

F. No. O-17034/89//2015- HFA-4 (FTS 14127)  
Government of India  
M/O HOUSING & URBAN POVERTY ALLEVIATION  
(HFA-IV)

Nirman Bhawan, New Delhi,  
Dated: 5<sup>th</sup> November, 2015

MINUTES OF THE MEETING

**Subject: Minutes of the 2<sup>nd</sup> meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY)- Housing for All (Urban) Mission held on 27<sup>th</sup> October, 2015 at 3:15 PM at Nirman Bhawan, New Delhi .**

The undersigned is directed to enclose herewith a copy of the minutes of the 2<sup>nd</sup> meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY)-Housing for All (Urban) Mission held on 27<sup>th</sup> October, 2015 at 3:15 PM at Nirman Bhawan, New Delhi, for information and necessary action.

Encl: As above



(Rahul Mahna)

Under Secretary to the Govt. of India

Tel: 011- 23061285

To,

o/c

Members of the CSMC:

- 1) Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi
- 2) Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
- 3) Secretary, Ministry of Social Justice and Empowerment Shastri Bhavan, New Delhi.
- 4) Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
- 5) Secretary, Department of Financial Services, Ministry of Finance.
- 6) Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
- 7) Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
- 8) Joint Secretary (UPA), MoHUPA.
- 9) Joint Secretary (Housing), M/o HUPA
- 10) Joint Secretary and Financial Adviser, Ministry of U D & M/o HUPA, Nirman Bhavan, New Delhi.
- 11) Mission Director (Smart Cities), MoUD.
- 12) Joint Secretary & Mission Director -in charge of HFA, MoHUPA

6/11/15

o/c

Issued  
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Copy to:

- Santosh*  
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- Az*  
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- 1) CCA, M/o (UD & HUPA)
  - 2) ED (BMTPC), India Habitat Centre, Lodhi Road, New Delhi
  - 3) DCP (Projects), HUDCO, India Habitat Centre, Delhi
  - 4) Director-(HFA-1), M/o HUPA
  - 5) Deputy Secretary (IFD)
  - 6) Deputy Secretary-HFA-4
  - 7) Deputy Secretary-HFA-3
  - 8) AEA (JRPC), NBO.
  - 9) Under Secretary-HFA-1
  - 10) Under Secretary-HFA-2
  - 11) Under Secretary-HFA-3
  - 12) Prof. Sudhir Mishra, Head, Dept. of Civil Engineering, IIT Kanpur, Kalyanpur, Kanpur, Uttar Pradesh-208016, Fax. 5122597395.
  - 13) Shri Sanjay Shukla, Secretary (Housing & Env.) & Mission Director, PMAY-HFA, State Govt. of Chhatisgarh, Mahanadi Bhawan, Mantralaya, Naya Raipur, Chhatisgarh, Fax. 07712222409.

*o/c*

*for RKumar*  
**(Rahul Mahna)**

Under Secretary to the Govt. of India

Copy to:-

- AS*  
*06/11/15*
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*06/11/15*
- 1) PPS to Secretary (HUPA)
  - 2) PS to JS (UPA)
  - 3) PS to JS (H)
  - 4) P.S. to D G (NBO)
  - 5) G.M (Projects), HUDCO, India Habitat Centre, Delhi
  - 6) Head PMU, HFA mission
  - 7) Section Officer-HFA-1/HFA-2 /HFA-3/HFA-4
  - 8) Accounts Officer (JNNURM/HFA)
  - 9) The protocol Officer (NBO), M/o HUPA Nirman Bhawan.

*o/c*

*06/11/15*

*for RKumar*  
**(Rahul Mahna)**

Under Secretary to the Govt. of India

**Minutes of the 2<sup>nd</sup> Central Sanctioning and Monitoring Committee (CSMC) meeting of Pradhan Mantri Awas Yojana, Housing for All (Urban) Mission held on October 27, 2015**

The Second Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY) Housing for all (Urban) Mission was held with the Secretary, Ministry of Housing and Urban Poverty Alleviation in chair on **27<sup>th</sup> October, 2015 at 3.15 P.M.** in Conference Hall, Room No: 120, G-wing, NBO Building, Nirman Bhawan, New Delhi. The list of participants is enclosed at **Annexure - I**.

2. Joint Secretary and Mission Director (HFA) welcomed the Chairperson and other Members of the Committee and briefed the Committee about the issues in the agenda for consideration. Thereafter, the Committee considered the following agenda items:

3. **Agenda 1: Confirmation of the minutes of the 1<sup>st</sup> meeting of CSMC (HFA) held on 17.09.2015.**

3.1 The CSMC confirmed the minutes of the 1<sup>st</sup> meeting held on 17.09.2015.

4. **Agenda 2: Consideration for approval of Central Assistance for the 11 Projects submitted by Government of Chhattisgarh under Affordable Housing in Partnership component of PMAY.**

4.1 Secretary and Mission Director, State Government of Chhattisgarh provided a brief background on the overall approach adopted in addressing the housing shortage of the State. Commissioner, Chhattisgarh Housing Board, thereafter, furnished a detailed presentation on each of the 11 projects which have been approved by the SLSMC and for which proposals have been submitted for release of Central assistance in accordance with the guidelines of the HFA mission. It was stated that a total of 26792 Dwelling Units (DUs) at a project cost of Rs. 19,0693.28 lakhs has been approved by the competent authority in the state. Out of this, 12670 are for EWS category, 13300 are for LIG category and 822 for MIG/HIG category. The proposal placed before the CSMC is for Central assistance @Rs 1.5 lakh per DU for the 12,670 EWS Flats under the Affordable Housing in Partnership (AHP) component of the HFA mission, amounting to Rs. 19,005 lakhs. The state representative highlighted the following aspects of the projects:

- The projects are to be implemented by Chhattisgarh Housing Board on Self-financing pattern, wherein apart from the share of Central Government and State Governments, the beneficiaries would also share part of the project cost.

Contd/-

- The state share is in the form of concessional land for the projects, and in some of the projects State schemes are also being dovetailed.
- The projects would be implemented by the State Housing Board; the Implementing Agency's share in the project is in the form of discount in the supervision Costs.
- State Government has incorporated a quality assurance mechanism in the projects.
- Social infrastructure is already available in respect of all the projects.
- Operation & Maintenance of the projects for first two years will be made by the Implementing agency (Chhattisgarh Housing Board) and thereafter the projects shall be transferred to respective ULBs/Development Authorities. The expenditure on O & M for the first two years has been in-built into the project cost.
- For the allotment of houses, preference shall be given to eligible categories in terms of the scheme guidelines.

4.2 It was noted that beneficiaries would require to be identified at the outset along with the break-up of the beneficiaries categorized as SC/ST/General, etc. as required under the mission guidelines. The Committee directed that the list of beneficiaries be finalized and that the beneficiary details be suitably incorporated in the DPR, HFAPoA and AIP that will be finalized by the State Government in accordance with HFA guidelines.

4.3 The State representative further indicated that the total cost of EWS flats would range from Rs. 4.21 lakhs to Rs. 8.63 lakhs and the allotment price to the EWS beneficiaries, after factoring the State contribution and Central assistance, would range from Rs. 1.61 lakhs to Rs. 4.61 lakhs, for the 11 projects. The details are given in the Annexure 7B of the individual project proposal.

4.4 After deliberations, CSMC approved total Central assistance amounting to Rs. 19005 lakhs [rupees Nineteen thousand and five lakhs ] (@Rs. 1.5 lakhs per EWS flat for 12,670 EWS units) for the 11 projects approved by the SLSMC of the State Government of Chhattisgarh and further approved the release of first instalment of 40 % amounting to Rs.7602 lakhs subject to identification of beneficiaries and compliance with other requirements of the mission guidelines. The details are as per **Annexure-II**. CSMC also decided that scrutiny of the DPRs at the Central level may not be done in respect of the 11 projects, at this stage.

**6. Agenda Item No: 3. Proposal from IIT Kanpur for development of draft Protocol for testing of structural components and systems for use in projects under Housing For All (Urban)**

- 5.1 Professor Sudhir Mishra, IIT, Kanpur, made a presentation on the proposal submitted by the Institute outlining the scope, objectives and expected outcomes from the project. It was also clarified that peer review will be part of the project. It was also confirmed that expenditure on contingencies, travel, etc will be based on actuals.
- 5.2 It was noted that the proposed time-frame is one year. The total estimated cost of the project is Rs. 31,33,920/-. The details are as per **Annexure-III**.
- 5.3 The CSMC, after deliberations:

(i) approved the project proposal of IIT Kanpur at a total estimated expenditure amounting to Rs. Rs. 31,33,920/- (rupees thirty one lakhs thirty three thousand nine hundred and twenty only) for development of draft Protocol for testing of structural components and systems for use in projects under Housing For All (Urban). CSMC; and

(ii) approved release of 50% of the amount as first instalment amounting to Rs. 15.5 lakhs (rupees fifteen lakhs fifty thousand only).

**Agenda 4: Proposal for approval of methodology for selection of projects submitted under PMAY-HFA (Urban).**

The CSMC considered the proposal circulated in the meeting, and decided that the matter needs to be further deliberated upon between the Mission Directorate and the Finance Wing, in the first instance.

The meeting ended with a vote of thanks to the chair

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LIST OF PARTICIPANTS

Name and Designation	Organisation
<b>MINISTRIES</b>	
1. Dr. Nandita Chatterjee, Secretary (HUPA)	M/o HUPA, In Chair
2. Ms. Jhanjha Tripathi, JS&FA	M/o HUPA
3. Shri Sanjeev Kumar, Jt. Secy & Mission Director(HFA)	M/o HUPA
4. Shri R.S.Singh, Director (HFA I)	M/o HUPA
5. Shri S.B.Sinha, Director	M/o HUPA
6. Shri S.K. Valiathan, DS(HFA-IV)	M/o HUPA
7. Shri Angna Ram, DS (IFD & HOUSING)	M/o HUPA
8. Shri S.C. Jana, DS (HFA III)	M/o HUPA
9. Shri Umraw Singh, Addl. Economic Adviser	M/o HUPA
10. Shri Rahul Mahna, US(HFA-IV)	M/o HUPA
11. Shri Vinod Gupta, Under Secretary, HFA-III	M/o HUPA
12. Shri Nagendra, SO(HFA-III)	M/o HUPA
13. Shri Rajiv Jha, SO(HFA-II)	M/o HUPA
14. Shri Arvind Kumar, Dy. Chief, MIS	M/o HUPA
<b>OTHER MINISTRY/DEPARTMENTS</b>	
1. Ms. Y. Jaya Priyadarshini, SRO (PCMD)	Niti Aayog
<b>STATE GOVERNMENTS</b>	
1. Shri. Sanjay Shukla, Secretary (Housing & Env.) & Mission Director, PMAY-HFA,	State Govt. of Chhatisgarh
2. Shri M.P. Goswami, OSD(P), SUDA, Chhattisgarh	State Govt. of Chhatisgarh
3. Shri Siddhartha Komal Singh Pardeshi, Commissioner, CGHB	Chhattisgarh Housing Board (CGHB)
<b>OTHER INSTITUTES</b>	
1. Prof. Sudhir Mishra, Head, Dept. of Civil Engineering	IIT Kanpur
<b>HUDCO/PMTPC</b>	
1. Dr. Shailesh Kr. Agrawal, ED	BMTPC
2. Shri Pankaj Gupta, Dy Chief	BMTPC
3. Shri C.N. Jha, Dy. Chief	BMTPC
4. Smt. Usha P Mahavir, General Manager (P)	HUDCO
5. Ms. Radha Roy, DGM(Projects)	HUDCO
6. Ms. Vineeta Rani, AGM( Project)	HUDCO
<b>PROJECT MANAGEMENT/SUPPORT TEAM</b>	
1. Shri Rakesh Shrivastava, Municipal Environment Engineer	SNPUPR
2. Shri Khatibullah Shekh, National Coordinator	SNPUPR
3. Ms. Anjana, Madhavan, Lead Capacity Building	PMU, HFA
4. Shri Krupal Bhavsar , Urban Planner	PMU, HFA
5. Shri Gautam Banerjee, Lead Engineer	PMU, HFA

S. No.	City	Project Name	Total Houses proposed	EWS Houses proposed	Total Project Cost	Gol Grant (Rs in Lakh)	1st installment (@.40%)
1	Raipur	Construction of 4168 LIG (S+8) & 3104 EWS Flats (G+3) & Development of 25.30 Hect. Land at – Kamal Vihar, Town Development Scheme-04, Dist. Raipur	7272	3104	54579.30	4656.00	1862.40
2	Naya Raipur	Construction of 7688 LIG Type A, Type B & 7720 EWS Flats & Development of 47.37 Hect. Land at – Sector7,16,30 and 34- Naya Raipur Dist. Raipur	15408	7720	96222.62	11580.00	4632.00
3	Bhilai Industrial Estate	Construction of 144 LIG Type B, 192 LIG Type A & 192 EWS Flats & Development of 1.66 Hect. Land at – Industrial Estate Bhilai Dist. Durg	528	192	4446.62	288.00	115.20
4	Rajnandgaon	Construction of 272 EWS flats (G+3), 210 LIG Flats (G+3), 33 HIG Type II, 26 Jr MIG -1, 25 Jr. MIG II, 11 Sr. MIG - I, 11 Sr MIG II & Dev. of 7.28 Hect. Land under Atal Vihar Yojana at – Pendrai Dist. Rajnandgaon	588	272	4177.60	408.00	163.20
5	Raipur, Nardaha	Construction of 8 HIG-1, 12 HIG-II, 48 MIG, 15 MIG I, Duplex, 128 LIG flats (G+4) and 192 EWS Flats (G+3) & Deve. of 8.79 Hect. Land at – Nardaha, Dist. Raipur	403	192	5467.18	288.00	115.20
6	Jorapali, Raigarh	Construction of 144 LIG (G+6), 144 EWS Flats (G+3) & Development of 1.743 Hect. Land under Atal Vihar Yojana at – Jorapalli, Dist. Raigarh	288	144	2299.58	216.00	86.40
7	Bilaspur, Chilhati	Construction of 12 HIG-II, 47 Sr. MIG-II, 57 Jr. MIG-II, 150 LIG-II, 272 EWS & Dev. of 11.74 Hect. Land under Atal Vihar Yojana at – Chilhati, Dist. Bilaspur	538	272	5429.00	408.00	163.20
8	Kanker, Shriramnagar	Construction of 18 - HIG, 41Sr. MIG-II, 75Jr. MIG-II, 96- LIG, 134 EWS flats & Dev of 8.01 Hect. Land under Atal Vihar Yojana at – Shriram nagar, Dist. - Kanker	364	134	4475.33	201.00	80.40
9	Machewa, Mahasamund	Construction of 20- HIG, 136 MIG , 150- LIG & 336 EWS flats (G+3) & Development of 7.55 Hect. Land at – Machewa, Dist. - Mahasamund	642	336	5627.97	504.00	201.60
10	Balod, Sivni	Construction of 10- HIG II, 24 Sr. MIG-II, 56 Jr. MIG -II, 115- LIG & 140 EWS & Development of 8.19 Hect. Land under Atal Vihar Yojana at – Sivni, Dist. - Balod	345	140	3761.19	210.00	84.00
11	Sukma	Construction of 20 HIG, 117. MIG, 115- LIG, 164 EWS & Development of 10.00 Hect. Land under Atal Vihar Yojana at – Sukma, Dist. - Sukma	416	164	4206.89	246.00	98.40
		<b>Total</b>	<b>26792</b>	<b>12670</b>	<b>190693.28</b>	<b>19005.00</b>	<b>7602.00</b>

## Budgetary details

	Item	BUDGET (in Rupees)
A.	Recurring	
	1. Salaries/wages <sup>1</sup>	
	Sr. Project Engineer	3,56,400
	Project Associate	2,25,600
	Project Assistant	1,29,600
	Sub Total	7,11,600
	2. Contingency/Consumables : Stationery, Photocopying, Printing (workshop brochures etc.), Postage, Telephone charges etc.	3,00,000
	3. Travel (including TA for workshop participants)	6,00,000
	4. Other costs (purchase of publications, books, and codes)	4,00,000
	Total Recurring (A)	20,11,600
B.	Non-consumables (Equipment) (Computer accessories, such as a printer, scanner, mobile, etc.)	1,50,000
	Total (A+B)	21,61,600
C.	Faculty Cost	4,50,000
	Total (A+B+C)	26,11,600
	Institute Overhead @20% (of A+B+C)	5,22,320
	Grand Total	31,33,920

<sup>1</sup> The salary structure for the proposed staff is as per the prevailing norms at IIT Kanpur