OFFICE MEMORANDUM

Subject: Minutes of the 45th 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 45th meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All Mission held on 25.07.2019 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- 2302859

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.
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
11. Mission Director (Smart Cities), MoHUA.
12. Joint Secretary & Mission Director –in charge of HFA, MoHUA

Copy to:

i. Addl. Chief Secretary, Guwahati Development Department and Urban Development Deptt., Govt. of Assam, D Block, 3rd Floor, Assam Secretariat Civil, Dispur, Guwahati-781006.
ii. The Principal Secretary, Deptt of Urban Development, Govt. of Chhattisgarh, Block-D, 4th Floor, Nai Raipur 492002, Chhattisgarh.
iii. The Additional Chief Secretary, Department of Housing & Urban Development, Government of Gujarat, 14th Block, 9th Floor, Sachivalaya, Gandhinagar-382010, Gujarat.
iv. The Principal Secretary Urban Local Bodies Department, New Civil Secretariat, Government of Haryana, Sector 17, Chandigarh 160017.
v. The Additional Chief Secretary & Mission Director (HFA), Govt of Rajasthan, Department of Urban Development, Housing and Local Self Government, Room No. 2207, 1Ind Floor, Main Building, State Secretariat, Jaipur-302005.
vi. The Director, State Urban Development Agency (SUDA), State Govt. of West Bengal, H-C Block, 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

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

(Vinod Gupta)
Under Secretary to the Govt. of India
Tel: 011- 2302859
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<td>13</td>
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<td>19</td>
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</tbody>
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The 45\textsuperscript{th} meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)] was held on 25\textsuperscript{th} July, 2019 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. Following observations were made for compliance by all State/UTs Governments.

i. In order to create awareness on the issues of water conservation, energy conservation, environment protection, waste management, health and hygiene amongst the beneficiaries of PMAY (U), the Ministry of Housing and Urban Affairs proposes to launch Angikaar (अंगिकार), an intensive campaign in all PMAY(U) cities from 2nd October 2019. This campaign will converge with various urban Missions and other Ministries like Health & Family Welfare, Jal Shakti, Environment Forest & Climate Change, New & Renewable Energy, Petroleum & Natural Gas, Power etc. of the Government of India, to avail benefits of their schemes. This will facilitate PMAY (U) beneficiaries to not only get acclimatised to the new environment, but also adopt best practices and lead a healthy life while maintaining common infrastructure and basic civic facilities. All State Governments must actively participate in the Angikaar campaign.

ii. The Pradhan Mantri Awas Yojana (Urban) has completed four years and many State Governments have shown remarkable progress in achieving Government of India’s target for providing Housing for All by 2022. Given that more than 84 lakh houses have been sanctioned so far, the prime focus is now to complete the houses sanctioned as early as possible.

iii. State/UT Governments should now get their demand saturated and send proposals for their remaining demand of housing under PMAY (U) for approval of CSMC by December, 2019 so that the houses sanctioned are progressively completed by 2022.

iv. States/UTs must upload Online Monthly Progress Reports (MPRs) of all sanctioned projects in PMAY(U)-MIS latest by 10\textsuperscript{th} of every month.

v. CSMC is an apex Committee under Chairmanship of Secretary, MoHUA. Therefore, 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.

vi. 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, matching State/ULB share in the sanctioned projects under PMAY (U) may be released in time so that progress of construction of houses is not affected.

vii. 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 in delivering quality output in PMAY (U) activities and monitoring.

viii. Logo of the PMAY (U) scheme must prominently be displayed (stone plate embossed) in all houses constructed with Central Assistance under PMAY (U).

ix. In some States/UTs, there are large numbers of completed houses which are lying unoccupied under JnNURM. In spite of repeated assurances given by the representatives of the State/UT Governments, these houses have not been allotted. All State Governments must ensure allotment and occupancy of these completed houses by end of October, 2019. Further, all excess Central Assistance lying with them for JnNURM projects must be refunded with interest immediately. Pending UCs under JnNURM and RAY should also be submitted without any further delay.

x. State Government should appoint agencies to monitor and scrutinise the land issues and viability of the PMAY(U) scheme on ground for each vertical. It should be done zone wise. Mid Term assessment should also be taken under consideration for all the schemes under PMAY(U)

xi. Withdrawal form may be introduced for unwilling beneficiary and waiting list should be in place for uninterrupted allotment of AHP houses in the States like Gujarat and Maharashtra which are following the lottery system for allotment of houses to the beneficiaries.

xii. All State Governments were again requested to submit their entries for the PMAY(U)Awards-2019 immediately within the extended date i.e. by 20.08.2019.

3. Thereafter, 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:

<table>
<thead>
<tr>
<th>1</th>
<th>Confirmation of the minutes of the 44th meeting of CSMC under PMAY (U) held on 28.06.2019 (Agenda 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The minutes of the 44th meeting of CSMC under PMAY (U) held on 28.06.2019 were confirmed.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>Consideration for Central Assistance for 27 BLC (New) projects submitted by State of Assam (Agenda 2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Basic Information:</td>
<td></td>
</tr>
<tr>
<td>The proposal for consideration for CSMC was for Central Assistance for 27 BLC (New) projects submitted by the State of Assam. The salient details of the proposal are as under:</td>
<td></td>
</tr>
</tbody>
</table>

Minutes of the 45th CSMC/25.07.2019
B. Additional information by the State:

i. Demand Assessment has been completed in 98 approved cities under HFA.

ii. The total housing demand in the State is around 2,18,780. Validation is in progress.

iii. Locally available materials and Assam type house design construction technique would be adopted, which is prevalent in north-eastern region.

iv. 55,870 beneficiaries have been attached in PMAY(U)-MIS. Since Aadhaar enrolment is in progress, exemption for Aadhaar linkage for BLC beneficiaries may be allowed as a special case.

v. Rs. 418 crore has been transferred through DBT mode.

vi. Progress:
   BLC(N): Out of 70,744 houses approved, work order has been issued for 45,228 houses, 16,544 houses are in progress and 13,255 houses are completed.

vii. JnNURM: There are 108 non-occupied houses which will be allotted soon.

C. CSMC observations:

i. The progress of completion of sanctioned projects is very poor. The projects sanctioned in the years 2016 and 2017 should have been completed by now. State to expedite completion of houses and report to the Mission Directorate at the earliest.

ii. The progress of CLSS in the State is very less. HUDCO and NHB to pursue with the banks in the State and sort out the issue.

iii. The NBC norms for construction of houses must be ensured keeping in view the disaster vulnerable region.

iv. The State has an unspent balance of Rs. 383.76 crore under PMAY (U) for which utilization certificates need to be submitted at the earliest. Further, Utilization Certificates for Rs. 61.54 crore under JnNURM are pending. State should expedite submission of pending UCs.

v. Out of 57,154 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are only 245 and rest are attached with any other ID proof. State Government may consider organising camps for Aadhaar enrolment in the State at the earliest.

vi. JNURM: The State must ensure that un-occupied houses are allotted to the eligible beneficiaries by October, 2019.

vii. While allowing exemption of Aadhaar linkages, the CSMC directed that Aadhaar enrolment may be expedited to avoid any duplicity of beneficiaries under PMAY (U).

D. CSMC Decisions:

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

Minutes of the 45th CSMC/25.07.2019
Component | No. of Projects | No. of EWS houses | Central Assistance (Rs. in lakh) | 1st instalment (40% of Central Assistance (Rs. in lakh)) | Condition(s), if any, for release of 1st instalment
--- | --- | --- | --- | --- | ---
BLC (New) | 27 | 9,328 | 13,992.00 | 5,596.80 | Attachment of beneficiaries in PMAY (U)-MIS.

Project-wise details are given at Annexure II.

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>State share (Rs. in lakh)</th>
<th>ULB share</th>
<th>Beneficiary contribution (Rs. in lakh)</th>
<th>Date of Appraisal by SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (N)</td>
<td>75(75)</td>
<td>6,507</td>
<td>6,507</td>
<td>9,760.50</td>
<td>5,347.77</td>
<td>Nil</td>
<td>5,118.07</td>
<td>22.07.2019/ MoM awaited</td>
</tr>
</tbody>
</table>

### A. Basic Information:

The proposal for consideration of CSMC was for Central Assistance for 75 BLC (New) projects under PMAY (U) submitted by State of Chhattisgarh. The salient details of the proposal are as under:

**Rs. in lakh**

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>State share (Rs. in lakh)</th>
<th>ULB share</th>
<th>Beneficiary contribution (Rs. in lakh)</th>
<th>Date of Appraisal by SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (N)</td>
<td>75(75)</td>
<td>6,507</td>
<td>6,507</td>
<td>9,760.50</td>
<td>5,347.77</td>
<td>Nil</td>
<td>5,118.07</td>
<td>22.07.2019/ MoM awaited</td>
</tr>
</tbody>
</table>

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

1. **Progress:**
   - ISSR- Of the 8 projects for 5,946 houses approved earlier, no houses have been grounded so far.
   - AHP- Out of the 75,442 houses approved in 137 projects, 37,568 have been grounded of which 5,952 are complete.
   - BLC- Out of the 138,443 houses approved in 1107 projects, 94,284 houses have been grounded for construction of which 30,104 houses have been completed, and the remaining 44,159 houses are yet to start.
   - About 50,000 more houses under BLC vertical will be completed by December, 2019.
   - Overall, 71% of the beneficiaries under 3 verticals (BLC, AHP, ISSR-PPP) have been attached in PMAY (U)-MIS. Further, 70% of BLC, 76% of AHP and 87% of ISSR-PPP projects have been geo-tagged.
   - All the mandatory reforms under PMAY (U) have been implemented.
   - JnNURM/RAY: About 4152 houses (2192 IHSDP, 1920 BSUP and 40 under RAY) are unoccupied which will be allotted soon.
   - Tenders have been invited for ISSR projects; however, no response has been received.

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4/55
C. CSMC observations:

i. State Government may get approvals to cover the remaining demand by 31st December 2019.

ii. The progress of AHP projects is not satisfactory. Out of 75,442 AHP houses sanctioned, only 37,568 houses have been grounded out of which only 5952 houses have been completed.

iii. The State has an unspent balance of Rs. 515.07 crore under PMAY (U) for which Utilization Certificates may be submitted at the earliest. UCs for Rs.22.95 crore under JnNURM are also pending. The State should expedite submission of the pending UCs.

iv. Out of 2,19,831 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 1,45,790. State to expedite all MIS entries and beneficiary attachment.

v. The State should submit HFAPoAs for all the cities approved under the Mission at the earliest.

vi. The State Government is to submit the copy of the SLSMC Minutes at the earliest.

vii. The State Government is yet to submit the copy of the SLSMC Minutes for the 24 AHP projects approved in 38th CSMC.

D. CSMC Decision:

After deliberations, CSMC approved Central Assistance and recommended for release of first instalment of the Central Assistance for the State of Chhattisgarh as under:

(Rs. in lakh)

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of EWS houses</th>
<th>Central Assistance</th>
<th>1st instalment (40%) of Central Assistance</th>
<th>Condition(s), if any, for release of 1st instalment of Central Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (N)</td>
<td>75(75)</td>
<td>6,507</td>
<td>9,760.50</td>
<td>3,904.20</td>
<td>Aadhaar seeded beneficiary entries in PMAY (U)-MIS and compliance as at para 3C(vi).</td>
</tr>
</tbody>
</table>

Project-wise details are given at Annexure III.

4 Consideration for Central Assistance for 17 AHP and 78 BLC (New) projects submitted by the State of Gujarat (Agenda 4)

A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 17 AHP and 78 BLC (New) projects submitted by the State of Gujarat. The salient details of the proposal are as under:

Minutes of the 45th CSMC/25.07.2019
<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance</th>
<th>State share</th>
<th>ULB share</th>
<th>Beneficiary contribution</th>
<th>Date of Appraisal/SLAC /approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>17(04)</td>
<td>19,780</td>
<td>19,780</td>
<td>29,670.00</td>
<td>64,230.00</td>
<td>59,722.81</td>
<td>39,167.00</td>
<td>18.07.2019/22.07.2019</td>
</tr>
<tr>
<td>BLC</td>
<td>78(74)</td>
<td>6,403</td>
<td>6,403</td>
<td>9,604.00</td>
<td>13,193.46</td>
<td>Nil</td>
<td>3,303.38</td>
<td></td>
</tr>
</tbody>
</table>

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

i. Against total demand of 7,64,926 houses, 3,14,732 houses have been sanctioned. Similarly, under CLSS, approval for 1,83,123 beneficiaries have been granted for interest subsidy.

ii. Progress:
   - AHP: Out of 1,90,456 houses approved, 76,453 houses have been completed and 55,902 houses are in different stages of construction.
   - ISSR: Out of 56,126 houses approved, 2,976 houses have been completed and 26,932 houses are in progress.
   - BLC: Out of 68,150 houses approved, 14,973 houses have been completed and 36,914 houses are in progress.

iii. At a location in Gandhinagar, the number of EWS houses is 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.

iv. JnNURM/RAY: 4,681 houses (1261 under BSUP and 3420 under IHSDP) under JnNURM and 4,497 houses under RAY are unoccupied which will be allotted soon. About 4205 houses under RAY will be proposed for dropping.

v. State Government has made a budgetary provision of Rs. 1120 crore in the FY 2019-20 for PMAY (U).

vi. Out of 3,14,732 houses, 1,17,636 beneficiaries have been attached in MIS. Further 50,782 houses have been geo-tagged.

vii. Except Model Tenancy Act, all other mandatory conditions have been achieved.

viii. Due to litigation in one ISSR project at Vadodara, 1848 houses approved by CSMC in its 7th meeting were proposed for dropping. Similarly, 2784 houses approved by CSMC on 22.7.2016 for six cities (Amreli, Dahegam, Dholka, Mahuva, Patan and Upleta) are also proposed to be dropped in absence of invalidated demand.

**C. CSMC observations:**

i. NBC norms in respect of size of rooms, and disaster resilient feature for all projects must be ensured.

ii. 1st installment of Central Assistance for AHP projects will be released on confirmation

Minutes of the 45th CSMC/25.07.2019
by State Government about selection of Developer for the projects, registration of the projects under RERA Act, and that work order has been issued.

iii. Identification of the beneficiaries/allotment of houses for AHP projects may be taken up on top priority.

iv. Out of 3,14,732 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 1,20,065. The State should expedite all MIS entries and beneficiary attachment.

v. Unspent balance of Rs. 961.21 crore is lying with the State Government under PMAY (U) for which Utilization Certificates (UCs) need to be submitted at the earliest. Further UCs for Rs. 4.95 crore under JnNURM and Rs. 43.46 crore under RAY are pending. State should expedite submission of the pending UCs.

vi. There is considerable delay in allotment of houses constructed under JnNURM. The State should ensure that all un-occupied houses are allotted to the eligible beneficiaries immediately.

vii. NHB was directed to release interest subsidy to the beneficiaries under CLSS vertical latest by October, 2019.

viii. With regard to dropping of houses proposed by the State Government, it was advised that the counter proposal for approval of houses against validated demand may be proposed against cancellation for consideration by CSMC.

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 project 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:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of EWS houses</th>
<th>Central Assistance</th>
<th>1st instalment (40%) of Central Assistance</th>
<th>Condition(s), if any, for release of 1st instalment of Central Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>17</td>
<td>19,780</td>
<td>29,670.00</td>
<td>11,868.00</td>
<td>Compliance to the observations at Para 4C(ii).</td>
</tr>
<tr>
<td>BLC</td>
<td>78</td>
<td>6,403</td>
<td>9,604.00</td>
<td>3,841.80</td>
<td>Aadhaar seeded beneficiary entries in MIS of PMAY (U).</td>
</tr>
</tbody>
</table>

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

5 Consideration for Central Assistance for 22 AHP projects submitted by the State of Haryana (Agenda 5)

A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 22 AHP projects submitted by the State of Haryana. The salient details of the proposal are as under:

Minutes of the 45th CSMC/25.07.2019
<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>State and ULB share (Rs. in lakh)</th>
<th>Beneficiary contribution (Rs. in lakh)</th>
<th>Date of Appraisal by SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>22(22)</td>
<td>3,808</td>
<td>3,808</td>
<td>5,712.00</td>
<td>3,808.00</td>
<td>31,698.51</td>
<td>23.07.2019/ MoM awaited</td>
</tr>
</tbody>
</table>

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

i. Demand survey is complete in all the 80 towns and a total of 3.61 lakh applications received including CLSS.

ii. Third Party quality Monitoring Agency has been engaged.

iii. In NURM: 2,545 completed houses are unoccupied which will be allotted soon.

iv. RAY: Out of 3,226 houses, 882 houses are in progress and 1108 not-started yet.

v. Out of 67,411 sanctioned BLC houses, 59,814 houses have been geo-tagged.

vi. 59,702 beneficiaries out of 67,411 beneficiaries of BLC (N) have been attached in PMAY-MIS.

vii. At a number of locations, the number of houses is less than 250 houses mandated under AHP vertical of PMAY (U), for AHP projects. These are part of the demand of the city under AHP vertical. The State has requested CSMC to relax the condition as per para 6.4 of the PMAY (U) guidelines to facilitate construction of houses.

viii. 22 AHP projects have been proposed for the Nomadic Families (Ghumantu Jati) as per announcement made by the Hon’ble Chief Minister in the State of Haryana. It has been decided to cover Nomadic families under PMAY (U). Part of the funding will be made by the SC & BC Department, Haryana.

ix. The State Government has finalised 3 policies for Affordable Housing in Partnership projects under PMAY (U). Due to high land cost in Haryana, builders are not coming forward to participate in the bids for AHP projects. A committee under the chairmanship of Chief Secretary has also been constituted to further incentivise developers by extending FAR, exemption of EDC etc. so that they participate in the AHP projects under PMAY (U).

x. CLSS: Beneficiaries are facing number of issues like Income Tax Returns etc. for availing loan by the EWS categories of beneficiaries.

**C. CSMC observations:**

i. Out of 2,44,849 houses sanctioned, only 22,039 BLC houses are grounded, out of which 1430 houses have been completed. State to take necessary measures to ground the remaining houses immediately.

ii. Under AHP vertical, 1,77,071 houses have been approved so far. State is yet to identify land/developer for these projects. State to review the progress at highest level so that projects approved in 2016-17 & 2017-18 may be grounded at the earliest.

Minutes of the 45th CSMC/25.07.2019
iii. Out of 2,44,849 houses sanctioned, only 59,642 valid beneficiaries have been attached in PMAY(U)-MIS. The progress of geo-tagging is unsatisfactory. State to complete geo-tagging of the remaining houses expeditiously.

iv. The cost of the houses ranges from Rs. 9.68 lakh to Rs. 12.91 lakh based on the city which is on higher side keeping in view the fact that these are being constructed for Nomadic Families in the State. State Government must ensure to reduce the beneficiary contribution in the AHP projects proposed for nomadic families, especially when the family income indicated in the DPR ranges Rs. 500 – Rs. 3000 per month. State Government may provide Government land for these projects to reduce the cost of construction/beneficiary share.

v. Unspent balance of Rs. 286.17 crore is lying with the State Government under PMAY (U) for which Utilization Certificates are required to be submitted at the earliest. Further, UCs for Rs. 73.20 crore under JnNURM and Rs. 51.16 crore under RAY are pending. State should expedite submission of the pending UCs.

vi. \( \text{1}^{\text{st}} \text{ instalment of Central Assistance for AHP projects will be released on} \) confirmation by State Government about selection of Developer for the projects, registration of the projects under RERA Act, and that work order has been issued.

vii. JnNURM: The State should expedite allotment of un-occupied houses to the eligible beneficiaries immediately. The State may consider allotment of these houses to PMAY (U) eligible beneficiaries in case original beneficiaries are not available/ not willing.

viii. The State Government may consider organising a Conference with Builders/Developers to look into their issues and how State Government can make AHP projects more viable by making policy interventions etc. The sanctioned AHP projects should not remain non-starter for long. Concerted efforts must be made by all concerned departments in the State to start construction in these projects.

ix. State Government to submit copy of SLSMC Minutes at the earliest.

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 to be merged with existing AHP projects in the respective cities; and

ii. approved Central Assistance and recommended for release of first instalment of the Central Assistance for the State of Haryana as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of EWS houses</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>1(^{\text{st}}) instalment (40 %) of Central Assistance (Rs. in lakh)</th>
<th>Condition(s), if any, for release of 1(^{\text{st}}) instalment</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>22</td>
<td>3,808</td>
<td>5,712.00</td>
<td>2,284.80</td>
<td>On receipt of compliance as per para 9C (iv), (vi) and (ix).</td>
</tr>
</tbody>
</table>

Project wise details are given at Annexure V.

Minutes of the 45\(^{\text{th}}\) CSMC/25.07.2019
A. **Basic Information:**

The proposal under consideration of CSMC was for Central Assistance for 4 BLC (New), 14 BLC (Enhancement) projects submitted by State of Rajasthan. The salient details of the proposal are as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>State and ULB share (Rs. in lakh)</th>
<th>Beneficiary contribution (Rs. in lakh)</th>
<th>Date of Appraisal of SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (New)</td>
<td>4(4)</td>
<td>3558</td>
<td>3558</td>
<td>5337.00</td>
<td>Nil</td>
<td>10113.86</td>
<td>23.07.2019/ MoM awaited</td>
</tr>
<tr>
<td>BLC (Enhancement)</td>
<td>13(13)</td>
<td>1389</td>
<td>1389</td>
<td>2083.50</td>
<td>Nil</td>
<td>2491.12</td>
<td></td>
</tr>
</tbody>
</table>

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

i. The total demand assessed so far is 6.14 lakh (including 2.00 lakh demand for CLSS) in 176 cities out of 183 HFA cities. Demand validation for 3,59,488 houses has so far been done in 164 ULBs. Demand survey in 7 ULBs is in progress.

ii. Progress:

AHP- Out of 45,951 houses approved, work has commenced for 26,470 houses.

BLC (N): Out of 85,362 sanctioned houses, work has commenced for 171 houses.

iii. Process for allotment of houses constructed under JnNURM and RAY scheme to the beneficiaries is in progress. About 9500 houses under JnNURM and RAY will be allotted by October, 2019.

**C. CSMC observations:**

i. The Mission is in the fourth year of its implementation and the State has taken approvals for 1,31,313 houses only so far against a demand of 6.14 lakh houses.

ii. The progress of construction of BLC houses is very unsatisfactory. Out of 85,362 houses sanctioned, work started only in 135 houses. It was directed that a thorough review of all sanctioned projects at the level of Chief Secretary/Principal Secretary in the State may be carried out in order to expedite construction of houses.

iii. The State should submit HFAPoAs for all the cities approved under the Mission at the earliest.

iv. The State should come up with more ISSR and BLC projects in order to complete the housing demand.

v. JnNURM & RAY: The progress of completion of sanctioned RAY projects at Jaipur and other cities is unsatisfactory. Still about 9030 houses under JnNURM and 5800 houses under RAY are reportedly in progress. The State Government should expedite
vi. Unspent balance of Rs. 84.75 crore is lying with the State Government under PMAY (U) for which Utilization Certificates need to be submitted at the earliest. Further, UCs for Rs. 55.21 crore under JnNURM and Rs. 115.46 crore under RAY are pending. State should expedite submission of the pending UCs.

vii. Out of 1,31,313 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 30,594 only. The State should expedite all MIS entries and beneficiary attachment immediately.

viii. State to immediately mobilize experts under SLTC and CLTCs for fast track implementation of PMAY (U) in the State.

ix. State Government to submit the copy of SLSMC Minutes at the earliest.

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 Rajasthan as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of EWS houses</th>
<th>Central Assistance</th>
<th>1st instalment (40%) of Central Assistance</th>
<th>Condition(s), if any, for release of 1st instalment</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (New)</td>
<td>4</td>
<td>3,558</td>
<td>5,337.00</td>
<td>2,134.80</td>
<td>Aadhaar seeded beneficiary entries in PMAY(U)-MIS and on receipt of SLSMC Minutes.</td>
</tr>
<tr>
<td>BLC (Enhancement)</td>
<td>13</td>
<td>1,389</td>
<td>2,083.50</td>
<td>833.40</td>
<td></td>
</tr>
</tbody>
</table>

Project-wise details are given at Annexure VI-A, VI-B.

7 Consideration for Central Assistance for 34 BLC (New) and 01 AHP projects submitted by State of West Bengal (Agenda 7)

A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 34 BLC (New) and 01 AHP projects submitted by State of West Bengal. The salient details of the proposal are as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance</th>
<th>State share</th>
<th>ULB/Impltg. Agency Share</th>
<th>Beneficiary contribution (Rs. in lakh)</th>
<th>Date of Appraisal by SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (New)</td>
<td>34(34)</td>
<td>26,393</td>
<td>26,393</td>
<td>39,589.50</td>
<td>5,2079.29</td>
<td>4,913.35</td>
<td>6,598.25</td>
<td>01.07.2019/</td>
</tr>
</tbody>
</table>
B. Additional information given by the State:

i. The total validated demand is 10.78 lakh, out of which 3.50 lakh houses have been sanctioned.

ii. 2,95,636 beneficiaries have been attached in PMAY (U)-MIS.

iii. Progress:
   - BLC: Out of 3,31,916 houses sanctioned, 1,89,069 houses have been grounded, 1,06,990 houses completed & occupied and rest of the houses are at different stages of construction.
   - AHP: None of the houses has been grounded yet.

iv. In the AHP project proposed, the number of houses is 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. SLSMC is scheduled to be held on 31.07.2019.

C. CSMC observations:

i. The State needs to develop more housing projects under AHP and ISSR verticals of PMAY(U).

ii. The State should expedite the construction of sanctioned houses under BLC (N) vertical of PMAY (U). None of the house has started yet in 3 AHP projects sanctioned earlier.

iii. The State should submit HFAPoAs for all the approved cities at the earliest. Only 1,81,719 houses have been geo-tagged. Therefore, geo-tagging may also be expedited.

iv. Only eligible beneficiaries should be selected as per PMAY (U) guidelines and there should be no duplication/change in the identified beneficiaries.

v. Out of 3,32,972 houses (BLC+AHP) sanctioned earlier, beneficiaries attached with valid Aadhaar are 2,85,388. State to expedite all MIS entries and beneficiary attachment.

vi. Unspent balance of Rs. 300.15 crore is lying with the State Government under PMAY (U) for which Utilization Certificates need to be submitted at the earliest. Further, UCs for Rs. 70.71 crore under JnNURM and Rs. 5.58 crore under RAY are pending. State should expedite submission of the pending UCs.

vii. Logo of the PMAY (U) scheme may suitably be displayed in all houses constructed with Central Assistance under PMAY (U).

viii. 1st instalment of Central Assistance for AHP projects will be released on confirmation by State Government about selection of Developer for the projects, registration of the projects under RERA/similar State Act, and that work order has been issued.

ix. The State to submit the SLSMC minutes at the earliest.
D. CSMC Decision:

In view of the above and after deliberations, CSMC
i. accorded relaxation as per the provision at para 6.4 of PMAY (U)-HFA guidelines in respect of the AHP project 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 West Bengal as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of houses</th>
<th>EWS houses</th>
<th>Central Assistance</th>
<th>1st instalment (40% of Central Assistance)</th>
<th>Condition(s), if any, for release of 1st instalment</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC (New)</td>
<td>34</td>
<td>26,393</td>
<td>39,589.50</td>
<td>15,835.80</td>
<td>Aadhaar seeded beneficiary entries in MIS of PMAY (U) and observations at7C (ix).</td>
<td></td>
</tr>
<tr>
<td>AHP</td>
<td>1</td>
<td>192</td>
<td>288.00</td>
<td>115.20</td>
<td>Compliance to the observations at7C(viii)&amp; (ix).</td>
<td></td>
</tr>
</tbody>
</table>

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

8 Consideration for Central Assistance for 03 AHP, 3 AHP (PPP) and 48 BLC (New) projects submitted by State of Maharashtra (Agenda 8)

A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 03 AHP, 3 AHP (PPP) and 48 BLC (New) projects submitted by State of Maharashtra. The salient details of the proposal are as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>No. of total No. of EWS houses proposed</th>
<th>No. of ULB Beneficiary</th>
<th>State share</th>
<th>ULB share</th>
<th>Beneficiary contribution</th>
<th>Date of Appraisal by SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>3(3)</td>
<td>1101 EWS and 100 LIG</td>
<td>1101</td>
<td>1,651.50</td>
<td>1,101.00</td>
<td>Nil</td>
<td>8,757.16</td>
</tr>
<tr>
<td>AHP (PPP)</td>
<td>3(3)</td>
<td>1347 EWS and 884 LIG</td>
<td>1347</td>
<td>2,020.50</td>
<td>1,347.00</td>
<td>Nil</td>
<td>10,405.47</td>
</tr>
<tr>
<td>BLC(New)</td>
<td>48(32)</td>
<td>6051</td>
<td>6051</td>
<td>9,076.50</td>
<td>6,051.00</td>
<td>419.23</td>
<td>19,849.80</td>
</tr>
</tbody>
</table>

B. Additional information given by the State:

i. Progress:

ISSR: Out of 2,23,237 houses, work order for 69,548 houses have been issued and 2360 houses have been completed.
BLC: Out of 1,73,406 houses sanctioned, work order for 26,751 houses have been given and 4,954 houses have been completed.

AHP: Out of 4,26,762 sanctioned houses, work order for 45,059 has been issued and 3,674 houses have been completed.

ii. All the mandatory conditions except Rental Law have been achieved.

iii. At number of locations, the number of houses is 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.

iv. For allotment of houses constructed under JnNURM, a Committee has been constituted to look into the issue of allotment of these houses to PMAY (U) beneficiaries.

C. CSMC observations:

i. The 4th Anniversary of the PMAY (U) is likely to be held in Mumbai, Maharashtra sometime in September, 2019. It was advised that this opportunity may be used for handing over of key of completed houses to the beneficiaries of PMAY (U).

ii. Grounding of houses needs to be expedited so that the construction can be completed as per scheduled timeline. State Govt should at least complete 1 lakh houses in next three month.

iii. Out of 8,23,405 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 1,76,489 only (21%). The State should expedite all MIS entries and beneficiary attachment.

iv. Utilization Certificates for an unspent balance of Rs. 742.18 crore under PMAY (U), Rs. 283.97 crore under JnNURM are pending. State should expedite submission of pending UCs.

v. JnNURM: 26,104 completed houses constructed under JnNURM are still vacant. These houses may be allotted to the beneficiaries of PMAY (U) after following due procedure. All the vacant houses must be allotted before October, 2019.

vi. For AHP projects, State Government may place on record all required approvals from the concerned authorities in a time bound manner. Similarly, BIS standard and relevant provisions of NBC should be ensured in all projects. Funds for AHP projects will be released on confirmation by State Government about selection of Developer for the project, registration of projects under RERA Act, and that work order has been placed.

vii. The State should submit HFAPoAs for all the cities approved under the Mission at the earliest.

viii. Minutes of the SLAC and SLSMC for the proposals are awaited; so the proposal is considered subject to decisions taken by SLSMC.

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D. CSMC Decision:

In view of the above and after deliberations, 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 Maharashtra as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of EWS houses</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>1st instalment (40%) Central Assistance (Rs. in lakh)</th>
<th>Condition(s), if any, for release of 1st instalment</th>
</tr>
</thead>
<tbody>
<tr>
<td>AHP</td>
<td>3</td>
<td>1101</td>
<td>1651.50</td>
<td>660.60</td>
<td>Subject to compliance to the observations at para 8C(vi)&amp;(viii) above.</td>
</tr>
<tr>
<td>AHP (PPP)</td>
<td>3</td>
<td>1347</td>
<td>2020.50</td>
<td>808.20</td>
<td>Compliance to the observations at para 8C(viii) and Aadhaar seeded beneficiary entries in MIS of PMAY (U).</td>
</tr>
<tr>
<td>BLC(New)</td>
<td>48</td>
<td>6051</td>
<td>9076.50</td>
<td>3630.60</td>
<td></td>
</tr>
</tbody>
</table>

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

9 Consideration for Central Assistance for 138 BLC (N) and 13 BLC (E) projects submitted by State of Uttar Pradesh (Agenda 9)

A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 138 BLC (N) and 13 BLC (E) projects submitted by State of Uttar Pradesh. The salient details of the proposal are as under:

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects (cities)</th>
<th>Total No. of houses proposed</th>
<th>No. of EWS houses proposed</th>
<th>Central Assistance (Rs. in lakh)</th>
<th>State share (Rs. in lakh)</th>
<th>Beneficiary contribution (Rs. in lakh)</th>
<th>Date of Appraisal by SLAC / approval of SLSMC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC(New)</td>
<td>138(138)</td>
<td>48,992</td>
<td>48,992</td>
<td>73,488.00</td>
<td>48,992.00</td>
<td>54,949.04</td>
<td>22.07.2019/24.07.2019</td>
</tr>
<tr>
<td>BLC (Enhancement)</td>
<td>13(13)</td>
<td>1,896</td>
<td>1,896</td>
<td>2,844.00</td>
<td>1,690.72</td>
<td>8.89</td>
<td></td>
</tr>
</tbody>
</table>

B. Additional information given by the State:

i. Out of 11,10,520 sanctioned BLC houses, 9,71,887 beneficiaries have been attached in PMAY (U)-MIS and 5,65,212 houses have been geo-tagged.

ii. 10 SLTC and 75 CLTC professionals have been placed.

Minutes of the 45th CSMC/25.07.2019
iii. Out of six mandatory conditions, three have been complied with and balance under progress.

iv. **Progress:**
   - **BLC:** Out of 11,101520 houses sanctioned, 5,45,502 houses have been grounded of which 2,66,368 houses have been completed.
   - **AHP:** Out of 132,415 sanctioned houses, work order for 35,948 has been issued. Work on 23,230 houses has been started of which 110 houses have been completed. Under AHP grounding is being affected due to bottlenecks like requisite statutory permission/approvals.

v. **CLSS:** Till 24.07.2019, upfront subsidy of Rs 974.22 crore released to 44,709 beneficiaries.

vi. Rs. 5714.51 crore has been transferred through DBT mode to BLC beneficiaries.

vii. There are some infrastructure issues in case of BSUP project at Agra under JnNURM due to which these houses are unoccupied. State Government is in the process of resolving the issues so that these houses are allotted soon. Except Agra, all completed houses under JnNURM will be allotted by October, 2019. Further, proposal for curtailment of RAY projects will be submitted soon.

viii. About 3 lakh houses will be completed by October, 2019.

ix. State Government has also submitted 27 HFAPoAs for approval.

x. It was also proposed to approve curtailment of 232 beneficiaries in 10 BLC (N) projects at Lucknow approved in various meetings. Further, State Govt proposed to surrender 4 BLC (N) projects at Sonbhadra (23rd and 32nd CSMC) and 1 AHP project at Varanasi (41st CSMC).

### C. CSMC observations:

i. The CSMC appreciated the State Government of U.P. for their efforts in disbursement of Central Assistance under PMAY (U) projects directly from SLNA account to the beneficiary’s accounts using PFMS/DBT.

ii. Geo-tagging of all houses/projects must be ensured.

iii. The State should expedite the construction of approved projects/houses and monitor the quality of construction.

iv. State Government may undertake Impact Assessment Study of PMAY (U) to assess the performance qualitatively.

v. JnNURM/RAY: Completed 10,638 houses under JnNURM and 167 houses under RAY are still unoccupied. State Government should hand over the completed houses to the beneficiaries immediately. All completed houses to be occupied latest by October, 2019.

vi. Utilization Certificates for Rs. 99.13 crore under JNURM and Rs. 95.67 crore under RAY are pending. Similarly, in case of PMAY (U), out of Rs. 5449.58 crore released, UCs received is only for Rs. 1456.29 crore. The State should expedite submission of the pending UCs immediately as the State has unspent balance of Rs. 4090.50 crore under
PMAY (U).

vii. State may organise a Housing Conference at Agra to resolve the pending issues related to INNURM/RAY and implementation of AHP/ISSR projects wherein officials of MoHUA will also participate.

viii. The State should submit HFAPoAs for remaining cities approved under the Mission at the earliest.

ix. With regard to curtailment of houses and surrender of projects under PMAY (U) proposed, it was directed that the State Government may give justifiable reasons.

D. CSMC Decision:

After deliberations, the CSMC approved Central Assistance and recommended for release of first instalment of central assistance for the State of Uttar Pradesh as under:

(Rs. in lakh)

<table>
<thead>
<tr>
<th>Component</th>
<th>No. of Projects</th>
<th>No. of EWS houses</th>
<th>Central Assistance</th>
<th>1st instalment (40 % ) of Central Assistance</th>
<th>Condition(s), if any, for release of 1st instalment</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLC(New)</td>
<td>138</td>
<td>48,992</td>
<td>73,488.00</td>
<td>29,395.20</td>
<td>Aadhaar seeded beneficiary entries in PMAY (U)-MIS</td>
</tr>
<tr>
<td>BLC(Enhancement)</td>
<td>13</td>
<td>1,896</td>
<td>2,844.00</td>
<td>1,137.60</td>
<td></td>
</tr>
</tbody>
</table>

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

10 Proposal for consideration of HFAPoAs for Jharkhand and Uttar Pradesh (Table Agenda 18)

A. Basic Information

The Committee was informed that HFAPoAs for the States of Jharkhand and Uttar Pradesh have been submitted to the Ministry after approval from State Level Sanctioning and Monitoring Committees (SLSMCs) as per PMAY (U) guidelines. On the basis of provisions of the PMAY(U) Scheme guidelines and approval of SLSMCs of the concerned States/UT, the HFAPoAs from 28 cities from the 2 States were placed before CSMC for information and record as per the following details:

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Uttar Pradesh</th>
<th>Jharkhand</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of cities for HFAPoA submitted</td>
<td>24</td>
<td>4</td>
</tr>
<tr>
<td>Demand for houses as per HFAPoA</td>
<td>15332</td>
<td>3559</td>
</tr>
<tr>
<td>Component-wise demand</td>
<td>ISSR-0, CLSS-2907, AHP-1659, BLC-10766</td>
<td>ISSR-225, CLSS-76, AHP-74, BLC-3184</td>
</tr>
<tr>
<td>Central Assistance involved</td>
<td>263.98 crore</td>
<td>53.13 crore</td>
</tr>
<tr>
<td>State Share involved</td>
<td>122.95 crore</td>
<td>28.88 crore</td>
</tr>
<tr>
<td>Phase-wise of meeting the Demand</td>
<td>2017-18 and 2018-19.</td>
<td>2018-19 (790 houses)</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>proposed</th>
<th>Completion by the year 2019</th>
<th>and 2019-20 (2769 houses)</th>
</tr>
</thead>
</table>

**B. CSMC Decision:**

The Committee took note of the HFAPoAs submitted by the States Jharkhand and Uttar Pradesh. It was also directed that States/UTs may enter and upload the details of HFAPoAs in PMAY(U)-MIS so that centralised database may be maintained in PMAY(U)-MIS. The States/UTs-wise HFAPoAs submitted are placed at Annexure X.

**Presentation on MIS-PMAY (U)**

During the 45th CSMC meeting, presentation was also made on the following:

1. **PMAY(U) Mobile Application** along with State/UT wise status of uploading of Photos, selfies and video by beneficiaries through mobile app.

2. **PMAY(U) Awards 2019** along with process of submission of nominations from States/UT, Municipal Corporation and Municipalities through web based software under following 6 categories:
   
   I. Best Performing State
   II. Best Performing Municipal Corporation
   III. Best Performing Municipal Council
   IV. Best Performing Nagar Panchayat
   V. Special Awards for Best Practices/Innovation
   VI. Best House Construction
   (for 3 Beneficiaries from each of 35 States/UTs)

3. **State/UT and CSMC data scrutiny in PMAY(U)-MIS**— all States/UT were requested to take necessary action for updation of data in PMAY (U) MIS with respect to the following aspects:-

   (1.) Difference in count between total Projects approved by CSMC and total Annexure uploaded for these projects by State/UT.
   (2.) Difference in count between total houses sanctioned by CSMC and total beneficiaries attached by State/UT.
   (3.) Total number of projects required Category and Gender Modification (due to difference in count of Category and Gender between project approved by CSMC and Project's Annexure uploaded in PMAY (U) MIS by State/UT

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(4.) Aadhaar mismatch cases where name of beneficiary entered in PMAY (U)-MIS is not as per name in Aadhaar card.
(5.) Duplicate Aadhaar Cases where one Aadhaar is entered against multiple beneficiaries in PMAY (U)-MIS.
(6.) Number of cases for which family detail entry in PMAY(U)-MIS is missing, in case of single status of beneficiary.
(7.) Number of cases where Joint Ownership details are missing in PMAY(U)-MIS, in case of married male Beneficiary

<table>
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<tr>
<th>12</th>
<th>Presentation on AHP projects sanctioned under PMAY (U)</th>
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</table>

A presentation on the AHP projects sanctioned, grounded, completed and occupied was made before the CSMC. Overall, in AHP, pace of grounding is very slow with respect to sanctioned projects. The grounding of projects is also poor in the case where work orders have already been issued. Among States present in CSMC, Haryana and West Bengal have no progress, while in Maharashtra the pace of grounding is very slow. Occupancy with respect to completion of AHP projects is also not impressive which is reflected with the fact that the percentage of occupancy is 21.77% in Chhattisgarh and 7.59% in Gujarat. Other States are showing no progress in occupancy status.

The representatives of all participating State/UT Governments were advised to look into the issue of grounding of AHP projects and necessary remedial actions required may be taken up at the top level.

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<tr>
<th>13</th>
<th>GENERAL OBSERVATIONS</th>
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i. 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.

ii. 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. The State Government should also share with the Ministry high resolution photographs and video testimonials of beneficiaries whose houses have been completed.

iii. The State/UT Governments should consider ISSR component of PMAY (U) for rehabilitation of slums by using land as a resource and which is available with the State/UT/ULBs.

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iv. The Central funds in general and EBR funds in particular released under PMAY(U) mission should be passed on to the ULBs/Implementing Agencies within the time frame stipulated in the respective sanction orders and registration of all ULBs on PFMS may be ensured by all State/UT Governments. This is a very important matter hence appropriate arrangements and safeguards must be built in. The EBR fund is an interest bearing fund and 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).

v. 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.

vi. A robust MIS System being critical for PMAY (U) Mission. States need to constantly monitor the linking of beneficiaries to sanctioned projects in PMAY (U)-MIS. All States/UTs to ensure that the Aadhaar details of beneficiaries with regards to their number and name is accurate while updating in MIS.

vii. Under PFMS/DBT process, the funds would have to be transferred at every stage only through electronic mode for Beneficiary Led individual house Construction (BLC) under PMAY (U). The bank account details of the beneficiaries should necessarily be mapped so that the funds can flow to the beneficiaries’ bank account directly. There should also be 100% Aadhaar linkages of beneficiaries in all AHP, BLC, ISSR and CLSS cases.

viii. States/UTs need to expedite grounding of approved projects so that they are completed within the timeline.

ix. 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.

x. HFAPoA should have been submitted prior to bringing project proposals for that city. If not, justification for delay should be provided.

xi. The State/UT Governments may make provision of cistern in toilet, two platforms in kitchen, cemented almirah/slab, storage space in living room, loft, etc. which are basic requirement for a family. Similarly, plantation drive may 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) addresses the aspiration of human being for a better and dignified life. All out efforts should be made to provide maximum facilities.

xii. Housing demand along with infrastructure in aspirational districts to be prioritised and completed immediately.

xiii. 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 welfare society once houses are occupied.

xiv. States/UTs should implement innovative, cost effective and high quality construction technologies for constructing the housing units under PMAY (U) and

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document the same. The tender documents should preferably be technology neutral and a clause of quality assurance for the potential bidders should be included.

**xv.** First instalment of Central Assistance in case of BLC/ISSR projects shall be released on the basis of Aadhaar seeded beneficiaries in PMAY (U)-MIS.

**xvi.** Further, the first instalment of Central Assistance in respect of ISSR and AHP projects shall be released on confirmation from the State/UT Government(s) about selection of Developer and issuance of work order. With respect to AHP projects, the 2nd instalment of Central Assistance shall be released after Aadhaar seeding of all beneficiaries is completed in the project and entered in PMAY (U)-MIS by the State/UT Governments.

**xvii.** State Level Appraisal Committee is expected to thoroughly appraise the DPRs before submitting the same to State Level Sanctioning & Monitoring Committee for approval. Combining SLAC and SLSMC meeting is not permissible as the mandate of the two bodies is distinct.

**xviii.** Allotment of houses in AHP and ISSR vertical of PMAY (U) should be Aadhaar enabled, provision for which has already been made in PMAY (U)-MIS.

**xix.** State/UT Governments are advised to ensure that:

a. Adequate infrastructure is provided including individual water, sanitation and electricity connections.

b. There should be no duplication/change in the identified beneficiaries

c. Demarcation of land and mutation is carried out before implementation

d. The design and construction of houses is disaster resilient and the specifications conform to IS/ NBC norms.

**xx.** The MoHUA has formulated ‘PPP Models for Affordable Housing’ to enable States/UTs to facilitate private sector participation, in order to meet the growing need of affordable housing in the country. The States/UTs are advised to make use of these guidelines suitably for PPP projects on affordable housing.

**xxi.** It has come to notice that some individual/organizations are collecting registration money etc. from potential beneficiaries seeking dwelling units in PMAY (U) fraudulently. The Ministry of Housing and Urban Affairs has not authorized any individual/organization/agency to collect application/registration fee for applying for houses in PMAY (U). Thus, no individual/agency/organization can collect any money/application fee from the beneficiary for enrolment under PMAY (U). All State/UT Governments may also issue disclaimer to this effect in their relevant websites/advertisements etc. to stop this kind of fraudulent activity.

**xxii.** The Ministry has launched a PMAY (U) Mobile App to enable beneficiaries to upload their photos with their house and a video clip where beneficiaries share experience of owning a house under PMAY (U) as testimonials. The App can be downloaded from Google Play Store. The State/UTs may inform their beneficiaries to upload the same using this Mobile App.

The meeting ended with a vote of thanks to the Chair.

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List of participants in the 45th meeting of Central Sanctioning & Monitoring Committee (CSMC) of PMAY (U) held under the chairmanship of Secretary (HUA) on 25.07.2019

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<td>Secretary, M/o HUA</td>
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<td>2</td>
<td>Shri Amrit Abhijat</td>
<td>JS &amp; MD (HFA), M/o HUA, Nirman Bhawan, New Delhi</td>
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<td>3</td>
<td>Shri Shyam Sunder Dubey</td>
<td>Joint Secretary &amp; Financial Advisor, M/o HUA, Nirman Bhawan, New Delhi</td>
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<td>Shri Rishi Kumar</td>
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<td>Shri Umraw Singh</td>
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<td>10</td>
<td>Ms. Anita Sirohiwal</td>
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<td>Shri Jagdish Prasad</td>
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<td>Shri Vinod Gupta</td>
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<td>Ms. Vineeta Rani</td>
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<td>17</td>
<td>Ms. Manika Negi</td>
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<td>Shri Manoj Deodhar</td>
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<td>Dr. Shailesh Kr. Agrawal</td>
<td>ED, BMTPC, Lodhi Road, New Delhi</td>
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<td>P.C. AHM, Govt of Gujarat</td>
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<td>Urban Infra Specialist, SUDA, U.P.</td>
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<td>27</td>
<td>Shri Kunal Kataria</td>
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<td>Shri Atul Singh Chauhan</td>
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<td>Shri Sohan Gupta</td>
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<td>Shri D.M. Muglikar</td>
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<td>Shri Prasenjit Das</td>
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### Annexure II: Salient details of 27 BLC (New Construction) projects proposed by State Govt. of Assam

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<th>Average Age</th>
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Minutes of the 45th CSMC/25.07.2019

25/55
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Minutes of the 45th CSMC/25.07.2019

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Minutes of the 45th CSMC/25.07.2019

[Signature]

28/55
Annexure IV-A: Salient details of 17 AHP projects proposed by State Govt. of Gujarat.

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Annexure IV-B: Salient details of 78 BLC(N) projects proposed by State Govt. of Gujarat.

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Annexure V: Salient details of 22 AHP projects proposed by State Govt. of Haryana

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Minutes of the 45th CSMC/25.07.2019
Annexure VI-A: Salient details of 04 BLC (N) projects proposed by State Govt. of Rajasthan

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<th>State Share (0.0)</th>
<th>Beneficiary Share</th>
<th>ULB Share</th>
<th>1st instalment (40%) of Central Assistance</th>
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Minutes of the 45th CSMC/25.07.2019

34/55
Annexure VI-B: Salient details of 14 BLC (रु) projects proposed by State Govt. of Rajasthan

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Minutes of the 45th CSMC/25.07.2019
Annexure VII-A: Salient details of 34 BLC(New Construction) Projects submitted by State Govt.of West Bengal

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Minutes of the 45th CSMC/25.07.2019

36/55
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Minutes of the 45th CSMC/25.07.2019
Annexure VII-B: Salient details of 1 AHP Project submitted by State Govt.of West Bengal

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<th>S.No</th>
<th>Name of the Implementation Agency / Development Authority / Private Developer</th>
<th>Location</th>
<th>No of Houses (Unit)</th>
<th>Unit Cost/Houses</th>
<th>Total Project Cost</th>
<th>Central Assistance (@1.5 Lakh/ per Houses)</th>
<th>State Share (@2.79 Lakh/ per Houses)</th>
<th>Implementation Agency / Development Authority / Private Developer Share</th>
<th>Beneficiary Share</th>
<th>1st installment of Central Assistance (40%)</th>
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<td>Kolkata Metropolitan Development Authority</td>
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## Annexure VIII-A: Salient details of 3 AHP Project submitted by State Govt. of Maharashtra

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<th>Name of Project</th>
<th>EWS Houses Proposed</th>
<th>Central Assistance</th>
<th>GOM Share</th>
<th>Beneficiary share</th>
<th>1st instalment of Central Assistance (40%)</th>
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<tr>
<td>1</td>
<td>Talegaon Dabhade Municipal Council</td>
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<td>350.00</td>
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<td>MHADA KOKAN BOARD</td>
<td>Construction work of 160 EWS Houses, 60 LIG-1 and 40 LIG-2 on land bearing S. no 39(pt)11/A/1 at jogle tal Dapoli, Dist. Ratnagiri.</td>
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<td>Construction of 591 EWS DU's on S No 29 at Ambewadi Gangapur Dist. Aurangabad</td>
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## Annexure VIII-B: Salient details of 3 AHP (PPP) Project submitted by State Govt. of Maharashtra

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<th>EWS Houses Proposed</th>
<th>GOI Share</th>
<th>GOM Share</th>
<th>IA Share</th>
<th>Beneficiary Share</th>
<th>EWS Project Cost</th>
<th>1st instalment of Central Assistance (40%)</th>
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<td>Shri Venketashwara infra Developers through Nagpur Board</td>
<td>Construction of 1068 EWS and 588 LIG Units (748 EWS and 412 LIG units proposed under PMAY) Kh.NO. 16, 17, 18/1/1,19(p), 21/1/A/B, 21/2, 21/3, 27/1, 27/2/A/B , 27/3 Mouja Champa (rithi) Tahsil Parshivni Dist. NAGPUR.</td>
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Minutes of the 45th CSMC/25.07.2019
Annexure VIII-C: Salient details of 48 BLC(N) project submitted by State Govt. of Maharashtra

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<th>EWS Houses</th>
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<th>ST</th>
<th>OBC</th>
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<th>I/A share (Rs. Lacs)</th>
<th>Beneficiary share (Rs. Lacs)</th>
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Minutes of the 45th CSMC/25.07.2019

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Annexure IX-A: Salient details of 138 BLC (N) Project submitted by State Govt. of U.P.

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Minutes of the 45th CSMC/25.07.2019

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Minutes of the 45th CSMC/25.07.2019
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Minutes of the 45th CSMC/25.07.2019
### Annexure IX-B: Salient details of 13 BLC (E) Project submitted by State Govt. of U.P.

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Minutes of the 45th CSMC/25.07.2019
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### Annexure X-AA: Phasing Plan

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Minutes of the 45th CSMC/25.07.2019
### Annexure X-B: Vertical-wise Demand of Uttar Pradesh

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Minutes of the 45th CSMC/25.07.2019
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Minutes of the 45th CSMC/25.07.2019