

**Workshop with States / UTs (Western and Southern Region)
On Housing for All (Urban)
Pradhan Mantri Awas Yojana**

27th July, 2015

Response to Queries Raised during the workshop on 27.7.2015

	Suggestion / Query	Response
1	Whether the Ministry will help the states in relaxing the condition for conducting environmental impact assessment for the projects being taken up under PMAY?	This Ministry is in discussion with relevant Ministries in this regard to simplify processes. The Ministry of Environment, Forests and Climate Change has issued draft environmental guidelines for building in the matter wherein it has been stated as follows “.....requesting the States to incorporate the salient features of this guideline and EC conditions in their building bye-laws and make provisions for proper monitoring and enforcement of EC conditions through law. Those States/ Urban Local Bodies which will incorporate these guidelines into their building bye-laws and make arrangements for monitoring will be exempt from the requirement of prior Environment clearance subject to following these sustainable guidelines”.
2	Will the projects undertaken under HFA require AAI clearance for building height?	M/o Civil Aviation is working on this aspect to simplify the approval process. It has issued colour coding for cities like Mumbai, Navi Mumbai, and Hyderabad etc. Extending this advisory for other cities too is under consideration. The time lines for preparing Color Coded Zoning Maps (CCZMS) for other cities as informed by Ministry of Civil Aviation is attached.
3	The process being adopted in MHADA is to finalise a project, advertise it and invite beneficiaries to apply for it. Whether the same process can be adopted under the Mission?	Yes. It can be, provided final allottees satisfy Mission guidelines and the statutory requirements.
4	Can the definition of slum in the scheme be revised to reduced the number of	The definition of slum has been devised keeping in view the financial viability of the projects. States are free to combine smaller

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	tenements from 60-70 to 20-30? In some states, houses are dispersed unlike metropolitan areas.	pockets of slums and undertake the same in a cluster approach. And other three verticals are applicable for non slum-urban poor. Therefore, slum definition does not affect programme implementation.
5	Whether the "Proposed Planning Area" which is designated as Urban but is currently outside ULB limit will be considered for projects under HFA?	Existing notified urban planning area can be considered. State may send specific proposal.
6	Is there a ceiling for the total assistance that a beneficiary can receive from different sources?	The beneficiary can avail of benefit under one component only, under HFA Mission.
7	Will the projects under HFA receive Service Tax and Labour Cess exemption?	Ministry will examine the suggestion and will take up with concerned Ministries/Departments.
8	Whether any planned projects of housing under the State/UTs can be integrated with HFA Mission?	The date of cabinet approval for the scheme is 17 June 2015. Any scheme under the state which has received the approval after 17 June 2015 can be considered for execution under HFA.
9	Can cluster approach be adopted under subsidy for Individual beneficiary led construction?	Yes. An area can be divided into zones and wards and subsidy can be provided under an integrated housing project but for small cities one project should be prepared.
10	There are 530 town panchayats in Tamil Nadu. Can these be considered in HFA Mission?	HFA Mission covers all 4041 statutory towns as per Census 2011.
11	In Chhattisgarh, several rural areas are being converted into urban areas due to new development and hence lack land ownership papers. What will be approach in this situation?	The state has to decide on this issue as it has to sanction/ approve the schemes.
12	Will the states be required to issue individual patta documents to beneficiaries?	There is no such mandatory requirement from the Ministry.

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13	Will there be any other requirement from States at the time of signing of MoA?	States may indicate the extent of their contribution at the time of execution of MoA.
14	Can in-situ upgradation be undertaken under subsidy for Individual beneficiary led construction?	It can be done; however, states must validate the housing conditions (Kutcha, semi-pucca, and number of rooms etc.) from SECC data and prepare a composite plan before approving it for central government assistance under individual beneficiary led construction.
15	How can the existing SLTC / CLTC of RAY be integrated into HFA?	A letter in this regard has been issued vide No. N-11011/30/2015-HFA-3 (FTS-13334) dated August 3, 2015 and is available at link http://mhupa.gov.in/W_new/HFA11_03_08_2015.pdf
16	How can existing Rent Control Acts be modified by the State?	States/UTs can either legislate or amend existing rental laws on the lines of model Tenancy Act drafted by Ministry.
17	What would be the extent of funding available from GoI to pursue a project under Mission?	The extent of funding is as per Mission Guidelines. Budget allocation would depend on the projection by States/ UTs on the basis of demand assessment and availability of funds.
18	Why only a sum of Rs. 1 lakh is provided under in-situ redevelopment vertical; while it is 1.5 lakhs for other vertices?	Rs. 1 lakh is on an average for the all housing projects undertaken by the state. It is possible that for some of the projects in the city limits, the authorities do not have to provide funds to Private Developer and they may even get some premium from the Developer. For such financially viable projects too, the states would received Rs. 1 lakh from the Centre. The funds from centre as well as the premium received from Financially viable projects may be utilised by the state to make the non-viable projects viable for taking up on PPP mode.
19	Can the condition that a beneficiary should not have a pucca house anywhere in India be restricted to the beneficiary's current city or state?	This is one of the eligibility criteria.

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20	Can states approach two or more technology service providers?	Yes
21	What will happen to the loan applications pending with banks under RRY?	Pending applications can be converted under CLSS, provided if these applications satisfies scheme guidelines.
22	Is the TPQMA report to be sent to Ministry as was being done under RAY?	No; Utilisation Certificate for such activity and confirmation that this activity has been carried out need to be sent to Ministry.
23	States/UTs collect cess on construction of projects and transfer the amount to the Welfare Fund for Construction Workers. How these financial resources can be channelized to housing sector?	In pursuance to this Ministry's efforts, the Director General, Ministry of labour and Employment, Government of India has issued direction vide letter No. Z-20011/05/2015-BL dated August 5, 2015 to all States/UTs in view of the "Housing for All" Mission that the State Governments/UTs should create rental housing stocks to workers as welfare measures. This direction is in the context of implementation of Section 60 of the BOCW (RECS) Act 1996. This direction is also the follow up action of the Hon'ble Supreme Court's 2012 "Order" that the State Welfare Boards to take necessary steps in formulating schemes as the welfare Boards collect cess.
24	How to get help from Technology Sub-mission on application of GRFG as building material, if BIS specification, SOR and rate analysis is not ready?	As step 1, Technological Sub-mission is in the process of recommending specification and standardization of it through BIS and National Building Code. Followed by step1, the SOR and Rate Analysis will be taken up. The same will be helpful to the state/UTs for implementation of projects.
25	Under technological intervention, how a repository of information regarding area specific and need based different technologies to be developed?	Ministry plans to launch a Virtual Platform i.e. a web-based knowledge network for technical information on building products, materials, technologies, systems, and processes encompassing sustainable habitat.

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26	Please enlighten which are the institutions who can guide/ hand holding to the state/cities regarding technological aspects of building design, construction technology, construction material etc?	<p>Under Tier 2 and 3 of the Technology Submission institutional structure, the following action have been proposed:</p> <p><u>Tier 2:</u> Regional Hubs represented/run by IITs/NITs in respective region (Each Hub covering 5-6 States) <u>Role:</u> Overall technical support to states, comprehensive testing facilities, R&D, Training of trainers, technical vetting, preparation of manual & guidelines etc.</p> <p><u>Tier 3:</u> IITs /NITs/ State Engg. Colleges <u>Role:</u> Technical audit of DPRs, Monitoring of quality on random basis, testing Training of engineers & planners, Any other activity based on expertise available in the institute.</p>
27	How knowledge dissemination on various new concepts/ measures on technology, which are emerging at different platform on Housing projects are being undertaken by the Sub-mission?	<p>The initiatives of Technology Sub-mission are as under:</p> <ul style="list-style-type: none"> -Compendium of Prospective Emerging Technologies for mass Housing -Compendium of best Practices for habitat planning, design & state policies Model Expression of Interest for Empanelment of Agencies for -- Construction of Housing/ Buildings with Alternate Technologies; -Multi-attribute Evaluation methodology for emerging housing technologies MoU with willing IIT, NIT and Planning & Architecture institutes for technical support, capacity building and handholding; -Advisory group for mainstreaming to assess Glass Fibre Reinforced Gypsum Wall Panel (GFRG) technology as a cost effective alternative to conventional building materials; and -Virtual Platform i.e. a web-based knowledge network for technical information on building products, materials, technologies, systems, and processes encompassing sustainable habitat.

Time lines for preparation of Colour Coded Zoning Maps (CCZMs)

S.No	Name of Airport	Month	Remarks (if any)
1.	Mumbai	-	Uploaded on AAI website
2.	Navi Mumbai	-	Uploaded on AAI website
3.	Delhi	-	Uploaded on AAI website
4.	Hyderabad	-	Uploaded on AAI website
5.	Kolkata	-	Uploaded on AAI website
6.	Ahmedabad	August, 2015	To be uploaded by 31 st August, 2015
7.	Guwahati	August, 2015	To be uploaded by 31 st August, 2015
8.	Lucknow	September, 2015	To be uploaded by 30 th September, 2015
9.	Bangalore	October, 2015	To be uploaded by 31 st October, 2015
10.	Chennai	November, 2015	To be uploaded by 30 th November, 2015
11.	Nagpur	December, 2015	To be uploaded by 31 st December, 2015
12.	Jaipur	January, 2016	To be uploaded by 31 st January, 2016