

No.N-11027/05/2016/HFA-II
Government of India
Ministry of Housing and Urban Poverty Alleviation
HfA Directorate

Room No.218, G Wing, Nirman Bhawan
New Delhi 110011, Dated 3rd February 2016

OFFICE MEMORANDUM

Subject : Minutes of the Review meeting on JNNURM (BSUP & IHSDP), Rajiv Awas Yojana (RAY), PMAY (U) and other issues held on 21st January 2016 New Delhi reg.

I am directed to forward herewith Minutes of the Review Meeting on JNNURM, RAY, PMAY (U) and other issues held on 21st January 2016 with Secretary, Ministry of Housing & Urban Poverty Alleviation, Govt. of India in the Chair information and necessary.

Yours faithfully,

Shobana

(Shobana Pramod)

Under Secretary to the Govt. of India
Tel.:- 011-23063029, Fax: 011-23062279

End. as above

To,

- 1 Secretary (UD& Housing), Urban Development Department, Govt. of Bihar, Vikas Bhavan, New Secretariat, Patna, Bihar 800015
- 2 Principal Secretary (UD), Urban Development Department, Govt. of Chhatisgarh, Room No 163, D.K.S. Bhavan, Mantralaya, Raipur 4920011
- 3 Additional Chief Secretary (UD& Housing), Urban Development Department, Govt. of Himachal Pradesh, Room No A-222, Armsdale Building, H.P. Secretariat, Shimla 17101
- 4 Secretary (Housing), Housing Department, Govt. of Maharashtra, Room No 268, 2nd Floor, Main Building, Mantralaya, Mumbai 400 032
- 5 Principal Secretary (UD& Housing), Urban Development Department, Govt. of Odisha, 1st Floor, State Secretariat, Annex-B, Bhubaneswar 751001
- 6 Principal Secretary (UD& Housing), Urban Development Department, Govt. of Gujarat, New Sachivalaya, Gandhinagar 382010
- 7 Principal Secretary (UD& Housing), Urban Development Department, Govt. of J&K, Secretariat Jammu 180001
- 8 Secretary (Municipal Affairs), Govt. of West Bengal, Writers Building, Kolkata 700 001
- 9 Additional Chief Secretary, Urban Development Department, Govt. of West Bengal, Nagarayan, Sector-I, Block-DF-8, Bidhan Nagar, Kolkata-700064

Copy to:

1. PPS to Secretary (HUPA)
2. PS to Joint Secretary & MD (HFA)
3. Director (HFA-I)
4. DS (HFA-II)
5. DS (HFA-III)
6. Dy Chief (MIS) – with a request to upload the minutes on the Ministry's website and also take necessary actions on the decision taken in the Review Meeting. .
7. Guard File.

Shobana
US(HFA-II)

Minutes of the Review Meeting with the States on Jawharlal Nehru National Urban Renewal Mission (JnNURM), Rajiv Awas Yojana (RAY) & other issues held in New Delhi on 21st January 2016 under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation (MoHUPA).

A meeting of selected States was held with the Secretary, Ministry of Housing and Urban Poverty Alleviation in the Chair on 21st January 2016 at 1030 hours in Nirman Bhawan, New Delhi to review inter-alia the progress under JnNURM (IHSDP and BSUP) and RAY (including AHP) and other issues. The list of participants is at **Annexure-I**. The agenda included:

A. JNNURM/RAY

- i. Requirement of funds, UC submission
- ii. Progress of sanctioned DUs and likely date of completion
- iii. Occupancy status of completed UD's
- iv. Completion certificate
- v. Refund of ACA.

B. Matters related to HFA

-
- C. Matters related to DFID/Challenge Fund projects**
 - D. Matters relating to Japanese Encephalitis proposals**
 - E. Any other agenda Chair may decide to review**

2. At the outset, Secretary, MoHUPA introduced and welcomed Shri Amrit Abhijat, Joint Secretary, who has recently taken over charge of the Mission Directorate in the Ministry. Joint Secretary and Mission Director briefly introduced himself and welcomed the participating Secretaries/ Senior officers of the States/SLNA to the meeting. JS(HfA) emphasized that the focus of the review meeting is to examine the progress of completion of projects sanctioned under BSUP and IHSDP (under JNNURM) and RAY, furnishing of Utilisation Certificates, occupancy of completed DUs and related issues.

3. Secretary (HUPA) expressed concern regarding the delay in completion of projects under JNNURM and RAY. It was observed that 10 years have passed since the start of the Mission but many projects remain to be complete. The low occupancy in the completed DUs in many States is a matter of serious concern. It was reiterated that the JNNURM Mission period has been extended upto 31.3.2017 only to complete ongoing projects and all projects must be completed by December 2016. Similarly, in case of RAY & AHP projects, Secretary (HUPA) stated that although these projects have been subsumed in Pradhan Mantri Awas Yojana (U), the projects should be completed before December 2017 so that there is no cost over run in the projects. The issue of non-occupancy will be a critical factor while-considering proposals from concerned states on PMAY(U). State Governments should ensure that all claims are sent immediately as no ACA can be released when MCC is in force in the State. Thereafter, Dy. Secretary (HFA-III) presented the pending issues of JNNURM, RAY, PMAY, audit observations and court cases as related to each state.

4. Dy. Secretary (HFA-III) made a presentation on the progress of BSUP, IHSDP, RAY (including AHP projects) of participating States. A datasheet of all JNNURM, RAY and PMAY projects was also handed over to the participating States and it was requested that the data may be reconciled and any change may be reported to the Mission Directorate at the earliest. The presentation focused on following points:

- Number of projects & DUs sanctioned, constructed, under progress, un-occupied.
- Submission of Utilisation Certificates for all central releases.
- ACA to be claimed
- Submission of Project Completion certificates along with Utilisation Certificate for the final installments.
- Plan for ensuring 100% occupancy in completed DUs.

DS (HFA-III) explained that in cases where excess ACA is available both in JNNURM and RAY, the same is being adjusted against further installments of Central Government for ongoing projects under respective scheme. Thus, even if excess ACA is available with the State Governments, Utilisation Certificate needs to be sent to the Ministry for issuing adjustment order. The presentation also included excess recoverable ACA which needs to be refunded to the Government of India with applicable interest.

It was observed that project completion certificates have not been received in spite of release of final installment in many cases. Similarly, it is important that all DUs, which have been completed must be allotted to the beneficiaries on top priority, failing which condition of construction is bound to deteriorate in absence of any maintenance. All participating representatives of the State Govts. were provided project wise details, excess ACA and UCs to be submitted.

5. Thereafter, State-wise issues and progress were discussed and the major points that emerged after discussions are summarized hereunder in alphabetical order :-

I Bihar

In the absence of any representative from the State Govt, the issues could not be discussed. Secretary (HUPA) directed that a letter be addressed to the Chief Secretary highlighting the issues outstanding in the case of Bihar.

II. Chattisgarh

JNNURM: Out of total 27 projects, last installment of Central assistance has been released in 23 projects. In these 23 projects, out of 31,984 sanctioned DUs, 19994 DUs are completed and 11990 DUs are under construction. Out of completed DUs, 9977 DUs are occupied. Completion certificate for 1 project has been submitted.

The ACA to be claimed is Rs. 40.97 cr in 4 projects. UCs are pending for Rs.214.94 cr. out of total release of Rs. 370.06 cr.

The State representative informed that all the projects will be completed by December 2016 and UCs for claiming final installments will be submitted shortly. With regard to un-occupied DUs, he explained that the beneficiaries are reluctant to take up the constructed DUs at the relocated sites due to livelihood issues. A serious view was taken on the non-occupancy issue and it was advised that best practices followed by few other States may be followed so that completed DUs are allotted and occupied at the earliest. It was requested that UCs may be sent immediately for claiming ACA as funds available during the current year will otherwise lapse. This may affect availability in funds for 2016-17 also. As JNNURM will end on 31.3.2017, there will

be no ACA available after March 31st, 2017 and State Govt. will have to complete the DUs under progress from their own resources. Large numbers of non-occupied DUs may become critical when considering proposals for assistance of PMAY(U). So far as project completion certificates are concerned, the State representative informed that infrastructure works in the projects are under progress and the project completion certificates will be submitted once those works are completed.

RAY: The State Government representative informed that only 1 project in Raipur for construction of 300 DUs was sanctioned under RAY and the project will be completed by December 2016. UC for next installment will be furnished shortly and final installment will be claimed in June 2016. He further informed that out of 96 completed DUs, 92 DUs have been occupied and work on 164 DU is in progress and remaining 40 DUs will be taken up shortly. It was requested that UC be submitted and work on non-started DUs may be taken up immediately. It was also advised to refund the excess ACA drawn with interest to the Government of India without further delay.

III. Gujarat

JNNURM: It was observed that there are 27118 un-occupied DUs and work on 13611 DUs are still under various stages of construction. The State representative, however, observed that there is some mismatch in the data on DUs and ACA. It was directed that the figure may be reconciled with that of the MIS Division of MoHUPA. With regard to non-occupancy, it was informed by the State representative that in many cases beneficiary share has not been received, on account of which the same has not been allotted. He further informed that UCs will be sent by February 2016 and all projects including infrastructure will be completed by December 2016. Completion certificates for the completed projects will also be sent by end of February 2016.

RAY & AHP: DS (HFA-IV) explained that 25 projects (15 RAY and 10 AHP) in 13 cities with Central share of Rs. 321.16 Crs have been subsumed under HFA for construction of 30,494 DUs; out of which, only 1916 DUs have been completed and 27,137 DUs are in progress and 1441 DUs are yet to start.

The State representative informed that 2052 DUs have now been completed and work on all sanctioned DUs have started. All 25 projects will be completed by December 2017. He further informed that UCs for Rs. 80 cr. will be claimed by February 2016.

PMAY: State representative informed that 4-5 projects covering about 40,000 DUs will be submitted shortly. DPRs for 10 identified cities under affordable housing will be submitted soon. In case of Beneficiary Led Construction projects, the same will take some more time.

Concluding the discussion on Gujarat, the State Government representative agreed that all JNNURM projects will be completed by December 2016 and in case of RAY, the same will be completed by December 2017. In case of PMAY, the State Govt. will send 4/5 DPRs shortly. There is no pending court case in the State in respect of JNNURM and RAY.

IV. Himachal Pradesh

JNNURM: Out of total 9 projects, last installment of Central assistance was released in 6 projects (1 BSUP, 5 IHSDP). In these 9 projects, out of 2130 sanctioned DUs, 818 DUs are completed and only 342 DUs are occupied. Completion certificate for none of the projects has been submitted.

The State representative highlighted the constraints in implementation of the scheme in the State of Himachal Pradesh. It was informed that environment and forest clearance is a problematic issue in the State for implementation of any housing project. In BSUP project, 176 DUs have been completed. Out of 1312 shown under progress, he informed that about 900 DUs will be completed by December 2016 and the rest will be dropped. He requested that ACA of cancelled project may be allowed to be utilized for ongoing projects. He also assured that UC will be submitted in next 15 days.

It was clarified that ACA is only allowed on the number of sanctioned DUs & infrastructure and any reduction in number of DUs, proportionate cost of DUs & infrastructure will be deducted. Secretary (HUPA) advised the State Govt representative to submit UCs and claim next instalment within current financial year. In case, claim is not received, the projects will have to be completed by the State govt. from their own resources in the absence of ACA for the scheme. Secretary (HUPA) also clarified that the non-started DUs would be treated as dropped.

RAY: There is only 01 project sanctioned under RAY for construction of 300 DUs for which work order has been issued and the project will be completed by March 2017. He further informed that under infrastructure component, work on park has been completed. The State representative, however, could not furnish any timeline for claiming next installment of ACA. It was also noted that there is no litigation pending in the court in respect of JNNURM/RAY.

PMAY: The State representative informed that 13 cities have been chosen under the scheme and requested to increase it to 54 cities. The Committee, however, felt that Himachal Pradesh being hilly and special category State, it is important that State Govt. may develop quick redressal mechanism for smooth implementation of the existing scheme before requesting for more projects in the State.

Decisions will be taken on non-started DUs in respect of ongoing projects of JNNURM & RAY on file and be ratified in the next CSMC meeting.

Challenge Fund

It was noted that UC for 1st installment has been received and construction of new building for shops for street vendors has started. S(HUPA) requested the State representative to submit a status report on the progress of the scheme.

V. Jammu & Kashmir

In the absence of any representative from the State Govt, the issues were not discussed. Secretary (HUPA) directed that a letter be sent to the Chief Secretary highlighting the concerned issues.

VI. Maharashtra

JNNURM: Out of total 174 projects (55 BSUP and 119 IHSDP) for construction of 1,77,272 DUs, last instalment of Central assistance has been released in 148 projects (39 BSUP, 109 IHSDP). Out of the sanctioned DUs, 1,24,608 DUs are completed and 52,664 DUs are under construction. 71,343 DUs are occupied and 53,265 DUs are unoccupied. Completion certificates for only 2 projects have been submitted. UC for Rs. 1841.47 cr out of total release of Rs. 3246.18 cr. is pending. Even after all adjustments, there will be a recoverable amount for Rs. 25.32 cr. from the State Govt. of Maharashtra.

The State representative informed that work on 9698 DUs have not started yet. 06 UCs are ready and will be sent in February 2016. There were, however, mismatch of data of sanctioned DUs, ongoing DUs etc. as reported by the State representative viz.a.viz. that of the MIS Division. Secretary (HUPA) directed him to reconcile the project-wise figure with the MIS division of the Ministry. The State representative also requested for release of 1st instalment of ACA for restored DUs in earlier cancelled Kulgaon Badlapur projects. It was, however, stated that the Cabinet approval for extension of JNNURM scheme upto 31.3.2017 is for completion of ongoing projects only and any project/DUs for which work has not started, may be treated as cancelled. Since no ACA has been released for Kulgaon Badlapur projects and work on the project has not started the same may be treated as cancelled. Secretary (HUPA) directed MIS Division to prepare a list of all non-started DUs in the State for taking a collective decision of cancellation due to time constraints. The State Government, if they so desire, may take up the projects/DUs from their own resources or under PMAY (U).

The State representative informed that all projects will be completed by December 2016. About 35000 DUs are at finishing stage and once the infrastructure work is completed, DUs will be allotted to the beneficiaries. He explained that large number of non-occupancy is in Malegaon where infrastructure work is still in progress. In few cases, beneficiary share is not forthcoming and as such, DUs have not been allotted. The State Govt. is in process of sorting out the issue so that completed DUs are allotted and occupied by the beneficiaries. Joint Secretary & Mission Director observed that the quality of the completed DUs will deteriorate if the same are not allotted on time.

Secretary (HUPA) observed that there is still a huge gap on the status of JNNURM execution in the State and directed that a D.O. letter be sent to the Chief Secretary highlighting the issues of DUs under progress, non-occupancy, ACA recovery etc. The critical issues namely 52,664 DUs still under progress and 53,265 completed DUs are unoccupied may affect decision on future proposals.

RAY: There is no RAY project in the State of Maharashtra.

PMAY: The State representative informed that few projects under affordable housing is under process.

DFID/Challenge Fund Scheme

UC for Rs. 105.925 lakh for Solapur is yet to be received. It was also informed that the scheme has since been closed and no further release will be made. State Govt. was requested to furnish a closure report on the project.

Court Cases

The State Govt. will submit a report on the pending court cases for information of the Ministry.

VII. Odisha

JNNURM: Out of total 44 projects approved, last instalment of Central assistance was released in 37 projects (4 BSUP, 33 IHSDP). In these 44 projects, out of 14,823 sanctioned DUs, 10,748 DUs are completed, 10,551 occupied and 4075 DUs are under construction. Out of the completed DUs, 197 are shown as occupied. Completion certificate for none of these projects has been submitted. UC for Rs. 125.67 cr is pending out of total release of Rs. 236.91 cr. and net ACA to be claimed is Rs. 17.98 cr.

Responding to the issues raised, the State representative explained that he has recently taken over charge of housing projects in the State and that data some figures needs to be reconciled. Secretary (HUPA) requested that the State Govt may reconcile all data and report back within 07 days to the Mission Directorate. The State representative assured that work on all sanctioned DUs will be completed by March 2016 and also proposed to furnish all pending UCs by February 2016. The State representative further assured to submit UCs for claiming next installments within 15 days.

RAY: 16 projects were approved with Central share of Rs. 290.16 Crs. for construction of 11,235 DUs, out of which only 20 DUs have been completed and 2369 houses are under construction.

In these 16 projects, Rs. 136.26 Crs. has been released and ACA to be claimed is Rs. 174.16 cr. UCs are pending for Rs. 99.99 cr. out of total release of Rs. 136.26 cr.

Noticing the poor progress of execution of projects under RAY, Secretary (HUPA) enquired about the plan of action for early completion of the projects. The State representative, however, informed that he will look into the issue and revert to the Ministry within a week's time.

PMAY: It was informed by the State representative that recently 4 projects have been sanctioned under AHP and ACA of Rs. 10.50 cr has since been received. It was further informed that the State is considering Beneficiary Led Construction projects in 42 other cities under HFA. He further requested for inclusion of 68 additional cities. Clarifying on the issue of upgradation, it was informed that superficial upgradation is not allowed. Upgradation should be kutchha to pucca structure; additional construction of room and toilet facilities should be integrated. In respect of inclusion of additional cities, the proposal may be considered separately. It was advised that all project proposals should be submitted as per revised guidelines with proper ID of beneficiaries, family details, duly filled-in forms etc.

The State representative further informed that there is no litigation pending in any project.

DFID/Challenge fund Scheme

In case of Challenge Fund in Bhubneshwar, UC has been received. Since the scheme has been discontinued, no fund will be released. The State Govt. was requested to review the performance of the scheme and submit a report.

VIII West Bengal

JNNURM: Out of total 203 projects approved, last instalment of Central assistance was released in 186 projects (91 BSUP, 95 IHSDP). In these 203 projects, out of 1,71,861 sanctioned DUs, 1,57,207 are completed and 14,654 DUs are under construction. Out of the completed DUs, 1,55,934 are occupied. Completion certificates for only 4 projects have been submitted.

As far as utilization of central assistance is concerned, Rs. 28.32 cr. is excess recoverable ACA after adjustment (of Rs. 15.37 cr to be claimed by the State), which needs to be refunded by the State govt. with applicable interest.

The State Govt. representative informed that all DUs in BSUP projects will be completed by December 2016 and in IHSDP projects by September 2016. Secretary (HUPA) clarified that non-started DUs, if any, should be cancelled and excess ACA be refunded to the GoI immediately. The State representative assured that completion certificate of the completed projects will be sent soon. He assured that UCs for Rs. 50 cr. will be sent by end of January 2016 and for remaining completed projects, UCs will be sent in March 2016.

The representative of State Govt. informed that ACA of Rs. 15 cr. will be claimed in the 1st week of February 2016. He informed that about 97% DUs have been completed in IHSDP projects. UCs of final installment along with completion certificates will be sent soon. Elaborating this further, he explained that 10 UCs will be sent by February 16, 8 UCs by May 2016, 19 UCs by November 2016 and all pending UCs will be furnished before March 2017. The State Govt. representative assured that BSUP projects will be completed by December 2016 and IHSDP by September 2016.

RAY & AHP: 3 projects with Central share of Rs. 15.05 Crs. have been subsumed under HFA for construction of 472 DUs. In these 3 projects, Rs. 11.58 Crs. has been released. UCs for Rs. 5.66 cr is pending out of total release of Rs. 11.58 cr.

The State Government representative informed that out of the sanctioned DUs, 164 DUs are completed, 176 DUs are in progress and work on 132 DUs is yet to start. For Bhatpara project, 2nd UC has already been submitted and the project will be completed by June 2016. He further informed that all 3 projects will be completed by March 2017.

PMAY: 70 projects have been sanctioned under BLC component for construction of 47,050 EWS houses with central assistance of Rs. 705.75 crs. Rs 88.85 cr. has since been released as a part of 1st installment.

The State Govt. representative informed that PMAY scheme has been converged with the State housing programme and infrastructure work will be provided in all the projects. SECC has been completed, and Citizen Charter for 125 cities have been implemented. On the issue of hiring professionals under SLTC/CLTC under PMAY, it was advised that cluster based approach of small towns be adopted for better management of the projects.

Secretary (HUPA) advised that necessary steps should be taken to create suitable awareness at the ULB level for proper execution of the sanctioned projects.

DFID/Challenge Fund/KUSP

With respect to Challenge Fund, UC has been submitted for release of 2nd installment. Out of 519 sanctioned shops under the project, 313 have been completed and occupied. It was, however, informed that the scheme has since been discontinued and as such no fund will be released. Joint Secretary (HFA) advised that a status report may be sent to this Ministry immediately. As regards KUSP project, the State Government was requested to submit a report to the Ministry within 15 days.

Japanese Encephalitis

Under Japanese Encephalitis, 6 towns have been identified. 3 DPRs are being prepared at Mall, Alipurduar and Jalpaiguri slum area. In respect of inclusion of other cities, it was directed that the proposals be forwarded to the Ministry at the earliest for consideration.

Court Cases

DS (HFA-IV) highlighted litigation filed in different courts under JNNURM. Details of which was handed over to the State Govt. representative of West Bengal. It was observed that as Government of India has no role in implementation of the project, the State Government/ULB may defend the cases. Secretary (HUPA) desired that status report on the pending cases may also be forwarded to the Ministry.

6. Followed by the review of JNNURM & RAY projects with the participating States, a presentation on the Management Information System (MIS) under PMAY was made. It was informed that MIS has been developed by the Ministry in collaboration with National Informatics Centre (NIC) wherein details of the beneficiaries identified under PMAY projects can be entered. The MIS is in accordance with the PMAY(U) guidelines wherein States and ULBs will have user level access to enter data, details of DPRs and other forms etc. The States will have to link the identified beneficiaries to the project information entered online so as to make it fully integrated into the MIS. It was also directed that State/ULBs should ensure complete and accurate data of Identity proof of beneficiaries in the MIS. The system has now been operationalized and user login will be sent shortly.

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

LIST OF PARTICIPANTS IN THE REVIEW MEETING TO DISCUSS THE PROGRESS OF JNNURM, RAY (including AHP) and PMAY UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 21ST January 2016 AT 120-G WING, CONFERENCE ROOM, NIRMAN BHAWAN, NEW DELHI.

1. Dr. Nandita Chatterjee, Secretary, in Chair
Ministry of Housing and Urban Poverty Alleviation
2. Shri Amrit Abhijat, Jt. Secretary & Mission Director, JNNURM, MoHUPA
3. Shri S.C Jana, Dy. Secy.(HFA-III), M/o HUPA, Nirman Bhawan, New Delhi
4. Shri S.K. Valiathan, Dy. Secretary (HFA-IV)
5. Smt. Shobana Pramod , US, M/o HUPA, Nirman Bhawan , New Delhi
6. Shri Vinod Gupta, Under Secretary (HFA-III)
7. Shri Yogesh Patel, Project Engineer, Govt. of Gujarat, Gandhinagar 382010
8. Shri Bhavin Patel, S.D.O. Govt. of Gujarat, Gandhinagar 382010
9. Shri M.N. Pradhan, Director, SUDA, Govt. of West Bengal, Kolkata 700106
10. Dr. Sujay Mitra, Expert, Municipal Affairs Deptt. Govt. of West Bengal, Kolkata 700106
11. Shri Niranjan Kumar, KMDA, Govt. of West Bengal, Kolkata.
12. Shri Soumen Paul, KMDA, Govt. of West Bengal, Kolkata 700106
13. Shri Sachin Jadhav, Director Housing, Govt. of Odisha, Bhubaneswar
14. Shri Rajesh Sharma, Ex. Engineer, Raipur Municipal Corp. Govt. of Chhatisgarh. Raipur.
15. Shri Ansul Sharma, A. E. Raipur Municipal Corp. Govt. of Chhatisgarh. Raipur.
16. Shri Surender, Project Engineer, State Urban Development Agency, Chhatisgarh.
17. Shri Arvind Kumar, DC(MIS), (BMTPC), Monitoring Cell, M/o HUPA, Nirman Bhawan.
18. Shri Praveen Suri, S.Analyst (BMTPC), HFA-II, M/o HUPA, Nirman Bhawan,
19. Shri W.Jeremy, AO (JnNURM), MoHUPA, New Delhi.
20. Dr. Khatibullah, PMU, MoHUPA, New Delhi.
21. Ms. Anjana Madhwan, PMU, MoHUPA, New Delhi.
22. Ms. Shikha Chopra, PMU, MoHUPA, New Delhi
