



**GOVERNMENT OF KARNATAKA**  
**DIRECTORATE OF MUNICIPAL ADMINISTRATION**  
**STATE LEVEL NODAL AGENCY**

**HOUSING FOR ALL-2022**

**CSMC MEETING**

**Venue: NBO, MIS Centre Room No 120 Nirman Bhavan New Delhi.**

**Date: 22<sup>th</sup> November, 2016**

**Time: 11.00 AM**

# HOUSING FOR ALL

- Gol launched HFA Mission on 25.06.2015
- Cabinet accorded approval for implementation of HFA by dovetailing with Vajapayee & Ambedkar scheme on 16.12.2016.
- State has signed MoA with Gol on 17.12.2015
- Gol has accorded approval for inclusion of 214 cities under HFA.
- A proposal has been submitted to GoK seeking approval for inclusion of newly upgraded 57 cities.
  - ***Approval of Cabinet is awaited.***
- State has identified DMA as SLNA.
- State has constituted SLSMC/SLAC/DLCCMC Committees/ City Level Missions.

# HOUSING FOR ALL

- State fixed income Criteria as follows:
  - BPL - Upto Rs. 87000 p.a.
  - EWS - Rs. 87000 to Rs. 3.00 lakh p.a
  - LIG - Rs. 3.00 to 6.00 lakh p.a
- Concerned departments are nominated as Designated Agencies.

Sl. No	Components	Designated Agency	Remarks
1.	In-situ Redevelopment using land as resource	KSDB	Designated Agencies will be responsible for preparation of DPR and Implementation of the same in co-ordination with different IAs.
2.	AHP	KHB	
3.	BLC	RGRHCL	
4.	CLSS	HUDCO/NHB	

## STATE FUNDING

(Rs. in Lakhs)

Sl. No.	Vertical	Sharing Pattern	
		GoI	GoK
1	In-situ Slum Redevelopment	1.0	1.2 for General 1.8 for SC/ST (Converged with VVY & ANY)
2	BLC	1.5	
3	AHP	1.5	
4	CLSS	Rs. 6.00 lakh loan with interest subsidy @ 6.5% for max. of 15 years	

- State identified following department as IAs:

RGRHCL, KSDB, KHB, ULBs, UDAs, Central Government Departments, Department of Commerce and Industries, Labour Department, KSHDCL, KPHCL, Nirmithi Kendra, private entrepreneur etc,

# IMPLEMENTATION OF PROJECTS APPROVED BY 7<sup>TH</sup> CSMC:

- 7th CSMC approved 21 projects
- GoI has released 1st inst of its share Rs. 9913.20 lakh.
- Release of 1<sup>st</sup> inst from GoK is under process.

(Rs. In lakh)

No. of Cities	No .of Projects	Total DUs	Project Cost	GoI share	GoK Share	Ben. Share	ULB share	GoI releases
15	21	16522	87231.85	24783.00	28911.00	8027.77	25510.08	9913.20

Name of IA	No. of projects	Present Status
KSDB : 20 projects	9 projects	KSDB submitted tenders proposals for approval. The same is placed before SLSMC. SLSMC directed to form a Committee for scrutiny of tenders.
	8 projects	Tenders are under scrutiny
	HDMC 525 DUs	To accord admin approval, UDD sought certain details. KSDB is yet to submit
	Hassan 327 DUs	ULB is yet to consent to provide its share
	Belgavi 829 DUs	ULB gave consent. SLNA asked ULB to explain source to meet out its share
Gadag: 1 project	Gadag 229 DUs	Tenders under scrutiny

# IMPLEMENTATION OF PROJECTS APPROVED BY 11<sup>TH</sup> CSMC:

- 11<sup>th</sup> CSMC accorded approval for the following projects:

(Rs. In lakh)							
No .of Projects	Total DUs	Project Cost	Gol share	GoK Share	Ben. Share	ULB share	Gol releases
208	33961	141356.51	50941.50	49841.97	28906.86	11666.50	20376.60

- IAs have to submit compliances to 11th CSMC observations.

Name of IA	No. of DPRs /DUS	11 <sup>th</sup> CSMC Observations	Compliances
KSDB	10 DPRs 9741 Dus (AHP)	The projects need to be ratified by the SLSCM.	Complied. Gol has released 1 <sup>st</sup> Inst
Gadag	1 DPR 3630 Dus (AHP)		
Gadag	1 DPR 2240 Dus (BLC)	<ul style="list-style-type: none"> <li>Beneficiary list needs to be re-validated as it was prepared in 2010-11.</li> <li>Undertaking from beneficiaries to be taken on paying their share.</li> <li>Beneficiary data is to be collected in form 4A/4B.</li> </ul>	Yet to be complied
RGRHCL	197 DPRs 20590 Dus (BLC)		

# IMPLEMENTATION OF PROJECTS APPROVED BY 13<sup>TH</sup> CSMC:

- 13<sup>th</sup> CSMC accorded approval for the following projects:

(Rs. In lakh)						
No .of Projects	Total DUs	Project Cost	Gol share	GoK Share	Ben. Share	ULB share
21	6727	34788.87	10090.50	9268.10	8309.01	7120.60

- Release of 1<sup>st</sup> inst of Gol share is awaited.

# DPRs PENDING WITH GOI

:

(Rs. In lakh)

Name of IAs	Vertical	No. of Projects	Total DUs	Project Cost	Remarks
RGRHCL	BLC-New	2	133.00	239.40	Sindagi & Gudibande, 7B was sent to MoHUPA.
	BLC-Enh	210	23364	42055.20	
	<b>Total</b>	<b>212</b>	<b>23497</b>	<b>42294.60</b>	



# DPRs PENDING WITH GOI

11 <sup>th</sup> CSMC Observations on pending DPRs	Compliances						
<ul style="list-style-type: none"> <li>The HUDCO team could not locate the projects site or any existing units</li> </ul>	<p>MoHUPA Officer visited Gowribidanuru project for site verification on 08.09.2016.</p>						
<ul style="list-style-type: none"> <li>Beneficiary list with unique Ids in English to be provided.</li> </ul>	<p>Yet to be complied by RGRHCL.</p>						
<ul style="list-style-type: none"> <li>HUDCO to submit site scrutiny report to MoHUPA regarding 210 projects/23364 DUs under BLC-Enh.</li> </ul>	<p>RGRHCL is requested to facilitate site scrutiny of HUDCO for the said projects.</p>						
<ul style="list-style-type: none"> <li>For BLC projects, DPRs should include : <table border="1" data-bbox="96 756 884 921"> <tr> <td>Standardized building layouts</td> <td>Beneficiary list</td> </tr> <tr> <td>Financial worksheet</td> <td>Land ownership details</td> </tr> <tr> <td>Status of infrastructure</td> <td></td> </tr> </table> </li> <li>5 DPRs to be submitted to the Ministry for scrutiny.</li> </ul>	Standardized building layouts	Beneficiary list	Financial worksheet	Land ownership details	Status of infrastructure		<p>Gadag (2240 Dus- soft copy), Gajendraghada, Gowribidanuru, Kalaburagi, Raichuru DPRs were submitted to HUDCO. HUDCO visited Kalaburagi Gajendraghada Gadag</p>
Standardized building layouts	Beneficiary list						
Financial worksheet	Land ownership details						
Status of infrastructure							
<ul style="list-style-type: none"> <li>The State to preferably use standardized layouts conforming to NBC norms</li> </ul>	<p>IAs to comply</p>						
<ul style="list-style-type: none"> <li>In case of AHP projects where beneficiaries are resettled in the same plot, provision of transit housing must be provided</li> </ul>	<p>There is no additional funding from State towards transit accommodation. KSDB/ Gadag ULB may on arrange their own fund or motivate beneficiaries to make arrangements.</p>						

# IMPLEMENTATION OF CLSS SCHEME

Target & achievement under CLSS:

<b>Target 2016-17</b>	<b>No. of beneficiaries identified</b>	<b>No of applications received</b>	<b>No of Application forwarded to bank</b>	<b>No of beneficiaries availed the loan</b>	<b>Loan amount sanctioned</b>
15000	5603	4509	3396	410	Rs. 1788.00 lakh

# IMPLEMENTATION OF REFORMS:

Sl.No	Reform	Nodal Agency	Time Line
1	States/UTs to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.	Revenue Dept	2018-19
2	States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing.	DTCP (UDD)/ Revenue Dept	2017-18
3	A System should be put in place to ensure single-window, time bound clearance for layout approval and building permissions at ULB level.	UDD	2016-17
4	States/UTs shall adopt the approach of deemed building permission and layout approval on the basis of pre-approved layouts and building plans for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.	UDD	2017-18
5	States/UTs would either legislate or amend existing rental laws on the lines of model Tenancy Act being prepared by Ministry.	Revenue Dept	2018-19
6	States/UTs shall provide additional FAR/FSI/TDR and relaxed density norms for slum redevelopment and low cost housing, if required.	DTCP (UDD)	2018-19

- Action has been initiated to implement these reforms at the earliest.

# STATUS OF SLTC, CLTC, TPIMA UNDER HFA

Support Unit	No. of Sanctioned positions -HFA	No. of professionals working	Present Status
SLTC	1 Unit with 10 experts	5	• Existing RAY-SLTC/CLTC are restructured as per HFA guidelines/2 <sup>nd</sup> SLSMC.
CLTC	12 Units with 52 experts	8 Units with 19 experts	
<b>Total</b>	<b>62 experts</b>	<b>22</b>	

- Capacity building plan was submitted to MoHUPA for approval.
- Release of 1<sup>st</sup> inst is awaited.

## TPIMA:

- Appointment of TPIMA for approved projects is under process.

# PENDING ISSUES WITH GOI

- Capacity building plan is submitted to GoI, approval is awaited.
- MOHUPA is requested to release zone wise funds towards preparation of HFAPoA.
- SLNA sought clarification of A&OE charges.
- SLNA requested to provide relaxation on 250 DUs under AHP

# Demand Survey:

- KSDB is conducting doorstep enumeration in slum areas
- ULBs is utilizing SECC data to conduct survey in the non slum area. However, fresh application are also invited.
- Hon'ble UD & DMA Minister, 2nd SLSMC approved for strategy.
- Cut off date fixed by State -30.052016
- The State has issued circular on 17.06.2016.
  
- Survey is being conducted in 214 cities. However, it is also being conducted in recently upgraded cities (57 Nos.)
- The survey is in the fast track mode.
- ULBs are entering the data in the MIS-PMAY.
  
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No of HH surveyed	No of HH details uploaded in the website
8.80	5.27



# An overview of implementation of RAY in the State

# PHYSICAL PROGRESS (As on end of Oct 2016)

Sl. No	City	No. of DUs Approved	No. of Slums covered	Configuration	In-situ/Relocation	No. of DUs yet to start	No. of DUs under progress	No. of DUs Completed	No. of DUs occupied	Likely date of Completion
1	Bangalore	900	1	G+4	Relocation	660	240	0	0	Mar 2017
2	Bangalore	1353	8	GF	In-situ	180	713	460	620	Dec 2016
3	Bangalore	668	2	GF & G+4	In-situ	140	364	164	330	Mar 2017
4	Bangalore	666	1	GF	In-situ	242	125	299	75	Mar 2017
5	Bangalore	1562	7	GF & G+3	In-situ	403	430	729	188	Mar 2017
6	Bangalore	1614	7	GF & G+3	In-situ	261	623	730	475	Mar 2017
7	Belgaum	1044	7	GF & G+3	In-situ	805	0	239	0	Mar 2017
8	Chitradurga	1563	8	GF	In-situ	347	777	439	647	Mar 2017
9	Davanagere	1169	5	GF	In-situ	454	0	715	0	Mar 2017
10	Davanagere	951	6	GF	In-situ	247	0	704	0	Mar 2017
11	Gulbarga	1024	5	G+3	Relocation	420	604	0	0	Dec 2016
12	Gulbarga	1196	7	GF	In-situ	437	295	464	295	Mar 2017
13	Gulbarga	1227	6	GF	In-situ	391	261	575	261	Mar 2017
14	HDMC	1072	5	G+3	Relocation	1072	0	0	0	Mar 2017
15	HDMC	1056	6	GF	In-situ	273	258	525	0	Mar 2017
16	Kolar	851	4	GF	In-situ	338	60	453	0	Mar 2017
17	Mandya	1335	4	G+3	Relocation	0	0	1335	0	Mar 2017
18	Mysore	116	1	G+2	In-situ	116	0	0	0	Mar 2017
19	Tumkur	1200	7	G+2	Relocation	600	600	0	0	Dec 2016
20	Tumkur	1566	6	GF	In-situ	622	677	267	442	Mar 2017
<b>Grand Total</b>		<b>22133</b>	<b>103</b>			<b>8008</b>	<b>6027</b>	<b>8098</b>	<b>3333</b>	



# FINANCIAL PROGRESS (As on end of Oct 2016)

Rs. in cr

Sl. No	City	No. of DUs Approved	Total					Releases			Financial Progress
			Project Cost	Central Share	State Share	Beneficiary Share	ULB Share	GoI share	GoK share	Total	
1	Bangalore	900	57.10	26.15	17.96	10.20	2.78	20.92	5.32	15.78	23.27
2	Bangalore	1353	64.30	30.68	18.88	14.75	0.00	23.60	5.90	17.70	32.97
3	Bangalore	668	35.77	17.06	10.50	7.26	0.95	13.13	3.28	9.84	20.04
4	Bangalore	666	36.30	17.32	10.66	7.24	1.08	13.32	6.66	16.65	14.16
5	Bangalore	1562	84.60	40.36	24.84	16.94	2.46	31.05	7.76	23.28	27.71
6	Bangalore	1614	87.14	41.57	25.58	17.54	2.44	31.98	15.99	39.97	32.97
7	Belgaum	1044	45.50	26.05	9.02	9.14	1.30	12.52	2.50	15.03	10.49
8	Chitradurga	1563	67.84	38.84	13.44	12.89	2.67	31.07	7.47	34.81	42.18
9	Davanagere	1169	50.98	29.18	10.10	10.39	1.30	14.03	2.81	16.84	1.88
10	Davanagere	951	41.46	23.74	8.22	8.45	1.06	11.41	2.28	13.69	2.58
11	Gulbarga	1024	55.81	26.62	16.38	10.67	2.12	20.48	10.24	30.72	38.17
12	Gulbarga	1196	65.10	31.06	19.11	12.05	2.88	23.89	5.97	17.92	24.88
13	Gulbarga	1227	65.86	31.42	19.33	12.36	2.74	12.08	8.75	20.84	24.34
14	HDMC	1072	67.67	30.66	21.63	12.44	2.94	12.26	6.44	18.70	27.93
15	HDMC	1056	57.53	27.45	16.89	11.58	1.61	10.56	5.28	15.83	16.13
16	Kolar	851	37.10	21.24	7.35	7.69	0.82	10.21	2.04	12.25	12.54
17	Mandya	1335	64.99	37.21	12.88	13.99	0.92	16.02	5.36	21.37	6.64
18	Mysore	116	6.28	3.00	1.84	1.39	0.05	2.30	0.58	1.73	3.87
19	Tumkur	1200	69.96	38.93	15.14	13.49	2.41	31.14	7.63	38.77	54.57
20	Tumkur	1566	67.99	38.92	13.47	12.92	2.67	31.14	7.48	34.88	37.35
	<b>Grand Total</b>	<b>22133</b>	1129.27	577.43	293.23	223.41	35.19	373.10	119.74	492.85	454.65

# STATUS OF TPIMA & PMC UNDER RAY

TPIMA:				Rs. In lakh
Approved Projects	Approved Cost	No. of TPIMA Pkgs	Awarded Cost	Remarks
20	112926.74	18	203.94	<ul style="list-style-type: none"> <li>• 18 agencies are functioning as TPIMA</li> <li>• MoHUPA has been requested to fund for this component.</li> <li>• MoHUPA informed that GoI will not fund.</li> <li>• Hence, a proposal has been submitted to GoK for funding.</li> </ul>

PMC				Rs. In lakh
Approved Projects	Approved Cost	No. of PMC Pkgs	Awarded Cost	Remarks
20	112926.70	5	327.02	<ul style="list-style-type: none"> <li>• 5 PMCs were appointed under RAY.</li> <li>• MoHUPA has been requested to fund for this component.</li> <li>• MoHUPA informed that GoI will not fund.</li> <li>• Hence, a proposal has been submitted to</li> </ul>

# FUND REQUIREMENT UNDER RAY

					Rs. In lakh
No. of Projects Approved	No of DUs Approved	Project Cost	GoI Share	GoI share Released	Balance to be released
20	22133	112926.77	57743.26	37310.42	20432.84

- 1<sup>st</sup> inst of 22 cancelled projects : Rs. 16087.77 lakh.
- Amount adjusted as 2<sup>nd</sup> inst for ongoing projects: Rs. 12683.08 lakh.
- Balance amount with SLNA : Rs. 3404.69 lakh

## Release of 2<sup>nd</sup> installment:

- Name of the project :Kolar 851 Dus
- 2<sup>nd</sup> inst approved: Rs. 1021.17 Lakh.
- CSMC Approval date: 27.05.2016
- Release order is pending

# RAJIV AWAS YOJANA

- KSDB has submitted UCs for following 3 under RAY.
- It is requested to approve and release 2<sup>nd</sup> inst.
- MoHUPA observed that there is shortfall releases by GoK.

Rs. In lakhs

Project Name	Project Cost	Approved GoI Share	GoI share released	Approved GoK Share (admissible)	GoK share released (admissible)	ACA Requested	Remarks
HDMC 1056 DUs	5753.21	2744.65	1055.64	1425.11	527.82	1055.64	
HDMC 1072 DUs	6766.52	3065.79	1226.31	1732.31	643.71	1201.71	Excluding O&M cost
Gulbarga 1227 DUs	6585.83	3141.87	1208.41	1631.36	875.24	1621.89	

- GoK limited its share to 25% & 15% for above 5 lakh & below 5 lakh population.
- The balance to be borne by beneficiaries & ULB.

Funding pattern													
Cities	Component	As per Guidelines				As per original Approval				As per FD/CSMC direction			
		GoI	GoK	Ben.	ULB	GoI	GoK	Ben.	ULB	GoI	GoK	Ben	ULB
Above 5 lakh	Housing	50	25	25	-	50	40	10	0	50	25	25	0
	Infra	50	25	-	25	50	50	0	0	50	25	0	25
Below 5 lakh	Housing	75	15	10	-	75	15	10	0	60	15	25	0
	Infra	75	15	-	10	75	25	0	0	60	15	0	25

- Hence, there is shortfall in GoK share.
- However, this fund will be met out of SCP & TSP funds.

# PENDING ISSUES WITH GOI

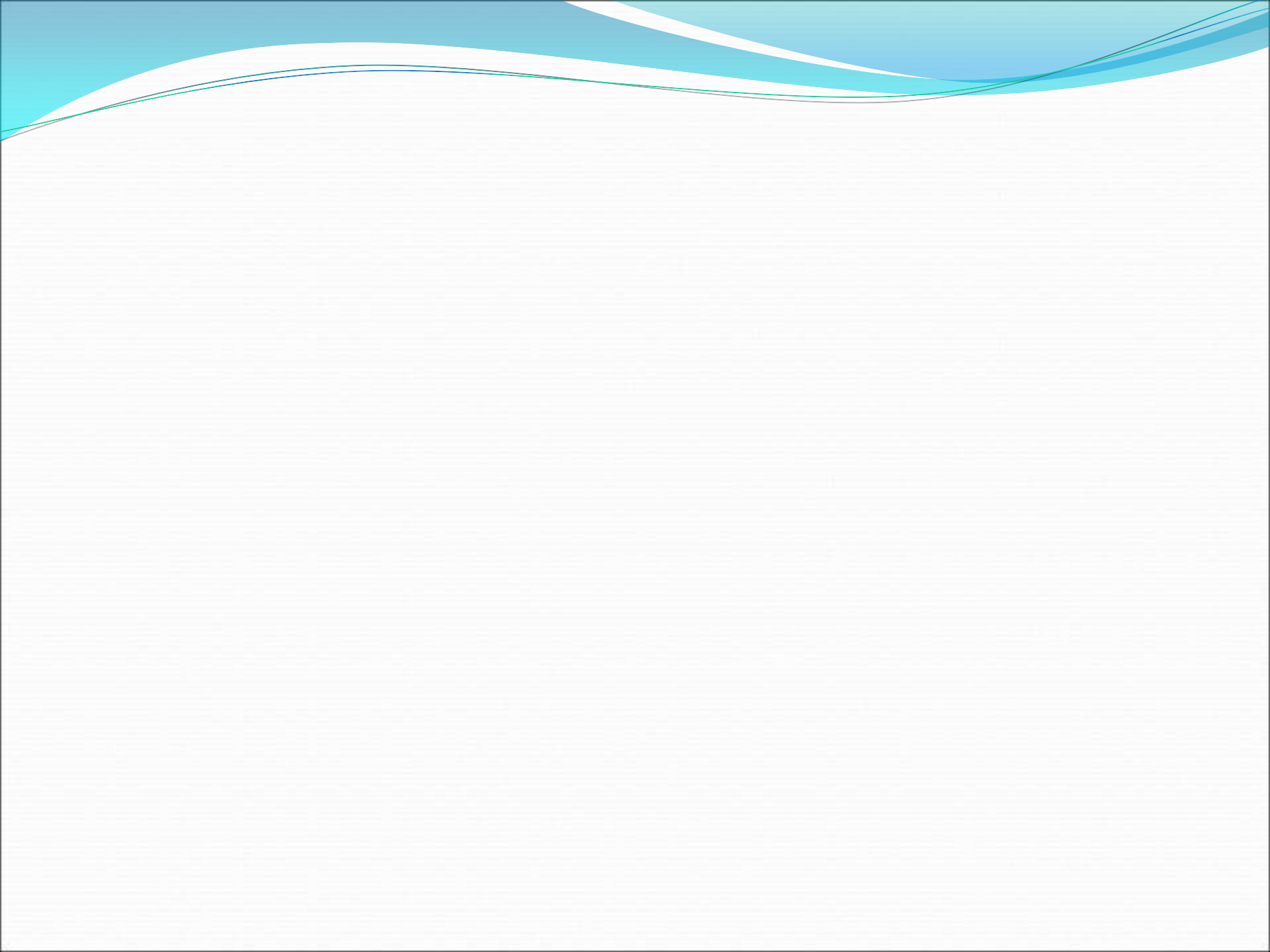
Sl.No	Subject	Particular	Letter Reference No.
1.	Approval of UCs	<p>KSDB submitted UCs</p> <ul style="list-style-type: none"> <li>• Gulbarga 1227 Dus</li> <li>• HDMC 1072 Dus</li> <li>• HDMC 1566 DUs</li> </ul>	Letter No. 12330 DMA 38 RAY 2015-16 dt: 09.08.2016
2	Approval of Revised DPRs	<p>KSDB submitted Revised DPR for</p> <ul style="list-style-type: none"> <li>• Gulbarga 1024 DUs</li> <li>• Hubli-Dharawad 1072 DUs</li> </ul>	<p>Letter No.DMA/UPA/RAY/DPR/CR-15/2013-14 dt: 23.02.2015</p> <p>Letter No.DMA/UPAC/RAY/HDMC/CR-48/2012-13 dt: 23.02.2015.</p>
3	Submission of SLTC salary	<p>1st inst. Released (GoI+GoK) : Rs. 21.60 lakh</p> <p>Amount Spent: Rs. 22.55 lakh</p>	Letter No. DMA/UPAMU/RAY/CB Plan/CR - 62/2013-14/5407, dt: 18.09.2015.
4	MCC DPR Preparation charges	Rs. 3.14 lakh is requested to release	DMA/UPAMU/RAY/DPR Charges/ 2014-15/4647 Dt: 14.10.2016
5	Approval Sought for Utilization of Interest Amount	<p>As per RAY Guidelines,</p> <p><i>Interest accrued on the unutilised funds will be adjusted as per directions issued by DoE, MOF from</i></p>	Letter No. DMA/UPAMU/RAY/CR 243/2014-15/ 8556 dated 18.09.2015

# PENDING ISSUES WITH GOI

- SLNA requested MoHUPA to fund TPIMA, PMC & tender notification.
- But, MoHUPA informed that these components will not be funded as RAY was discontinued.

Sl.No	Component	Pkgs	Amount (Rs.in lakh)
1	TPIMA	18	203.94
2	PMC	5	327.02
3	Tender Notification charges	42	22.80

- It is requested to reconsider funding for these components.







Thank  
You

