

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 24 projects under vertical BLC

Presented to 40th CSMC held on 28.11.2018

Government of Bihar

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	140
▪ Demand Survey Completed	Completed in 128 ULBs In Progress in 12 ULBs
▪ Total Demand	5,60,000 (Online + Offline)
▪ Demand Validation	4,43,000
▪ Demand received through Common Service Centre and Online Application	93,804
▪ Cases accepted/rejected	29,088 (Accepted) & 8355 (Rejected)
▪ Whether HFAPoA Submitted	Submitted for 41 ULBs. Rest in progress.
▪ Whether AIP Submitted	Submitted for 41 ULBs. Rest in progress.
▪ Whether HFAPoA & AIP entered in MIS	Under Process
▪ SLTC/CLTC staffs approved vs. placed	Selection process completed. Approval of appropriate authorities is under process
▪ Target of DUs in 2018-19	2,00,000
▪ 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 (%)	86 %
▪ Projects approved:	310- BLC
▪ Projects entered (7A/B/C/D)	304
▪ DUs approved under BLC	1,92,305
▪ Beneficiaries attached	1,26,118
▪ Houses geo-tagged	51,792
▪ Total fund transferred through DBT (Rs. Lakhs)	569.42 Cr
▪ <i>National Electronic Funds Transfer (NEFT)</i>	569.42 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)	1,92,305		73,309	24,263	20,206	7,323	51,792	7,323
▪BLC (Enhancement)								
▪Total	1,92,305		73,309	24,263	20,206	7,323	51,792	7,323
▪CLSS	2922							

Note: Provide the details of relevant projects

Staus of Funds, Expenditure and UCs Submission



➤ No. of Sanctioned Project	: 312
➤ Sanctioned DUs	: 1,92,305
➤ Central Share Released	: 775.78 Cr
➤ State Share Released	: 226.51 Cr
➤ Total expenditure	: 565.27 Cr
➤ UCs Submitted	: 350.83 Cr

GLIMPSES OF PROGRESS



PMAY Sheohar

GLIMPSES OF PROGRESS



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PMAY Sheohar

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M.I.S. I.D. 108013300883200021
पता- मोहन बाजार बाई से. 06
निकाय केनाम- न. प. महाराजगंज
राज्य केनाम- बिहार



प्रधान मंत्री
आवास योजना - शहरी
Pradhan Mantri Awas Yojana -
नगर पंचायत महाराजगंज
वार्ड नं. 6 - सी. 200000
ज. प. 06/2000/अली - किमत अली

PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharaiganj

GLIMPSES OF PROGRESS



PMAY Maharajganj

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PMAY Warsaliganj

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PMAY Warsaliganj

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PMAY Madhubani



GLIMPSSES OF PROGRESS





PMAY Madhubani

Demonstration Housing Projects/Innovations



PROJECT PROPOSAL BRIEF



Verticals		ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects				24		
▪No. of DUs				26,880		
▪Project Cost				1544.38 Cr		
▪Central Share				403.20 Cr		
▪State Share				134.40 Cr		
▪ULB Share				-		
▪Beneficiary Share				1006.78 Cr		
▪ 1 st installment of Central share				161.28 Cr		
Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time
▪ISSR						
▪AHP						
▪BLC (N/E)	2.43 Lakh	1.50 Lakh	.50 Lakh	-	.43 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	26,385
▪No. of Beneficiaries with other Unique ID	4,95
▪No. of Aadhar seeded Bank accounts	26,385
▪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	Arah Phase-III	348	1883.376	522.000	174.000	208.800
2	Araria Phase-IV	2496	14626.560	3744.000	1248.000	1497.600
3	Balia Phase-IV	854	4813.998	1281.000	427.000	512.400
4	Benipur Phase-IV	5184	30020.544	7776.000	2592.000	3110.400
5	Bihat Phase-IV	800	4408.000	1200.000	400.000	480.000
6	Chanpatia Phase-III	811	4806.797	1216.500	405.500	486.600
7	Forbesganj Phase-II	1138	6706.234	1707.000	569.000	682.800
8	Ghogardiha Phase-II	1281	7571.991	1921.500	640.500	768.600
9	Hilsa Phase-II	96	525.120	144.000	48.000	57.600
10	Islampur Phase-II	24	132.792	36.000	12.000	14.400
11	Jhanjharpur Phase-II	2318	13701.698	3477.000	1159.000	1390.800
12	Jogbani Phase-III	555	3252.300	832.500	277.500	333.000
13	Kishanganj Phase-IV	390	2159.430	585.000	195.000	234.000

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)
14	Kochas Phase-III	501	2691.873	751.500	250.500	300.600
15	Manihari Phase-III	369	2094.444	553.500	184.500	221.400
16	Masaurhi Phase-II	1437	7856.079	2155.500	718.500	862.200
17	Mirganj Phase-II	97	558.332	145.500	48.500	58.200
18	Motipur Phase-IV	799	4521.541	1198.500	399.500	479.400
19	Narkatiaganj Phase-III	972	5850.468	1458.000	486.000	583.200
20	Purnea Phase-III	4746	26928.804	7119.000	2373.000	2847.600
21	Rosera Phase-II	169	955.695	253.500	84.500	101.400
22	Sahebganj Phase-IV	282	1515.186	423.000	141.000	169.200
23	Sasaram Phase-II	985	5613.515	1477.500	492.500	591.000
24	Sheikhpura Phase-II	228	1244.196	342.000	114.000	136.800
Total		26880	154438.973	40320.00	13440.00	16128.00

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 (25 %)	119225.00	8345.75	26229.50	17883.75	14307.00	60804.75	
2	Above Plinth Level (62 %)	295678.00	20697.46	65049.16	44351.70	35481.36	150795.78	
3	After Slab casting (13 %)	61997.00	4339.79	13639.34	9299.55	7439.64	31618.47	
	Sub Total	476900.00	33383.00	104918.00	71535.00	57228.00	243219.00	
I.	Add 12% PHE work	68900.00	All PHE & Electrical work will be covered under Mukhyamantri Nischay Yojna					
II.	Add 5% Electrical work	28700.00						
	Grand Total	574500.000						243219.00

Details of Submission 10 Cities HFAPoA & AIP



S.No	Name of City/Town	No. of Beneficiaries				
		ISSR	CLSS	AHP	BLC	Total
1	2	3	4	5	7	9
1	BARAHIYA Nagar Panchayat	0	141	201	2376	2718
2	JHAJHA Nagar Panchayat	0	85	47	1917	2049
3	SHEIKHPURA Nagar Parishad	0	104	652	427	1183
4	BARBIGHA Nagar Parishad	0	1286	210	802	2298
5	GOGRI JAMALPUR Nagar Panchayat	0	254	8	2199	2461
6	MADHUBANI Nagar Parishad	0	279	152	4825	5256
7	JAINAGAR Nagar Panchayat	0	348	55	1570	1973
8	GHOGHARDIHA Nagar Panchayat	0	441	88	2000	2529
9	DALSINGHSARAI Nagar Panchayat	0	5	0	508	513
10	ROSERA Nagar Panchayat	0	3	0	1451	1454
Total		0	2946	1413	18075	22434

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	1321
4	2018-19	200000	20,000
5	2019-20	192000	2,10,000
6	2020-21	175000	2,41,589
7	2021-22		2,22,504
	TOTAL	7,00,010	7,00,010

Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017



- Affordable Housing and Slum Rehabilitation & Redevelopment Housing Policy – 2017 notified by the State government.
- Bihar State Housing Board designated as a Nodal Agency for the implementation of the Affordable Housing Policy.
- Bihar State Housing Board has appointed Jones .Lang. Lasalle (J.L.L) as a transaction Advisor.
- **Appointment of Transaction Advisor at the department level for executing Affordable Housing & In-Situ Slum rehabilitation projects in PPP mode for the whole State has been done - International Finance Corporation (IFC) selected after approval from Department of Economic Affairs (DEA), Ministry of Finance, Government of India .**
- Proposals will be submitted under these verticals in near future.



Thanks