

F.No N-11011/04//2016- HFA-3 (FTS 14637)

Government of India

M/O HOUSING & URBAN POVERTY ALLEVIATION
(HFA DIRECTORATE)

Nirman Bhawan, New Delhi,

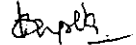
Dated: 03 February, 2016

OFFICE MEMORANDUM

Sub: Minutes of the 5th meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (PMAY) Urban.

The undersigned is directed to forward herewith a copy of the minutes of the 5th meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (PMAY)-Urban Mission held on 25th January, 2016 at New Delhi with Secretary, Ministry of Housing & Urban Poverty Alleviation 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 Urban Development, Nirman Bhavan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhavan, New Delhi.
4. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance.
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Joint Secretary (UPA), MoHUPA.
9. Joint Secretary (Housing), M/o HUPA
10. Joint Secretary and Financial Adviser, Ministry of U D & M/o HUPA, Nirman Bhavan, New Delhi.
11. Mission Director (Smart Cities), MoUD.
12. Joint Secretary & Mission Director -in charge of HFA, MoHUPA

Special Invitee:

1. The Secretary to Government, H &UD Department, Govt. of Tamil Nadu, Secretariat, Chennai-09
2. Dr. R. Palaniswamy, MD (HFA)/MD (TNSCB), Chennai-05

Copy with a request to attend the meeting:

1. CCA, M/o (UD & HUPA)
2. ED (BMTPC), India Habitat Centre, Lodhi Road, New Delhi
3. DCP (Projects), HUDCO, India Habitat Centre, Delhi
4. Director-(HFA-1), M/o HUPA
5. Deputy Secretary (IFD)
6. Deputy Secretary-HFA-4
7. Deputy Secretary-HFA-3
8. AEA (JRPC), NBO
9. Under Secretary-HFA-1
10. Under Secretary-HFA-2
11. Under Secretary-HFA-4

Vinod Gupta

(Vinod Gupta)

Under Secretary to the Govt. of India

Copy to:-

1. PPS to Secretary (HUPA)
2. PS to JS (UPA)
3. PS to JS (H)
4. P.S. to D G (NBO)
5. G.M (Projects), HUDCO, India Habitat Centre, Delhi
6. Head PMU, HFA mission.
7. Dy. Chief MIS.
8. Section Officer-HFA-1/HFA-2 /HFA-3/HFA-4
9. Accounts Officer (JNNURM/HFA)

Vinod Gupta

(Vinod Gupta)

Under Secretary to the Govt. of India

Minutes of the 5th Central Sanctioning and Monitoring Committee (CSMC) meeting of Pradhan Mantri Awas Yojana- Housing for All (Urban) Mission held on 25th January, 2016.

The 5th Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY)/Housing for All (Urban) Mission was held on 25th January, 2016 at 10.00 A.M. in NBO Conference Hall, Room No.120, G-Wing, Nirman Bhawan, New Delhi with Secretary, Ministry of Housing and Urban Poverty Alleviation in Chair. The list of participants is enclosed at Annexure – 1.

2. At the outset, Chairperson welcomed the Members of the Committee, representatives of the State Government of Tamil Nadu, and other participants.

3. JS & MD (HFA) gave a brief description of the agenda for the meeting. Thereafter, the agenda were taken up one by one for discussion.

Agenda No. 1: Confirmation of the minutes of the 4th meeting of CSMC (HFA) held on 21st December 2015.

4 (a) The CSMC confirmed the minutes of the 4th meeting held on 21.12.2015.

(b) The Chairperson clarified that CSMC shall only “accept the projects” approved by SLSMCs for considering Central Assistance for the projects under the PMAY. In case any of the earlier minutes have recorded “approval of projects”, an appropriate corrigendum shall be noted.

Agenda No. 2 Consideration for Central Assistance for 21 Projects submitted by Tamil Nadu -(a) 10 projects under Beneficiary Led Construction or Enhancement and (b) 11 Projects under Affordable Housing in Partnership of PMAY-HFA (Urban).

5.1 Secretary (H & UD), Government of Tamil Nadu and Managing Director, Tamil Nadu Slum Clearance Board (TNSCB) made a detailed presentation on the 11 AHP projects and 10 BLC Projects in 160 towns [approved under PMAY- HFA(U)] consisting of 23,476 EWS houses.

5.2 Managing Director, TNSCB clarified the following while making presentation on the proposals.

- i. 11 AHP Projects will cover 7,204 EWS DUs in 8 cities with state share of Rs. 20,634.41 lakh, institutional finance of Rs. 18,555.43 lakh and beneficiary share of Rs. 7,179.97 lakh respectively. The beneficiary share is between 10%-20% of the Project Cost.
- ii. The beneficiary share would be linked to bank loans (independent of CLSS), and the beneficiaries would be allowed to pay the beneficiary share in instalments wherever applicable.
- iii. TNSCB would endeavour to collect about 25% of the Beneficiary Contribution as advance.

- iv. The identified details of the beneficiaries are provided in the form of Aadhar, EPIC (Voter ID Card), Ration Card, Bank Passbook, Passport, Driving License or any other ID available with the beneficiary.
- v. Though Minority break-up is not presented in the proposal, the GoTN is planning to accord priority for the Minorities in allotment of Houses. In these projects, GoTN has identified 270 Transgenders and is in the process of allocating houses to such allottees. GoTN will provide the notification for transgender allocation to MoHUPA.
- vi. Most of the beneficiaries are women and GoTN is insisting for inclusion of woman's name as co-owner of the house wherever woman is not the main owner.
- vii. The State Government has shown Rs. 5 lakh/DU to Rs. 6 lakh/DU as the notional land cost. Apart from State contribution, the land cost is also borne by the State Government.
- viii. The State Government is also dovetailing the HUDCO loan in State Government's share; which is proposed to be repaid through the fund to be raised from sale of Special TDR.
- ix. The carpet area of each DU is 300 sq ft.
- x. Internal infrastructure cost has been in-built to the Project Cost, while external infrastructure would be provided by the Urban Local Body.
- xi. Most of the projects envisage relocation of existing slum dwellers to the proposed projects. The State Government is considering to issue an executive order so that on the date of relocation the slums would be cleared and fenced. Wherever possible, the area would be excavated and converted in to a Water Body. CSMC requested the State Government representative to furnish a copy of the proposed notification.
- xii. In most of the relocation projects, the consent of about 70% of the residents have been obtained; however in one of the projects (Kesavapillai) where the relocation site already had some allottees, the original allottees are agitating against inclusion of others in the scheme. GoTN has assured that in case the issue cannot be settled amicably, GoTN would cancel the project.

5.3 CSMC's observations and suggestions are as follows :-

- a. It was suggested that beneficiaries may be identified by unique IDs such as Aadhar, Digital Ration Card, passport, Driving License etc. CSMC directed the State Government to furnish the copy of the notification whereby digitized ration cards have been introduced.
- b. State Representatives were advised that to ensure that the beneficiaries actually move into the new dwelling units, there may be no disruption/dislocation of their livelihood opportunities.
- c. In terms of Solid Waste Management, it was noted that the State has planned to provide garbage bins at the ground floor level. The State was advised to ensure segregation of waste at household level and to recycle the waste in the project towns. Care is to be taken for solid waste management in the construction areas/houses allotted.

5.4 In BLC projects proposed, 09 projects are from 6 towns with 6272 EWS DUs and the 10th project is a combined project for 157 Nagar Panchayats covering 10,000 EWS DUs. The following emerged during discussion:

- i. There are total 664 statutory towns in Tamil Nadu, out of which 528 are Nagar Panchayats.
- ii. The State is building 20,000 houses with solar roof top, for which HUDCO has provided a loan of Rs. 420 Crores. Out of these, 10,000 houses are proposed as a single project covering 157 towns under BLC vertical of PMAY- HFA (Urban).
- iii. It was discussed that since the production of GFRG panels is limited (only one plant in Kochi is producing GFRG panels), it cannot be taken up for the proposed project. The State is proposing to undertake a pilot project using GFRG at Vellore. Chairperson directed BMTPC to coordinate with IIT Chennai for assisting the State with low cost/ prefab/ green house technology in AHP/BLC Projects so as to bring down the costs.
- iv. In terms of infrastructure, it was noted that the kutchha houses, which are proposed to be taken up under BLC, have access to water by means of public fountain (community tap) but individual piped water supply connection can be availed by the households by paying Rs. 1000 as connection charge and fixed Rs. 40/ month as water charges.
- v. Chairperson directed the State to resubmit the 157 town BLC projects as per the mission guidelines. The State representatives instantly submitted the revised Annexure 7C for the 157 projects.
- vi. The verification of beneficiary data with SECC is in progress and is likely to be completed in 2 weeks.
- vii. State Government is creating fresh database/ biometric data base for allottees only.
- viii. The State representatives informed that the biometric details of the beneficiaries are proposed to be collected once beneficiary identification is complete. The State was advised that instead of biometric survey, the state should coordinate with regional UIDAI office in the districts and facilitate enrolment in Aadhar for the selected beneficiaries.
- ix. The State representatives informed that out of the total 528 Nagar Panchayats, 157 Nagar Panchayats with nearly saturated housing demand have been selected and the housing demand has been assessed based on the 2011 Hut Survey. The State representatives informed that there would be no major proposals for additional houses in the proposed 157 towns in future.

5.5 HUDCO had scrutinized (with site inspection) 3 DPRs submitted by the State for the towns of Salem, Chennai and Tiruchirapalli from the approved projects of the 4th CSMC. The observations were as follows:-

- i. The proposed beneficiary contribution of Rs. 1.9 lakh is very high compared to RAY projects, where the beneficiary contribution was only Rs. 50,000/-

- ii. There is a variation in the project cost approved by SLSMC and project cost mentioned in the Detailed Project Report
 - iii. On-site verification of the beneficiary list revealed that some of the listed beneficiaries have sold the house to another persons and the houses have already been converted from kuchha to pucca house
 - iv. Some of the beneficiaries have expressed that it would be very difficult for them to manage the construction of house by themselves and requested that the State should take the responsibility for the construction.
 - v. In dwelling unit plan, the area of bathroom & W.C. is of only 1.2 sq mt size whereas as per National Building Code (NBC) it should have been of 1.8 sq m in area.
 - vi. The State assured to correct the discrepancies.
- 5.6 CSMC advised the State Government (a) House designs should be as per NBC, and (b) the slum should be denotified on completion of projects.
- 5.7 CSMC noted that about 8800 Dwelling Units built under JNNURM & RAY are still lying vacant in the State. TNSCB representatives assured that about 3000 of the same are being allotted at present. The State was advised to use the vacant stock for rental housing and the rentees may be given first preference for purchase of the house in case original allottees refuse to occupy the DUs.
- 5.8 CSMC, after detailed deliberation, accepted the proposals of Tamil Nadu Government and following were considered:
- (i) total Central Assistance amounting to Rs. 10,806.00 lakh @ 1.50 lakh per house for a total of 7,204 EWS houses in 11 AHP projects in 8 cities, as per details in **Annexure 2A**.
 - (ii) release of GoI share of Rs. 4,322.40 lakh as first installment for the 11 AHP projects as first installment.
 - (iii) total Central Assistance amounting to Rs. 24,408.00 lakh @1.50 lakh per house for 16,272 EWS houses in BLC project in 163 towns. The details of the projects are at **Annexure-2B**.
 - (iv) release of first instalment of 40% amounting to Rs. 9,763.20 lakh for the 163 projects under BLC subject to scrutiny of the revised Annexure 7C submitted by the State for 157 projects and field scrutiny of sample DPRs selected by the Ministry.
 - (v) State should adopt proper mechanism to transfer fund to beneficiaries through DBT mode only.

Agenda 3: Methodology for Scrutiny of DPRs and Quality Monitoring for projects under PMAY - HFA (U) Mission

6.1 CSMC discussed the details of Methodology for Scrutiny of DPRs and Quality Monitoring for projects under PMAY - HFA (U) Mission which are placed at **Annexure 3** and the following decisions were taken:

- (i) Selection of DPRs for scrutiny and Quality Monitoring for In-Situ Slum Redevelopment, Affordable Housing in Partnership & Beneficiary Led House Construction Verticals under PMAY- HFA (U) may be based on :
 - (a) Largest/smallest project in terms of Dwelling Unit
 - (b) Project which has maximum number of beneficiaries
 - (c) Projects with maximum number of SC/ST/OBC/Minority Community
 - (d) In addition, any project where any public grievances, complaints, etc. have been received or given the specialised nature of the project.
 - (e) Projects in the cities where the Occupancy status in JNNURM/ RAY projects is very high/very poor.
- (ii) Percentage of DPRs to be selected for desk and site scrutiny at the time of release of 1st instalment of the Central assistance under PMAY- HFA (U) shall be as follows:

Vertical	Number of DPRs to be selected for scrutiny	Method of Review
In-Situ Slum Redevelopment	5%	Desk Scrutiny & Site Scrutiny
Affordable Housing in Partnership	3 - 4%	Desk Scrutiny
Beneficiary Led House Construction & Enhancement	2%	Desk Scrutiny & Site Scrutiny

- (iii) Selection of agencies for scrutiny of DPRs under PMAY- HFA (U):

It was noted that DPR scrutiny being a job of specialized nature, the Appraisal Agencies /Institutions under the aegis of Ministry of HUPA and Ministry of Urban Development and other engineering institutions under Government of India should be engaged, given their technical expertise and previous experience of appraisal. A Memorandum of Understanding / Memorandum of Agreement etc. would be signed with these agencies with the specified scope of work for the purpose.

- (iv) Quality monitoring of the houses before release of 2nd installment

It was decided that, as stipulated in para 14.6 of the PMAY-HFA (U) Guidelines, the CSMC, on a case to case basis may, accordingly, decide to have a quality check of the houses being constructed, if required, over and above the checks conducted by TPQMA before the release of second instalment.

- (v) Financial norms for the scrutiny of the DPRs and quality monitoring of projects.

The Financial norms for DPR Desk Review, Site Scrutiny and Quality Monitoring were deliberated in detail. HUDCO & BMTPC had some concerns & observations with regard to the upper ceiling/cap on the costing and requested for review of costing norms keeping in view the specialized nature of job, expenditure incurred on technical manpower visiting the site, project related guidance etc. The CSMC decided that the financial norms may be revisited upon consultations by JS & MD HFA/Mission Directorate and the financial criteria could be amended following due diligence by the Mission Directorate.

6.2 CSMC approved the Methodology as proposed at 6.1 (i), 6.1 (ii) and 6.1 (iii) of the agenda. The revised proposal for Financial Norms will be considered for approval on file and to be placed before the CSMC for ratification.

6.3 CSMC decided that the expenditure on the Scrutiny of DPRs and Quality Monitoring for projects will be met out of 'Capacity Building – Preparatory Activities (Central Plan)' allocation under PMAY(U) Mission.

Technology Sub Mission:

7. After consideration of the agenda items, Executive Director, BMTPC, presented with special reference to Tamil Nadu, inputs of the Technology Sub-mission detailing the background of the Sub-mission, the initiatives taken so far and the expectations from the State/ UT governments in leveraging the expertise from the technical institutions such as the IITs/ NITs, who are agreeable to participate in the Technology Sub-Mission.

General recommendation:

8. CSMC also directed the following for compliance from all the State Governments henceforth:
- (i) Given the large amount of beneficiary data to be submitted every time along with the project proposal, all states should submit the data in electronic form along with the proposal; this will facilitate maintaining a complete database at the Central & State level. MIS cell would maintain the database of the beneficiary details state-wise in the respective hard disk as provided by the states.

- (ii) The states should also mention the occupancy status for the previous projects (JNNURM/ RAY) and the steps being taken by the state to ensure occupancy of the same.
- (iii) The states should ensure that in case of BLC Projects, the ULBs prepare an integrated city wide housing project for beneficiaries from the town as per para 7.3 of the PMAY(U) Guidelines.
- (iv) Strengthening of MIS at PMU level to be expedited for data/information related performance.

The meeting ended with a vote of thanks to the Chair

List of Participants

Ministries

1. Dr. Nandita Chatterjee, Secretary (HUPA)	M/o HUPA, in Chair
2. Shri Rajeev Ranjan Mishra, JS(Housing)	M/o HUPA
3. Shri Amrit Abhijat, JS (HFA)	M/o HUPA
4. Shri R.S. Singh, Director (HFA-I)	M/o HUPA
5. Shri S.C. Jana, Dy. Secretary (HFA-III)	M/o HUPA
6. Shri S.K. Valiathan, Dy. Secy. (HFA-IV)	M/o HUPA
7. Ms. Shobana Pramod, US(HFA-II)	M/o HUPA
8. Shri Vinod Gupta, US(HFA-III)	M/o HUPA

State Government

1. Shri Dharmendra Pratap Yadav, Secretary (H& UD Deptt.)	Govt. of Tamilnadu
2. Shri R. Palaniswamy, MD, HFA, TN SCB	Govt. of Tamilnadu
3. Shri M. Bushanam, Director (Town Panchayat)	Govt. of Tamilnadu
4. Shri N. Natarajan, Exe. Engineer	Govt. of Tamilnadu
5. Shri V. Shanmugam Sundaram, Exe. Engineer	Govt. of Tamilnadu

HUDCO/BMTPC

1. Shri Shailesh Kumar Agarwal, ED	BMTPC
2. Shri C.N. Jha, Dy. Chief (S&PO)	BMTPC
3. Shri Pankaj Gupta, Dy. Chief (I&D)	BMTPC
4. Ms. Usha Mahavir, GM (Projects)	HUDCO
5. Ms. Radha Roy, DGM (Projects)	HUDCO

Project Management/Support Team

1. Shri Arup Khan, Head PMU	PMU
2. Shri Gautam Banerjee, Lead Engineering	PMU
3. Dr. Khatibullah Sheikh, Lead Planner	PMU
4. Shri Krupal Bhavsar, Urban Planner	PMU
5. Ms. Shikha Chopra, MIS Specialist	PMU
6. Shri Arvind Kumar, Dy. Chief	MIS

Salient Details of Tamil Nadu HFA Projects for Affordable Housing in Partnership

Sl No.	City	Project Name	Project Code	Cost on Housing	Infra cost	Other	Total Project Cost	Total Houses proposed	No. of EWS Houses	Gol Grant	GoTN grant	Institutional Finance	Beneficiary Share	Annexure 2A (Rs in Lakhs)	
														14	15
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	Namakkal	Construction of 1392 storied tenements (G+2 & G+3 floor pattern) with Infrastructures at Negerajapuram, land bank III & IV	33803497012	7685.09	508.24	2923.15	11116.48	1392	1392	2088.00	6960.00	0.00	2068.48	835.20	
2	Thiruchirappalli	Construction of 384 storied tenements (G+2 floor pattern) with Infrastructures at Vennarapettai (Dhobi Colony)	33 803631 02 2	2143.87	348.79	666.72	3159.38	384	384	576.00	1920.00	0.00	663.38	230.40	
3	Negapattanam	Construction of 336 storied tenements (G+2 floor pattern) with Infrastructures at Sanba Thottam	33 803674 01 2	1750.24	166.30	685.82	2602.36	336	336	504.00	1680.00	0.00	418.36	201.60	
4	Chennai I	Construction of 256 storied tenements (G+3 floor pattern) with Infrastructures at Indira Gandhi Kuppam and Dhobi Khana	33 803339 05 2	1459.20	95.80	557.00	2112.00	256	256	384.00	528.00	988.80	211.20	153.60	
5	Chennai II	Construction of 480 storied tenements (G+3 floor pattern) with Infrastructures at Thallavaram	33 803339 06 2	2680.70	229.89	1040.99	3951.58	480	480	720.00	987.90	1848.52	395.16	288.00	
6	Chennai III	Construction of 864 storied tenements (G+3 floor pattern) with Infrastructures at Kesava Pillai Park	33 803339 07 2	5712.00	41.27	1374.73	7128.00	864	864	1296.00	1782.00	3337.20	712.80	518.40	
7	Thanjavur	Construction of 256 storied tenements (G+3 floor pattern) with Infrastructures at Pilleharapatti Phase III	33 803707 01 2	1287.13	138.64	522.58	1948.35	256	256	384.00	487.09	882.43	194.83	153.60	
8	Thiruchirappalli	Construction of 512 storied tenements (G+3 floor pattern) with Infrastructures at Naganangalam-MGR Nagar	33 803631 03 2	2533.97	184.22	983.16	3701.35	512	512	768.00	925.34	1637.88	370.13	307.20	
9	Coimbatore	Construction of 356 storied tenements (G+3 floor pattern) with Infrastructures at Thiruvika Nagar and Kallamedu	33 803984 03 2	1918.44	169.47	763.49	2851.40	356	356	534.00	712.85	1319.41	285.14	213.60	
10	Erode	Bhavani Road Phase I	33 803542 03 2	2419.20	158.20	969.37	3546.77	448	448	672.00	886.69	1633.40	354.68	268.80	
11	Pudukottai	Construction of 1920 storied tenements (G+2) with Infrastructures at Nardmedu	33 803718 01 2	9868.80	1321.62	3867.72	15058.14	1920	1920	2880.00	3764.54	6907.79	1505.81	1152.00	
Total (11 Projects)				39458.64	3362.44	14354.73	57175.81	7204	7204	10806.00	20634.41	18555.43	7179.97	4322.40	

Salient Details of Tamil Nadu HFA Projects for Beneficiary Led Housing Projects

Sl No.	City	Project Name	Project Code	Cost on Housing	Infra cost	Other	Total Project Cost	Total Houses proposed	No. of EWS Houses	Gol Grant	GOTN Grant	Institutional Finance	Beneficiary Share	Annexure 2D (Rs. Lakhs)	
														Gol's 1st Installment for Release (40%)	
1	Chennai I	Girigori Nagar & other 6 Slums *	33 803339 08 4	-	-	-	1737.00	579	579	868.50	377.40	0.00	521.10	347.40	
2	Chennai II	Periagrammam & Muthamizh Nagar Slums	33 803339 09 4	-	-	-	459.00	153	153	229.50	91.80	0.00	137.70	91.80	
3	Chennai III	Neelankarai Rajendra Nagar and other 7 Slums	33 803339 10 4	-	-	-	5310.00	1770	1770	2655.00	1062.00	0.00	1593.00	1062.00	
4	Chennai IV	Vembuliamman Koll Street and other 9 Slums	33 803339 11 4	-	-	-	1599.00	533	533	799.50	319.80	0.00	479.70	319.80	
5	Vellore	Adi Dravider Colony & other 6 Slums	33 803398 03 4	-	-	-	1563.00	521	521	781.50	312.60	0.00	468.90	312.60	
6	Hosur	Land Bank Scheme Phase -VIII	33 803951 01 4	-	-	-	570.00	190	190	285.00	114.00	0.00	171.00	114.00	
7	Ranipet	Karal Anthonyar Koll Street & other 15 Slums	33 803385 01 4	-	-	-	3258.00	1086	1086	1629.00	651.60	0.00	977.40	651.60	
8	Virudhunagar	Indira Nagar and other 3 Slums	33 803798 01 4	-	-	-	234.00	78	78	117.00	46.80	0.00	70.20	46.80	
9	Madurai	Utchappatti-Thoppur	33 803754 04 4	-	-	-	4086.00	1362	1362	2043.00	817.20	0.00	1225.80	817.20	
10	157 Towns	list enclosed as Annexure					25300.00	10000	10000	15000.00	6000.00	0.00	4300.00	6000.00	
	Total (10 Projects)						44116.00	16272	16272	24408.00	9763.20	0.00	9944.80	9763.20	
	Total 21 Projects						39458.64	23476	23476	35214.00	30397.61	18555.43	17124.77	14085.60	

Note: 1. State Grant of 5 lakh & remaining share will be of beneficiary (18.61 % project cost) in Sl no. 1 to 3 under AHP.

2. The other 8 Projects under AHP, State share shall be 25%, Beneficiary Share 10% and balance would be Institutional Finance, which would be repaid by the state using revenue mobilization through sale of Special TDR.

3. In BLH Project, Sl no. 10 is cluster of 157 towns with 10000 Dus, need to be separated. DPR is also not fulfilling the basic norms of an individual project.

4. All houses are proposed for EWS category in all the Projects

5. In All BLH Projects except the project covering 157 towns, Cost of DU is Rs. 3 lakhs, wherein the ULB is not sharing any cost. Beneficiary share is Rs. 0.90 Lakhs and State Share is Rs 0.60 Lakhs. In the Project covering 157 towns the Cost of

Amn@t@ke

TAMILNADU SLUM CLEARANCE BOARD

STATEMENT A				
Housng for All - List of 157 Town Panchayats Name and Code under BLC (Vertical IV)				
Sl.No	District	Town Panchayats	No. of Units	Project Code
1	Krishnagiri	Kaveripattinam	25	33803955014
2	Krishnagiri	Kelamangalam	31	33803956014
3	Krishnagiri	Nagojanahalli	75	33803958014
4	Madurai	T.Kailupatti	120	33803751014
5	Madurai	Peraiyur	23	33803752014
6	Pudukottai	Keeranur	97	33803717014
7	Pudukottai	Alangudi	83	33803721014
8	Thanjavur	Orathanadu	30	33803709014
9	Thanjavur	Papanasam	94	33803700014
10	Thanjavur	Perumagalur	61	33803714014
11	Thanjavur	Swamimallai	48	33803698014
12	Thanjavur	Thirukattupalli	30	33803706014
13	Thanjavur	Thiruppananthal	113	33803690014
14	Thanjavur	Thiruidaimaruthur	86	33803694014
15	Tirunelveli	Achanpudur	6	33803851014
16	Tirunelveli	Alwarkurichi	21	33803861014
17	Tirunelveli	Ayikudy	42	33803845014
18	Tirunelveli	Cheranmahadevi	90	33803865014
19	Tirunelveli	Ilangi	21	33803848014
20	Tirunelveli	Kalakkad	64	33803873014
21	Tirunelveli	Kallidaikurichi	61	33803867014
22	Tirunelveli	Manimuthar	115	33803868014
23	Tirunelveli	Melagaram	7	33803850014
24	Tirunelveli	Nanguneri	27	33803874014
25	Tirunelveli	Naranammalpuram	28	33803859014
26	Tirunelveli	Pattamadai	24	33803869014
27	Tirunelveli	✓Pudur(s)	62	33803854014
28	Tirunelveli	Sankarnagar	65	33803858014
29	Tirunelveli	Sundarapandiapuram	14	33803847014
30	Tirunelveli	Thirukkurungudi	75	33803876014
31	Tirunelveli	Thisaiyanvillai	38	33803879014
32	Tirunelveli	Vadakarai Keelpidagai	70	33803852014
33	Tirunelveli	Veeravanallur	35	33803866014
34	Coimbatore	Thenkarai (Coimbatore)	98	33803992014
35	Coimbatore	Chettipalayam	108	33803995014
36	Coimbatore	Irugur	102	33803965014
37	Coimbatore	Sulur	66	33803966014
38	Coimbatore	Zaminuthukuli	38	33804003014

Sl.No	District	Town Panchayats	No. of Units	Project Code
39	Coimbatore	Kannampalayam	39	33803968014
40	Coimbatore	Kinathukadavu	29	33804000014
41	Coimbatore	Samathur	92	33804005014
42	Coimbatore	Pallapalayam	85	33803967014
43	Coimbatore	Perianegamam	75	33804001014
44	Coimbatore	Ettimadai	109	33803997014
45	Coimbatore	Thirumalayam Palayam	113	33803999014
46	Cuddalore	Lalpettai	92	33803660014
47	Cuddalore	Gangaikondan	105	33803663014
48	Cuddalore	Mangalampet	104	33803662014
49	Dharmapuri	Kadathur	47	33803945014
50	Dharmapuri	Kambainallur	91	33803943014
51	Dharmapuri	B.Mallapuram	45	33803946014
52	Dharmapuri	Marandahalli	109	33803940014
53	Dindigul	Kannivadi (Dindigul)	60	33803590014
54	Dindigul	Thadicombu	110	33803588014
55	Dindigul	Nilakottai	83	33803598014
56	Dindigul	Sevugampatty	52	33803596014
57	Dindigul	Eriodu	26	33803582014
58	Erode	Kasipalayam (Gobi)	110	33803522014
59	Erode	Kolappalur	67	33803527014
60	Erode	Pasur	73	33803547014
61	Kancheepuram	Chitlapakkam	78	33803343014
62	Kancheepuram	Madambakkam	8	33803348014
63	Kancheepuram	Mamallapuram	103	33803369014
64	Kancheepuram	Nandivaram Guduvancheri	57	33803361014
65	Kancheepuram	Peerkankarani	11	33803347014
66	Kancheepuram	Perungalathur	13	33803344014
67	Kancheepuram	Thirupporur	24	33803363014
68	Kanyakumari	Alloor	115	33803916014
69	Kanyakumari	Azhagappapuram	49	33803932014
70	Kanyakumari	Ezhudesam	80	33803890014
71	Kanyakumari	Kappiyarai	92	33803909014
72	Kanyakumari	Karungal	40	33803894014
73	Kanyakumari	Marungoor	104	33803925014
74	Kanyakumari	Suchindrum	107	33803929014
75	Karur	Aravakurichi	57	33803601014
76	Karur	TNPL	87	33803603014
77	Karur	Uppidamangalam	94	33803610014
78	Namakkal	Athanur	16	33803488014

Sl.No	District	Town Panchayats	No. of Units	Project Code
79	Namakkal	Erumapatti	93	33803498014
80	Namakkal	Mallasamudram	109	33803481014
81	Namakkal	Mohanur	76	33803499014
82	Namakkal	Paramathi	111	33803500014
83	Namakkal	Pothanur	53	33803502014
84	Namakkal	Velur	111	33803501014
85	Namakkal	Vennandur	106	33803487014
86	Nilgiris	Jegatahala	97	33803566014
87	Nilgiris	Bikketti	114	33803572014
88	Nilgiris	Adikaratti	93	33803569014
89	Nilgiris	Huligal	85	33803571014
90	Perambalur	Labbaikudikadu	25	33803641014
91	Ramanathapuram	Abiramam	33	33803807014
92	Ramanathapuram	RS. Mangalam	29	33803804014
93	Salem	Attayampatty	15	33803467014
94	Salem	Jalakandapuram	34	33803450014
95	Salem	Konganapuram	108	33803457014
96	Salem	Omalur	38	33803452014
97	Salem	Thedavor	117	33803477014
98	Sivagangai	Ilayangudi	71	33803739014
99	Sivagangai	Kanadukathan	44	33803728014
100	Sivagangai	Kandanur	63	33803731014
101	Sivagangai	Kottaiyur	11	33803730014
102	Sivagangai	Manamadurai	84	33803738014
103	Sivagangai	Nattarasankottai	55	33803735014
104	Sivagangai	Pallathur	44	33803729014
105	Sivagangai	Puduvayal	24	33803732014
106	Sivagangai	Singampunari	84	33803726014
107	Theni	Andipatti	90	33803786014
108	Theni	B. Meenakshipuram	33	33803762014
109	Theni	Boothipuram	39	33803759014
110	Theni	C. Pudupatti	39	33803781014
111	Theni	Devathanapatti	61	33803764014
112	Theni	Genguvarpatti	41	33803763014
113	Theni	Hanumanthanpatti	38	33803780014
114	Theni	Kamayagoundanpatti	53	33803782014
115	Theni	Kombai	54	33803776014
116	Theni	Kutchanur	30	33803773014
117	Theni	Markayankottai	28	33803774014
118	Theni	Melachokkanapuram	46	33803761014

Sl.No	District	Town Panchayats	No. of Units	Project Code
119	Theni	Odaipatti	47	33803778014
120	Theni	Palanichettipatti	50	33803770014
121	Theni	Pannaipuram	34	33803775014
122	Theni	Tamaraikulam	42	33803766014
123	Theni	Uthamapalayam	94	33803779014
124	Theni	Vadugapatti	45	33803765014
125	Theni	Veerapandi	53	33803771014
126	Thiruvallur	Thirunindravur	116	33803324014
127	Thiruvannamalai	Kannamangalam	21	33803411014
128	Thiruvannamalai	Pernamallur	58	33803414014
129	Thiruvarur	Peralam	73	33803682014
130	Tiruppur	Chinnakkampalayam	112	33804019014
131	Tiruppur	Dhali	81	33804030014
132	Tiruppur	Kannivadi (Tiruppur)	61	33804015014
133	Tiruppur	Kunnathur	119	33804020014
134	Tiruppur	Madathukulam	80	33804032014
135	Tiruppur	Thirumuruganpoondi	76	33804022014
136	Trichy	Koothappar	102	33803632014
137	Tuticorin	Alwarthirunagari	50	33803829014
138	Tuticorin	Arumuganeri	18	33803831014
139	Tuticorin	Athoor (Tuticorin)	38	33803827014
140	Tuticorin	Eral	34	33803825014
141	Tuticorin	Kalugumalai	25	33803815014
142	Tuticorin	Kayathar	19	33803817014
143	Tuticorin	Nazareth	16	33803830014
144	Tuticorin	Perungulam	108	33803823014
145	Tuticorin	Pudur(V)	82	33803819014
146	Tuticorin	Sathankulam	25	33803835014
147	Tuticorin	Sawyerpuram	79	33803822014
148	Tuticorin	Srivaikuntam	68	33803824014
149	Tuticorin	Thenthiruperai	35	33803828014
150	Tuticorin	Udangudi	84	33803834014
151	Tuticorin	Vilathikulam	88	33803820014
152	Vellore	Kaveripakkam	64	33803390014
153	Vellore	Thiruvalam	70	33803377014
154	Vellore	Villapakkam	103	33803393014
155	Villupuram	Tirukoilur	40	33803435014
156	Virudhunagar	Sundarapandiam	50	33803793014
157	Virudhunagar	M.Pudupatti	117	33803792014
TOTAL			10000	

Methodology for Scrutiny of DPRs and Quality Monitoring for projects under PMAY-HFA(U) Mission

The Pradhan Mantri Awas Yojana (PMAY) is structured on the ethos of Co-operative Federalism, where the power and responsibility of undertaking the development works are gradually delegated to the states. Therefore, unlike the earlier schemes, the decision-making authority is transferred to State Level Steering and Monitoring Committee (SLSMC) headed by the Chief Secretary; which is supported by State Level Appraisal Committee (SLAC). SLAC is the technical agency that will appraise the DPRs before they are presented to SLSMC for approval. The Project Development is done at ULB level and approved at State Level. It is expected that the State must put in place checking mechanism for ensuring the following:

- Fidelity of Data related to Land Ownership, Site Area, Adherence to Building By-laws & Standards
- Eligibility Criteria of the selected beneficiaries, details of the beneficiaries as per format 4A/4B (as the case may be) of the guidelines including unique identification number of the Beneficiary
- Appraisal of the DPRs by the SLAC
- Quality Monitoring of Projects including adherence to standards of construction, durability, insurance of personnel, etc.
- Adherence to PMAY Guidelines, including provision of Toilets in the House, Minimum Carpet Area, etc.
- All other Guidelines and Standards as may be applicable

2. In accordance with Para 14.5 of the PMAY (U) Guidelines, the Central Sanctioning & Monitoring Committee may scrutinize selected DPRs with the help of technical/ other institutions as a representative sample from the projects proposed by the state, to ensure that the DPRs have been prepared in accordance with the provisions under PMAY(U) Mission Guidelines.

2.1 In view of the above, the following methodology to be adopted for random selection of DPRs/ projects for scrutiny is, accordingly for consideration of CSMC:-

2.1.1 Proposed methods for scrutiny of projects:

- i. **Desk Review** of Annexure 7A, 7B & 7C by HUPA –through PMU for all the proposals received
- ii. **DPR Desk Scrutiny** of the Projects, including Detailed Scrutiny of the DPRs including Technical Parameters, Costing, Beneficiary Details, etc.
- iii. **DPR Site Scrutiny** of the Projects, in case of In-situ Slum Redevelopment Projects, and Beneficiary Led House Construction Projects

2.1.2 The broad consideration for sample selection may be based on factors such as:

- Size/ number of Projects,
- Budgetary Outlay,
- Administration Expenses allowed as per the scheme and
- Ministry's capacity to appraise the projects,

2.1.3 The following number of DPRs may be selected for scrutiny at the time of release of 1st instalment of the Central assistance:

Vertical	Number of DPRs to be selected for scrutiny	Method of Review
In-Situ Slum Redevelopment	5%	Desk Scrutiny & Site Scrutiny
Affordable Housing in Partnership	3 - 4%	Desk Scrutiny
Beneficiary Led House Construction & Enhancement	2%	Desk Scrutiny & Site Scrutiny

2.1.4 Ordinarily, the DPRs shall be selected randomly. Special attention may be given to projects with following characteristics.

- (f) Largest/smallest project in terms of Dwelling Unit
- (g) Project which has maximum number of beneficiaries
- (h) Projects with maximum number of SC/ST/OBC/Minority Community
- (i) In addition, any project where any public grievances, complaints, etc. have been received or given the specialised nature of the project.

2.1.5 **Method of Selection of Agencies for undertaking Scrutiny of DPRs:** This being a job of specialized nature, the Appraisal Agencies /Institutions under the aegis of Ministry of HUPA and Ministry of Urban Development and other engineering institutions under Government of India may be engaged, as they were actively engaged in similar activities for JNNURM/RAY projects in the past and they have the required technical expertise.

A Memorandum of Understanding / Memorandum of Agreement etc. may be signed with these agencies with the specified scope of work for the purpose.

2.1.6 The proposed cost norms for DPR Desk Review and Site Scrutiny are as under:

Stage of Approval	Percentage of Proposed Projects	Activity to be performed by	Cost Norms
Desk Scrutiny of the selected DPRs	2% in case of BLC; 3-4% in case of AHP; and 5% in case of In-Situ	Appraisal Agencies	0.125% of total GoI Share i.e. INR 187.5/DU with upper ceiling of INR 45,000 per DPR *
DPR Site Scrutiny	2% in case of BLC; 3-4% in case of AHP; and 5% in case of In-Situ	Appraisal Agencies	0.625% of total GoI Share i.e. INR 937.5/DU (actually inspected) with the upper ceiling of INR 1,00,000**

*The cost is arrived at by assuming 0.125% of total GoI Share (on the basis of 1.5 lakh/ DU), as the activities would include review of the overall contents of the DPR and scrutinising with regards to the DPR scrutiny sheet. Also, highlighting any deficiencies in the DPR and prepare list of clarification to be obtained from the States/UTs.

**The cost is arrived at by assuming 0.625% of the total GoI Share. The DPR Site Scrutiny will involve:

1. Review of validation of beneficiary details as per the provision of PMAY – HFA (Urban)
2. Review of the design building plans, project layout etc.

3. Review the Architectural/ Structural drawings, quantities and cost estimates have been verified and approved by the competent technical & administrative authority.
4. Review whether technical specification/ design for housing have been ensured as per Indian Standards/National Building Code (NBC)/State Norms amended as on date.
5. Review whether the quantity and estimate calculation as indicated in the DPR conform to the proposed design/ plan with the adequacy & correctness of design.
6. Review whether basic/civic infrastructure and social infrastructure have been proposed in the project
7. Review whether encumbrance free land is available for the project
8. Review whether statutory approvals from competent authorities have been obtained
9. In case of 'In - Situ' Slum Redevelopment Project, review whether provision for the transit accommodation has been made for the slum dwellers in the project.
10. Review whether the sale of 'free sale component' of the project has proposed in the project plan.
11. Review whether the States/UTs, at their discretion, have decided a cut-off date on which beneficiaries need to be resident of that urban area for being eligible to take benefits under the scheme.
12. Review whether implementation & management framework and O & M mechanism are included in the DPR.
13. Review the financial viability of "In -Situ" Redevelopment and Affordable Housing in Partnership
14. Other activities as required

2.2 Para 14.6 of the PMAY (U) Guidelines also stipulates that before release of second instalment, CSMC may check the quality of houses being constructed on random basis or houses of specific project through technical institutions along with reports of TPQMA selected by States for quality monitoring purpose.

2.2.1 The CSMC, on a case to case basis may, accordingly, decide to have a quality check of the houses being constructed, if required, over and above the checks conducted by TPQMA before the release of second instalment.

2.2.2 The following Cost Norms are proposed for random quality check:

Stage of Approval	Activity to be performed by	Cost Norms
Random Quality Check	Appraisal Agencies	1.25 % of the total GoI Share i.e. INR 1875/DU*** (actually inspected) with upper ceiling of INR 2,00,000

***The cost is arrived at by assuming 1.25% of the total GoI Share. The random quality check will involve:

1. Review the physical performance accomplished in the project with respect to the milestones projected in the DPR
2. Review whether the infrastructure components i.e. water supply, sewerage, drainage, roads, swm etc. has been awarded.
3. Review whether the proposed infrastructure components are independent and/or integrated with city level infrastructure

4. Report on abnormal delays and any others in project activities and advice on remedial measures.
5. Conform that the work specifications and materials used for construction are as per the specifications of the DPR and contract agreement.
6. Report about cases of non-conformance from quality reviews based on available documents and interactions.
7. Report the quantum and timelines of contribution of funds from all the counter parties of the project by verifying receipts statements.
8. Review the availability of Fund for the project i.e. State/ULB/ Beneficiary share, Status of payments to the contractor, Submission of UCs
9. Compliance with statutory requirements
10. Compliance with TPQMA Observations
11. Other activities as required

2.3 Assuming PMAY (U) Mission budget allocation @ Rs.5000 crores/per year, annual tentative budget requirements for undertaking DPR Desk Review, DPR Site Scrutiny and Random Quality Check may be as under:

Particulars	Amount (INR Crore)
Budget Required for Desk Scrutiny of the selected DPRs (Calculated @ INR 187.5/DU)	1.22
Budget Required for Site Scrutiny of the selected DPRs (Calculated @ INR 937.5/DU)	6.09
Budget Required for Random Quality Check (Calculated @ INR 1875/DU)	9.33
Total	16.63
Budget per year (In INR Crore)	5000.00
Budget required per year for DPR Desk Review, Site Scrutiny and Random Quality Check (In INR Crore)	16.63
% of Total Budget per year	0.33%*

***Estimations may vary from 0.3% to 0.5%.**

2.3.1 Expenditure on the above activities will be met out of 'Capacity Building – Preparatory Activities (Central Plan)' allocation under PMAY(U) Mission