

Pradhan Mantri Awas Yojana (PMAY-U)



Proposals for New, Curtailment & Dropped under Vertical III and IV

Presented to 51st CSMC meeting on 07.08.2020



Government of Tamil Nadu

SLNA - Tamil Nadu Slum Clearance Board

LIST OF PROPOSALS SUBMITTED FOR 51ST CSMC APPROVAL

- 1. New proposals under BLC & AHP with approval of SLAC & SLSMC**
 - 1A. Withhold of 14 New AHP proposals from approval of CSMC.**
- 2. Additional New proposals under AHP with approval of SLAC**
- 3. Curtailment Proposals under AHP & BLC with approval of SLAC & SLSMC**
- 4. Dropped Proposals under AHP & BLC with approval of SLAC & SLSMC**
- 5. Beneficiaries Modification request in 1 AHP DPR.**
- 6. Modification of Gender and Category details in 1303 BLC projects.**

1. BRIEF OF NEW PROJECT PROPOSALS WITH SLAC & SLSMC APPROVAL

(Rs. Lakhs)

Sl. No	Component	No. of Projects	No of units	Project cost	Gol Share	GoTN Share	Beneficiary Share
1	Vertical IV - BLC	155	15851	47553.00	23776.50	9510.60	14265.90
2	Vertical III - AHP	55	25938	288183.54	38907.00	181566.00	67710.54
Total (BLC + AHP)		210	41789	335736.54	62683.50	191076.60	81976.44

Note:

Request to withhold of 14 Nos of New AHP schemes from the approval of CSMC out of 55 Nos of AHP schemes proposed under AHP vertical

Break up for unit Cost

Verticals	Unit Cost	Central Share	State Share	Beneficiary Share /Cross Subsidy	Completion Time
AHP	9.80-14.98	1.5	7.00	1.30-6.40	1.5 years
BLC	3.00	1.5	0.60	0.90	1 year

**1 A. ABSTRACT OF WITHHOLD PROPOSAL –
14 AHP PROJECTS**

Sl. No	Component	No. of Projects	No of units	Project cost	GoI Share	GoTN Share	Beneficiary Share
1	Vertical III - AHP	14	9230	106239.48	13845.00	64610.00	27784.48

2. BRIEF OF ADDITIONAL NEW PROJECT PROPOSALS WITH SLAC APPROVAL

(Rs. Lakhs)

Sl. No	Component	No. of Projects	No of units	Project cost	Gov Share	GoTN Share	Beneficiary Share
1	Vertical III - AHP	12	3858	44526.78	5787.00	27006.00	11733.78

Break up for unit Cost

Verticals	Unit Cost	Central Share	State Share	Beneficiary Share /Cross Subsidy	Completion Time
AHP	10.00-15.75	1.5	7.00	1.50-7.25	1.5 years

3. BRIEF OF CURTAILMENT PROPOSALS UNDER AHP & BLC

Sl. No	Component	No. of Projects	No. of units already approved	No. of units proposed for Curtailment	No. of Units revised after curtailment
1	AHP	11	7476	1222	6254
2	BLC	232	104118	27704	76414
Total		243	111594	28926	82668

4. BRIEF OF DROPPED PROPOSALS UNDER AHP & BLC

(Rs. Lakhs)

Sl. No	Component	No. of Projects	No. of units dropped	Project Cost
1	AHP	27	15125	178449.99
2	BLC	9	3897	11691.00
Total		36	19022	190140.99

Note:

Requested not to include the construction of 136 Nos of AHP tenements in Anna Nagar at Ketti TP approved in 46th CSMC in the dropped proposal submitted

5. MODIFICATION OF BENEFICIARIES IN 1 AHP DPR

Compon ent	Name of the Project	CSMC	CSMC	No. of units approved	No. of Beneficiaries request for modification
AHP	Muthampalayam Bharathi Nagar	3rd	Erode	256	47

6. BRIEF OF GENDER & CATEGORY MODIFICATION IN BLC

No. of Projects	No. of approved units
1303	147856

1. PENDING RELEASE UNDER HFA FOR AHP & BLC

a. For BLC (1st Instalment) - Rs. 331.40 Crore.

b. For BLC (2nd Instalment) - Rs. 505.76 Crore.

Total - **Rs. 837.16 Crore.**

c. For AHP (1st Instalment) - Rs. 40.13 Crore.

d. For AHP (2nd Instalment) - Rs. 98.99 Crore.

Total - **Rs. 139.12 Crore.**

Grand Total (1st & 2nd Instalment) - **Rs. 976.28 Crore**

RERA REGISTERED FOR AHP PROJECTS

Out of 323 approved AHP Projects - **154 Nos are registered**

2. PENDING RELEASE UNDER RAY – 11.16 Crore

Status of MIS Entries (upto 06.08.2020)

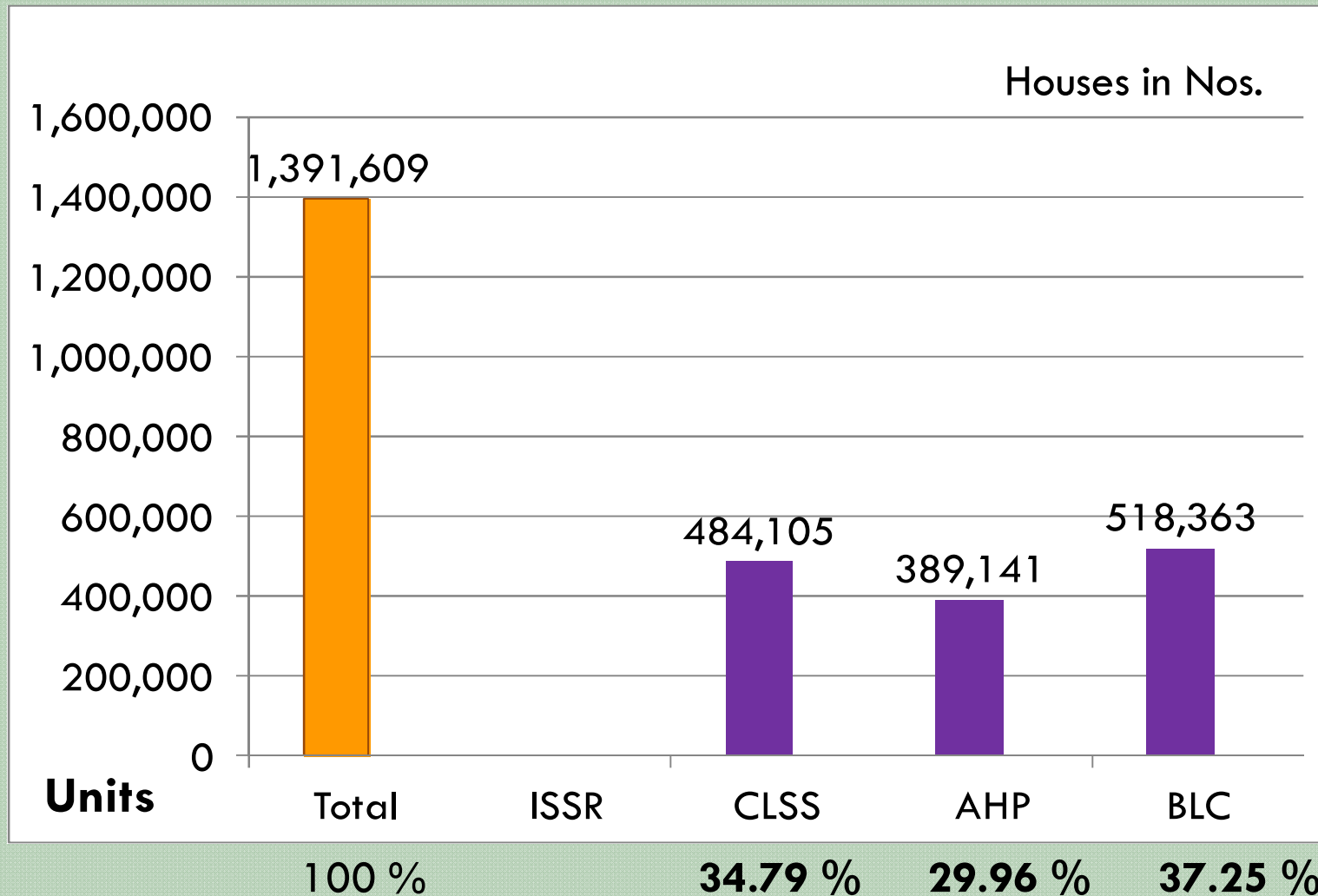
Indicators		Current Status (No.)				
Survey entry made in PMAY-MIS by ULBs (Door to door survey)		94.65 % (8,24,830 / 8,91,682) (Achieved / Target)				
Survey Entry (ULBs + CSC+ Online) Approved in PMAY MIS (%)	Vertical	ISSR	CLSS	AHP	BLC	Total
	Entry	3,48,501	3,59,992	5,32,120	7,26,164	19,66,777
	Validated	19,372	3,53,323	3,92,818	5,34,495	13,00,008
	in %	5.55	98.15	73.82	73.60	66.10
No of Projects approved:		3253 (AHP –323 , BLC -2930)				
No of Projects entered (7A/B/C/D)		3253 (AHP –323 , BLC -2930)				
No of Dwelling Units approved		AHP	BLC		Total	
		1,49,271	5,75,798		7,25,069	
Beneficiaries attached (4B form)		62,713 (42.01 %)	5,19,208 (90.17 %)		5,81,921 (80.26 %)	
Houses Geo-tagged		1,29,273 (91.78%)	3,98,795 (69.26 %)		5,28,068 (72.83%)	
Aadhaar seeded		62,489 (41.86 %)	5,18,756 (90.09 %)		5,81,245 (80.16%)	

PROGRESS OF VERTICAL – II (CLSS)

11

Indicators	Current Status (No.)											
Total Demand of CLSS	<table style="border: none;"> <tr> <td style="padding-right: 10px;">ULB</td> <td style="padding-right: 10px;">:</td> <td style="padding-right: 10px;">2,01,164</td> <td rowspan="3" style="font-size: 3em; vertical-align: middle; padding: 0 10px;">}</td> <td rowspan="3" style="vertical-align: middle;">4,84,105</td> </tr> <tr> <td>CSC</td> <td>:</td> <td>2,45,986</td> </tr> <tr> <td>Online</td> <td>:</td> <td>36955</td> </tr> </table>	ULB	:	2,01,164	}	4,84,105	CSC	:	2,45,986	Online	:	36955
ULB	:	2,01,164	}	4,84,105								
CSC	:	2,45,986										
Online	:	36955										
Total no of Loans Sanctioned	46307 (NHB & HUDCO)											
Loan Amount	Rs. 9317.22 Cr (NHB & HUDCO)											
Subsidy Amount	Rs.903.47 Cr (NHB & HUDCO)											

Housing requirement assessed under the Four Verticals in 666 Cities/Towns

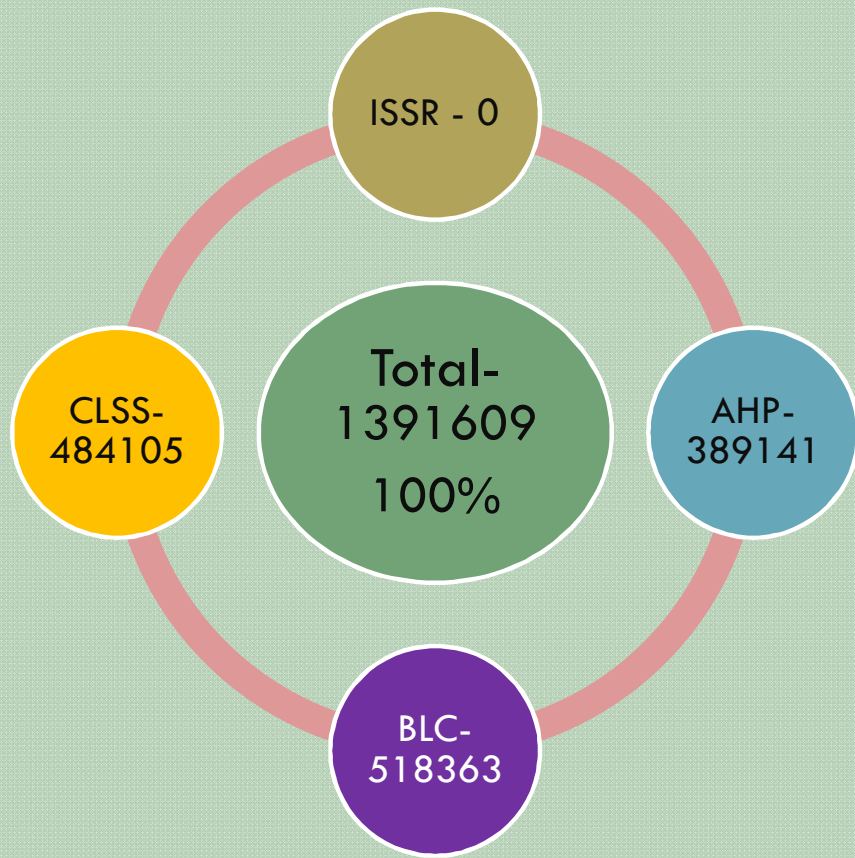


Source: ULB Survey, Common Service Centre (CSC) & Online/Citizen

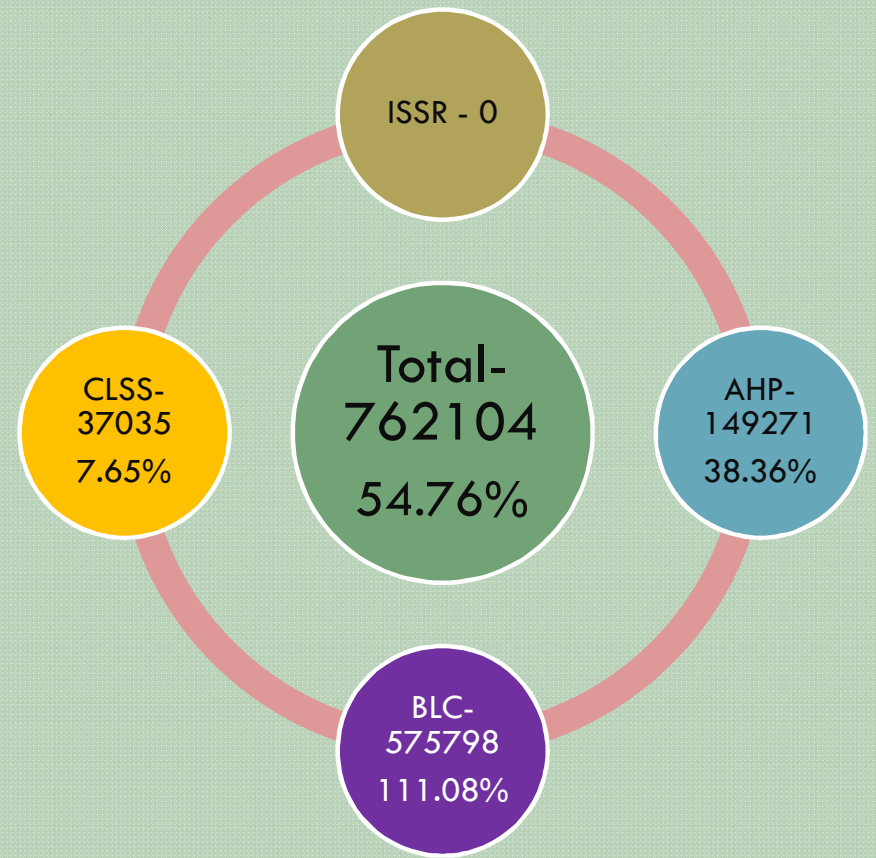
- ❖ HFAPoAs for 666 cities /Towns have been submitted to Gol .
- ❖ 528 HFAPoAs have been approved, balance approval awaited.

Demand Survey Vs Approval

Demand Survey



Units approved so far



Details of the Projects Approved so far

Rs.in Crore

14

Vertical	No of Projects	No. of tenements / houses	Project cost	GOI Grant	GoTN Grant	Institutional share/TDR	Beneficiaries share
AHP	323	149271	15414.47	2239.07	8929.95	430.08	3815.37
BLC	2930	575798	17453.37	8636.97	3454.79	0.00	5361.62
Total	3253	725069	32867.84	10876.04	12384.74	430.08	9176.99

Physical Progress - AHP PROJECTS

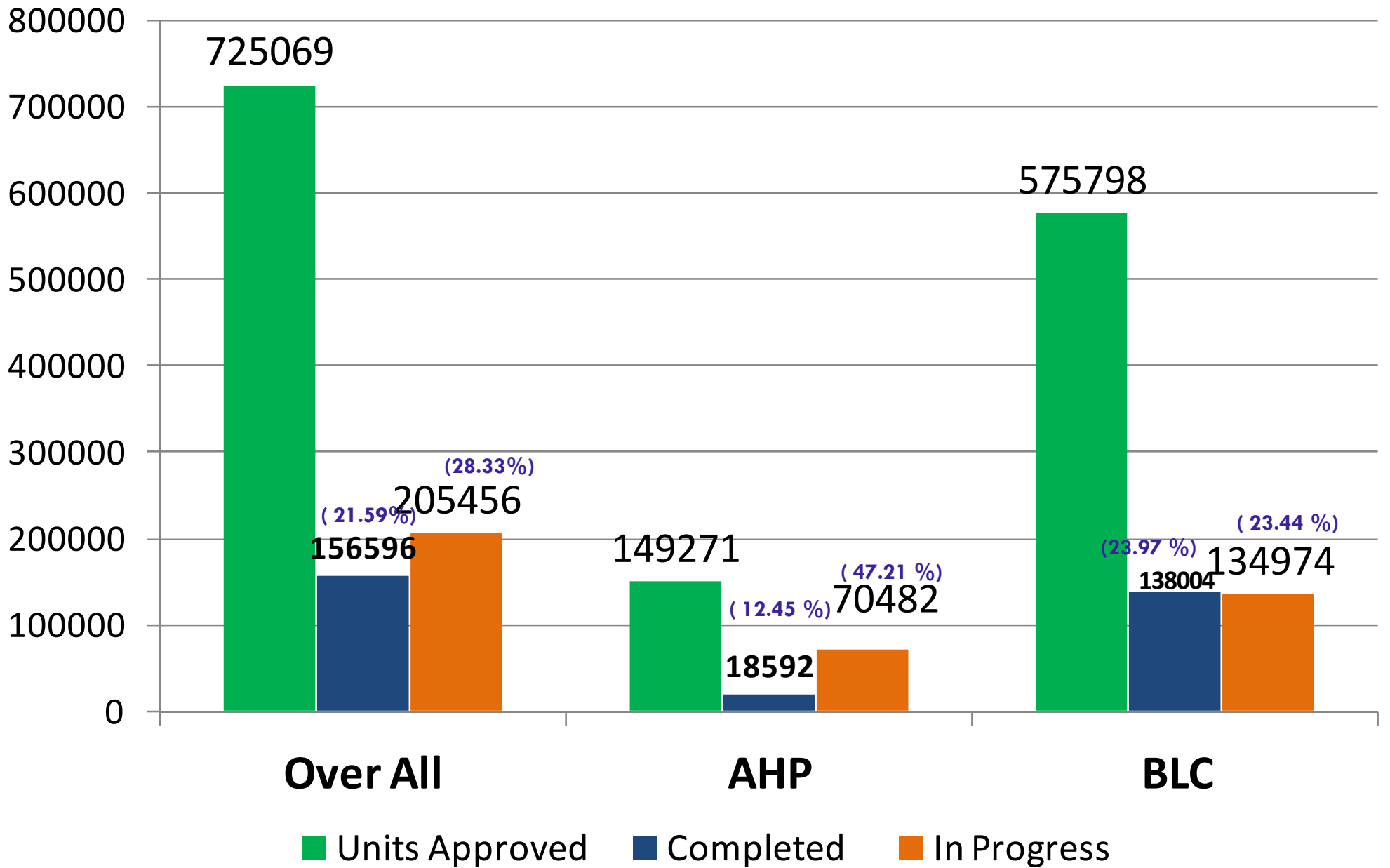
15

No. Of Projects approved	No. Of Units Approved	Completed	In Progress	Tender / Work Order Stage	Estimate Stage
323	149271	18592	70482	42856	17341

Physical Progress - BLC PROJECTS

No. Of Projects	No. Of Units	Work order issued	Grounded	In Progress				Completed
				Plinth	Lintel	Roof	Total	
2930	575798	422138	272978	39662	27737	67575	134974	138004

Approval Vs Progress (upto 31.07.2020)



Details of UCs submitted

(Rs. In Crore)

Sl. No	Vertical	No of Projects	No. of units	Project cost	Gol total Grant	Gol 1 st & 2 nd Installment share Released	UC submitted against 1 st & 2 nd installment Release
1	AHP	323	149271	15414.47	2239.07	588.16	531.01
2.	BLC	2930	575798	17453.37	8636.97	3611.10	2510.05
Total		3253	725069	32867.84	10876.04	4199.26	3041.06

RAY – Gol has so far released Rs.33.21 Cr. against 45.37 Cr. and the balance amount of **Rs.11.16 Cr.** is yet to be released.

Glimpse of Progress
Photographs of AHP in
Tamil Nadu

Chennai – Manali New Town Ph I

No. of Unit: 288 Project Cost : 3168.00 lakh



Kovilpatti – LBS Ph I & II

No. of Unit: 212 Project Cost : 1825.00 lakh



Anjagramam TP – Paraikankal Colony

No. of Unit: 480 Project Cost : 3624.00 lakh



Pattukottai – Maharaja Samuthiram

No. of Unit: 336 Project Cost : 2815.43 lakh



Vallam TP – Ayyanar Koil

No. Of Unit: 384 Project Cost :3160.00 Lakh



Karur – Sanampiratty

No. Of Unit: 192 Project Cost :1608.28 Lakh

24



**Construction of 192 nos of tenements with development works at Sanampiratti Ph I&II of Karur Municipality and District.
Project Cost: 1608.28 Lakhs**

Ariyalur – Kurumbanchavadi

No. of Unit : 288 Project Cost : 2343.36 Lakh

Construction of 288 tenements at Kurumbanchavadi in Ariyalur District under HFA - AHP



Vellore – Kannigapuram

No. Of Unit: 224 Project Cost : 2089.06 Lakh



Monolithic Concrete Technology - Photos

Chennai – K.P Park – phase I & II

No. of Unit 864 & 1056, Project Cost : 7128.00 & 13913.00 Lakh



Chennai - Moolakothalam – phase 2

No. of Unit 396, Project Cost : 5405.00 Lakh



Chennai – Poochi Athipedu

No. of Unit: 1152 Project Cost : 15614.00 lakh



Erode – Gandhi Nagar Nallagoundampalayam

No. Of Unit: 1824 Project Cost :14917.99 Lakh



Chennai – Manali New Town Ph II & Ph III

No. Of Unit: 3368 Project Cost :37302.44 Lakh



**Glimpse of Photographs of
Completed Houses Under
BLC in Tamil Nadu**

Trichy



Coimbatore



Cuddalore



Dharmapuri



Madurai



Pallipalyam AHP DPR - Details

masterplan at a glance



55.3%
Open Spaces



8.4%
Exclusively
Planted Areas



3
Plazas &
Event Spaces



1 km
Uninterrupted
Pedestrian Paths



2042 sq.m
Dedicated
Outdoor
Activity Spaces



713 sq.m
Space for
Livelihood
Activities



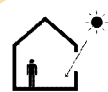
25
Universally
Accessible
Units



~70%
Area
Optimized for
Wind Flow



1970 sq.m
Surface with Solar
Panels**



61%
Building Area
meets UDI* Levels

CARE

Comfortable and Integrated | **A**ctive and Holistic | **R**estorative and Regenerative | **E**quitable and Safe



* UDI: Useful Daylight Illuminance

** includes 1/3rd of terrace area of housing blocks covered with solar panels

0m 10m 20m 50m



A scientific approach to site specific considerations

Wind

Breezy Outdoor Public Spaces;
Well Ventilated Blocks and
Individual Units

Heat

Reduced Heat Island Effect at
Site Level; Reduced Solar
Heat Gain in Individual Units

Daylight

Daylight Autonomous
Interior Units

Enhance Health and Wellbeing while Mitigating the Adverse
Environmental Impacts of Development

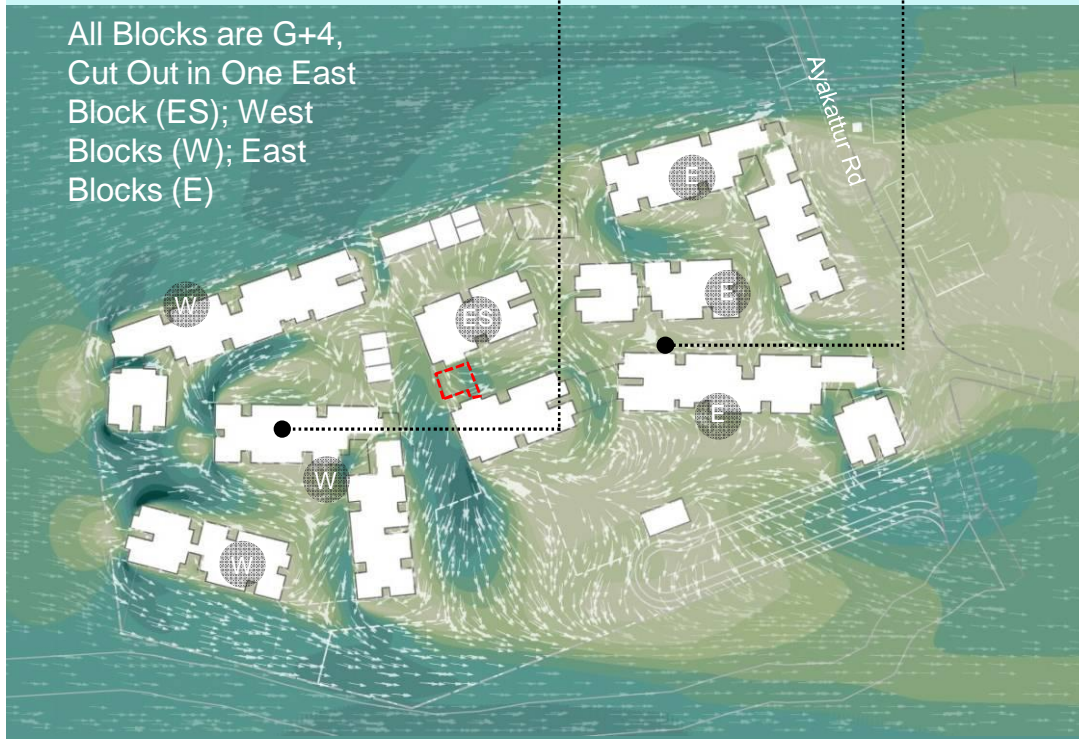
computational fluid dynamics (cf) simulation - wind

base case analysis

Wind Obstruction
Causing No Significant
Wind Flow in the
Eastern Neighborhood

No
Significant
Wind Flow

All Blocks are G+4,
Cut Out in One East
Block (ES); West
Blocks (W); East
Blocks (E)



final case

Increased High Wind
Pressure Zone due to
Wider Wind Inlet Enabled
by the Introduction of Stilts

Better Wind Flow
Distribution due to
Building Height
Variations

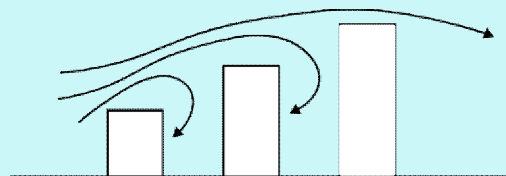
Increased High Wind
Pressure Zone Enabled
by Building Height
Variations

G+3 West Blocks
(W), G+3 West
Blocks with Stilts
(WS), G+5 East
Blocks (E), Cut Out
in One East Block
(ES)

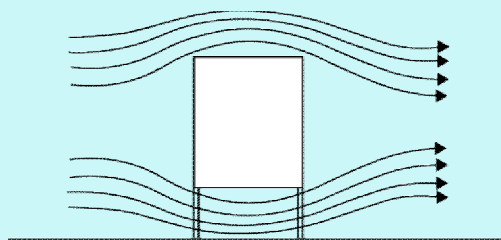


Number of Units: 503; Wind Modelling Height: 1.5m from the Ground

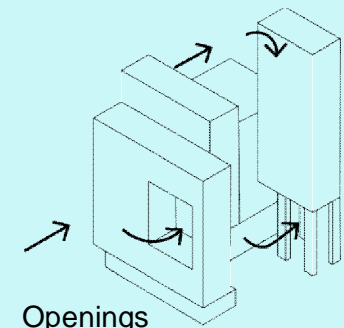
Varying building heights,
and introducing stilts/
openings, increases the
wind flow through the
site, while creating
interesting massing
patterns to enhance the
architectural design
characteristics.



Varying Building Heights



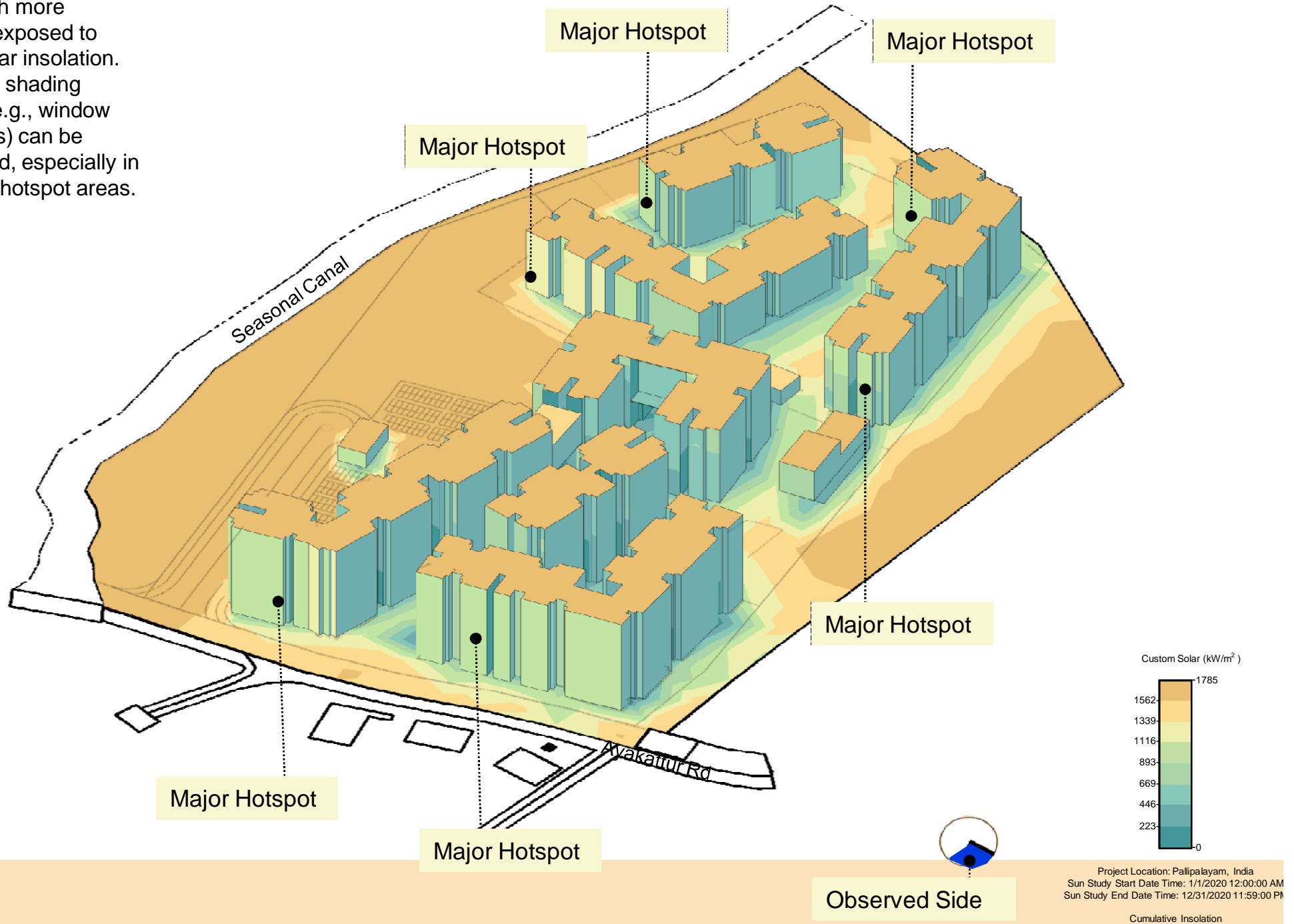
Stilts



Openings

cumulative solar insolation (annual 2020)

North and East sides are hotter, with more surfaces exposed to higher solar insolation. Additional shading devices (e.g., window overhangs) can be considered, especially in the major hotspot areas.



useful daylight illuminance (udi) analysis

ground floor

first floor

Daylight Penetration in Public Areas Improved with Introduction of Stilts

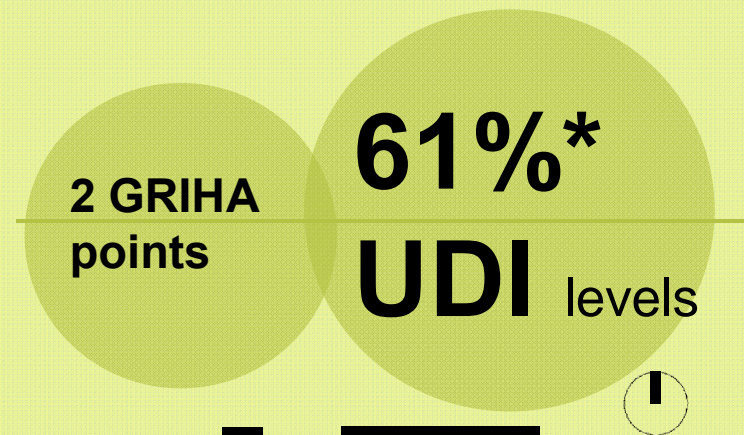


Longer Axis N-S allows More Daylight Penetration



Parameters	ECBC/Griha	Pallipalayam	Comment
Work Plane Height	0.8 meters	0.8 meters	Compliant
Sampled Annual Hours	2,920 hours	2,920 hours	Compliant
Analytical Grid Size	1 sqm	0.36 sqm	More Refined Grid Sizes
Lower Illuminance Threshold	100 lux	100 lux	Compliant
Upper Illuminance Threshold	2000 lux	2000 lux	Compliant

* 19% of Total Area Receives Insufficient Daylight; 20% of Total Area Receives Excessive Daylight



0m 10m 20m 50m



THANK YOU