

51th Central Sanctioning & Monitoring Committee (CSMC)



Pradhan Mantri Awas Yojana (U)

Friday 7th August, 2020



Presented by:

Mr. Lochan Sehra, I.A.S.

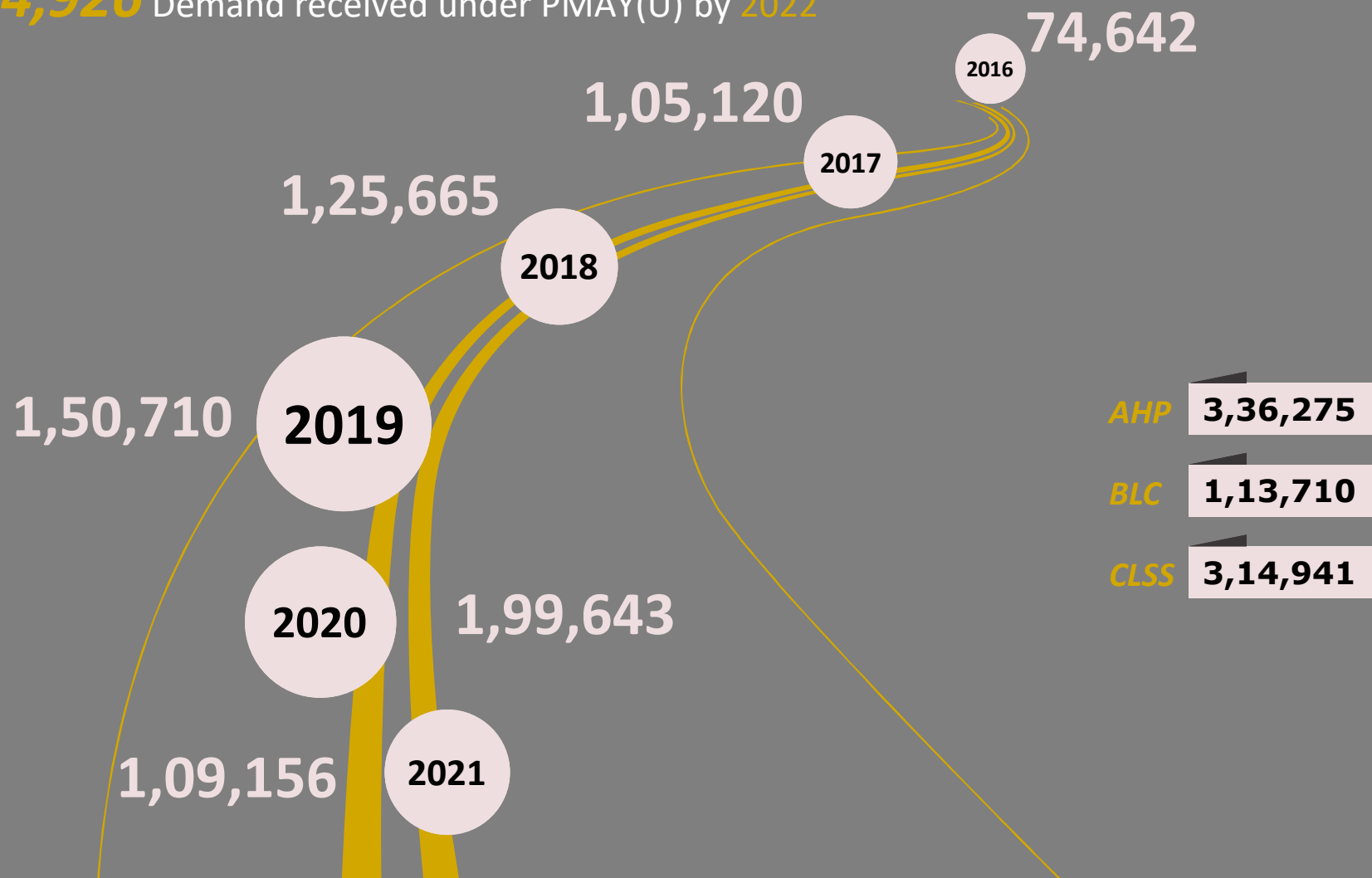
Secretary (Housing),

Urban Development & Urban Housing Department

Government of Gujarat

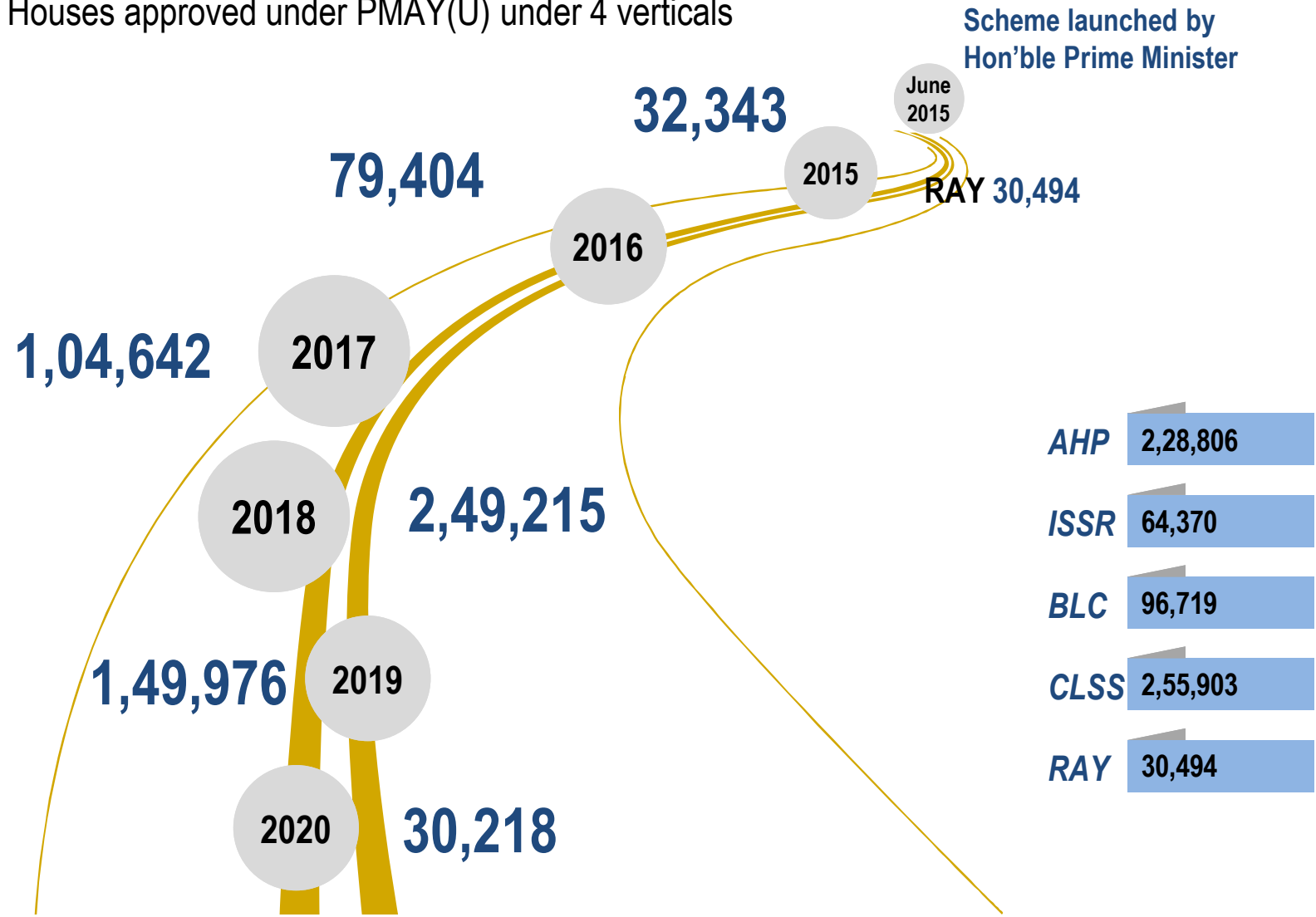
Demand - Roadmap as per HFAPoA

“ Total **7,64,926** Demand received under PMAY(U) by 2022

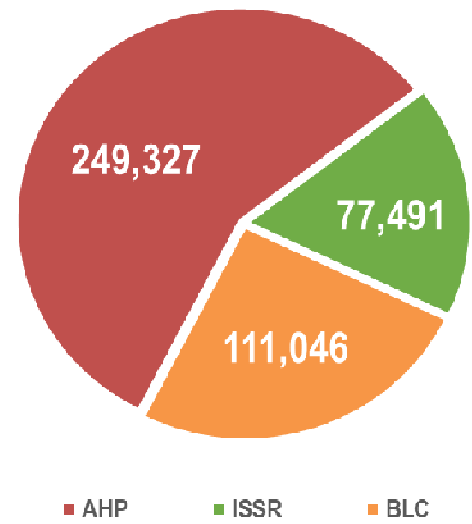


Roadmap of Achievement

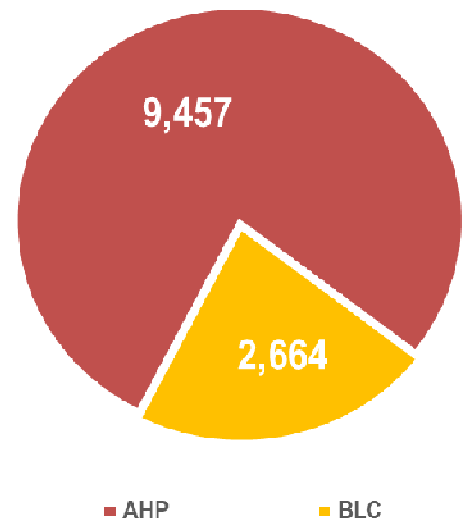
“ Total **6,76,292** Houses approved under PMAY(U) under 4 verticals



Demand vs. Achievement under 3 components - AHP,ISSR & BLC



Achievement



Remaining Demand

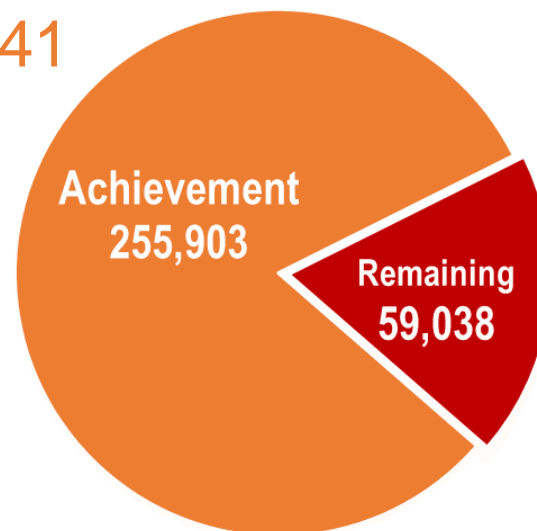
Total Demand received: 4,49,985

Total Achievement: 4,37,864

Proposed projects: 12,121

Achievement under central sector component - CLSS

Total Demand
3,14,941



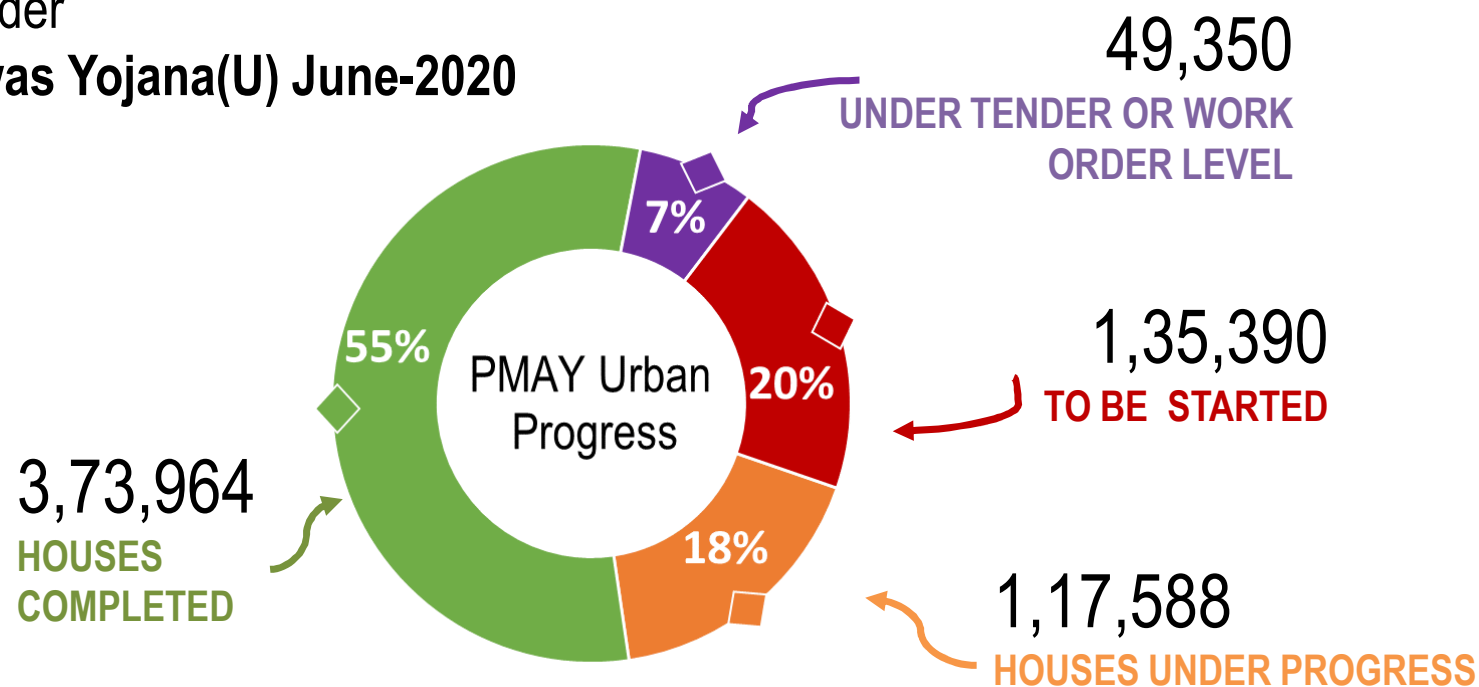
Demand received: 3,14,941

Achievement: 2,55,903

Remaining Demand: 59,038

Remaining Demand of 59,038 fulfilled by 2022

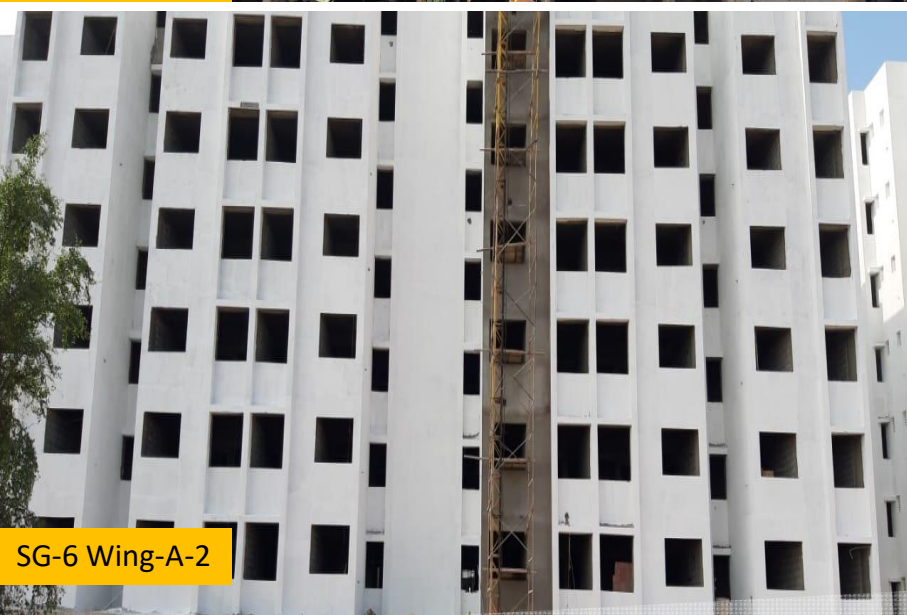
Overall Progress under Pradhan Mantri Awas Yojana(U) June-2020



COMPONENT	APPROVED	PROGRESS	COMPLETED	TENDER OR WORK ORDER LEVEL	TO BE STARTED
AHP	228,806	52,007	76,441	24,603	75,755
ISSR	64,370	19,215	3,121	24,747	17,287
BLC	96,719	43,608	14,887	0	38,224
CLSS	2,55,903	-	2,55,903	-	-
Total-PMAY(U)	6,45,798	1,14,830	3,50,352	49,350	1,31,266
RAY	30,494	2,758	23,612	-	4,124
Grand Total	6,76,292	1,17,588	3,73,964	49,350	1,35,390

** 3,689 houses requested to drop under RAY.

AHP : Rajkot Municipal Corporation



Area: T.P.-31 F.P.-31/a, 31/b, 31/3
DU's: 1,584 (Bhagavatipara)



AHP : Surat Municipal Corporation



AHP : Surat Municipal Corporation



Area: Bharthan Vesu T.P.-13 F.P.-169
DU: 1,128



AHP : Bavla Nagarpalika

1



2



Area: T.P. 01 FP-166 (1)
DU's: 252



Area: T.P. 03 FP-168 (2)
DU's: 240

AHP : Vadodara Urban Development Authority



Area: Khatamba B.No. 72/a/p, & 77/P
DUs: 1,286



ISSR : Ahmedabad Municipal Corporation



ISSR : Rajkot Municipal Corporation



Area: Hinglajanagar T.P.-02 F.P.-475
DU's: 145



BLC - MAHUDHA

MALEK SADIKHUSEN MAHAMADBHAI-248025793276100069



BLC - NAVSARI

KUNDANBEN P NASIT - 248026140507300006



BLC - VAPI

MOHANBHAI PUJARI- 248026228008500007



BLC - BAYAD

MIRZA ZAKIRHUSEN AYUBMIYA-248024732516100009-BAYAD



BLC - VADALI

DINESHBHAI MOTIBHAI VANKAR-248024671899600004



BLC - BORİYAVI

ISHVARBHAI BHOI-248025602571400005

New Project Proposal Brief

(Rs. in Cr.)

Vertical	AHP	BLC	Total
No. of Projects	03	167	170
No. of DUs	3,148	14,327	17,475
Project Cost	285.87	583.99	869.86
Central Share	47.22	215.28	262.50
State Share	47.22	295.27	342.49
ULB Share	34.89	-	34.89
Beneficiary Share	156.54	73.92	230.46
Gol 1 st Installment	18.88	86.00	104.88

(Rs. in Lakhs)

Verticals	Per Unit Cost	Central Share	State Share	ULB Share	Benef. Share	Completion Time (Months)
AHP	6.00 to 8.5	1.5	1.5	0.00 to 0.75	3.00 to 5.5	12 to 24
BLC	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	These projects approved in SLAC & SLSMC. Minutes of same already submitted to MoHUA.
Land title status (encumbrance free)	YES
Entries of Annexure 7A,7B &7C	180
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.	City	Implementing Agency	Category	No. of Project	No. of DUs	Project Cost	Gol Share	GoG Share	Gol 1 st Installment @ 40%
1	Bavla	NP	EWS-1,2	01	468	34.69	7.02	7.02	2.80
2	Mahesana	NP	EWS-2	01	120	11.78	1.80	1.80	0.72
3	Surat	SUDA	EWS-1,2	01	2560	239.40	38.40	38.40	15.36
Total				03	3148	285.87	47.22	47.22	18.88

Beneficiary Led- Construction (BLC) Projects



(Rs. in Cr.)

No. of Projects	No. of Cities	No. of DUs	Project Cost	Gol Share	GoG Share	Gol 1 st Installment @ 40%
167	103	14,327	583.99	215.28	295.27	86.00

Proposal for approval to Drop/Curtailment of the Projects under PMAY(U) and RAY

Sr	Name of Scheme - Component	Summary of Drop Projects		Summary of Curtailment Projects		Total	
		No. of Projects	No. of Dwelling Units	No. of Projects	No. of Dwelling Units	No. of Projects	No. of Dwelling Units
1.	PMAY-AHP	11	6,850	05	4,721	16	11,571
2.	PMAY-ISSR	02	2,296	00	00	02	2,296
3.	PMAY-BLC	01	100	05	60	06	160
	PMAY-Total	14	9,246	10	4,781	24	14,027
1.	RAY-AHP	00	00	04	1,043	04	1,043
2.	RAY-Slum	00	00	08	2,646	08	2,646
	RAY-Total	0	0	12	3,689	12	3,689
Grand Total		14	9,246	22	8,470	36	17,716

Proposal for approval to Drop/Curtailment of the Projects under AHP

Drop:

Sr	Name of City (ULB)	Approved Date	Approved DUs	Reason
1	Jamnagar (JMC) (R.S. 16)	22-11-2016	352	Less Demand
2	Junagadh (JuMC)	17-03-2016	882	Land Issue (Govt. Land)
3	Surat (SUDA)	27-12-2018	896	Due to finalization of T.P. , purpose changed and decided to drop the projects. New DPR proposed for 2560 DUs in available land under new T.P.
4	Surat (SUDA)	27-12-2018	1200	
5	Ankleshwar (GHB)	22-07-2016	736	Land Purpose Issue (Water body land)
6	Amreli (GHB)	22.07.2016	224	Less Demand
7	Dahegam (GHB)	26.09.2018	640	
8	Dholka (GHB)	26.09.2018	672	
9	Mahuva (GHB)	22.07.2016	736	
10	Patan (GHB)	26.09.2018	256	
11	Upleta (GHB)	22.07.2016	256	
Total			6850	

Curtailment:



Sr	City	Originally Sanctioned DUs	Revised DUs	Curtailment	Remark
1.	Ahmedabad-AMC	5,000	2,849	2,151	Demand from curtailment DUs will be covered under projects put up for approval today.
2.	Ahmedabad-AMC	5,756	5,047	709	
3.	Ahmedabad-AMC	1,587	238	1,349	
4.	Jamnagar-JMC	672	192	480	DUs dropped due to less demand.
5.	Jamnagar-JMC	128	96	32	DU's dropped due to issue of land possession.
Total		13,143	8,422	4,721	

Proposal for approval to Drop/Curtailment of the Projects under ISSR

Drop:

Sr.	Name of City	Implementing Agency	Approval Date & No. of CSMC	Slum Area	Approved Project Cost	Approved DUs	Remark
1	Vadodara	Vadodara Municipal Corporation	7 th CSMC 17.03.2016	Ektanagar, R.S. No. 287	116.09	1848	Due to PIL in High court and decision is pending since long, ULB would like to drop the project.
2	Bhavnagar	Bhavnagar Municipal Corporation	7th CSMC 17.03.2016	Sindhu Nagar Slums (Cluster with Sardar Nagar Slum)	3623.00	448	Due to ownership issue of Partial land, ULB would like to drop the project.
Total					3739.09	2296	

Proposal for approval to Drop/Curtailment of the Projects under BLC

Drop

Sr	City	Approved Date	Approved DU's	Remark
1	Khedbrahma Ph-3	28.06.2019	100	NA Permission Issue

Curtailment



Sr	City	Originally Sanctioned DUs	Revised DUs	Curtailment	Remark
1	Modasa Phase-I	90	86	4	Beneficiaries are not willing to take benefits under this scheme
2	Kalol Phase-I	100	70	30	
3	Morbi Phase-I	75	65	10	
4	Pethapur Phase-I	57	49	8	
5	Morbi Phase-II	206	198	8	
Total		528	468	60	



Proposal for approval to Drop/Curtailment of the Projects under RAY

Curtailment

Sr.	City	No. of DUs sanctioned originally	Revision of DUs	Curtailment of DUs	Reason
RAY-AHP					
1	GHB-Hathijan	1,008	736	272	Less Demand
2	GHB-Chenpur	512	472	40	
3	Ahmedabad	2,464	1,960	504	Layout plan changed
4	Rajkot	2,770	2,543	227	Layout plan changed
Total		6,754	5,711	1,043	
RAY-Slum					
1	Ahmedabad	1,344	1,184	160	Cost overrun due to Black cotton soil found at the location .
2	Vadodara	498	366	132	Due to unavailability of Land and High court matter regarding TP variation.
3	Vadodara	1,448	540	908	
4	Vadodara	1,856	920	936	
5	Kodinar NP	480	400	80	Due to Land Issue
6	Thangadh NP	420	416	4	Due to Revised planning
7	Deesa NP	1,456	1,040	416	Due to Land Issue
8	Bhuj NP	304	294	10	Beneficiaries are not willing to take benefits under this scheme
Total		7,806	5,160	2,646	
Grand Total		14,560	10,871	3,689	

Benefits under the Projects of AHP-PPP

- Following Projects from Gujarat approved under PPP Model on Private land based AHP introduced by Central Govt. in Sept.-2017

Sr.	Name of City	SLSMC Date	Approved Date	Approved DU's
1.	AMC	03-07-2018	24-07-2018	35,099
2	SMC	03-07-2018	24-07-2018	7,434
Total				42,533

- At the time of approval of above projects, State policy was not decided
- State policy for PPP Model on Private land based AHP is declared recently and will be implemented in FY 2020-21.
- Hence decision regarding above approved projects put up before SLSMC held on 17-03-2020
- SLSMC decided to give two options to the beneficiaries of above projects:
 - Either they can take benefit of Rs. 1.5 lakhs central assistance under AHP
 - Or get benefit under CLSS

UC Pending at Central level for approval & Central Assistance



(Rs. in Cr.)

No.	Scheme	Amount of UCs / Requested Central Assistance	
1	1st Installment	150.63	
2	Submitted UCs	RAY	54.53
		RAY-AHP	03.83
		PMAY (AHP)	373.98
		BLC	468.92
		Geo Tagging	1.87
Total Amount of submitted UCs		903.13	
Total		1,053.76	

3	CLSS (Grant Awaited for 17,060 submitted claims)	408.38
	CLSS (required for Apprx. 30,000 pending claims)	715.52
Total - CLSS		1,123.90

Issues :

- “ UC's worth Rs. 903.51 Cr. Submitted but different time different queries raised and delay in release of subsequent installments for Central Assistance. It's affect the physical progress of the projects.
- “ For first installments under AHP Work order already submitted for 10 no. of projects for which Central Assistance of Rs. 27.63 Cr. Is awaited since long.
- “ Under BLC 155 projects approved for which first installments is awaited worth Rs. 84.29 Cr.
- “ Partial released of Central Assistance as per finalization of beneficiaries in some of the projects. However beneficiaries attached after words but pending to be released Central Assistance Under BLC and AHP.
- “ Under RAY scheme there are 12 no. of projects with 3,689 no. of DU's to be curtailed which is pending for approval in CSMC. Due to delay in decisions various issues we are facing in completions and utilization certificates for the projects.
- “ Under JnNURM Ministry recovered the amount of Rs. 7.05 cr. Vide letter no. dated 21/02/2019. After paid further again recovery amount of Rs. 13.25 Cr. and for UC's worth Rs. 4.95 Cr. raised by Ministry. We don't have all the Data because the scheme was transferred by other Nodal Agency to AHM and Different letters received from Ministry again and again. It is requested to provide details along with necessary documents so we can process easily.

Thank You