

ANNUAL IMPLEMENTATION PLAN

FOR THE YEAR 2018-2019

HOUSING FOR ALL BY 2022

UNDER

PRADHAN MANTRI AWAAS YOJANA (PMAY): URBAN

CONTENT

বনগাঁ পৌরসভা স্থাপিত ১৯৫৪
হুদ রোড বনগাঁ উঃ ২৪ পরধনা নবনির্মিত পৌর ভবন ২০১৫

SUBMITTED BY

TUO / day

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Office of the Bongaon Municipality

BONGAON, NORTH 24 PARGANAS.

Sri Sankar Addhya

Chairman

BONGAON MUNICIPALITY

M. : 9002004688



Ref. No. : ¹⁰
The Director *Memo no B.M. 2473*

Dated : 08.09.18

SUDA
ILGUS BHABAN
H-C BLOCK, SECTOR- III
BIDHANNAGAR
KOLKATA -700106.

Sub: Submission of Annual Implementation Plan (AIP) for the year 2018-19 related to Housing for All by 2022

Sir,

In connection with the above-noted subject the undersigned is submitting the Annual Implementation Plan (AIP) for the year 2018-19 related to Housing for All by 2022.

This is for your kind perusal and further necessary action.

Yours faithfully,

S.A.
Chairman
Bongaon Municipality

Encl: 1. AIP Tables (I to V)

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PREFACE

Pradhan Mantri Awas Yojana (PMAY) aims at Providing Housing for All (HFA) by 2022 when the Nation Complete 75 years of its independence.

The urban homeless persons contribute to the economy of the cities and thus the Nation as cheap labour in the informal sector; yet they live with no shelter or social security . The urban homeless service with many challenges like no access to elementary Public Services such as health, education, food, water and sanitation. Pradhan Mantri Awas Yojana (PMAY) also aims at providing a pucca house to every family with water connection, toilet facilities, 24 X 7 electricity supply and access.

The Mission seeks to address the housing requirement of urban poor including slum dwellers through "In Situ" Slum Redevelopment, Affordable Housing through credit linked subsidy, Affordable Housing in partnership and subsidy for beneficiary led individual house. Under the mission, beneficiaries can take advantage under one component only.

Total beneficiaries of the scheme are 1500 nos from 38 nos slum projected for the year 2015-16, 3500 nos from 38 nos slum projected for the year 2016-17 and 3000 nos from 38 nos slum projected for the year 2018-19.

Definition

Affordable Housing Project:	Housing projects where 35% of the houses are constructed for EWS category
Beneficiary	A beneficiary family will comprise husband, wife and unmarried children. The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.
Carpet Area	Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls
Central Nodal Agencies	Nodal Agencies identified by Ministry for the purposes of implementation of Credit linked subsidy component of the mission
Economically Weaker Section (EWS):	EWS households are defined as households having an annual income up to Rs. 3,00,000 (Rupees Three Lakhs). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.
EWS House	An all weather single unit or a unit in a multi-storeyed super structure having carpet area of upto 30 sq. m. with adequate basic civic services and infrastructure services like toilet, water, electricity etc. States can determine the area of EWS as per their local needs with information to Ministry
"Floor Area Ratio" (FAR)/FSI	The quotient obtained by dividing the total covered area (plinth area) on all the floors by the area of the plot: $\text{FAR} = \frac{\text{Total covered area on all the floors} \times 100}{\text{Plot area}}$ <p>If States/Cities have some variations in this definition, State/City definitions will be accepted under the mission</p>
Implementing Agencies	Implementing agencies are the agencies such as Urban Local Bodies, Development Authorities, Housing Boards etc. which are selected by State Government/SLSMC for implementing Pradhan Mantri Awas Yojana – Housing for All (Urban) Mission.
Low Income Group (LIG):	LIG households are defined as households having an annual income between Rs.3,00,001 (Rupees Three Lakhs One) up to Rs.6,00,000 (Rupees Six Lakhs). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.
Primary Lending Institutions (PLI)	Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative Banks, Urban Cooperative Banks or any other institutions as may be identified by the Ministry
Slum	A compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities.
State Level Nodal Agencies (SLNAs)	Nodal Agency designated by the State Governments for implementing the Mission
Transfer of Development Rights (TDR)	TDR means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land.

Introduction:

Housing is one of those basic social conditions that determine the quality of life and welfare of people and places. Rapid urbanization has placed remarkable strain on housing and service land. According to UN HABITAT by 2030, approximately 3 billion people, or above 401 per cent of the world's population, will need proper housing and access to basic infrastructure and services such as water and sanitation systems. This translates into the need to complete 96,150 housing units per day with serviced and documented land from now till 2030. However, ironically supply (especially in the developing world) is often limited by inadequate governance system/ human resource deficiencies/ institutions or regulations which are obsolete or lacking in capacity.

The Indian challenge is to place the reality of a recorded (Census 2011) rate of urbanization of 31.1% (377 million people) expected to house 600 million people by 2030 (up by 59% from 2011) with an expected urban housing shortage of 19 million; the slum population which is presently 66 million is projected at 105 million by 2017; the urban housing demand projected for the same year is as 88.78 million. In 2012 the Ministry of Housing & Urban Poverty Alleviation (MoHUPA) stated there was an undersupply of 18.78 million housing units, of which the economically weaker section (EWS) and Lower Income Group (LIG) constituted 95%. Whilst considering housing, it may be noted that Obsolescent houses (est. 2.82 million), as well as those with congestion (est. 18.42% of total households) have to be reckoned with in our Housing Demand.

To fulfill these needs, factors such as affordability of the buyers, development cost and selling price persistently influence the supply and demand in the housing sector. Based on the current situation, housing development is concentrated in the urban and sub-urban areas, where the purchasing power is higher and the market is extensive.

In order to address the current housing needs, both the Government and the private sector must play their respective roles to fulfill their social obligations especially to the low-income and economically weaker sections keeping in view limited public resources available and the heavy investments needed for creating housing infrastructure.

Housing for All:

Access to housing facilities, is a basic human need, next only to food and clothing. Effectively, society as a whole and poor in particular, must have access to livelihoods, finance and technology as well as relevant capacities, knowledge and skills for habitat development in order to enjoy the 'right to shelter'.

In order to address issues related to housing and informal settlements, the governments should create an enabling environment through robust National/ State Housing Policies that will help to increase the supply of affordable housing. This call for working together of key stakeholders such as national and local government bodies, non-governmental organizations, financial institutions, as well as builders and private sector developers. This will enable well defined institutional and operational conditions in order to support the housing sector more effectively and, in doing so, contribute to the provision of affordable adequate Housing for All.

Context of preparation of Housing for All Plan of Action:

The Government of India's transformation programme is to "raise living standard of low income households" for which Ministry of Housing and Urban Poverty Alleviation (MoHUPA) had come up with the "National Housing and Habitat Policy (NUHHP) 2007, a precursor to the current 'Housing for all' by 2022. Several steps would be taken under the Mission to overcome problems pertaining to housing

specially involving the poor and the ultra-poor.

An impotent part here is to ensure that only eligible recipient received housing aid, and that they be identified at their current location through a web portal which has a state wide database for capturing on low-income households, with arrangements for constant monitoring and updation.

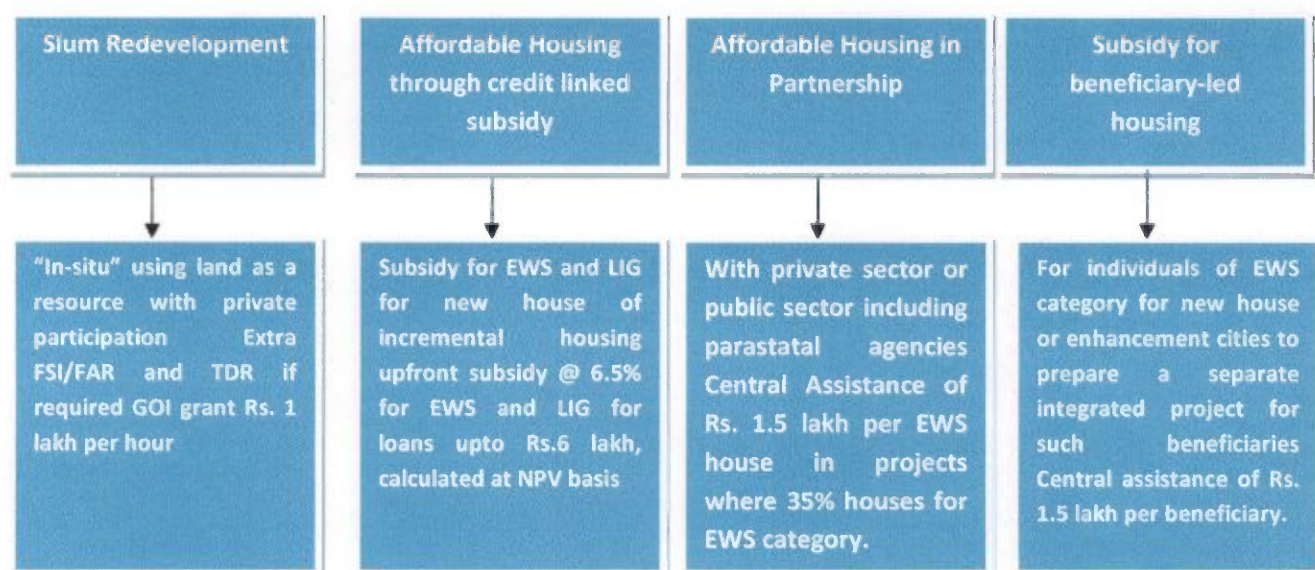
In order to address the current housing needs, both the Government and the private sector must play their respective roles to fulfill their social obligations especially to the low-income and economically weaker sections keeping in view limited public resources available and the heavy investments needed for creating housing infrastructure.

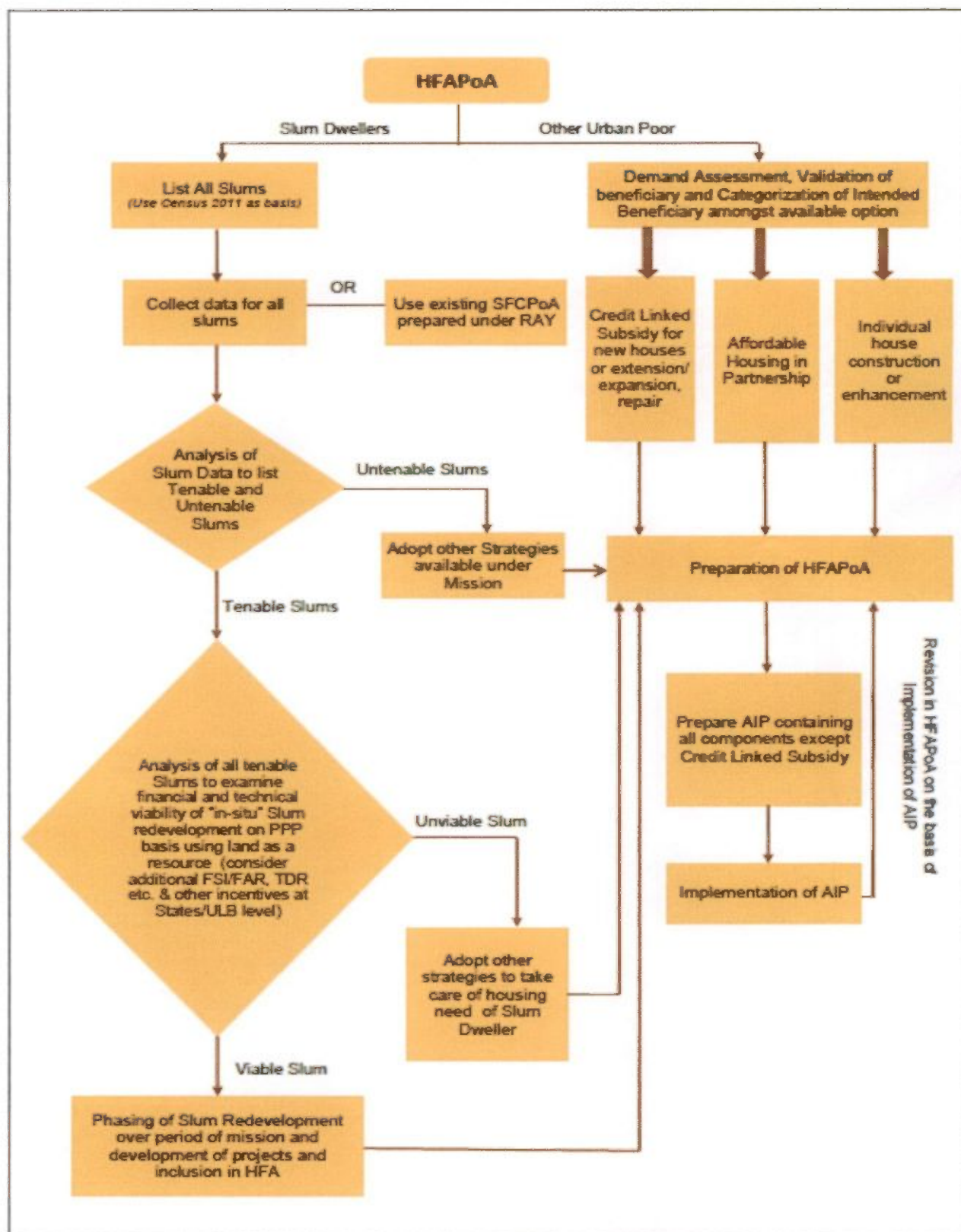
Accordingly, the Ministry of Housing and Urban Poverty Alleviation (MoHUPA) has launched "Housing for All" Mission through Pradhan Mantri Awas Yojana (PMAY) for Urban Area to be implemented during 2015-2022 as a Centrally Scheme (except for the component of Credit Linked subsidy, which will be implemented as a State Sponsored Scheme. The Mission would provide central assistance to implementing agencies through State & UTs for providing housing to eligible families / beneficiaries by 2011. The Mission seeks to address the housing requirement of urban poor including slum dwellers for which all the states are required to prepare 'Housing for All of Action' with Annual Implementation Plans. Mission will assist State /cities in carrying out the activities for preparation of Housing for All Plan of Action (HFAPoA) under capacity building and A & OE funds. HFAPoA addresses urban poor who may not necessarily be slum dwellers.

All 4041 statutory towns as per Census 2011 with focus on 500 class I cities would be covered in three phases as follows:

- Phase I (April 2015- March 2017) to cover 100 Cities selected from States /UTs as per their willingness.
- Phase II (April 2017 – March 2019) to cover additional Cities

Ministry, however, will have flexibility regarding inclusion of Additional cities in earlier. The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals giving option to beneficiaries, ULBs and State Governments. These verticals are:

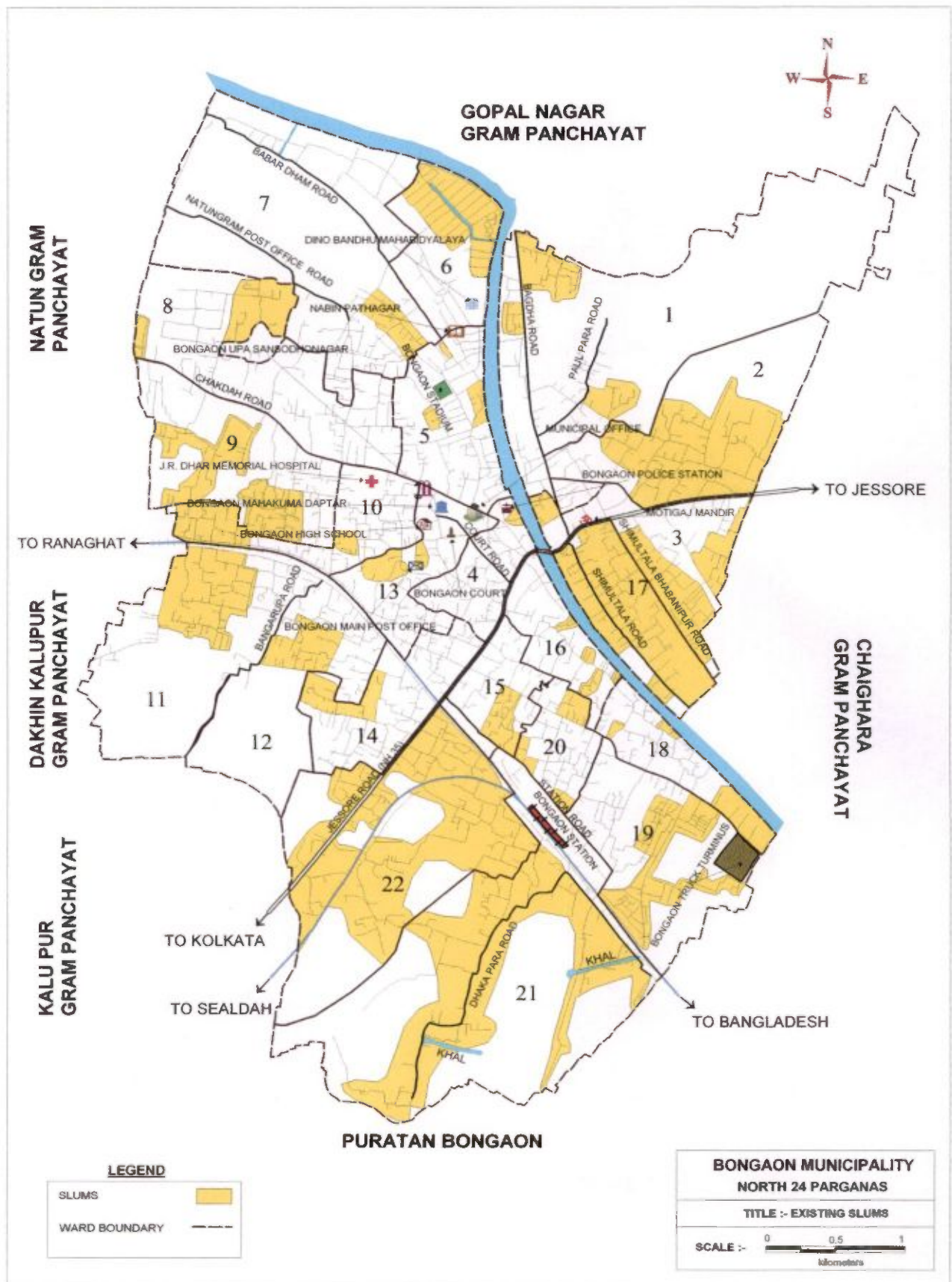




City Profile and Overview

Bongaon is a city and a Municipality in North 24 Parganas District in the State of West Bengal, India. It is one of the five sub divisional town in the district of North 24 Parganas having the district Head Qaters at Barasat .The Bongaon town is located lat 23.04° N 88.83° E and at an average altitude of 7 metres (22 feet) above M.S. L. It is the last station on the Sealdah-Bongaon section of Eastern Railway, 77 km from Sealdah Station.. The Sealdah – Bongaon railway was built between 1882 and 1884 and was subsequently extended upto Petropole, the terminal station at the Indo- Bangladesh border.

- i) Bongaon Municipality was established in the year 27/01/1954, Within this eventful period it has made despite numerous odds a remarkable progress. It started its journey with only 5 Circle with 5 Nos of Councillor. Today the total number of population has 102,115 and also 22 Nos. of Ward. (Ref. ward map no. M2,page 26A)
- ii) **Administrative Boundary:-** The Bongaon Municipality is situated under North 24 Parganas Districts. It is surrounded by the Kolapur Panchyet in the east,Chyagharia Panchyet in the north, Kolapur Panchyet in the South and Gopalnagar II in the West(Map)
 - a) Rail –Bongaon is connected by railway service to Kolkata in the south and Ranaghat in the north which are again connected to all major cities and in business activities in the country.). It is the last station on the Sealdah-Bongaon section of Eastern Railway, 77 km from Sealdah Station although it is extended upto Indo-Bangladesh border at Petropole for the goods traffic. It is part of the Kolkata Suburban Railway system. The Sealdah – Bongaon railway was built between 1882 and 1884.Bongaon is one of the getwats to the neighboring country Bangladesh.
 - b) Road- National Highway No-34 goes through the Bongaon Subdivision. "Chakdah Road" is the connector/Bypass between NH-34 and NH-35. (connectivity map)
 - c) Air port- The nearest airport is Netaji Subhas Chandra Bose (International,Domestic) Airport situated at Dum Dum which is nearly 70 km from Bongaon.
 - d) Sea port – The navigable route of waterways used by the Kolkata Dock is the only source available to Bongaon area.
- iii) **Economic Base-** The majority of house holds of Bongaon have single source income which is reported as 81.23% of the total house holds and the rest 18.77% house holds have 2 earning members in a family (source : Socio-Economic House Hold Survey,2007).
- iv) **Demographic growth-** As of 2001 India census, Bongaon had a population of 102,115. Males constitute 51% of the population and females 49%. Bongaon has an average literacy rate of 76%, higher than the national average of 59.5%; with 55% of the Males and 45% of Females literate. 10% of the population is under 6 years of age.
- v) **Climatic Data-** Bongaon is located at 23.04° N 88.83° E. It has an average elevation of 7 metres (22 feet) Rainfall - 1,579mm (normal).Temperature - Max 41 °C in May and Min 10 °C in January. Relative Humidity - Between 50% in March & 90% in July.



SLUM DETAILS

List of slums under Bongaon Municipality :				
WARD NO	Slum No	Name of slum	Number of total Households	AREA in Sq Mt
1	10009	KUTHIBARY AMBEDKAR COLONY & JOYPUR	669	1078
2	10035	JOYPUR	723	240
3	20005	JOYPUR FULTALA COLONY	227	95
4	10015	MATHPARA & CHRISTANPARA	283	205
5	20006	MATIGANJ NICHU PARA	31	48
6	10011	BICHALIHATA	141	26
7	10018	KHAIRAMARY	490	221
8	20027	BIBHUTIPALLY JOLE	95	85
9	20024	MATSAJIBI PARA	36	10
10	20026	NATUNGRAM HATAT COLONY	29	78
11	10013	TABU COLONY & HATAT COLONY	340	68
12	20025	TATIPARA	132	12
13	20023	BATTALA (BIBHUTIPALLY)	37	108
14	10017	DAS PARA & MINI DAS PARA	203	118
15	20028	RAMKRISHNA PALLY (DARGA TALA)	375	160
16	20029	CHAMPA BERIA (CHIT MAHAL)	63	90
17	10001	CHAMPABERIA	561	286
18	20007	BANABIHARI COLONY	159	260
19	10014	THAKURPALLY & SHAKTIGARH	474	180
20	10032	SHAKTIGARH & MATHPARA	432	69
21	10022	SUBHASHPALLY & DEBGARH	636	177
22	10022	SUBHASHPALLY & DEBGARH	556	118
23	10019	CHARAKTALA	59	25
24	20012	PACHIM PARA	252	31
25	20030	GANDHIPALLY	59	15
26	10021	SUBHASHPALLY	373	315
27	10034	KURIRMATH HAZRATALA	374	115
28	20004	BASAK PARA	117	60
29	10016	MAJHERPARA	327	8
30	10020	SHIMULTALA	409	280
31	10010	MILANPALLY & PURBAPARA	411	79
32	10037	POLLYSHREE	927	1045
33	20003	CHITRAKAR PARA	43	110
34	10008	SAHAPARA & BABUPARA	328	276
35	10036	DHAKAPARA	906	2489
36	10033	NAYAGOPALGANJ	588	128
37	10031	SIKDARPALLY	385	1800
38	20002	SOUTH SUBHAS PALLY	33	134
TOTAL			12283	10642

Slum Status							
Ward Number	Slum Code	Slum Name	Slum Status	Physical location	Ownership of Land	Prone to flooding	Fringe Area / Core Area
1	10009	KUTHIBARY AMBEDKAR COLONY & JOYPUR	Notified	Other / non hazardous zone	Private	Not Prone	F
2	10035	JOYPUR	Notified	Other / non hazardous zone	Private	Not Prone	F
3	20005	JOYPUR FULTALA COLONY	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
3	10015	MATHPARA & CHRISTANPARA	Notified	Other / non hazardous zone	Private	Not Prone	F
3	20006	MATIGANJ NICHU PARA	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
4	10011	BICALIHATA	Notified	Other / non hazardous zone	Private	Not Prone	C
5	10018	KHAIRAMARY	Notified	Other / non hazardous zone	Private	Not Prone	F
6	20027	BIBHUTIPALLY JOLE	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
6	20024	MATSAJIBI PARA	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
6	20026	NATUNGRAM HATAT COLONY	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
6	10013	TABU COLONY & HATAT COLONY	Notified	Other / non hazardous zone	Private	Not Prone	F
6	20025	TATIPARA	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
6	20023	BATTALA (BIBHUTIPALLY)	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
7	10017	DAS PARA & MINI DAS PARA	Notified	Other / non hazardous zone	Private	Not Prone	F
7	20028	RAMKRISHNA PALLY (DARGA TALA)	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
7	20029	CHAMPA BERIA (CHIT MAHAL)	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
8	10001	CHAMPABERIA	Notified	Other / non hazardous zone	Private	Not Prone	F
9	20007	BANABIHARI COLONY	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
9	10014	THAKURPALLY & SHAKTIGARH	Notified	Other / non hazardous zone	Private	Not Prone	F
10	10032	SHAKTIGARH & MATHPARA	Notified	Other / non hazardous zone	Private	Not Prone	F
11	10022	SUBHASHPALLY &	Notified	Other / non hazardous zone	Private	Not	F

		DEBGARH				Prone	
12	10022	SUBHASHPALLY & DEBGARH	Notified	Other / non hazardous zone	Private	Not Prone	F
13	10019	CHARAKTALA	Notified	Other / non hazardous zone	Private	Not Prone	C
13	20012	PACHIM PARA	Non-Notified	Other / non hazardous zone	Private	Not Prone	C
14	20030	GANDHIPALLY	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
14	10021	SUBHASHPALLY	Notified	Other / non hazardous zone	Private	Not Prone	F
15	10034	KURIRMATH HAZRATALA	Notified	Other / non hazardous zone	Private	Not Prone	C
16	20004	BASAK PARA	Non-Notified	Other / non hazardous zone	Private	Not Prone	C
16	10016	MAJHERPARA	Notified	Other / non hazardous zone	Private	Not Prone	C
17	10020	SHIMULTALA	Notified	Other / non hazardous zone	Private	Not Prone	F
18	10010	MILANPALLY & PURBAPARA	Notified	Other / non hazardous zone	Private	Not Prone	C
19	10037	POLLYSHREE	Notified	Other / non hazardous zone	Private	Not Prone	F
19	20003	CHITRAKAR PARA	Non-Notified	Other / non hazardous zone	Private	Not Prone	F
20	10008	SAHAPARA & BABUPARA	Notified	Other / non hazardous zone	Private	Not Prone	C
21	10036	DHAKAPARA	Notified	Other / non hazardous zone	Private	Not Prone	F
22	10033	NAYAGOPALGANJ	Notified	Other / non hazardous zone	Private	Not Prone	F
22	10031	SIKDARPALLY	Notified	Other / non hazardous zone	Private	Not Prone	F
22	20002	SOUTH SUBHAS PALLY	Non-Notified	Other / non hazardous zone	Private	Not Prone	F

AIP TABLES


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ANNEXURE 6

(PARA 8.6&PARA 14.4 OF THE GUIDELINES)

Summary Sheet for Annual Implementation Plan (AIP) for the year

Admissible Components	Target for Year 2015-16	Achievement for Year 2015-16	Target for Year 2016-17	Achievement for Year 2016-17	Target for Year 2018-19	Remaining Targets as per HFAPOA
A. Beneficiary-led Construction						
New Houses	1500	1500	3500	3500	3000	3096
Enhancement	NIL	NIL	NIL	NIL	NIL	850
Sub Total(A)	1500	1500	3500	3500	3000	3946
B. In-Situ Slum Rehabilitation with Participation of Sector						
Number of Slums	NIL	NIL	NIL	NIL	NIL	NIL
Number of Households(B)	NIL	NIL	NIL	NIL	NIL	NIL
C.Affordable Housing in partnership(EWS Category) ©	NIL	NIL	NIL	NIL	NIL	NIL
D. Credit linked subsidy						
EWS Households	NO TARGET SO FER					
LIG Households	NIL	NIL	NIL	NIL	NIL	NIL
Sub Total(D)	NIL	NIL	NIL	NIL	NIL	NIL
E.Total(A+B+C+D)	1500	1500	3500	3500	3000	3946


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I. Subsidy for Beneficiary-led Individual House Construction or Enhancement

Beneficiary-led Individual House Construction or Enhancement in Slums & Non-Slum Areas

Year	NO. of Beneficiary		Resource Mobilization (RS. in Crores)						
	New House	Enhancement of existing	New Houseing	Enhancement of	Total Cost	Central Share	State Share	Beneficiary Share	ULB share (if ap)
2015--2016	1500	NIL	60.72	NIL	60.72	22.5	31.71	3.75	2.76
2016--2017	3500	NIL	141.68	NIL	141.68	52.5	73.99	8.75	6.44
2017--2018	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2018--2019	3000		121.44		121.44	45	63.42	7.5	5.52
2019--2020									
2020--2021									
2021--2022									
Total	8000	0	323.84		323.84	120	169.12	20	14.72




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Chairman
 BONGAON MUNICIPALITY

II. Slum Rehabilitation of Slum Dwellers with Participation of Private Sector

Slum Rehabilitation through Participation of Private Sector

Year	No.of Slums	No.of Beneficiaries	Resource Mobilization(RS.in				
			Total Cost	Central Share	State Share	Beneficiary Share	ULB Share(if applicable)
2015--2016	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2016--2017	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2017--2018	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2018--2019	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2019--2020							
2020--2021							
2021--2022							
Total							

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III. Affordable Housing in Partnership With Public & Private Sectors

Affordable Housing in Partnership With Public & Private Sectors

Year*	Number of Projects	No. of Beneficiaries	Resource Mobilization (RS.in Crores)			
			Total Project Cost(AHP)	Central Share	State Share	ULB Share(if applicable)
2015-16	NIL	NIL	NIL	NIL	NIL	NIL
2016-17	NIL	NIL	NIL	NIL	NIL	NIL
2017-18	NIL	NIL	NIL	NIL	NIL	NIL
2018-19	NIL	NIL	NIL	NIL	NIL	NIL
2019-20						
2020-21						
2021-22						
Total						


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IV.Affordable Housing for Weaker Section through Credit Linked Subsidy

Affordable Housing for Weaker Section through Credit Linked Subsidy

Year*	Credit Link Subsidy Availed for	Number of Beneficiaries Availed Loan		Resource Mobilization(RS.in Crores)			
				Estimated		Estimated Interest Subsidy	
		EWS	LIG	EWS	LIG	EWS	LIG
2015-16	New Housing	NIL	NIL	NIL	NIL	NIL	NIL
	Enhancement(Existing Housing)	NIL	NIL	NIL	NIL	NIL	NIL
2016-17	New Housing	NIL	NIL	NIL	NIL	NIL	NIL
	Enhancement(Existing Housing)	NIL	NIL	NIL	NIL	NIL	NIL
2017-18	New Housing	NIL	NIL	NIL	NIL	NIL	NIL
	Enhancement(Existing Housing)	NIL	NIL	NIL	NIL	NIL	NIL
2018-19	New Housing	NIL	NIL	NIL	NIL	NIL	NIL
	Enhancement(Existing Housing)	NIL	NIL	NIL	NIL	NIL	NIL
2019-20	New Housing						
	Enhancement(Existing Housing)						
2020-21	New Housing						
	Enhancement(Existing Housing)						
2021-22	New Housing						
	Enhancement(Existing Housing)						
	Total						

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Signature
(State Level Nodal Officer)


Signature
(Secretary/principal Secretary,Concerned Department)

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I. Subsidy for Beneficiary-led Individual House Construction or Enhancement

Beneficiary-led Individual House Construction or Enhancement in Slums & Non-Slum Areas

Year	NO.of Beneficiary		Resource Mobilization(RS.in Crores)						
	New House	Enhancem ent of exist- ing	New Houseing	Enhancem ent of	Total Cost	Central Share	State Share	Beneficiary Share	ULB share (if ap)
2015--2016	1500	NIL	60.72	NIL	60.72	22.5	31.71	3.75	3.036
2016--2017	3500	NIL	141.68	NIL	141.68	52.5	73.99	8.75	7.084
2017--2018	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2018--2019	3000		121.44		121.44	45	63.42	7.5	6.072
2019--2020									
2020--2021									
2021--2022									
Total	8000	0	323.84		323.84	120	169.12	20	16.192


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