

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 12 projects under vertical BLC

Presented to 36th CSMC held on 24.07.2018

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	140
▪ Demand Survey Completed	In Progress
▪ Total Demand	5,35,215 (Online + Offline)
▪ Demand Validation	4,19,845
▪ Demand received through Common Service Centre and Online Application	93,692
▪ Cases accepted/rejected	29,067
▪ Whether HFAPoA Submitted	Under Progress
▪ Whether AIP Submitted	Under Progress
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	Selection for HR agency through open bidding process is in final stage SLTC- 10 Members CLTC- 209 Members
▪ Target of DUs in 2018-19	2,50,000
▪ State Budgetary Provision for PMAY (U) in 2018-19	450 Cr

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	Online Provisions is in place
■Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Provisions Made
■Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Under Process
■Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Provisions Made

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪ Survey entry made (%)	41
▪ Projects approved:	246- BLC
▪ Projects entered (7A/B/C/D)	244
▪ DUs approved under BLC	1,33,010
▪ Beneficiaries attached	1,01,474
▪ Houses geo-tagged	45,734
▪ Total fund transferred through DBT (Rs. Lakhs)	488.86 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	488.86 Cr
▪ <i>PFMS/ DBT</i>	-
▪ <i>Aadhar Payment Bridge (APB)</i>	-

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR								
▪AHP								
▪BLC (New)	1,33,010		65,511	21,917	17,748	6069	45,734	4,596
▪BLC (Enhancement)								
▪Total	1,33,010		61,511	21,917	17,748	6,069	45,734	4,596
▪CLSS	2922							

Note: Provide the details of relevant projects

Staus of Funds, Expenditure and UCs Submission



➤ No. of Sanctioned Project	: 246
➤ Sanctioned DUs	: 133010
➤ Central Share Released	: 671.97 Cr
➤ State Share Released	: 156.06 Cr
➤ Total expenditure	: 488.86 Cr
➤ UCs Submitted	: 258.44 Cr

GLIMPSES OF PROGRESS



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Ajana-Urban



PMAY Gaya



PMAY Gaya



PMAY Gaya



PMAY Gaya

GLIMPSES OF PROGRESS



PMAY Sheohar



PMAY Sheohar



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GLIMPSES OF PROGRESS



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PMAY Sheohar



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PMAY Phulwari

GLIMPSES OF PROGRESS



PMAY Maharaiganj



PMAY Madhubani



PMAY Banmankhi



PMAY Banmankhi

PROJECT PROPOSAL BRIEF



Verticals		ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects				12		
▪No. of DUs				15,924		
▪Project Cost				813.66 Cr		
▪Central Share				238.86 Cr		
▪State Share				79.62 Cr		
▪ULB Share				-		
▪Beneficiary Share				495.18 Cr		
▪ 1 st installment of Central share				95.54 Cr		
Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benf. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.61 Lakh	1.50 Lakh	.50 Lakh	-	.61 Lakh	24 Month

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Y
▪SLAC/SLSMC approval/Minutes submitted	Y
▪Land title status (encumbrance free)	Y
▪Beneficiary list (BLC) submitted	Y
▪No. of Beneficiaries with Aadhar ID	15,924
▪No. of Beneficiaries with other Unique ID	
▪No. of Aadhar seeded Bank accounts	15,924
▪Status of physical & social infrastructure	Will be covered under State scheme
▪Implementation plan/Completion period	18/24 Month
▪Beneficiary consent sought	Y

PROJECT PROPOSAL BRIEF CITY WISE



Sl.No.	Name of The Project	DUs considered	Total Cost of the Projects in Lakh)	Central Assistance (@1.50 Lakh)	State Assistance (@0.50 Lakh)	1st installment of Central Assistance (40% of central assistance)
1	Amarpur Phase-II	148	725.200	222.000	74.000	88.800
2	Balia Phase-III	759	3916.440	1138.500	379.500	455.400
3	Fatuha Phase-II	122	614.758	183.000	61.000	73.200
4	Hisua Phase- IV	266	1332.660	399.000	133.000	159.600
5	Kanti Phase-II	1717	8706.907	2575.500	858.500	1030.200
6	Katihar Phase-II	3446	17898.524	5169.000	1723.000	2067.600
7	Kishanganj Phase-III	5637	28743.063	8455.500	2818.500	3382.200
8	Naughachiya Phase-II	344	1701.080	516.000	172.000	206.400
9	Nokha Phase-II	280	1364.720	420.000	140.000	168.000
10	Parsa Bazar Phase-II	1208	6007.384	1812.000	604.000	724.800
11	Rivilganj Phase-II	1035	5148.090	1552.500	517.500	621.000
12	Simri Bakhtuarapur Phase-II	962	5207.306	1443.000	481.000	577.200
Total		15924	81366.132	23886.00	7962.00	9554.40

Breakup up of DUs cost

Average Breakup Cost of DUs of the Projects

S. No.	Stages of Construction of DU	Stagewise Amount	Skilled Labour @ 7 %	UnSkilled Labour @ 22%	Over Head & Contractor's Profit @ 15%	Carriage of Materials@20% (As per SoR only two sources available for Sand and Aggregates, but as per practice local construction materials will be used so 12% can be deducted from the considered rates)	Net Amount after deducting Unskilled @22%, Over Head & Contractor's Profit@15% and Carriage Materials@12%	
1	Upto Plinth Level	127750	8942.5	28105.00	19162.50	15330.00	65152.50	
2	Above Plinth Level	316820	22177.4	69700.40	47523.00	38018.40	161578.20	
3	After Slab casting	66430	4650.1	14614.60	9964.50	7971.60	33879.30	
	Sub Total	511000	35770	112420.00	76650.00	61320.00	260610.00	
I.	Add 10% PHE work	51100	All PHE & Electrical work will be covered under Mukhyamantri Sath Nischay Yojna, Survey has been completed					
II.	Add 5% Electrical work	25550						
Grand Total		587650						260610.00

ROAD MAP



Sl. No	Financial Year	Sanction of Houses (Nos.)	Completion of Houses (Nos.)
1	2015-16 (Actual)	30216	3405
2	2016-17 (Actual)	46695	1191
3	2017-18 (Actual)	56099	0
4	2018-19	250000	50,000
5	2019-20	167000	1,80,000
6	2020-21	150000	241589
7	2021-22		223825
	TOTAL	7,00,010	7,00,010

SUCCESS STORY



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Demonstration Housing Projects/Innovations



One acre of land has been allotted to BMTPC in Biharsharif

Area of Site 1392.00 sq.mts (14978.0 sqfts)

No. of Dwelling units (DUs) 36 Nos (G+2)

Carpet area each DU 29.67 sqmt (319.25 sqft)

Built up area of each DU 44.20 sqmt (475.59 sqft)

Total Covered Area 1639.50 sq.mts (17641.0 sqfts)

Technology being used Monolithic construction with structural stay in place CR steel specially designed formwork system

Dwelling unit comprises of A Bed room, Multi-purpose hall, kitchen, Separate WC & bathroom c

Demonstration Housing Projects/Innovations



SURRENDER OF BLC PROJECT PROPOSAL BRIEF



Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects			67		
▪No. of DUs			6,656		
▪Project Cost			286.61 Cr		
▪Central Share			99.69 Cr		
▪State Share			33.23 Cr		
▪ULB Share			-		
▪Beneficiary Share			153.69 Cr		

SURRENDER BLC PROJECT PROPOSAL BRIEF



Sl. No.	Name of Project	Sanctioned DUs	Surrenderd DUs
A	B	C	D
1	Ara Nagar Nigam PH-I	107	55
2	Bagaha Nagar Parishad PH-I	152	82
3	Bakhri Nagar Panchayat PH-I	225	23
4	Banka Nagar Panchayat PH-I	200	78
5	Banmankhi Nagar Panchayat PH-I	562	111
6	Barbigaha Nagar Panchayat PH-I	244	172
7	Biharsharif Nagar Nigam PH-I	396	213
8	Bhagalpur Nagar Nigam PH-I	709	324
9	Birpur Nagar Panchayat PH-I	128	11
10	Buxar Nagar parishad PH-I	111	71
11	Chanpatia Nagar Panchayat PH-I	75	7
12	Dalsingsarai Nagar Panchayat PH-I	56	14
13	Danapur Nagar Parishad PH-I	177	167
14	Darbhanga Nagar Nigam PH-I	942	602
15	Daudnagar Nagar Panchayat PH-I	50	21
16	Dehri Nagar Parishad PH-I	68	2
17	Dumra Nagar Panchayat PH-I	411	241
18	Dumra Nagar Panchayat PH-II	17	5
19	Gopalganj Nagar Parishad PH-I	500	49
20	Hisua Nagar Panchayat PH-I	160	40
21	Hilsa Nagar Panchayat PH-I	508	390

SURRENDER BLC PROJECT PROPOSAL BRIEF



Sl. No.	Name of Project	Sanctioned DUs	Surrenderd DUs
A	B	C	D
22	Islampur Nagar Panchayat PH-I	40	23
23	Jagdishpur Nagar Panchayat PH-I	639	68
24	Jamui Nagar Parishad PH-I	497	6
25	Jamalpur Nagar Parishad PH-II	145	32
26	Jogbani Nagar Panchayat PH-I	460	265
27	Kahalgaoon Nagar Panchayat PH-I	91	31
28	Kahalgaoon Nagar Panchayat PH-II	273	89
29	Kanti Nagar Panchayat PH-I	1561	14
30	Kataiya Nagar panchayat PH-I	50	10
31	Kesaria Nagar Panchayat PH-I	300	32
32	Khagaria Nagar Parishad PH-I	500	297
33	Khagaul Nagar Parishad PH-I	45	45
34	Khusrupur Nagar Panchayat PH-I	500	20
35	Kishanganj Nagar Parishad PH-I	458	17
36	Koath Nagar Panchayat PH-I	329	8
37	Kochas Nagar Panchayat PH-I	79	24
38	Kochas Nagar Panchayat PH-II	309	112
39	Lakhisarai Nagar Parishad PH-I	145	78
40	Marhaurah Nagar Panchayat PH-I	160	42
41	Mehsi Nagar Panchayat PH-I	429	6
42	Mohania Nagar Panchayat PH-I	158	84

SURRENDER BLC PROJECT PROPOSAL BRIEF



Sl. No.	Name of Project	Sanctioned DUs	Surrenderd DUs
A	B	C	D
43	Motipur Nagar Panchayat PH-I	280	18
44	Munger Nagar Nigam PH-I	816	454
45	Nokha Nagar Panchayat PH-I	150	7
46	Narkatiganj Nagar Parishad PH-I	362	342
47	Nasriganj Nagar Panchayat PH-I	193	52
48	Naughachiya Nagar Panchayat PH-I	636	253
49	Nirmali Nagar Panchayat PH-I	60	12
50	Nawada Nagara parishad PH-I	276	118
51	Parsa BazarNagar Panchayat PH-I	602	91
52	Patna Nagar Nigam PH-I	413	217
53	Phulwarisharif Nagar Parishad PH-I	319	130
54	Ramnagar Nagar Panchayat PH-I	38	9
55	Rafiganj nagar Panchayat PH-I	500	194
56	Samastipur Nagar Parishad PH-I	260	133
57	Sherghati Nagar Panchayat PH-I	60	60
58	Sitamarhi Nagar Parishad PH-I	500	101
59	Silao Nagar panchayat PH-I	168	78
60	Sultanganj Nagar Parishad PH-I	150	59
61	Supaul Nagar Parishad PH-I	155	44
62	Supaul Nagar Parishad PH-II	439	46
63	Thakurganj Nagar Panchayat PH-I	484	107

SURRENDER BLC PROJECT PROPOSAL BRIEF



Sl. No.	Name of Project	Sanctioned DUs	Surrenderd DUs
A	B	C	D
64	Thakurganj Nagar Panchayat PH-II	104	41
65	Teghra Nagar Panchayat PH-I	100	8
66	Tekari Nagar Panchayat PH-I	150	67
67	Warsaliganj Nagar Panchayat PH-I	325	24
Total		20506	6646

Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017



- Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017 notified by the State government.
- After several initiatives taken by the UD&HD, Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017 have been made and notified by the department.
- Bihar State Housing Board designated as a Nodal Agency for the implementation of the Affordable Housing Policy. BSHB has appointed Jones .Lang. Lasalle (J.L.L) as a transaction Advisor.
- It is compulsory to reserve 15 % total permissible Built-up area (TPBUA) for EWS/LIG if private developers construct the project on 4000 sqm. area or more, out of which 50% TPBUA is mandatory for EWS.
- 50 % flats are mandatory for EWS/LIG if projects developed on 4000 sqm. area or more on Bihar State Housing Board/ Urban Local Body/ Development Authority land, out of which 50% flats are mandatory for EWS
- For land area less than 4000 sqm. Shelter fund at different prescribed rates shall be levied on 10% of total built up area.
- Under this affordable houses will be made for EWS/LIG under different models:-
 - i.Affordable Housing on govt. land
 - ii.Affordable Housing on pvt. Land by pvt. Developer
 - iii.Affordable Housing on pvt. Land by pvt. developers for the construction of 100% EWS/LIG houses
 - iv.Affordable Housing on govt. land by pvt. developers on PPP mode for EWS/LIG

Affordable Housing and Slum Rehabilitation & Redevelopment

Housing Policy – 2017



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- Provision to give Extra FAR to the private developers if 100% flat constructed for EWS/LIG
- Relaxation to private developers for construction of high cost homes (HIG) on the some portion of land
- Relaxation given in Land conversion fee to the private developers under this policy
- As incentive in such projects, standard FAR shall be increased by 15% over and above standard FAR for e.g. if standard FAR as per byelaws is 2.5 then permissible maximum FAR for the whole project will be 2.875 or if it is 3.5 then permissible maximum FAR for the whole project will be 4.025. (Exclusive for EWS/LIG as separate block)
- **Appointment of Transaction Advisory at the department level for the whole States in Process - International Finance Corporation (IFC) selected through IDA – Consent of DEA awaited**
- Split locations can be also covered under this policy

ISSUES



Sl. No.	Vertical	Approval of project in CSMC	Fund Sanctioned of 1 st installment	Fund Received	Pending Funds of 1 st installment	UCs submitted for 2 nd installment	Released
■1	BLC	6 th CSMC, 13315 DUs	79.89 cr	79.89cr	-	164.81 cr	62.24 cr
■2	BLC	7 th CSMC, 16901 DUs	101.40 cr	101.40	-		
■3	BLC	10 th CSMC, 21474 DUs	128.84 cr	95.00 cr	33.84 cr	50.30 cr	-
■4	BLC	20 th CSMC, 25221 DUs	151.32 cr	151.32 cr	-	43.33 cr	
■5	BLC	26 th CSMC, 36534 DUs	219.20 cr	152.00 cr	67.20cr		
■6	BLC	30 th CSMc, 11411 DUs	68.46 cr	29.00 cr	39.46 cr		
■7	BLC	32 nd CSMC, 8154 DUs	48.92 cr	-	48.92 cr		
Total (Rs. in crores)			798.03 cr	609.73 cr	189.42 cr	258.44 cr	62.24 cr

➤ Nos. of Town	: 5 Town
➤ Nos. of Sanctioned Project	: 7 Project
➤ Sanctioned DUs	: 11276 DUs
➤ Total Project Cost	: 45465.40 Lakhs
➤ Central Share Released	: 16170.43 Lakhs
➤ State Share Released	: 11641.70 Lakhs
➤ Total Released in Project (Central+State)	: 27812.04 Lakhs
➤ Total expenditure	: 12608.99 Lakhs
➤ UCs Submitted	: 9479.29 Lakhs
➤ Completed DUs	: 3313 Nos
➤ DUs in Progress	: 3760 Nos
➤ DUs Occupied	: 3313 Nos

GLIMPSES OF PROGRESS

PURNEA



GLIMPSES OF PROGRESS

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GLIMPSES OF PROGRESS



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GLIMPSES OF PROGRESS

DARBHANGA





Thanks