

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচসি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ
“ILGUS BHAVAN”, HC Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-13015(20)/1/2023-HFA SEC-SUDA/1276(125)

Date :20.02.2023

From : Shri Joly Chaudhuri, WBCS(Exe.),
Addl. Secretary, UD & MA Department &
Additional Mission Director, PMAY-HFA(U).

To : (1) Chairperson/Chairman/Chairperson, BoAs/ Administrator
All Municipality/ NAA.
(2) Commissioner, All Municipal Corporation

Sub: Key findings of the Performance Audit conducted by the AG WB

Madam / Sir,

Apropos the captioned subject, AG WB conducted a Performance Audit of the PMAY- HFA(U) program. An exit conference after completion of the Audit was chaired by Principal Secretary alongwith Auditor General was present with other officials from the Department, SUDA and AG WB.

The following are key findings of the Performance Audit conducted:

- Selection of ineligible beneficiaries**, especially those who are already having pucca house, not having own land and income level exceeding Rs. 10,000 per month received benefit under the scheme.
- Non-construction of dwelling units in the name of female member of the family.** : ULBs are requested to ensure to adopt para 2.8 of the PMAY (U) guidelines of house constructed / acquired with central assistance under the mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in cases when there is no adult female member in the family, the house can be in the name of male member of the household. The inclusion of name of female head of household shall be ensured by valid registered title/ownership deed.
- Lack of Kitchen & Toilet inside the DUs:** As per PMAY (U) guidelines as well as Model Plan of Dwelling Units of Beneficiary Led Construction component prepared by Municipal Engineering Directorate (MEDte), UD&MA Department, Government of West Bengal, every DU should compulsorily consist of one kitchen and one toilet. ULBs are requested to strictly go by the plan vetted by MEDte, UD&MA Department, Government of West Bengal.
- Incomplete DUs shown as completed in all respect** : ULBs are requested to maintain the fund release as per geo tagging reflected in the ‘Bhuvan’ portal maintained by ISRO & NRSC, Government of India. Please refer to the DO issued from this office vide no. SUDA - 14015(14)/1/2019/7713 dated 28.11.2019 read with i) SUDA -14015(14)/1/2019/942 dated 30.07.2020, ii) SUDA -14015(14)/1/2019/96(126) dated 20.05.2022, iii) SUDA - 14015(14)/1/2019/756 dated 14.06.2022 & iv) SUDA -14015(14)/1/2019/1022 dated 25.06.2022. (Copies annexed for ready reference).
- Non residing after completion of houses or use for non-residential purpose:** Instances have come to notice where beneficiaries of the PMAY-HFA(U) programme after completion of the Dwelling Units have either let out / rent out the Dwelling Unit or have been found to be using the Dwelling Units for commercial purposes.

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(P.T.O)

20.02.2023

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Account Section : (033) 66366627

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6. **Delay in fund release especially the release of last instalment:** It was observed that the fund release process was very slow specially keeping in mind that the DUs should be completed within a stipulated time. Due to this reason many were not in a position to find an alternative accommodation for prolonged period. Please follow the fund release procedure issued by the State.
7. **Over payment to the beneficiary:** Instances have been pointed out where ULBs have made excess payment to the beneficiaries as proper accounts were not maintained by the ULB. This should be strictly avoided.
8. **Poor quality of construction:** During Audit there have been some report of the poor quality of construction of the Dwelling Units by the beneficiaries. During the course of construction the monitoring has not been found to be satisfactory.
9. **Irregular deduction of money from beneficiary:** : During the audit, it has been observed that most of the beneficiaries were illiterate and hence could not fully comprehend the terms and conditions of the Bank Account opened and certain added services which were chargeable have been linked to the Account. On scrutiny of the Pass Books such deductions have been seen. In all such cases, ULBs need to coordinate with the Bank personnel.

I am directed to request you to ensure the shortcomings pointed out are corrected if such instances have been reported at your Municipality.

Concerned Nodal SLTCs will follow up closely with the ULB team.

Matter urgent.

Yours faithfully,

Chandhan
20.02.2023

Additional Secretary, UD & MA Dept.

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Addl. Mission Director, PMAY-HFA(U)

Date : 20.02.2023

SUDA-13015(20)/1/2023-HFA SEC-SUDA/1276(125)/1(6)

Copy forwarded for kind information to :

- (1) Smt. Papiya Ghosh, Chaudhuri, WBCS(Exe.), Special Secretary, UD & MA Department, Govt. of West Bengal
- (2) Secretary, All Municipal Corporation
- (3) Executive Officer, All Municipality / N.A.A.
- (4) Finance Controller/Finance Officer, All Municipal Corporation / Municipality/ N.A.A.
- (5) Nodal of HFA & CLTC, All Municipal Corporation / Municipality/ N.A.A.
- (6) Private Secretary to Hon'ble MIC, UD & MA Department, Govt. of West Bengal.
- (7) PS to Principal Secretary, UD & MA Department, Govt. of West Bengal.

Chandhan
20.02.2023

Additional Secretary, UD & MA Dept.

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Addl. Mission Director, PMAY-HFA(U)