	20	26	14	39	
	RAY	10	3130	1406	1406	536	62	219	225	30	1163	110