

EXPRESSION OF INTEREST
From
Private Developers
For Implementation of
Affordable Housing-in-Partnership Scheme
Under the Pradhan Mantri Awas Yojana
Housing for All (Urban) Mission.
in the State of GOA.



GOA STATE URBAN DEVELOPMENT AGENCY

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1. Introduction

Pradhan Mantri Awas Yojana

The Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Government of India has launched “Pradhan Mantri Awas Yojana-Housing for All (Urban)” Mission for urban areas to be implemented during 2015-2022 as a Centrally Sponsored Scheme.

As per PMAY- U guidelines the third component of the mission is Affordable Housing in Partnership. This is a supply side intervention. The Mission will provide financial assistance to EWS houses being built with different partnerships by States/UTs/Cities.

1. To increase availability of houses for EWS category at an affordable rate, States/UTs, either through its agencies or in partnership with private sector including industries, can plan affordable housing projects. Central Assistance at the rate of Rs.1.5 Lakh per EWS house would be available for all EWS houses in such projects.
2. The States/UTs would decide on an upper ceiling on the sale price of EWS houses in rupees per square meter of carpet area in such projects with an objective to make them affordable and accessible to the intended beneficiaries. For that purpose, State and cities may extend other concessions such as their State subsidy, land at affordable cost, stamp duty exemption etc.

The Mission seeks to address the housing requirement of Economically Weaker Section (EWS) and lower income group (LIG) of urban poor. Amongst four components of this mission, Affordable Housing in Partnership has a provision of subsidy in the form of central share at the rate of Rs. 1.50 Lacs and State share of Rs. 2.00 Lac per EWS house. Thus, a total assistance of Rs. 3.50 Lacs per house would be available to all EWS houses in a project under this mission.

2. Eligibility Criteria

- For the eligibility of getting central subsidy as per the guidelines of Pradhan Mantri Awas Yojana (Affordable Housing-in-Partnership), a single project must comprise of minimum 250 dwelling units out of which minimum 35% units must be for EWS category. The maximum carpet area of EWS units shall be 45 sq. mts.
- Private developer shall be an individual, legal person, registered trust, company, industrial unit, registered society, cooperative housing society or association, body of individuals

whether incorporated or not, owning or assembling or agreeing to own or assemble whether by purchase or otherwise land for development.

- Private Developers should not have been prohibited or blacklisted by any of the central or State Government departments.
- Land for the scheme shall be purchased/assembled by the Private Developer himself who have clear and legal title free from all encumbrances. Land for the scheme can be taken from Municipal Areas or from Planning areas/PDA jurisdiction for the project.
- The Private Developer must select the site for the project keeping in view availability of water supply, drainage, sewerage, power and accessibility through minimum width of road as per the state rules.

In this regard proposals are hereby invited for partnering with GSUDA for construction of Low-cost Houses in all the 14 ULBs of Goa under AHP component of PMAY-U from Developers having their own land contributing towards low cost housing for Economically Weaker Section. The proposals need to be submitted in the prescribed format of Appendix-1. The project brief also need to be submitted as per the prescribed format of Annexure-A.

Goa State Urban Development Agency (GSUDA) reserves the right to reject any or all proposals without assigning any reason thereof as well as the right to add/delete/modify any terms and conditions.

Proposal Submission Letter

To,
The Member Secretary,
Mission Director- (PMAY-U),
Goa State Urban Development Agency (GSUDA),
6th Floor, Shramshakti Bhawan,
Patto, Panaji, Goa,

Sub: Regarding Pradhan Mantri Awas Yojna (Urban) Affordable Housing in Partnership Scheme

Sir/Madam,

I/We the undersigned hereby submit the proposal for implementation of Pradhan Mantri Awas Yojna (Urban) Affordable Housing in Partnership Project at (Name of the Area). (Survey No.)_____ (Ward No.) _____ Chalta No. _____ PT Sheet No. _____ (Name of City/Panchayat)_____ (District)_____ The total No. of EWS dwelling units under PMAY-U Scheme are _____ as per Eligibility Criteria mentioned in Expression of Interest.

I/We hereby declare that we have read all the requirements given in the Expression of Interest document and abide by the same.

I/We hereby declare that all the information and statements made in this Proposal are true and accept that any misleading information contained in it may lead to our disqualification.

Yours Sincerely,

Authorized Signature [*In full and initials*]:

Name and Title of Signatory:

Name of Firm:

Address:

Contact No:

E mail id:

Place:

Date:

PRADHAN MANTRI AWAS YOJANA (P.M.A.Y.)

Project Brief

S. No	Introduction of Project	Summary
1.	Location of Project	a) Site location on Google map
		b) Site location on Master Plan /Zonal Plan
		c) Survey Plan
2.	Land Details of site	a) Type and status of land- <i>Acquired, Govt. land, Panchayat, etc.</i>
		b) Area details
		c) Status of possession
3.	Layout Plan / Architectural details	a) Layout Plan & Landscape Plan of project
		b) Architectural Plan of building / cluster/ Unit Plan
		c) Elevation/ Sectional View
		d) Service plan/ Parking Plan of project
		e) Area Details- Carpet Area , Circulation Area , Saleable Area
4.	Estimates & Costing	a) Specifications of project No. of EWS units No. of LIG/MIG units
		b) Detailed Estimate & Bill of Quantities with rate analysis.
		c) Time Line of Project
		d) Detailed costing and Sale Price
5.	Infrastructure Requirement	a) Water Supply Required
		b) Electricity Load Required
6.	NOCs	a) Environment/ Pollution Control Board, Fire, Structural Safety etc., which are applicable.
7.	Any other information related to the project.	