

Pradhan Mantri Awas Yojana (PMAY-U)



**Proposal for 5 projects (towns) of Manipur under vertical
BLC**

24th April 2017

Government of Manipur

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
<ul style="list-style-type: none"> ▪ Cities Approved 	9 (Nine)
<ul style="list-style-type: none"> ▪ Demand Survey Completed 	Yes
<ul style="list-style-type: none"> ▪ Total Demand 	53,636
<ul style="list-style-type: none"> ▪ Demand received through Common Service Centre and Online Application 	11 Nos
<ul style="list-style-type: none"> ▪ Cases accepted/rejected 	As per verification
<ul style="list-style-type: none"> ▪ Whether HFAPoA Submitted 	Yes, for 9 approved towns & 5 towns being presented.
<ul style="list-style-type: none"> ▪ Whether AIP Submitted 	Yes, for 9 approved towns & 5 towns being presented.
<ul style="list-style-type: none"> ▪ Whether HFAPoA & AIP entered in MIS 	Yes at ULB's level for 9 approved towns
<ul style="list-style-type: none"> ▪ SLTC/CLTC staffs approved vs. placed 	Will be in place by June,2017. Utilizing the services of 27 newly recruited MMAS officers.
<ul style="list-style-type: none"> ▪ Target of DUs in 2017-18 	27,839
<ul style="list-style-type: none"> ▪ State Budgetary Provision for PMAY (U) in 2017-18 	State Share in the form exemption of <u>Registration</u> Fee and Stamp Duties.

PROGRESS OF PMAY (U)



- ❖ State Government has issued Orders to waive the **stamp duty, registration and transfer fees** for land transfer cases in respect of identified/ shortlisted beneficiaries approved by the concerned urban local bodies under subsidy for beneficiary led individual house construction (BLC) vertical of PMAY-HFA(U) in Manipur.



STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Non-agricultural permission not required if the proposal falls under residential use zone in Master Plan
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	Achieved. Historically, there are no AHP projects in Manipur.
▪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 layouts and building plans.	Pre-approved drawings/ plans are exempted by the ULBs from seeking permission
▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under consideration
▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	No AHP projects has been taken up in the state, & hence these conditions are not applicable as of date.



INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	6498 out of 9725 beneficiaries
▪ Projects approved:	9 towns (BLC)
▪ Projects entered (7A/B/C/D)	7C
▪ DUs approved under BLC	9725
▪ Beneficiaries attached	2773 (delayed due to election)
▪ Houses geo-tagged	307
▪ Total fund transferred through DBT (Rs. Lakhs)	Money was not transferred to the ULBs due to State Elections. The same will be transferred within April, 2017.
▪ <i>National Electronic Funds Transfer (NEFT)</i>	Every beneficiary has submitted their Adhar linked Account for NEFT.
▪ <i>PFMS/ DBT</i>	The process of creation of account and its linking to PFMS has started and will be completed by May, 2017.
▪ <i>Aadhar Payment Bridge (APB)</i>	Examining the feasibility in consultation with NIC and State Finance Deptt. Will be resolved by May, 2017.

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR								
▪AHP								
▪BLC (New)	9725	NA	NA	247	26	18	291	Nil
▪BLC (Enhancement)								
▪Total								
▪CLSS	No. of loan sanctioned = 23							

Note: Provide the details of relevant projects

GLIMPSES OF PROGRESS



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GLIMPSES OF PROGRESS



PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			5 towns		Moirang, Ningthoukhong, Nambol, Samurou & Heirok
▪No. of DUs			<u>6231</u>		
▪Project Cost (Rs. Lakhs)			15,702.12		
▪Central Share (Rs. Lakhs)			9,346.50		
▪State Share			Nil		
▪ULB Share			Nil		
▪Beneficiary Share (Rs. Lakhs)			6,355.62		

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (New)	Rs. 2.52 lakhs	Rs. 1.50 lakhs	Nil	Nil	Rs. 1.02 lakhs	2 Years

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	<u>Yes</u>
▪SLAC/SLSMC approval/Minutes submitted	Yes
▪Land title status (encumbrance free)	Yes
▪Beneficiary list (BLC) submitted	Yes
▪No. of Beneficiaries with Aadhar ID	5766
▪No. of Beneficiaries with other Unique ID	465
▪No. of Aadhar seeded Bank accounts	If any account is not AADHAR seeded, it will be linked before release of subsidy.
▪Status of physical & social infrastructure	From Central/State Govt. parallel Schemes
▪Implementation plan/Completion period	2 years from fund release
▪Beneficiary consent sought	Yes

ACTIVITIES FOR NEW PROPOSALS

Field Verification by a Team of MMAS Officers:



ACTIVITIES FOR NEW PROPOSALS



Field Verification by Development Officer, HUDCO Manipur



BEST PRACTICE/INNOVATION



- Best practice to be shared:** In order to make the demand survey & beneficiary selection process transparent, consultative workshops, public address systems, live phone-in-programmes, radio & TV discussions were held. Radio jingles were played.



AIR Imphal Newsreel



AIR Phone-in Prog



Panel Discussion on IMPACT TV



Panel Discussion on ISTV

08/08/2016

BEST PRACTICE/INNOVATION (contd)

To disseminate activities of HFA(U), FB page is opened where the progress of the Mission is uploaded on daily basis.



Housing for All - 2022, Urban Manipur

Manas Home 10

Housing for All - 2022, Urban Manipur

@HousingforAllManipur2022

Liked Following Message More

Status Photo / Video Government Organization

Write something on this Page...

Posts

Housing for All - 2022, Urban Manipur
55 mins · 🌐

Thanks one and all for your contribution.

Manipur Municipalities
Abhis, Ananda Angoncha, Amitabh, ...

Today

Hankumar EO
All the best to Director n team for CMSC meeting! 🙌

Kak Jugeshwar

Create a Page



Housing for All - 2022, Urban Manipur

Housing for All - 2022, Urban Manipur added 5 new photos — with Sorok Noren and Manas Mannam.
February 12 at 11:37pm · 🌐

Housing for All
Day 131 (12 02 2017)
Geotagging exercise

Housing for All - 2022, Urban Manipur
@HousingforAllManipur2022

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Housing for All - 2022 solicited in successful beneficiaries and imp by the ULBs.

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Visitor Posts

Tamra Shu
December

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fongabadi list to rap

Like Comment

BEST PRACTICE/INNOVATION (contd)



A team of officers undertook 'Field Verification' & based on it, preliminary beneficiary list was drawn up. After inviting claims & objections the final lists were prepared. This was approved by the concerned ULB.

PW/15479/15,17,20,21 # 9774314654 / 8414967726

OFFICE OF THE
NAMBOL MUNICIPAL COUNCIL, NAMBOL
উত্তর/NOTICE
Date, the 16th December 2016

No. 39/9/NMC-2016: It is hereby notified for information of all the concerned that a Preliminary list of Beneficiaries, based on the Demand Survey and on-line applications has been prepared for providing financial assistance under the sub-component "**Subsidy for Beneficiary-Led Individual House Construction**" of the Pradhan Mantri Awas Yojana - Housing for All (urban). A copy of the said list of beneficiaries is available for inspection at the office of the undersigned and the concerned councillors, members & member secretaries of the Ward Development Committees (WDCs). The same can also be seen at Manipur Urban Development Agency's Website www.muda.mn.gov.in.

If there is any claim for inclusion as a beneficiary or any objection to the inclusion of any person as beneficiary or any other relevant objection then, such claim or objection as the case may be should be submitted /lodged to the office of the undersigned or the concerned Ward Development Committee in writing with documentary evidence/proof on or before **22nd December, 2016**.

Sd/- **M. Nando Singh, Executive Officer**
Nambol Municipal Council

PW/15571/20th



BEST PRACTICE/INNOVATION (contd)

- **Details of IEC initiatives: Ward by ward consultative programmes undertaken by the ULBs. Awareness programme on PMAY (U), Geo-tagging and MIS data entry.**



Awareness Programme on PMAY-HFA(U):

BEST PRACTICE/INNOVATION

Hands on Training on Geo-Tagging:



Geo-Tagging of Beneficiaries



Geo-Tagging of Beneficiaries



Ministry of Housing and Urban Poverty Alleviation
Welcome Manipur_hfa [Logout](#)
Housing for All

Kakching So Postoffice, Thoubal, Man

[Tools](#) | [Link](#) | [Home](#) | [Help](#)

Field Data Viewer

State:

District:

City:

Date Mode: Day Period

Start Date: [Select Date](#)

End Date: [Select Date](#)

Accepted Points Rejected Points

Validated Date Created Date

[Disable Moderation](#)

[Authorize City Supervisors & Surveyors](#)

Statistics Reports

[Remove](#)

- Not Started
- Foundation
- Lintel

Sl.No	138411
Beneficiary Name	Naorem Kunjabihari Singh
Project Name	DPR of Kakching for New Houses under BLC Vertical of PMAY-HFA
Address	96, Ningthou Leikai Thokchom Pareng, Kakching, Manipur, Kakching Thoubal Manipur
Observername	Ghaneshwor singh
Organization	Kakching MC

Map | | [Satellite](#) | [Hybrid](#) | [Terrain](#)

[Base Admin](#) [Base Hydrology](#)

Kakching

Geo-Tagging of Beneficiaries



State : Manipur District : Thoubal City : Kakching Project Name : All Project







Record per page :

No. of Beneficiary as per DPR : 1519

No. of Beneficiary Attached : 960

No. of Beneficiary Geo Tagged : 5

S.No	Beneficiary Code / Name/ Father Name/ Aadhar No.	Bank / Branch / Account No. / IFSC Code	Not Started / Accepted On/ No of Beneficiary : 0	Started/ Accepted On/ No of Beneficiary : 0	Founcation / Accepted On/ No of Beneficiary : 5	Lintal/ Accepted On /No of Beneficiary : 0	Roof / Accepted On /No of Beneficiary : 0	Completed / Accepted On /No of Beneficiary : 0
1	148014842767100023 Naorem Kunjabihari Singh Late Naorem Chandrasing 435605149737	UCO BANK Kakching 29990110018330 UCBA0002999	No Image Available	No Image Available		No Image Available	No Image Available	No Image Available
			No Image Available	No Image Available	 2/14/2017 7:22:09 PM	No Image Available	No Image Available	No Image Available
2	148014842767000077 Mayanglambam Taruni Devi Shougaijam Shyamjai Singh 651131646168	STATE BANK OF INDIA Kakching 34372882418 SBIN0010757	No Image Available	No Image Available		No Image Available	No Image Available	No Image Available
			No Image Available	No Image Available	 2/14/2017 9:25:05	No Image Available	No Image Available	No Image Available

Thank You!

MANDATORY REFORMS CONDITIONS



No.7/2/2017-MAHUD
GOVERNMENT OF MANIPUR
SECRETARIAT: MAHUD DEPARTMENT

Imphal, the 22nd April, 2017.

To,

Raj Kumar Gautum
Director (HFA-5)
Ministry of Housing and Poverty Alleviation
Government of India
Room No. 3 Technical Cell, Near Gate No. 7
Nirman Bhawan, New Delhi - 110001

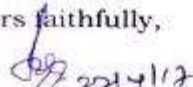
Subject:- Implementation of 6 (six) mandatory reform conditions
under PMAY-HFA(U) in respect of Manipur

Sir,

I am directed to refer to your email communication regarding the matter in the subject above and to submit the status of the implementation of 6 (six) mandatory conditions under PMAY(U) as enclosed.

Yours faithfully,

Encl: As above.


(M. Joy Singh)
Special Secretary (MAHUD),
Government of Manipur.

Copy to:

1. Additional Chief Secretary (MAHUD), Government of Manipur
2. The Director (MAHUD), Manipur
3. Guard file



MANDATORY REFORMS CONDITIONS



S. No.	Mandatory Conditions of Reforms under PMAY-HFA(U)	Current Status (Special Circumstances/Alternative institutional Mechanism, if any)
1	Dispensing the need for separate Non Agricultural (NA) Permission	Not applicable. Non-agricultural permission not required if the proposal falls under residential use zone in Master Plan
2	Prepare/amend their Master Plans earmarking land for Affordable Housing	Achieved (AHP Vertical is not implemented in Manipur)
3	Single-window, time bound clearance for layout approval and building permissions	Achieved
4	Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Pre-approved drawings/ plans are exempted by the ULBs from seeking permission
5	Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Achieved (Rent Law is not yet enacted)
6	Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms	Achieved (Provision for FAR/ FSI & TDR are not included in Building Bye-Laws)

[Handwritten Signature]
22/4/17



BEST PRACTICE/INNOVATION

Registration Fee & Stamp Duty Exemption Orders:

GOVERNMENT OF MANIPUR
SECRETARIAT : REVENUE DEPARTMENT

O R D E R S

Imphal, the 13th April, 2017

No.37/1/2017-R: In exercise of the powers conferred under Section 78(A) of Indian Registration Act, 1908, the Governor of Manipur is pleased to exempt registration fee of 1% of total value of the immoveable property leviable at the time of registration of deed of transfer of land in the case of registration of deed of transfer of land to the female head of household or entering the name of the wife of the male head of the household as co-pattadar for availing the benefit under the Pradhan Mantri Awas Yojana-Housing for urban areas and Greater Imphal.

By orders & in the name of Governor,


(M. Joy Singh)
Special Secretary (Revenue)
Government of Manipur.

Copy to :-

1. Secretary to Hon'ble Chief Minister, Manipur.
2. The P.S. to Hon'ble Deputy Chief Minister, Manipur.
3. All Ministers, Manipur.
4. All Addl. Chief Secretaries/Principal Secretaries, Govt. of Manipur.
5. All Commissioners/Secretaries/Special Secretaries, Govt. of Manipur.
6. All Heads of Department, Manipur.
7. All Deputy Commissioners, Manipur.
8. The Director, Printing & Stationary, Manipur. He is requested to publish the above order in the Manipur Gazette Extraordinary and 10 copies of the same may be available for office record.
9. All Addl. Deputy Commissioners, Manipur.
10. All Sub-Divisional Officers.
11. All Treasury Officers concerned.
12. All Sub-Registrars concerned.
13. Guard file.

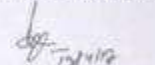
GOVERNMENT OF MANIPUR
SECRETARIAT: REVENUE DEPARTMENT

O R D E R S

Imphal, the 13th April, 2017

No.37/1/2017-R: In exercise of the powers conferred under sub-section 1(A) of Section 9 of the Indian Stamp Act, 1899, the Governor of Manipur is pleased to exempt stamp duty of 3% of the total value of the immoveable property leviable at the time of registration of deed of transfer of land in the case of registration of deed of transfer of land to the female head of household or entering the name of the wife of the male head of the house held as co-pattadar for availing the benefit under the Pradhan Mantri Awas Yojana-Housing for urban areas and Greater Imphal.

By orders & in the name of Governor,


(M. Joy Singh)
Special Secretary (Revenue)
Government of Manipur.

Copy to :-

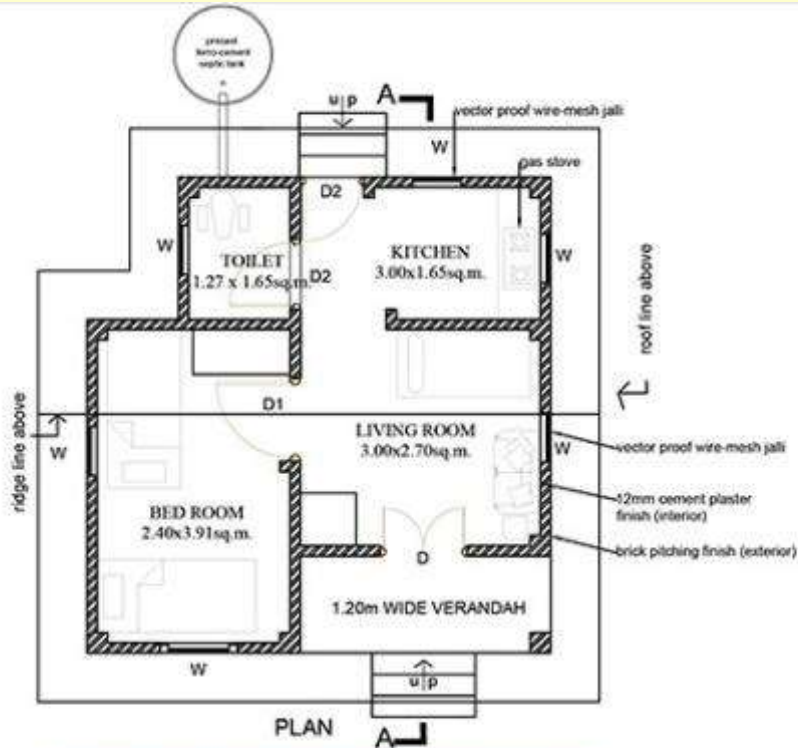
1. Secretary to Hon'ble Chief Minister, Manipur.
2. The P.S. to Hon'ble Deputy Chief Minister, Manipur.
3. All Ministers, Manipur.
4. All Addl. Chief Secretaries/Principal Secretaries, Govt. of Manipur.
5. All Commissioners/Secretaries/Special Secretaries, Govt. of Manipur.
6. All Heads of Department, Manipur.
7. All Deputy Commissioners, Manipur.
8. The Director, Printing & Stationary, Manipur. He is requested to publish the above order in the Manipur Gazette Extraordinary and 10 copies of the same may be available for office record.
9. All Addl. Deputy Commissioners, Manipur.
10. All Sub-Divisional Officers.
11. All Treasury Officers concerned.
12. All Sub-Registrars concerned.
13. Guard file.



TOWN-WISE BREAK UP

Sl. No	Name of town	No. of Beneficiaries	Project Cost (Rs. 2.52 lakhs x col. 3)	Eligible Gol share (Rs. 1.50 lakhs x col. 3)	Eligible beneficiary contribution (col 4 - col. 5)
1	2	3	4	5	6
1	Moirang MC	2,127	5,360.04	3,190.50	2,169.54
2	Nambol MC	1,330	3,351.60	1,995.00	1,356.60
3	Ningthoukhong MC	1,316	3,316.32	1,974.00	1,342.32
4	Samurou NP	1,236	3,114.72	1,854.00	1,260.72
5	Heirok NP	222	559.44	333.00	226.44
	Total	6,231	15,702.12	9,346.50	6,355.62





Schedule of doors & windows

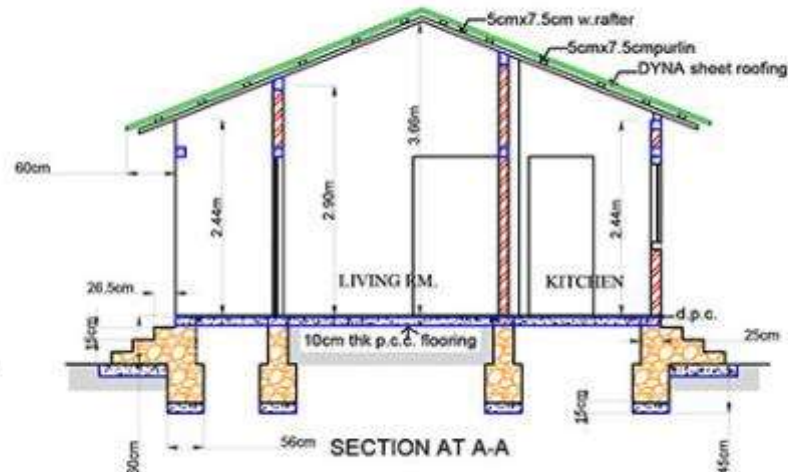
TYPE	SIZE	DESCRIPTION
D	1.06mx1.98m (ht.)	wooden double hung door
D1	1.06mx1.98m(ht.)	wooden single hung door
D2	0.84mx1.98m (ht.)	wooden single hung door
W	0.60mx1.06m(ht.)	wooden window

SPECIFICATIONS

- FOUNDATION:** 25cm wide brick footing on 56cm wide & 15cm thk. 1:5:10 cement conc. bed
- SUPER STRUCTURE:** Brick masonry construction
- ROOFING:** DYNA Sheet roofing
- FLOORING:** 10cm thk. p.c.c. flooring
- DOORS:** Locally available wood edged, battened etc.
- WINDOWS:** - do -
- PLINTH AREA OF DWELLING UNIT = 32.4 sqm**
CARPET AREA OF DWELLING UNIT = 28.0 sqm
- NOTE:** DESIGN SPACES CONFORMS TO NBC



ELEVATION



PROPOSED UNIT DESIGN OF DWELLING UNIT FOR PMAY (U), MANIPUR

