

IMMEDIATE

F. No. N.11011/04/2014-I&M
Government of India
Ministry of Housing & Urban Poverty Alleviation
(JNNURM & RAY Division)

Nirman Bhawan, New Delhi
Dated: 29th May, 2014

OFFICE MEMORANDUM

Sub: Minutes of the 8th Meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Rajiv Awas Yojana (RAY) Implementation Phase for AHP Projects held on 20th May, 2014 at New Delhi – Implementation phase.

The undersigned is directed to enclose herewith a copy of the minutes of above said meeting held under the Chairpersonship of Secretary (HUPA) on 20th May, 2014 at New Delhi for information and further necessary action.

Encl: Minutes of the meeting


(Shobana Pramod)

Under Secretary to the Government of India
Tel: 23063029

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, N. D.
3. Senior Advisor (HUA), Planning Commission, Yojana Bhawan, New Delhi.
4. Secretary, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. Secretary, Ministry of Social Justice and Empowerment, Shastri Bhavan, N.D.
6. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
7. Secretary, Department of School Education and Literacy, Department of School Education & Literacy, Room No. 124, "C" Wing, Shastri Bhavan, New Delhi.
8. Secretary, Department of Financial Services, Ministry of Finance, Jeevan Deep Building, Parliament Street, New Delhi.
9. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi.
10. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, CGO Complex, New Delhi.
11. Joint Secretary and Financial Adviser, Ministry of Urban Development & Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.
12. Mission Directors (JNNURM): Ministry of Urban Development & Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.
13. Chief Planner, Town and Country Planning Organisation (TCPO), I.P. Estate, New Delhi.
14. Adviser, CPHEEO, Ministry of Urban Development, Nirman Bhavan, New Delhi.
15. Member Secretary, Joint Secretary in charge of RAY, Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.

Copy to:

1. Joint Secretary (PP), Ministry of Minority Affairs, 11th Floor, Paravaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. Joint Secretary (Housing), M/o HUPA
3. CMD (HUDCO), India Habitat Centre, Lodhi Road, New Delhi
4. ED (BMTPC), India Habitat Centre, Lodhi Road, New Delhi
5. Senior ED (Projects), HUDCO, India Habitat Centre, Delhi
6. Director (NURM-II)
7. Deputy Secretary (Finance), M/o HUPA
8. All States (as per list attached)


(Shobana Pramod)

Under Secretary to the Government of India

Copy for information to:

PS to Secretary (HUPA)/PS to JS&MD(JNNURM&RAY)/ PS to Director (JNNURM & RAY)/PS to Director NBO & OSD (JNNURM & RAY)/ AEA, NBO/DS (RAY)/ DS (JNNURM)/ Deputy Director, Releases (JN&RAY)/ Dy. Chief (MIS), JNNURM – to upload on the JNNURM website/MIS Cell, JNNURM Directorate


(Shobana Pramod)

Under Secretary to the Government of India

List of States

state	address	state	address
Andhra Pradesh	Shri R. Karikal Valaven, Principal Secretary to Government of AP & Commissioner UPA, Government of AP L-Block Secretariat, Hyderabad-500 002.	Mizoram	Sh. R. L. Rinawma Principal Secretary (UD&PA) Govt of Mizoram R.No.314-315, B wing New Secretariat Complex, Khatla Aizwal-796001, Mizoram
Arunachal Pradesh	Shri Kapakholie Secretary (UD), Government of Arunachal Pradesh Civil Seretariat, Itanagar - 791111.	Nagaland	Shri Mhonbemo Patton Secretary, UD Department, Govt. of Nagaland, Directorate of Urban Development Below AG office Kohima, Nagaland – 797001
Assam	Shri J.B. Singh, Principal Secretary, Urban Development Department., Govt. of Assam, Assam Secretariat, Dispur, Guwahati-781006	Orissa	Shri Injeti Srinivas Principal Secretary Housing and Urban Development Department, Govt of Odisha 1st Floor, State Secretariat, Annex - B, Bhubaneswar - 751001
Bihar	Dr.S.sidharth, Secretary (UD & Housing), Urban Development Department, Govt. of Bihar, Vikas Bhavan, New Secretariat, Patna, Bihar -800015	Punjab	Mr. Suresh Kumar Secretary (Local Government) Govt. of Punjab,2nd floor,Punjab Mini Secretariat Sector-9,Chandigarh-160009
Chhattisgarh	Shri N.K. Raut Principal Secretary Urban Development Govt. of Chhattisgarh, Room No 163, D.K.S. Bhavan, Mantralay, Raipur- 492001 Chhattisgarh	Rajasthan	Gurdial Singh Sandhu,IAS Additional Chief Secretary Department of Urban Development, Housing and Local Self Government Room No. 8223, IInd Floor, SSO Building, State Secretariat, Jaipur-302005
Goa	Shri Parimal Rai Secretary (Housing & UD), Govt of Goa Secretariat Annexe, Porvorim, Panaji, Goa-403001.	Sikkim	Shri Tobjor Dorji Commissioner Cum Secretary Department of UD & Housing, Govt of Sikkim, NH 31A, GANGTOK-737101

Gujarat	Shri G.R Aloria Principal Secretary (Urban Development and Urban Housing Department), Govt. of Gujarat, New Sachivalaya, Gandhinagar- 382010	Tamil Nadu	Shri K Phanindra Reddy, Secretary (Housing & UD), Govt. of Tamil Nadu Secretariat, Chennai-600009
Haryana	Mr. P. Raghavendra Rao, Pr. Secretary, State Urban Development Department & Urban Local Bodies Department Govt. of Haryana, New Secretariat building, 6th Floor, Sector- 17, Chandigarh-160022.	Tripura	Shri Ashutosh Jindal Secretary (UD) Govt. of Tripura, Capital Complex New Secretariat Building Kunjaban-799006, Tripura West
Himachal Pradesh	Shri P. Mitra Additional Chief Secretary (Housing & UD) Govt. of Himachal Pradesh Room No A-222, Armsdale Building HP Secretariat Shimla- 171002	Uttarakhand	Shri M.H. Khan Secretary (UD) Govt. of Uttarakhand, 4 B, Room No. 19 Subhash Road, Secretariat Campus, Main Building, Dehradun-248001
Jammu & Kashmir	Shri Jeet Lal Gupta Principal Secretary (Housing & UD) Govt. of Jammu & Kashmir, 12 Secretariat, Jammu-180001. Srinagar- 190005.	Uttar Pradesh	Shri Chander Bhan Palival Principal Secretary UD, Government of UP, Urban Development Department, Room No.824, 8th Floor, Babu Bhavan, UP Secretariat, Lucknow 226001.
Jharkhand	Shri Arun Kumar Singh. Secretary (UD) Govt. of Jharkhand, HEC Project Bldg. Room No.412, 4th Floor Dhurva Ranchi-834004	West Bengal	Shri B.P. Gopalika Secretary (Municipal Affairs Deptt), Govt. of West Bengal, Writers Building, Kolkata-700001
Karnataka	Shri P.N Sreenivasachary, Secretary(UD), Urban Development Department, 4th Floor, Vikas Soudha, Dr.B.R.Ambedkar Veedhi, Bangalore – 560001.	Andaman & Nicobar	Smt Punya Salila Srivastava Commissioner Cum Secretary (PWD/UD) and Chief Engineer , APWD Andaman & Nicobar Administration Port Blair ANDAMAN-744101
Kerala	Shri James Verghese, Principal Secretary(LSG&UD) Government of Kerala, 4th Floor, Secretariat Annex,	Dadra & Nagar Haveli	Shri Gyanesh Bharti Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, 56 KV Road Silvassa-396230

	Thiruvananthapuram-695001		
Madhya Pradesh	Shri S. P. S. Parihar Principal Secretary (UA & Dev) Government of Madhya Pradesh Room no 307, Mantralaya, Vallabh Bhawan Bhopal-462004	Daman & Diu	Shri Gyanesh Bharti Secretary (Housing & UD) and Development Commissioner, UT of Daman & Diu, Secretariat, Moti Daman-396220
Maharashtra	Debashish Chakrabarty Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2nd Floor Main Building Housing Mantralaya, Mumbai- 400032	Lakshadweep	Dr. Vasantha Kumar Collector-cum-Development Commissioner & Secretary Secretariat of the Union Territory of Lakshadweep, Kavaratti Islands 682555
Manipur	Shri Sunder Lal Commissioner (MAHUD) UD & Housing Govt. of Manipur Room No 1H7 Secretariat, North Block, Imphal - 795001	Delhi	Shri R.K. Srivastava, Secretary (UD) 9th Level, C – Wing Delhi Secretariat, Delhi.
Meghalaya	Shri P. Naik Principal Secretary (Urban Affairs Deptt.) Govt of Meghalaya, Main Secretariat, Additional Building Shillong-793001	Puducherry	Shri S. Sundaravadivelu Secretary (Housing & UD), Govt. of Puducherry, Chief Secretariat, Beach Road, Puducherry-605001

**MINUTES OF THE 8th MEETING OF THE CENTRAL SANCTIONING AND
MONITORING COMMITTEE (CSMC) UNDER RAJIV AWAS YOJANA (RAY)
IMPLEMENTATION PHASE FOR AHP PROJECTS**

Nirman Bhawan, New Delhi, 20th May, 2014

1. The 8th Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Rajiv Awas Yojana (RAY) Implementation phase was held under the Chairmanship of the Secretary, Ministry of Housing and Urban Poverty Alleviation on 20th May, 2014 at 12:00 PM in Room No: 123, C-wing, Nirman Bhawan, New Delhi. Following seven projects under AHP scheme were discussed. The list of participants is at **Annexure-I**. Agenda Notes circulated for the meeting are also part of these minutes.
2. CSMC considered all the proposals as per Agenda circulated.
 1. Reconsideration for approval of Central Assistance for Scheme of Economically Weaker Section under Affordable Housing in partnership (AHP) for 5082 DU at 15 locations in Ahmedabad submitted by Gujarat under RAY.
 2. Reconsideration for approval of Central Assistance for Scheme For Economically Weaker Section (256 DUs) & Lower Income Group (256 DUs) Under Affordable Housing in Partnership (AHP) At Chenpur in Ahmedabad submitted by Gujarat under RAY.
 3. Reconsideration for approval of Central Assistance for Scheme For Economically Weaker Section (448 DUs) & Lower Income Group (560 DUs) under Affordable Housing in Partnership (AHP) at Hathijan in Ahmedabad submitted by Gujarat under RAY.
 4. Reconsideration for approval of Central Assistance for Affordable Housing for 2770 Units in East and Central Zone of the City by Rajkot Municipal Corporation (RMC) Under Affordable Housing Partnership (AHP) Scheme submitted by Gujarat under RAY.
 5. Reconsideration for approval of Central Assistance for Scheme For Economically Weaker Section (540 DU) And Lower Income Group (480) Under Affordable Housing in Partnership (AHP) for 1020 Dwelling unit At TP-9, FP- 31/A In RUDA Area – Rajkot submitted by Gujarat under RAY.
 6. Reconsideration for approval of Central Assistance for Affordable Housing in Partnership (AHP) for Economically Weaker Section (336 DUs) & Lower Income Group (512 D DUs) at 3 Locations In SUDA Limit, Surat submitted by Gujarat under RAY.
 7. Consideration for approval of Central Assistance For scheme for Economically Weaker Section (1652 D.U's) & Lower Income Group (812 D.U's) under Affordable Housing In Partnership (AHP) at 4 Locations In AUDA Limit, Ahmedabad
3. JS & MD apprised the CSMC that 6 projects of AHP (Serial No. 1-6, Para 2 above) were considered in the 6th CSMC held on 20th January 2014. The minutes of the meeting could not be issued due to non-receipt of authenticated cost statements at that time.



The 6 projects were again presented to the CSMC by the representative of State of Gujarat. The committee after consideration approved the projects considered in the 6th meeting of CSMC.

4. Re-Consideration for approval of Central Assistance for Scheme of Economically Weaker Section under Affordable Housing in partnership (AHP) for 5082 DU at 15 locations in Ahmedabad submitted by Gujarat under RAY.

- 4.1. The State representative apprised the CSMC that Ahmedabad Municipal Corporation (AMC) have taken initiative to construct 5082 EWS houses under Mukhyamantri Gruh Yojana at 15 (Fifteen) different places across Ahmedabad City. All fifteen plots are owned by AMC. All the DUs have been proposed to be provided with basic infrastructure like water supply, sewerage, storm water drains, roads, street lights etc. Social infrastructure includes provision of 16 Anganwadi. The total project cost is **Rs 26179.99 Lacs**.

Allotment of dwelling unit will be done through transparent computerized draw system. The allotment process also has been initiated and will be completed before commencement of construction.

There are 5082 DUs proposed in the project .All the proposed units are EWS type (21-27 Sqm) and the carpet area of each EWS DU is 27 sqm excluding wash area /balcony. All the proposed DUs have carpet area less than 40 Sqm . Accordingly, all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least 60% FAR to be used for DUs of carpet area less than 60 sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 under recently launched Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs. 3,00,000/- for each EWS House. The allottee will be given ownership right subject to lock-in period of 7 years.

- 4.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated.
- 4.3. The CSMC directed the State representative that since the AHP projects are also financed by Gol within the overall scheme of RAY. Therefore Scheme name 'RAY'should be mentioned in project literature, brochures, information boards and other IEC material. In response to the queries raised during the meeting, the State representative clarified that the project proposal is for construction of 5082 DUs at 15 different locations in Ahmedabad. The CSMC after considering, sanctioned the Central Assistance of **Rs 3811.5 Lacs (Rs 75,000 for 5082 EWS units)** for the Scheme of Economically Weaker Section under Affordable Housing in partnership (AHP) for 5082 Dwelling Unit at 15 locations in Ahmedabad. Salient features of approved project are at **Annexure II**

In addition to signed Memorandum of Agreement (MoA), State Govt. is required to submit following documents before release of first instalment of Central Assistance:

4.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.

4.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

4.3.3. Undertaking that Data entry pertaining to the project have been completed in IPoMS including entry of data related to conferment of property /lease right.

4.3.4. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

4.3.5. Copy of Financial closure statement.

5. Re-Consideration for approval of Scheme For Economically Weaker Section (256 DUs) & Lower Income Group (256 DUs) Under Affordable Housing In Partnership (AHP) At Chenpur In Ahmedabad

5.1. The State representative apprised the CSMC that Gujarat Housing Board (GHB) have taken initiative to construct 256 EWS houses and 256 LIG units under Mukhyamantri Gruh Yojana at Chenpur in Ahmedabad City. All the plots are owned by GHB. All the DUs have been proposed to be provided with basic infrastructure like water supply, sewerage, storm water drains, roads, street lights etc. Social infrastructure includes provision of 2 Anganwadi. The total project cost is **Rs 4633.25 Lacs**.

Allotment of dwelling unit will be done through transparent computerized draw system. The allotment process also has been initiated and will be completed before commencement of construction.

256 units are EWS type (21-27 Sqm) and 256 DUs are LIG type (28-40 Sqm). All the proposed DUs have carpet area less than 40 Sqm. Accordingly, all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least 60% FAR to be used for DUs of carpet area less than 60

sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 for EWS and Rs 25,000 for LIG units under recently launched Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs. 3,00,000/- for each EWS house and Rs.6,50,000/- for each LIG A house. The allottee will be given ownership right subject to lock-in period of 7 years.

- 5.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated at the time of meeting.
- 5.3. The CSMC directed the State representative that since the AHP projects are also financed by Gol within the overall scheme of RAY. Therefore Scheme name 'RAY' should be mentioned in project literature, brochures, information boards and other IEC material. The CSMC after considering, sanctioned the Central Assistance of **Rs 384.00 Lacs** (Rs 75,000 for 256 EWS units and 256 LIG A units) for the Scheme of Economically Weaker Section (256 DUs) and Lower Income Group (256 DUs) under Affordable Housing in partnership (AHP) at Chenpur in Ahmedabad. Salient features of approved project are at **Annexure II**.

In addition to signed Memorandum of Agreement (MoA), State Govt. is required to submit following documents before release of first instalment of Central Assistance:

- 5.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.
- 5.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

- 5.3.3. Undertaking that Data entry pertaining to the project have been completed in IPoMS including entry of data related to conferment of property /lease right.
- 5.3.4. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

- 5.3.5. Copy of Financial closure statement.



6. Re-Consideration for approval of DPR for Scheme For Economically Weaker Section (448 DUs) & Lower Income Group (560 DUs) Under Affordable Housing In Partnership (AHP) At Hathijan In Ahmedabad

- 6.1. The State representative apprised the CSMC that Gujarat Housing Board (GHB) have taken initiative to construct 448 EWS houses and 560 LIG units under Mukhyamantri Gruh Yojana at Hathijan in Ahmedabad City. All the plots are owned by GHB. All the DUs have been proposed to be provided with basic infrastructure like water supply, sewerage, storm water drains, roads, street lights etc. Social infrastructure includes provision of 2 Anganwadi. The total project cost is **Rs 9539.01 Lacs**.

Allotment of dwelling unit will be done through transparent computerized draw system. The allotment process also has been initiated and will be completed before commencement of construction.

448 units are EWS type (21-27 Sqm) and 560 DUs are LIG type (28-40 Sqm). All the proposed DUs have carpet area less than 40 Sqm Accordingly all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least 60% FAR to be used for DUs of carpet area less than 60 sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 for EWS and Rs 25,000 for LIG units under recently launched Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs. 3,00,000/- for each EWS house and Rs 6,50,000/- for each LIG A house. The allottee will be given ownership right subject to lock-in period of 7 years.

- 6.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated at the time of meeting.
- 6.3. The CSMC directed the State representative that since the AHP projects are also financed by GoI within the overall scheme of RAY. Therefore Scheme name 'RAY' should be mentioned in project literature, brochures, information boards and other IEC material. The CSMC after considering, sanctioned the Central Assistance of **Rs 756.00 Lacs** (Rs 75,000 for 448 EWS units and 560 LIG A units) for the Scheme of Economically Weaker Section (448 DUs) and Lower Income Group (560 DUs) under Affordable Housing in partnership (AHP) at Hathijan in Ahmedabad. Salient features of approved project are at **Annexure II**

In addition to signed Memorandum of Agreement (MoA), State Govt. is required to submit following documents before release of first instalment of Central Assistance:

- 6.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.



6.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

6.3.3. Undertaking that Data entry pertaining to the project have been completed in IPoMS including entry of data related to conferment of property /lease right.

6.3.4. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

6.3.5. Copy of Financial closure statement.

7. Re-Consideration for approval of DPR for Affordable Housing for 2770 Units in East and Central Zone of the City by Rajkot Municipal Corporation (RMC) Under Affordable Housing Partnership (AHP) Scheme.

7.1. The State representative apprised the CSMC that Rajkot Municipal Corporation (RMC) have taken initiative to construct 2770 EWS houses under Mukhyamantri Gruh Yojana in East and Central Zone of Rajkot City. All the plots are owned by RMC. All the DUs have been proposed to be provided with basic infrastructure like water supply, sewerage, roads, street lights etc. Social infrastructure includes provision of Health Centre, Community Halls, Schools and Anganwadi. The total project cost is **Rs 20979.57 Lacs**.

Allotment of dwelling unit will be done through transparent computerized draw system.

All the proposed units are EWS type (21-27 Sqm) and the carpet area of each EWS DU is 27 sqm excluding wash area /balcony. Since all the proposed DUs have carpet area less than 40 Sqm accordingly all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least 60% FAR to be used for DUs of carpet area less than 60 sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 under recently launched Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs. 3,00,000/- for each EWS House. The allottee will be given ownership right subject to lock-in period of 7 years.

7.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated at the time of meeting.



7.3. The CSMC directed the State representative that since the AHP projects are also financed by Gol within the overall scheme of RAY. Therefore Scheme name 'RAY' should be mentioned in project literature, brochures, information boards and other IEC material. In response to the queries raised during the meeting, the State Representative clarified that the project proposal is for construction of 2077 DUs at 12 different locations in Rajkot.. The CSMC after considering, sanctioned the Central Assistance of **Rs 2077.50 Lacs** (Rs 75,000 for 2770 EWS units) for the Affordable Housing for 2770 units in East and Central Zone of the city by Rajkot Municipal Corporation (RMC) under Affordable Housing in partnership (AHP) Scheme in Rajkot. Salient features of approved project are at **Annexure II**

In addition to signed Memorandum of Agreement (MoA), State Govt. is required to submit following documents before release of first instalment of Central Assistance:

7.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.

7.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

7.3.3. Undertaking that Data entry pertaining to the project have been completed in IPoMS including entry of data related to conferment of property /lease right.

7.3.4. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

7.3.5. Copy of Financial closure statement.

8. Re-Consideration for approval of DPR for Scheme For Economically Weaker Section And Lower Income Group Under Affordable Housing In Partnership (AHP) For 1020 Dwelling Unit At TP-9, FP- 31/A In RUDA Area – Rajkot

8.1. The State representative apprised the CSMC that Rajkot Urban Development Authority (RUDA) have taken initiative to construct 540 EWS houses and 480 LIG houses under Mukhyamantri Gruh Yojana at TP-9, FP-31/A in RUDA area of Rajkot City. All the plots are owned by RUDA. All the DUs have been proposed to be provided with basic infrastructure like water supply, sewerage, storm water drains, roads, street lights etc.

Social infrastructure includes provision of three Community Halls, one School and four Anganwadi. The total project cost is **Rs 7900.00 Lacs**.

Allotment of dwelling unit will be done through transparent computerized draw system. The allotment process also has been initiated and will be completed before commencement of construction.

540 units are EWS type (21-27 Sqm) and 480 DUs are LIG type (28-40 Sqm). All the proposed DUs have carpet area less than 40 Sqm Accordingly all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least 60% FAR to be used for DUs of carpet area less than 60 sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 for EWS and Rs 25,000 for LIG units under recently launched Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs.3,00,000/- for each EWS House and Rs.6,50,000/- for each LIG A house. The allottee will be given ownership right subject to lock-in period of 7 years.

- 8.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated at the time of meeting.
- 8.3. The CSMC directed the State representative that since the AHP projects are also financed by GoI within the overall scheme of RAY. Therefore Scheme name 'RAY' should be mentioned in project literature, brochures, information boards and other IEC material. The CSMC after considering, sanctioned the Central Assistance of **Rs 765.00 Lacs** (Rs 75,000 for 540 EWS units and 480 LIG units) for the Scheme of Economically Weaker Section and Lower Income Group under Affordable Housing in partnership (AHP) for 1020 DUs at TP-9, FP-31/A in RUDA area, Rajkot. Salient features of approved project are at **Annexure II**.

In addition to signed Memorandum of Agreement (MoA), State Govt. is required to submit following documents before release of first instalment of Central Assistance:

- 8.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.
- 8.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

- 8.3.3. Undertaking that Data entry pertaining to the project have been completed in IPoMS including entry of data related to conferment of property /lease right.

8.3.4. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

8.3.5. Copy of Financial closure statement.

9. Re-Consideration for approval of DPR for Affordable Housing In Partnership (AHP) For Economically Weaker Section (336 D.U's) & Lower Income Group (512 D.U's) at 3 Locations In SUDA Limit, Surat

9.1. The State representative apprised the CSMC that Surat Urban Development Authority (SUDA) have taken initiative to construct 336 EWS houses and 512 LIG units under Mukhyamantri Gruh Yojana at 3 different locations across SUDA area in Surat City. All the plots are owned by SUDA. All the DUs have been proposed to be provided with basic infrastructure like water supply, sewerage, storm water drains, roads, street lights etc. Social infrastructure includes provision of 4 Anganwadi. The total project cost is **Rs 5718.95 Lacs.**

Allotment of dwelling unit will be done through transparent computerized draw system.

336 units are EWS type (21-27 Sqm) and 512 DUs are LIG type (28-40 Sqm). All the proposed DUs have carpet area less than 40 Sqm. Accordingly all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least 60% FAR to be used for DUs of carpet area less than 60 sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 for EWS and Rs 25,000 for LIG units under recently launched Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs. 3,00,000/- for each EWS house and Rs.6,50,000/- for each LIG A house. The allottee will be given ownership right subject to lock-in period of 7 years.

9.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated at the time of meeting.

9.3. The CSMC directed the State representative that since the AHP projects are also financed by Gol within the overall scheme of RAY. Therefore Scheme name 'RAY' should be mentioned in project literature, brochures, information boards and other IEC material. The CSMC after considering, sanctioned the Central Assistance of **Rs 636.00 Lacs (Rs 75,000 for 336 EWS units and 512 LIG A units)** for the Scheme of Affordable Housing in partnership (AHP) for Economically Weaker Section (336 DUs) and Lower Income

Group (512 DUs) at 3 locations in SUDA limit in Surat. Salient features of approved project are at **Annexure II**

In addition to signed Memorandum of Agreement (MoA), State Govt. is required to submit following documents before release of first instalment of Central Assistance:

- 9.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.
- 9.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

- 9.3.3. Undertaking that Data entry pertaining to the project have been completed in IPoMS including entry of data related to conferment of property /lease right.
- 9.3.4. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

- 9.3.5. Copy of Financial closure statement.

10. Consideration for approval of Central Assistance For scheme for Economically Weaker Section (1652 D.U's) & Lower Income Group (812 D.U's) under Affordable Housing In Partnership (AHP) at 4 Locations In AUDA Limit, Ahmedabad

- 10.1. The State representative apprised the CSMC that Ahmedavad Urban Development Authority (AUDA) have taken initiative to construct 1652 EWS units and 812 LIG-A units under Mukhyamantri Gruh Yojana at four places in AUDA area of Ahmedabad City. All the plots are owned by AUDA. AUDA will provide infrastructure facility. All the DUs have been proposed to be provided with basic infrastructure like Storm water drains, Sewerage ,roads, paver blocks, compound wall , Water supply network street lights,, Landscaping etc. Social infrastructure includes provision of Anganwadi, Health centre & community hall. The total project cost is **Rs 21041.10 Lacs**.

Allotment of dwelling unit will be done through transparent computerized draw system.

Carpet area of EWS and LIG houses excluding wash area is within the limit of 27 sqm & 40 sqm respectively. Accordingly, all these units are eligible for central assistance @ Rs 75,000 by Government of India under AHP scheme. It also meets the condition of at least

60% FAR to be used for DUs of carpet area less than 60 sqm. In this case 100 % FAR is used in such DUs. It has been proposed that Government of Gujarat will provide Rs.1,50,000 for EWS and Rs 25,000 for LIG units under Mukhyamantri Gruh Yojana Scheme. Purchasing price for allottee will be maximum of Rs. 3,00,000/- for each EWS house and Rs.6,50,000/- for each LIG A house. The allottee will be given ownership right subject to lock-in period of 7 years.

10.2. The project was appraised by Building Materials and Technology Promotion Council (BMTPC) and observations of appraisal agency have been recorded in appraisal report which was part of agenda circulated at the time of meeting.

10.3. The CSMC after considering, approved the AHP Project of *scheme for Economically Weaker Section (1652 D.U's) & Lower Income Group (812 D.U's) under Affordable Housing In Partnership (AHP) at 4 Locations In AUDA Limit, Ahmedabad*, sanctioned the Central Assistance of **Rs 1848 Lacs** (Rs 75,000 for 1652 EWS units and 812 LIG A units) for "*scheme for Economically Weaker Section (1652 D.U's) & Lower Income Group (812 D.U's) under Affordable Housing In Partnership (AHP) at 4 Locations In AUDA Limit, Ahmedabad*". Salient features of approved projects are at **Annexure III**.

State Govt. is required to submit following documents before release of first instalment of Central Assistance:

10.3.1. Copies of final DPR duly authenticated by competent administrative and technical authority at SLNA/ ULB level along with signed copies of Undertakings, Technical and Administrative Check List, Executive Summary.

10.3.2. Copy of SLSMC approval of the project.

State Govt. is required to submit following documents before release of second instalment of Central Assistance :

10.3.3. Certificate for achieving 50 % physical progress and identification of allottees as stipulated in guidelines.

State Govt. is required to submit following documents before release of Third instalment of Central Assistance :

10.3.4. Copy of Financial closure statement.

11. **Other issues:** The Chairman & Managing Director, HUDCO raised the issue of payments in respect of the services rendered by HUDCO to the Ministry for appraisal, monitoring and analysis of TPIMA reports under JNNURM and RAY.



12. Chairperson, CSMC directed the Mission Directorate (JNNURM and RAY) to examine the request of HUDCO regarding enhancement of appraisal fee for appraisal of RAY projects (implementation phase) and put up the case for examination of IFD.

13. The meeting ended with vote of thanks to the chair



ANNEXURE I**LIST OF PARTICIPANTS IN THE 8th MEETING OF CENTRAL SANCTIONING AND
MONITORING COMMITTEE (CSMC) OF RAY (IMPLEMENTATION PHASE) HELD
ON 20.5.2014**

S. No.	Name and Designation	Organisation
1.	Ms, Anita Agnihotri Secretary (HUPA)	In Chair
2.	Mr Sanjeev Kumar, JS and MD (HUPA)	MoHUPA, New Delhi
3.	Ms Alka Asthana, Director (JNNURM and RAY)	MoHUPA, New Delhi
4.	Dr M Ravi Kanth (CMD)	HUDCO, New Delhi
5.	Ms Mona Khander, Secretary and Commisioner	Gandhinagar, Gujarat
6.	Mr Shailesh Kumar Agrawal (ED)	BMTPC, New Delhi
7.	Mr T.K. Majumdar (Director)	MOUD, New Delhi
8.	Mr Ateesh Singh	DFS, New Delhi
9.	Mr. Angna Ram (DS.IFD)	MoHUPA, New Delhi
10.	Mr S.P Sharma (DS Jnnurm)	MoHUPA, New Delhi
11.	Mr Ramesh Chand (DS RAY)	MoHUPA, New Delhi
12.	Mr Umraw Singh, AEA (NBO)	MoHUPA, New Delhi
13.	Ms Shobana Pramod, US	MoHUPA, New Delhi
14.	Ms Usha P Mahavir, GM (P)	HUDCO, New Delhi
15.	Ms Radha Roy, DGM (P)	HUDCO, New Delhi
16.	Mr Pankaj Gupta (Dy Chief)	BMTPC, New Delhi
17.	Mr Arvind Kumar (Dy Chief)	MoHUPA, New Delhi
18.	Mr Bhavin Patel, AHM	Ahemedabad, Gujarat
19.	Mr Kalpan J Mehta	Consultant., Surat
20.	Mr Rakesh Shrivastava, MEE, SNPUPR	MoHUPA, New Delhi
21.	Mr Sunil Koul, Engineer. CBUD	MoHUPA, New Delhi

to the minutes of 6th meeting of RAY dated 20-01-2014

S. No.	State	City	Project	Total No. of DUs		No. Of DUs eligible for Central Assistance	Project Cost (Lakhs)	Central Assistance @ Rs. 75000/- per eligible DU	State Share	Implementing Agency Share	Beneficiary Share	1st Installment of Central Assistance (40%)
1	Gujarat	Surat	Scheme For Affordable Housing In Partnership (AHP) For Economically Weaker Section & Lower Income Group at 3 Locations in SUDA area. Surat	EWS (21-27 sqm)	336	336	5718.95	636.00	632	114.95	4336.00	254.40
				LIG-A (28-40 sqm)	512	512						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
Total	848	848										
2	Gujarat	Rajkot	Scheme For Economically Weaker Section And Lower Income Group Under Affordable Housing In Partnership (AHP) at TP-9, FP- 31/A in RUDA Area	EWS (21-27 sqm)	540	540	7900.00	765.00	930	1465.00	4740	306.00
				LIG-A (28-40 sqm)	480	480						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
Total	1020	1020										
3	Gujarat	Rajkot	Affordable Housing in East and Central Zone of the City by Rajkot Municipal Corporation (RMC) Under Affordable Housing Partnership (AHP) Scheme	EWS (21-27 sqm)	2770	2770	20979.57	2077.50	4155	6437.07	8310	831.00
				LIG-A (28-40 sqm)	0	0						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
Total	2770	2770										
4	Gujarat	Ahmedabad	Scheme For Economically Weaker Section & Lower Income Group Under Affordable Housing In Partnership (AHP) At Hathijan	EWS (21-27 sqm)	448	448	9539.01	756.00	812	2987.01	4984	302.40
				LIG-A (28-40 sqm)	560	560						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
Total	1008	1008										
5	Gujarat	Ahmedabad	Scheme For Economically Weaker Section & Lower Income Group Under Affordable Housing In Partnership (AHP) At Chenpur	EWS (21-27 sqm)	256	256	4633.25	384.00	448	1369.25	2432	153.60
				LIG-A (28-40 sqm)	256	256						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
Total	512	512										
6	Gujarat	Ahmedabad	Scheme for Economical Weaker Section under Affordable Housing in partnership (AHP) for 5082 Dwelling Unit at 15 locations in Ahmedabad by AMC	EWS (21-27 sqm)	5082	5082	26179.99	3811.50	7623	0.00	14745.49	1524.60
				LIG-A (28-40 sqm)	0	0						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
Total	5082	5082										

Project Specialist
Gujarat Urban Development Mission
Gandhinagar (Gujarat State)

Secretary
Urban Development and Urban Hsg. Deptt.
Block No. 14/7th Floor,
Sachivalaya, Gandhinagar.

S. No	State	City	Project	Total No. of DUs		No. Of DUs eligible for Central Assistance	Project Cost (Lakhs)	Central Assistance @ Rs. 75000/- per eligible DU	State Share	Implementing Agency Share	Beneficiary Share	1st Installment of Central Assistance (40%)
1	Gujarat	Ahmedabad	Scheme For Affordable Housing In Partnership (AHP) For Economically Weaker Section (1652 D.U's) & Lower Income Group (812 D.U's) at 4 Locations In AUDA Limit,	EWS (21-27 sqm)	1652	1652	21041.10	1848.00	2681	6278.10	10234.00	739.20
				LIG-A (28-40 sqm)	812	812						
				LIG-B (41-60 sqm)	0	0						
				MIG	0	0						
				HIG	0	0						
				Total	2464	2464						