



GOVERNMENT OF KARNATAKA

**RAJIV GANDHI RURAL HOUSING CORPORATION LIMITED**

**STATE LEVEL NODAL AGENCY**

**PRADHAN MANTRI AWAS YOJANA.....**

**HOUSING FOR ALL-2022**

**27<sup>th</sup> CSMC MEETING**

**Venue: Room No. Conference Room No. 123-C, Nirman Bhavan, New Delhi**

**Date: 30<sup>th</sup> OCTOBER 2017**

**Time: 3.30 PM**

# PRADHAN MANTRI AWAS YOJANA

- PMAY is being implemented in convergence with State's **Vajpayee & Ambedkar** Housing schemes.
- No of ULBs covered: 271
- **RGRHCL** is nominated as SLNA;
- **ULBs, KSDB, KHB, UDAs** are IAs.
- Income Criteria as fixed by GoK:
  - **BPL** - Upto Rs. 87000 p.a.
  - **EWS** - Rs. 87000 to Rs. 3.00 lakh p.a
  - **LIG** - Rs. 3.00 to 6.00 lakh p.a
- Sharing Patten Per Unit

(Rs. in Lakhs)						
Sl. No.	Vertical	BPL HH		EWS HH		Carpet Area (sq.m)
		GoI	GoK	GoI	GoK	
1	In-situ Slum Redevelopment	1.0	1.2 for General 1.8 for SC/ST	1.0	0.00	30
2	BLE	1.5	(Converged with	1.5	0.00	
3	AHP	1.5	VVY & ANY)	1.5	0.00	

# TARGET UNDER VAJAPAYEE & AMBEDKAR SCHEMES

Scheme	2015-16	2016-17	2017-18
	Physical		
	Target	Target	Target
VHS	29080	40000	100000*
ANY	50000	90000	On demand

\* 25000 for AHP, 25000 to KSDB, 25000 to ULB (BLC), 25000 Govt quota.

Financial Target (Rs in lakh)			
Scheme	2015-16	2016-17	2017-18
VHS	10000.00	10000.00	33662.00
ANY	38176.00	82245.00	67800.00*

\* Notional allocation

# PMAY - PROJECTS APPROVED

								Rs. In lakh
Vertical	No of Projects	No of DUs	Total Approved cost	Total Gol share	1 <sup>st</sup> inst. of Gol share to be released	1 <sup>st</sup> inst. of Gol share released	Phys. Prog.	Fin. Prog.
AHP	166	94065	494633.98	141097.50	56439.20	21972.20	10055 Under Prog.	2143.00
BLC	456	64380	232358.80	96570.00	38628.00	1344.00	13121 Comp. 27405 Under Prog.	10569.25*
Total	622	158445	726992.78	237667.50	95067.20	23316.20	23176 Comp. 27405 Under Prog.	12712.25

## CLSS progress:

			Rs. In lakh
No of beneficiaries availed loan	Loan Sanctioned	Loan Disbursed	Interest Subsidy
1108	10474.92	8065.51	1935.38

# PMAY – DEMAND SURVEY

- ULBs/KSDB are conducting demand survey to assess housing needs and entering HH details in Gol's MIS.

				In lakh
In-Situ	AHP	BLC	CLSS	Total
0.48	6.44	2.91	2.06	11.89

- Preparation of HFAPoA based demand survey details is under way. The same will be
- State will submit AIPs keeping in view available resource and priority.

# PROPOSAL OF ULBs REQUESTING FOR GoI share UNDER BLC-PMAY

## Project Details:

										Rs. In Lakhs
City	No. of DUs	SC	ST	General	Minority	Annual Income	Configuration	Ownership of land	Project Duration	Unit cost
Arabhavi	190	0	0	190	0	3.00	GF	Benf own site	18 months	2.30
Sankeshwara	69	0	0	69	0	3.00	GF	Benf own site	18 months	3.50
Tekkalakote	314	26	19	269	0	3.00	GF	Benf own site	18 months	3.80

											Rs. In Lakhs
City	Project Cost	Central Share	State Share	Benf share	Bank Loan	ULB share		Housing Cost	Infra cost	Others	
Arabhavi	437.00	285.00	0.00	152.00	0.00	0.00		437.00	0.00	0.00	
Sankeshwara	241.50	103.50	0.00	138.00	0.00	0.00		241.50	0.00	0.00	
Tekkalakote	1193.20	471.00	81.00	641.20	0.00	0.00		1193.20	0.00	0.00	

**Proposal of Arabhavi ULB is placed before SLSMC seeking approval for the project.**

## CONSTRUCTION OF DUS FOR PORAKARMIKAS AT ATHANI, CHINCHOLLI, NELAMANGALA & VIJAYAPURA UNDER BLC-PMAY

- Pourakarmika Gruha Bhagya Scheme was launched by GoK to provide house to permanent PKs.

Rs. in lakh		
Unit Cost	GoK	Benf Share
7.5	6.00	1.5

- ULBs proposed to factor beneficiaries share from PMAY.

Name of the project	No of DUs	Project cost	GoI share	GoK share	Benf share
Construction of 4 (GF) DUs in Athani city	4	<b>30.00</b>	6.00	24.00	0.00
Construction of 6 (GF) DUs in Chincholli city	6	<b>45.00</b>	9.00	36.00	0.00
Construction of 14 (GF) DUs in Nelamangala city	14	<b>105.00</b>	21.00	84.00	0.00
Construction of 8 (GF) DUs in Vijayapur city	08	<b>60.00</b>	12.00	48.00	0.00
<b>Total</b>	<b>32</b>	<b>240</b>	<b>48</b>	<b>192</b>	<b>0</b>

- **Proposal of Athani, Chincholli, Nelamangala Vijayapura ULB is placed before CSMC seeking approval for the projects.**

## CONVERSION OF AHP PROJECTS INTO BLC UNDER PMAY

- 13<sup>th</sup> CSMC approved 21 projects (6727 Dus) under AHP –PMAY.
- ULBs have to bear infrastructure cost, tender premium, cost escalation and even beneficiaries share in case beneficiaries could not pay. SLNA directed to submit council consent
- Further, SLNA suggested to convert AHP projects to BLC where ever, Ashraya site is allotted to beneficiaries.
- Due to financial constraints, the following ULBs submitted revised DPR for conversion of AHP project to BLC.

### proposal for conversion of Approved AHP projects to BLC vertical projects (Rs. in lakh)

District	ULBs	SC	ST	GEN	MIN	Total	Gol share	GoK share	Benf share	Total Project cost
Bagalkote	Mudhol	27	2	84	19	132	198.00	167.10	96.60	461.70
Uttara Kannada	siddapur	0	0	90	9	99	148.50	118.80	79.20	346.50
Shivmoga	Hosanagar	7	2	55	16	80	120.00	101.40	162.60	384.00
Yadgiri	Yadgiri	95				95	142.50	171.00	0.00	313.50
Kalaburagi	Sedam	121	4	118	80	323	484.50	462.60	335.21	1282.31
Kalaburagi	Chincholi	136		176	88	400	600.00	561.60	426.40	1588.00
Kalaburagi	Chitapur	83	3	95	60	241	361.50	340.80	280.27	982.57
Udupi	Karkala	12		65	8	85	127.50	109.20	124.55	361.25
	Total	481	11	683	280	1455	2182.5	2032.5	1504.83	5719.83

**Proposal of ULBs is placed before CSMC seeking approval for the project.**



# CONSTRUCTION OF 3203 DUS AT 36 ULB UNDER BLC-PMAY

## Project Details:

Rs. In Lakhs										
No of ULBs	No. of DUs	SC	ST	General	Minority	Annual Income	Configuration	Technology	Project Duration	Unit cost
36	3203	1828	462	682	231	0.87	GF	Conventional	18 months	3.50

Rs. In Lakhs										
Project Cost	Central Share	State Share	Benf share	Bank Loan	ULB share		Housing Cost	Infra cost	Others	Remarks
11210.50	4804.50	5217.60	1188.40	0.00	0.00		11210.50	0.00	0.00	Infra already exist

**Proposal of ULBs is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 1808 DUS AT BELGAVI UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs												
No. of DUs	SC	ST	General	Minority	Annual Income	Carpet Area (sqmt)	Configuration	Technology	Area/ Ownership		Project Duration	Unit cost
1808	1138	265	167	238	0.87	26.10	G+3	Conventional	4 sites Total :21.3 acre /ULB		18 months	4.87

Rs. In Lakhs										
Project Cost	Central Share	State Share	Benef share	Bank Loan	ULB share		Housing Cost	Infra cost	Others	Remarks
9500.12	2712.00	3011.40	3081.56	0.00	695.16		8804.96	662.05	33.11	ULB will bear infra cost

Out of 1808 Dus, ULB identified 1785 beneficiaries, Balance 23 are yet to be identified.

**Proposal of Belgavi ULBs is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 5250 DUS AT CHALLAKERE UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs											
No. of DUs	SC	ST	General	OBC	Annual Income	Carpet Area (sqmt)	Configuration	Technology	Area/Ownership	Project Duration	Unit cost
5250	1296	2594	1271	89	0.87	25.00	G+2	Conventional	125 acre /ULB	24 months	5.00

Rs. In Lakhs										
Project Cost	Central Share	State Share	Benf share	Bank Loan	ULB share		Housing Cost	Infra cost	Others	Remarks
26520.00	7875.00	8634.00	9741.00	0.00	0.00		26520.00	0.00	0.00	ULB will bear infra cost

**Proposal of Challakere ULBs is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 1511 DUS AT CHIKKAMAGALURU UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs												
Location	No. of DUs	Gen	SC	ST	Minority	Annual Income	Carpet Area (sqmt)	Configuration	Technology	Area/Ownership	Project Duration	Unit cost
Indavara-1	1296	607	450	34	205	0.87	27.85	G+2	Conventional	23.00 Acre/ULB	24 months	5.05
Parvathi pura	144	81	47	5	11	0.87	27.85	G+2	Conventional	2.12 Acre/ULB	24 months	5.10
Indavara-2	71	0	32	39	0	0.87	27.85	G+2	Conventional	2.00 Acre/ULB	24 months	5.10
	<b>1511</b>	<b>688</b>	<b>529</b>	<b>78</b>	<b>216</b>	<b>0.87</b>						

Rs. In Lakhs										
Location	Project Cost	Central Share	State Share	Benf share	Bank Loan	ULB share	Housing Cost	Infra cost	Others	Remarks
Indavara-1	7417.80	1944.00	1845.60	2755.20	0.00	873.00	6544.80	873.00	0.00	ULB will bear infra cost
Parvathi pura	850.60	216.00	204.00	314.40	0.00	116.20	734.40	116.20	0.00	
Indavara-2	514.50	106.50	127.80	127.80	0.00	152.4	362.10	152.4	0.00	
<b>Total</b>	<b>8782.9</b>	<b>2266.5</b>	<b>2177.4</b>	<b>3197.4</b>	<b>0</b>	<b>1141.6</b>	<b>7641.3</b>	<b>1141.6</b>	<b>0</b>	

**Proposal of Chikkamagaluru ULBs is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 214 DUS AT KALABURAGI UNDER AHP-PMAY FOR PKs.

- Pourakarmika Gruha Bhagya Scheme was launched by GoK to provide house to permanent PKs.

Rs. in lakh		
Unit Cost	GoK	Benf Share
7.5	6.00	1.5

## Project Details:

Rs. In Lakhs												
No. of DUs	SC	ST	General	Minority	OBC	Annual Income	Carpet Area(sqmt)	Configuration	Technology	Area/Ownership	Project Duration	Unit cost
214	187	3	7	6	11	3.00	42.00	G+2	Conventional	2.11 acre/ULB	24 months	7.50

Rs. In Lakhs									
Project Cost	Central Share	State Share	Benf share	Bank Loan	ULB share		Housing Cost	Infra cost	Others Remarks
1731.58	321.00	1284.00	0.00	0.00	126.58		1605.00	126.58	0.00

It is requested to provide relaxation for No of Dus and carpet area (Carpet Area: 42.00 sqmt, No of Dus : 214) .

**Proposal of Kalaburagi ULBs is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 512 DUS AT KANIMINIKE UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs											
No. of DUs	SC	ST	General	Minority	Annual Income	Carpet Area (sqmt)	Configuration	Technology	Area/Ownership	Project Duration	Unit cost
512	16% 82	2% 10	50% 256	32% 164	03.00 & 0.87	28.98	G+3	Monolithic Sheer Wall	6.00 acre/ BDA	18 months	7.76

Rs. In Lakhs											
Project Cost	Central Share	State Share	Benef share	Bank Loan	BDA share		Housing Cost	Infra cost	Others	Remarks	
4430.03	768.00	165.89	3039.23	0.00	456.91		3973.12	456.91	0.00	BDA will bear infra cost	

SC/ST belonging to BPL will avail GoK grant under Ambedkar scheme, Gen belonging to EWS will avail only Gol's grant.

**Proposal of BDA is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 364 DUS AT GUNJUR UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs											
No. of DUs	SC	ST	General	Minority	Annual Income	Carpet Area (sqmt)	Configuration	Technology	Area/Ownership	Project Duration	Unit cost
364	16% 59	2% 7	50% 182	32% 116	03.00 & 0.87	30.55	G+7	Monolithic Sheer Wall	2.30 acre/ BDA	18 months	9.29

Rs. In Lakhs											
Project Cost	Central Share	State Share	Beneficiaries share	Bank Loan	BDA share		Housing Cost	Infra cost	Others	Remarks	
3626.92	546.00	118.80	2716.76	0.00	245.36		3381.56	245.36	0.00	BDA will bear infra cost	

SC/ST belonging to BPL will avail GoK grant under Ambedkar scheme, Gen belonging to EWS will avail only Gol's grant.

**Proposal of BDA is placed before CSMC seeking approval for the project.**

# CONSTRUCTION OF 624 DUS AT HIRIYURU UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs											
No. of DUs	Gen	SC	ST	Min ority	Annual Income	Carpet Area (sqmt)	Confi gurat ion	Technolo gy	Area/ Ownership	Project Duration	Unit cost
624	311	187	63	63	0.87	26.00	G+2	Conventi onal	6.37 acre /ULB	24 months	5.00

Rs. In Lakhs										
Project Cost	Central Share	State Share	Benf share	Bank Loan	ULB share		Housing Cost	Infra cost	Others	Remarks
3400.00	936.00	898.80	1285.20	0.00	280.00		3120.00	280.00	0.00	ULB will bear infra cost

**Proposal of HiriYuru ULB is placed before SLSMC seeking approval for the project.**



# CONSTRUCTION OF 768 DUS AT K.R.PURA, BANGALORE UNDER AHP-PMAY

## Project Details:

Rs. In Lakhs												
No. of DUs	SC	ST	General	Minority	Annual Income	Carpet Area (Sqmt)	Configuration	Technology	Ownership	Project Duration	Unit cost	In-situ/Relocation
768	428	49	189	102	0.87	25	G+3	Shear Wall technology	ULB /Govt	24 months	5.13	Relocation

Rs. In Lakhs										
Project Cost	Central Share	State Share	Benf share	Bank Loan	KSDB share		Housing Cost	Infra cost	Others	Remarks
4515.84	1152.00	1207.80	468.63	1111.41	576.00		3939.84	576.00	0.00	KSDB will bear infra cost

**Proposal of KSDB is placed before SLSMC seeking approval for the project.**

## SUBJECT NO. 3:

### CAPACITY BUILDING PLAN FOR FY 2017-18

- As per PMAY guideline, State has to submit annual Capacity Building Plan to Gol.
- Gol issued detailed guidelines regarding financial norms, sharing pattern & fund disbursement process etc.
- Accordingly, CB plan comprising following activities is prepared.

Sl. No.	Activity	Required Budget (In lakh)			Sharing Pattern	
		Total	Gol Share	GoK Share	Gol Share	GoK Share
1	HFAPoA	530.25	397.69	132.56	75	25
2	Establishment of SLTC	102.00	76.50	25.50	75	25
3	Establishment of CLTC	722.4	541.8	180.6	75	25
4	Trainings and Workshops	138.00	138.00	0.00	100	0
5	Exposure Visits	12.00	12.00	0.00	100	0
6	Documentation/Research	5.00	5.00	0.00	100	0
8	TPQM	473.97	353.71	120.26	75	25
9	Social Audit	5.50	5.50	0.00	100	0
7	IEC	80.00	80.00	0.00	100	0
8	A&OE	768.00	576.00	192.00	75	25
<b>Total</b>		<b>2837.12</b>	<b>2186.20</b>	<b>650.92</b>		

**Proposal of Karnataka State seeking approval for CB Plan is put forth for further deliberation and decision.**

## INCLUSION OF PLANNING AREA UNDER PMAY

- The revised PMAY guidelines (March 2016) states
  - “States have flexibility of including local planning areas under Mission”.
  - This ensures relatively lower priced lands in city peripheries
  - This will also boost CLSS scheme as many beneficiaries prefer construction of houses in planning area due to lower priced lands.
- 8<sup>th</sup> SLSMC meeting held on 16.10.2017 has approved for inclusion of planning area under PMAY

**This is for kind information of CSMC.**

# SUBMISSION OF COMPLIANCES TO CSMC

15<sup>th</sup> & 20<sup>th</sup> CSMC approved projects with following observations. 1<sup>st</sup> inst of Gol share was not released for these projects.

CSMC	No of proj./Dus	IA	Observations	Compliances									
15 <sup>th</sup>	234/ 31880 BLC DUs	RGRHCL	<ul style="list-style-type: none"> <li>SLSMC meeting minutes needs to be submitted</li> <li>The beneficiaries list of all the proposed projects with unique IDs (preferably Aadhaar No) to be submitted immediately</li> <li>50% of earlier approved projects have been grounded.</li> </ul>	<ul style="list-style-type: none"> <li>SLSMC Meeting minutes submitted</li> <li>4B format with Aadhaar updated for 20001 Dus &amp; 437 Dus geo-tagged.</li> <li>Approx.. 50% of projects commenced</li> </ul> <table border="1"> <thead> <tr> <th>Appr. projects</th> <th>Under prog</th> <th>Comp.</th> </tr> </thead> <tbody> <tr> <td>36620 AHP DUs</td> <td>10055</td> <td>0</td> </tr> <tr> <td>62127 BLC DUs</td> <td>28,657</td> <td>12,146</td> </tr> </tbody> </table>	Appr. projects	Under prog	Comp.	36620 AHP DUs	10055	0	62127 BLC DUs	28,657	12,146
Appr. projects	Under prog	Comp.											
36620 AHP DUs	10055	0											
62127 BLC DUs	28,657	12,146											
20 <sup>th</sup>	223/ 1177 AHP DUs 30247 BLC DUs	ULBs RGRHCL	<ul style="list-style-type: none"> <li>There are ambiguities in the project proposals/houses appraised by SLAC and those approved by SLSMC.</li> <li>SLSMC approved projects subject to submission of compliance to observations (Aadhaar 4B, 7C etc).</li> <li>State to submit unconditional approval of the SLSMC after ratification by SLAC.</li> </ul>	<ul style="list-style-type: none"> <li>4B format with Aadhaar updated for 12688 DUs.</li> </ul> <table border="1"> <thead> <tr> <th>Approved projects</th> <th>Under prog</th> <th>Com p.</th> </tr> </thead> <tbody> <tr> <td>1177 AHP DUs</td> <td>0</td> <td>0</td> </tr> <tr> <td>30247 BLC DUs</td> <td>15379</td> <td>1790</td> </tr> </tbody> </table>	Approved projects	Under prog	Com p.	1177 AHP DUs	0	0	30247 BLC DUs	15379	1790
Approved projects	Under prog	Com p.											
1177 AHP DUs	0	0											
30247 BLC DUs	15379	1790											

- Compliances are submitted to MoHUA

**It is requested for early release of funds**

# RAJIV AWAS YOJANA

## Physical and Financial report as on Sept - 2017

Sl. No	City	No. of DUs Approved	Total			Releases			Financial Progress	Physial Progress		
			Project Cost	Central Share	State Share	Gov share	Total GoK Share	Total		Under Prog	Comp	Yet to Start
1	Bangalore	900	5709.60	2615.01	1433.64	2092.00	2265.24	4357.24	5624.55	0	900	0
2	Bangalore	1353	6430.40	3067.71	1592.85	2360.27	1857.82	4218.09	4405.58	145	951	257
3	Bangalore	668	3576.60	1706.26	885.95	1312.50	1368.10	2680.60	2867.49	145	436	87
4	Bangalore	666	3629.70	1731.6	899.10	1332.00	1068.56	2400.56	2268.19	225	375	66
5	Bangalore	1562	8459.70	4035.84	2095.53	3104.50	2298.66	5403.16	4260.92	475	773	314
6	Bangalore	1614	8713.90	4157.1	2158.50	3197.77	2268.96	5466.73	4613.74	271	1038	305
7	Belgaum	1044	4549.80	2604.68	692.91	2083.74	761.70	2845.44	3034.86	396	648	0
8	Chitradurga	1563	6784.30	3883.87	1033.21	3107.08	2135.97	5243.05	5875.18	315	1075	173
9	Davanagere	2120	9243.9	5291.93	1407.79	2544.19	1050.74	3594.93	875.29	559	272	1289
10	(2 Projects)											
11	Gulbarga	1024	5580.60	2662.31	1382.35	2048.00	2188.10	4236.10	4857.89	0	1024	0
12	Gulbarga	1196	6510.20	3105.78	1612.62	2389.08	1598.46	3987.54	3242.02	213	637	346
13	Gulbarga	1227	6585.80	3141.87	1631.36	2416.82	2240.01	4656.83	3221.28	450	471	306
14	HDMC	1072	6766.50	3065.79	1732.31	2452.62	2503.70	4956.32	4699.98	897	175	0
15	HDMC	1056	5753.20	2744.65	1425.11	2111.28	1934.26	4045.54	3561.81	82	627	347
16	Kolar	851	3710.30	2124.04	565.05	1617.53	1130.98	2748.51	2356.79	227	499	125
17	Mandya	1335	6499.30	3720.68	989.80	1601.66	969.27	2570.93	759.00	722	0	613
18	Mysore	116	627.87	299.54	155.53	230.42	145.78	376.20	417.00	116	0	0
19	Tumkur	1200	6996.50	3892.59	1068.55	3114.06	1467.08	4581.14	6560.69	0	1200	0
20	Tumkur	1566	6798.60	3892.01	1035.38	3113.61	1918.96	5032.57	4523.97	441	1025	100
<b>Total</b>		<b>22133</b>	<b>112926.77</b>	<b>57743.26</b>	<b>29323.59</b>	<b>42229.13</b>	<b>30121.61</b>	<b>73401.48</b>	<b>68026.23</b>	<b>5679</b>	<b>12126</b>	<b>4328</b>

Thank  
You



## SUBJECT NO. 5:

### IMPLEMENTATION OF REFORMS UNDER PMAY & RAY

Present Status of reforms under PMAY is as follows:

<b>Reform Condition</b>	<b>Nodal agency</b>	<b>Decision taken</b>
State to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) permission, if the land lies in the residential zone already earmarked in the Master Plan of city area.	Rev. Dept	The proposal had already been moved to the Revenue Dept, which in turn is in the process of obtaining approval of the Cabinet.
States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing	DTCP (UDD)/ Rev. Dept	PRS, Housing instructed Director, DTCP to send a proposal to the UDD to ensure compliance with this condition. It was also directed that the usage of "EWS/LIG" in the common zonal regulation to be substituted with "affordable housing" as defined by the PMAY guidelines, in the draft Common Zonal Regulations notified on 1/7 /2017.
A System should be put in place to ensure single-window, time bound clearance for layout approval and building permissions at ULB level.		Land and Building Plan Approval System(LBPAS) system is being put in place in the state.

## SUBJECT NO. 5:

### IMPLEMENTATION OF REFORMS UNDER PMAY & RAY

Present Status reforms under PMAY is as follows:

<b>Reform Condition</b>	<b>Nodal agency</b>	<b>Decision taken</b>
States/UTs shall adopt the approach of deemed building permission and layout approval on the basis of pre-approved layouts and building plans for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.	UDD	Section 15(2) of the KTCP Act allows for deemed permission and has been attached.  Low Risk Buildings are ensured deemed approval in the Draft Model Building Bye Laws, and the same has been attached.
States/UTs would either legislate or amend existing rental laws on the lines of model Tenancy Act being prepared by Ministry.	Rev. Dept	Govt is taking action in this regard and will direct the State to act accordingly.
States/UTs shall provide additional FAR/FSI/TDR and relaxed density norms for slum redevelopment and low cost housing, if required.	DTCP	A file requesting a provision be included in the Common Zonal Regulations wherein the premium FAR would be made available free of cost for slum redevelopment and Affordable Housing projects has been moved. Existing FARs in the CZR has been attached.



## SUBJECT NO. 5:

### IMPLEMENTATION OF REFORMS UNDER PMAY & RAY

Present Status reforms under RAY is as follows:

<b>Reform Condition</b>	<b>Nodal agency</b>	<b>Decision taken</b>
Commitment and willingness to assign mortgage-able and renewable long term renewable inheritable lease rights to slum dwellers who have been a resident of the slum for more than 5 years	KSDB/ DMA	In order to avoid instance of misuse and sale of the houses/site, it was decided to issue lease right only for DU / building and not for the land to the residents where Govt construct the houses.
Amendments of Master Plan to provide for inclusive growth through inclusionary zoning and other measures of inclusive development.	DTCP (UDD)/ Rev. Dept	This is already included in the draft Common Zonal Regulations.
Reservation of 15% of residential FAR/FSI or 35% of DUs for EWS/LIG categories whichever is higher, with a system of cross subsidization in accordance with guidelines prescribed by the first party	UDD	It is informed that notification has already been issued by UDD. But, there is court stay.