

PRADHAN MANTRI AWAS YOJANA

Housing For All - Urban
Meghalaya



Housing for All (Urban)

➤ With the vision of “*Housing for All by 2022*”, GOI launched Pradhan Mantri Awas Yojana (PMAY) Mission in June’2015.

➤ **Coverage:**

All Statutory Towns as per Census 2011 and towns notified subsequently.

State has the flexibility to include the planning area as notified with respect to Statutory town and which surrounds the concerned Municipal Area

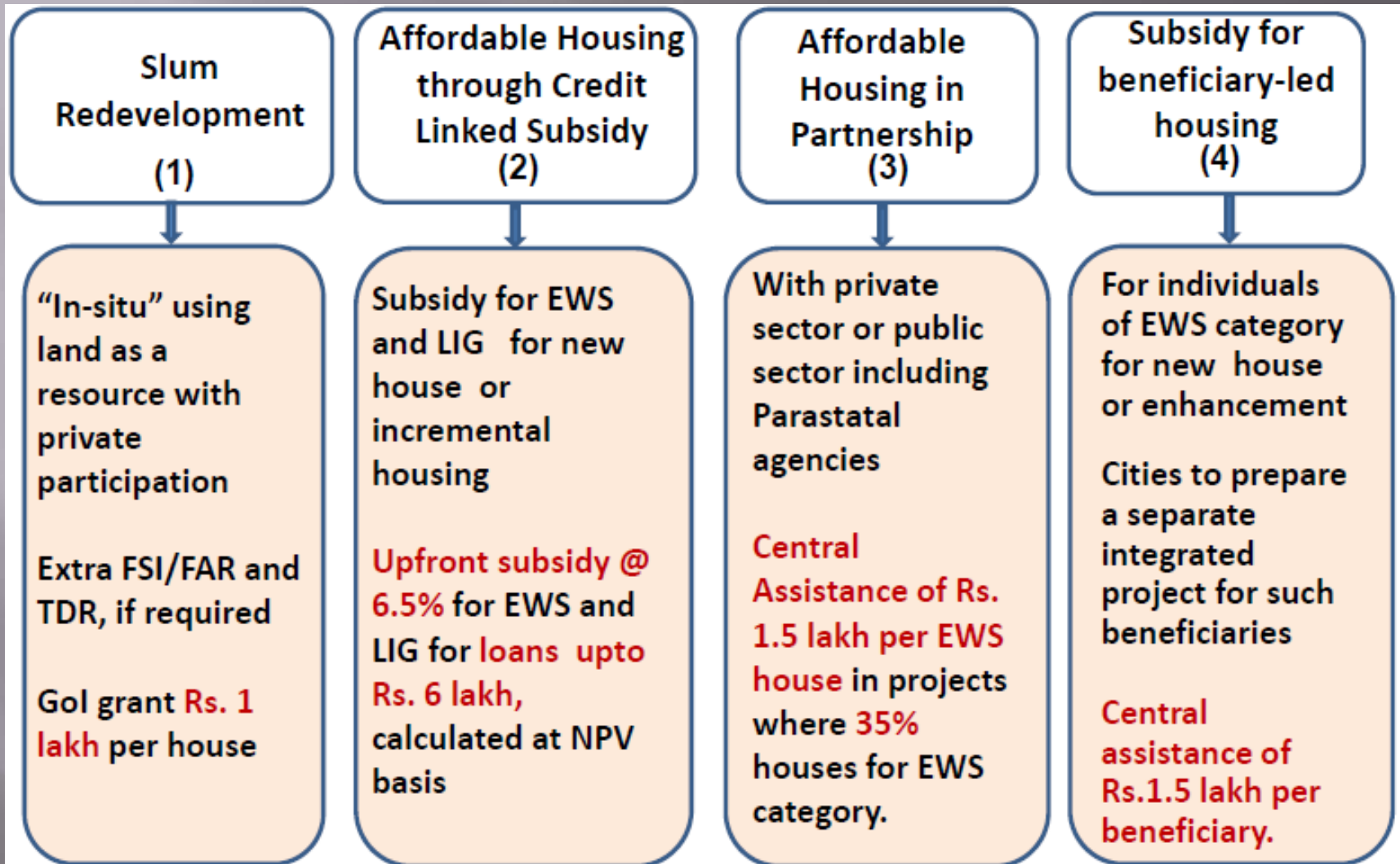
➤ **Eligible Beneficiaries:**

A family (Husband, wife, unmarried son & daughter) belonging to EWS (Rs.3 lakh) & LIG (Rs.3 - 6 lakh) categories should not own a pucca house in any part of India

➤ **Size of House:**

EWS House: 30 Sq Mt, LIG House: 60 Sq Mt

PMAY – HFA (U): Components



- Beneficiary can take advantage under one component only
- CLSS is a Central Sector Scheme, while other 3 components are to be implemented as Centrally Sponsored Schemes

Rationale of proposed verticals in HFA

- Out of the four verticals “in-situ slum redevelopment” is not possible due to the following:
 - Out of the 65 Slums in Shillong UA except two slums, rest of them are in private land.
 - Most of the eligible beneficiaries are tenant.
 - Benefit of the mission cannot be extended to land owner.
 - Due to resistance by the occupants in two slums in municipal land.

- Affordable housing in partnership
 - Constrain of availability of land with government.
 - Absence of private developer/builder dealing with EWS housing.

Due to the above reasons emphasis, has been given on Credit Link Subsidy & Beneficiary Lead Individual Construction.

TOTAL DEMAND FOR HOUSING IN SHILLONG CITY

Total Demand of Housing - Slums and Others Urban Poor

SL. No.	Component of Mission under which beneficiary need assistance under PMAY	Total Number of Beneficiaries	Economic Category	Slums			Others Urban Poor			Total		Grant-Total		
				Total Number of Beneficiaries	Housing requirement		Sub-Total	Total Number of Beneficiaries	Housing requirement		Sub-Total		Housing requirement	
					Enhancement	New housing			Enhancement	New housing			Enhancement	New housing
A	Beneficiary-led Individual House Construction or Enhancement (BLC)	248	EWS	248	90	158	248	541	163	378	541	253	536	789
B	Credit Linked Subsidy Scheme (CLSS)	717	EWS	683	320	363	683	1005	189	173	362	509	536	1045
			LIG	34	2	32	34		354	289	643	356	321	677
Sub-Total		965		965	412	553	965	1546	706	840	1546	1118	1393	2511
C	Affordable Housing in Partnership (AHP)	306	EWS	306		306	306	750		750	750		1056	1056
Sub-Total		306		306		306	306	750			750		1056	1056
Grant-Total (A+ B + C)		1271		1271	412	859	1271	2296	706	1590	2296	1118	1056	3567

Source: HFA Demand Survey-2016, Census-2011, RAY-2015 & SECC Data

**Total Projected Financial Requirement for Four (4) Verticals in Shillong City
under PMAY:**

SL No.	Verticals	Projected No. of Beneficiaries			% of Beneficiaries	% of SC Beneficiaries	% of ST Beneficiaries	Financial Requirement (Rs. in lakhs)
		Total	SC	ST				
a.	In-situ Redevelopment using Land as a Resource - (NA in Shillong)	0	0	0	0	0	0	0
b.	Credit Linked Subsidy Scheme (CLSS)	1722	448	1171	48.28	26 %	68 %	7390.50
c.	Affordable Housing in Partnership (AHP)	1056	253	686	29.60	24 %	65 %	6108.48
d.	Beneficiary-led Individual House Construction or Enhancement (BLC)	789	205	560	22.12	26 %	71 %	2823.30
Total Requirement (a+b+c+d)		3567	906	2417	100			16322.28

Amount of Central Assistance required (Rs. in Lakhs): 5070.46

Amount of State/Institutional Finance/Promoters' Contribution (Rs. in Lakhs): 4947.48

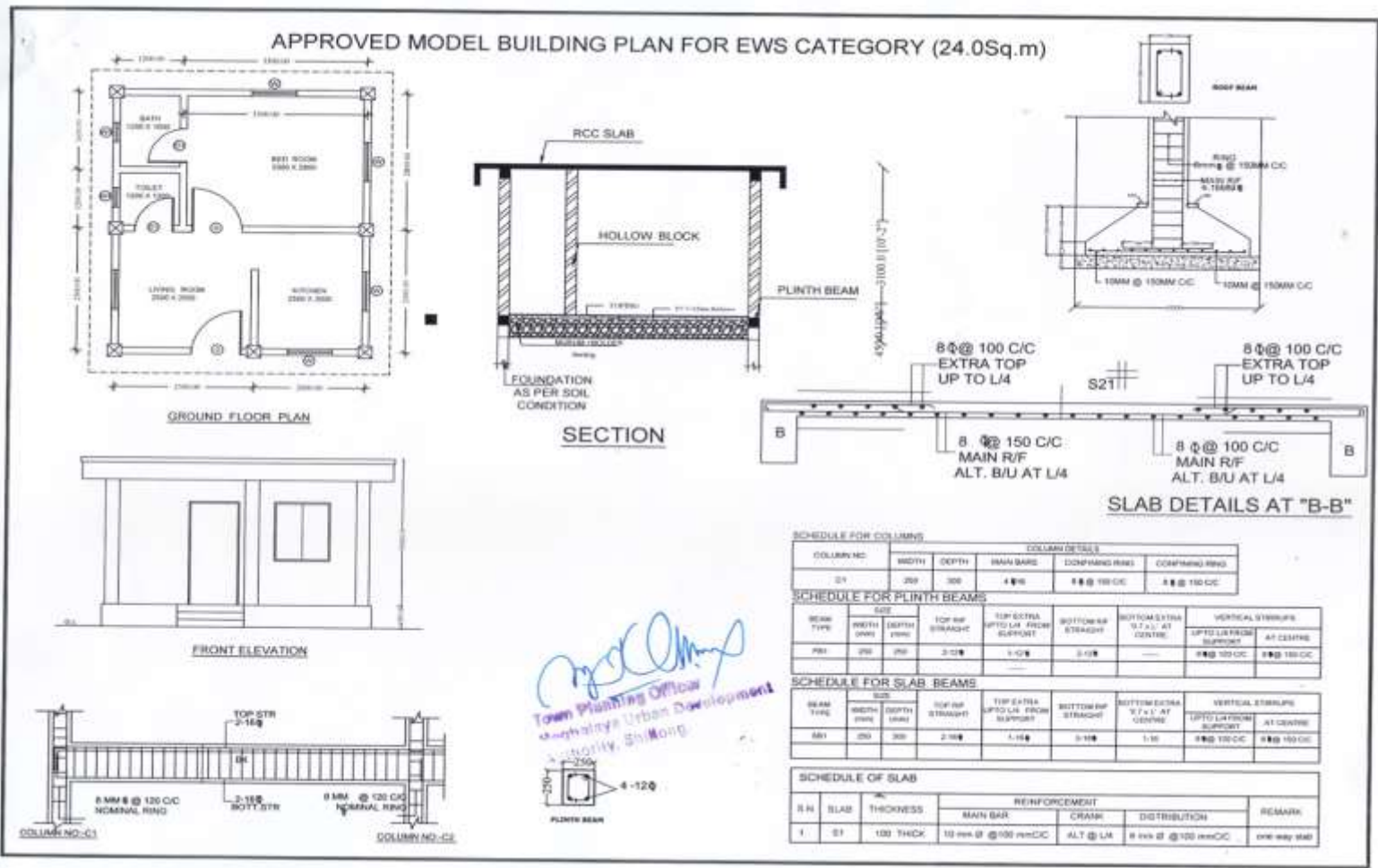
Amount of Beneficiary Contribution (in Rs.): 6304.33

Demand Survey – Phase I

Demand survey Findings

SL No.	Component of Mission under which beneficiary need assistance under PMAY	Total Number of Beneficiaries	Income Group (EWS= Income Upto 3 lakhs) (LIG= Income 3 to 6 lakhs)	Total Number of Beneficiaries	Housing requirement		Total
					New housing	Enhancement	
B	Credit Linked Subsidy Scheme (CLSS)	111	EWS	40	22	18	40
			LIG	71	39	32	71
Total (A+ B)		143		143	93	57	143

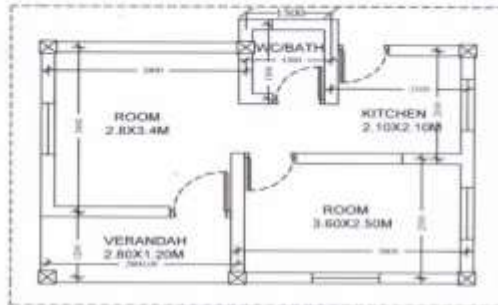
Building Design Under New Construction (24.0 Sqm)



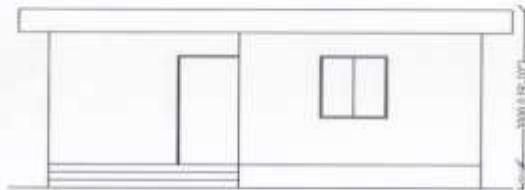
Estimated Cost :-420000.00

Building Design Under New Construction (29.60 Sqm)

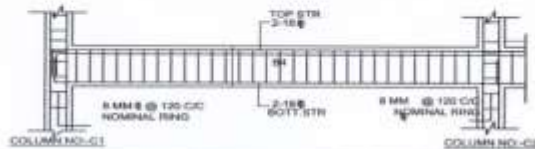
APPROVED MODEL BUILDING PLAN FOR EWS CATEGORY (29.60 Sq.m)



GROUND FLOOR PLAN

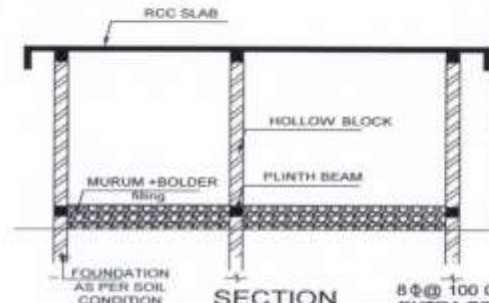


FRONT ELEVATION

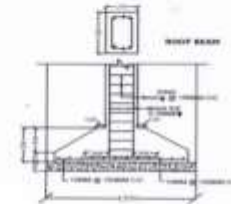


COLUMN NO.-G1

COLUMN NO.-G2



SECTION



ROOF BEAM



SLAB DETAILS AT "B-B"

SCHEDULE FOR COLUMNS

COLUMN NO.	COLUMN DETAILS				
	WIDTH	DEPTH	MAIN BARS	CONFINING RING	CONFINING RING
G1	200	200	4 #16	8 # @ 100 C/C	8 # @ 100 C/C

SCHEDULE FOR PLINTH BEAMS

BEAM TYPE	SIZE		TOP UP STRAIGHT	TOP EXTRA UP TO L/4 FROM SUPPORT	BOTTOM UP STRAIGHT	BOTTOM EXTRA UP TO L/4 AT CENTER	VERTICAL STIRRUPS	
	WIDTH (MM)	DEPTH (MM)					UP TO L/4 FROM SUPPORT	AT CENTER
PB1	200	200	2-18E	1-18E	2-18E	---	8 # @ 100 C/C	8 # @ 100 C/C

SCHEDULE FOR SLAB BEAMS

BEAM TYPE	SIZE		TOP UP STRAIGHT	TOP EXTRA UP TO L/4 FROM SUPPORT	BOTTOM UP STRAIGHT	BOTTOM EXTRA UP TO L/4 AT CENTER	VERTICAL STIRRUPS	
	WIDTH (MM)	DEPTH (MM)					UP TO L/4 FROM SUPPORT	AT CENTER
SB1	200	200	2-18E	1-18E	2-18E	1-18E	8 # @ 100 C/C	8 # @ 100 C/C

SCHEDULE OF SLAB

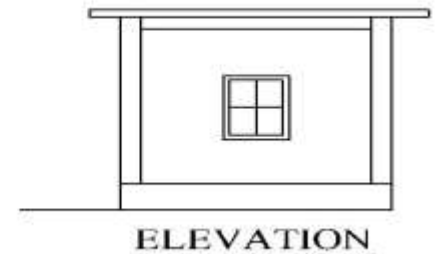
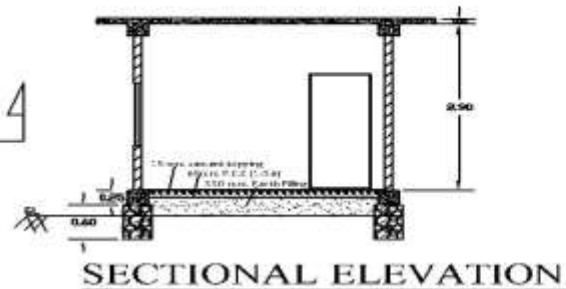
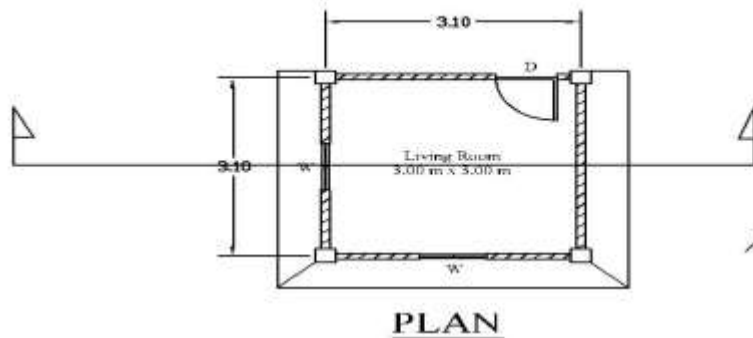
S.N	SLAB	THICKNESS	REINFORCEMENT			REMARK
			MAIN BAR	CRANK	DISTRIBUTION	
1	G1	100 THICK	10 mm @ @100 mm C/C	ALT @ L/4	8 mm @ @100 mm C/C	see also 888

M. D. Sharma
 Town Planning Officer
 Meghalaya Urban Development
 Authority, Shillong.

Estimated Cost :- 5,04,000.00

Building Design under Enhancement 9.61 Sqm

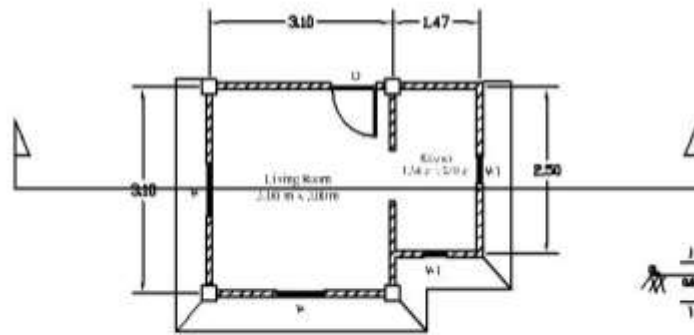
APPROVED MODEL BUILDING PLAN FOR SINGLE ROOM ENHANCEMENT (9.61 SQ MT)



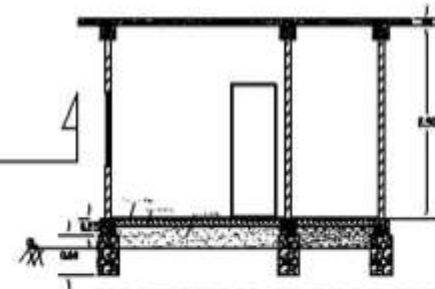
Estimated Cost :-1,81,500.00

Building Design under Enhancement 12.91 Sqm

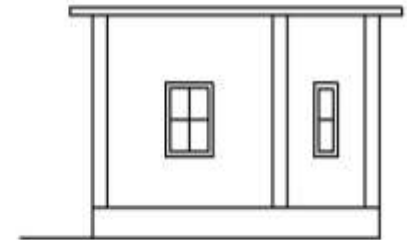
APPROVED MODEL BUILDING PLAN FOR ONE ROOM AND KITCHEN ENHANCEMENT (12.91 SQ MT)



PLAN



SECTIONAL ELEVATION



ELEVATION

Estimated Cost :-2,02,000.00

Financial Structuring – Phase I

Estimations

Cost of EWS/LIG Dwelling Units:

Beneficiary-led Individual House Construction or Enhancement (BLC):-

Average total area decided for new housing for EWS = 24 Sq Mt.

**Average total area decided for Enhancement of Housing for EWS = 13 Sq Mt.

GOI Share: Rs.1.5 lakh/DU

State Share: Rs.75,000/DU

Eco Category	Housing requirements			
	New housing		Enhancement	
	Area in Sq.m	Cost (In Rs.) as per State SOR	Area in Sq.m	Cost (In Rs.) as per State SOR
EWS	24	4,20,000	12.91	2,02,000
			9.61	1,81,500

Overall Financial Structuring of the Project

New Construction

Housing requirements	Units	Estimated Cost	Central Share	State Share(Proposed)	Beneficiary Share
New Construction	21	88,20,000.00	31,50,000.00	15,75,000.00	40,95,000.00

Enhancement

Housing requirements	Units	Estimated Cost	Central Share	State Share(Proposed)	Beneficiary Share
Enhancement	11	20,58,000.00	16,50,000.00	-	4,08,000.00

Reforms

Sl. No	Conditions	Timeline	Progress
1	State shall remove the requirement of separate Non Agricultural (NA) permission in case land falls in the residential zone earmarked in the master plan of city/ town.	2016	Achieved
2	State shall prepare amend the master plan earmarking land for Affordable Housing.	2016	The Shillong Master Plan is under preparation and the same is being incorporated in the land use plan.
3	The state shall put in place single window time bound clearance system for layout approvals and building permissions.	2017	Single window system is already in place.

4	State shall adopt pre approved building permission and layout approval system for EWS/LIG Housing or exempt approval below certain build up area/plot area.	2016	Achieved. As per bye law No.21 (VI) pre approved building plans for LIG /EWS housing upto 50 Sq.m single storey building can be obtained at a nominal cost. The area of 50 Sq.m is being enhanced to 60 Sq.m which is under process.
5	State shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	2017	Under Progress
6	State shall provide addition Floor Area Ratio (FAR)/ Floor Space Index(FSI)/Transferable Development Rights(TDR) and relax density norms, for slum redevelopment and low cost housing.	2016	Under examination

THANK YOU