

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**  
**NOTES FOR SHORT DISCUSSION ON "PEDALANDARIKI ILLU"**  
**IN A.P.LEGISLATIVE ASSEMBLY ON 01.12.2020**

&&&

1. The Govt of India sanctioned 7,01,481 AHP(Affordable Housing in Partnership)houses under the Prime Minister Awas Yojana (PMAY (U)) from 2015 to 2018.
  2. Against this, the State Govt. has given Administrative sanction for only 5.0 lakhs AHP houses during 2017 & 2018.
  3. Out of the 5 lakhs houses, about 4,54,706 houses were tendered for execution during 2017 & 2018.
  4. Out of the tendered houses, 3,09,432 houses were grounded in 94 ULBs and in 177 locations, as on 1<sup>st</sup> May, 2019 with following category breakup:
    - a. 300 Sft - 1,57,432
    - b. 365 Sft - 59,936
    - c. 430 Sft - 92,064
  5. Details of cost of each unit and the beneficiary contribution (BC)
    - a. 300 Sft - House @ Rs.6.55 la/Unit with Rs.2.65 la/Unit BC
    - b. 365 Sft - House @ Rs.7.55 la/Unit with Rs.3.65 la/Unit BC
    - c. 430 Sft - House @ Rs.8.55 la/Unit with Rs.4.65 la/Unit BC
  6. Number of houses category wise, nearing completion as on 1st May 2019
    - a. 300 Sft - 39,617 houses
    - b. 365 Sft - 13,614 houses
    - c. 430 Sft - 24,140 houses
    - Total - 77,371 houses
- Rest of the units were at different stages of progress.

7. Breakup of construction progress as on 1<sup>st</sup> May 2019

SlNo	Description stages of work	Category of Houses			
		300 sft	365 sft	430 sft	Total
1.	<b>&gt; 75%</b>				
	a. Nearing completion ( > 90%)	39617	13614	24140	77371
	b. Partially completed ( > 75%)	33171	14806	16268	64245
2.	<b>&lt; 75 %</b>				
	a. Roof slabs laid & to be laid (25% to 75%)	22364	10732	15560	48656
	b. Below BL ( 0 to 25 %)	62280	20784	36096	119160
	<b>Total</b>	<b>1,57,432</b>	<b>59,936</b>	<b>92,064</b>	<b>3,09,432</b>

8. Against Rs 2,428 Cr of Infrastructure works to be executed, only Rs. 345 Cr work was done. Out of which payments were made for Rs.133 Cr only before 1<sup>st</sup> May, 2019.

9. 77,371 houses, though were nearing completion, cannot be handed over possession to the beneficiaries for the following reasons:

- external infrastructure like water supply, sewer, electricity, drainage, roads etc were not completed.
- there are number of other units in the locations where these 77,371 houses are nearing completion. The

houses cannot be occupied when works are going on in that location as it will be unsafe for the residents to occupy.

10. There were pending payments of Rs 3000 Cr/-as on 1<sup>st</sup> May 2019.
11. Present government took a decision to handover 300 Sft houses free of cost to the beneficiaries. Originally the beneficiaries were required to pay Rs 2.65 Lakhs per unit as beneficiary contribution in the old scheme. Now this will be borne by the Government completely.
12. As the cost of the unit per Sft was high and is ranging from Rs. 1,735 to Rs.2,028 /-, the present government took a decision to go for reverse tendering for units which were at below basement level.
13. 63,744 units were reverse tendered in December, 2019, for the original agreement value of Rs 3,239 Cr and the bid value in reverse tendering was Rs.2,847 Cr. In this RT, there was a saving of Rs 392 Cr. This means that the per Sft average value has come down to Rs. 1,630/-as against original average value of Rs. 1,848/-.
14. The present government has curtailed about 51,616 units which were at basement level or below basement level, as the beneficiaries were opting for house sites.
15. At present, about 2.62 lakh houses are in progress and tenders for infrastructure works will be called shortly.

**BOTCHA SATYANARAYANA  
HON'BLE MINISTER FOR MUNICIPAL  
ADMINISTRATION & URBAN DEVELOPMENT**