



**Govt. of India**

**M/o Housing & Urban Poverty Alleviation**

**Workshop organized by Govt. of Assam**

**Guwahati**

**25- 28 April, 2017**

**Pradhan mantri awas yojana (u)**

**DPR preparation**

**painting the picture of a project**

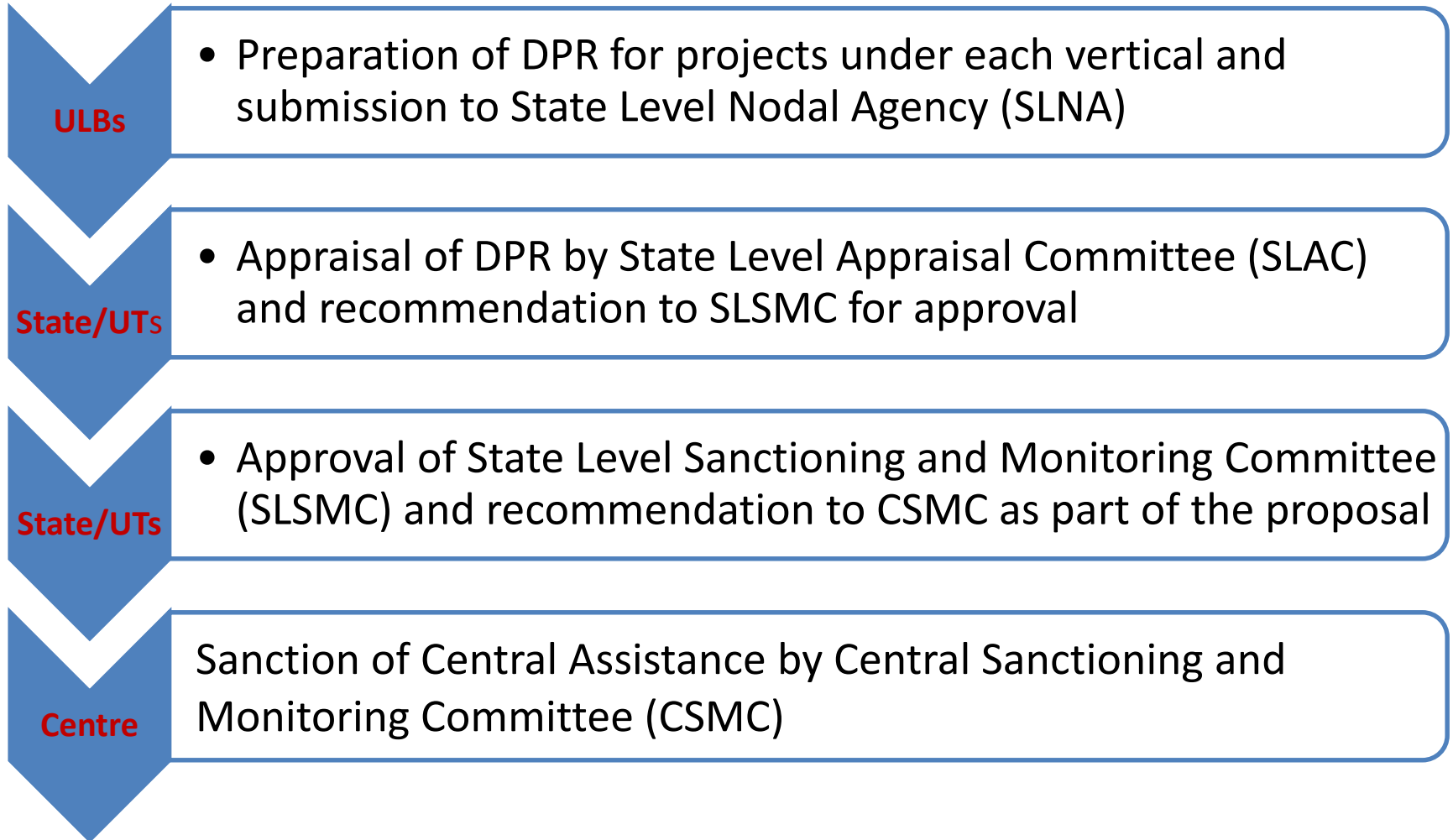
# Detailed Project Report (DPR)

- Detailed project report (DPR) is a complete document for investment, decision-making and approval
- Preparation of DPR is a step in firming up a proposal
- DPR preparation is like painting the picture of a project vividly to examine viability. It is the base document for planning as well as implementing the project

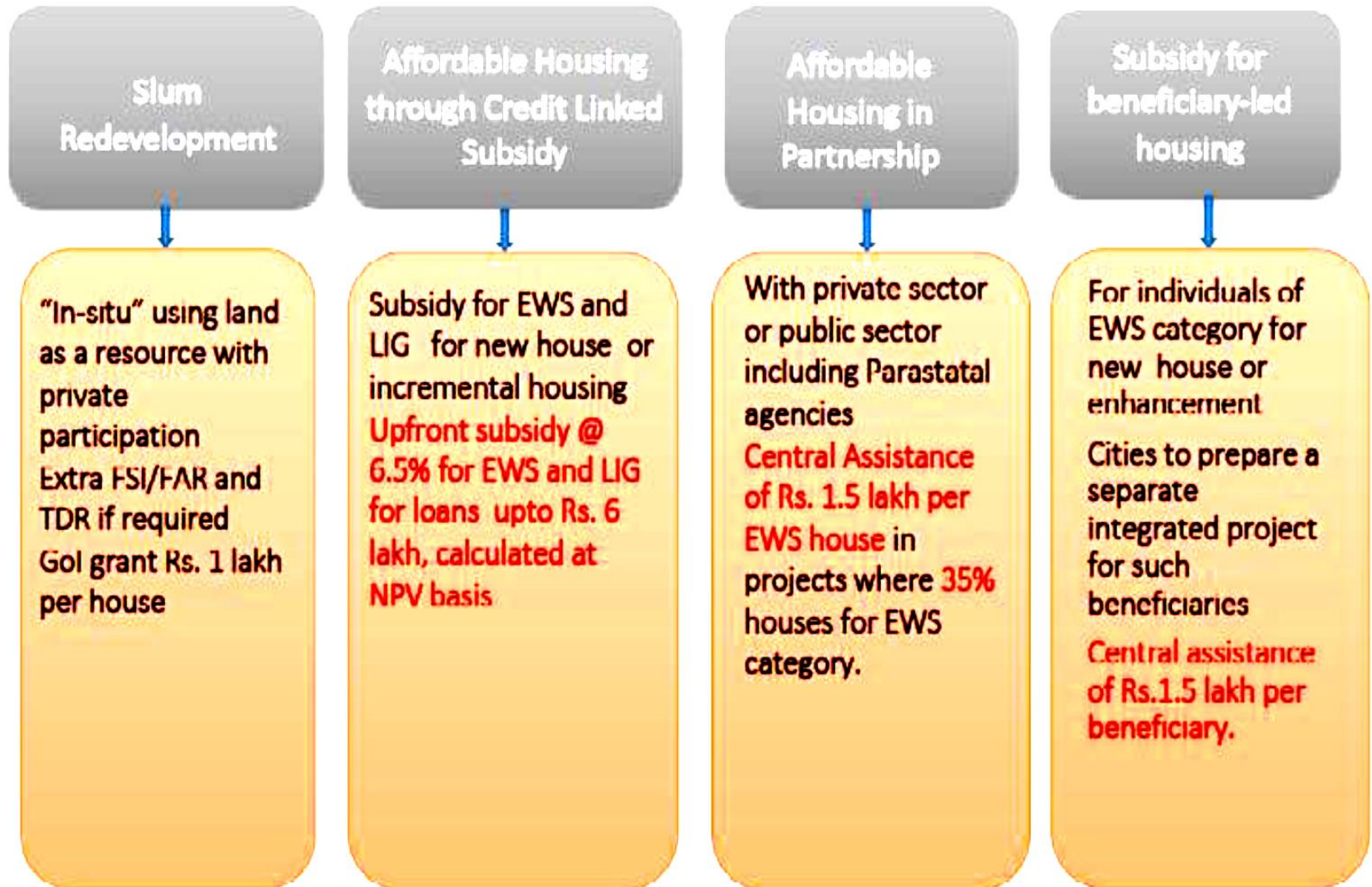
# DPR in the context of PMAY

- Pradhan Mantri Awas Yojana (U) has 4 verticals:
  - In-Situ Slum Redevelopment (ISSR)
  - Credit Linked Subsidy Scheme (CLSS)
  - Affordable Housing in Partnership (AHP)
  - Beneficiary led Construction (BLC)
- The States/UTs need to prepare and submit Detail Project Report (DPR) along with proposals for central assistance under PMAY, for all project verticals **except CLSS**

# Process of DPR submission



# PMAY verticals



# Vertical wise features of DPR

## ISSR

- “In-situ” slum rehabilitation using land as a resource with private participation for providing houses to eligible slum dwellers
- Development of entire slum by providing adequate housing and infrastructure (civic and social)

## AHP

- It can be a mix of houses for different categories to enable cross-subsidization
- At least 35% of the houses should be of EWS category
- Single project should have at least 250 houses

## BLC (New or Enhancement)

- For individual EWS families either for new houses or to enhance existing houses
- To prepare City wide integrated project
- Validation of beneficiary with SECC data
- DPR to indicate tracking/monitoring through geo-tagging

# Information needed in any DPR

- Reference of PMAY programme in general
- General description of State; City/Town; Project such as:
  - Demographic profile
  - Existing status of housing and infrastructure
  - Tenural Status
  - Land Possession/ownership Status, density and land value in proposed project area
  - Status of HFAPoA, AIP and Demand Survey
  - Rationale for proposing particular vertical for this project
  - Information in terms of beneficiary covered and their socio – economic profile (age, occupation etc.)
- Information about the project
  - Project name with project code and project duration
  - Provision of Housing and Layout Plan
  - Funding pattern
  - Technical details- drawing & estimate, duration, implementation

# Possible chapters in a DPR

- Summery sheet with primary information/data duly signed
- Introduction with brief of PMAY programme
- Project Area- Location
  - State profile- General, Demography, Housing scenario, infrastructure
  - City/town profile- Topography, Climate, Demography, Housing scenario, infrastructure
- Methodology
  - Demand assessment and Beneficiary verification
  - Reference of HFAPoA, AIP, Reform implementation
  - Justification for selection of the vertical
- Dwelling unit plan
  - Plan & drawing showing room sizes as per NBC -2005 and PMAY guidelines
  - Reference of Statutory approvals
  - Structural safety and Disaster resistance of proposed houses as per NBC-2005
- Funding pattern/ Financing of the project
  - Cost estimate
  - Central share/State share/ULB share/Beneficiary share/ Private participation/Convergence
- Implementation framework and schedule
  - Direct bank transfer (DBT)
  - Geo-tagging
  - Convergence
  - Implementation schedule-construction linked fund release
  - Quality monitoring mechanism



# Details of housing in any DPR

- Map showing location of housing project in City map
- Carpet area & built up area of the dwelling unit  
(Carpet area of EWS housing should be upto 30 Sq.m)
- Detailed housing design with sizes of rooms (Plan/ Section/ Elevation / Sectional Elevation/ 3-dimensional view etc.)
- FAR, Ground coverage, Set-backs proposed in layout plan with reference to permissible limits as per local bye-law
- Area under roads, green area, civic amenities, recreation
- Technology used in housing construction (if any)
  - Adoption of Innovative Design Technology
  - Adoption of Green Energy efficient Technology
  - Conformity to NBC / IS Code and PMAY Guidelines
  - Disaster-resistant measures

# Sizes of rooms as per NBC

Unit	Minimum Carpet Area ( Sq. m)	Minimum width ( m)	Minimum Height (m)
Living room	9.00	2.50	2.60
Bedroom	6.50	2.10	2.60
<b>Kitchen</b>			
<i>Cooking alcove serving as cooking space</i>	2.4	1.2	2.60
<i>Individual Kitchen provided in two – roomed house</i>	3.3	1.5	2.60
<b>W.C. and Bath room</b>			
<i>Independent WC</i>	0.9	0.9	2.10
<i>Independent Bathroom</i>	1.20	1.00	2.10
<i>Combined WC and Bathroom</i>	1.80	1.00	2.10

# Project cost

- Detailed item-rate based cost estimates to be prepared based on proposed housing drawing
- Current and relevant Schedule of Rates (SOR) of the State Government to be used for rate of items
- If 'current' SOR is not available, an appropriate cost index to be applied with approval of competent authority.
- The cost estimates and bill of quantities shall be authenticated by the competent authority. DPR should incorporate:
  - Abstract cost estimates
  - Detailed Cost Estimate

# Physical Infrastructure status

- Road/Lanes
- Water supply
- Sewerage and sanitation
- Electrification
- Storm water drainage
- Solid Waste Management
- Connectivity and transport facility
- Vending zones
- Any other (to be specified)

# Annexures to a DPR

- Validated list of Beneficiaries mapped with unique ID and SECC-AHL Tin No (Except for AHP)
- Signed copies of 7A, 7B, 7C or 7D as per project vertical
- Minutes of SLSMC meeting indicating approval of project
- Minutes of SLAC meeting along with its comments
- Copy of MoA signed between State and MoHUPA
- Mandatory Conditions Status and timeline
- Copy of statutory approvals
- Sample of beneficiary consent form in case of beneficiary contribution in BLC
- Photographs of existing houses of beneficiaries for ISSR or BLC vertical
- Undertaking

# BLC – New and Enhancement

- One DPR for each city/town
- Separate DPR for New and Enhancement projects
- Area (Carpet area 21 to 30 Sqm) of EWS new house should be kept minimum to lower the cost of house within the affordable limit of EWS beneficiary
- For Enhancement, beneficiary should have a pucca house with carpet area upto 21 sqm
- The total carpet area after enhancement must not be less than 21 Sqm and more than 30 Sqm
- Enhancement means addition of minimum carpet area of 9 Sqm of at least one habitable room, room with kitchen and/or bath/toilet conforming to NBC norms

# Process before CSMC approval

- As part of proposal for central assistance, sample DPRs are received by Ministry from the State/UT
- Desk scrutiny of DPR is done by the Ministry along-with scrutiny of signed copies of 7A, 7B, 7C and 7D and SLAC/SLSMC Minutes of Meeting
- If State share is provisioned in the proposal, it is checked if necessary budget provision is made by the State
- After receipt of a proposal from State/UTs, MoHUPA advise the State/UT vide a formal letter (with copy to HUDCO) to furnish DPRs of a specified cities/town to HUDCO/BMTPC for site verification and desk scrutiny. HUDCO/BMTPC physically visit the site and based on sample survey and scrutiny submits report to MoHUPA which is tabled at the CSMC meeting for consideration.
- Adherence to conditions as sent by States/UTs as a part of project proposal is also a part of agenda tabled for consideration of CSMC.
- Structural safety and Disaster resilience of proposed houses as per NBC and relevant Bureau of Indian Standards (BIS) Code are to certified by the State. BMTPC provides necessary technical guidance
- In high seismic zone (Northeast in Zone-V) areas, it is noted if adequate provisions of structural stability in the proposed houses like RCC structure with RCC plinth beam, lintels, ties and beams at post plate level as per BIS code are provisioned
- Proposal of Innovative technology in DPR with sound engineering practice and structural safety is highly welcomed

Thank you



# Process before CSMC approval

- SUMMARY
- Project Details

- State:
- City/Town:
- Project name:
- **Financial Projection**
- Total Project Cost
- Total Central Govt. Share
- Total State Govt share
- Total beneficiary's own contribution
- New House Construction
- No of Dwelling Units
- Total Cost Per Dwelling Unit
- Total Central Govt. share per dwelling unit
- Total State Govt. share per dwelling unit
- Total Beneficiary Contribution(Balance Amount)
- Contribution of beneficiary as unskilled labour component
- Net Beneficiary contribution

- Commissioner/Executive Officer,  
.....Municipal Corporation/Board

State Mission Director,  
PMAY-HFA (U), Sta

# Adherence to conditions-1

## States need to respond to the following questions

All proposed projects are on litigation free land?

Status of Demand Survey, and timeline for completion, if not completed yet

If Demand Survey is complete, has the state shared the list of CLSS beneficiaries to the Ministry?

In case of In-Situ and BLC projects, whether beneficiaries have been identified and listed in the DPR along with their AHL-TIN from SECC data?

Timelines for Project Completion (Months) For all BLC Projects timelines must be within 2 years of release of funds from Government of India.

Status of Physical Infrastructure like drainage, road, street lighting, solid waste management, etc? If not available, whether the provision has been made in the project on this account?

Whether the DPR mentions convergence with other centrally assisted programmes for provision of Infrastructure?

Whether connection to Electricity & Water Supply has been planned under the project? The project shall not be considered complete unless the Houses are provided with Electricity & Water Supply

Status of Social Infrastructure?

Beneficiary details compiled as per Annexure 4A/ 4B?

Project Proposals submitted as per Annexure 7A/7B/7C?

Whether the DPR contains the Financial details/Funding pattern of the Project?

Whether the Beneficiaries have rightful ownership of land?

# Adherence to conditions-2

## States need to respond to the following questions

Ready-ness of the State for geo-tagging of BLC Houses?

Mechanism for Direct Benefit Transfer? (DBT)

For AHP Projects:

Whether un-encumbered land is available with the Implementation Agency?

Amount of Beneficiary Share per DU

In case of In-Situ Projects:

Whether unencumbered ownership of land is available?

Beneficiaries have been identified and listed in the DPR?

Undertaking for de-notification of slum after completion of project?

Details of the proposed ownership of houses – in favour of Women/Joint ownership

Any other innovative approach taken by the ULB/ State in proposed projects?

Whether the Project Proposals are consistent and adhere to Guidelines in all aspects?

# Implementation Schedule

## Implementaion Plan

Release to Beneficiary						Timeline	Total investment on construction (cummulative)	Beneficiary own contribution (Cummulative)
Stages of implementation	Monitoring /Action	Release to the beneficiary	From Central share	From State share	Instalment-wise total release			
<b>Approval of CSMC</b>	Issue of Pre-approved plan & drawings to the beneficiary	Instalments to be released to beneficiary						
<b>On Gol Release of 40% (Rs 60000/- 1st instalment of Central share)</b>	Based on 1st Geo-tagged report of the site of construction	Mobilisation advance-1st instalment	15000	0	15000	<b>0 day</b>		
<b>Construction completed upto Plinth level</b>	Based on 2nd Geo-tagged report	2nd instalment	45000	20000	65000	<b>90 days</b>	88500	8500
	Demand for 2nd instalment is sent to Gol							
<b>Construction completed upto Roof level with roofing and On Gol Release of 40% (Rs 60000/- 2nd instalment of Central share)</b>	Based on Geo-tagged report	3rd instalment	60000	20000	80000	<b>240 days</b>	177000	17000
	Demand for 3rd and final instalment of 20%sent to Gol							
<b>100% completion of construction and On Gol Release of 20% (Rs 30000/- 3rd &amp; final</b>	Based on 4th Geo-tagged report. Issue of							