PRADHAN MANTRI AWAS YOJANA
HOUSING FOR ALL (URBAN)
[PMAY - HFA (U)]
WEST BENGAL
Fund sharing – Beneficiary Led Constructions (BLC)

- Cost break up for construction of Dwelling Units:

<table>
<thead>
<tr>
<th></th>
<th>Central Share</th>
<th>State Share</th>
<th>Beneficiary Contribution</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ULBs having population more than 5 lakhs</td>
<td>1.50</td>
<td>1.83</td>
<td>0.35</td>
<td>3.68</td>
</tr>
<tr>
<td>ULBs having population less than 5 lakhs</td>
<td>1.50</td>
<td>1.93</td>
<td>0.25</td>
<td>3.68</td>
</tr>
<tr>
<td>ULBs in Hilly Areas</td>
<td>1.50</td>
<td>2.66</td>
<td>0.25</td>
<td>4.41</td>
</tr>
</tbody>
</table>

- Cost break up for Infrastructure Development (ID):

**Unit cost for ID: 10% of DU Cost**

<table>
<thead>
<tr>
<th></th>
<th>Central Share</th>
<th>State Share</th>
<th>ULB Contribution</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ULBs having population more than 5 lakhs</td>
<td>-</td>
<td>0.184</td>
<td>0.184</td>
<td>0.368</td>
</tr>
<tr>
<td>ULBs having population less than 5 lakhs</td>
<td>-</td>
<td>0.184</td>
<td>0.184</td>
<td>0.368</td>
</tr>
<tr>
<td>ULBs in Hilly Areas</td>
<td>-</td>
<td>0.2205</td>
<td>0.2205</td>
<td>0.441</td>
</tr>
</tbody>
</table>
OVERVIEW OF SANCTIONED BENEFICIARY LED CONSTRUCTIONS (BLC) PROJECTS
## Overview of sanctioned Projects

<table>
<thead>
<tr>
<th>FY in which projects are sanctioned</th>
<th>No. of Sanctioned Projects</th>
<th>No. of Approved Beneficiaries</th>
<th>No. of Confirmed Beneficiaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 – 16</td>
<td>108</td>
<td>74,880</td>
<td>67,415</td>
</tr>
<tr>
<td>2016 – 17</td>
<td>42</td>
<td>68,664</td>
<td>50,740 (Based on MIS Attachment, till date)</td>
</tr>
<tr>
<td>2017 – 18</td>
<td>86</td>
<td>59,929</td>
<td>48,765 (Based on MIS Attachment, till date)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>236</td>
<td>2,03,473</td>
<td>1,66,920</td>
</tr>
</tbody>
</table>
## Online MIS Entry & Attachment

Mandatory information attributes for online MIS Entry:

1. **Beneficiary Details:**
   - a) Name of the beneficiary
   - b) Details of the family members
   - c) Aadhar details
   - d) Bank A/c details
   - d) Condition of existing dwelling unit
   - e) Land size

2. **Slum / Non-slum details**

3. **City Profile**

<table>
<thead>
<tr>
<th>FY</th>
<th>MIS done for</th>
<th>Number attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2015 – 16</td>
<td>74,880</td>
<td>68,102</td>
</tr>
<tr>
<td></td>
<td></td>
<td>67,233</td>
</tr>
<tr>
<td>FY 2016 – 17</td>
<td>68,664</td>
<td>50,740</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50,740</td>
</tr>
<tr>
<td>FY 2017 – 18</td>
<td>59,929</td>
<td>48,161</td>
</tr>
<tr>
<td></td>
<td></td>
<td>48,161</td>
</tr>
</tbody>
</table>
## Physical Progress

<table>
<thead>
<tr>
<th></th>
<th>FY 2015 – 16</th>
<th>FY 2016 – 17</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved DUs</td>
<td>74,880</td>
<td>68,664</td>
<td>1,43,544</td>
</tr>
<tr>
<td>Confirmed DUs</td>
<td>67,415</td>
<td>50,740</td>
<td>1,18,155</td>
</tr>
<tr>
<td>Total Grounded DUs</td>
<td>64,462</td>
<td>20,866</td>
<td>85,328</td>
</tr>
<tr>
<td>Foundation Level</td>
<td>2,366</td>
<td>8,374</td>
<td>10,740</td>
</tr>
<tr>
<td>Lintel Level</td>
<td>3,119</td>
<td>5,540</td>
<td>8,659</td>
</tr>
<tr>
<td>Roof Level</td>
<td>15,857</td>
<td>4,401</td>
<td>20,258</td>
</tr>
<tr>
<td>Completed</td>
<td>43,120</td>
<td>2,551</td>
<td>45,671</td>
</tr>
<tr>
<td>Occupied</td>
<td>39,130</td>
<td>2,177</td>
<td>41,307</td>
</tr>
</tbody>
</table>
Financial Progress for Projects sanctioned in FY 2015-16

Fund received (1st & 2nd instalments):
- Central Share: Rs.837.77 Crores
- State Share (incl. ID): Rs.1180.95 Crores
- Total fund received: Rs.2018.72 Crores

Fund released to ULBs:
- Central Share: Rs.837.77 Crores
- State Share (incl. ID): Rs.1180.95 Crores
- Total fund released: Rs.2018.72 Crores

Utilization:
- Total fund utilized: Rs.1895.08 Crores (93.87%)
Financial Progress for Projects sanctioned in FY 2016-17

Fund received (all figures in Rs. Crores):
- Central Share: Rs.411.98 Crores (1st Instalment i.e., 40%)
- State Share (incl. ID): Rs.580.74 Crores (1st Instalment i.e., 40%)
- Total Fund received: Rs.992.72 Crores

Fund released to ULBs:
- Central Share: Rs.250.84 Crores
- State Share (incl. ID): Rs.353.59 Crores
- Total fund released: Rs.604.43 Crores

Utilization:
- Total fund utilization: Rs.394.69 Crores (65.30%)
Utilization Status

■ FY 2015-16:
  - Total Central Share received : Rs.837.77 Crores
  - Total Central Share released to ULBs : Rs.837.77 Crores
  - UC Submitted to MoHUA, GoI : Rs.386.69 Crores
  - UC to be submitted shortly to MoHUA, GoI : Rs.451.08 Crores
NEW PROPOSALS UNDER BENEFICIARY LED CONSTRUCTION (BLC) FOR FY 2018-19
New Proposals under BLC for FY 2018 – 19

- Total number of projects taken up for FY 2018-19 : 28
- Total number of beneficiaries to be covered : 26,540

**Financial involvement**

- Total Central share involved : Rs.398.10 Crores
- Total State share (including ID) involved : Rs.567.81 Crores
- Total ULB Share (for ID) involved : Rs.49.16 Crores
- Total Beneficiary contribution to be mobilized : Rs.66.35 Crores

- Request for release of 1\(^{st}\) instalment (40%) of Central Share : Rs.159.24 Crores
- Request for release of 1\(^{st}\) instalment (40%) of State Share : Rs.227.12 Crores
AFFORDABLE HOUSING IN PARTNERSHIP

Pradhan Mantri Awas Yojana
Housing For All (Urban )
[PMAY - HFA (U)]
West Bengal
New Proposals under AHP for FY 2018 – 19

- Total number of project taken up for FY 2018-19 : 01
- Total number of beneficiaries to be covered : 64

Financial involvement

- Total Central share involved : Rs.0.96 Crores
- Total State share (including ID) involved : Rs.2.99 Crores
- Total ULB Share (for ID) involved : Rs.0.16 Crores
- Total Beneficiary contribution to be mobilized : Rs.0.16 Crores

- Request for release of 1st instalment (40%) of Central Share : Rs.0.38 Crores
- Request for release of 1st instalment (40%) of State Share : Rs.1.20 Crores
Kamarhati Municipality AHP Financial Details

<table>
<thead>
<tr>
<th>Cost (for 64 Dwelling Units) (Rs)</th>
<th>Total (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Project Cost</strong></td>
<td>4,27,30,227.00</td>
</tr>
<tr>
<td><em>(For 2x 32 units)</em></td>
<td></td>
</tr>
<tr>
<td><strong>State Share for 64 units</strong></td>
<td>279,000 x 64 = 1,78,56,000.00</td>
</tr>
<tr>
<td><strong>Central Share for 64 units</strong></td>
<td>150,000 x 64 = 96,00,000.00</td>
</tr>
<tr>
<td><strong>ULB + Beneficiary share</strong></td>
<td>50,000 x 64 = 32,00,000.00</td>
</tr>
<tr>
<td><strong>Special State Share</strong></td>
<td><em>(A) – (B+C+D)</em> = 1,20,74,227.00</td>
</tr>
</tbody>
</table>
## Kamarhati Municipality AHP Financial Details

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Cost (for 64 DU) (Rs)</th>
<th>For I Block</th>
<th>Estimated Cost (per DU) (Rs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation Work</td>
<td>6977545.74</td>
<td>/32</td>
<td>218048.3</td>
</tr>
<tr>
<td>Superstructure</td>
<td>10159849.22</td>
<td>/32</td>
<td>317495.29</td>
</tr>
<tr>
<td>TOTAL</td>
<td>17137394.96</td>
<td>/32</td>
<td>535543.59</td>
</tr>
<tr>
<td>Electrical</td>
<td>1199617.61</td>
<td>/32</td>
<td>37488.05</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18337012.57</td>
<td>/32</td>
<td>573031.64</td>
</tr>
<tr>
<td>GST 12%</td>
<td>2200441.50</td>
<td>/32</td>
<td>68763.80</td>
</tr>
<tr>
<td>L.W.cess 1.00%</td>
<td>205374.54</td>
<td>/32</td>
<td>6417.95</td>
</tr>
<tr>
<td>3% Contingencies</td>
<td>622284.85</td>
<td>/32</td>
<td>19446.40</td>
</tr>
<tr>
<td>Total</td>
<td>21365113.46</td>
<td>/32</td>
<td>667659.80</td>
</tr>
<tr>
<td>For Block 2 blocks</td>
<td>42730226.92</td>
<td>State Share</td>
<td>279000.00</td>
</tr>
<tr>
<td>Infrastructure Cost</td>
<td>2817356.49</td>
<td>Central Share</td>
<td>150000.00</td>
</tr>
<tr>
<td>Grand Total</td>
<td>45547583.41</td>
<td>ULB + Beneficiary</td>
<td>50000.00</td>
</tr>
</tbody>
</table>

- ULB + Beneficiary: 667659.80
- Special State Share: 188659.80
Banglar Bari - Chetla

- Project: 16 DU Model at 60/H/10, Rakhal Das Addya Lane, Chetla, Kolkata
  - Carpet Area 26.48 sqM
  - Superbuilt up 32.52 sqM
  - 1 no G+ 3 Building as per Model Banglar Bari unit

- Project Cost (Rs) 7662948.00

- State Share (Rs) 16 x Rs. 2.79 L = Rs. 44,64,000.00
- Central Share (Rs) 16 x Rs. 1.50 L = Rs. 24,00,000.00
- KMDA/ Beneficiary Share (Rs) 16 x Rs. 0.59 L = Rs. 8,00,000.00
- TOTAL Rs. 76,64,000.00
Andal – Durgapur Project by Bengal Aerotropolis Project Ltd.

- Area demarcated for EWS / LIG and MIG under PMAY – HFA (U) for AHP through Public Private Partnership: 35 Acres

- Phase – I: Development of 2000 Units on 16 Acres
  - EWS Housing: 700 Units (approx.)
  - LIG Housing: 500 Units (approx.)
  - MIG Housing: 800 Units (approx.)

- Phase – II: Development of 3000 Units on 19 Acres
  - EWS Housing: 1050 Units (approx.)
  - LIG Housing: 750 Units (approx.)
  - MIG Housing: 1200 Units (approx.)
Key aspects of Andal Durgapur Project

- To increase availability of houses for EWS category at an affordable rate, State of West Bengal in partnership with Private sectors can plan Affordable Housing Projects.

- Central Assistance at the rate of Rs.1.50 Lakh per EWS houses can be claimed.

- All Affordable Housing in Partnership Projects can be a mix of houses for different categories, but it will be eligible for Central Assistance if at least 35% of the houses in the project are for EWS category and a single project has at least 250 houses. The BAPL has committed to adhere to these conditions.
Key aspects of Andal Durgapur Project... contd.

- Bengal Aerotropolis Project Ltd. (BAPL) have also committed that the Carpet Area of the houses being constructed under this component will be upto 30 sq. m. for EWS category and upto 60 sq. m. for LIG category.

- BAPL has also committed that the State Government will decide on the upper ceiling on the sale price of EWS houses in Rs. / sq. m. of Carpet Area.

- To meet these objectives the State Government may extend other concessions such as its State Subsidy, Land at affordable cost, Stamp Duty exemption etc.
Key aspects of Andal Durgapur Project... contd.

- BAPL has also committed that allotment of houses to identify eligible beneficiaries will be made following a transparent procedure as approved by the State Level Sanctioning and Monitoring Committee (SLSMC) and the beneficiaries selected should be a part of Housing For All Plan of Action (HFAPoA).

- Preference will be given to the physically handicapped, Senior Citizens, SCs, STs, OBCs, Minorities, Single women, Transgenders and other weaker and vulnerable sections of the society.

- While making allotment, the families with person with disability and Senior Citizens may be allotted house preferably on the ground floor or lower floors.
Key aspects of Andal Durgapur Project... contd.

- In view of the commitments made by BAPL which are in conformity of the guideline on AHP issued by MoHUA this project is primarily acceptable to be brought under the purview of AHP under PMAY – HFA (U).

- Here it is pertinent to mention that the project site of BAPL fall under “Golden City Industrial Township Authority” (GCITA) under the geographical boundary of Asansol Durgapur Development Authority.
The Committee intends to propose that the State Level Sanctioning and Monitoring Committee (SLSMC) may kindly delegate its power conferring on State Level Appraisal Committee (SLAC) to finalize the DPRs under AHP vertical for projects with an intimation to the members of SLSMC through Resolution by Circulation
PROJECT MANAGEMENT
Pradhan Mantri Awas Yojana
Housing For All (Urban )
[PMAY - HFA (U)]
West Bengal
State Level Technical Cell (SLTC)

- State Level Technical Cell (SLTC) is operational since July 2017
- Currently a team of six professionals engaged by ASCI, Hyderabad, are supporting SUDA
- Request for Proposal (RfP) for engaging an agency has already been uploaded and is expected to be operational shortly

Third Party Quality Monitoring Agency (TPQMA)

- This is yet another mandatory requirement for release of fund
- Currently KMDA is engaged as TPQMA and quality check reports are prepared and appended with Utilization Certificates.
- A draft Request for Proposal (RfP) for engaging an agency has already been prepared and is expected to be finalized shortly
City Level Technical Cell (CLTC)

- Engagement of CLTC is yet another mandatory requirement by MoHUA, GoI
- Currently MEDte is operational as CLTC by virtue of its presence across 16 divisions across West Bengal
- Request for Proposal (RfP) for engaging an agency as CLTC is under preparation and is expected to be finalized shortly.
SOME GLIMPSES OF COMPLETED DWELLING UNITS
Some glimpses of completed Dwelling Units

Nimai Patra, Ward-10; Arambagh Municipality

Sukur Mondal, Ward-4; Baduria Municipality
Some glimpses of completed Dwelling Units

Rani Das, Ward-16; Bansberia Municipality
Some glimpses of completed Dwelling Units

Akuli Roy, Ward-4; Coopers Camp NAA

Dewoki Sharma, Ward-3; Guskara Municipality
Some glimpses of completed Dwelling Units

Latika Biswas, Ward-12; Gobardanga Municipality

Manindralal Das, Ward-24; Kanchrapara Municipality
THANK YOU