

Pradhan Mantri Awas Yojana (Urban)



Central Sanctioning and Monitoring Committee (CSMC)

27-12-2018



Presented by: Mr. Lochan Sehra, IAS
Secretary,
Urban Development and Urban Housing Department
Government of Gujarat

Demand and Road map as per HFAPoA

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
BLC	3,177	4,261	14,864	21,928	31,919	37,561	113,710
CLSS	9,330	60,495	65,127	40,312	74,460	65,217	314,941
AHP	62,125	40,364	45,674	88,470	93,264	6,378	336,275
Total	74,632	1,05,120	1,25,665	1,50,710	1,99,643	1,09,156	7,64,926

Road map and achievement under AHP & BLC

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
BLC	3,177	4,261	14,864	21,928	31,919	37,561	1,13,710
AHP	62,125	40,364	45,674	88,470	93,264	6,378	3,36,275
Total	65,302	44,625	60,538	1,10,398	1,25,183	43,939	4,49,985

Total Demand Received	Already Approved	Put up for Approval today	Total Approved Houses	Remaining to be approved
4,49,985	2,58,039	17,633	2,75,672	1,74,313

Road map and achievement under CLSS

Component	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
CLSS	9,330	60,495	65,127	40,312	74,460	65,217	3,14,941
Total	9,330	60,495	65,127	40,312	74,460	65,217	3,14,941

- Carried IEC activities at Micro Level
- Training and workshops with bankers and developers at District level.
- Review the progress of CLSS scheme every month by Secretary (H.)
- SLBC also monitors the progress of the scheme

Total Demand Received	Already Approved	Planning for next 2 months			Remaining to be approved
		Central Assistance Awaited	Under Pipeline at bank level	Total (to be approved)	
3,14,941	98,516	38,136	34,117	72,253	1,44,172

- For the disbursement of the grant letter issued to MoHUA by Hon'ble Chief Secretary vide letter no. AHM/2452 dated 17th Dec.2018.

Year wise approved Projects under PMAY (U)

Sr. No.	Year	AHP	ISSR	BLC	CLSS	Total
1	2015-16	14,763	17,580	0	0	32,343
2	2016-17	46,926	19,971	3,177	9,330	79,404
3	2017-18	34,066	18,175	18,947	33,454	1,04,642
4	2018-19	62,906	300	21,228	55,732	1,40,166
Total		1,58,661	56,026	43,352	98,516	3,56,555
Put up for approval Today's meeting						
5	2018-19 (Proposed)	10,353	100	7180	-	17,633
Grand Total		1,69,014	56,126	50,532	98,516	3,74,188

Progress of PMAY (U)

(Rs. in Cr.)

Sr No	Component	No. Of Project	Total Project Cost	No. of Dwelling Units Approved	Tender Online/ Work Order Level	Work In Progress	Completed	To be Started	Approved in last CSMC
1	AHP	109	8261.18	1,16,128	15,621	49,513	10,644	22,661	17,689
2	AHP-PPP	2	5179.46	42,533	0	36,284	6,137	112	0
3	ISSR	109	3451.55	56,026	9,678	16,076	2,292	27,980	0
4	BLC	271	1852.28	43,352	23,146	8,537	220		11,449
5	CLSS	-	-	98,516	Central Sector Component		98,516	-	-
Total		491	18744.47	3,56,555	48,445	1,10,410	1,17,809	50,753	29,138

Surat Municipal Corporation - AHP

Approved No. of Houses	272
Approved Date	18.11.2015
Completion Date	June 2016
Location	Suman Ashish, TP-28, FP 152, Althan - Bhathar



Surat Urban Development Authority - AHP



Approved No. of Houses	275
Approved Date	18.11.2015
Completion Date	June 2016
Location	T.P:-46(Gothan-Bharthana-Kosad-Variyav) F.P.No:-324,r-27, At Gothan



Jamnagar (JMC) AHP Project

Approved No. of Houses	876
Approved Date	17.03.2016
Completion Date	June 2018
Location	TP 1, FP 96 B/h, Police HQ, TP 1, FP 92, Saru Section Road, Lalwadi area



Ahmedabad- ISSR Project

Approved No. of Houses	518
Approved Date	21.12.2015
Completion Date	October 2017
Location	TP No. 8, F.P. 221,223 Laxminagar

Before

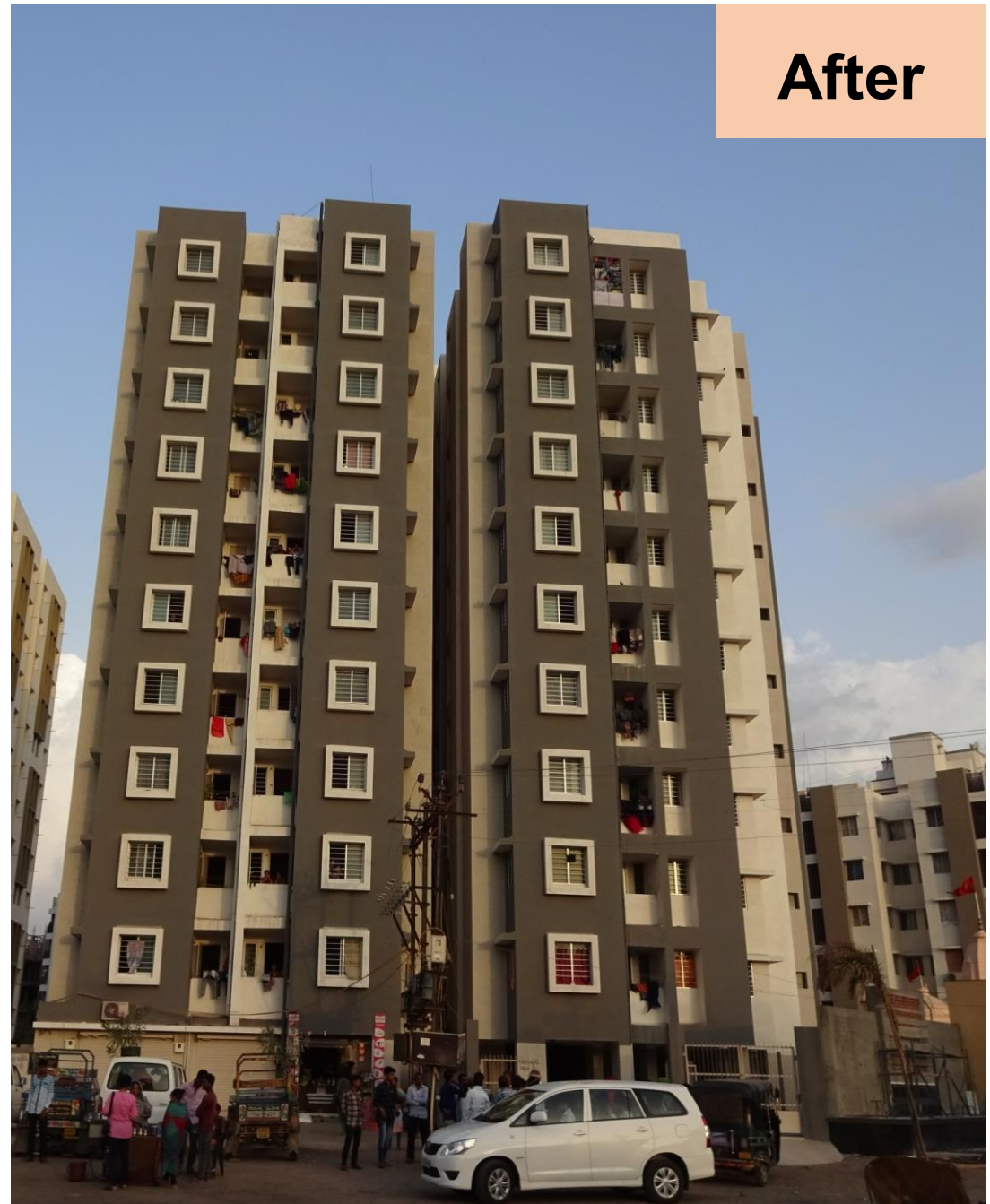


After



Rajkot- ISSR Project

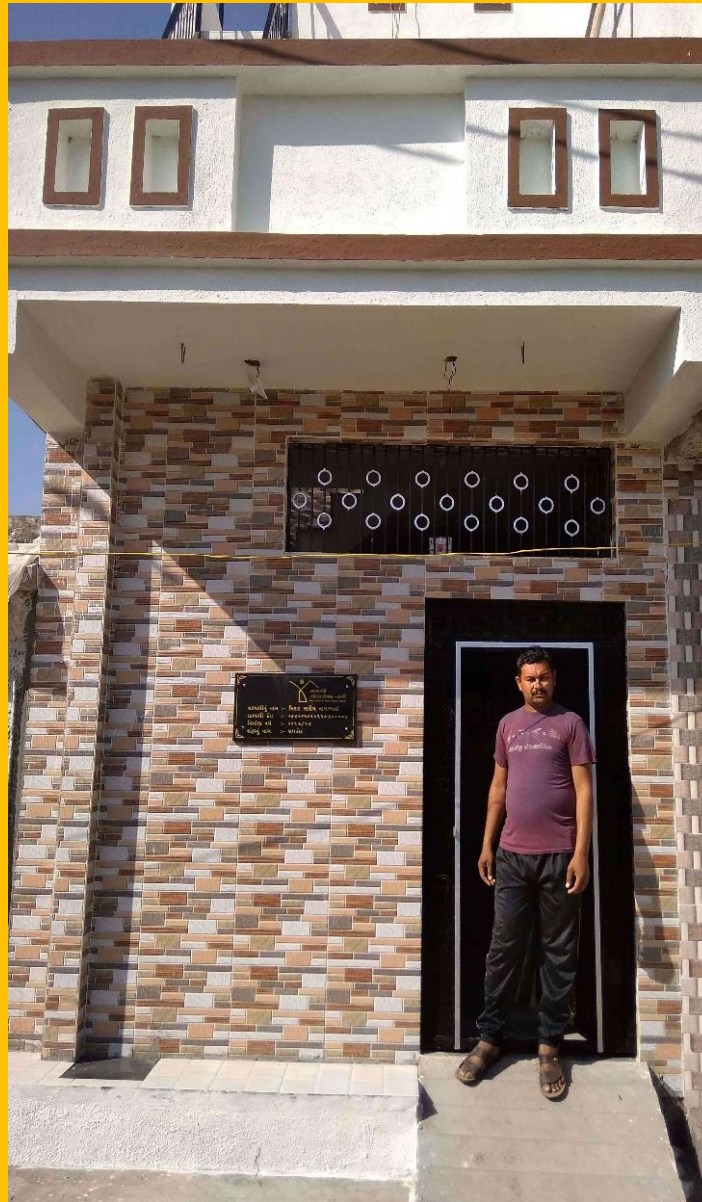
Approved No. of Houses	105
Approved Date	21.12.2015
Completion Date	August 2017
Location	Bharat Nagar



BLC component Photo - Palanpur



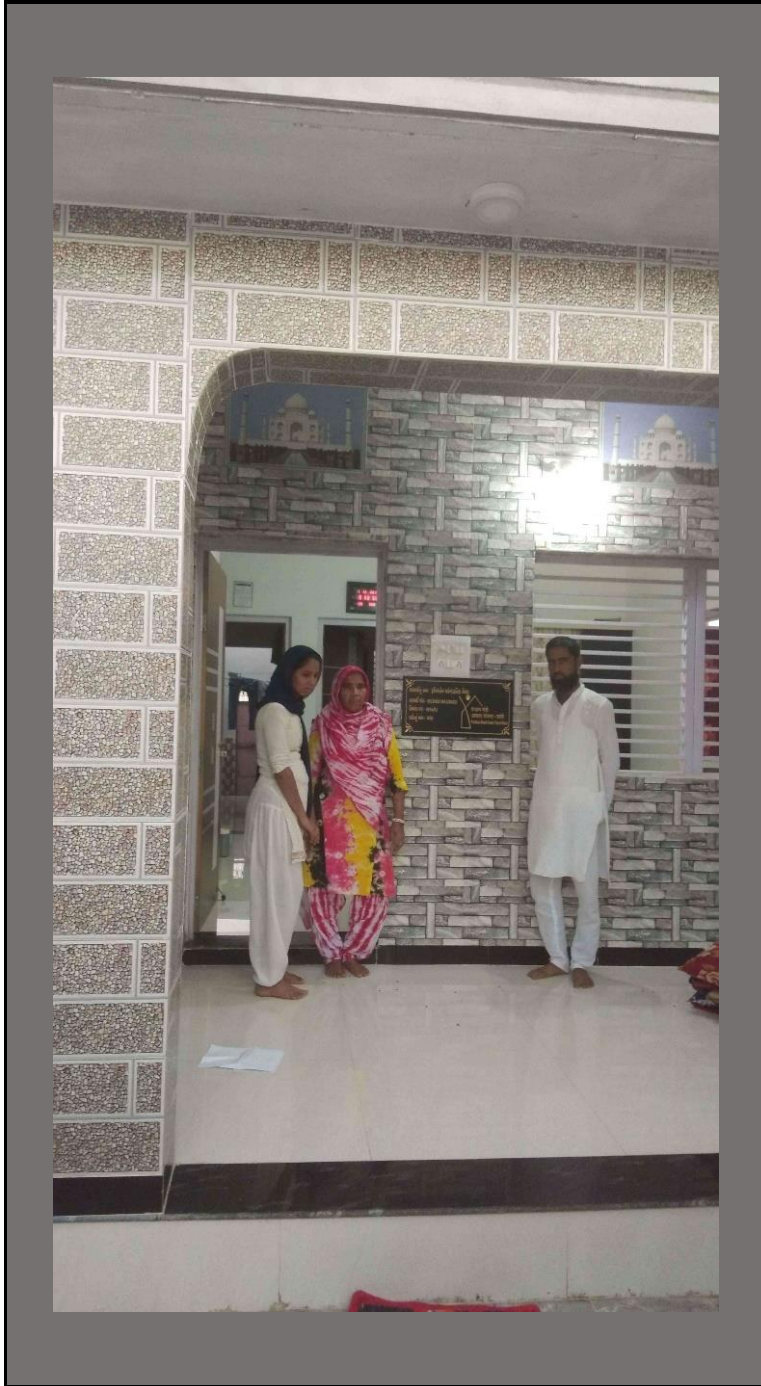
BLC component Photo - Rajkot



BLC component Photo - Visnagar



BLC component Photo - Tharad



NEW PROJECT PROPOSAL BRIEF

(Rs. in Cr.)

Verticals	AHP	ISSR	BLC (New)	Total
No. of Projects	14	1	62	77
No. of DUs	10,353	100	7180	17633
Project Cost	878.16	14.64	300.56	1193.36
Central Share	155.30	1.00	107.70	264
State Share	155.30	1.00	147.94	304.24
ULB Share	63.42	12.64	0	76.06
Beneficiary Share	504.15	0	44.92	549.07
GoI 1st Installment	62.12	0.40	43.08	105.60

Verticals (Rs. Lakhs)	Per Unit Cost	Central Share	State Share	ULB Share	Beni. Share	Completion Time (Months)
ISSR	6.00	1.0	1.0	0.00	0.00	12 to 30
AHP	6.00 to 8.5	1.5	1.5	0.00 to 0.75	3.00 to 5.5	12 to 24
AHP - PRIVATE	6.00 to 8.5	1.5	0.0	0.00	Rem. Contribution	12 to 24
BLC (N)	4.0 to 4.5	1.5	2.0	0.00	0.50 to 1.00	12 months

NEW PROJECT PROPOSAL BRIEF

Checklist	Status (Y/N)
Layout plan(as per NBC norms) Attached	Yes
SLAC/SLSMC approval/Minutes submitted	Yes
Land title status (encumbrance free)	Yes
Entries of Annexure 7A,7B &7C	77
Beneficiary list (BLC) submitted	Yes
Status of physical & social infrastructure	Near availability vicinity
Implementation plan/Completion period	Yes
Beneficiary consent sought	Yes

Affordable Housing in Partnership Projects (AHP)

(Rs. in Cr.)

Sr. No.	City	Imp. Agency	Category	No. of Project	No. of DUs	Project Cost	GoI Share	GoG Share	GoI 1st installment @40%
1	Rajkot	Municipal Corporation	EWS-I & II	05	995	87.73	14.92	14.92	5.98
2	Surat	Authority	EWS-I & II	01	5080	433.37	76.20	76.20	30.48
3	Surat	Authority	EWS-I & II	02	2096	183.80	31.44	31.44	12.57
4	Vadodara	Authority	EWS-I & II	06	2182	173.25	32.73	32.73	13.09
Total				14	10,353	878.16	155.30	155.30	62.12

In-situ Slum Redevelopment (ISSR)

(Rs. in Cr.)

Sr. No.	City	Imp. Agency	Category	No. of Project	No. of DUs	Project Cost	GoI Share	GoI 1st installment @40%
1	Rajkot	Municipal Corporation	EWS	01	100	14.64	1.00	0.40
Total				01	100	14.64	1.00	0.40

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

No. of Project	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
62	7180	300.56	107.70	147.94	44.92	43.08

Project Wise Details

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
1	Khedbrahma, Phase-II	300	13.06	4.50	6.18	2.38	1.80
2	Mahuva , Phase-I	150	6.49	2.25	3.09	1.15	0.90
3	Thangadh, Phase-I	150	6.49	2.25	3.09	1.15	0.90
4	Halvad, Phase-I	200	8.65	3.00	4.12	1.53	1.20
5	Keshod, Phase-I	100	4.33	1.50	2.06	0.77	0.60

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
6	Modasa, Phase-IV	250	10.82	3.75	5.15	1.92	1.50
7	Mahemdabad, Phase-III	100	4.45	1.50	2.06	0.89	0.60
8	Talod, Phase-III	300	13.07	4.50	6.18	2.38	1.80
9	PalaNagarपालिकार, Phase-IV	695	30.37	10.43	14.32	5.63	4.17
10	Bayad, Phase-II	200	8.70	3.00	4.12	1.58	1.20
11	Morbi, Phase-I	75	2.93	1.13	1.55	0.26	0.45
12	Patan, Phase-II	188	7.37	2.82	3.87	0.67	1.13
13	Kanakpur-Kansad, Phase-I	46	2.13	0.69	0.95	0.49	0.28
14	Kodinar, Phase-I	85	3.35	1.28	1.75	0.33	0.51
15	Rajula, Phase-I	95	3.64	1.43	1.96	0.26	0.57

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
16	Bhanvad , Phase-I	46	1.81	0.69	0.95	0.18	0.28
17	Salaya , Phase-I	182	7.11	2.73	3.75	0.63	1.09
18	Okha , Phase-I	85	3.27	1.28	1.75	0.25	0.51
19	Savli , Phase-III	38	1.47	0.57	0.78	0.12	0.23
20	Godhra , Phase-III	144	5.57	2.16	2.97	0.44	0.86
21	Kaalol , Phase-II	35	1.45	0.53	0.72	0.20	0.21
22	Tarsadi , Phase-III	57	2.48	0.86	1.17	0.45	0.34
23	Songadh , Phase-III	52	2.35	0.78	1.07	0.50	0.31
24	Bhachau , Phase-III	158	7.06	2.37	3.26	1.43	0.95
25	Rapar , Phase-II	202	9.00	3.03	4.16	1.81	1.21

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
26	Vyara , Phase-III	63	2.85	0.95	1.30	0.61	0.38
27	Gariyadhar , Phase-II	257	9.85	3.86	5.30	0.70	1.54
28	Talaja , Phase-I	65	2.48	0.98	1.34	0.16	0.39
29	Rajkot Urban Development Authority, Phase-V	204	7.99	3.06	4.20	0.73	1.22
30	Jam Jodhpur , Phase-II	50	2.16	0.75	1.03	0.38	0.30
31	Porbandar , Phase-II	84	3.63	1.26	1.73	0.64	0.50
32	Bhavnagar Municipal Corporation, Phase-V	45	2.07	0.68	0.93	0.47	0.27
33	Manavadar , Phase-I	32	1.49	0.48	0.66	0.35	0.19
34	Rajkot Municipal Corporation, Phase-VII	86	4.01	1.29	1.77	0.95	0.52
35	Sanand , Phase-I	162	6.67	2.43	3.34	0.90	0.97

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
36	Talala , Phase-II	22	0.93	0.33	0.45	0.14	0.13
37	Vanthli , Phase-II	14	0.60	0.21	0.29	0.10	0.08
38	Lathi , Phase-II	36	1.66	0.54	0.74	0.38	0.22
39	Chorwad , Phase-II	231	9.85	3.47	4.76	1.62	1.39
40	Wadhvan , Phase-IV	67	2.87	1.01	1.38	0.48	0.40
41	Jafrabad , Phase-II	13	0.57	0.20	0.27	0.11	0.08
42	Rajkot, Phase-VI	105	6.14	1.58	2.16	2.40	0.63
43	Veraval , Phase-III	164	7.03	2.46	3.38	1.19	0.98
44	Visavadar , Phase-II	94	4.01	1.41	1.94	0.66	0.56
45	Jetpur , Phase-IV	65	2.83	0.98	1.34	0.52	0.39

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
46	Sahera , Phase-IV	107	4.07	1.61	2.20	0.26	0.64
47	Santrampur , Phase-III	45	1.73	0.68	0.93	0.13	0.27
48	Lunawada , Phase-III	128	4.98	1.92	2.64	0.43	0.77
49	Ankleshwar , Phase-II	49	1.94	0.74	1.01	0.20	0.29
50	Dharampur , Phase-IV	107	4.04	1.61	2.20	0.23	0.64
51	Devgadhbariya , Phase-III	50	1.88	0.75	1.03	0.10	0.30
52	Shahera , Phase-V	101	3.81	1.52	2.08	0.21	0.61
53	Umargam , Phase-II	34	1.29	0.51	0.70	0.08	0.20
54	Navsari , Phase-VI	70	2.79	1.05	1.44	0.29	0.42
55	Bilimora , Phase-IV	30	1.21	0.45	0.62	0.14	0.18

Beneficiary led-construction (BLC)- New Construction

(Rs. in Cr.)

Sr. No.	City	No. of DUs	Project Cost	GoI Share	GoG Share	Beneficiary Share	GoI 1st installment @40%
56	Chhotaudepur , Phase-III	53	2.04	0.80	1.09	0.16	0.32
57	Santrampur , Phase-IV	100	3.77	1.50	2.06	0.21	0.60
58	Anand , Phase-I	99	3.85	1.49	2.04	0.33	0.59
59	Kheda , Phase-II	186	7.24	2.79	3.83	0.62	1.12
60	Karamsad , Phase-II	85	3.27	1.28	1.75	0.24	0.51
61	Umreth , Phase-II	91	3.52	1.37	1.88	0.28	0.55
62	Kathlal , Phase-II	53	2.00	0.80	1.09	0.12	0.32
Total		7180	300.56	107.70	147.94	44.92	43.08

Demand Survey and Housing for All Plan of Action

- We have already submitted HFAPoA for 170 Towns out of 171 total towns

Today we are submitting remaining HFAPoA of 1 city

Sr. No.	Name of City	Class Of City	Housing Demand - Component Wise			
			AHP	BLC	CLSS	Total
1	Bharuch	A	3,078	244	2,200	5,522
Total			3,078	244	2,200	5,522

UCs pending at Central level for approval & Central Assistance

(Rs. in Cr.)

No.	Scheme	No of UCs Submitted to GoI	Amount of UCs submitted to GoI
1	RAY	10	67.01
2	RAY-AHP	5	14.61
3	PMAY (AHP)	34	246.13
4	BLC	5	107.31
5	HFAPoA	2	8.42
6	Capacity Bldg & IEC	1	0.40
7	CLTC & SLTC	2	8.34
Total		59	452.22



Thank you...



Status of EBR Assistance under PMAY (U)

(Rs. in Cr.)

Sr. No	Scheme	Amount	Central Share Released	Surrender of Rs. 4.28 Cr. of ISSR Project	Unutilised Central Share
1	AHP	98.69	98.69	0	0
2	BLC	65.13	20.58	0	44.55
3	ISSR	4.28	0	4.28	0
Total		168.1	119.27	4.28	44.55

Note : Under BLC component State share of Rs. 30,000 released through DBT and Central Assistance will be released as 2nd Stage. So, Rs.44.55 Cr. is pending with State and will be Utilised Shortly

Progress of JnNURM

(Rs. in Cr.)

Sr No	Scheme	No. Of Project	Total Project Cost	No. of Dwelling Units Approved	Work In Progress	Completed	Alloted	Occupied	Unoccupied
1	BSUP	27	2027.6	110296	0	110296	109035	109035	1261
2	IHSDP	34	332.45	17539	2412	15127	14196	12053	3074
Total		61	2360.05	127835	2412	125423	123231	121088	4335

Unoccupied Houses under JnNURM

Sr. No	City	Houses involved	Houses Under Progress	Houses Un-Occupied	Reasons for un -occupancy
1	Amreli	281		176	<p>JnNURM scheme is closed and the other schemes are going on such as RAY and PMAY, under these schemes. Beneficiaries contribution is lesser than JnNURM and under PMAY houses given to slum dwellers without any cost. Also carpet area is increased to 30 sq.m. and higher specification provided under these schemes.</p> <p>Thus the beneficiaries share and specisfication is vary under different schemes. So, selected slum dwellers is not ready to pay their contribution and beneficiaries not easily finalised under JnNURM.</p> <p>Still we are trying and instructed to ULBs to finalise beneficiaries and occupy the houses at the earliest. and the rquired fund may be managed under other State schemes.</p>
2	Ankalv	336	168	168	
3	Dhrangadhra	348		348	
4	Dhahod	480		434	
5	Halvad	828	228	600	
6	Kodinar	512		512	
7	Kutiyana	512	256	256	
8	Mahuva	372	372		
9	Morbi	1008	592	16	
10	Padara	168		8	
11	Patan	240		240	
12	Porbandar	2448		1261	
13	Prantij	449		50	
14	Santrampur	272	272		
15	Songadh	560	560		
16	Veraval-patan	960		0	
17	Anand	308		308	
Total		10082	2348	4377	

Progress of RAY

(Rs. in Cr.)

Sr No	Scheme	No. Of Project	Total Project Cost	No. of Dwelling Units Approved	Work In Progress	Completed	Alloted	Occupied	Unoccupied	Yet to Start	Dropped
1	RAY-Slum	17	568.80	13122	5189	5224	979	979	4245	564	2145
2	RAY-AHP	10	1015.98	17373	598	15623	12586	12586	3037	109	1043
Total		27	1584.78	30495	5787	20847	13565	13565	7282	673	3188

GLIMPSES OF PROGRESS of JnNURM

Chotila



Porbandar



Kadi



Una



GLIMPSES OF PROGRESS of RAY



BEST PRACTICE/INNOVATION

Details of IEC initiatives

SN	IEC Activities	Remarks
1.	Newspaper Advertisements in Local Newspaper	Are being carried out at regular interval By State & Corporations
2.	Radio Jingles/Advertisements	
3.	Public Addressing by Eminent/Leading Head Speakers (Area Sabhas, Ward Sabhas, Group Discussions in presence of Local Leaders)	
4.	Hoardings, Banners, Pamphlets, Leaflets	
5	Movie Creation (Gujarati, Hindi, English) and Preparation of Policy and Scheme explanation books (Gujarati, English)	Done as and when required at State Level.
6	Success stories and scheme information on Social Media	
7	1 National Level, 6 State Level and 8 City Level Workshops conducted	
8	In the theaters of various city's 2-minute movies on PMAY (U) and CLSS are displayed in Gujarat.	
9	CLSS coordinator has been appointed in 141 cities of Gujarat.	
10	We have arranged two National Level Workshops and 3 regional level workshops	

Progress of PMAY(U)

Indicators	Current Status (No.)
Cities Approved	171
Demand Survey Completed	Yes
Total Demand (As per Demand Survey)	7,76,033
Demand received through Common Service Centre and Online Application	CSC- 4,61,000 Citizen- <u>1,56,287</u> 6,17,287
Cases accepted/rejected/Pending	3,30,523/1,01,113/1,85,617
Whether HFAPoA Submitted	Yes, Submitted for 170 cities
Whether AIP Submitted	Yes, Submitted for 170 cities
Whether HFAPoA & AIP entered in MIS	No
SLTC/CLTC staffs approved vs. placed	SLTC - 10/3 CLTC - 296/134 (Recruitment under Process)
Target of DUs in 2018-19	1,00,000
State Budgetary Provision for PMAY (U) in 2018-19	Rs. 1158.00 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	Achieved
Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Achieved
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.	Achieved

Interface with MIS

Indicators	Current Status (No.)
Survey entry made (%)	100%
Projects approved:	494
Projects entered (7A/B/C/D)	494
DUs approved under BLC	43,352
Beneficiaries attached	81,109
Houses geo-tagged	28,900
Total fund transferred through DBT (Rs. Lakhs)	0.00
National Electronic Funds Transfer (NEFT) (Rs. Lakhs)	0.00
PFMS/ DBT (Rs. Lakhs)	14,318.80
Aadhar Payment Bridge (APB) (Rs. Lakhs)	0.00

ABSTRACT OF THE PROJECTS PROPOSED

(Rs. in Cr.)

Component	No of Projects	Project Cost	No of DUs	GoI Share	GoI 1st Installment @ 40%
AHP	14	878.16	10353	155.30	62.12
ISSR	1	14.64	100	1.00	0.40
BLC (New Construction)	62	300.44	7180	107.70	43.08
Total	77	1193.24	17633	264.00	105.60

Financial Pattern under PMAY (U)

Component	Carpet Area	Cost of the house	GoI Grant	GoG Grant	ULB Grant	Beneficiaries Contribution
In-situ Slum Redevelopment (ISSR)	30 Sq.M.	5.50 lakh	1 lakh	1 lakh	-	Free of Cost
Affordable Housing in Partnership (AHP) Greenfield	30 Sq.M.	6.00 lakh	1.50 lakh	1.50 lakh	Physical & Social Infra. + Land	EWS-I 3 lakh
	40 Sq.M.	8.50 lakh				EWS-II 5.50 lakh
Affordable Housing in Partnership (AHP) Untenable	30 Sq.M.	6.00 lakh	1.50 lakh	4 lakh	Physical & Social Infra. + Land	Up to 1 lakh
Beneficiaries Led Construction (BLC) (New Construction)	30 Sq.M.	4.00 lakh	1.50 lakh	2 lakh	-	0.50 to 0.75 lakh