

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 8 projects under vertical BLC

Presented to 27th CSMC held on 30th October 2017

Urban Development & Housing Department
Government of Sikkim

PROGRESS OF PMAY (U)



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Indicators	Current Status (No.)
▪ Cities Approved	7 ULBs
▪ Demand Survey Completed	7 ULBs
▪ Total Demand	5279
▪ Demand received through Common Service Centre and Online Application	0
▪ Cases accepted/rejected	0
▪ Whether HFAPoA Submitted	1 st Draft has been submitted
▪ Whether AIP Submitted	YES
▪ Whether HFAPoA & AIP entered in MIS	NO
▪ SLTC/CLTC staffs approved vs. placed	Placed - 5 in SLTC and 2 in CLTC
▪ Target of DUs in 2017-18	515 (BLC)
▪ State Budgetary Provision for PMAY (U) in 2017-18	0

STATUS OF MANDATORY CONDITIONS



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Mandatory conditions	Current Status
▪Dispensing the need for separate Non Agricultural (NA) Permission	Achieved
▪Prepare/amend their Master Plans earmarking land for Affordable Housing	Initiated
▪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 layouts and building plans.	Achieved
▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	Initiated and Under active consideration
▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	initiated

INTERFACE WITH MIS



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Indicators	Current Status (No.)
▪Survey entry made (%)	1335(25.28%)
▪Projects approved:	1 project (1 BLC-New)
▪Projects entered (7A/B/C/D)	1
▪DUs approved under BLC	42
▪Beneficiaries attached	42
▪Houses geo-tagged	0
▪Total fund transferred through DBT (Rs. Lakhs)	-
▪National Electronic Funds Transfer (NEFT)	-
▪PFMS/ DBT	-
▪Aadhar Payment Bridge (APB)	-

PROGRESS OF PROJECTS



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Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress				Completed
				Foundation	Lintel	Roof	Total	
▪ISSR	0	0	0	0	0	0	0	0
▪AHP	0	0	0	0	0	0	0	0
▪BLC (New)	42	0	0	0	0	0	0	0
▪BLC (Enhancement)	0	0	0	0	0	0	0	0
▪Total	42	0	0	0	0	0	0	0
▪CLSS	1			forwarded to banks				

Note: Provide the details of relevant projects

PROJECT PROPOSAL BRIEF



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Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪No. of Projects	0	0	2	6	
▪No. of DUs	0	0	81	316	
▪Project Cost (in Lakhs	0	0	307.8	614.02	
▪Central Share	0	0	121.5	474	
▪State Share	0	0	-	-	
▪ULB Share	0	0	-	-	
▪Beneficiary Share	0	0	186.3	140.02	

APPROVED LIST FOR BENEFICIARY LED CONSTRUCTION ULBs WISE, SIKKIM



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S/N	NAME OF ULBs	NO OF BENEFICIARIES		REMARKS
		NEW	ENHANCEMENT	
1	GANGTOK	NEW	28	Approved by SLSMC
		ENHANCEMENT	208	
2	GYALSHING	NEW	53	Approved by SLSMC
		ENHANCEMENT	15	
3	NAMCHI	ENHANCEMENT	65	Approved by SLSMC
4	MANGAN	NEW	-	Approved by SLSMC
		ENHANCEMENT	12	
5	RANGPO	NEW	-	Approved by SLSMC
		ENHANCEMENT	13	
6	SINGTAM	NEW	-	Approved by SLSMC
		ENHANCEMENT	3	
		TOTAL	397	

SALIENT FEATURES OF DWELLING UNIT: BLC- **NEW CONSTRUCTION**

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1 BEDROOM, 1 LIVING ROOM, 1 KITCHEN, 1 WC & BATH AND VERANDAH.

RCC COLUMNS, BEAMS, BRICK/HOLLOW BLOCK PARTITION, STEEL TRUSS, GI SHEETS ETC.

TOTAL CARPET AREA: 30 SQM

TOTAL PLINTH AREA: 34 SQM

TOTAL COST: 3.8 LAKHS

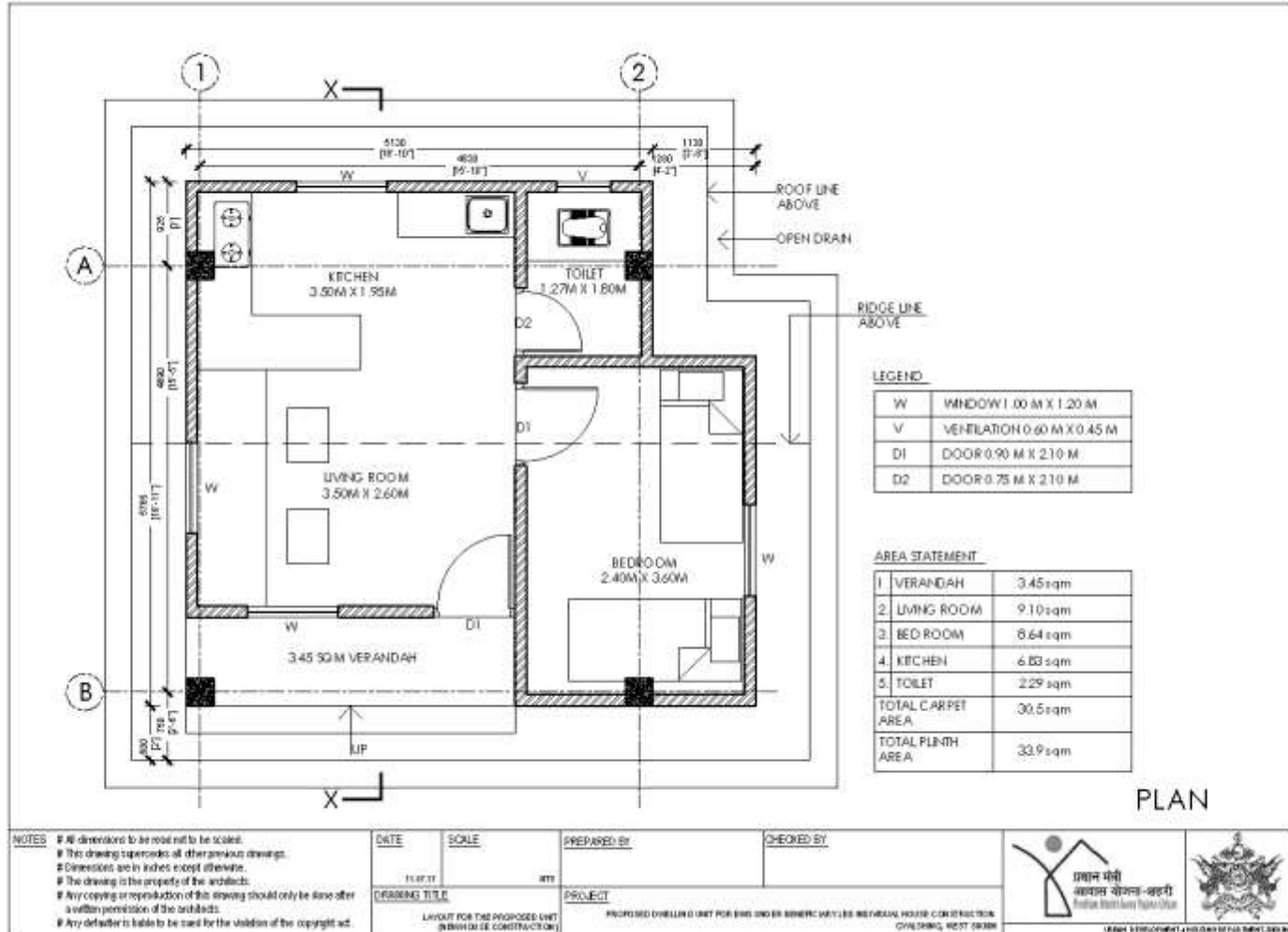
GOI GRANT: 1.5 LAKHS

BENEFICIARY CONTRIBUTION: 2.3 LAKHS

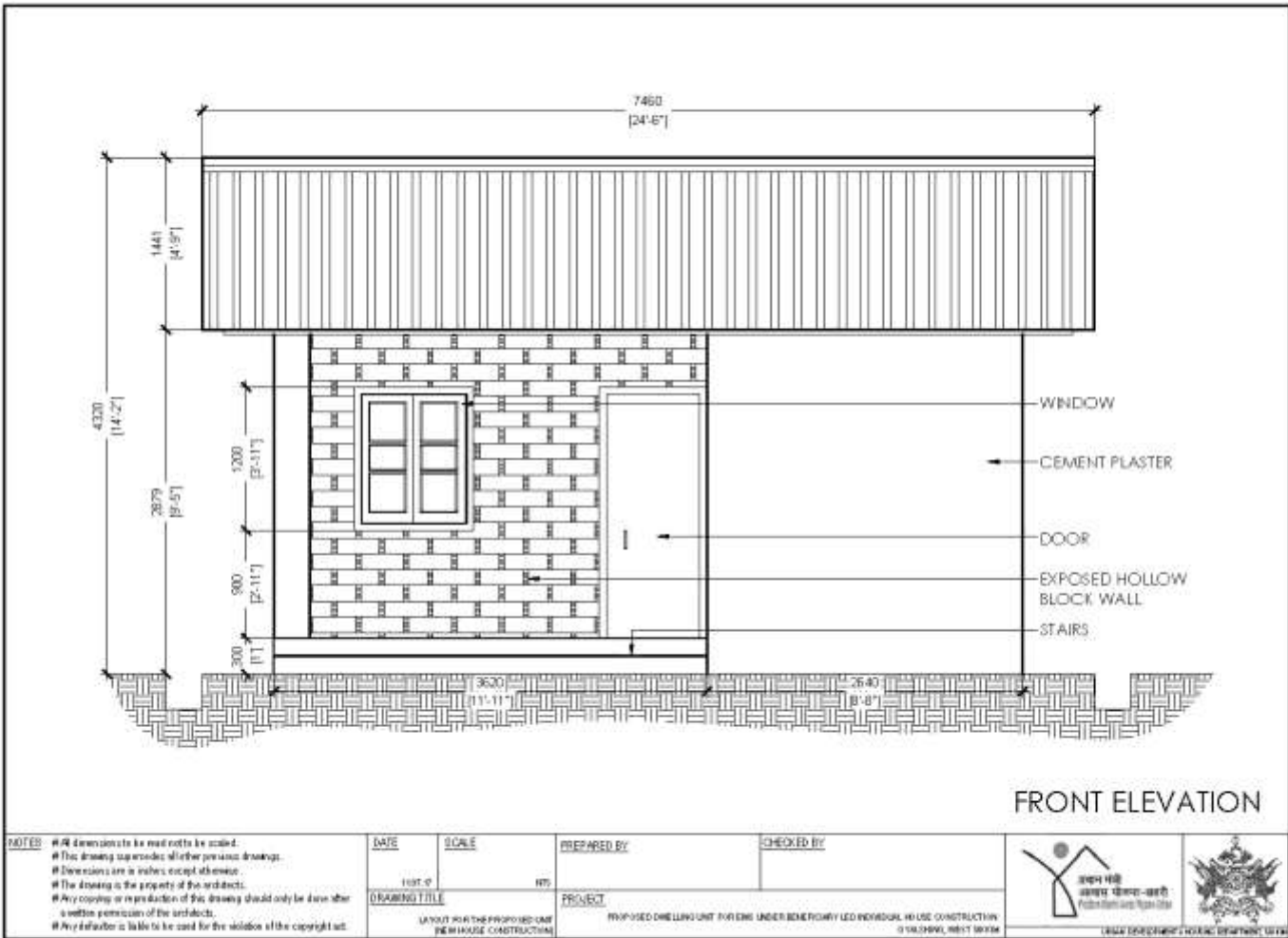
A NEIGHBOURHOOD GROUP HAS BEEN FORMED TO REDUCE THE COST DURING CONSTRUCTION.

DWELLING UNIT: PLAN FOR BLC- NEW CONSTRUCTION

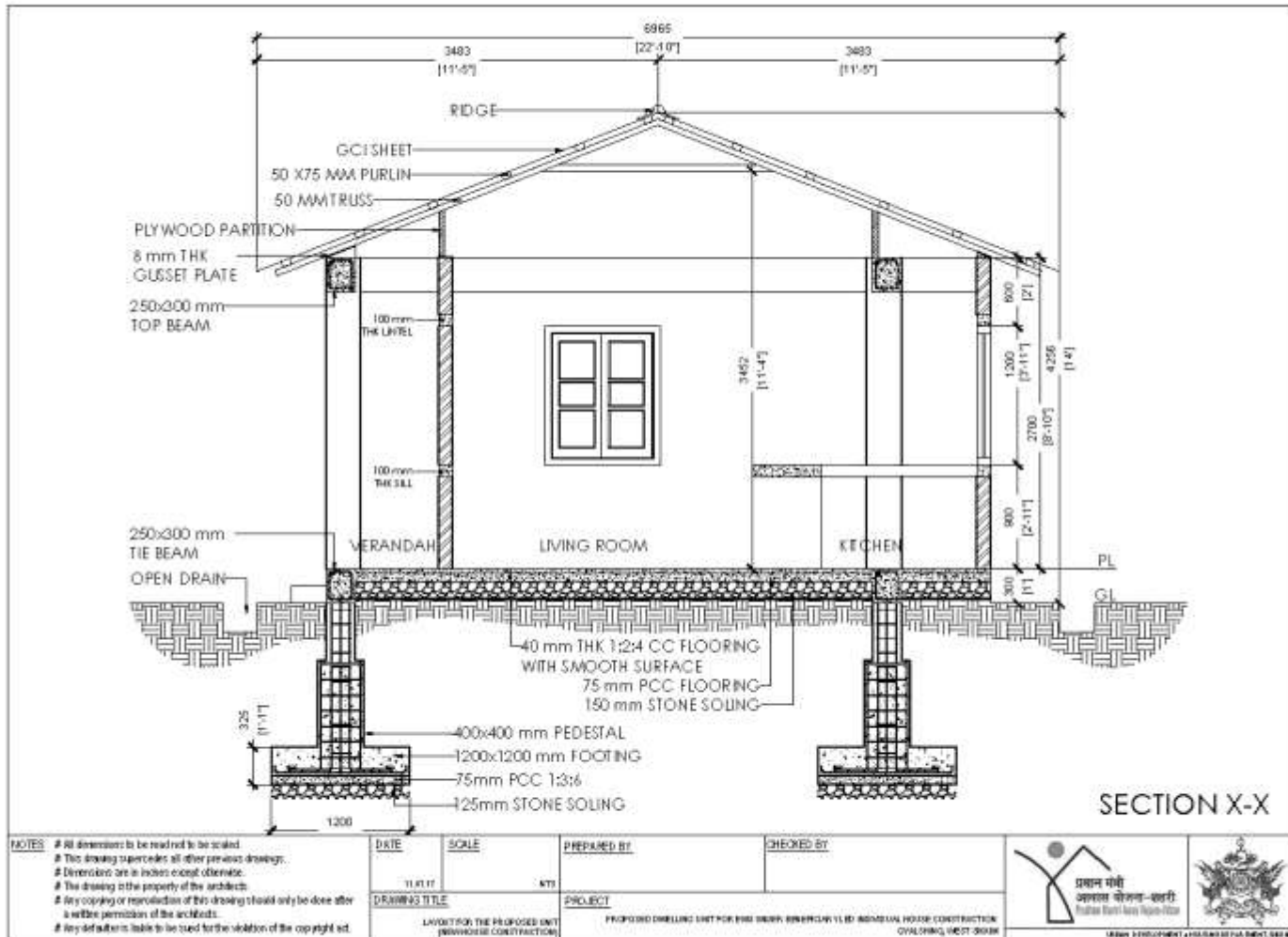
9



DWELLING UNIT: ELEVATION



DWELLING UNIT: SECTION



GLIMPSES OF PROGRESS

FIELD VERIFICATION UNDER BLC



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Padam Lall
Chettri

ULB: Gyalshing

FIELD VERIFICATION UNDER BLC

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Dew Prasad Rai
ULB ward: Namchi

FIELD VERIFICATION UNDER BLC

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Indra Bahadur Rai

ULB: Jorethang

FIELD VERIFICATION UNDER BLC

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Nima Chopel Lepcha

ULB: Mangan

FIELD VERIFICATION UNDER BLC

16



Kala Sarki

ULB: Rangpo

FIELD VERIFICATION UNDER BLC

17



Bashant Gurung

ULB: Gangtok

TYPES OF ENHANCEMENTS



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S/N	PARTICULARS	EXISTING DWELLING UNIT	ENHANCEMENT	INDIVIDUAL COST OF DU (lakhs)	GOI SHARE (lakhs)	BENEFICIARY CONTRIBUTION (lakhs)
1	TYPE A ENHANCEMENT	21 SQ.MT (226 SQ.FT)	9 SQ.MT (96.87 SQ.MT)	1.83	1.50	0.33
2	TYPE B ENHANCEMENT	18 SQ.MT (193.7SQ.MT)	12 SQ.MT (129.1 SQ.MT)	2.00	1.50	0.50
3	TYPE C ENHANCEMENT	15 SQ.MT (161.4SQ.MT)	15 SQ.MT (161.4SQ.MT)	2.30	1.50	0.80
4	TYPE I ENHANCEMENT	18 SQ.MT (193.7SQ.MT)	12 SQ.MT (129.1 SQ.MT)	1.90	1.50	0.40
5	TYPE II ENHANCEMENT	21 SQ.MT (226 SQ.FT)	9 SQ.MT (96.87 SQ.MT)	1.80	1.50	0.30
			TOTAL	<u>9.83</u>	<u>7.5</u>	<u>2.33</u>

APPROVED LIST FOR BENEFICIARY LED CONSTRUCTION-ENHANCEMENT



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S/N	TOWNS	NO. OF APPLICANTS FOR DIFFERENT TYPES OF ENHANCEMENTS					TOTAL
		A	B	C	I	II	
1	GANGTOK	114	60	34	-	-	<u>208</u>
2	GYALSHING	-	-	-	8	7	<u>15</u>
3	MANGAN	7	5	-	-	-	<u>12</u>
4	NAMCHI	46	10	9	-	-	<u>65</u>
5	RANGPO	4	6	3	-	-	<u>13</u>
6	SINGTAM	3	-	-	-	-	<u>3</u>
TOTAL		<u>174</u>	<u>81</u>	<u>46</u>	<u>8</u>	<u>7</u>	<u>316</u>

TYPE A - ENHANCEMENT (9 Sqm)

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TYPE B - ENHANCEMENT(12 Sqm)

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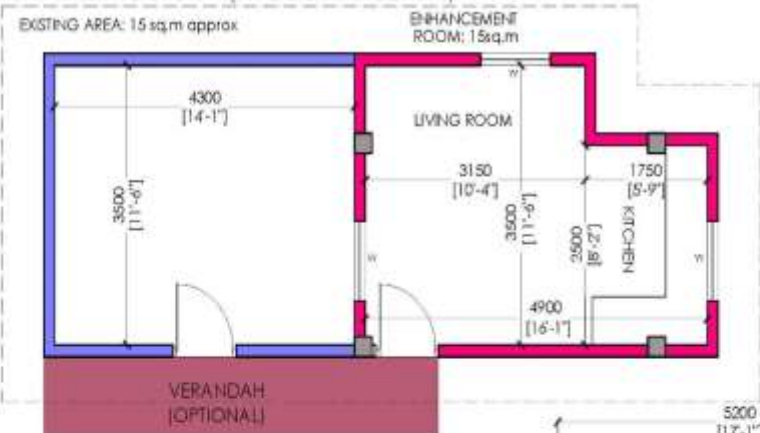


TYPE C - ENHANCEMENT (15 Sqm)

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NIMA TSHERING BHUTIA (TYPE C ENHANCEMENT)


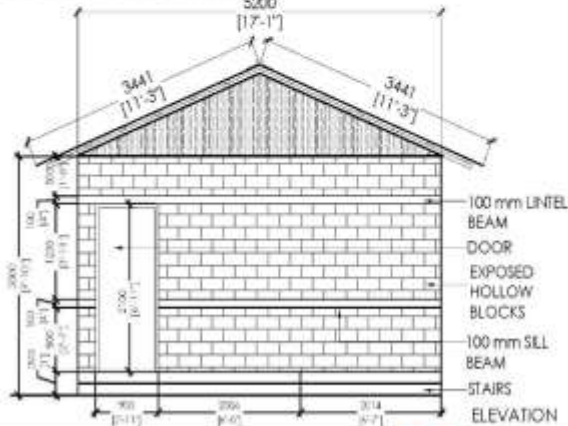
EXISTING AREA: 15 sq.m approx
ENHANCEMENT ROOM: 15sq.m



LEGEND

W	WINDOW	1.00 M X 1.20 M
D1	DOOR	0.90 M X 2.10 M

Existing: █
Proposed: █

5200 [17'-1"]
3441 [11'-5"]
3441 [11'-3"]
100 mm LINTEL BEAM
DOOR
EXPOSED HOLLOW BLOCKS
100 mm SILL BEAM
STAIRS
ELEVATION

DATE	SCALE	PREPARED BY	CHECKED BY
11/07/17	1/8		
DRAWING TITLE		PROJECT	
EXISTING AND PROPOSED LAYOUT ENHANCEMENT		PRADHAN MANTRI AWAS YOJANA (PMAY) SHAHRI	

AKSHAYA BAHADUR CHETTY (TYPE C ENHANCEMENT)



EXISTING AREA: 12.45sq.m approx



LEGEND

W	WINDOW	1.00 M X 1.20 M
D1	DOOR	0.90 M X 2.10 M

Existing: █
Proposed: █





100 mm LINTEL BEAM
DOOR
EXPOSED HOLLOW BLOCKS
100 mm SILL BEAM
STAIRS
ELEVATION

DATE	SCALE	PREPARED BY	CHECKED BY
11/07/17	1/8		
DRAWING TITLE		PROJECT	
EXISTING AND PROPOSED LAYOUT ENHANCEMENT		PRADHAN MANTRI AWAS YOJANA (PMAY) SHAHRI	

TDI BAHADUR RAM (TYPE C ENHANCEMENT)



EXISTING AREA: 18 sq.m approx



LEGEND

W	WINDOW	1.00 M X 1.20 M
D1	DOOR	0.90 M X 2.10 M

Existing: █
Proposed: █

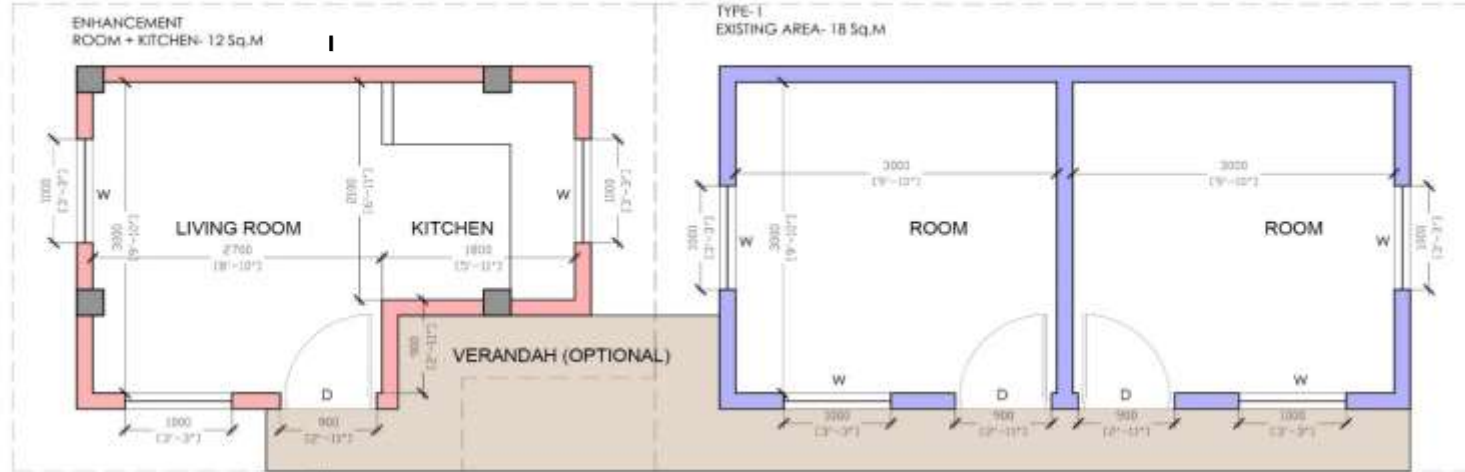
100 mm LINTEL BEAM
DOOR
EXPOSED HOLLOW BLOCKS
100 mm SILL BEAM
STAIRS
ELEVATION

DATE	SCALE	PREPARED BY	CHECKED BY
11/07/17	1/8		
DRAWING TITLE		PROJECT	
EXISTING AND PROPOSED LAYOUT ENHANCEMENT		PRADHAN MANTRI AWAS YOJANA (PMAY) SHAHRI	

TYPE I - ENHANCEMENT (12 Sqm)

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RAM PRASHAD - TYPE : A (ENHANCEMENT)



LEGEND

W	WINDOW 1.00 M X 1.20 M
D1	DOOR 0.90 M X 2.10 M
Blue outline	EXISTING HOUSE
Red outline	ENHANCEMENT HOUSE

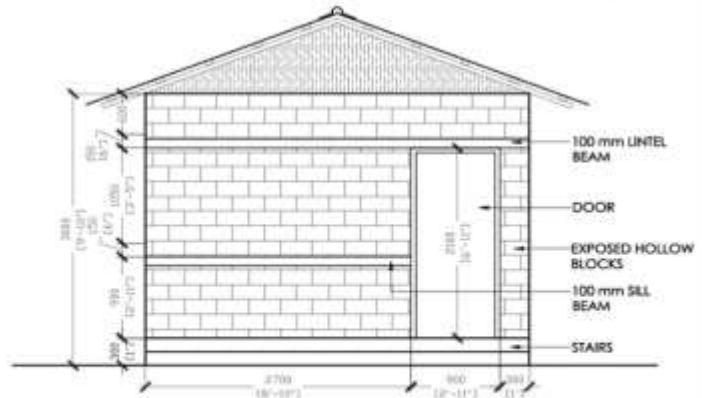
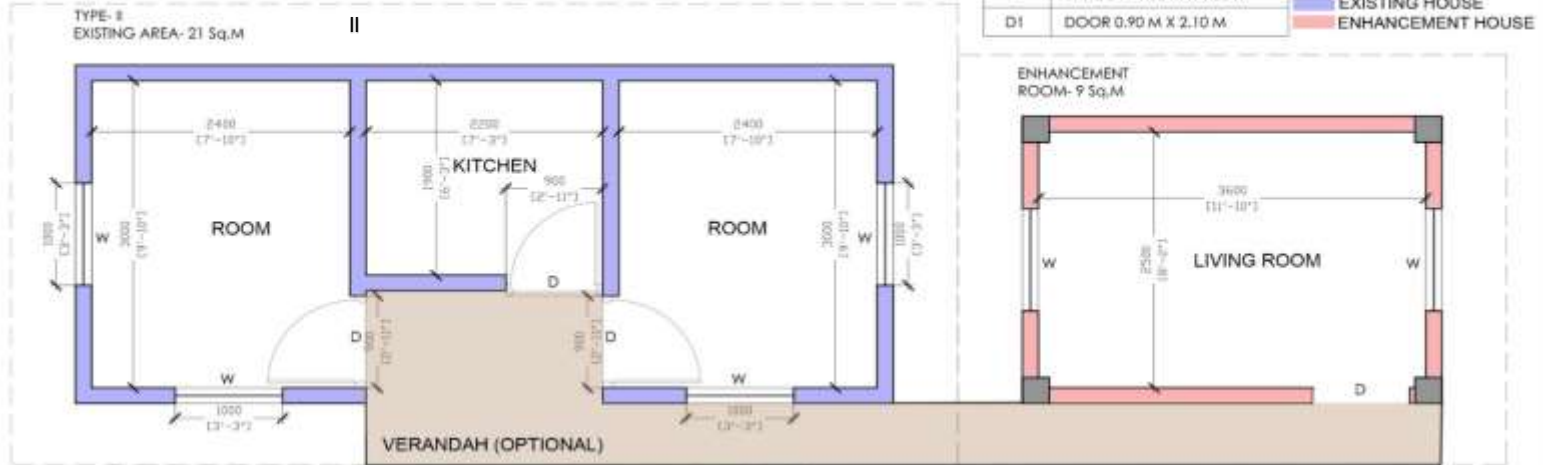


NOTES
 # All dimensions to be read not to be scaled
 # This drawing supercedes all other previous drawings.
 # Dimensions are in inches except otherwise.
 # The drawing is the property of the architects.
 # Any copying or reproduction of this drawing should only be done after a written permission of the architects.
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DATE	SCALE	PREPARED BY	CHECKED BY
15.06.17	NTS		
DRAWING TITLE	PROJECT		
EXISTING & PROPOSED LAYOUT (ENHANCEMENT)	PROPOSED DWELLING UNIT FOR EWS UNDER BENEFICIARY LED ENHANCEMENT (VALDHINO, WEST BIRAH)		

TYPE II - ENHANCEMENT (9 Sqm)

SUSHMA CHETTRI - TYPE : B (ENHANCEMENT)



<p>NOTES:</p> <ul style="list-style-type: none"> # All dimensions to be read not to be scaled. # This drawing supercedes all other previous drawings. # Dimensions are in inches except otherwise. # The drawing is the property of the architects. # Any copying or reproduction of this drawing should only be done after a written permission of the architects. # Any defaulter is liable to be used for the violation of the copyright act. 	<p>DATE: 15.06.17</p>	<p>SCALE: NTS</p>	<p>PREPARED BY:</p>	<p>CHECKED BY:</p>
	<p>DRAWING TITLE: EXISTING & PROPOSED LAYOUT (ENHANCEMENT)</p>		<p>PROJECT: PROPOSED DWELLING UNIT FOR EWS UNDER BENEFICIARY LED ENHANCEMENT (GYANSHIKHA, WEST SRINAGAR)</p>	

COMPONENT WISE COST ABSTRACT FOR BENEFICIARY LED CONSTRUCTION

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BLC - ENHANCEMENT

TYPE	NO. OF APPLICANTS	COST OF DU (Lakhs)	GOI SHARE (Lakhs)	BENEFICIARY SHARE (Lakhs)	TOTAL PROJECT COST (Lakhs)	TOTAL GOI SHARE (Lakhs)	TOTAL BENEFICIARY SHARE (Lakhs)
A	174	1.83	1.50	0.33	318.42	261	57.42
B	81	2.00	1.50	0.50	162.00	121.5	40.5
C	46	2.30	1.50	0.80	105.80	69.00	36.80
I	8	1.90	1.50	0.40	15.20	12.00	3.20
II	7	1.80	1.50	0.30	12.60	10.50	2.10
TOTAL					<u>614.02</u>	<u>474</u>	<u>140.02</u>

BLC - NEW

S/N	NO. OF APPLICANTS	COST OF DU (Lakhs)	GOI SHARE (Lakhs)	BENEFICIARY SHARE (Lakhs)	TOTAL PROJECT COST (Lakhs)	TOTAL GOI SHARE (Lakhs)	TOTAL BENEFICIARY SHARE (Lakhs)
1	81	3.80	1.50	2.30	<u>307.8</u>	<u>121.5</u>	<u>186.3</u>

TOTAL NUMBER OF APPROVED BENEFICIARIES(Both BLC-N & BLC-E)		= 397 (316+81)
TOTAL PROJECT COST (Both BLC-N & BLC-E) in Lakhs	Rs. <u>921.82</u>	<i>Rupees Nine Crore Twenty One Lakhs Eighty Two Thousand only</i>
TOTAL GOI SHARE (Both BLC-N & BLC-E) in Lakhs	Rs. <u>595.5</u>	<i>Rupees Five Crore Ninety Five Lakhs Fifty Thousand only</i>
TOTAL BENEFICIARY COST (Both BLC-N & BLC-E) in Lakhs	Rs. <u>326.32</u>	<i>Rupees Three Crore Twenty Six Lakhs Thirty Two Thousand only</i>

PROJECT PROPOSAL BRIEF



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Checklist	Status (Y/N)
▪Layout plan(as per NBC norms) Attached	Yes
▪SLAC/SLSMC approval/Minutes submitted	Yes
▪Land title status (encumbrance free)	Yes
▪Beneficiary list (BLC) submitted	Yes
▪No. of Beneficiaries with Aadhar ID	397
▪No. of Beneficiaries with other Unique ID	397
▪No. of Aadhar seeded Bank accounts	397
▪Status of physical & social infrastructure	Yes
▪Implementation plan/Completion period	12 months
▪Beneficiary consent sought	397

DETAILS OF IEC INITIATIVES

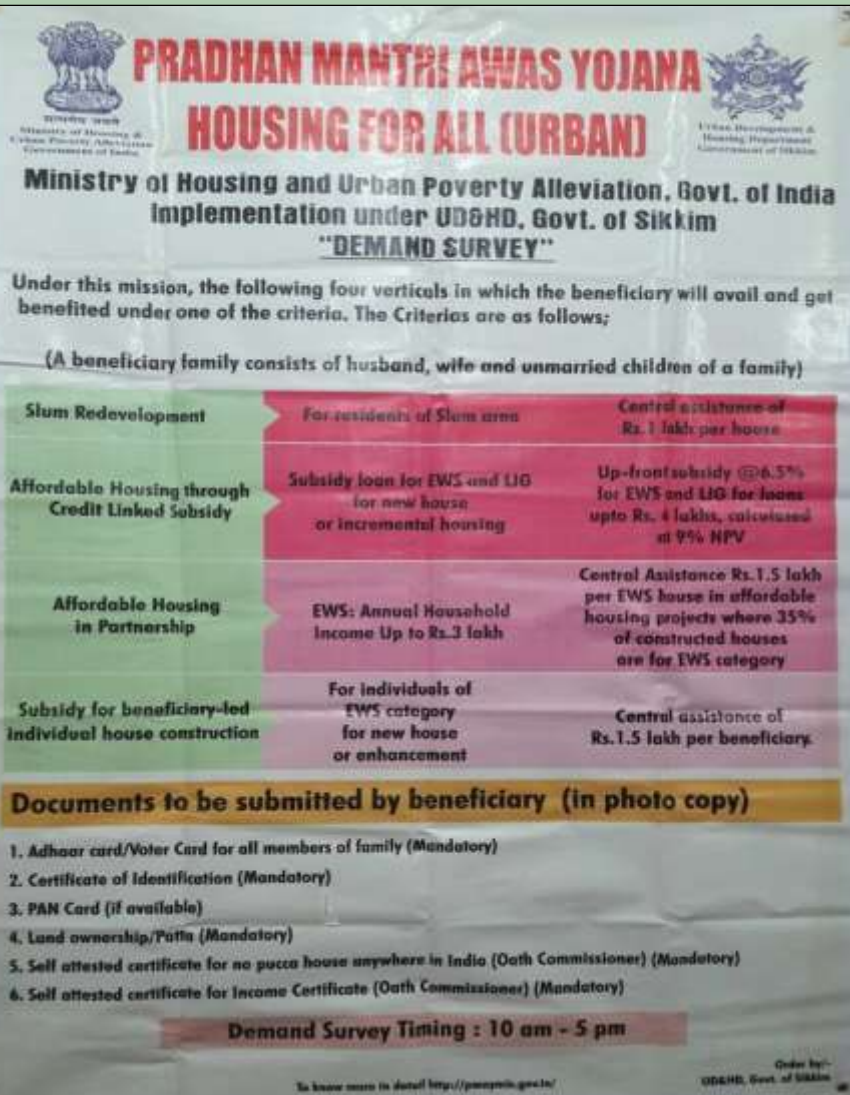


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The Municipal towns that are being covered during IEC Initiatives under this mission such as Public Sensitization, advertisements, banner in all cities are:

- Gangtok Municipal Corporation
- Gyalshing Municipal Council
- Namchi Municipal Council
- Nayabazaar-Jorethang Municipal Council
- Mangan Nagar Panchayat
- Rangpo Nagar Panchayat
- Singtam Nagar Panchayat

BANNERING & ADVERTISEMENT ABOUT PMAY-HFA (U) IN SIKKIM



PRADHAN MANTRI AWAS YOJANA
HOUSING FOR ALL (URBAN)

Ministry of Housing and Urban Poverty Alleviation, Govt. of India
Implementation under UD&HD, Govt. of Sikkim
"DEMAND SURVEY"

Under this mission, the following four verticals in which the beneficiary will avail and get benefited under one of the criteria. The Criteria are as follows:

(A beneficiary family consists of husband, wife and unmarried children of a family)

Slum Redevelopment	For residents of Slum area	Central assistance of Rs. 1 lakh per house
Affordable Housing through Credit Linked Subsidy	Subsidy loan for EWS and LIG for new house or incremental housing	Up-front subsidy @ 6.5% for EWS and LIG for loans upto Rs. 4 lakhs, calculated at 9% NPV
Affordable Housing in Partnership	EWS: Annual Household Income Up to Rs. 3 lakh	Central Assistance Rs. 1.5 lakh per EWS house in affordable housing projects where 35% of constructed houses are for EWS category
Subsidy for beneficiary-led individual house construction	For individuals of EWS category for new house or enhancement	Central assistance of Rs. 1.5 lakh per beneficiary.

Documents to be submitted by beneficiary (in photo copy)

1. Aadhaar card/Voter Card for all members of family (Mandatory)
2. Certificate of Identification (Mandatory)
3. PAN Card (if available)
4. Land ownership/Patta (Mandatory)
5. Self attested certificate for no pucca house anywhere in India (Oath Commissioner) (Mandatory)
6. Self attested certificate for Income Certificate (Oath Commissioner) (Mandatory)

Demand Survey Timing : 10 am - 5 pm

Order by: UD&HD, Govt. of Sikkim
To know more in detail <http://pmsymls.gov.in/>



PUBLIC SENSITIZATION ABOUT PMAY-HFA (U), SIKKIM



PUBLIC SENSITIZATION ABOUT PMAY-HFA (U) IN SIKKIM



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PUBLIC SENSITIZATION ABOUT PMAY-HFA (U) IN SIKKIM



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THANK YOU