

Government of India
Ministry of Housing and Urban Affairs
(HFA-V Division)

3rd Floor, Sankalp Bhawan (GPOA-2),
KG Marg, New Delhi-110001
Dated: 29.09.2026

To

Pay and Accounts Officer (Sectt.),
Ministry of Housing and Urban Affairs,
Sankalp Bhawan (GPOA-2),
KG Marg, New Delhi-110001

Sub.: Letter of Authority (LoA) for release of ₹0.89 crore to the UT Administration of Andaman & Nicobar Islands towards additional temporary Central Assistance for the AHP Project at Prothrapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands, as a special case under PMAY-U Mission – reg.

Sir,

I am directed to convey the sanction of the Competent Authority for release of **₹89,00,000/- (Rupees Eighty Nine Lakh only)** to the **UT Administration of Andaman & Nicobar Islands** towards additional temporary Central Assistance (**ST Component**) for the Affordable Housing in Partnership (AHP) Project at Prothrapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands, as a special case under PMAY-U Mission during FY 2026-27, for completion of the balance works of the said AHP Project.

2. The AHP Project comprising **213 EWS dwelling units** at Prothrapur, Shri Vijaya Puram Municipal Council, is being implemented by NBCC (India) Limited. The project was originally approved by the 51st CSMC held on 07.08.2020 for 555 EWS dwelling units and was subsequently curtailed to 329 dwelling units by the 62nd CSMC held on 24.06.2022. Further curtailment of 116 dwelling units, reducing the project to 213 dwelling units, was approved by the 78th CSMC held on 06.08.2026.

3. The CSMC, in its 78th meeting held on 06.08.2026 (**copy enclosed**), after deliberation, approved **additional temporary Central Assistance of ₹6.39 crore** for the AHP Project at Prothrapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands, **as a special case**, subject to the condition that the additional assistance shall be remitted in future to the Government of India from the sale of the commercial built-up area or from other receivables.

4. The additional temporary Central Assistance of ₹6.39 crore released by the Ministry as a special case, shall be utilised by the UT Administration for payment to NBCC (India) Limited towards completion of the balance works of the approved AHP Project. **Once NBCC sells the commercial built-up area and receives the sale proceeds, it will return ₹6.39 crore (the amount of additional Central Assistance released as a special case) plus interest accrued till then, to the UT Administration, which will then refund it to the Government of India through the prescribed mechanism. Undertaking for release of additional temporary Central Assistance of ₹6.39 crore for the AHP Project at Prothrapur under PMAY-U furnished by Secretary, Sri Vijaya Puram Municipal Council, UT Administration (copy attached).**

5. Based on the decision of the CSMC in its 78th meeting under PMAY-U Mission, the additional temporary Central Assistance of ₹6.39 crore is being released subject to the following conditions:

- i. The amount shall be utilised only for completion of the balance works of the approved AHP Project comprising **213 EWS dwelling units** at Prothrapur, Shri Vijaya Puram Municipal Council.

- ii. The UT Administration shall ensure that the amount released by MoHUA is further provided to NBCC (India) Limited for completion of the balance works of the project.
- iii. The UT Administration and NBCC (India) Limited shall ensure that the additional temporary Central Assistance is utilised for the intended purpose and in accordance with the approved project and applicable scheme guidelines.
- iv. In the event of realisation of sale proceeds from the commercial built-up area or other receivables, NBCC (India) Limited shall remit the amount, to the extent of the additional Central Assistance of ₹6.39 crore, to the UT Administration, which shall thereafter refund the same to the Government of India through the prescribed mechanism.
- v. The UT Administration/NBCC (India) Limited shall furnish the requisite Utilisation Certificate and other documents as prescribed under the applicable rules, guidelines and procedures.
- vi. The UT Government and implementing agency shall put in place a monitoring system to ensure that the project(s) achieve scheduled milestone and envisaged outcomes including implementation of reforms and other conditionalities required under the scheme.
- vii. The UT Government shall be required to certify that the specifications of the houses conform to NBC/IS Standards and that requisite infrastructure will be provided by the UT Government/ULB. UT Govt. shall also ensure that there should be no duplication/change in the identified beneficiaries.
- viii. The UT Government shall submit the Action Taken Report (ATR) on the observations/recommendations of Third Party Quality Monitoring Agency (TPQMA) for quality monitoring purpose before release of subsequent installment.
- ix. The UT should ensure that Model Code of Conduct is not violated while releasing funds to Implementing Agencies/ULBs/Beneficiaries.
- x. The additional temporary Central Assistance of ₹6.39 crore is being released as a **special case** in pursuance of the decision of the 78th CSMC and shall not constitute a precedent for similar cases.

6. The amount is debitible from the account of the Central Govt. in the books under the following Head of Accounts under Demand No. 60 of the Ministry of Housing and Urban Affairs for the year 2026-27:

Major Head:	2216	Grants-in-aid to UT Governments
Sub-Major Head	02	Centrally Sponsored Schemes
Minor Head	796	Tribal Area Sub-Plan
Sub Head	06	Pradhan Mantri Awas Yojana (Urban)
Detailed Head	01	Assistance to UT Governments for PMAY-U
Object Head	06.01.35	Grants for Creation of Capital Assets

7. The Letter of Authority (LoA) for the above said amount may be issued in favour of the Pay & Accounts Officer of the UT of Andaman & Nicobar Islands (PAO Code - 071383 and DDO Code - 201134).

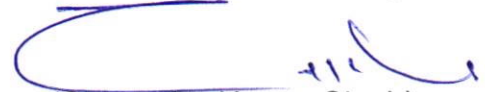
8. As per rule 236(1) of GFR, 2017, the relevant accounts of the Grantee Institution(s)/Organisation(s) shall be open to inspection by the sanctioning authority and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry or Department, whenever the Institution or Organisation is called upon to do so.



9. This issues with the concurrence of the Integrated Finance Division vide their **Notes # 205-207 of even number dated 25.09.2026.**

10. This sanction has been registered at **S. No. 255** in the Sanction Register of HFA Mission Directorate of the Ministry of HUA for the year 2026-27.

Yours faithfully,



(Satyendra Kumar Singh)

Under Secretary to the Govt. of India

Tel.: 011-23063285

Encl.: As above.

Copy to:

1. Secretary, Urban Development Department, UT Govt. of Andaman & Nicobar Islands, Port Blair
2. Accountant General (A&E) of UT of Andaman & Nicobar Islands
3. NITI Aayog, SP Divn./DR Divn., New Delhi
4. Dir. (HFA-I/III/V), MoHUA
5. Joint Dir. (IFD), MoHUA
6. DS (Budget), MoHUA
7. Section Officer (Admn.II), MoHUA
8. Dy. Chief (MIS), HFA Directorate to place this sanction at appropriate place on the website of the Ministry.
9. PMU (MIS), HFA Directorate
10. Sanction folder



(Satyendra Kumar Singh)

Under Secretary to the Govt. of India

No. N-11013/3/2026-HFA-III-MoHUA (9221066)
Government of India
Ministry of Housing & Urban Affairs
(HFA Directorate)

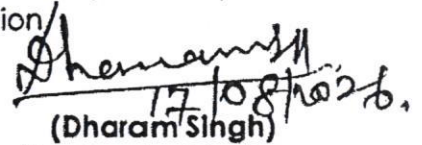
Sankalp Bhawan New Delhi,
Dated: 17th August, 2026

OFFICE MEMORANDUM

Subject: Minutes of the 8th meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) 2.0 and 78th meeting of the CSMC for PMAY-U -Housing for All.

The undersigned is directed to forward herewith a copy of the minutes of the 8th meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) 2.0 and 78th meeting of the CSMC for PMAY-U -Housing for All Mission held on 06.08.2026 at New Delhi with Secretary, Ministry of Housing & Urban Affairs in chair, for information and necessary action/

Encl: As above


(Dharam Singh)
17/08/2026

Under Secretary to the Govt. of India

To,

Members of the CSMC as follows:

1. Secretary, Ministry of Housing and Urban Affairs, Sankalp Bhawan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment GPO-3, Bhikajikama, New Delhi.
4. Secretary, Department of Health and Family Welfare, Kartvaya Bhawan-1, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance, Kartvaya Bhawan-1 New Delhi
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Secretary, Ministry of New and Renewable Energy, Lodhi Road, New Delhi.
9. Secretary, Ministry of Micro, Small and Medium Enterprises, Kartvaya Bhawan-3, New Delhi.
10. Additional Secretary (Admin, H, V & PSP) M/o HUA, Sankalp Bhawan, New Delhi.
11. Joint Secretary and Financial Adviser, M/o HUA, New Delhi.
12. Joint Secretary, Department for Promotion of Industry and Internal Trade (DPIIT), Udyog Bhawan, New Delhi.
13. Joint Secretary (NULM), M/o HUA
14. Joint Secretary (Housing), MoHUA
15. Joint Secretary and Financial Adviser, MoHUA
14. Joint Secretary and Mission Director, PMAY-Urban-Housing for All, Ministry of Housing and Urban Affairs, Sankalp Bhawan, K.G. Marg, GPOA-2, New Delhi

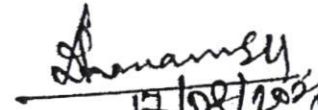
Copy to:

- i. The Principal Secretary, Municipal Administration & UD, Govt of Andhra Pradesh, Room 105, L-Block AP Secretariat, Hyderabad, 500022.
- ii. The Secretary (Housing), UT of Andaman & Nicobar Islands, Secretariat, Port Blair, Andaman-744101.
- iii. The Principal Secretary, Urban Development and Housing Department, State Government of Bihar, Vikash Bhavan, Baily Road, New Sectt. Patna-15
- iv. The Principal Secretary, Deptt of Urban Development, Govt. of Chhattisgarh, Block-D, 4th Floor, Nawa Raipur 492002, Chhattisgarh.
- v. The Additional Chief Secretary, Department of Housing & Urban Development, Government of Gujarat, 14th Block, 9th Floor, Sachivalaya, Gandhinagar, 382010, Gujarat.
- vi. The Principal Secretary (Housing & UD), U.T. Govt of Jammu & Kashmir, Room No. 3/23, Civil Secretariat, Jammu-180001
- vii. The Principal Secretary (UD), Govt. of Jharkhand, HEC Project Bldg. Room No.412, 4th Floor, Dhurva Ranchi-834004, Jharkhand.
- viii. The Secretary (Housing), Govt. of Karnataka, Room No.213, 2nd Floor, Vikas Sauda, Dr. B.R. Ambedkar Road, Bangaluru -560001
- ix. The Secretary, Deptt of LSG(UA), Govt. of Kerala, Room No - 127, 1st floor, North Block, Govt Secretariat, Thiruvananthapuram.
- x. The Principal Secretary (UD), Govt. of Manipur, Secretariat, Imphal 795001, Manipur.
- xi. The Principal Secretary (Urban Development & Environment), Government of Madhya Pradesh, Ballabh Bhawan, Mantralaya, Bhopal -462016.
- xii. The Principal Secretary (Housing), Government of Maharashtra Room No 425, 4th Floor, Mantralaya, Mumbai-400032.
- xiii. The Director (Housing) Ex-officio Director (Housing) cum Joint Secretary to Govt. Housing and Urban Development Department, Government of Odisha, State Secretariat, Annex -B, Bhubaneswar-751001.
- xiv. The Secretary (Town and Country Planning and Housing, Govt. of Puducherry, Chief Secretariat, 4th Floor, Secretariat, Goubert Avenue, Puducherry-605001.
- xv. The Additional Chief Secretary & Mission Director (HFA), Govt of Rajasthan, Department of Urban Development, Housing and Local Self Government, Room No. 2207, IInd Floor, Main Building, State Secretariat, Jaipur-302005.
- xvi. The Secretary to Government, H & UD Department, Govt. of Tamil Nadu, Secretariat, Chennai-600009
- xvii. The Principal Secretary to Government, Municipal Administration & Urban Development Department, Government of Telangana, D-Block, 1st Floor, Secretariat, Hyderabad- 500022
- xviii. The Secretary, Urban Development Government of Uttar Pradesh, Navchetna Kendra, 10, Ashoka Marg, Lucknow- 226001.
- xix. The Principal Secretary, Urban Development Department, Government of Tripura, Agartala 799001
- xx. The Secretary, (Urban Development), Govt of Uttarakhand, 4 Subhas Road, Room No 25, State Bank Building, Secretariat, Dehradun.



Copy also to:

- i. CCA, M/o (HUA)
- ii. Dy. Director General, HFA Directorate, M/o HUA, New Delhi.
- iii. General Manager (Projects), HUDCO, India Habitat Centre, Lodhi Road, New Delhi 110003
- iv. Executive Director, BMTPC, Core 5A, India Habitat Centre, Lodhi Road, New Delhi 110003
- v. Director (HFA-IV)/Director (HFA-I), HFA Directorate, M/o HUA, New Delhi.
- vi. Director (IFD), M/o HUA
- vii. Statistical Adviser, NBO, Nirman Bhawan New Delhi.
- viii. Dy. Chief MIS, HFA Mission Directorate, New Delhi – **with a request to upload it on HFA, M/o HUA website immediately.**
- ix. PMU, HFA Mission Directorate, New Delhi
- x. Under Secretary-HFA-1/ HFA-2/HFA-4/HFA-5
- xi. Section Officer-HFA-1/HFA-2/HFA-3/HFA-4/HFA-5


17/08/2026,
(Dharam Singh)

Under Secretary to the Govt. of India

S.No.	Contents	Page Number
1	Confirmation of the minutes of the 7 th CSMC meeting of PMAY-U 2.0 and 77 th CSMC meeting of PMAY-U held on 17.06.2026 (Agenda 1)	8
2	Consideration for Central Assistance for 117 BLC projects submitted by State of Andhra Pradesh (Agenda 2)	8
3	Consideration for Central Assistance for 31 BLC projects submitted by State of Arunachal Pradesh (Agenda 5)	10
4	Consideration for Central Assistance for 20 BLC projects submitted by State of Bihar (Agenda 6)	11
5	Consideration for Central Assistance for 106 BLC projects submitted by State Government of Chhattisgarh (Agenda 7)	12
6	Consideration for Central Assistance for 2 AHP projects submitted by State of Chhattisgarh (Agenda 8)	14
7	Consideration for Central Assistance for 105 BLC projects submitted by State Government of Gujarat (Agenda 10)	16
8	Consideration for Central Assistance for 59 AHP projects submitted by State of Gujarat (Agenda 11)	17
9	Consideration for Central Assistance for 18 BLC projects submitted by UT of Jammu & Kashmir (Agenda 13)	19
10	Consideration for Central Assistance for 46 BLC projects submitted by State of Jharkhand (Agenda 15)	20
11	Consideration for Central Assistance for 49 BLC projects submitted by State of Madhya Pradesh (Agenda 19)	22
12	Consideration for Central Assistance for 7 AHP projects submitted by State of Madhya Pradesh (Agenda 20)	23
13	Consideration for Central Assistance for 11 AHP project under Model-I submitted by State Government of Maharashtra (Agenda 22)	25
14	Consideration of the proposal for Central Assistance in the form of Redeemable Housing Vouchers (RHV) for 25 AHP -PPP project on private land submitted by State of Maharashtra (Agenda 23)	28
15	Consideration for Central Assistance for 334 BLC projects submitted by State Government of Maharashtra (Agenda 21)	29
16	Consideration for Central Assistance for 14 BLC projects submitted by State of Manipur (Agenda 25)	31
17	Consideration for Central Assistance for 19 BLC projects submitted by State Government of Odisha (Agenda 46)	33
18	Consideration for Central Assistance for 138 BLC projects submitted by State Government of Rajasthan (Agenda 27)	34
19	Consideration for Central Assistance for 248 BLC projects submitted by State of Tamil Nadu (Agenda 29)	36
20	Consideration for Central Assistance for 9 AHP projects submitted by State of Tamil Nadu (Agenda 30)	37

21	Consideration for Central Assistance for 14 AHP projects submitted by State of Telangana (Agenda 33)	39
22	Consideration for Central Assistance for 78 BLC projects submitted by State Government of Uttar Pradesh (Agenda 35)	41
23	Consideration for Central Assistance for 32 BLC projects submitted by State Government of Uttarakhand (Agenda 37)	43
24	Consideration for increase of 02 houses in 1 AHP Project submitted by State Government of Tamil Nadu (Agenda 31)	44
25	Consideration of Technology Innovation Grant (TIG) of ₹57.21 Lakh for one Affordable Rental Housing (ARH) Project (200 Dormitory Beds) under Model-2 of the Affordable Rental Housing (ARH) Vertical of PMAY-U 2.0 (Agenda 38)	45
26	Status of Light House Projects at all locations constructed under Global Housing Technology Challenge-India (GHTC-India) after use of new and innovative Technologies (Agenda 39)	48
27	Clarifications/addition in the Operational Guidelines regarding Release of Central Assistance for Geo-tagging under PMAY-U 2.0 (Agenda 25)	51
Proposals of 78th CSMC meeting of PMAY-U		
28	Curtailment of non-starter (yet to be grounded) houses under Beneficiary Led Construction (BLC) and Affordable Housing in Partnership (AHP) vertical sanctioned in various meetings of CSMC under PMAY-U (Agenda 40)	52
29	Curtailment of 116 houses in 1 AHP Project submitted by UT of Andaman & Nicobar Islands (Agenda 3)	53
30	Enhancement of Central Assistance from ₹1.50 lakh to ₹4.50 lakh per EWS dwelling unit for the Affordable Housing in Partnership (AHP) Project at Porthapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands, as a special case under PMAY-U Mission (Agenda 4)	55
31	Curtailment of 174 houses in 01 AHP Project submitted by State of Chhattisgarh (Agenda 9)	56
32	Proposal for Curtailment of 156 houses in 1 AHP Project; Cancellation of 1 AHP Project comprising 102 houses and Cancellation of 2 ISSR Project comprising 665 houses submitted by State Government of Gujarat (Agenda 12)	57
33	Curtailment of 2,711 houses in 259 BLC (N) and 30 houses in 14 BLC (Enhancement) projects submitted by UT of Jammu & Kashmir (Agenda 14)	59
34	Curtailment of 4,343 houses in 218 BLC (N) Projects submitted by State of Jharkhand (Agenda 16)	60
35	Curtailment of 15,479 houses in 1233 BLC (N) Projects submitted by State of Karnataka (Agenda 17)	62
36	Proposal for Curtailment of 3,441 houses in 316 BLC (New) Projects; Curtailment of 19 houses in 1 BLC (E) Project; Cancellation of 2 houses in 2 BLC (New) projects and Cancellation of 32 houses in 1 AHP Project submitted by State of Kerala (Agenda 18)	63-64

37	Proposal for Curtailment of 21,437 houses in 667 BLC Projects, 2,393 houses in 5 AHP Projects and 3,790 houses in 11 AHP - PPP Projects as well as Cancellation 230 houses of 2 BLC Projects, 534 houses in 1 AHP Project, 605 houses in 5 AHP - PPP Projects, 3,610 houses in 2 AHP-JV Projects and 637 houses in 3 ISSR Projects submitted by State of Maharashtra (Agenda 24)	67
38	Curtailment of 1,829 houses in 48 BLC (N) Project submitted by UT of Puducherry (Agenda 26)	73
39	Surrender of 426 houses in 8 BLC (New Construction) & 51 houses in 4 BLC (Enhancement) projects, and Curtailment of 3,829 houses in 151 BLC (New Construction) & 592 houses in 93 BLC (Enhancement) projects and 1,695 houses in 5 AHP projects submitted by State of Rajasthan under PMAY-U. (Agenda 28)	74
40	Curtailment of 584 houses in 186 BLC Projects and 120 houses in 01 AHP Projects submitted by State of Tamil Nadu (Agenda 32)	76
41	Curtailment of 1,164 houses in 66 BLC (N) Projects submitted by State Government of Tripura (Agenda 34)	78
42	Surrender of 2,409 houses in 2 AHP Projects submitted by State Government of Uttar Pradesh (Agenda 36)	80
43	Proposal for seeking modification of beneficiaries in projects already entered in PMAY(U) MIS submitted by States of Chhattisgarh, Gujarat, Karnataka, Maharashtra and Uttar Pradesh reg- (Agenda 42)	81
44	Proposal for ratification of Category and Gender count in PMAY(U) MIS as requested by Chhattisgarh, Jharkhand, Karnataka, Maharashtra, Odisha, Uttarakhand and Uttar Pradesh reg- (Agenda 43)	82
45	Consideration and Ratification of Amendment to the Previous Decision of the Central Sanctioning and Monitoring Committee (CSMC)	83
46	General Observations	84

the subsequent releases to the States/UTs under PMAY(U) /PMAY(U) 2.0.

- (v) Any spillover liability for completion of under construction houses remaining incomplete beyond the extended Mission period shall be borne entirely by the respective States/UTs from their own resources and no additional financial assistance shall be provided by the Government of India for such houses.
- (vi) State must ensure that the DPRs where the curtailment has been proposed are revised accordingly and uploaded on the website of SLNA/Department immediately.
- (vii) Central Assistance released, if any, for these beneficiaries in different projects may be adjusted in subsequent releases to the State.
- (viii) State Government to ensure uploading of revised signed **Annexure 7B/7C** and remove the curtailed beneficiaries from PMAY(U) -MIS. Further, before removing beneficiaries from PMAY(U)-MIS, State may ensure that no eligible and willing beneficiary is removed/curtailed.

State-wise and project-wise details are at **Annexure-XVII**.

29.	Curtailment of 116 houses in 1 AHP Project submitted by UT of Andaman & Nicobar Islands (Agenda 3)
------------	---

A. Basic Information:

The Committee was informed that Union Territory (UT) of Andaman & Nicobar Islands has submitted the proposal for curtailment of 116 houses in 01 AHP Project under PMAY-U sanctioned in 62nd CSMC meetings. The SLSMC in its meeting held on 13.11.2025 has approved the curtailment of these houses. The salient details of the proposal are as under:

Salient Details of curtailment for 116 houses under 1 AHP project submitted by the Union Territory of Andaman & Nicobar Islands						
Sr. No	CSMC No.	CSMC Date	No of Project	Sanctioned Beneficiaries	Proposed for Curtailment	Revised after curtailment
1	62	24.06.2022	1	329	116	213
Total			1	329	116	213

Original approved

(₹ in lakh)

Vertical	No. of project	No. of House	Project Cost	Central Assistance	Union Territory Share/ULB	Beneficiary Share
AHP	1	329	8,781.04	493.50	5,326.54	2,961.00

Curtailment proposed

(₹ in lakh)

Vertical	No of project	No of Houses	Project Cost	Central Assistance	Union Territory Share/ULB	Beneficiary Share
AHP	1	116	3,200.99	174.00	1,982.99	1,044.00



Revised proposal after approval

(₹ in lakh)

Project Name	No. of project	No. of Houses	Project Cost	Central Assistance	Union Territory Share/ULB	Beneficiary Share
AHP	1	213	5,580.05	319.50	3,343.55	1,917.00

The reason for curtailment of houses under AHP vertical given by the UT is delay in sanction of housing loans, delay in progress of work and withdrawal of the beneficiaries from the scheme.

C. CSMC Observations

The State Government should have taken due diligence in identifying the eligible beneficiaries while formulating the proposal and seeking approval of CSMC. It should be ensured that no eligible beneficiary is deprived of the benefits due to the proposed curtailment/surrender. The State Government may ensure proper documentation and record of the earlier identified beneficiaries to avoid any future dispute and resentment of the beneficiaries in case of curtailment/surrender of the houses/projects

D. CSMC Decision

After detailed deliberations, the CSMC **approved** curtailment of **116 houses** in **1 AHP** project sanctioned in 62nd CSMC meetings as proposed by the UT of Andaman & Nicobar Islands and directed as under:

- a. State must ensure that the DPRs where the curtailment has been proposed are revised accordingly and uploaded on the website of SLNA/Department immediately.
- b. Central Assistance released, if any, for these beneficiaries in different projects may be adjusted in subsequent releases to the UT.
- c. State Government to ensure uploading of revised signed **Annexure 7B/7C** and remove the curtailed beneficiaries from PMAY(U) -MIS.
- d. Further, before removing beneficiaries from PMAY(U)-MIS, State may ensure that no eligible and willing beneficiary is removed/curtailed.

Salient details of the proposed project/houses for curtailment with financial details are at **Annexure-XVIII**.

30.	Additional temporary Central Assistance ₹6.39 crore for the Affordable Housing in Partnership (AHP) Project at Porthapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands, as a special case under PMAY-U Mission (Agenda 4)
-----	---

A. Basic Information:

The Committee was apprised that additional temporary Central ₹6.00 crore for the Affordable Housing in Partnership (AHP) Project at Porthapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands (ANI) is being proposed, as a special case under PMAY-U Mission.

The Affordable Housing in Partnership (AHP) vertical under PMAY-U provides Central Assistance for construction of affordable houses for the Economically Weaker Section (EWS). Under the Mission Guidelines, Central Assistance at the

rate of ₹1.50 lakh per EWS dwelling unit is admissible for eligible houses under the AHP vertical.

One AHP project at Porthapur, Shri Vijaya Puram Municipal Council (formerly Port Blair Municipal Council), Union Territory of Andaman & Nicobar Islands, implemented by NBCC (India) Limited, was approved by the 51st meeting of the Central Sanctioning and Monitoring Committee (CSMC) held on 07.08.2020.

NBCC, vide its e-mail dated 04.08.2026, further informed that, as per the revised sanction (Rev. 02) of ₹55.80 crore, 213 EWS units and a commercial block having a BUA of 5,576 sqm are to be constructed at the Prothrapur site. The cost of the EWS component is ₹31.50 crore with the balance amount earmarked for development of the commercial space. The total fund availability through Central Assistance and beneficiary contribution is ₹22.37 crore. The remaining requirement of funds for construction of EWS block was supposed to be cross subsidized from sale of commercial space. Construction of commercial space and sale thereof is delayed and taking time. This has adversely affected the EWS project cash flow, necessitating financial support by NBCC to the contractor from time to time to ensure continuity of construction works. It may also be noted that occupancy of EWS houses will also promote viability of commercial block and improve viability of who project while ensuring timely completion of houses.

As per NBCC, out of 213 housing units, 102 EWS units in Blocks A and B have been completed, with electricity connections (except individual metering) and water supply provided. The 140 KLD STP is under construction and is targeted for completion by 20.08.2026. In Block C, structural work of 90 out of 111 units has been completed, while finishing work is in progress. NBCC has stated that the balance works can be completed by 30.09.2026, subject to adequate financial support, and has requested additional assistance for timely completion of the EWS housing project.

In this regard, it may be noted that the Andaman and Nicobar Islands is Union Territory and 100% financially supported Government of India only, while NBCC is a Government of India enterprise. In the absence of timely financial support, the project may remain incomplete, resulting in avoidable financial loss to the exchequer and depriving the intended beneficiaries of the completed houses. Therefore, there is an urgent need to provide temporary additional financial assistance to NBCC to facilitate completion of the balance works within the extended Mission period subject to the condition that additional assistance will be remitted in future to the Government of India, from sale of the commercial built-up area or from other receivables.

The present proposal for additional temporary Central Assistance of ₹6.39 crore has been examined with reference to the revised project comprising **213 EWS dwelling units**. This will be treated as special case considering the Status of ANI as Union Territory and nature of concerned AHP project.

B. CSMC Decision:

After deliberation, the CSMC approved additional temporary Central Assistance of ₹6.39 crore for the Affordable Housing in Partnership (AHP) Project at Porthapur, Shri Vijaya Puram Municipal Council, Union Territory of Andaman & Nicobar Islands, as a special case, subject to the condition that additional assistance will be remitted in future to the Government of India from sale of the commercial built-up area or from other receivables.



नगरपालिका परिषद का कार्यालय
OFFICE OF THE MUNICIPAL COUNCIL
श्री विजयपुरम
SRI VIJAYA PURAM

F.No. 119-2/EE-II/WKS/MC/2026-27/75

Dated: 23rd September, 2026

To

The Joint Secretary (HFA)
Ministry of Housing & Urban Affairs
Govt. of India, New Delhi- 110 001
Email: jshfamohua@gov.in

Sub: Submission of Undertaking for the release of additional temporary Central Assistance of Rs. 6.39 Crore for the AHP Project at Prothrapur under PMAY-U — reg.

- Ref: 1. Email communication from MoHUA (dirhfa5-mhua@gov.in) dated 05.09.2026 regarding the 78th CSMC Meeting held on 06.08.2026.
2. Letter No. NBCC/RBG-South/ED/PMAY Port Blair/Client/562 dated 22.09.2026 from the Executive Director (Engg.), NBCC (India) Limited.

Sir/Madam,

With reference to the subject and references cited above, it is to inform that Sri Vijaya Puram Municipal Council (SVPMC) is implementing the construction of 213 EWS housing units under PMAY-U (AHP) at Prothrapur, Sri Vijaya Puram.

The said AHP project is being implemented on a self-sustainable model, wherein the project is envisaged to be completed from the proceeds of sale of the commercial built-up area proposed as part of the project. However, due to delays in the sale of the commercial units and consequent paucity of funds, the execution of the project has been delayed.

In this regard, NBCC has furnished a commitment letter vide Letter No. **NBCC/RBG-South/ED/PMAY Port Blair/Client/562 dated 22.09.2026 (Annexure-1)**, assuring completion of the balance works of the AHP Project. NBCC has also assured that the additional temporary Central Assistance, if released, would be remitted back to the Ministry of Housing & Urban Affairs, Government of India, in future from the proceeds of sale of the commercial built-up area or from any other receivables. The commitment letter furnished by NBCC vide the letter cited above is enclosed herewith for kind reference and consideration.

The matter regarding the additional temporary Central Assistance of ₹6.39 Crore, approved by the Central Sanctioning and Monitoring Committee (CSMC) in its 78th meeting held on 06.08.2026, along with the previous commitment furnished by NBCC vide **Letter No. NBCCPMAYPB/2026/ 448 dated 08.09.2026 (Annexure-2)**, was placed before the Municipal Council in its meeting held on 19.09.2026, chaired by the Chairperson in the presence of the Secretary, SVPMC, for consideration.

The Municipal Council, after due consideration of the matter and taking into account the assurance furnished by NBCC, has resolved to provide the undertaking required by the Ministry of Housing & Urban Affairs in respect of the additional temporary Central Assistance of ₹6.39 Crore.

The minutes of the Council meeting held on 19.09.2026 are presently under preparation. Upon approval of the minutes, a copy of the relevant Council resolution shall be submitted to the Ministry through separate correspondence for record and further necessary action.

Accordingly, in pursuance of the resolution of the Municipal Council and based on the assurance furnished by NBCC vide Letter No. NBCC/RBG-South/ED/PMAY Port Blair/Client/562 dated 22.09.2026, Sri Vijaya Puram Municipal Council hereby undertakes and confirms that the additional temporary Central Assistance of ₹6.39 Crore (Rupees Six Crore Thirty-Nine Lakh only) shall be remitted back to the Ministry of Housing & Urban Affairs, Government of India, in future from the proceeds of sale of the commercial built-up area or from any other receivables, as assured by NBCC.

In view of the validity of PMAY-U up to 30.09.2026, it is requested that the approved additional temporary Central Assistance of ₹6.39 Crore may kindly be processed and released at the earliest, so as to facilitate completion of the balance works of the project within the stipulated period.

Thanking You



(Kamaleshwar Rao S) IAS
Secretary, SVPMC

Copy To:

1. The Chairperson, SVPMC for kind information.
2. The Secretary, Urban Development, A&N Administration for kind information.
3. The Executive Director(Engg.), NBCC for kind information.



(Kamaleshwar Rao S) IAS
Secretary, SVPMC

NBCC/RBG-South/ED/PMAY Port Blair/Client/562

dated 22nd Sept' 2026

Annexure 1

Secretary,

Sri Vijaya Puram Municipal Council

Indira Bhawan, Mohanpura

Sri Vijaya Puram - 744 101.

Subject: Submission of Undertaking for release of additional temporary Central assistance of Rs. 6.39 Cr for the AHP Project at Prothrapur under PMAY-U - reg.

Reference: Minutes of 78th CSMC Meeting held on 06.08.2026.

Sir,

With reference to the above subject, it is submitted that NBCC is implementing construction of 213 Nos of EWS housing units under PMAY (U) AHP at Prothrapur, Sri Vijaya Puram. This AHP project is based on self-sustainable model and the project has to be completed partly from the Central Assistance, partly from the Beneficiary share and partly from the sale proceeds of commercial units proposed in the project. Due to lack of response for sale couple of times, which resulted in paucity of funds, the execution of work has got delayed.

Sir,

In view of the above explained, the Central Sanctioning and Monitoring Committee (CSMC) in its 78th meeting held on 06.08.2026 has approved an additional temporary Central Assistance amounting to Rs. 6.39 Cr for this project at Prothrapur, with a condition that the same will be remitted back to the MoHUA/Government of India from sale proceeds of the commercial built-up area or from any other receivables.

In compliance with the condition stipulated by the CSMC and as requested by you, we hereby undertake that this additional temporary Central Assistance of Rs. 6.39 Cr will be remitted to SVPSC in the future from the sale proceeds of the commercial built-up area proposed in the project as per the terms and conditions of the MOU.

In view of the above, it is requested to kindly arrange for early processing and release of the funds at the earliest.

Yours faithfully,

[Signature]
22/9/2026

(P S Rao)

Executive Director (Engg.)

Copy to: Sh. Sandeep Kumar, AGM (Engg)/Z1 - for necessary follow up please.



An/IS/ISO 9001:2015
Certified Company
(For Providing Project Management)
(Consultancy and Execution of the Projects)

www.nbccindia.in

CORPORATE OFFICE

NBCC Bhawan, Lodhi Road, New Delhi 110 003

CIN-L74899DL 1960GO1003335

NBCC (India) Limited

Add: NBCC Site Office, Prothrapur, Port Blair - 744 105

Mail:

NBCC/PMAY/PIB/2026/448

Date: 08th September, 2026

To,

The Secretary,

Sri Vijaya Puram Municipal Council

Indira Bhawan, Mohanpura

Sri Vijaya Puram - 744 101.

Subject: Submission of Undertaking for the release of additional temporary Central Assistance of Rs. 6.39 Crore for the AHP Project at Prothrapur under PMAY-U — reg.

Reference: Minutes of 78th CSMC Meeting held on 06.08.2026.

Sir,

With reference to the above subject, it is submitted that NBCC India Limited is implementing the construction of 213 Nos of EWS housing units under PMAY (U) AHP at Prothrapur, Sri Vijaya Puram.

This AHP project is based on self-sustainable model and the project has to be completed partly from the Central Assistance, partly from the Beneficiary share and partly from the proceeds of sale of commercial units proposed in the project. Due to delay in sale of commercial and paucity of funds, the execution of work has got delayed.

For early completion of the project, the Central Sanctioning and Monitoring Committee (CSMC) in its 78th meeting held on 06.08.2026 has approved an additional temporary Central Assistance amounting to Rs. 6.39 Crore for the Affordable Housing in Partnership (AHP) project at Prothrapur, Sri Vijaya Puram, under Pradhan Mantri Awas Yojana-Urban (PMAY-U), with condition that the same will be remitted back to the MOHUA/Government of India in the future from the proceeds of the sale of the commercial built-up area or from any other receivables.

In compliance with the condition stipulated by the CSMC, we hereby undertake to remit back the said additional temporary Central Assistance of Rs. 6.39 Crore to the SVPMC in the future from the proceeds of the sale of the commercial built-up area proposed in the project as per the terms and conditions of the MOU.

We kindly request you to facilitate the early processing and release of the approved funds by the Ministry before the PMAY-U validity deadline of 30.09.2026, for successful completion of the project.

Yours faithfully,



Sandeep Kumar
08/09/26

Sandeep Kumar
AGM (Engg.)
NBCC India Limited



10/09/26
08/09/26