

F. N-N-11011/98/2018-HFA-III-UD (E. File 9056875)

Government of India  
Ministry of Housing & Urban Affairs  
(HFA Directorate)


Nirman Bhawan, New Delhi,  
Dated: 17<sup>th</sup> January, 2018

**OFFICE MEMORANDUM**

**Subject: Minutes of the 41<sup>st</sup> 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 41<sup>st</sup> meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All Mission held on 27.12.2018 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 Bhawan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhawan, 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 Bhawan, New Delhi.
11. Mission Director (Smart Cities), MoHUA.
12. Joint Secretary & Mission Director –in charge of HFA, MoHUA

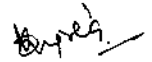
**Copy to:**

- i. The Principal Secretary, Municipal Administration & UD, Govt of Andhra Pradesh, Room 105, L- Block AP Secretariat, Hyderabad, 500022
- ii. The Additional Chief Secretary, Department of Housing & Urban Development, Government of Gujarat, 14<sup>th</sup> Block, 9<sup>th</sup> Floor, Sachivalaya, Gandhinagar.382010, Gujarat.

- iii. The Secretary (Housing), Govt. of Karnataka, Room No.213, 2nd Floor, Vikas Souda, Dr. B.R. Ambedkar Road, Bangalore -560001
- iv. The Principal Secretary (Housing, Government of Maharashtra Room No 425, 4th Floor, Mantralaya, Mumbai-400032.
- v. The Director(Housing) Ex-officio Director (Housing) cum Joint Secretary to Govt. Housing and Urban Development Department , Government of Odisha, State Secretariat, Annex –B, Bhubaneswar-751001.
- vi. The Secretary, Urban Development Government of UP Navchetna Kendra, 10, Ashoka Marg, Lucknow- 226001.

**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)/ Director (HFA-IV)/Director (HFA-V), M/o HUA
5. Director (IFD), M/o HUA
6. Director, NBO.
7. Dy. Chief MIS, HFA Mission Directorate, New Delhi – with a request to upload it on M/o HUA website immediately.
8. PMU, HFA Mission Directorate, New Delhi
9. Under Secretary-HFA-1/HFA-4/HFA-5
10. Section Officer-HFA-1/HFA-3/HFA-4/HFA-5
11. Asst. Accounts Officer (JNNURM/RAY/HFA).



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

## Table of Contents

Sr No.	Contents	Page Number
1	Confirmation of the minutes of the <b>40<sup>th</sup> meeting</b> of CSMC under PMAY (U) held on 28.11.2018 (Agenda 1)	1
2	Consideration for Central Assistance for 34 BLC (New) and 07 AHP projects submitted by <b>Andhra Pradesh</b> (Agenda-2)	2
3	Consideration for Central Assistance for 01 ISSR, 14 AHP and 62 BLC projects submitted by the State of <b>Gujarat</b> (Agenda 3)	4
4	Consideration for Central Assistance for 283 BLC(New), 71 BLC (E) and 80 AHP projects submitted by State of <b>Karnataka</b> (Agenda 4)	6
5	Ratification of <b>revision in project parameters</b> (project cost/beneficiary share/Implementation Agency share) in 3 AHP projects of <b>Maharashtra</b> approved in 28 <sup>th</sup> , 30 <sup>th</sup> and 34 <sup>th</sup> CSMC (Agenda 5)	9
6	<b>Ratification of compliances</b> for 7 AHP (PPP) projects of <b>Maharashtra</b> approved in-principle in 33 <sup>rd</sup> , 36 <sup>th</sup> , 38 <sup>th</sup> and 39 <sup>th</sup> CSMC	10
7	Consideration for Central Assistance for 126 BLC(N) projects submitted by State of <b>Odisha</b> (Agenda 7)	11
8	<b>Cancellation of 4 AHP projects of Odisha</b> for construction of 5548 houses approved in the 4 <sup>th</sup> CSMC under PMAY (U) held on 21 December 2018 (Agenda 8)	12
9	Consideration for Central Assistance for 05 AHP (on Govt land), 04 AHP (on private land), 142 BLC (N) and 38 BLC (E) projects submitted by State of <b>Uttar Pradesh</b> (Agenda 9)	13
10	<b>Cancellation of 07 AHP and 03 BLC (E) projects of Uttar Pradesh</b> for construction of 5429 houses approved under PMAY (U) (Agenda 10)	15
11	Presentation on <b>PMAY(U)-MIS</b>	16
12	GENERAL OBSERVATIONS	17

**Minutes of the 41<sup>st</sup> meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) - Housing for All Mission held on 27December, 2018**

The 41<sup>st</sup> meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)] was held on 27December, 2018 at 10.30 a.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. Following observations were reiterated for compliance by all State/UTs Governments.

- i. CSMC is an apex Committee under Chairmanship of Secretary, MoHUA. The Principal Secretary/Secretary/Mission Director looking after the PMAY(U) matters in the State/UT Governments should participate in the CSMC meetings. States/UTs should avoid deputing only Junior officials/Consultants etc.to attend CSMC meeting(s) as they may not have required information on policy level decisions and interventions required at the State/UT Government level.
- ii. In case of release of central assistance for PMAY (U), the following decisions were reiterated:
  - a. BLC (New) and BLC (Enhancement): First instalment of central assistance of sanctioned project will be released on uploading of beneficiaries' details in PMAY (U)-MIS along with Aadhaar. Subsequently, second instalment will be released only on geo-tagging status of houses.
  - b. AHP & ISSR: First instalment of Central Assistance shall be released on confirmation from the State/UT Government(s) about selection of developer and issuance of work order. The 2<sup>nd</sup> instalment of Central Assistance shall be released after uploading of beneficiaries' details along with Aadhaar in PMAY (U)-MIS by the State/UT Governments.
  - c. CLSS: The subsidy amount will be remitted through NHB/HUDCO on confirmation that the housing loan has been sanctioned by the banks/financial institutions/PLIs etc.
- iii. With regard to unspent balance available with the State Governments, it was reiterated that para 14.7 of the PMAY (U) scheme guidelines allow State Governments to utilize the fund for other ongoing sanctioned projects of PMAY(U). Similarly, in spite of the fact that fund is available with a State Government in respect of a sanctioned project, each project may be taken as a standalone project and thus Central Assistance may be released accordingly.
- iv. NHB was directed to release subsidy amount to all beneficiaries within next 15 days. NHB was also requested to submit tentative requirement of subsidy amount under CLSS vertical of PMAY (U) for the last quarter of FY 2018-19 immediately.

- v. NHB/HUDCO was requested to hold a CLSS workshop in Aizawl, Mizoram in the month of January 2019.
- vi. With respect to SLTC and CLTCs, States/UTs were advised to engage qualified and efficient professionals as per the capacity building financial guidelines and norms. This will help States/UTs deliver quality output in PMAY (U) capacity building activities and monitoring.
- vii. MPRs that are submitted in offline mode by the State/UT Governments leave scope for deficiencies. In order to overcome this situation, it has been decided to accept data on progress of work in online PMAY (U)-MIS only. It was, therefore, directed that from December 2018 onward online MPR will only be accepted.
- viii. The number of houses sanctioned under PMAY(U) during the last three years was reviewed. The State/UT Governments need to focus on timely execution of the projects as this helps in controlling cost escalation and timely possession of houses by the beneficiaries.
- ix. The role of Banks/financial institutions is extremely useful in extending benefit of CLSS scheme to the beneficiaries. The developers have also been requesting for continuous support of the CLSS component under PMAY (U) to encourage beneficiaries to own their houses. National Housing Bank and HUDCO may formulate a plan and take appropriate timely action in order to extend CLSS benefits to the beneficiaries.

3. Thereafter, the 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	<b>Confirmation of the minutes of the 40<sup>th</sup> meeting of CSMC under PMAY (U) held on 28.11.2018 (Agenda 1)</b>
---	------------------------------------------------------------------------------------------------------------------------

The minutes of the 40<sup>th</sup> meeting of CSMC under PMAY (U) held on 28.11.2018 were confirmed without any amendments.

2	<b>Consideration for Central Assistance for 34 BLC (New) and 07 AHP projects submitted by Andhra Pradesh (Agenda-2)</b>
---	-------------------------------------------------------------------------------------------------------------------------

**A. Basic Information:**

The proposal for consideration of CSMC was for Central Assistance for 34 BLC (New) and 7 AHP projects under PMAY(U) submitted by State Government of Andhra Pradesh. The salient details of the proposal are as under:



Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State and ULB share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSMC
BLC (N)	34(34)	19,321	19,321	28,981.50	10,516.00	10,516.00	21.12.2018/
AHP	07(05)	38,112	38,112	57,168.00	57,168.00	108,647.32	Awaited

**B. Additional information given by the State:**

i.	The demand survey is complete in all the 111 HFA Mission Cities. The total demand of houses is 13.81 lakh.
ii.	1,66,495 BLC beneficiaries and 2,63,955 AHP beneficiaries have been attached in PMAY(U)-MIS.
iii.	Progress: BLC: Out of 4,28,444 houses approved, work order has been issued for 2,07,041 houses. 70,269 houses have been completed and 38,527 houses are in progress. AHP: Out of 5,29,786 houses approved, 69,502 houses have been completed and 2,83,338 houses are in progress.
iv.	Central Assistance of Rs. 1609.27 crore have been transferred through DBT mode under PMAY (U).
v.	State Government has fixed a target for sanctioning 7.10 lakh houses in the FY 2018-19. Further State Government has made a budgetary provision of Rs. 7599.30 crore for PMAY (U) in FY 2018-19
vi.	SLTC is fully functional. CLTCs for 103 ULBs are operational.
vii.	Out of the six mandatory conditions, three have been complied with and the remaining three are in active consideration by the State Government.
viii.	About 2 lakh BLC houses will be completed by March 2019

**C. CSMC observations:**

i.	NBC norms about size of rooms for all projects must be ensured.
ii.	State Government may ensure ownership rights and clear patta title of the eligible beneficiaries under BLC component of PMAY (U). Further, beneficiary contribution must be ensured.
iii.	There is lack of progress in CLSS component in the State in spite of large number of population. Only 5525 beneficiaries have availed CLSS subsidy. State Government may tie up with the lead Banks and Builders and organise 'Loan Mela' to sensitize beneficiaries to take up interest subsidy available under PMAY (U).
iv.	State Government may consider AHP and ISSR projects in vertical development preferably with lift facility so as to accommodate more beneficiaries at one location. It was also clarified that AHP and ISSR projects can also be taken up by Housing Board, Development Authority etc. as well as by Private Developers in PPP mode.
v.	Utilization Certificates for Rs 9.30 crore under JNNRUM and Rs 16.44 crore under RAY

	are pending. State should expedite submission of pending UCs without any further delay.
vi.	State Government must ensure allotment of 5,203 unoccupied houses under JNNURM and 204 houses under RAY without any further delay.
vii.	Out of 9,58,230 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 4,25,290. State should expedite all MIS entries and beneficiaries attachment. In no case second instalment of central assistance will be considered for release unless beneficiaries are attached in PMAY(U)-MIS.
viii.	First instalment for AHP projects will be released on confirmation by State Government about selection of Developer for the projects and that the work order has been issued.
ix.	The HFAPoA for all the cities should be submitted by the State after validation by SLNA at the earliest.
x.	SLSMC Minutes for the proposal are awaited; so the proposal is considered subject to decisions taken by SLSMC.

#### D. CSMC Decision:

In view of the above, the CSMC approved Central Assistance in the proposed projects submitted by the State of Andhra Pradesh and recommended for release of first instalment of the Central Assistance as under:

<i>Rs. in lakh</i>					
Component	No. of Projects	No. of EWS houses	Central Assistance	1 <sup>st</sup> instalment (40 % ) of Central Assistance	Condition(s), if any, for release of 1 <sup>st</sup> instalment
BLC (New)	34	19,321	28,981.50	11,592.60	Aadhaar sceded beneficiary entries in MIS of PMAY (U). Minutes of the SLSMC meeting held on 2.1.2019 has been received.
AHP	07	38,112	57,168.00	22,867.20	On receipt of compliance as per para 2C (viii).

Project-wise details are given at **Annexure II A and II B.**

3	<b>Consideration for Central Assistance for 01 ISSR, 14 AHP and 62 BLC projects submitted by the State of Gujarat (Agenda 3)</b>
---	----------------------------------------------------------------------------------------------------------------------------------

#### A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 01 ISSR, 14 AHP and 62 BLC projects submitted by the State of Gujarat. The salient details of the proposal are as under:

<i>(Rs. in lakh)</i>								
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	01(01)	100	100	100.00	100.00	1264.44	0.00	20.11.2018/
AIIP	14(03)	10,353	10,353	15,529.50	15,529.50	6341.67	50414.98	10.12.2018

BLC	62(62)	7,180	7,180	10,770.00	14794.39	0.00	4491.59
<b>Total</b>		17,633	17,633	26,399.50	30,423.89	7,606.11	54,906.57

**B. Additional information given by the State:**

i.	Against total demand of 4,49,985 houses, the 2,58,039 houses have been sanctioned and 17,633 houses have now been proposed. Similarly against total demand of 3,14,941 under CLSS, approval for 1,01,022 beneficiaries have been granted for interest subsidy.
ii.	<b>Progress:</b> AHP: Out of 1,16,128 houses approved, 15,621 houses are at tender stage, 49,513 houses are in different stages of construction, 10,644 houses have been completed and balance 22,661 houses yet to start. AHP-PPP – Out of 42,533 houses approved, 36,284 houses are in progress, 6,137 houses have been completed and 112 are yet to start. ISSR: Out of 56,026 houses approved, work order has been issued for 16,076 houses, 2,292 houses have been completed and 27,980 houses are yet to start. BLC: Out of 43,352 houses approved, work order has been issued for 23,146 houses, 220houses have been completed and 8,537houses are in progress.
iii.	CLSS: Interest subsidy claims of about 38,136 cases are pending with NHB/HUDCO.
iv.	IEC activities are regularly being undertaken by the State and ULBs.
v.	At a 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 has been requested to relax the condition as per para 6.4 of the PMAY (U) guidelines to facilitate construction of houses.
vi.	JNNURM/RAY : About 4,377 houses under JNNURM and 7282 houses under RAY are unoccupied which will be allotted soon.
vii.	Learning from the experience of JNNURM, the State Government has decided to take up AHP projects after demand assessment so that the housing units so constructed may not remain vacant for preference of beneficiaries.
viii.	About 30,000 houses will be completed by March 2019.

**C. CSMC observations:**

i.	CSMC congratulated the State as it has become the first one to have assisted more than 1 lakh beneficiaries under CLSS.
ii.	The State should cover the balance demand under PMAY (U) by March, 2019.
iii.	The State should complete construction of 1 lakh houses (other than CLSS) by March, 2019.
iv.	NBC norms in respect of size of rooms, and disaster resilient feature for all projects must be ensured.
v.	State Government may deploy good photographer for taking high resolution photographs and testimonials to be used by the Ministry.