

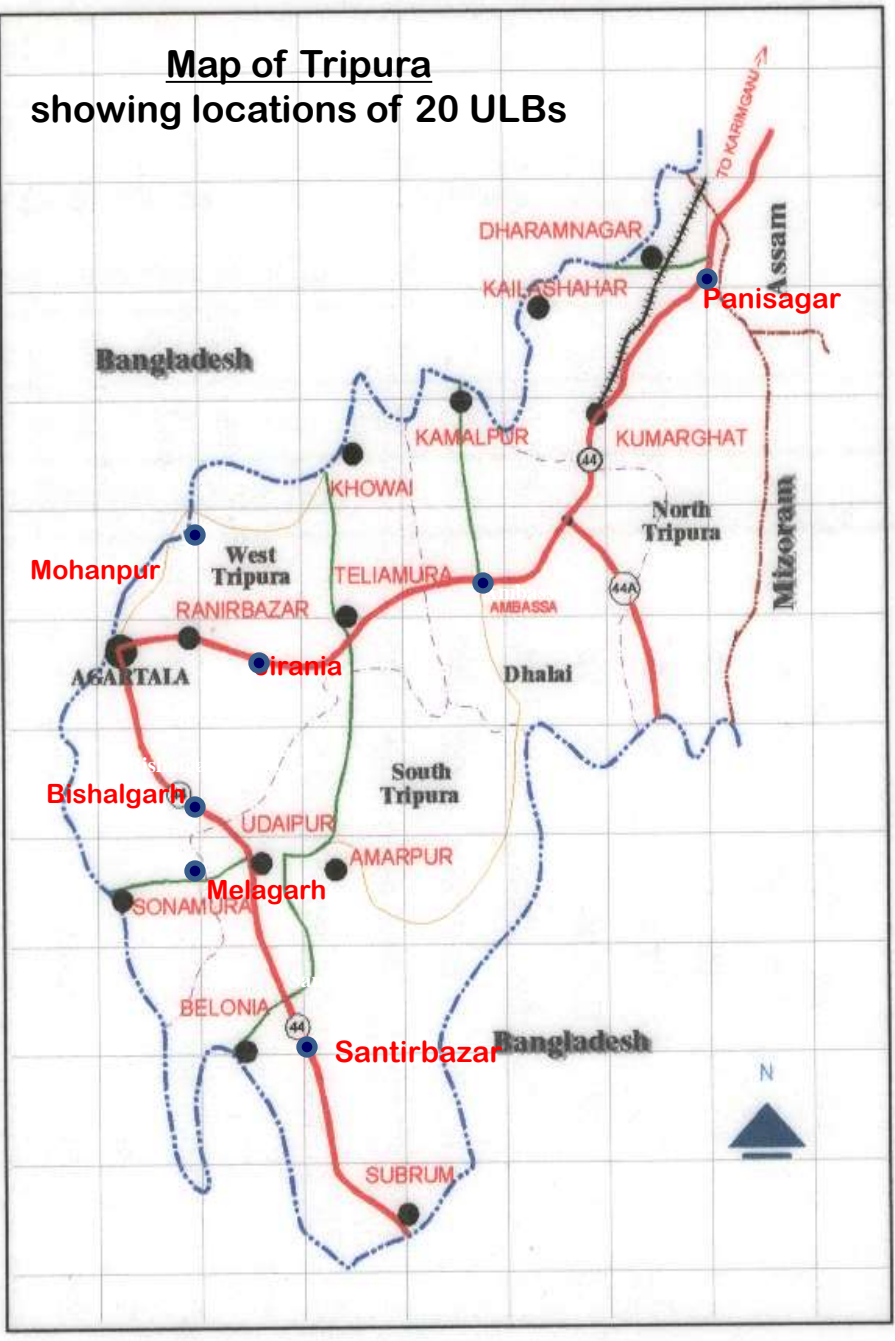
PMAY (Urban)- Housing for All

Presentation before
CSMC, Ministry of HUPA

22 July 2016

Tripura

Map of Tripura
showing locations of 20 ULBs



Urban Profile of Tripura

- **Urban population:** 21% of total Population.
- **Statutory towns:** 20 (1 Corporation, 13 Municipal Councils & 6 Nagar Panchayats).
- **Elections held:** Dec 2015.
- **Other Schemes:** Agartala- AMRUT & Smart City. All 20 Cities are covered under SBM (U), DAY-NULM & TUEP, FFC Grants, SoT, SDS.
- **Problems:** Geographical isolation; Transportation bottleneck.
-
- **Deptt's capability:** A dedicated Engineering Wing headed by a Chief Engineer.

Past efforts

Scheme	Sanction yr	DUs constructed	Remarks.
IHSDP	2007-08 to 2009-10	3115 (in 5 towns)	All completed. 100% occupied. <u>Won Awards:</u> in 2011-12 (for Teliamura), 2012-13 (for Sonamura).
BSUP	2008-09	256 (at Agartala)	All completed. 100% occupied. Won award in 2010-11.
RAY	2014-15	2027 (in 4 towns)	In progress. 2 nd instalment of CA awaited.
10% LS	2013-14	763 (at Dharmanagar)	In progress. 2 nd instalment of CA awaited.
TSGHS	2013-14 & 2015-16	3500 (at 16 ULBs)	State Govt Scheme. All DUs completed.

Vivekananda Awasan: BSUP Project at Agartala



Houses under IHSDP Projects



Name of Scheme - IHSDP (Housing)
of Hospital Road Ward No-07,
under Sonamura Nagar Panchayat
Smti. Laxmi Dutta, D/o, Lt. Chandra Bhushan Dutta, Slum No-04

Demand Assessment

- Demand Assessment Survey for Housing and sanitation conducted in **January 2016**.
- **2,07,791 urban families** were surveyed Door-to-Door (100%).
- Findings:

Total ULBs	Households having	
	Kutcha Houses	Semi-pucca Houses
20	48,512	28,608

- SECC 2011: 23.5% of the urban Houses have **grass/ thatch/ bamboo** and another 18.6% have **mud/ unburnt bricks** as predominant wall material.

The Process

- All the beneficiaries under BLC (New) have been **identified** as per Mission Guidelines. None own a pucca house in his/ her name anywhere in India. All have less than Rs 3.00 lakh pa. They have the ownership over land.
- BLC Projects are for the **whole City**. There is **no duplication** of benefits across the verticals.
- All 20 DPRs have been **prepared** with **complete list** of beneficiaries with details including **Aadhaar Nos.** Beneficiaries' **bank accounts numbers** have also been collected.
- **State's contribution** assured and **consent** of the beneficiaries have been taken to the effect that they will provide own contribution.

Cost sharing (each unit)

(Rs lakh)

Total cost of the DU	Central assistance	State's contribution	Beneficiary's contribution
2.71	1.50	0.17	1.04

- The proposal has been duly **appraised** by SLAC and **approved** by SLSMC.

The Proposal: BLC (New Construction)

SI No	City/ Town with Municipality	No of beneficiaries	Total cost (Rs cr)	Sharing (Rs crore)		
				Gol Grant	State share	Beneficiary
1	Dharmanagar	1587	43.07	23.81	2.64	16.62
2	Kailashahar	2095	56.86	31.43	3.49	21.94
3	Panisagar	498	13.52	7.47	0.83	5.22
4	Kumarghat	1028	27.90	15.42	1.71	10.77
5	Ambassa	2178	59.11	32.67	3.63	22.81
6	Kamalpur	976	26.48	14.64	1.63	10.22
7	Teliamura	1626	44.13	24.39	2.71	17.03
8	Khowai	1314	35.66	19.71	2.19	13.76
9	Jirania	1138	30.89	17.07	1.90	11.92
10	Ranirbazar	669	18.16	10.03	1.12	7.01
11	Mohanpur	2117	57.46	31.76	3.53	22.17
12	Agartala	17368	471.36	260.52	28.95	181.90
13	Bishalgarh	1250	33.92	18.75	2.08	13.09
14	Melaghar	1660	45.05	24.90	2.77	17.39
15	Sonamura	1115	30.26	16.73	1.86	11.68
16	Udaipur	1726	46.84	25.89	2.88	18.08
17	Amarpur	1152	31.27	17.28	1.92	12.07
18	Santirbazar	1091	29.61	16.37	1.82	11.43
19	Belonia	1748	47.44	26.22	2.91	18.31
20	Sabroom	560	15.20	8.40	0.93	5.87
	Total	42,896	1164.19	643.44	71.49	449.26

Civic amenities to the Units:

- **Drinking water:** Every house now has a source, either piped or hand pump/ masonry well. For Agartala 100% piped water supply will be ensured under AMRUT, ADB and other Schemes.
- **Sanitation:** All units have provisions for attached toilets with mostly on-site sanitation system. Regular cleanliness will be ensured through placement of dustbins and under SBM (Urban).
- **Power connection:** All beneficiary households already have power connections in their kutchra houses. By strengthening power infrastructure in the ULBs through convergence with RAP-DRP and IPDS, it has been ensured that new power connection is also **available on demand**.
- **Street lighting:** Entire Agartala successfully covered under Energy-Efficient (LED) Street Lighting Project. Replacement of all conventional streetlights with energy efficient LED devices is under consideration for other 19 ULBs.
- **Drainage and road improvement:** This will be ensured under convergence with TUEP.

Implementation Roadmap:

- ULBs will provide civic amenities to the units **wherever required**, on priority.
- Beneficiary lists are **being mapped** with SECC Data (AHL-TIN). Data collection in Form 4B will be completed by **30 September 2016** and entered into PMAY-MIS.

Implementation ...

- Construction of each unit will be completed within a period of **9 months** by the Beneficiary himself under the supervision of ULB Engineers and under the active guidance of Engineering Wing of the Department.
- **SLNA and ULB will register themselves with PFMS** of CGA immediately. On receipt of funds, SLNA will transfer the amount within 7 days to respective ULBs as per approved Plan of Action. Funds will be released by ULB direct (**DBT**) to the Beneficiary's verified Bank account **on milestone basis**:

10%	On release by Gol
40%	On laying foundation
40%	On completion up to lintel level
10%	On completion of the house

Monitoring process

- Construction will be monitored by **ULB Engineers** under the guidance of **Departmental Engineers** and photographs will be geo-tagged using designated app by SLNA with supporting staff of Engineering Wing.
- **Geo-tagging** of photographs on completion of each milestone will be coordinated and monitored by SLNA with the assistance of technical persons & experts.
- Flow of funds will be **tracked** through PFMS till the end-user.
- Every house should have a **PMAY tag** indicating year and PMAY Serial No. prominently displayed on the front wall.
- SLNA will ensure **entry of project info**, survey data, beneficiary details etc in PMAY MIS.

Monitoring ...

- State-level **Kick-off Workshop** proposed, followed by City level **hands-on training** sessions on low cost building techniques for beneficiaries will be held for all ULBs with the help of BMTPC, HUDCO, NITs/ IITs and other Agencies. State & City level Workshops will be under Capacity Building Component.
- Energy efficient & green technology: Use of **locally available materials** will be encouraged to economize fuel consumption on transportation of materials. Units will be serviced by energy efficient modern **LED lighting**.

Proposal for Capacity Building under PMAY (Urban)

(The Projection is for 1 year only)

Sl. No	Items	Unit	Cost per unit (Rs.lakh)	Physical (units)	Financial (Rs. crore)	Central share (90%) (Rs cr)	State share (10%) (Rs cr)
1	Preparation of HFA PoA	-	-	-	1.47	1.32	0.15
1.1	Preparation of HFA PoA for Agartala	Cities	14	1	0.14	0.13	0.01
1.2	Preparation of HFA PoA for other 19 Cities	Cities	7	19	1.33	1.20	0.13
2	Workshops & Exposure visits	-	-	-	0.28	0.25	0.03
2.1	State Level Workshop	nos.	2	1	0.02	0.02	0.00
2.2	City Level Workshops	nos.	1	20	0.20	0.18	0.02
2.3	Exposure visits within the country	nos.	3	2	0.06	0.05	0.01
3	Engagement of Experts for SLTC	-	-	-	0.51	0.46	0.05
3.1	Engagement of Experts (PG Degree holder) for SLTC	person months	0.85	12	0.10	0.09	0.01
3.2	Engagement of Experts (Bachelor Degree holder) for SLTC	person months	0.7	24	0.17	0.15	0.02
3.3	Engagement of Experts (Diploma holders) for SLTC	person months	0.5	48	0.24	0.22	0.02
4	Engagement of Experts for CLTCs for 20 citites	-	-	-	3.12	2.81	0.31
4.1	Engagement of Experts (PG Degree holder) for CLTC	person months	0.45	240	1.08	0.97	0.11
4.2	Engagement of Experts (Bachelor Degree holder) for CLTC	person months	0.35	240	0.84	0.76	0.08
4.3	Engagement of Experts (Diploma holders) for CLTC	person months	0.25	480	1.20	1.08	0.12
5	A&OE (50% at State level and 50% at City level)	LS			8.00	7.20	0.80
	Total				13.38	12.04	1.34

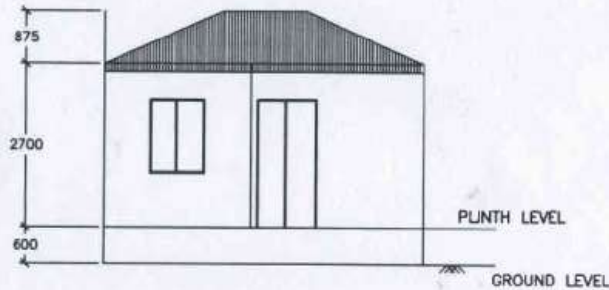
Note : The allocation shown against A&OE will be used for establishment of Technical Cell, Project Monitoring Cell and hiring manpower on contract. procurement of equipments etc. for geo-tagging, IEC activities will also be taken up under this. Services and expertise of professional institutions like BMTPC & other Organizations like IITs, NITs etc. will be availed for introducing and popularizing low cost and local available materials such as bamboo wood etc. as construction material.

Technical specifications:

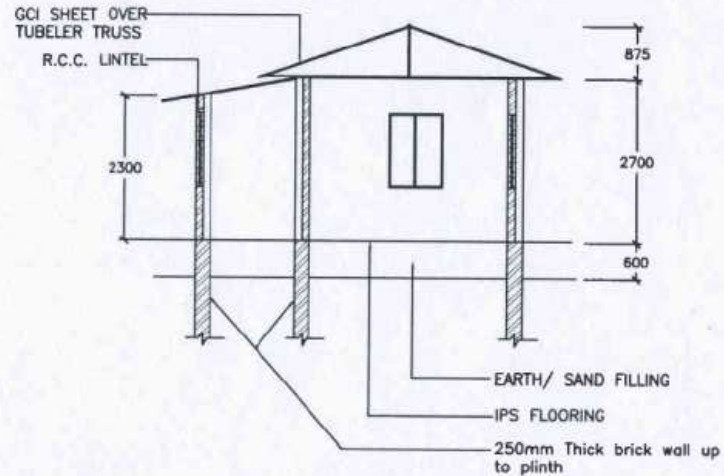
- **Unit dimension:** 29.7 sq m. (5.35 m x 5.55 m)
- **Structural safety:** The depth of foundation has been kept sufficient for Tripura site condition. Wall thickness has been kept optimal. RCC lintel will be of acceptable quality. GCI sheet roofing of sufficient thickness, tied with J or L hook with washer as per safety norms. Steel tubular truss provided for structural stability and reducing fire hazard.
- **Compliance to NBC norms:** The unit has been designed in compliance with NBC Guidelines & tested in Tripura condition.
- **Cost Estimate:** As per Tripura PWD SoR 2011. An ad-hoc increase of 20% has been kept over SoR 2011. (Contractor's profit of 15% deducted). Unskilled labour component will be provided by beneficiary himself.

Drawings: Dwelling Unit

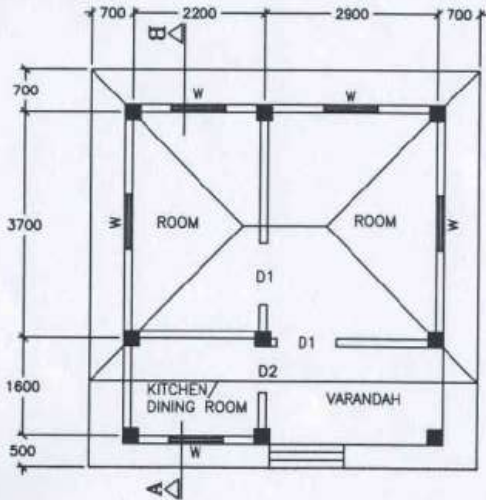
CONSTRUCTION OF DWELLING UNIT
UNDER PRADHAN MANTRI AWAS
YOJANA, HOUSING FOR ALL URBAN



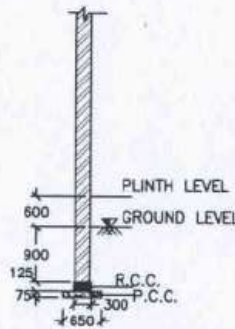
ELEVATION



SECTION AT A-B



PLAN



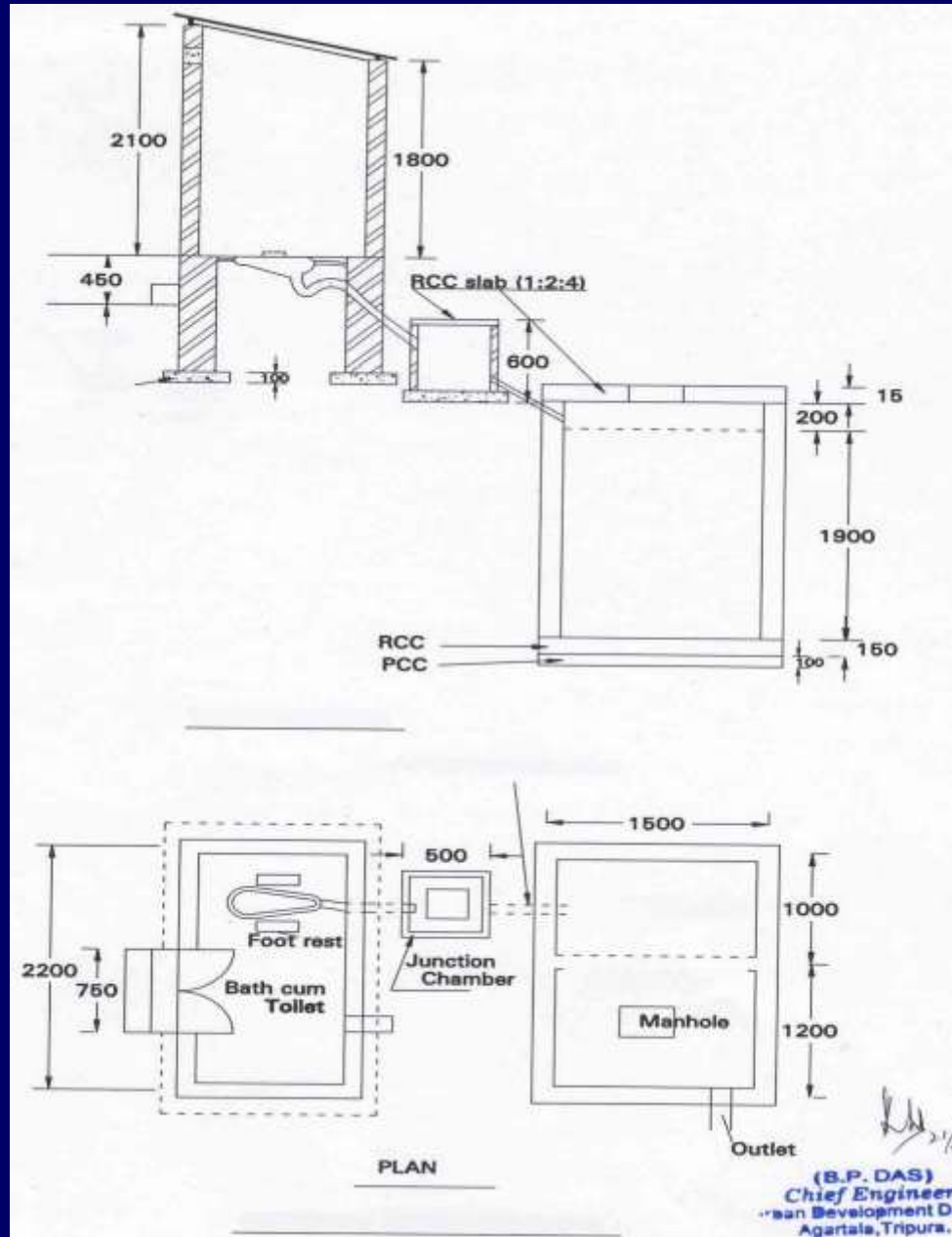
DETAILS OF FOUNDATION

SCHEDULE OF DOORS' & WINDOWS'

MKD.	DIMENSION	
	WIDTH	HEIGHT
D1	1000	2100
D2	750	2100
W	900	1200
PLINTH AREA 27Sq M.		

(B.P. DAS)
Chief Engineer,
Urban Development Deptt.,

Toilet unit



Mandatory conditions

Sl. No.	Condition	Timeline & status
1.	State/ UTs shall remove the requirement of separate Non Agricultural Permission in case land falls in the residential zone earmarked in the Master Plan of city/ town.	2016-17. RFP for selection of Agencies for preparation of Master Plans of all ULBs has been issued. Meanwhile, it will be ensured by the local revenue authorities that such permission are accorded expeditiously and the projects are not delayed for want of such permission.
2.	State/ UTs shall prepare/ amend the Master Plans earmarking land for Affordable Housing.	2016-17. EoI for preparation of Master Plan has been floated.
3.	State/ UTs shall put in place a single-window-time bound clearance system for layout approvals and building permissions.	Such a system is already in existence under Agartala Municipal Corporation. Similar system will be put in place in all the 19 other ULBs in Tripura by 2016-17.

Mandatory conditions ...

Sl. No.	Conditions	Specify the timeline (YY-YY)*
4.	State/UTs shall adopt pre-approved building permission and layout approval system for EWS/ LIG housing or exempt approval below certain built up area / plot area.	2016-17. This will require an elaborate exercise to prepare a ready-reckoner to provide that all housing including EWS/ LIG category below a certain built up area/ plot area are exempted. A Committee formed in February 2016 is working on this.
5.	States/UTs shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	2016-17. The existing Tripura Lease & Rent Control Act, 1970 will be reviewed and any changes required in harmony with the Model Tenancy Act and requirements of the state will be initiated following due process.
6.	States/UTs shall provide additional FAR/ FSI/ TDR and relax density norms , for slum redevelopment and low cost housing.	There is provision in Tripura Building Rules, 2004 for providing specific relaxation on a case to case basis.

Thank you.