

F. No N-11011/09//2016- HFA-3 (FTS 15596)

Government of India  
Ministry of Housing & Urban Poverty Alleviation  
(HFA DIRECTORATE)

Nirman Bhawan, New Delhi,  
Dated: 16<sup>th</sup> May, 2016

**OFFICE MEMORANDUM**

**Subject: Minutes of the 8<sup>th</sup> meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana-Housing for All (Urban).**

The undersigned is directed to forward herewith a copy of the minutes of the 8<sup>th</sup> meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (PMAY)-Housing for All (Urban) Mission held on 28<sup>th</sup> April, 2016 at New Delhi with Secretary, Ministry of Housing & Urban Poverty Alleviation in chair, for information and necessary action.

Encl: As above

  
(Shobana Pramod)

Under Secretary to the Govt. of India  
Tel: 011- 23063029

To,

Members of the CSMC as follows:

1. Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhavan, New Delhi.
4. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance.
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Joint Secretary (UPA), MoHUPA.
9. Joint Secretary (Housing), M/o HUPA
10. Joint Secretary and Financial Adviser, Ministry of U D & M/o HUPA, Nirman Bhavan, New Delhi.
11. Mission Director (Smart Cities), MoUD.
12. Joint Secretary & Mission Director -in charge of HFA, MoHUPA

**Copy to:**

1. The Principal Secretary, Urban Development and Housing Department, State Government of Bihar, Vikash Bhavan, Mailey Road, New Sectt. Patna-15
2. The Project Specialist, Housing Mission (SLNA), State Prescribed Authority, Government of Gujarat, 3rd Floor, Pragatinagar, Naranpura, Ahmedabad-380013.
3. The Principal Secretary (Urban Development & Environment), Government of Madhya Pradesh, Ballabh Bhawan, Mantralaya, Bhopal -462016, Tel:0755-2760867.
4. Addl. Chief Secretary (Urban Development), Govt. of Himachal Pradesh, Shimla, Himachal Pradesh - 171002.
5. The Director(Housing) Ex-officio Director (Housing) cum Joint Secretary to Govt. Housing and Urban Development Department , Government of Odisha, State Secretariat, Annex -B, Bhubaneswar-751001.
6. The Secretary, Urban Development & Housing Deptt, State Government of Uttarakhand.
7. The Secretary, Urban Development Department, Karnataka Government Secretariat, No. 435, 4th Floor, Vikasa Soudha, Bangalore-560001.

**Copy also to:**

1. PPS to Secretary (HUPA)
2. PS to JS (UPA)
3. PS to JS (H)
4. CCA, M/o (UD & HUPA)
5. ED (BMTPC), India Habitat Centre, Lodhi Road, New Delhi
6. DCP (Projects), HUDCO, India Habitat Centre, Delhi
7. Director-(HFA-1), M/o HUPA
8. Director-(HFA-V), M/o HUPA
9. Deputy Secretary (IFD)
10. Deputy Secretary-HFA-4
11. Deputy Secretary-HFA-3
12. AEA (JRPC), NBO.
13. Head PMU, HFA mission
14. Dy. Chief MIS
15. Under Secretary-HFA-1/HFA-2/HFA-4
16. Section Officer-HFA-1/HFA-2 /HFA-3/HFA-4
17. Accounts Officer (JNNURM/HFA)

*Shobana*  
(Shobana Pramod)

**Under Secretary to the Govt. of India**

**Minutes of the Meeting**  
**8<sup>th</sup> CSMC of PMAY(U)**  
**28.04.2016**

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## **Minutes of the 8<sup>th</sup> Central Sanctioning and Monitoring Committee (CSMC) meeting of Pradhan Mantri Awas Yojana (Urban) held on 28<sup>th</sup> April 2016**

The 8<sup>th</sup> Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY-Urban) was held *on 28<sup>th</sup> April 2016 at 2.00 P.M.* in the Conference Hall, Room No:120, G-wing, NBO Building, Nirman Bhawan, New Delhi, with Secretary, Ministry of Housing and Urban Poverty Alleviation in chair. The list of participants is enclosed at **Annexure - I**.

2. Secretary (HUPA) welcomed the senior officers of the Ministry and representatives from the State Governments.
3. JS (HFA) introduced the agenda for the meeting. The agenda items also form part of the minutes. The Committee considered the following agenda for discussion.

<b>1</b>	<b>Proposal for Addendum to para 13.4 of the Minutes of 4th Meeting of the CSMC under Pradhan Mantri Awas Yojana- (PMAY) Housing for All (Urban) held on 21.12.2015 in New Delhi</b>
<b>2</b>	<b>Central Assistance for 2 BLC Projects submitted by the State government of Jammu &amp; Kashmir</b>
<b>3</b>	<b>Central Assistance for 1 ISSR Project submitted by the State government of Punjab</b>
<b>4</b>	<b>Central Assistance for 8 AHP Projects submitted by the State government of Uttar Pradesh</b>
<b>5</b>	<b>Central Assistance for 1 ISSR, 2 BLC and 49 AHP projects submitted by State of Maharashtra</b>

### **4.1: Confirmation of the minutes of the 7th CSMC meeting held on 17th March 2016**

4.1.1 The CSMC noted two minor corrections to the minutes of the 7<sup>th</sup> CSMC meeting held on 17<sup>th</sup> March, 2016 as follows:

- (i) point no. ii of para 4.5(D) should read as follows:

the first installment of Rs. 24.00 crore for the 2 ISSR projects shall be released once the developers have been identified by the State government as per rules and compliance to observation at para **4.5(C)(viii)** has been ensured.

- (ii) point no. iv of para 4.9(D) should read as follows:



in case of 2 projects under ISSR vertical, the first installment of Rs. 5.42 crore shall be released once the developers have been identified by the State government as per rules and compliance to observations at para 4.9(C)(vii) has been ensured.

#### **4.2 TELANGANA**

<p><b>Proposal for Addendum to para 13.4 of the Minutes of 4<sup>th</sup> Meeting of the CSMC under Pradhan Mantri Awas Yojana- (PMAY) Housing for All (Urban) held on 21.12.2015 in New Delhi</b></p>
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i. CSMC in its 4<sup>th</sup> meeting under PMAY(U) held on 21.12.2015 accorded in-principle approval to provide Central assistance of Rs. 710.61 crore for 47,374 EWS houses of 73 AHP projects in Telangana and recommended release of 1<sup>st</sup> installment- 40% of Central assistance for these 73 projects.

ii. While concurring to the proposal for release, IFD had pointed out that CSMC has reduced the requirement of minimum numbers of houses (i.e. 250 houses) in various AHP projects in Telangana, which needs to be brought out in the minutes of the CSMC meeting for record.

iii. The matter was brought before CSMC in its 8<sup>th</sup> meeting and CSMC, after deliberation, ratified its earlier decision taken in the 4<sup>th</sup> CSMC meeting whereby 16 projects of AHP component consisting of less than 250 EWS houses in each were considered, on the request of the State government, for Central assistance in relaxation of para 6.4 of the PMAY-HFA (Urban) scheme guidelines.

### 4.3 JAMMU & KASHMIR

#### Central Assistance for 2 BLC Projects submitted by the State government of Jammu & Kashmir

##### A. Basic Information:

The proposal for consideration of CSMC was for Central Assistance for the 2 projects under Beneficiary – Led Individual House Construction (BLC) of PMAY (U) submitted by the State of Jammu & Kashmir, the details of which are as follows:

<b>State:</b>	<b>Jammu &amp; Kashmir</b>
Component:	BLC
No. of Projects:	2
No. of Cities:	2 (Baramulla and Udhampur)
Total Project cost:	Rs. BLC – Rs. 16.07 Crore (Inclusive of New construction and Enhancement) New Construction: Rs. 6.19 Crore Cost of Dwelling unit- Rs. 2.75 lakh
Central Share:	Rs. BLC – 3.36 Crore (for 224 units of New Construction)
State Share	Rs. BLC – 0.37 crore (@ Rs.16,666/unit for 224 units under New Construction component)
ULB Share	Nil
Beneficiary Share	Rs. 2.45 Crore (Only for New construction@ Rs. 1,09,531/unit)
Amount of 1st Instalment requested	Rs. 1.34 Crore
Total No. of DUs proposed	683 (224 New Construction & 459 Enhancement)
Whether Cities are approved under HFA	Yes
Appraisal by SLAC & Date	Yes, 21 <sup>st</sup> March, 2016
Approval by SLSMC & Date	Yes, 22 <sup>nd</sup> April, 2016
State level Nodal agency-SLNA	Jammu & Kashmir Housing Board
Implementation Agency	Jammu & Kashmir Housing Board

## **B. Additional Information provided by State:**

<ul style="list-style-type: none"><li>• Out of 25 approved towns under PMAY (U), demand assessment has been completed in 8 towns, where a total demand of 6,863 houses has been reported. In rest of the towns assessment will be completed by mid-May, 2016.</li></ul>
<ul style="list-style-type: none"><li>• Estimated housing demand in J&amp;K is about 2.5 lakhs.</li></ul>
<ul style="list-style-type: none"><li>• Only those beneficiaries who have agreed to contribute their required share to complete houses have been selected in the project.</li></ul>
<ul style="list-style-type: none"><li>• Under CLSS, about 500 applications were received and 147 loans have been sanctioned by the Bank. Till now, only J&amp;K Bank has been approached for this purpose.</li></ul>
<ul style="list-style-type: none"><li>• Awareness generation program through radio and TV on the PMAY-HFA (U) Mission is also carried out by the State government to create awareness for generating demand.</li></ul>

## **C. CSMC Observations:**

(i)	The State may revise the layout plan of the building so as to conform to NBC norms. Since the carpet area proposed for each house is only 22.8 sq mt, the State government may also explore the possibility of increasing carpet area. Consent of beneficiaries to contribute additional share for increased carpet area should be ascertained.
(ii)	Aadhar No. of all beneficiaries, if available, should be incorporated. Meanwhile, any alternate ID as per the scheme guidelines is to be provided with the beneficiary list.
(iii)	The beneficiary list should be validated with SECC data.
(iv)	The ownership of the house should be in the name of the female head of the household or as joint ownership. The name of female head should also be mentioned in the beneficiary list.
(v)	The timeline for Mandatory Conditions/ Reforms needs to be advanced so as to complete them by 2016.
(vi)	A State level workshop may be organised on CLSS with the help of National Housing Bank (NHB) to generate awareness. The State may refer to Ministry's website to ascertain list of banks who have agreed to participate in CLSS.
(vii)	The State should endeavour to adopt green/innovative/ earthquake resistant technologies in the projects
(viii)	Online MIS data entry in PMAY(U)-MIS to be expedited for capturing beneficiary

	and project details.
(ix)	Information on source of water supply to the proposed houses of the intended beneficiaries should be provided.
(x)	The State must follow DBT mode for transfer of funds to the beneficiaries.
(xi)	The State must ensure geo-tagging of photographs to monitor progress of the house construction before release of each instalment to beneficiaries.

**D. CSMC Decisions:**

In view of the above, the CSMC:

- accorded approval for Central Assistance amounting to Rs. 3.36 Crore for 2 projects submitted by State Government of Jammu & Kashmir under BLC vertical of PMAY – HFA (Urban) for ‘New Construction’ of 224 EWS dwelling units, as per Statement at **Annexure II**.
- recommended release of the first instalment of Rs 1.34 Crore (40% of Central Assistance) for the 2 projects covering 224 houses subject to compliance mentioned at para 4.2 (C) (i), (ii) and (iii).
- directed that adherence to disaster and earthquake resistant technologies should be ensured before the release of second instalment.
- decided to defer consideration of the proposal under the BLC project for ‘enhancement component’ for further deliberations.

**4.4 PUNJAB**

<b>Central Assistance for 1 ISSR Project submitted by the State government of Punjab</b>
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**A. Basic Information:**

The proposal for consideration by CSMC was for Central Assistance for 1 In-Situ Slum Redevelopment (ISSR) project under PMAY – HFA (Urban) submitted by the State government of Punjab, the details of which are as follows:

<b>State:</b>	<b>Punjab</b>
Component:	<b>ISSR</b>
No. of Projects:	1
No. of Cities:	1 (Bathinda)



Total Project cost:	Rs. 56.64 Crore (Per Unit cost Rs.4.42 Lakhs)
Central Share:	Rs. 12.8 Crore
State Share:	Rs. 37.37 Crore
ULB Share:	Nil
Beneficiary Share:	Rs. 6.40 Crore (@ Rs. 50,000/beneficiary)
Amount of 1 <sup>st</sup> Instalment requested:	Rs. 5.12 Crore
Total No. of DUs proposed	1280
Whether Cities are approved under HFA	Yes
Appraisal by SLAC & Date	Yes, 22.4.2016
Approval by SLSMC & Date	Yes, 3.3.2016
State level Nodal agency-SLNA	Punjab Urban Planning and Development Authority (PUDA)
Implementation agency	Bathinda Development Authority (BDA)

**B. Additional information provided by the State:**

<ul style="list-style-type: none"> <li>• Demand Assessment is under progress through invitation of applications.</li> </ul>
<ul style="list-style-type: none"> <li>• The estimated per DU cost including infrastructure is Rs. 4.42 lakhs. Cost of internal infrastructure is included in the cost of the project in the DPR.</li> </ul>
<ul style="list-style-type: none"> <li>• The cost sharing of the DU comprise Rs. 1 lakh (GoI share), Rs. 50,000/- (beneficiary share) and remaining Rs 2.92 lakhs to be contributed by State by sale of released land.</li> </ul>
<ul style="list-style-type: none"> <li>• The budget for the project has already been allocated by the Bathinda Development Authority.</li> </ul>
<ul style="list-style-type: none"> <li>• Out of 1280 proposed DUs, 1073 beneficiaries belong to SC category.</li> </ul>
<ul style="list-style-type: none"> <li>• The beneficiaries will directly shift to the allotted houses after completion. Since they are living at the same place and houses will be constructed in adjacent vacant land, transit accommodation is not required. Slums to be denotified/removed after beneficiary move to their rehabilitated units.</li> </ul>
<ul style="list-style-type: none"> <li>• Financial viability of the project is derived by sale of released land (15.6 acres) after redevelopment. Receipt of Rs. 113.25 crore from sale has been estimated against project cost of 56.64 crore.</li> </ul>
<ul style="list-style-type: none"> <li>• Chief Secretary has directed to transfer ULB land to Punjab Urban Development Authority for construction of houses.</li> </ul>

- The committee was informed that the social infrastructure already exists in the vicinity.

**C. CSMC Observations:**

(i) Provide Aadhar No., as available, of all the beneficiaries of the proposed project.
(ii) Online entry of the beneficiaries and project details in PMAY(U)-MIS should be expedited.
(iii) Construction of houses should conform to NBC norms.
(iv) The State should endeavour to adopt green/innovative/ earthquake resistant technologies in the projects
(v) Project should be completed in 24 months as against 36 months mentioned in the DPR.
(vi) A single project account may be opened for crediting GoI share, funds from State Government/ULB.

**D. CSMC Decisions:**

In view of the above, the CSMC:

- accorded acceptance for Central assistance of Rs. 12.80 crore for 1 project under ISSR vertical for construction of 1280 houses of EWS category, as per Statement at **Annexure III**.
- recommended release of the first instalment of Rs. 5.12 crore (40% of Central assistance) subject to compliance as mentioned at para 4.3 (C) (i).

#### 4.5 UTTAR PRADESH

##### Central Assistance for 8 AHP Projects submitted by the State government of Uttar Pradesh

#### A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 8 Affordable Housing in Partnership (AHP) projects submitted by State government of Uttar Pradesh, the details of which are as under:

<b>State:</b>	<b>Uttar Pradesh</b>
Component:	<b>AHP</b>
No. of Projects:	08
No. of Cities:	08
Total Project cost:	Rs. 84.30 Crores (Per Unit cost Rs. 4.19 Lakhs to Rs. 4.45 Lakhs)
Central Share:	Rs. 25.56 Crores
State Share :	Rs. 58.74 Crores
ULB Share:	Nil
Beneficiary Contribution:	Nil
Amount of 1 <sup>st</sup> Instalment requested	Rs. 10.22 Crores
Total No. of DUs proposed	1704
No. of EWS houses:	1704
Whether Cities are approved under HFA	Yes
Appraisal by SLAC & Date	Yes, Date is not mentioned
Approval by SLSMC & Date	Yes, 26.04.2016
State Level Nodal Agency (SLNA)	SUDA
Implementation Agency	C & DS, UP Jal Nigam

#### B. Additional information provided by State:

- Demand assessment is under progress. Tenders for demand assessment are to be floated in May 2016.
- The proposed projects are under State Govt. EWS housing programme called ASARA. The State has proposed dove-tailing of funds with Affordable Housing in

Partnership (AHP) component of PMAY. The construction work in these projects has already started.
<ul style="list-style-type: none"> <li>The dwelling unit will be allotted to the beneficiary free of cost whose annual income is up-to Rs. 60,000 per annum. Provision of State share has already been made in the Budget.</li> </ul>
<ul style="list-style-type: none"> <li>The Layout plan of dwelling units is standardised under ASARA. The proposed dwelling unit consists one Room of 9 sq mt, Kitchen, Water Closet, Bathroom and Balcony/ Verandah. The carpet area of the dwelling unit is about 17 sq mt.</li> </ul>

**C. CSMC Observations:**

(i) The construction work of proposed projects should have started after the launch of the PMAY(U) Mission.
(ii) The committee observed that being a single room dwelling unit, the design of the house has issues of privacy and does not provide adequate recourse to decongested living. The State may consider re-design of the layout plan after conforming to NBC norms. Further, PMAY (U) intends to provide houses to eligible beneficiaries whose annual income could be up to Rs. 3 lakhs for all verticals other than CLSS. Hence, such beneficiaries may also be addressed by the State.

**D. CSMC Decision:**

In view of the above, the CSMC requested the State government to resubmit the projects after carrying out necessary modifications so as to ensure that the building plans conforms to scheme guidelines and NBC norms.

**4.6 MAHARASHTRA**

<b>Central Assistance for 1 ISSR, 2 BLC and 49 AHP projects submitted by State of Maharashtra</b>
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**A. Basic Information:**

The proposal considered by CSMC was for the Central Assistance for 1 ISSR, 2 BLC and 49 AHP projects submitted by State government of Maharashtra under PMAY-HFA (Urban) the details of which are as under:

State:	Maharashtra
Component:	ISSR, BLC and AHP

No. of Projects:	ISSR – 01 BLC – 02 AHP – 49
No. of Cities:	ISSR – 01 BLC – 02 AHP – 23
Total Project cost	ISSR – Rs. 398.06 Crore (Per unit cost- Rs. 8.41 Lakhs) BLC – Rs. 340.38 Crore (Per unit cost- Rs. 4.50 Lakhs to Rs. 5.04 Lakhs) AHP – Rs. 12378.14 Crore (Per unit cost- Rs. 7.47 Lakhs to Rs. 18.43 Lakhs)
Central Share	ISSR – Rs. 46.85 Crore BLC – Rs. 114.57 Crore AHP – Rs. 1663.35 Crore
State Share	ISSR – Rs. 46.85 Crore BLC – Rs. 27.22 Crore AHP – Rs. 1109.00 Crore
ULB Share	ISSR – Rs. 244.68 Crore (PPP + VGF/FSI) BLC – Nil AHP – Nil
Beneficiary Contribution	ISSR – Rs. 59.68 Crore BLC – Rs. 272.34 Crore AHP – Rs. 9604.53 Crore
Amount of 1st Instalment requested	ISSR – Rs. 18.74 Crore BLC – Rs. 45.83 Crore AHP – Rs. 665.34 Crore
Total No. of DUs proposed	ISSR – 4,685 BLC (New Construction) – 7,399 BLC (Enhancement) – 388 AHP – 1,53,756
No. of EWS houses:	ISSR – 4,685 BLC (New Construction) – 7,399

	BLC (Enhancement) – 388 AHP –1,10,900
Whether Cities are approved under HFA	No. In respect of 4 AHP projects, the locations is out of the approved statutory towns.
Appraisal by SLAC & Date	SLAC is not formed
Approval by SLSMC & Date	Yes, 02/03/2016 and 16/03/2016
State Level Nodal Agency	MHADA
Implementation Agency	MHADA, Amravati Municipal Corporation, Akola Municipal Corporation

**B. Additional Information provided by the State:**

<ul style="list-style-type: none"> <li>• Demand assessment is under progress and is likely to be completed by 30<sup>th</sup> September, 2016. For 1 ISSR project at Solapur town, 4685 houses have been demanded. For 2 BLC projects at Akola and Amaravati, 7399 houses have been demanded for construction. Under 52 AHP projects, 1,10,900 houses have been demanded.</li> </ul>
<ul style="list-style-type: none"> <li>• State government has allocated a sum of Rs. 4,000 Crore in the State budget. The State representative assured to submit the copy of G.R. regarding the same.</li> </ul>
<ul style="list-style-type: none"> <li>• Under Slum Act of Maharashtra, 1971, the State has power to acquire encroached private land for the purpose of redevelopment and, therefore, the State government will be acquiring private lands in the Solapur ISSR project.</li> </ul>
<ul style="list-style-type: none"> <li>• The following information was provided regarding <b>Solapur ISSR</b> project: <ul style="list-style-type: none"> <li>○ the houses would be provided on a 30 years lease basis to the beneficiaries; and the beneficiary would not be allowed to transfer the lease agreement for the house for a lock-in period of 10 years from allotment.</li> <li>○ beneficiary share would be Rs. 1.28 lakhs per house.</li> <li>○ 30% of the beneficiary contribution would be collected in advance.</li> <li>○ State share would be Rs. 1 lakh per house.</li> <li>○ the project is part of the Smart City plan of the city, and Viability Gap Funding for the project would be secured through Smart City fund.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• regarding BLC project of <b>Amaravati</b>, following additional information was provided <ul style="list-style-type: none"> <li>○ the demand assessment for PMAY in Amaravati was conducted online. Till date about 52,000 applications (under different verticals of PMAY) have been received.</li> </ul> </li> </ul>



<ul style="list-style-type: none"> <li>○ It was clarified that the State has not approved any design as deemed layout. The design of each individual house would be different based on the site conditions and preference of the owners. To facilitate approval of the house designs from ULB, the State has signed Memorandum of Agreement (MoA) with 10 to 12 Architects in the city.</li> </ul>
<ul style="list-style-type: none"> <li>● The State representatives made a detailed presentation on the <b>AHP project in Solapur</b> for 30,000 beneficiaries of <b>Raynagar Co-operative Housing Federation</b>. The following points were discussed: <ul style="list-style-type: none"> <li>○ The Federation has past experience of undertaking construction of 12,000 houses</li> <li>○ The houses are proposed to be developed using precast technology for faster implementation.</li> <li>○ The recycled water from Sewage Treatment Plant is proposed to be used for flushing and gardening. Further, Rainwater harvesting has been proposed.</li> <li>○ For the design of the house, wind direction and sun path analysis has been conducted, and accordingly a climatological design is proposed for houses.</li> <li>○ Apart from Rs. 1.5 lakhs as Central Assistance, the State shall provide Rs. 1 lakh per house. Beneficiary contribution would be Rs. 2.75 lakhs, out of which Rs. 50,000/- will be in cash and Rs. 2.25 lakhs would be in the form of bank loan.</li> <li>○ 4 housing finance institutions- Tata Capital, Union Bank of India, GRUH finance and Micro Housing Finance Corporation have provided consent for extending housing loans to the beneficiaries.</li> <li>○ Phase-wise implementation of the project is proposed, with delivery of 20,000 houses by December, 2018.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● With regard to 14 AHP projects within <b>MMRDA area</b> to be implemented by <b>MHADA</b>, following points were noted: <ul style="list-style-type: none"> <li>○ The projects are proposed on State Government land, and all are greenfield projects</li> <li>○ The beneficiary selection would be done online through lottery system</li> </ul> </li> </ul>

### C. CSMC Observations:

<p>(i) CSMC expressed a serious concern regarding non-occupancy of 53,651 (28,100 houses under BSUP and 25,551 houses under IHSDP) JNNURM houses in Maharashtra. The State government must submit a strategy for physical completion</p>
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and occupancy of JNNURM houses.

(ii) With respect to **Solapur ISSR** project:

- Final beneficiary list needs to be submitted
- Consent letter for the relocation of beneficiaries needs to be obtained
- RFP for Developer selection should contain a condition to ensure transit accomodation to beneficiaries

(iii) Regarding **BLC projects of Amaravati and Akola**, following points were discussed:

- Consideration of Enhancement proposal in the BLC in Akola is deferred.
- State to furnish beneficiary details validated with SECC data
- State must follow DBT mode for transfer of funds to beneficiaries
- State must ensure geo-tagging of photographs to monitor progress of the house construction before release of each instalment to the beneficiaries

(iv) With respect to **AHP project of Solapur**, the following concerns were raised by the CSMC and the State was asked to further develop the Institutional Structure and Business Model, and to resubmit the project:

- The project site falls in the fringe area of the city, hence, assistance under AMRUT for developing infrastructure, as assumed in the proposal, may not be available. Hence, funding for developing physical and social infrastructure may need to be ensured.
- Since the Raynagar Co-operative Housing Federation is not a public agency, a framework of Affordable Housing in Partnership is necessary to be put in place. The institutional arrangement between the State/ Development Authority/ ULB and the private entity would need to be formally in place. An SPV or similar structure responsible for anchoring the project implementation with adequate representation from State owned agency so as to have effective administrative and financial control mechanism in place, could be explored. The State needs to firm up its role and responsibility in such project initiatives.
- representative of National Co-operative Housing Federation informed that only a State Level Co-operative Federation can borrow funds for projects, and Raynagar housing federation not being a State level entity, the federation may not be able to borrow funds for the project.
- an Arbitration and Dispute Resolution (ADR) committee needs to be formed

to address the disputes, if any.

- representative of NHB highlighted that extending credit/ finance to Co-operative Housing Federations is an issue because of concerns based on past lendings.
- the record of rights for the land may need to be updated, and the land will have to be transferred to the Implementation Agency/SPV.

- (v) CSMC observed that DPRs have not been appraised by SLAC. The State representative was advised to have the DPRs appraised by duly constituted SLAC and get the proposals ratified by SLSMC. It was also advised that MHADA being the technical agency which had prepared the DPRs, should not be part of the SLAC to avoid conflict of interest.

#### **D. CSMC Decisions:**

In view of the above, the CSMC:

- (i) accorded 'in-principal' acceptance to Central assistance of Rs. 110.99 crore for two projects under BLC for construction of 7,399 houses in EWS category, Central assistance of Rs. 929.19 crore for 14 projects from MMRDA area under AHP for construction of 61,946 houses in EWS category and Central assistance amounting to Rs. 23.56 crore for one project under ISSR for construction of 2,356 houses in EWS category, as per **Annexure IV**.
- (ii) recommended that release of the first instalment of Central share Rs. 44.39 Crore (40% of Central assistance) for two BLC projects shall be subject to on-site verification of beneficiaries by HUDCO and compliance to para 4.6(C)(v).
- (iii) recommended that release of the first instalment of Central share of Rs. 371.68 crore (40% of Central assistance) for 14 AHP projects shall be subject to compliance to para 4.6(C)(v).
- (iv) directed that the release of Central assistance amounting to Rs. 9.42 crore (40% of Central assistance) for one ISSR project would be upon selection of Developer by the State government for the project, furnishing of finalized beneficiary list and compliance to para 4.6(C)(v).
- (v) suggested that the AHP project of Solapur may be reformulated on the lines discussed in the meeting and brought out in para 4.6 (C) (iv), and bring up a comprehensive proposal detailing the institutional arrangement, which should

also, interalia, clearly delineate the role of the State government, development authority, oversight and monitoring mechanisms as well as the fund flow envisaged.

- (vi) deferred the agenda for considering Central assistance for EWS houses proposed for 'enhancement' under BLC component of the Mission at Akola.
- (vii) deferred the agenda for considering Central assistance for EWS houses proposed under AHP component of the Mission from towns other than MMRDA area.

#### **4.8 Presentation on SECC**

After taking up the proposed agenda, Chairperson requested Economic Advisor (MoHUPA) to briefly present the details regarding Socio-Economic and Caste Census (SECC-2011) (Urban-provisional) to enable the States to align the requisite data required under the Beneficiary-led House Construction component under the PMAY (Urban) Mission as envisaged in paragraph 7.2 of the scheme guidelines. The States were requested to match the beneficiary details collected by them with the SECC data, and mention the AHL TIN (Abridged House List- Temporary Identification Number) having 29 characters composed of concatenated values of code under the column titled 'ahl\_tin' for purpose of identifying beneficiaries under BLC component of PMAY (U).

### **5. Discussion on CLSS**

5.1 Joint Secretary (Housing) emphasized the importance of CLSS component within PMAY Scheme to all the representatives of the States and requested them to facilitate and put in place an institutional arrangement between the PLIs and potential beneficiaries.

5.2 The following issues were discussed with the State Governments.

#### **i. Jammu and Kashmir**

The representatives of Jammu and Kashmir were apprised that sanction of subsidy under CLSS component is to be fast tracked in the State, since only a few proposals have been sanctioned. The State representative assured to proactively pursue the matter, both, with potential beneficiaries as well as the PLIs. NHB was advised to interact with the State for dissemination of guidelines through a workshop on CLSS.

## **ii. Punjab**

The representative of Punjab informed that the State Housing Policy has incorporated CLSS component for which land is being contributed by the State. As per the terms of the policy, State Government is proceeding to issue an advertisement by first week of May 2016 inviting applications from eligible beneficiaries in select cities.

5.3 Joint Secretary (Housing) advised all the State representatives are also to engage with Central Nodal Agencies to propagate CLSS in their respective States, so that the potential beneficiaries under CLSS identified by demand assessment process are followed up in a focused manner.

## **6. MIS Data Entry**

PMAY MIS has been developed wherein States and ULBs are required to enter project-wise beneficiary details. CSMC requested the States to ensure uploading of project information and beneficiary details in the MIS. All ULBs are requested to start mapping the fund disbursement on Public Finance Management System (PFMS) portal.

## **7. Other Important Observations:**

The following observations were made regarding project proposals under PMAY (U). States should take note of the observations of CSMC and take further action accordingly:

- A. States/UTs must complete Demand assessment within June 2016 as well as and Housing for All- Plan of Action (HFAPoA).
- B. CSMC requested the State governments to expedite implementation of mandatory reform conditions so as to complete within 2016 to meet Mission Goals.
- C. All approvals by CSMC are subject to adherence to PMAY (U) guidelines.
- D. States/UTs must submit a strategy for physical completion and occupancy of JNNURM/RAY houses.
- E. The States were asked to ensure compliance to the following:
  - a. Physical Planning issues:

- i. Beneficiary list must include AHL-TIN wherever available.
  - ii. Project land must be litigation free.
  - iii. Building plan proposed by the States must adhere to minimum standards prescribed by IS:8888 (1993).
  - iv. It is the responsibility of the States/UTs to ensure Water, Electricity & Toilets in all the houses being constructed under PMAY (U).
  - v. Physical & Social infrastructure must be made available to the beneficiaries in case it is not already available in the vicinity.
- b. Financing issues:
- i. DPRs must include clear financing plan for the project including transition costs, infrastructure costs, etc.
  - ii. Sanction Order of the State share (if applicable) to be submitted before Central assistance is released for the projects.
  - iii. States should endeavour to ensure convergence with other Central Programmes especially AMRUT, Swachh Bharat Abhiyan, Pradhan Mantri Jan Dhan Yojana, Pradhan Mantri Ujjwala Yojana, Ujwal Bharat and Grid-Connected Rooftop and Small Solar Power Plants Programme.
- c. Administrative issues:
- i. States should ensure de-notification of slums after In-Situ Redevelopment.
  - ii. In case of untenable slums, States must present their strategy to ensure that the land does not become vulnerable to squatting after relocation.
  - iii. House ownership to be made in favour of women or for joint ownership.
  - iv. Preference must be given to senior citizens, physically disabled & transgender as per scheme guidelines.



- v. DPRs must be appraised by SLAC before SLSMC approval, and SLSMC minutes must mention compliance to SLAC observations.

The meeting ended with a vote of thanks to the Chair.

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## List of Participants

**Ministries**

1 Dr. N. Chatterjee, Secretary (HUPA)	M/o HUPA, in Chair
2 Shri Rajeev Ranjan Mishra, JS(Housing)	M/o HUPA
3 Shri Amrit Abhijat, JS(HFA)	M/o HUPA
4 Ms. Jhanjha Tripathi, JS&FA	M/o HUPA
5 Shri R.S. Singh, Director (HFA-I)	M/o HUPA
6 Shri B.M. Agarwal, Director (HFA-V)	M/o HUPA
7 Shri S.C. Jana, Dy. Secretary (HFA-III)	M/o HUPA
8 Shri S.K. Valiathan, Dy. Secy (HFA-IV)	M/o HUPA
9 Shri Shyam Dubey, CCA	M/o HUPA
10 Ms. Preeti Pant, Director, NHM,	MoHFW
11 Shri Umraw Singh, AEA, NBO	M/o HUPA
12 Shri G. Ravinder, Dy.Secy	M/o UD
13 Shri Devendra Yadav, Dy.Secy	M/o Minority Affairs
14 Dr. Shikalli M. Chouhan,	Dept of Expenditure
15 Shri A.A. Rao, ADG, Media	M/o HUPA
16 Shri Rajiv Sharma, US	D/o Financial Services
18 Shri Ajit Kumar, US(SC-IIIA)	M/o UD

**State Government**

1 Shri Ram Pal Sharma, Secretary, J&K Housing Board	Govt of J&K
2 Shri RC Sharma, SLTC Expert	Govt of J&K
Shri Shree Prakash Singh, Secy, Dept of Poverty Alleviation & Urban Development	Govt of UP
4 Shri Shailendra Kumar Singh, Director, SUDA	Govt of UP
Shri Anil Kumar Garg, Chief Administrator, Bathinda	
5 Development Authority	Govt of Punjab
6 Shri N.K Deshmukh, MD,	Govt of Maharashtra
7 Shri L. Sanjay R., Chief Engineer, MHADA	Govt of Maharashtra
8 Shri Sunil Kansal, SE(HQ), PUDA	Govt of Punjab
9 Shri Zorammuana, Director, UD Dept	Govt of Mizoram
10 Shri V.N. Kadam , Municipal Commissioner, SMC, Solapur	Govt of Maharashtra
11 Shri Kuldeep Kumar, AM, Planning	Jaipur
12 Shri A.K. Parwar, GM, CDS,	Govt of UP
13 Shri A.S. Chander, Program Officer, SUDA	Govt of UP
14 Shri Yogesh Aditya, SUDA	Govt of UP
15 Shri Amol Mehra, MHADA	Govt of Maharashtra
16 Shri N.P. Shithi, Ex. Eng, MHADA	Govt of Maharashtra
17 Shri Ashok Waman Kakade, Addn Coll, & CO Pune Board	Govt of Maharashtra
18 Shri A. Manish S. Bhatada, Consultant	Govt of Maharashtra
19 Shri Ramchandra Babladkar	Govt of Maharashtra
20 Shri Dhairyashil M. Khaimpatil, Structures consultants,	Govt of Maharashtra
21 Shri Ajit Banker, Engg Expert	Govt of Maharashtra
22 Shri Nalini kalburgi, Chairman, RAY Nagar	Govt of Maharashtra
23 Shri D.K. Thungon, UPO, UD&H ousing	Govt of AP
24 Shri T. Mosa, UPO	Govt of AP
25 Shri L.B. Uyala, RAY Nagar, Consultant	Govt of Maharashtra
26 Md. Yusuf Shaikh (major) Secy, RAY Nagar Federation	Govt of Maharashtra
27 Ar Manish S Bhatado , Consultant	Akola

## **HUDCO/BMTPC/NHB/HPL/NCHF**

1 Shri Rajesh Goel, CMD	HPL
2 Shri N.S. Mehara, MD i/c	NDHF
3 Shri Shailesh Kumar Agarwal, ED	BMTPC
4 Shri Pankaj Gupta, Dy. Chief(I&D)	BMTPC
5 Ms. Usha mahavir, GM(Projects)	HUDCO
6 Shri V. Rajan, General Manager	NHB
7 Ms. Radha Roy, DGM	HUDCO

## **Project Management/Support Team**

1 Shri Anjana Madhavan, Acting Coordinator, PMU	PMU
2 Dr. Khatibullah Sheikh, Lead Planner	PMU
3 Shri Krupal Bhavsar, Urban Planner	PMU
4 Shri Arekh Kapoor, Policy & Programme support	PMU
5 Ms. Shikha Chopra, MIS Specialist	PMU
6 Ms. Nitika krishan, Lead Affordable Housing & Urban Specialist	PMU

## Salient details of 2 BLC projects of Jammu Kashmir

Annexure II

Figures (Rs. In Lakhs)

S.No	City	Project Name	Total Project Cost	No. of EWS Houses	Gol Grant (@ 1.5 lakh/DU)	State Share	Implementation Agency share	Beneficiary Share	1st Installemnt (40% of Gol Share)
1	Baramulla	DPR under Beneficiary led Individual Construction & Enhancement Under PMAY	229.24	83	124.50	13.83	0.00	90.91	49.80
2	Udhampur	DPR under Beneficiary led Individual Construction & Enhancement Under PMAY	389.43	141	211.50	23.50	0.00	154.44	84.60
<b>Total</b>			<b>618.67</b>	<b>224</b>	<b>336.00</b>	<b>37.33</b>	<b>0.00</b>	<b>245.35</b>	<b>134.40</b>



Salient Details of 1 Project under In-situ Redevelopment in Punjab

Annexure III

Figures (Rs. In Lakhs)

S.No	City	Project Name	Total Project Cost	No. of EWS hosues	Gol Grant (@ 1 lakh/DU)	State Share	Implementation Agency share	Beneficiary Share	1st Installemnt (40% of Gol Share)
1	Bhatinda	DPR for Slum Redevelopment under PMAY (U)- Housing for All	5663.91	1280	1280.00	9967.98	0.00	640.00	512.00
<b>Total</b>			<b>5663.91</b>	<b>1280</b>	<b>1280.00</b>	<b>9967.98</b>	<b>0.00</b>	<b>640.00</b>	<b>512.00</b>



Sr. No.	City	Project Name	Total Project Cost (Rs. Lakhs)	No. of Eligible EWS Beneficiaries	Gov share (Rs. Lakhs)	State share (Rs. Lakhs)	Implementation Agency Share (Rs. Lakhs)	Beneficiary Share (Rs. Lakhs)	1st Installment of Central Assistance (@40%) (Rs. Lakhs)
11	MMR	DPR of construction of 1100 EWS houses ( Total project EWS 1100 + LIG 492 + MIG 330 = 1922 Houses ) on Survey No.217-1A1 at Ramwadi. Pen. MMR.	18456.51	1100	1650.00	1100.00	0.00	15706.51	660.00
12	MMR	DPR of construction of 4970 EWS houses ( Total project EWS 4970 + LIG 1454 + MIG 1069 = 7493 Houses ) on Survey No.62(New), 53 at Nilaje Pada, MMR.	62864.88	4970	7455.00	4970.00	0.00	50439.88	2982.00
13	MMR	DPR of construction of 2685 EWS houses ( Total project EWS 2685 + LIG 3378 + MIG 110 = 6173 Houses ) on Survey No.135/1A, 119/1A at Rees, Tal. Khalapur, Dist. Raygad. MMR.	44063.25	2685	4027.50	2695.00	0.00	37325.75	1611.00
14	MMR	DPR of construction of 660 EWS houses ( Total project EWS 660 Houses ) on Survey No.86 at Kelawali, MMR.	11241.14	660	990.00	660.00	0.00	9591.14	396.00
<b>Total (AHP)</b>			<b>838537.92</b>	<b>61946</b>	<b>92919.00</b>	<b>61956.00</b>	<b>0</b>	<b>683647.92</b>	<b>37167.60</b>
<b>BLC</b>									
1	Akola	DPR of Construction of 1241 EWS and 388 VAMBAY enhancement at Shivsena Vasahat, New Gurudev Nagar & Mata Nagar, Akola	5245.39	1241	1861.50	1241.00	92.60	2050.29	744.60
2	Amravati	DPR of Construction of 6158 EWS houses in zone 5 of Amaravati	27772.5	6158	9237.00	1241.50	0.00	24669.50	3694.80
<b>Total (BLC)</b>			<b>33017.89</b>	<b>7399</b>	<b>11098.50</b>	<b>2482.50</b>	<b>92.60</b>	<b>26719.79</b>	<b>4439.40</b>
<b>ISSR</b>									
1	Solapur	Insitu redevelopment of 19 slums coming in restrofitting area of smart city using land as resource	19829.39	2356	2356.00	2356.00	12142.98	2974.41	942.40
<b>Total ( In-situ)</b>			<b>19829.39</b>	<b>2356</b>	<b>2356.00</b>	<b>2356.00</b>	<b>12142.98</b>	<b>2974.41</b>	<b>942.40</b>
<b>Total</b>			<b>891385.20</b>	<b>71701</b>	<b>106373.50</b>	<b>66794.50</b>	<b>12235.58</b>	<b>713342.12</b>	<b>42549.40</b>



Sr. No.	City	Project Name	Total Project Cost (Rs. Lakhs)	No. of Eligible EWS Beneficiaries	Gol share (Rs. Lakhs)	State share (Rs. Lakhs)	Implementation Agency Share (Rs. Lakhs)	Beneficiary Share (Rs. Lakhs)	1st Installment of Central Assistance (@40%) (Rs. Lakhs)
<b>AHP</b>									
1	Virar	DPR of construction of 3969 EWS houses ( Total project EWS 3969 + LIG 988 + MIG 985 = 5942 Houses ) on Survey No.392/A1 at Bolinj, Virar.	41644.74	3969	5953.50	3969.00	0.00	31722.24	2381.40
2	Virar	DPR of construction of 1012 EWS houses ( Total project EWS 1012 + LIG 412 + MIG 219 = 1643 Houses ) on Survey No.411/1A at Bolinj, Virar.	10699.07	1012	1518.00	1012.00	0.00	8169.07	607.20
3	Thane	DPR of construction of 1804 EWS houses ( Total project EWS 1804 + LIG 492 + MIG 305 = 2601 Houses ) on Survey No.13 at Bhandarli, Thane, MMR.	20488.49	1804	2706.00	1804.00	0.00	15978.49	1082.40
4	Thane	DPR of construction of 3822 EWS houses ( Total project EWS 3822 + LIG 1044 + MIG 220 = 5086 Houses ) on Survey No.157/1 at Gotheagar, Thane, MMR.	45046.4	3822	5733.00	3822.00	0.00	35491.40	2293.20
5	Kalyan	DPR of construction of 1148 EWS houses ( Total project EWS 1148 + LIG 820 + MIG 605 = 1573 Houses ) on Survey No.27 at Barave, Kalyan, MMR.	43869.33	1148	1722.00	1148.00	0.00	40999.33	688.80
6	Kalyan	DPR of construction of 6368 EWS houses ( Total project EWS 6368 + LIG 3460 + MIG 630 = 10458 Houses ) on Survey No.162 at Khoni, Kalyan, MMR.	75743.48	6368	9552.00	6368.00	0.00	59823.48	3820.80
7	MMR	DPR of construction of 1536 EWS houses ( Total project EWS 1536 + LIG 576 + MIG 220 = 2332 Houses ) on Survey No.5 at Wave, MMR.	19998.91	1536	2304.00	1536.00	0.00	16158.91	921.60
8	Kalyan	DPR of construction of 22862 EWS houses ( Total project EWS 22862 + LIG 8644 + MIG 3512 = 35018 Houses ) on Survey No.86, 95, 133 at Shirdhon, MMR.	280984.16	22862	34293.00	22862.00	0.00	223829.16	13717.20
9	MMR	DPR of construction of 3630 EWS houses ( Total project EWS 3630 + LIG 1148 + MIG 1485 = 6263 Houses ) on Survey No.209 at Juchandra, Palghar, MMR.	54130.67	3630	5445.00	3630.00	0.00	45055.67	2178.00
10	Thane	DPR of construction of 6380 EWS houses ( Total project EWS 6380 + LIG 2624 + MIG 1760 = 10764 Houses ) on Survey No.80, 81 at Bhandarli, Thane, MMR.	109306.89	6380	9570.00	6380.00	0.00	93356.89	3828.00