Rajiv Gandhi Rural Housing Corporation Limited
(A Government of Karnataka Enterprise)

Detailed Project Report (DPR)

User Manual
## Pradhan Mantri Awas Yojana (Urban)

<table>
<thead>
<tr>
<th>PMAY Mission launched on 25.06.2015</th>
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<tr>
<td><strong>Total cities covered</strong></td>
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<tr>
<td><strong>Mission Period</strong></td>
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<td><strong>State Level Nodal Agency</strong></td>
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<td><strong>Implementing Agencies</strong></td>
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**Slum Redevelopment**

“In-situ” using Land (Govt./Private) as a resource with private participation

Extra FSI/FAR and TDR if required

Land on Central Govt. is also eligible

*GoI grant Rs. 1 lakh per house*

**EWS & LIG**

Subsidy for new house or incremental housing

Upfront subsidy @ 6.5% for EWS /LIG for loans upto Rs. 6 lakh for 20 year tenure.

**CLSS**

Subsidy for new house

Upfront subsidy @ 4% & 3% for MIG 1 /MIG 2 for loans upto Rs. 9 lakh & Rs. 12 lakh respectively for 20 year tenure.

**MIG 1 & 2**

Subsidy for new house

**AHP**

With private sector or public sector including Parastatal agencies

projects with EWS (35%), LIG, MIG & HIG houses.

*GoI grant Rs. 1.5 lakh per EWS house*

**BLC**

For EWS Category IAs to prepare Integrated projects.

*GoI grant Rs. 1.5 lakh will be directly released to beneficiary through Geo Tracked system*

**New**

For EWS Category IAs to prepare Integrated projects.

**Enhancement**

For EWS Category IAs to prepare Integrated projects.

*GoI grant Rs. 1.5 lakh*

**Beneficiary can take advantage under one component only**
**DPR Software Application Flow**

Projects

- AHP (Affordable Housing Project)
  - Online Submission of DPRs
  - Adding Beneficiaries list in 4B format and tag to above DPR
  - ULB forwards the DPR to DC for Approval
  - DC will verify the DPR
  - Using DSC DC will approves and forwards the DPR Proposal to RGRHCL
  - Returns to ULB by giving reason
  - Found Correct
  - Found Incorrect

- BLC (Beneficiary Led Construction) (Under Construction)
  - Returns to ULB by giving reason
  - Found Incorrect
  - Found Correct

- RGRHCL will verify the DPR
  - Returns to ULB by giving reason
  - Found Incorrect
  - Found Correct

- Using DSC RGRHCL will give final approval
Projects

1. **AHP (Affordable Housing Program):**
   - Introduction (City & Project)
   - Beneficiaries list with Aadhaar duly signed by Chief Officer/ Commissioner
   - Land details (IA should have encumbrance free land)
   - Plan/ estimation/ Structural drawings/ designs etc
   - Annexure -7B (Gist of the DPR)
   - Ashraya Committee Proceeding
   - 6 Certificates duly signed by Chief Officer/ Commissioner

Ensure the following:
- Beneficiary should have willingness to pay his contribution
- IA to submit consent for bearing Infrastructure cost/ tender premium/ cost escalation.
- Unit cost should not be too high
- Minimum 250 DUUs should be proposed. (However CSMC may give relaxation)
- Infrastructure cost should be within Rs. 30-40 lakh per acre.
- Site should be within planning area.
2. **BLC (Beneficiary Led Construction):**

- Introduction (City & Project)
- Beneficiaries list with Aadhaar duly signed by Chief Officer/ Commissioner
- Type design/ estimate
- Annexure -7C (Gist of the DPR)
- Ashraya Committee Proceeding
- 6 Certificates duly signed by Chief Officer/ Commissioner

Ensure the following:
- Size of the DUs: upto 30 sqmt, (IAs have flexibility to propose slightly bigger houses)
- Site should be within planning area
Online Submission of DPR

Visit RGRHCL website at www.ashraya.kar.nic.in and click on “Login” menu and enter the User Name and Password provided by the corporation.

After Successfully Logged into the Application select the “DPR Submission” main menu & select “Projects” Sub menu under “Projects” select “Entry” option for filling DPR Details.
There are two project as displayed:

1. Select the Project for which DPR details has to be submitted.

2. On Selecting the Project the DPR application form appears as shown in the below figure:
Click on “Save” button to save your DPR proposal.
1. Enter No. of houses proposed for construction SC,ST,GEN,MINO values *(Should be only Integers values)*.
2. Enter the Land Details Area Name *where the project is been constructed*.
3. Select the Land Details Ward No. *where the project is been constructed*.
4. Enter the Land Details Survey No of the project.
5. Enter the Land Details Extent (in Acres) *(Should be only Integers or Decimal values)*.
6. Select the Land Details Ownership details *(Like Government, or ULB Owned, or Private (Purchased))*.
7. Select the Structure *(Like GF, G+1,G+2, G+3, Above G+3, if Above G+3 is selected then please specify the details)*.
8. Enter the Carpet area of DU (in sq.mt).
9. Select the option whether land comes under the purview of urban/planning area *(Yes or No)*.
10. Select the type of beneficiaries *(Like Below poverty line-BPL (Below Rs.87600 PA) or Economically Weaker Sections-EWS (Above Rs.87600 and below Rs.3 lakh))*. 
11. Enter the Unitcost (Rs in Lakhs) *(Should be Only Integers or Decimal values)*.
13. Enter the Unitcost Includes (Rs. In lakh) GOK Subsidy for SC/ST *(Should be only Integers or Decimal values)*.
14. Enter the Unitcost Includes (Rs. In lakh) GOK Subsidy for GEN/MINO *(Should be only Integers or Decimal values)*.
15. Enter the Unitcost Includes (Rs. In lakh) GOI Subsidy for SC/ST *(Should be only Integers or Decimal values)*.
16. Enter the Unitcost Includes (Rs. In lakh) GOI Subsidy for GEN/MINO *(Should be only Integers or Decimal values)*.
17. Enter the Unitcost Includes (Rs. In lakh) Benf. Contribution Subsidy for SC/ST *(Should be only Integers or Decimal values)*.
18. Enter the Unitcost Includes (Rs. In lakh) Benf. Contribution Subsidy for GEN/MINO *(Should be only Integers or Decimal values)*.
19. Enter the Unitcost Includes (Rs. In lakh) ULB Share (Housing) Subsidy for SC/ST *(Should be only Integers or Decimal values)*.
20. Enter the Unitcost Includes (Rs. In lakh) ULB Share (Housing) Subsidy for GEN/MINO *(Should be only Integers or Decimal values)*.

Contd...
21. Enter the Unitcost Includes (Rs. In lakh) Bank Loan for SC/ST (Should be only Integers or Decimal values).

22. Enter the Unitcost Includes (Rs. In lakh) Bank Loan for GEN/MINO (Should be only Integers or Decimal values).

23. Enter the Infrastructure Cost (Rs. In lakh) per acre (Should be only Integers or Decimal values).

24. Select the Sources for Infrastructure cost (Like ULB, Beneficiaries, Others).

25. Enter the Technology adopted Details.

26. Select the Availability of Target option (Yes or No, if “Yes” is selected then select the scheme and series year details for SC/ST and GEN/MINO).

27. Select the whether the said project and beneficiary list is approved by ashraya committee option (Yes or No, if “Yes” is selected the Select the Reference Date and Enter the Chairman and Member Secretary Names).

28. Select the whether the said project and beneficiary list is approved by ashraya committee option (Yes or No).

29. Select and attach the following Attachements(Duly signed by ULB officer) (Should be only .PDF or .pdf files)

   a) Land RTC
   b) Ashraya Commitee Resolution
   c) Beneficiary List
   d) Signed Copy of 7B
   e) Structural Drawing
   f) 6 Certification letters as per PMAY(U)
   g) Layout MAP
   h) House Plan and Design
   i) Estimation Copy

30. Click on “SAVE” button to save the filled DPR.
DPR Beneficiary list in 4B Format

Once the DPR Application is filled and saved, a Unique Code is generated for that saved DPR. For that DPR, how to add beneficiaries is as mentioned below:

1) Under DPR Submission menu select “Projects” option

2) Under Projects menu select “Add-Benfs” option
There are two projects as displayed:

1. Select the Project which lists the previously saved DPR applications.

2. On Selecting the Project the already saved DPR applications will be displayed as shown below image. Click on “Click here” button to add beneficiary details in 4B format.
Add Beneficiaries Details of DPRs Submitted Under PMAY:HFA(U)Projects

<table>
<thead>
<tr>
<th>Project/Area</th>
<th>DPR Code</th>
<th>DPR_SC</th>
<th>DPR_ST</th>
<th>DPR_General</th>
<th>DPR_Minority</th>
<th>DPR_Total</th>
<th>BENF_SC</th>
<th>BENF_ST</th>
<th>BENF_General</th>
<th>BENF_Minority</th>
<th>BENF_Total</th>
<th>Pending_SC</th>
<th>Pending_ST</th>
<th>Pending_General</th>
<th>Pending_Minority</th>
<th>Pending_Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP Karkala</td>
<td>Karkala</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>10</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>9</td>
</tr>
</tbody>
</table>

Note: Enter Address Columns in English Only

Enter all the required columns as shown in above window and click on **Next** button to continue.
1. After filling all the details of the beneficiary click on “Add” button to add the beneficiary to the DPR. Like wise keep adding the records, the total beneficiaries should match with No. of Houses proposed in its respective DPR.
Forwarding the DPR Proposal to DC for Approval

The ULB after Successfully adding all the No. of houses proposed for construction SC, ST, GEN, MINO beneficiaries in 4B format, the same can be forwarded to DC for approval.

DPRs Under PMAY:HFA(U)Projects for DC Approval

select the project from the list provided

Contd...
1. Select the Project for which DPR applications are listed.
2. On Selecting the Project the DPR applications are displayed as shown below click on “Submit” button to forward the proposal to DC for approval.
3. Until and unless you add all the No. of houses proposed for construction SC, ST, GEN, MINO no proposal can be forwarded to DC for approval.

<table>
<thead>
<tr>
<th>Area</th>
<th>DPR Code</th>
<th>DPR_SC</th>
<th>DPR_ST</th>
<th>DPR_General</th>
<th>DPR_Minority</th>
<th>DPR_Total</th>
<th>BENF_SC</th>
<th>BENF_ST</th>
<th>BENF_General</th>
<th>BENF_Minority</th>
<th>BENF_Total</th>
<th>Forward to DC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Karkala</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>10</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>10</td>
<td>Submit</td>
</tr>
</tbody>
</table>

Click on “Submit” button to forward the DPR proposal to DC for approval.
Reports in ULB Login

- There are two reports as mentioned below
  1. Benf.wise
  2. DPR Status

1) This report displays all the beneficiaries which are added in a particular DPR

Rajiv Gandhi Rural Housing Corporation Ltd.

**DPR BENFWISE REPORT**

<table>
<thead>
<tr>
<th>District Name</th>
<th>Udupi</th>
<th>Town Name</th>
<th>Karkala TMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLNO</td>
<td>Project Name</td>
<td>DPR CODE</td>
<td>Benf Code</td>
</tr>
<tr>
<td>1</td>
<td>AHP</td>
<td>1</td>
<td>S63</td>
</tr>
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</table>

*Thursday, May 03, 2018*
2) This report displays DPR details and also displays the status of DPR like where it is pending and when it is received, and from how long it is pending and also displays the reasons if the DPR is returned from DC or RGRHCL.
How to verify and approve/ return the proposals forwarded by ULB’s by the DC:

Enter the Valid User Name and Password of concerned DC and Click on Login Button.

After Successfully Logged into the Application select the “Beneficiary Approval” main menu & select “Approval Pending-DPRs” Sub menu for DPR Verification and Approval.
DC Approval for DPRs Under PMAY:HFA(U)Projects

1. Select the Project for which DPR applications are listed.
2. On selecting the Project the DPR applications are displayed as shown below click on “Sign” button to Approve and forward the proposal to RGRHCL for approval.
3. The ULB attached documents can be viewed on click of the respective “View” button.
4. For Returning the proposal to ULB, enter the Remarks to Return and click on Return button.

Click on “View” button to view the attachment.

Click on “Sign” button to approve the DPR proposal digitally by using DSC.

Enter the “Remarks” and Click on “Return” button to return the DPR proposal to ULB.
How RGRHCL as an administrator approves the proposals sent by respective DC’s

Enter the Valid User Name and Password of RGRHCL-Urban and Click on Login Button.

After Successfully Logged into the Application select the “Beneficiary Approval” main menu & select “Approval Pending-DPRs” Sub menu for DPR Verification and Approval.

Contd...
1. Select the District from the Districts list provided.
2. Select the Project for which DPR applications are listed.
3. The ULB attached documents can be viewed on click of the respective “View” button.
4. On Selecting the Project the DPR applications are display as shown below click on “Sign” button to Approve the DPR proposal.
5. For Returning the proposal to ULB, enter the Remarks to Return and click on Return button.
Click on “View” button to view the attachment.

Click on “Sign” button to approve the DPR proposal digitally by using DSC.

Enter the “Remarks” and Click on “Return” button to return the DPR proposal to ULB.
Thank you