

No. N-11027/19/2015-HFA.1/Vol-2 (FTS-13988)

Government of India
Ministry of Housing & Urban Poverty Alleviation
(HFA-4 Division)

Nirman Bhawan, New Delhi

Dated the 25th May, 2016

To,

All States/UTs

[Chief Secretaries (List-I)/Secretaries (List-II)]

Subject: Amendments in the Guidelines of Pradhan Mantri Awas Yojana (PMAY)-HFA (U) Mission – reg.

Sir/Madam,

Please refer to this Ministry's communication No. N-11026/06/2014-PPG/FTS-11733 dated 26th June, 2015 intimating therewith launch of PMAY-HFA(U) Mission. The Scheme Guidelines were also circulated therewith. Some amendments made in the Guidelines were subsequently circulated vide this Ministry's letter No. N-11027/19/2015-HFA-I/FTS-12985 dated 22.09.2015 and vide letter of even number dated 9th November, 2015.

2. Clause 7 of Pradhan Mantri Awas Yojana-Urban(PMAY-U) guidelines stipulates that the Central assistance to the beneficiary for construction of new house or for enhancement of existing house is Rs. 1.5 lakhs. The criteria for considering proposal for enhancement under the Beneficiary Led Construction (BLC) component has since been finalised and, accordingly, the competent authority has decided to further amend the PMAY-HFA(U) Mission Guidelines as per the following:

- Existing Clause 7.2 shall be re-numbered as " 7.2 (a)" .
- Clause 7.2 (b) shall be inserted as under:

"If the beneficiary has a pucca house with carpet area of up to 21 sq. mt. area or a semi-pucca house, lacking in one of the facilities- (i.e. room, kitchen, toilet, bath or a combination of these), it may be taken up for enhancement subject to ULB/State ensuring structural safety of the house and adherence to following conditions:

- i. The total carpet area after enhancement must not be less than 21 sq.mt and must not be more than 30 sq. mt.
- ii. Enhancement shall mean addition of minimum carpet area of 9.0 square meters in to the existing house with pucca construction of at least one habitable room or room with kitchen and/or bathroom and/or toilet conforming to NBC norms.
- iii. The details of the enhancement proposals under BLC vertical shall be submitted in proposed Annexure 7D of the PMAY guidelines."

3. Copy of the Annexure 7 D enclosed.

Contd/-

4. All State / UT Governments may take note of this amendment for appropriate action at their end as the amended Scheme Guidelines will be issued in due course.

Yours faithfully,



(S. K. Valiathan)

Deputy Secretary to the Govt. of India

Tele No.2306 1206

Copy to:

1. Members of the CSMC (As per List-III).

Copy to:

1. Secretaries of the Central Ministries/Departments (As per List-IV).

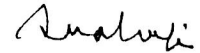
Copy for information to:

1. PMO [Ms. Debashree Mukherjee, JS], South Block, New Delhi-110011.
2. The Joint Secretary (PP), Ministry of Minority Affairs, Room No. 1125, 11th Floor, Paryavaran Bhavan, CGO Complex, New Delhi
3. Joint Secretary (PF), M/o Finance (D/o Expenditure), North Block, New Delhi
4. Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi

Copy to (Officers in the Ministry of HUPA & its Organizations)-

1. PS to Hon'ble Minister (UD, HUPA & PA)
2. PS to Hon'ble Minister of State (UD, HUPA & PA)
3. PS to Secretary (HUPA)
4. JS & FA, M/o UD & HUPA, Nirman Bhawan, New Delhi
5. Joint Secretary (UPA), Ministry of HUPA
6. Economic Advisor, Ministry of HUPA
7. DG & Director (NBO), Nirman Bhawan
8. Director (UPA), M/o HUPA
9. DS (HFA-2/3), M/o HUPA
10. DS (HFA-4/5), Mo HUPA
11. DS (Admn), M/o HUPA
12. DS (Coord), M/o HUPA
13. AEA (JrPC), NBO, Nirman Bhawan
14. All Under Secretaries of M/o HUPA
15. All Section Officers of M/o HUPA
16. AO (JNNURM), M/o HUPA
17. DC (MIS), Monitoring Cell (JNNURM), MoHUPA

18. The CMD, HUDCO, HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi-110003
19. The CMD, NBCC, NBCC Bhawan, Lodhi Road, New Delhi-110003
20. The CMD, HPL, Jangpura, New Delhi-110014
21. The Executive Director, BMTPC, Core-5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
22. The Director (Corporate Planning, HUDCO, HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi-110003
23. Guard Folder on JNNURM/RAY CCEA File.



(S. K. Valiathan)

Deputy Secretary to the Govt. of India

Tele No.2306 1206

Format of proposed Annexure- 7D for Enhancement of houses under Beneficiary led Individual House Construction

1	Name of the State	:						
2	Name of the City	:						
3	Project Name	:						
4	Project Code	:						
5	State Level Nodal Agency	:						
6	Implementing Agency/ULB	:						
7	Date of approval by State Level Sanctioning and Monitoring Committee (SLSMC)	:						
8	Project Cost (Rs. in Lakhs)	:						
9	No. of Beneficiaries covered in the project	:	General	SC	ST	OBC	Total	Minority
10	Number of Beneficiaries with type of enhancement	:	One room	One room + Kitchen	One room + Toilet	One room + Bath room	One room + Toilet + Bath room	Total
i	Number of Beneficiaries							
ii	Gol grant required (Rs. in Lakhs)	:						
iii	State grant, if any (Rs. in Lakhs)							
iv	ULB grant, if any (Rs. in Lakhs)							
v	Beneficiary Share, if any (Rs. in Lakhs)							
vi	Total (Rs. in Lakhs)							
11	Whether beneficiaries have been selected as per PMAY guidelines? (Yes/No)	:						
12	Whether it has	:						

	been ensured that selected beneficiaries have rightful ownership of the land? (Yes/No)	:	
13	Whether building plan for all houses have been approved? (Yes/No)	:	
14	Whether the proposed enhancements are as per NBC norms? (Yes/No)	:	
15	Whether the structural safety of the existing house ensured by the ULB? (Yes/No)	:	
16	Whether trunk and line infrastructure is existing or being provisioned	:	
i	Water supply (Yes/No)	:	
ii	Sewerage (Yes/No)	:	
iii	Road (Yes/No)	:	
iv	Storm water drain (Yes/No)	:	
v	External electrification (Yes/No)	:	
vi	Solid waste management (Yes/No)	:	
vii	Any other, specify	:	
viii	In case, any infrastructure has not been proposed, reasons thereof	:	
17	Whether disaster (earthquake, flood, cyclone,	:	

	landslide etc.) resistant features have been adopted in concept, design and implementation?		
18	Whether demand survey has been completed for entire city? (Yes/No)	:	
19	Whether City-wide integrated project has been formulated? If not, reasons thereof.	:	
20	Whether validation with SECC data for housing conditions conducted? (Yes/No)	:	
21	Whether Direct Benefit Transfer (DBT) of fund to individual bank account of beneficiary ensured in the project?	:	
22	Whether there is provision in DPR for tracking/monitoring the progress of individual houses through geo-tagged photographs?	:	
23	Whether any innovative/ cost effective/ green technology adopted in the project?	:	
24	Comments of SLAC after techno	:	

	economic appraisal of DPR		
25	Brief of project, including any other information ULB/State would like to furnish	:	
26	Whether the enhancement proposed for each house is more than 9 sqmt area? (Yes/No)	:	
27	Whether total carpet area of each house after enhancement is not less than 21 sqmt and not more than 30 sqmt? (Yes/No)	:	

*State will give code number to each project sanctioned under PMAY-HFA(U) as 'ABCDEFGH IJKLM' (Where, 'AB' is State Code as per census, 'CDEFGH' is City Code as per census, 'I' is running number of project of the city and 'K' is project component code i.e. 'K' will be 1 - for In-situ slum development, 2- for Relocation, 3 - for AHP and 4 - for Beneficiary Led Construction or enhancement), 'L' will be N-for New, R - for Revised, 'M' will be running number which will be 0 for new and 1 and so on for revisions

It is hereby confirmed that State/UT and ULB have checked all the beneficiaries as per guidelines of PMAY-HFA(U). It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including Credit Linked Subsidy Scheme (CLSS) component of the Mission.

Signature

(State Level Nodal Officer)

Signature

(Secretary/Principal Secretary, Concerned Department)