

F. No. N-11026/06/2014-PPG/FTS-11733
Government of India
Ministry of Housing & Urban Poverty Alleviation

Room No. 219-G,
Nirman Bhawan, New Delhi
Dated, 25th June, 2015

OFFICE MEMORANDUM

Subject: Housing for All (Urban) Mission – reg.

The undersigned is directed to say that in pursuance of Government's vision of facilitating housing to all by 2022, the Competent Authority has approved launch of the Housing for All (Urban) Mission with the following components:-

- (a) Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource;
- (b) Promotion of Affordable Housing for weaker sections through Credit Linked Subsidy Scheme (CLSS);
- (c) Affordable Housing in Partnership; and
- (d) Subsidy for beneficiary-led individual house construction or enhancement.

2. The Mission provides flexibility to the States/UTs for choosing any of the options amongst the above four verticals of the Mission to meet the demand of housing in their States/UTs.

3. The Mission is to be implemented as a Centrally Sponsored Scheme except the Credit Linked Subsidy component, which is to be implemented as a Central Sector Scheme.

4. As per the guidelines, Mission will focus on 500 cities under three phases. As all 4041 statutory towns are covered under the Mission, more cities will be included under the Mission if so demanded by States/UTs. Credit Linked Subsidy component of the scheme is, however, will be implemented across the country in all statutory towns right from the start of the Mission.

5. Under the Mission, States/UTs and Cities will undertake a demand assessment / survey through suitable means for assessing the actual demand of housing. On the basis of assessment survey and other available data, cities will prepare a Housing for All Plan of Action (HFAPoA). While preparing HFAPoA, State/UT and Implementing Agencies should also consider the affordable housing stock already available in the city. Jan Dhan Yojana/other bank account number and Aadhaar number/Voter ID Card/any other unique identification details of intended beneficiaries or a certificate of house ownership from Revenue Authority of beneficiary's native district are to be integrated in the data base of HFAPoA for ensuring that eligible family / beneficiary avails of the benefit of the Mission only once. Beneficiaries will be validated by States/UTs and ULBs thereby ensuring their eligibility at the time of preparation of the projects and approval of projects.

6. Central grant of Rs.1 lakh per house, on an average, is available under the slum rehabilitation programme. State Government would have flexibility in deploying this slum rehabilitation grant to any of the slum rehabilitation projects taken up for development using land as a resource for providing houses to the slum dwellers. Slums, whether on Central Government land/State Government land/ULB land, private land, may be taken up for "in-situ" redevelopment for providing houses to all eligible slum dwellers. Central grant would, however, not be available for slums redevelopment on private land. Slums so redeveloped should, however, compulsorily be denotified. Under the Credit Link Subsidy component, interest subsidy of 6.5% on housing loans availed upto a tenure of 15 years will be provided to EWS/LIG categories. This Interest Subsidy would be available on Rs.6 lakh of loan only. Loan amount beyond Rs.6 lakh will be at prevailing market rate. The subsidy payout on NPV basis would be upto Rs.2.3 lakh per house for both the categories. Central assistance @ Rs.1.5 lakh per house for EWS category will be provided under the Affordable Housing in Partnership and Beneficiary-led individual house construction or enhancement. State Government or their para-statal such as Housing Board can also take up projects of Affordable housing to avail of the Central Government grant.

7. Central share under different components of the Mission, except CLSS, will be released to the States/UTs in 3 instalments of 40%, 40% and 20% each. Under the Credit Linked Subsidy component of the Mission, Central Nodal Agencies (CNAs) will release the subsidy amount to Primary Lending Institutions (PLIs) in a maximum of 4 instalments based on the claims on the total loans disbursed.

8. The Mission also prescribes certain Mandatory Conditions for easing up the urban land market for housing to make adequate urban land available for affordable housing. Central assistance under the Scheme would, therefore, be contingent upon implementation of the prescribed Mandatory Conditions as per timelines agreed upon under Memorandum of Agreement (MoA), to be executed by the States/UTs indicating commitment to implement the Mandatory Conditions.

9. An Inter-Minister Committee, viz. Central Sanctioning and Monitoring Committee (CSMC) has been constituted under the Chairpersonship of Secretary (HUPA) for overall implementation, approval, review and monitoring of the Mission. A Committee of Secretary (HUPA) and Secretary (DFS), GoI, has also been constituted for monitoring and giving targets under the Credit Linked Subsidy component of the Mission.

10. Indicative State/UT-wise allocation will be made based on urban population and estimated slum population or other criteria as may be decided and will be communicated separately by this Ministry. The allocation will be made separately for each component. This Ministry can, however, change the inter-se allocation between different components with the approval of Competent Authority.

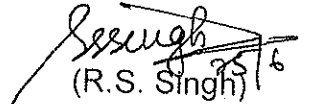
11. The Mission Guidelines approved by the Competent Authority are as per the approval accorded by the Union Cabinet. Government of India will, therefore, provide the technical and financial support strictly in accordance with the Mission Guidelines to the States to meet the challenge of urban housing. Process of project formulation and approval in accordance with the Mission Guidelines is, however, left to the States so that projects can be formulated, approved and implemented faster.

12. A copy of the Scheme Guidelines which, broadly describe the Scope, Coverage, Mandatory Conditions, Implementation Approach, Central Assistance, Administrative and Implementation structure and Monitoring Mechanisms, etc. is enclosed.

13. A Technology Sub-Mission under the Mission will also be set up to facilitate adoption of modern, innovative and green technologies and building material for faster and quality construction of houses. Details in this regard will be communicated separately.

14. This issues with the concurrence of Integrated Finance Division vide their Dy. No. 252/US(D-I)/FD/15 dated 23.06.2015.

Encls. Scheme Guidelines


(R.S. Singh)
Director (HFA.1)

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To

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

Copy to:

1. The Principal Secretaries / Secretaries (Urban Development / Housing / MA) in all the States/UTs (As per List-II).
2. Chief Secretaries of States & UTs (As per List-III).
3. Secretaries of the Central Ministries / Departments (As per List-IV).

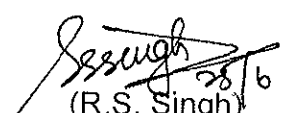
Copy for information to

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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. The 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. Joint Secretary & FA, M/o Urban Development & M/o HUPA, Nirman Bhavan, New Delhi.
5. Joint Secretary (H), Ministry of HUPA
6. Joint Secretary (UPA), Ministry of HUPA
7. Economic Advisor, Ministry of Hupa
8. Director (HFA.1), Ministry of HUPA
9. Deputy Secretary (HFA.3), Ministry of HUPA
10. Deputy Secretary (HFA.4), Ministry of HUPA
11. Director, NBO, Nirman Bhawan, New Delhi
12. Deputy Secretary (Admn), Ministry of HUPA
13. Deputy Secretary (Coord), Ministry of HUPA
14. Director (UPA), Ministry of HUPA
15. All Under Secretaries (HFA), Ministry of HUPA
16. AEA (JrPC), NBO, Ministry of HUPA
17. DD(NRC), NBO, Ministry of HUPA
18. AO (JNNURM), Ministry of HUPA
19. All Section Officers (HFA), Ministry of HUPA

- ✓ 20. Deputy Chief (MIS) Monitoring Cell (JNNURM), Ministry of HUPA (for posting this OM on the web-site)
- 21. The CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
- 22. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110003
- 23. The CMD, HPL, Jangpura, New Delhi- 110014
- 24. The Executive Director, BMTPC, Core 5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
- 25. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", Indian Habitat Centre, Lodhi Road, New Delhi-110003.
- 26. I.T. Officer Monitoring Cell (JNNURM), Ministry of HUPA
- 27. Guard Folder on JNNURM/RAY CCEA file.


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Central Sanctioning-cum-Monitoring Committee: Composition

1.	Secretary, Ministry of Housing and Urban Poverty Alleviation	Chairperson
2.	Secretary (UD), Ministry of Urban Development	Member
3.	Secretary, Ministry of Finance (Deptt. of Expenditure)	Member
4.	Secretary, Ministry of Social Justice and Empowerment	Member
5.	Secretary, Ministry of Health and Family Welfare	Member
6.	Secretary, Department of Banking, Ministry of Finance	Member
7.	Secretary, Ministry of Labour	Member
8.	Secretary, Ministry of Minority Affairs	Member
9.	Joint Secretary (UPA), Ministry of HUPA	Member
10.	Joint Secretary and Financial Adviser, Ministry of UD/HUPA	Member
11.	Mission Director (Smart Cities), Ministry of Urban Development	Member
12.	Joint Secretary and Mission Director in charge of Housing of All, Ministry of Housing and Urban Poverty Alleviation	Member-Secretary

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3.	Assam	Chief Secretary Govt. of Assam, Secretariat, Guwahati-781006.
4.	Chattisgarh	Chief Secretary Govt. of Chattisgarh, Secretariat, Raipur-492001.
5.	Bihar	Chief Secretary Govt. of Bihar, Secretariat, Patna-800015
6.	Gujarat	Chief Secretary Govt. of Gujarat, New Sachivalaya Complex, Gandhinagar-382010
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8.	Haryana	Chief Secretary Govt. of Haryana, Secretariat, Chandigarh.
9.	Himachal Pradesh	Chief Secretary Govt. of Himachal Pradesh, Secretariat, Shimla-171001.
10.	J&K	Chief Secretary Govt. of Jammu & Kashmir Secretariat, Jammu.
11.	Jharkhand	Chief Secretary Govt. of Jharkhand, Secretariat, Ranchi-834001.
12.	Karnataka	Chief Secretary Govt. of Karnataka, Vidhana Soudha, Bangalore-560001.
13.	Kerala	Chief Secretary Govt. of Kerala, Secretariat, Thiruvananthapuram.
14.	Madhya Pradesh	Chief Secretary Govt. of Madhya Pradesh, Vallabh Bhavan, Bhopal-462004.
15.	Maharashtra	Chief Secretary Govt. of Maharashtra, Mantralaya, Mumbai.
16.	Manipur	Chief Secretary Govt. of Manipur, Secretariat, Imphal-795001.

17.	Meghalaya	Chief Secretary Govt. of Meghalaya, Main Secretariat Building, Shilling.
18.	Mizoram	Chief Secretary Govt. of Mizoram, Civil Secretariat, Aizwal-796001.
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24.	TamilNadu	Chief Secretary Govt. of TamilNadu, Secretariat, Chennai.
25.	Tripura	Chief Secretary Govt. of Tripura, Secretariat, Agartala.
26.	Uttarakhand	Chief Secretary Govt. of Uttarakhand, Secretariat, Dehradun-248001.
27.	Uttar Pradesh	Chief Secretary Govt. of Uttar Pradesh, Secretariat, Lucknow-226001.
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33.	Daman & Diu	Administrator U.T of Daman & Diu, Secretariat, Moti Daman-396220.

34.	Lakshadweep	Administrator U.T. of Lakshadweep, Secretariat, Kavaratti-682555.
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9	Secretary Ministry of Coal A-wing, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001

Ministry of Commerce and Industry	
10	Secretary Department of Commerce Room No.143, Udyog Bhavan New Delhi-110011
11	Secretary Department of Industrial Policy & Promotion Room No.157, Udyog Bhavan, New Delhi-110011
Ministry of Communication & IT	
12	Secretary Department of Telecommunications Sanchar Bhavan, Rafi Marg, New Delhi-110001
13	Secretary Department of Posts Dak Bhavan, Sansad Marg, New Delhi-110001
14	Secretary Department of Information Technology Sanchar Bhavan, Rafi Marg New Delhi-110001
Ministry of Consumer Affairs, Food and Public Distribution	
15	Secretary Department of Consumer Affairs Krishi Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
16	Secretary Department of Food and Public Distribution Krishi Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
Ministry of Corporate Affairs	
17	Secretary Ministry of Corporate Affairs A-wing, Shastri Bhavan, New Delhi-110001
Ministry of Culture	
18	Secretary Ministry of Culture C-wing, Shastri Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
Ministry of Defence	
19	Secretary Department of Defence 101, South Block, New Delhi.
20	Secretary Department of Defence Finance South Block, New Delhi.
21	Secretary Department of Defence Production South Block, New Delhi.

22	Secretary Department of Ex-Servicemen Welfare 149, South Block, New Delhi.
23	Secretary Department of Defence Research & Development South Block, New Delhi.
Ministry of Development of North Eastern Region	
24	Secretary Ministry of Development of North Eastern Region Vigyan Bhawan Annexe, Maulana Azad Road, New Delhi-110011.
Ministry of Drinking Water & Sanitation	
24	Secretary Ministry of Drinking Water & Sanitation Room No.247, A-wing, Nirman Bhavan, New Delhi-110011.
Ministry of Earth Sciences	
25	Secretary Ministry of Earth Sciences Mahasagar Bhavan, CGO Complex, Block No.12, Lodhi Road, New Delhi-110003.
Ministry of Environment and Forests	
26	Secretary Ministry of Environment and Forests Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
Ministry of External Affairs	
27	Secretary Ministry of External Affairs, 177, South Block, New Delhi-110011
Ministry of Finance	
28	Secretary Department of Economic Affairs, 130, North Block, New Delhi-110001
29	Secretary Department of Expenditure 128-C, North Block, New Delhi-110001
30	Secretary Department of Revenue 128-A, North Block, New Delhi-110001
31	Secretary Ministry of Disinvestment CGO Complex, Block No.14, 3 rd Floor, New Delhi-110003

32	Secretary Department of Financial Services Room No.35, Jeevan Deep Building, Parliament Street, New Delhi-110001
Ministry of Food Processing Industries	
33	Secretary Ministry of Food Processing Industries Panchsheel Bhawan, August Kranti Marg, New Delhi-110049
Ministry of Health & Family Welfare	
34	Secretary Department of Health & Family Welfare Nirman Bhavan, New Delhi-110011.
35	Secretary Department of Ayurveda, Yoga & Naturopathy, Unani, Siddha and Homeopathy (AYUSH) 1, Red Cross Road, New Delhi-110001.
36	Secretary Department of Health Research, Indian Council of Medical Research, V. Ramalingaswami Bhawan, Ansari Nagar, New Delhi-110029.
37	Secretary Department of Aids Control 6 th & 9 th Floor, Chanderlok Building, 36, Janpath, New Delhi-110001.
Ministry of Heavy Industries & Public Enterprises	
38	Secretary Department of Public Enterprises CGO Complex, Block No.14, Lodhi Road, New Delhi-110003.
Ministry of Home Affairs	
39	Secretary Department of Home Room No.113, North Block, New Delhi-110001
40	Secretary Department of Official Language Lok Nayak Bhawan, C-wing, Khan Market, New Delhi-110003
41	Secretary Deptt. Of Inter State Council Secretariat Inter State Council Secretariat, Ministry of Home Affairs, Vigyan Bhavan Annexe, New Delhi-110011

Ministry of Human Resource Development	
42	Secretary Department of Higher Education Room No.128, C-wing, Shastri Bhawan, New Delhi-110001
43	Secretary Department of School Education & Literacy Room No.124, C-wing, Shastri Bhawan, New Delhi-110001
Ministry of Information and Broadcasting	
45	Secretary Ministry of Information & Broadcasting 655, A-wing, Shastri Bhavan, New Delhi-110001.
Ministry of Labour and Employment	
47	Secretary Ministry of Labour and Employment Room No.112, Shram Shakti Bhavan, Rafi Marg, New Delhi-110001.
Ministry of Law & Justice	
46	Secretary Department of Justice A-wing, Shastri Bhavan, New Delhi-110001.
47	Secretary Department of Legal Affairs A-wing, Shastri Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
48	Secretary Legislative Department Room No.405, A-wing, Shastri Bhavan, New Delhi-110001
Ministry of Micro, Small & Medium Enterprises	
49	Secretary Ministry of Micro, Small & Medium Enterprises, Udyog Bhawan, Rafi Marg, New Delhi-110011
Ministry of Mines	
50	Secretary Ministry of Mines C-wing, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001.
Ministry of Minority Affairs	
51	Secretary Ministry of Minority Affairs 11 th Floor, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

Ministry of New & Renewable Energy	
52	Secretary Ministry of New & Renewable Energy Block No.14, CGO Complex, Lodhi Road, New Delhi-110003.
Ministry of Overseas Indian Affairs	
53	Secretary Ministry of Overseas Indian Affairs Akbar Bhawan, Chanaykapuri, New Delhi-110021.
Ministry of Panchayati Raj	
54	Secretary Ministry of Panchayati Raj Room No.7, Krishi Bhawan New Delhi-110001
Ministry of Parliamentary Affairs	
55	Secretary Ministry of Parliamentary Affairs Room No.8, Parliament House, Sansad Marg, New Delhi-110001.
Ministry of Personnel, Public Grievances and Pensions	
56	Secretary Department of Personnel & Training North Block, New Delhi-110001.
57	Secretary Department of Pension & Pensioner's Welfare New Delhi-110001.
58	Secretary Department of Administrative Reforms & Public Grievances North Block, New Delhi-110001.
Ministry of Petroleum and Natural Gas	
59	Secretary Ministry of Petroleum & Natural Gas A-wing, Shastri Bhavan, New Delhi-110001
Ministry of Power	
60	Secretary Ministry of Power Sharam Shakti Bhawan, Rafi Marg, New Delhi-110001.
Planning Commission	
61	Secretary Planning Commission, Yojana Bhawan, New Delhi.

Ministry of Road Transport and Highways	
62	Secretary Ministry of Road Transport and Highways Transport Bhawan, Sansad Marg, New Delhi-110001.
Ministry of Rural Development	
63	Secretary Deptt. of Rural Development Krishi Bhawan New Delhi-110001
64	Secretary Deptt. of Land Resources Krishi Bhawan New Delhi-110001
Ministry of Science & Technology	
65	Secretary Ministry of Science & Technology Technology Bhawan, New Mahrauli Road, New Delhi-110016.
66	Secretary Department of Biotechnology Block-2, Pragati Vihar, New Delhi-110003
67	Secretary Deptt. of Scientific & Industrial Research Technology Bhawan, New Mahrauli Road, New Delhi-110016.
Ministry of Shipping	
68	Secretary Ministry of Shipping, Room No.401, Transport Bhawan, Sansad Marg, New Delhi-110001
Ministry of Social Justice & Empowerment	
69	Secretary Ministry of Social Justice & Empowerment C-wing, Shastri Bhavan, New Delhi-110001
70	Secretary Deptt. of Disability Affairs, Shastri Bhavan, New Delhi-110001
Department of Space	
71	Secretary Deptt. of Space 3 rd Floor, Loknayak Bhawan, Khan Market, New Delhi-110003

Ministry of Statistics & Programme Implementation	
72	Secretary Ministry of Statistics & Programme Implementation Sardar Patel Bhawan, Sansad Marg, New Delhi-110001.
Ministry of Steel	
73	Secretary Ministry of Steel Udyog Bhawan, Dr. Maulana Azad Road, New Delhi-110011.
Ministry of Textiles	
74	Secretary Ministry of Textiles 129, Udyog Bhawan, Dr. Maulana Azad Road, New Delhi-110011.
Ministry of Tourism	
75	Secretary Ministry of Tourism Transport Bhawan, Sansad Marg, New Delhi-110001
Ministry of Tribal Affairs	
76	Secretary Ministry of Tribal Affairs A-wing, Shastri Bhawan, New Delhi-110001.
Ministry of Urban Development	
77	Secretary Ministry of Urban Development C-wing, Nirman Bhawan, New Delhi-110011.
Ministry of Water Resources	
78	Secretary Ministry of Water Resources Room No.412, Sharam Shakti Bhawan, New Delhi-110001.
Ministry of Women and Child Development	
79	Secretary Ministry of Women and Child Development, Shastri Bhawan, New Delhi-110001.
Ministry of Youth Affairs & Sports	
	Secretary Deptt. of Sports, C-wing, Shastri Bhawan, New Delhi-110001.
81	Secretary Deptt. of Youth Affairs, Room No.1, C-wing, Shastri Bhawan, New Delhi-110001.