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

Nirman Bhawan, New Delhi,
Dated: 8th March, 2019

OFFICE MEMORANDUM

Subject: Minutes of the 43rd meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All.

The undersigned is directed to forward herewith a copy of the minutes of the 43rd meeting of the Central Sanctioning and Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (Urban) -Housing for All Mission held on 25.02.2019 at New Delhi with Secretary, Ministry of Housing & Urban Affairs in chair, for information and necessary action.

Encl: As above


(S.C. Jana)

Dy. Secretary to the Govt. of India
Tel: 011- 23061206

To,

Members of the CSMC as follows:

1. Secretary, Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhawan, New Delhi.
4. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance.
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Addl. Secretary (Housing), M/o HUA, Nirman Bhawan, New Delhi
9. Joint Secretary (NULM), MoHUA, Nirman Bhawan, New Delhi
10. Joint Secretary and Financial Adviser, Ministry of HUA, Nirman Bhawan, New Delhi.
11. Mission Director (Smart Cities), MoHUA.
12. Joint Secretary & Mission Director -In charge of HFA, MoHUA

Copy to:

- i. The Principal Secretary, Municipal Administration & UD, Govt of Andhra Pradesh, Room 105, L- Block AP Secretariat, Hyderabad, 500022
- ii. The Secretary, Deptt of LSG(UA), Govt. of Kerala, Room No - 127, 1st floor, North Block, Govt Secretariat, Thiruvananthapuram.
- iii. The Principal Secretary, Urban Development and Housing Department, State Government of Bihar, Vikash Bhawan, Mailey Road, New Sectt. Patna-15
- iv. The Principal Secretary, Deptt of Urban Development, Govt. of Chhatisgarh, Block-D, 4th Floor, Nai Raipur 492002, Chhatisgarh.
- v. The Principal Secretary(UD), Govt. of Jharkhand, HEC Project Bldg Room No.412, 4th Floor, Dhurva Ranchi-834004, Jharkhand.

- vi. The Principal Secretary Urban Local Bodies Department, New Civil Secretariat, Government of Haryana, Sector 17, Chandigarh 160017.
- vii. The Principal Secretary (UD), Govt. of Manipur, Secretariat, Imphal 795001, Manipur.
- viii. The Principal Secretary (Urban Development & Environment), Government of Madhya Pradesh, Ballabh Bhawan, Mantralaya, Bhopal -462016.
- ix. The Commissioner & Secretary, Urban Affairs Department, Government of Meghalaya, Secretariat, Shillong 793001.
- x. The Principal Secretary, Deptt of Urban Development, UT Govt. of Puduchery, Secretariat, Puduchery 605001.
- xi. 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
- xii. The Additional Chief Secretary, Department of Housing & Urban Development, Government of Gujarat, 14th Block, 9th Floor, Sachivalaya, Gandhinagar, 382010, Gujarat.
- xiii. The Secretary (Housing), Govt. of Karnataka, Room No.213, 2nd Floor, Vikas Souda, Dr. B.R. Ambedkar Road, Bangalore -560001
- xiv. 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.
- xv. The Secretary, Urban Development Government of UP Navchetna Kendra, 10, Ashoka Marg, Lucknow- 226001
- xvi. The Secretary to Government, H & UD Department, Govt. of Tamil Nadu, Secretariat, Chennai-600009
- xvii. The Principal Secretary (Housing, Government of Maharashtra Room No 425, 4th Floor, Mantralaya, Mumbai-400032.

Copy also to:

1. CCA, M/o (HUA)
2. General Manager (Projects), HUDCO, India Habitat Centre, Lodhi Road, New Delhi 110003
3. Executive Director, BMTPC, Core 5A, India Habitat Centre, Lodhi Road, New Delhi 110003
4. Director-(HFA-I)/ Director (HFA-IV)/Director (HFA-V), M/o HUA
5. Director (IFD), M/o HUA
6. Director, NBO.
7. Dy. Chief MIS, HFA Mission Directorate, New Delhi - with a request to upload it on M/o HUA website immediately.
8. PMU, HFA Mission Directorate, New Delhi
9. Under Secretary-HFA-1/HFA-4/HFA-5
10. Section Officer-HFA-1/HFA-3/HFA-4/HFA-5
11. Asst. Accounts Officer (JNNURM/RAY/HFA).



(S.C. Jana)

Dy. Secretary to the Govt. of India
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Minutes of the 43rd meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) - Housing for All Mission held on 25th February, 2019.

The 43rd meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)] was held on 25th February, 2019 at 02.30 p.m. in the Conference Room, Nirman Bhawan, New Delhi, with Secretary, Ministry of Housing and Urban Affairs in Chair. The list of participants is at **Annexure-I**.

2. At the outset, the Secretary, Ministry of Housing & Urban Affairs (MoHUA) welcomed the participants/representatives from the State Governments, participants/officers of the Ministry and other Departments. Following observations were reiterated for compliance by all State/UTs Governments.

- i. **Many State/UT Governments are still not furnishing the Monthly Progress Reports (MPRs) through online mode. It was reiterated that only Online Monthly Progress Reports of all projects sanctioned under PMAY (U) should be uploaded on the PMAY(U)-MIS by 10th of every month.**
- ii. CSMC is an apex Committee under Chairmanship of Secretary, MoHUA. The Principal Secretary/Secretary/Mission Director looking after the PMAY(U) matters in the State/UT Governments should participate in the CSMC meetings. States/UTs should avoid deputing only Junior officials/Consultants etc. to attend CSMC meeting(s) as they may not have required information on policy level decisions and interventions required at the State/UT Government level. **Henceforth, no project proposals will be considered in the absence of concerned Principal Secretary/Secretary/Mission Director in charge of PMAY (U) in the States/UTs.**
- iii. With regard to unspent balance available with the State Governments, it was reiterated that para 14.7 of the PMAY (U) scheme guidelines allow State Governments to utilize the fund for other ongoing sanctioned projects of PMAY(U). Similarly, **in spite of the fact that fund is available with a State Government in respect of a sanctioned project, each project may be taken as a standalone project and thus Central Assistance may be released accordingly.**
- iv. With respect to SLTC and CLTCs, States/UTs were advised to engage qualified and efficient professionals as per the capacity building financial guidelines and norms. This will help States/UTs deliver quality output in PMAY (U) activities and monitoring.
- v. Logo of the PMAY (U) scheme may suitably be displayed in all houses constructed with Central Assistance under PMAY (U).
- vi. The role of Banks/financial institutions is extremely useful in extending benefit of CLSS scheme to the beneficiaries. The developers have also been requesting for continuous support of the CLSS component under PMAY (U) to encourage beneficiaries to own their houses. National Housing Bank and HUDCO may formulate a plan and take appropriate timely action in order to extend CLSS benefits to the intended beneficiaries.

Integration of GLSS progress in NHB and HUDCO with PMAY (U)-MIS may be explored.

- vii. Due to enforcement of Model Code of Conduct likely to be enforced in March 2019 till the General Election is over, there will not be any new sanction of houses/projects under PMAY (U). However, proposal for rectification, modification, change in number etc. will be taken up as per proposals received from the State/UT Governments

3. Thereafter, Joint Secretary and Mission Director (HEA) introduced the agenda for the meeting. The agenda items also form part of the minutes. The item-wise minutes are recorded as follows:

1	Confirmation of the minutes of the 42 nd meeting of CSMC under PMAY (U) held on 30.1.2019 (Agenda 1)
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The minutes of the 42nd meeting of CSMC under PMAY (U) held on 30.1.2019 were confirmed with slight amendments suggested in Annexure-II-B (in respect of BLC projects of Andhra Pradesh) of the Minutes.

2	Consideration for Central Assistance for 09 BLC (New) and 07 AHP projects submitted by Andhra Pradesh (Agenda-2)
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A. Basic Information:

The proposal for consideration of CSMC was for Central Assistance for 09 BLC (New) and 07 AHP projects under PMAY(U) submitted by State Government of Andhra Pradesh. The salient details of the proposal are as under:

(Rs. In lakh)

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance	State and ULB share	Beneficiary contribution	Date of Appraisal by SLAC / approval of SLSC
BLC (N)	09(06 & 03 UDAs)	5,050	5,050	7,575.00	4,629.50	4,629.50	19.02.2019/
AHP	07(04 & 03 UDAs)	105,568	105,568	158,352.00	384,515.59 incl infra	378,596.85	23.02.2019

B. Additional information given by the State:

i.	The demand survey is complete in all the 111 HEA Mission Cities. The total demand of houses is 13.81 lakh.
ii.	2,76,250 BLC beneficiaries and 3,57,806 AHP beneficiaries have been attached in PMAY(U)-MIS. Further, 158 projects under AHP and 1,19,351 houses under BLC have

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	been geo-tagged.
iii.	Progress: BLC: Out of 5,25,705 houses approved, work order has been issued for 2,61,467 houses. 78,688 houses have been completed and 54,850 houses are in progress. AHP: Out of 5,95,913 houses approved, 88,760 houses have been completed and 2,79,165 houses are in progress.
iv.	The Government has fixed a target of 4.00 lakh houses for completion by the end of FY 2018-19. About 2.5 lakh more houses will be completed by March, 2019.
v.	State Government has fixed a target for sanctioning 7.10 lakh houses in the FY 2018-19 with budgetary provision of Rs. 7599.30 crore for PMAY (U).
vi.	SLTC is fully functional. CLTCs for all ULBs are operational.
vii.	Out of the six mandatory conditions, three have been complied with and the remaining three are in active consideration by the State Government.
viii.	Shearwall technology using modular formwork will be used in AHP projects.
ix.	All the JnNURM houses will be occupied by March, 2019.

C. CSMC observations:

i.	As per Desk Scrutiny report, proposed designs and dimension of AHP houses are not in conformity of the National Building Code (NBC) norms. The State must ensure that NBC norms about size of rooms for all projects are complied with. For villages under UDAs, State Government's notifications are to be submitted.
ii.	State Government should ensure land ownership rights and clear patta title of the eligible beneficiaries under BLC component of PMAY (U). Beneficiary participation through their contribution must be ensured in all projects.
iii.	Geo-tagging of houses is very slow. State government may ensure that all houses in progress are geo-tagged at the earliest.
iv.	In case of AHP project at Machilipatnam, it was advised that the Government Order notifying the area under the ULB may be sent.
v.	The HFAPoAs for all the remaining cities should be submitted by the State after validation by SLNA and approval of SLSMC at the earliest.
vi.	Utilization Certificates for Rs 9.30 crore under JNNRUM and Rs 16.44 crore under RAY are pending. State should expedite submission of pending UCs without any further delay. Refund of Rs. 31.82 crore excess funds under JnNURM may also be expedited.
vii.	State Government must ensure allotment of 5,203 unoccupied houses under JnNURM and 204 houses under RAY without any further delay. Allotment of DHP houses at Nellore as per modified guidelines may be done without any further delay.
viii.	Out of 11,21,619 houses sanctioned earlier, beneficiaries attached with valid Aadhaar are 6,31,836. State should expedite all MIS entries and beneficiaries attachment. In no case second instalment of Central Assistance will be considered for release unless beneficiaries are attached in PMAY(U) MIS.
ix.	First instalment for AHP projects will be released on confirmation by State Government about selection of Developer for the projects and that the work order has been issued.

D. CSMC Decision:

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

<i>Rs. in lakh</i>					
Component	No. of Projects	No. of EWS houses	Central Assistance	1 st instalment (40 %) of Central Assistance	Condition(s), if any, for release of 1 st instalment
BLC (New)	09	5,050	7,575.00	3,030.00	Aadhaar seeded beneficiary entries in MIS of PMAY (U).
AHP	07	105,568	158,352.00	63,340.80	On receipt of compliance as per para 26. (x)

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

3.	Consideration for Central Assistance for 19 BLC (New) projects submitted by the State of Kerala (Agenda 3)
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A. Basic Information:

The proposal under consideration of CSMC was for Central Assistance for 19 BLC (New) projects submitted by the State of Kerala. The salient details of the proposal are as under:

Component	No. of Projects (cities)	Total No. of houses proposed	No. of EWS houses proposed	Central Assistance (Rs. in lakh)	State and UI.B share (Rs. in lakh)	Beneficiary contribution (Rs. in lakh)	Date of Appraisal by SLAC / approval of SSMC
BLC (New)	19(19)	4194	4194	6291.00	10,485	Nil	14.02.2019/ 22.02.2019

B. Additional information given by the State:

i.	The demand for housing is 2.20lakh houses.
ii.	53,342 houses have been Geo-tagged under PMAY (U).
iii.	Social audit has been started in 9 UI,BS.
iv.	Progress: BLC: Out of 82,487 houses sanctioned, 36,483 houses are in various stages of construction and 13,253 houses have been completed. 35,000 more houses will be completed by March, 2019.
v.	Houses constructed under the JaNURM and RAY projects will be occupied by March, 2019.
vi.	Out of total 411 projects, 330 projects have been uploaded on PMAY(U)-MIS.
vii.	UCs for about Rs. 85 crore under PMAY (U) will be submitted soon.

C. CSMC observations:

i.	The State should expedite the construction of already sanctioned houses.
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