PMAY (U)
Policy Initiatives
By
Maharashtra
PMAY (U) in Maharashtra

Target of 19.4 Lakh dwelling units by 2022 for the State

382 Cities

Approved under PMAY (U) in Maharashtra.

Apart from this, areas under MMR Zone, PMRDA, CIDCO, MSRDC and Nagpur, Nashik & Aurangabad regional development authorities.
Progressive Maharashtra

1. 193 projects, 5,561 lakh units approved by CSMC
2. The State has its own PPP policy for PMAY
3. 382 cities included in the Mission
4. Projects with different technologies
5. Dynamic policy initiatives

Leading the way
Initiatives Taken by GoM:

- Allotment of Government land at nominal rate of Rs 1/sqmt. (G.R. issued)

- Stamp duty at Rs.1000 per dwelling units for EWS and LIG category under PMAY (notification issued)

- Joint measurement charges at 50% of prevailing charges (notification issued)

- Development charges for PMAY projects to be at 50% of prevailing charges. (cabinet decision)

- Maharashtra Government has issued Government Resolution regarding implementation of PMAY projects on Public Private Participation principles.

- MHADA has been designated as Planning Authority for PPP projects under PMAY
PPP Policy Highlights

- Permissible FSI 2.5
  NDZ/Green zone 1.0

- Stamp Duty Rs. 1000 for EWS and LIG

- Transparent Land selection system, with predefined parameters. Minimum 70/100 marks as bench mark

- Exclusively affordable housing focused FSI. Only EWS and LIG development

- Subsidy
  GOI – Rs 1.5 Lakhs
  GOM – Rs. 1.0 Lakhs

- EWS and LIG development with Min 35% EWS component

- Min 50% pricing as per Government rates RR rates

- MHADA – Planning Authority for PPP projects of PMAY
Mahakamgar Awaas Yojana, to meet housing needs of building and other construction workers registered under Maharashtra Building & Other Construction Workers Welfare Board, who do not own pucca houses.

- **Key Highlights of the scheme**
  - This scheme is a part of PMAY (U) and the benefits and criterias as mentioned the guidelines of March-2016 are applicable to this scheme as well.
  - Developers shall get **FSI of 2.5 for the said project** developed under Mahakamgar Awas Yojana.
  - Apart from the 2.5 Lakh subsidy of PMAY (U) per beneficiary, beneficiaries of Mahakamgar Awas Yojana shall get **additional subsidy of 2 Lakhs from Maharashtra Building & Other Construction Workers Welfare Board**, so a total of 4.5 Lakh subsidy per beneficiary shall be given under Mahakamgar Awas Yojana.
  - The project to be constructed for **only EWS houses (30 sq. mt. carpet)**
  - The **validation of beneficiaries** shall be done by Maharashtra Building & Other Construction Workers Welfare Board.
Thank you