

Nirman Bhawan, New Delhi
Dated the 30th May, 2017

To,
Secretaries/Principal Secretaries of all States/UTs
(As per the list attached)

Subject: National Review/Consultation on Pradhan Mantri Awas Yojana (Urban) [PMAY(U)] Mission held during 12-13 April, 2017 in New Delhi - regarding.

Sir/Madam,

This Ministry has conducted a two-day National Review/Consultation on PMAY(U) Mission during 12-13 April 2017 at New Delhi. The overall objective of the meeting was to review the progress made by States/UTs in planning, implementing and monitoring the Mission. All the States/UTs participated in the meeting and made it a success.

2. In this connection, I am directed to forward herewith the summary report of the important take-away and decisions made during the meeting for appropriate action and compliance in letter and spirit.

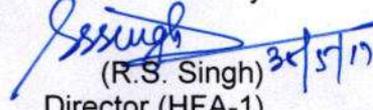
3. Apart from above, I am directed to highlight the three following important action points that emerged out of consultations in the Review Meeting:

- i. The North-Eastern States, UTs and Hilly States (Uttarakhand, Himachal Pradesh and Jammu & Kashmir) should saturate the total demand in the year 2017-18 itself which will enable them to complete all the houses by 2019.
- ii. Other States should be able to address at least 50% of the demand in the Year 2017-18 and remaining in 2018-19 so that all the houses under PMAY(U) may be completed by 2022.
- iii. States should give high priority to monitor the progress of PMAY(U) Projects **at the highest level** so that the Mission of 'Housing for All by 2022' is achieved within the Mission period.

4. You are, therefore, requested to go through the attached summary report of the Review Meeting and **plan budget & strategies accordingly**.

5. This issues with the approval of Hon'ble Minister (HUPA, UD & I&B).

Yours faithfully


(R.S. Singh) 30/5/17

Director (HFA-1)

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Copy to

1. CEO, NITI Aayog
2. CMD, HUDCO
3. CMD, NHB
- 4-5. ED, (BMTPC) / ED (HSMI)

Copy for information to:

1. PS to HM (HUPA)
2. PS to MoS (HUPA)
3. PPS to Secretary (HUPA)
4. PS to JS (HFA)
5. PS to JS (Housing)
6. PS to EA
7. All Directors/Deputy Secretaries of HFA Mission Directorate.
8. Director (Budget)/Director (IFD)

Summary Report of the National Review/Consultation on Pradhan Mantri Awas Yojana (Urban) – Housing for All

April 12 -13, 2017, New Delhi

Pradhan Mantri Awas Yojana (Urban) Housing for All Mission launched on June 25, 2015 envisions fulfilment of housing needs of India's urban poor by 2022, which is the 75th year of India's independence. The Ministry of Housing and Urban Poverty Alleviation (MoHUPA) conducted a two-day National Review and Consultation for all the States participating in the PMAY (U) Mission from April 12 to 13, 2017 at Silver Oak, India Habitat Centre, New Delhi.

Shri. M. Venkaiah Naidu, Honourable Minister of Urban Development, Housing and Urban Poverty Alleviation, and Information & Broadcasting inaugurated the meeting. Honourable Minister also released three booklets (on Technology Sub Mission, Capacity Building and Social Audit); three TV commercials were also launched on this occasion.

During the meeting, key Central and State level functionaries of the PMAY(U) participated in focussed and structured discussions on various planning, implementation and monitoring aspects of the Mission. The list of participants is at Annexure -I. The Review meeting also provided opportunities for learning through experience sharing and field visits.

This document summarises the key discussions and decisions made in the Review meeting.

I. Achievements

The Review meeting highlighted following achievements of the PMAY(U), as on March 31, 2017:

- ❖ All the States/UTs except Delhi has signed the Memorandum of Agreement with the Government of India for implementing PMAY(U).
- ❖ As on March 31, 2017, 17.73 Lakh houses have been accepted for Central Assistance of Rs. 27,879 Cr. and a total investment of Rs. 93,473 Cr. This includes Rs. 523.61 Cr. disbursed towards loan subsidy to 28,442 beneficiaries under the CLSS¹.
- ❖ Top three performing States in the Mission (excluding CLSS) are Tamil Nadu, Madhya Pradesh, and Gujarat.

¹ Credit Linked Subsidy Scheme

- ❖ Top five Performing States in CLSS are Gujarat, Maharashtra, Madhya Pradesh, Tamil Nadu and Rajasthan.
- ❖ 16 new emerging construction technologies have been identified for adoption in PMAY(U). BMTPC² completed Demonstration Housing Project and Community Centre at Nellore. Six demonstration projects are being constructed at Bhubaneswar, Bihar Sharif, Hyderabad, Lucknow, Dehradun and Kanchipuram.
- ❖ Ministry has released about Rs. 50 Cr for appointment of 2,420 specialists under SLTC³ and CLTC⁴.

II. Action Points/Way Forward

A. Planning

A.I. Demand Survey, HFAPoA⁵/AIP⁶

1. North-Eastern States, Hilly States (Himachal Pradesh, Uttarakhand, and Jammu & Kashmir) and UTs must saturate their entire demand by 2017-18 which will enable them to complete all the houses by 2019.
2. Other States must meet at least 50 % of their housing demand by 2017-18 and remaining by 2018-19 itself so that all houses are completed by 2022.
3. States/UTs should eliminate 'duplicate' and 'ineligible' applicants by systematically validating the survey data.
4. States should prepare the HFAPoA for all cities included in the Mission and submit the same to the Ministry after approval of SLSMC⁷.
5. States suggested that the Ministry could allow a periodic demand assessment from year to year since demand is dynamic and needs regular updating on account of continuing urbanization.
6. States are required to forward their Annual Implementation Plan to the Ministry indicating the road map for meeting their entire housing shortage by the year 2019-20. AIP for 2017-18 should be prepared and shared with MoHUPA by April 2017 itself.
7. Information on houses constructed in State housing schemes are to be shared for information of MoHUPA.

² Building Materials & Technology Promotion Council

³ State Level Technical Cell

⁴ City Level Technical Cell

⁵ Housing for All Pan of Action (HFAPoA) is a comprehensive plan document at the city level which comprises phasing of overall demand under different verticals of the mission and corresponding estimation of Central Assistance required.

⁶ Annual Implementation Plan

⁷ State Level Sanctioning and Monitoring Committee

A. II. Reforms

9. Mandatory reforms should be implemented urgently in the interest of creating a suitable environment for housing construction in States/UTs.
10. All the States/UTs must communicate adherence to reforms by April 2017 (along with necessary Government Orders, notifications or other supporting documents).
11. All States should notify their rules on Real Estate Regulation and Development and establish regulatory Authorities and the Appellate Tribunal with effect from 1st May 2017, after which the Act would come into full force.

B. Implementation

- Each State and UT should innovate and come up with appropriate and suitable models for implementation of housing in their respective States/UTs.
- Lessons learnt from JnNURM are to be acknowledged and corrective measures taken for implementation of PMAY (U).
- States should give high priority to monitor PMAY(U) Projects.
- States requested to consider increase in central assistance for development of infrastructure in In-Situ Slum Re-development (ISSR) projects.
- In view of rapid urbanisation, certain States suggested to include Urban Agglomerations in PMAY (U).

B.I. MIS and Geo-tagging

12. All States, including their ULBs are required to register on the PFMS portal so as to facilitate the DBT⁸ mode of payment, preferably through *Aadhar* Payment Bridge/*Aadhar* linked bank accounts.
13. The States/UTs should ensure entry of demand survey data, projects and beneficiary 'attachments' in the PMAY MIS within 3 months - latest by June 2017.
14. States/UTs should remove 'duplicate entries' from their MIS and validate their survey data particularly received through CSC⁹/Citizen Portal as priority.
15. Geo-tagging of BLC houses need to be strictly ensured, as the fund release has been linked to geo-tagging of photographs of various stages of construction.

⁸ Direct Benefit Transfer

⁹ Citizen Service Centre

B. II. Capacity Building, Quality Monitoring & IEC¹⁰

16. All the States/UTs need to submit their Annual Capacity Building Plan along with Social Audit Plan, Quality Monitoring Plan, and IEC Plan for 2017-18 by April 2017.
17. All states which have not yet established SLTCs/CLTCs should establish these Technical Cells immediately.
18. State/UTs to issue appropriate notice in 'public interest' to prevent any fraudulent activity in the name of PMAY(U). If any such activity is noticed, States may take appropriate and immediate action.
19. Both traditional and Social Media may be used to disseminate PMAY related information and to create awareness among the stakeholders including potential beneficiaries.
20. States/UTs may document 'success stories' in all available modes.
21. States were encouraged to prepare short films of the PMAY (U) projects highlighting substantive change in the life and livelihoods of the beneficiaries as a result of acquiring a dwelling unit.
22. States/UTs should also share high resolution photographs and videos of PMAY(U) work along with 'beneficiary sound bites' with the Ministry.

C. Special Focus Areas

C.I. Technology Sub Mission (TSM)

23. States to issue technology neutral tenders for house construction.
24. Ministry may also provide incentive/awards to better performing States, ULBs, PLI¹¹s etc. in various categories viz. innovations, use of new technologies, timely implementation of projects etc.

C.II. Credit Linked Subsidy Scheme (CLSS)

25. Retail loan dealing hands/ lower level staff in banks/ HFCs are to be sensitised about CLSS so that queries and applications from beneficiaries are addressed.
26. Inclusion of HFCs in SLBC forum to monitor CLSS may be considered.
27. Ministry may consider a lock-in period for properties financed by CLSS subsidy to curtail speculation in house property.
28. The resources of CNAs¹² is to be strengthened at State level, especially in North Eastern States.

¹⁰ Information Education and Communication

¹¹ Primary Lending Institutions

29. Pending CLSS applications with PLIs for subsidy disbursement is to be monitored through a suitable mechanism.
30. Online systems for submission of claims w.r.t. new changes in CLSS is to be provided at the earliest by NHB¹³.
31. States suggested that targets should be provided to individual PLIs for a robust implementation of the Scheme.
32. Madhya Pradesh suggested online filing of 'online forms'.

"There is no dearth of ideas, resources and support...

Emphasise on INFORM, REFORM, PERFORM, and TRANSFORM...Demonstrate will and skill to adopt new technology...

Monitoring at the highest levels (like that of CM level) needs to be institutionalized and all sanctioned funds should be spent meticulously...

Whatever impediments we see - whether they are inter-sectoral or interdepartmental, they should be tackled on an urgent basis...

States should implement required reforms like 'single window clearance system' etc. at the earliest...

States/UTs should expedite the construction of houses already sanctioned and complete them within the prescribed time schedules."

– Shri. M. Venkaiah Naidu, Honourable Minister of Urban Development, Housing and Urban Poverty Alleviation, and Information & Broadcasting

¹² Central Nodal Agencies

¹³ National Housing Bank

Annexure-I

List of Registered Participants from States

State/UT	Name	Designation
Andhra Pradesh	Shri. KarikalValaven, IAS Shri. M. Diwan Mydeen, IFS	Principal Secretary, MA&UD MD APTIDCO
Arunachal Pradesh	Er. Tabard Tedir Er. MarconyPotom	Chief Engineer-cum-Director SE-CUM-Jt. DIRECTOR
Assam	Dr. Jeevan B. IAS	Deputy Secretary, Government of Assam
Bihar	Shri. Narendra Kumar Singh Shri. Mukesh Kumar	Additional Secretary cum Director SLTC Staff
Chandigarh	Shri. Amarjeet Singh Shri. Maninder Singh	Executive Engineer, CHB Chairman, CHB
Chattisgarh	Shri. Abhinav Agarwal IRS Shri. M. Goswamy	Officer on Special Duty Special Secretary
Delhi	Shri. R.R. Singh	Director, HFA
Goa	Shri. JagadishHosamani Shri. Virender Kumar	Chief Project Officer Resident Commissioner, Goa Sadan
Gujarat	Shri. Milind Torawane, IAS Shri. Bhavin Patel Shri. Yogesh Patel Shri. SumeshTorawane	Secretary, Urban Development and Urban Housing Department Project Coordinator & SDS Municipal Civil Engineer COO
Haryana	Shri. Dinesh Sharma Shri. A.M. Sharan, IAS	Director, State Urban Development Authority/Additional Mission Director, State Urban Development Authority Principal Secretary to Govt. of Haryana, Urban Local Bodies Department.
Himachal Pradesh	Shri. Virender Sharma Shri. Vishal Pathak	Additional Secretary, UD Town Planner, UD
Jammu & Kashmir	ShrimatiVipraBahl IAS Shri. Yogesh Sharma	MD, J&K Housing Board Sr. Programmer
Jharkhand	Shri. Arun Kumar Singh Shri. Ashish Singhmar	Principal Secretary, Urban Development and Housing Department Director, Directorate of Municipal Administration, UD&HD
Karnataka	Shri. Munish Moudgil, IAS Shri. Balarajan N.P.	Managing Director, Rajiv Gandhi Rural Housing Corp. Ltd Technical Director, Housing Department
Kerala	Shri. Binu Francis	Programme Officer, Urban Housing Mission
Madhya Pradesh	Dr. Manju Sharma Shri. Anand Singh	Additional Commissioner & Mission Director HFA, Directorate, Urban Administration & Development M.P Executive Engineer, Directorate, Urban Administration & Development M.P.
Maharashtra	Shri. Sanjay Kumar Shri. DebashishChakrabarthi Shri. S.S. Sadhwani	ACS Housing Mission Dierctor, PMAY Deputy Chief Engineer, MHADA

Manipur	Shri N. Gitkumar Singh	Chief Town Planner/State Mission Director
Meghalaya	Shrimati W. Syiem Shri. B.K. Panda	State Nodal Officer, PMAY. Urban Planner cum Team leader, SLTC, PMAY
Mizoram	Shri. HVL. Zarzoenga	Joint Director & Nodal Officer PMAY
Nagaland	Shrimati Kevleneuo Solo Shri. Vikeyie Soleho Shri. Thomas Thailu	Assistant Director SLTC staff OSD
Odisha	Shri. Durga Mohapatra, OAS, Shri. Bisweswara Panda Shri. Sirisha	Deputy Secretary MIS expert SLTC TL, SLTC
Puducherry	Shri. S. Ragnathan Shri. A. Ravi	Chief Town Planner AE, Puducherry Slum Clearance Board
Punjab	Shri. Ravi Bhagat IAS Shri. Rajiv Moudgil Shri. Pramod Katri Shrimati Vini Mahajan	Chief Administrator, PUDA Engineer-in-chief PUDA PUDA
Rajasthan	Shri. Munish Garg, Shri. Manoj Kumar Soni, Shri. Pradeep Kapoor	ED-RUDSICO PD(Housing), RUDSICO Additional Chief Town Planner
Sikkim	Shri. GT Bhutia Shri. Rajesh Pradhan	PCE cum Secretary Urban Development and Housing Department Additional Chief Town Planner Urban Development and Housing Department
Tamil Nadu	Shri. D. P. Yadav. IAS Shri. Shambhu Kallollikar, IAS Shri. T.P, Devadoss Shri. K Raju Shri. R. Ganeshan	Secretary, Housing and Urban Development Principal Secretary/MD SLNA staff SLNA staff SLNA staff
Telangana	Shrimati L. Vandana Kumar Shrimati T.S. Jyotirmayi	Additional Mission Director Executive Engineer
Tripura	Shri. Lok Ranjan, IAS, Shri. Sajal Biswas,	Principal Secretary, Urban Development Department, DD and Nodal Officer, PMAY(U)
Uttar Pradesh	Dr. Anil Kumar Singh Dr. V.K. Singh Shri. Shailendra Kumar Singh Shri. Atul Singh Chauhan Shri. Prabhakar Kumar Shri. B.J. George Shri. Sarat Babu MG	Special Secretary, UD Additional Director, SUDA Director, SUDA Project Officer SUDA Consultant Consultant Consultant
Uttara Khand	Shri. Navneet Pandey Shri. Rajeev Pandey Shri. Jagbeer Singh	Add. Director/Nodal Officer SLNA Project Officer, SUDA MIS Expert, RAY
West Bengal	Shri. Biswajit Das Shri. Manish Sharma	EE, MED&TUD, SUDA Deputy Resident Commissioner

Note: This list does not include participants from the MoHUPA & other departments from Delhi, Media and those who attended from States without registering (if any).





Snapshots from the Review Meeting

