

HOUSING FOR ALL BY 2022(HFA) UNDER PRADHAN MANTRI AWAS YOJANA

About the programme

Pradha Mantri Awasi Yojana is a central assistance programme under "Housing for All" Mission launched in June 2015 by Ministry of Housing & Urban Poverty Alleviation Govt. of India. The mission seeks to address the housing requirement of urban poor including slum dwellers following programme verticals.

- Slum Rehabilitation of Slum Dwellers with participation of private developers using land as Resources
- Promotion of affordable Housing for weaker section through credit linked subsidy
- Affordable Housing in Partnership with Public and private sector
- Subsidy for beneficiary led individual house construction

Housing for All mission for urban area will be implemented during 2015-2022 and provide central assistance to implementing agency through states and UTs for providing houses to all eligible families/beneficiaries by 2022.

Recognizing the need for an effective and efficient institutional mechanism for achieving the objectives of 'Housing for All' in urban areas, AWAAS (Odisha Urban Housing Mission) was launched by the Hon'ble Chief Minister of Odisha on 11th October, 2015. The Government of Odisha has accorded top-priority to 'AWAAS - Odisha Urban Housing Mission' at the state level. The Government, further envisaged creation of District Urban Housing Societies (DUHS) to provide additional managerial and technical capacity to the Odisha Urban Housing Mission, at the district level. 30 DUHS have been setup in 30 districts and one at Bhubaneswar Municipal Corporation. DUHS is responsible for ensuring the implementation of 'HFA Policy for Housing for All in Urban Areas of Odisha, 2015' and other directions of OUHM and H&UD Department, Govt. of Odisha.

As an integrated directorate of H&UD Department, OUHM will take all policy decisions and undertake necessary administrative and legislative measures to implement the policy. OUHM will also function as the State level Nodal Agency (SLNA) for implementation of central government schemes. It aims to create surplus housing stock through different strategic development models and ensure shelter for every identified homeless in the state including temporary migrants, through provisioning of permanent residential EWS & LIG units, as well as rental housing. OUHM comprises of the following committees / components for according decisions and undertaking appropriate actions for the smooth implementation of this policy and other government schemes related to housing in urban areas.

At the State level, the OUHM has a High Level Committee (HLC) headed by the Chief Minister of Odisha and a State Level Sanctioning and Monitoring Committee (SLSMC) headed by the Chief Secretary, Government of Odisha.

2.7 PROJECT SELECTION CRITERIA

The Project selection criteria for vertical 4 followed all criteria as per guideline and also verified the following:

- Beneficiaries has their own land
- Willingness of Beneficiaries
- Beneficiaries belongs to vulnerable society i.e.SC/ST/OBC/Minority

2.8 PREPARATION OF HOUSING FOR ALL PLAN OF ACTION

As per the scheme HFPoA has been prepared. ULBs has considered first vertical 4 and collected the data from beneficiaries. Base on the data priority has been fixed on the basis of SECC data and other criteria fixed by the state.

2.9 HOUSING

The sample house designs are customized to house sites and layouts as described in this section. People shall build their own houses with technical support from Puri Municipality/Lead NGO who shall also provide support to the families to introduce new building Technologies in the construction.

3.0 DESIGN SOLUTIONS

The Households identified as eligible for new Housing Construction whose house areas are less than 30 sqm.It is proposed to built up the Plinth area to 28 Sqm. Beneficiaries are entitled to change the structural design as per the land availability.

3.1 CONTRIBUTION-PMAY

SLNO	Attributes	Details
1	Central Share	Rs.1.5Lakh
2	Beneficiary Contribution	Rs.1.54Lakh
3	Unit Cost of DU	Rs.3.035 Lakh
4	Design of DU	Attached

3.2 OPERATION AND MAINTENANCE ACTIVITIES

Infrastructure and social Infrastructure has been developed with municipal infrastructure fund or the central/ state scheme run in the ULB. The following Infrastructure has been maintained as follows:

- Dwelling unit/ housing
Beneficiary will be responsible for the maintenance of their houses.
- Roads
 - All of the roads are PWD/ municipality roads and will be maintain by PWD/ULB.
 - Regular cleaning of the roads may taken up by the beneficiaries.

- New roads will be constructed where ever required as per govt fund available.
- Water supply
 - All houses shall be provided with a house service connection from the water supply system. So pipe network maintenance will be the responsibility of the municipal council/ PHED.
- Sanitation/Sewerage
 - Individual toilet with a septic tank will be made available to all constructed DUs. Beneficiaries will use be responsible for the septic tanks and sock pits themselves.
 - In the future, when a city wide sewerage system is established, beneficiaries will have the option of connecting to the network on payment of required connection charges.
- Electricity/ Street Lighting
 - Individual users will pay for household connection electricity charges to the CESU individually.

3.3 CONVERGENCE WITH INTER AND INTRA DEPARTMENT

Housing project is one of the projects, where isolation activities will not fulfill the objective of the scheme. There are many other services like social infrastructure & infrastructure development which required involvement of other department initiative like PWD , water & sanitation, electricity & health department.

Within department also, there are many schemes which directly promote the housing schemes, under state schemes and under 14th finance commission, there are many schemes like road construction, water supply, sanitation drainage will supplement the house scheme in respective ULBS.

A holistic approach is required for successful implementation of the scheme. City level mission will ensure the convergence with all other departments.

As the scheme has limited resources, therefore it is important to converge with other departmental schemes and explore the opportunities of different services to support the scheme.

3.4 CAPACITY BUILDING

- There will be a need for building institutional capacity to implement the DPR through a process of inclusion and participation. At present this capacity is weak not only with government, but also in private sector. There is some albeit limited, capacity among local civil society organization for informed and monitoring full participation of communities in process of planning, implementation of beneficiaries led individual construction project at project slums and future scaling up.
- The capacity building program shall be designed using a multi pronged approach in order to handle the entire cycle of procuring professional

planning services, development of detail plan and designs, supervision of project implementation, engagement of community through identification of appropriate NGO partner, it shall also include a range of tools for improving capacity that shall involve formal training, hands on work shop, mentoring, technical assistance from experts and learning through new media technologies such as the internet.

- Capacity building shall also include experience exchange visits to various cities to see best practices, participation in training programs organized by the ministry and national/ regional training institution etc. This shall be funded out of ULBS capacity building funds under PMAY.

3.5 CAPACITY CREATION AT COMMUNITY LEVEL

- The community is an important factor in project design and implementation while some community groups have already been identified and have participated in the development of the all projects slums development plan these groups will be strengthened and included in the detailed design of services and in the various stage of project implementation.
- Community capacity shall be created through appropriate and hands on training to community groups to ensure it can contribute to and oversee construction work by contractors as per engineering specification. Community capacity shall also be built to undertake social and gender based audit and to share this information with ULB and complete the feedback loop between the implementing agency and the contractor/labour.
- Puri Municipality will provide appropriate response mechanisms to ensure that implementation problems are resolved in reasonable time.

3.6 PROJECT MANAGEMENT SETUP

Puri Municipality shall be supported by a cluster level technical cell appointed by State Directorate by a transparent process. Cluster level technical cell shall have a wide role. Cluster level technical cell will of course act as the construction supervisor, on-site surveillance; in addition it will also act as project monitoring.

3.7 REPORTING STRUCTURE

- The cluster level technical cell shall make periodic reports to the SLTC. There are two sets of reports; one is calendar based and the other is linked to the major milestones in the project milestones in the project schedule.
- Calendar Based: periodic weekly reports briefly describing the progress made in the week, difficulties faced, if any and resource requirements etc.
 - Quantum of work scheduled to be performed by the date of report
 - Quantum of work actually performed by the date of report
 - Funds budgeted to expended by the date of report
 - Funds actually expended by the date of report

- The cluster level technical cell shall place the status report on the Project every month in the Review meeting organized at state level.

The Pradhan Mantri Awas Yojana (PMAY), launched by Government of India in 2015, aims to address the housing requirements of the urban poor, with focus on the improvement of housing and living conditions in slums and non-slum areas.

The Government of Odisha formulated the “Policy for Housing for All in Urban Areas, Odisha, 2015” in tandem with PMAY. It envisages creation of a comprehensive and holistic policy framework to address vital aspects of housing for the urban poor including slum rehabilitation and redevelopment, construction of affordable housing units including rental.

On 26th December 2016, 376 nos. work orders were distributed to the eligible beneficiaries in presence of the Chairman, Executive Officer, and Ward Councillors.

