

F. N-11011/56/2018-HFA-III-UD (E. File 9046622)

Government of India
Ministry of Housing & Urban Affairs
(HFA -III)

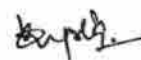
Nirman Bhawan, New Delhi,
Dated: 16 August 2018

OFFICE MEMORANDUM

Subject: Minutes of the 36th meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All.

The undersigned is directed to forward herewith a copy of the minutes of the 36th meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All Mission held on 24.07.2018 at New Delhi with Secretary, Ministry of Housing & Urban Affairs in chair, for information and necessary action.

Encl: As above



(Vinod Gupta)

Under Secretary to the Govt. of India
Tel: 011- 23062859

To,

Members of the CSMC as follows:

1. Secretary, Ministry of Housing & Urban Affairs, 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. Addl. Secretary (Housing), M/o HUA, Nirman Bhawan, New Delhi
9. Joint Secretary (NULM), MoHUA. Nirman Bhawan, New Delhi
10. Joint Secretary and Financial Adviser, Ministry of HUA, Nirman Bhavan, New Delhi.
11. Mission Director (Smart Cities), MoHUA.
12. Joint Secretary & Mission Director -in charge of HFA, MoHUA

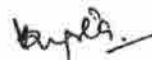
Copy to:

- I. The Principal Secretary, Urban Development and Housing Department, State Government of Bihar, Vikash Bhavan, Mailey Road, New Sectt. Patna-15
- II. The Additional Chief Secretary, Department of Housing & Urban Development, Government of Gujarat, 14th Block, 9th Floor, Sachivalaya, Gandhinagar.382010, Gujarat.

- III. The Secretary, Housing and Urban Development, Govt of Punjab Room No. 310, 3rd Floor, Mini Secretariat, Chandigarh.
- IV. The Additional Chief Secretary & Mission Director (HFA), Govt of Rajasthan, Department of Urban Development, Housing and Local Self Government, Room No. 2207, IInd Floor, Main Building, State Secretariat, Jaipur-302005
- V. The Secretary(Urban Development), Govt of Uttrakhand, 4 Subhas Road, Room No 25, State Bank Building, Secretariat, Dehradun.
- VI. The Director, State Urban Development Agency (SUDA), State Govt. of West Bengal, H-CBlock, Sector-III, Bidhannagar, Kolkata -700106.
- VII. The Principal Secretary (Housing, Government of Maharashtra Room No 425, 4th Floor, Mantralaya, Mumbai-400032.
- VIII. The Secretary, Urban Development Government of UP Navchetna Kendra, 10, Ashoka Marg, Lucknow- 226001
- IX. The Principal Secretary, Deptt of Urban Development, Govt. of Chhatisgarh, Block-D, 4th Floor, Nai Raipur 492002, Chhatisgarh.
- X. The Principal Secretary (Urban Development & Environment), Government of Madhya Pradesh, Ballabh Bhawan, Mantralaya, Bhopal -462016.

Copy also to:

1. CCA, M/o (HUA)
2. General Manager (Projects), HUDCO, India Habitat Centre, Lodhi Road, New Delhi 110003
3. Executive Director, BMTPC, Core 5A, India Habitat Centre, Lodhi Road, New Delhi 110003
4. Director-(HFA-I), (HFA-V), M/o HUA
5. Director (IFD), M/o HUA
6. Deputy Secretary-(HFA-IV), HFA-(III).
7. Director, NBO.
8. Dy. Chief MIS, HFA Mission Directorate, New Delhi – with a request to upload it on M/o HUA website immediately.
9. PMU, HFA Mission Directorate, New Delhi
10. Under Secretary-HFA-1/HFA-4/HFA-5
11. Section Officer-HFA-1/HFA-3/HFA-4/HFA-5
12. Accounts Officer (JNNURM/RAY/HFA).



(Vinod Gupta)
Under Secretary to the Govt. of India
Tel: 011- 23062859

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Minutes of the 36th meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) - Housing for All Mission held on 24 July 2018

The 36th meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)] was held on 24 July 2018 at 02.30 p.m. in the Conference Room, Nirman Bhawan, New Delhi, with Secretary, Ministry of Housing and Urban Affairs in Chair. The list of participants is at **Annexure-I**.

2. At the outset, the Secretary, Ministry of Housing & Urban Affairs (MoHUA) welcomed the participants/representatives from the State Governments, participants/officers of the Ministry and other Departments. He reiterated that while considering the project proposals submitted by the States/UTs under PMAY (U), the CSMC reviews the progress of the States and gives directions for proper and rapid implementation/execution of the projects.

2.1. Accordingly, the following Decisions/Observations for compliance by all State/UT Governments were emphasized:

- i. State Governments may prepare short films, printed literature/documents on projects undertaken under PMAY (U) to showcase how lives of beneficiaries have transformed. It should be widely circulated both in print and electronic media and also in various social media platforms for generating awareness.
- ii. State/UT Governments may offer incentives through additional FAR for rehabilitation of slums on private land through ISSR. Increase of FAR upto 50% can be considered which will incentivise developers to undertake construction work on privately owned land for meeting the "Housing for All" goal.
- iii. State/UT Governments may consider providing monetary incentive to the beneficiaries who complete construction work early under BLC (N) and BLC (E) components as is being done by the Government of Odisha. This will help in early completion of houses.
- iv. 100% Aadhaar seeding of beneficiaries is a must for all projects under PMAY (U). All States/UTs are to ensure that beneficiary details entered in the PMAY (U) MIS are as per the name of the beneficiary as in Aadhaar to avoid any mismatch at a later stage.
- v. States/UTs need to expedite grounding of approved projects so that they are completed within the timeline.
- vi. State/UT Governments should exempt sanctioning of building plan on plot size less than 100 sq. metre. States/UTs may also prepare and circulate standard building plan designs for a plot size upto 100 sq. metre.
- vii. States/UTs should ensure that the PMAY (U) logo is displayed in front of all housing units constructed under funding support of the Government of India. However, State/UTs should not display any such information which may amount to violation of Model Code of Conduct (MCC) as per instruction issued by the Election Commission of India/State Election Commissions from time to time.

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- viii. The State/UT Governments should consider ISSR component of PMAY (U) for rehabilitation of slums since it requires lesser investment, as land is used as a resource which is readily available with the State/UT/ULBs.
- ix. State/UT Governments are advised to ensure that:
- Adequate infrastructure is provided including individual water, sanitation and electricity connections.
 - There should be no duplication/change in the identified beneficiaries.
 - Demarcation of land and mutation is carried out before implementation.
 - The design and construction of houses is disaster resilient and the specifications conform to IS/ NBC norms.
- x. With regard to the vacant houses, if any, under JnNURM, the State Governments/UTs should look for realistic, pragmatic options so as to allot these houses to eligible beneficiaries in urban areas without any further delay.
- xi. States/UTs should implement innovative, cost effective and high quality construction technologies for constructing the housing units under PMAY (U). The tender documents should preferably be technology neutral and a clause of quality assurance for the potential bidders should be included.
- xii. States/UTs must expeditiously complete demand validation so that the target of the Mission – Housing for All by 2022 is achieved in time. 100% of the validated housing demand should be approved in the FY 2018-19 so that there is ample time for completion of projects within the Mission period.
- xiii. States/UTs may prefer arranging rent to the beneficiaries during the interim period of construction of houses under ISSR projects for its speedy completion.
- xiv. The States/UTs shall furnish regular update on the above issues to the HFA Mission Directorate, MoHUA.
- xv. The States/UTs should submit project proposals for consideration of CSMC by 15th of each month so that site scrutiny/desk scrutiny in respect of identified DPRs can be done before the CSMC holds meeting.
- xvi. HFAPoA should have been submitted prior to bringing project proposals for that city. If not, justification for delay should be provided.
- xvii. The Government of India has fixed a target for sanctioning 31 lakh houses in the FY 2018-19 and to achieve this, all State/UT Governments should submit proposals at the earliest and also make adequate budgetary provisions.
- xviii. The funds transfer should be 100% through DBT mode to all beneficiaries. There should also be 100% Aadhaar linkages of beneficiaries in all AHP, BLC, ISSR and CLSS cases.
- xviii. **The State/UT Governments may make provision of cistern in toilet, two platforms in kitchen, cemented almirah/slab, storage space in living room etc. which are basic requirement for a family. Similarly, plantation drive be organised on completion of construction work especially in AHP and ISSR projects to increase green cover at the locality. In BLC projects, houses should be constructed little away from the existing road, wherever possible, for better planning and ease of traffic movement. It was reiterated that PMAY (U) is not merely a housing programme but address the aspiration of human being for a better and dignified**

life. All out efforts be made to provide maximum facilities within the financial allocation to the beneficiaries.

- xix. Housing demand along with infrastructure in aspirational districts to be prioritised and completed by August 2018.
- xx. The State/UT governments may consider G+7 units under AHP and ISSR projects with lift facility as land is a scarce resource. The maintenance cost of the lift can be managed by the resident's society once houses are occupied.
- xxi. The Government of India has released Rs. 8000 crore under Extra Budgetary Resource (EBR), over and above budgetary allocation, to the State/UT Governments/CNAs in the FY 2017-18. The EBR fund is an interest bearing fund, it is important that the funds so released to the State do not remain parked with SLNA/State Government, but is utilized on fast pace for the purpose it has been released. Any interest earned on the parked fund will be adjusted/recovered against subsequent instalments in the sanctioned projects under PMAY (U).

3. Joint Secretary and Mission Director (HFA) introduced the agenda for the meeting. The agenda items also form part of the minutes. The item-wise minutes are recorded as follows:

1	Confirmation of the minutes of the 35 th meeting of CSMC under PMAY (U) held on 25.06.2018 (Agenda 1)
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The minutes of the 35th meeting of CSMC under PMAY (U) held on 25.06.2018 were confirmed without any amendments.

2.	Consideration for Central Assistance for 12 BLC (New) projects submitted by the State of Bihar (Agenda 2)
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A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 12 BLC (New) projects submitted by the State of Bihar. The salient details of the proposal are as under:

(Rs. in lakh)

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSCMC
BLC (New)	12 (12)	15924	15,924	23,886	7,962.00	49,517.132	20.07.2018/ 23.07.2018

B. Additional information given by the State:

i.	Demand survey in 140 approved HFA cities/towns is in progress. As on date validated demand is 4,19,845 houses.
ii.	State has fixed a target of proposing 2.50 lakh houses for the year 2018-19. Accordingly the projects will be submitted soon for approval of CSMC.

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iii.	Selection for HR agency through open bidding process is in final stage. 10 professionals for SLTC and 209 professionals for CLTC will be deployed soon.
iv.	The State has allocated a budgetary provision of Rs. 450.00 crore for the FY 2018-19
v.	Progress: Out of 1,33,010 houses sanctioned, work order has been issued for 61,511 houses, 45,734 houses are in different stages of construction and 4596 houses have been completed.
vi.	The State has also proposed to surrender 6656 houses in 67 BLC projects due to various reasons.
vii.	Out of 1,33,010 BLC houses approved, 1,01,474 beneficiaries have been attached and 45,734 have been geo-tagged. Rs. 488.86 crore have been transferred to the beneficiaries through DBT mode.

C.CSMC observations:

i.	The State needs to develop housing projects under AHP and ISSR verticals of PMAY(U) as well.
ii.	The State should complete the demand survey and submit HFAPoAs for all the approved cities at the earliest.
iii.	Policy intervention by the State Government is required for issuing patta to the eligible beneficiaries.
iv.	The State should take adequate measures for improving CLSS coverage.
v.	Adequate infrastructure such as individual water, sanitation and electricity connections needs to be ensured by the State.
vi.	Completion of Demonstration Housing Project being executed by BMTPC be expedited and allotment may be made as per revised DHP guidelines.
vii.	Utilization Certificates for Rs 138.64 cr. is pending under PMAY (U). State should expedite submission of pending UCs immediately.
viii.	MIS entry of all beneficiaries with valid Aadhaar be expedited enabling Ministry to release balance of first instalment of central assistance to the State Government. State Government may also ensure that MIS entry is complete before seeking 2 nd instalment of Central Assistance in respect of sanctioned projects.

D. CSMC Decision:

In view of the above, the CSMC approved Central Assistance and recommended for release of first instalment of Central Assistance for the State of Bihar as under:

Component	No. of Projects	No. of EWS houses	of Central Assistance (Rs. in lakh)	1 st instalment (40 %) of Central Assistance (Rs. in lakh)	Condition(s), if any, for release of 1 st instalment of Central Assistance
BLC (New)	12	15,924	23,886.00	9,554.40	Aadhaar seeded beneficiary entries in MIS of PMAY (U).

Project-wise details are given at Annexure II.

3	Consideration for Central Assistance for 1 ISSR, 05 AHP, 02 AHP (PPP) and 64 BLC projects submitted by the State of Gujarat (Agenda 3)
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A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 1 ISSR, 05 AHP, 02 AHP (PPP) and 64 BLC projects submitted by the State of Gujarat. The salient details of the proposal are as under:

(Rs. in lakh)

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State share	ULB share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSMC
ISSR	1(1)	300	300	300.00	300.00	2,683.05	0.00	17.05.2018 & 27.06.2018 / 03.07.2018
AHP	05(05)	2,684	2,684	4,026.00	4,026.00	4,069.51	10,526.54	
AHP (PPP)	02(02)	42,533	42,533	63,799.50	0.00	0.00	454,146.93	
BLC	64(64)	9,779	9,779	14,668.50	20,149.63	0.00	6,555.40	
Total		55,296	55,296	82,794.00	24,475.63	6,752.56	471,228.87	

B. Additional information given by the State:

i.	So far, 2,42,564 houses (including CLSS) have been sanctioned which is about 35% of the total demand. Out of this, 79,418 houses have been completed and work on 60,186 houses is at different stages of construction and work on 86,583 houses is yet to start.
ii.	CLSS: Interest subsidy claims of about 28,000 cases are pending with NHB/HUDCO.
iii.	AHP (PPP): As per the State Government AHP (PPP) policy, apart from the Central Assistance of Rs. 1.50 lakh per house, 2.7 FSI as per GDCR, Stamp duty exemption and exemption from Municipal Charges will be allowed. The projects are also registered under RERA.
iv.	HFAPoA for 5 cities for 5187 houses submitted on the day for approval by CSMC.
v.	IEC activities are regularly being undertaken by the State and ULBs.
vi.	At number of locations, the number of houses are less than 250 houses mandated under AHP vertical of PMAY (U), which are part of the demand of the city under AHP vertical. The CSMC is requested to relax the condition as per para 6.4 of the PMAY (U) guidelines to facilitate construction of houses.
vii.	RAY: UCs for about Rs 82.56 crore has been submitted claiming second instalment in RAY projects.
viii.	JNNURM: 2,512 houses are in progress and 5,390 houses are unoccupied.

C. CSMC observations:

i.	The State needs to expedite the attachment of Annexure and upload the beneficiaries in the PMAY-MIS.
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ii.	Work in 86,583 houses is yet to start. The State needs to expedite the grounding of projects already sanctioned.
iii.	The State Government may ensure allotment of houses in the name of female member of the family. In case of BLC projects, it can be in the name of the female or jointly with the spouse.
iv.	Technology neutral tenders should be floated for AHP and ISSR projects.
v.	Fund for AHP & ISSR projects will be released on confirmation by State Government that work order has been issued.
vi.	For RAY projects, if there is no structural or quality issue and TPIMA reports have been received & examined, the fund should be released immediately without delay.
vii.	Out of 1,74,041 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 42,299. The State should expedite all MIS entries and beneficiary attachment immediately.
viii.	Utilization Certificates for Rs 458.91 cr. is pending under PMAY (U). State should expedite submission of pending UCs immediately.
ix.	There is considerable delay in allotment of houses constructed under JNNURM. The State should expedite allotment of un-occupied houses to the eligible beneficiaries immediately.

D. CSMC Decision:

In view of the above, CSMC

- i. accorded relaxation as per the provision at para 6.4 of PMAY (U)-HFA guidelines in respect of the AHP projects having less than 250 houses; and
- ii. approved Central Assistance and recommended for release of first instalment of the Central Assistance for the State of Gujarat as under:

(Rs. in lakh)

Component	No. of Projects	No. of EWS houses	Central Assistance	1 st instalment (40%) of Central Assistance	Condition(s), if any, for release of 1 st instalment of Central Assistance
ISSR	1	300	300.00	120.00	(a) Compliance to the observations at Para 3C(v) and (b) Aadhaar seeded beneficiary entries in MIS of PMAY (U).
AHP	05	2684	4026.00	1610.40	Compliance to the observations at Para 3C(v) above.
AHP (PPP)	02	42533	63799.50	25519.80	
BLC	64	9779	14668.50	5867.40	Aadhaar seeded beneficiary entries in MIS of PMAY (U).

Project-wise details are given at Annexure III A, III B, III C, III D.

