

	SOR,PWD,P-162, I-8								
22	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface by sand papering etc. Including using approved putty etc. on the surface, if necessary :								
	A) On timber or plastered surface.(with super gloss)								
	Two coats (with any shade except white.)					34.79	Sqm	89	3096.31
	B) On steel or other metal surface (with super gloss hi-gloss.								
	Two coats (with any shade except white.)					6.48	Sqm	86	557.28
23	SOR,PWD,P-93, I-27(c)								
	Iron hasp bolt of approved quality fitted and fixed complete (Oxidised) with 16mm dia rod with central bolt and round fittings.								
	c) 300 mm long.	1	2			2	Each	193	386.00
	SOR,PWD,P-32, I-38(b)								
24	Precast pierced concrete jally work as per design and manufacturer's specification including moulding etc. with stone chips and necessary reinforcement shuttering complete including fitting, fixing in position in all floors.								
	(b) 37.5 mm thick panels								
	(Cement and steel required for item will not be issued by								
		1	0.4	0.4		0.16			
						0.16	Sqm	351	56.16
25	SOR,PWD,P-173, I-21								
	Supplying, fitting & fixing UPVC pipes A type and fittings conforming to IS:13592-1992 with all necessary clamps nails, including making holes in walls, floor etc cutting trenches in any soil through masonry concrete structures etc if necessary and mending good damages including joining with jointing materials (Spun Yarn, Valamoid/Bitumen/M-Seal etc) complete.								
	UPVC PIPE 110 mm dia					3	Mtr	291	873.00
	UPVC Bend 87.5 degree 110 mm dia					2	Each	162	324.00
	UPVC Shoe 110 mm dia					1	Each	128	128.00
	SOR,PWD,P-76, I-10								
26	(a) M.S. or W.I. Ornamental grill of approved design joints continuously welded with M.S, W.I. Flats and bars of windows, railing etc. fitted and fixed with necessary screws and lugs in ground floor.								
	6.48 Sqm @ 10.5 Kg/ sqm					0.3	Qtl	8381	2514.30
26	SOR,PWD, (Sanitary) P-65, I-1(iii)								
	Supplying, fitting and fixing Shallow water closet Indian pattern (I.P.W.C.) of approved make in white vitreous chinaware in position (excluding cost of concrete for fixing).								
	(iii) 450 mm long					1	Each	1062	1062.00
	SOR,PWD, (Sanitary) P-66, I-9								
27	Supplying, fitting and fixing Foot rest for water closet of size 275 mm X 125mm with (a) Artificial stone (4:2:1) with 6 mm stone chips and chequered including adding colour as necessary.								
						1	Pair	70	70.00
28	Supplying, fitting and fixing cast iron 'P' or 'S' trap conforming to I.S. 3989 / 1970 and 1729 / 1964 including lead caulked joints and painting two coats to the exposed surface. (Painting to be paid separately).								
						1	Each	923	923.00
29	Supplying, fitting and fixing C.I. square jalli.								
	(i) 150 mm					1	Each	100	100.00

30	Construction of 2 circular leach pit of inside diameter 1000 mm. & a depth of 1000 mm. With a layer of 250 mm. Thick brick work with cement mortar (6:1) & honeycombed brick wall (4:1) at every alternate layer upto a height of 925 mm. From bottom and the 25 mm. thick brick wall (4:1) for a height of 300 mm. and covered with 75mm. RCC slab (4:2:1) with 8mm tor steel @ 150 mm. centre to centre both ways including plastering and neat cement punning on top of the slab and making hooking arrangement on slab for lifting of the slab if require as well as jointing the connection with the inspection pit (450 x 450) covered with 50mm thick RCC slab (4:2:1) with stone chips and necessary reinforcement and connected with 100 mm dia PVC pipe laid over rammed earth and then covered the pipe properly with powder earth including supplying fitting fixing fibre glass pan P-tap & polythene pipe as per requirement to connect with the inspection pit complete with all respect as per direction of EIC.(ANNEXURE-II)					1	Each	7544	7544.00

350084.31

Add for Electrical Works (ANNEXURE - 1)

17858.00

367942.31

Total Amount

367942.00

Estimated Value

Total Estimated Cost Rs. Three Lakh Sixty Seven Thousand Nine Hundred Forty Two only.



11.03.16

Sub Assistant Engineer
Jalpaiguri Division M.E.Dte.
Govt. of West Bengal



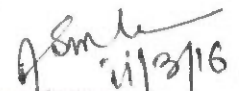
11/3/16

Assistant Engineer
Jalpaiguri Division M.E.Dte.
Govt. of West Bengal

Sub Assistant Engineer
Haldibari Municipality
Haldibari, Coochbehar

Chairman
Haldibari Municipality

Estimate recasted as
per Framed Structure.



11/3/16.

Executive Engineer
Jalpaiguri Division, M.E.Dte.
Govt. of West Bengal

Suri Municipality : Birbhum.

Sri Ujjwal Mukherjee

Chairman,
Suri Municipality.

Ph.- 03462-255534

M. - 9434045678

Fax.- 03462-257308

Memo no:- 4247 /SM

Dated:- 26/02/2016



To
The Director
"ILGUS BHAVAN", H-C Block,
Sector- III, Bidhannagar
Kolkata – 700106, West Bengal

TA
26/02/16

Sub: Desired Information with respect to the projects proposed under PMAY-HFA(U)

Ref: -Your memo no 213/2015/329(38) dt 17-02-2016

Sir,

I am submitting herewith the desire information as sought for vide your letter under reference for favour of your kind perusal and taking necessary action.

Encl:-

1 (ONE) sheet

Chairman
Suri Municipality, Birbhum

200/CP
14
10-03-16
Bd
14/03/16

Name of the ULB: Suri Municipality, Birbhum

Sr. No.	Condition	Adherence
1	All proposed projects are on litigation free land?	yes
2	Status of Demand Survey, and timeline for completion, if not completed yet	Completed
3	If Demand Survey is complete, has the state shared the list of CLSS beneficiaries to the Ministry?	Yes
4	In case of In-Situ and BLC projects, whether beneficiaries have been identified and listed in the DPR along with their AHL-TIN from SECC data?	Yes
5	Status of Physical Infrastructure like drainage, road, street lighting, solid waste management, etc? If not available, whether the provision has been made in the project on this account?	Not available in cases. Provision has been made in the project on this account
6	Whether the DPR mentions convergence with other centrally assisted programmes for provision of Infrastructure?	Yes
7	Whether connection to Electricity & Water Supply has been planned under the project? The project shall not be considered complete unless the Houses are provided with Electricity & Water Supply	Yes
8	Status of Social Infrastructure?	All projects have been taken in Suri Municipality.
9	Beneficiary details compiled as per Annexure 4A/ 4B?	Yes
10	Project Proposals submitted as per Annexure 7A/7B/7C?	Yes
11	Whether the DPR contains the Financial details/Funding pattern of the Project?	Yes
12	For BLC Projects:	
	Whether the Beneficiaries have right-ful ownership of land?	Yes
	Ready-ness of the State for geo-tagging of BLC Houses?	N/A
	Mechanism for Direct Benefit Transfer? (DBT)	yes
13	Details of the proposed ownership of houses – in favor of Women/Joint ownership	A proposed in D.P.R.

Signature
26.2.16
Signature of the Nodal
EXECUTIVE OFFICER
SURI MUNICIPALITY
BIRBHUM

Signature
26.2.16
Signature of the
Commissioner / Chairperson
CHAIRMAN
SURI MUNICIPALITY
BIRBHUM

With date and seal:

With date and seal:

Signature of the
Additional Nodal Officer:- 1) *Triven Biswas*

2) *Anupam Sarkar*



Government of India

M/o Housing & Urban Poverty Alleviation
(HFA Mission Directorate)

Nirman Bhawan, New Delhi.

Dated: 12.02.16

To,

Principle Secretaries/Secretaries,

(Andhra Pradesh, Chhattisgarh, Gujarat, Jharkhand, Madhya Pradesh, Mizoram, Odisha, Rajasthan, Tamil Nadu, Telangana and West Bengal)

Sub: Pradhan Mantri Awas Yojana (PMAY-HFA(U) - Management Information System (MIS) - reg;

Sir,

In a bid to streamline the implementation and monitoring of PMAY-HFA(U), the Mission Directorate has conceived a centralised web enabled Management Information System which will serve as a bridge between the Ministry, State Government, SLNA, ULBs, CNAs, beneficiaries and other stake holders. The MIS will act as a source for structured information of approved projects, survey details, beneficiary information etc and shall be utilised extensively for generation of all kinds of reports pertaining to progress and implementation of the scheme.

2. States/UTs and Cities will be provided access for entering the following information w.r.t. PMAY-HFA (Urban) Mission in the MIS (Annexure I). Brief details of the MIS are available at www.pmaymis.gov.in. For any query regarding the functionality of MIS, data entry etc, the Mission Directorate can be reached at pmaymis-mhupa@gov.in. The States/Cities may start the entry of Survey data in the MIS by logging onto www.pmaymis.gov.in. The access to the PMAY-MIS is restricted and hence a request email may be sent on the above mentioned E-mail ID for the username and password.

3. A one day training programme explaining the basics and usage of the PMAY MIS is being organized on **19th Feb 2016** at **New Delhi** in Room No: 123C, MoHUPA, Nirman Bhawan at 10:00 am. States are requested to nominate 2 personnel for this training who can further act as master trainers for their ULBs and administer the MIS at State level. The participating candidates may like to come with laptop, survey details and the details of approved projects under

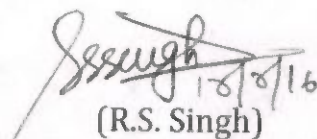
470/N-SMA/16
9/3/16

PMAY for the training in order to have hands-on experience of the functionality of the PMAY MIS.

4. The Ministry has entered into MoU with National Remote Sensing Centre (NRSC), Hyderabad, for tracking physical progress of houses constructed under the Beneficiary-led component of PMAY-HFA(U) Mission, through geo-tagged photographs. MIS is also to be integrated with Bhuwan server of NRSC for geotagging BLC beneficiaries at various stages of construction. In order to conduct geo-tag survey at field level requisite manpower and infrastructure required is detailed in Annexure II. Action for identifying Surveyors and Supervisors, logistics required to be put in place and ward slum boundary maps, as determined in Annexure II, may be completed on priority and communicate to the Ministry.

5. This letter is issued with the approval of JS(HFA)

Yours sincerely,



(R.S. Singh)

Director (HFA1)

Ph: 011- 2306 3029

Copy to,

1. Concerned State Level Nodal Agencies
2. Mr. Venugopal Rao, NRSC for presenting Geotagging module
3. Technical Director, NIC for presenting PMAY MIS

Copy for information to,

1. PS to JS(HFA)
2. DS (HFA2/3), DS(HFA(4/5)

<p>Shri R. Karikal Valaven Principal Secretary, Municipal Administration & UD Govt of Andhra Pradesh Room 105, L- Block AP Secretariat, room No. 105, Hyderabad, 500 022 Tele-040-23452499, Fax- 040-23450622 Mob:- 09000241456 ps.apmaud@gmail.com, valarmathivalaven@gmail.com</p>	<p>Shri R.P Mandal Principal Secretary, Urban Development Govt of Chattisgarh S-3/23 Mahanadi Bhawan, Mantralaya, Raipur Tel: 0771-2510261, Fax No 0771-2221328, M: 09755488888 rp.mandal@ias.nic.in</p>
<p>Mr. Ashwani Kumar, IAS Secretary (Housing & UD) Govt of Gujarat Urban Development & Urban Housing Department, Block No. – 14/7, Sardar Bhawan, Gandhinagar-382010 079- 23251001(Dir), Fax: 23251005 sec-hn-urban@gujarat.gov.in</p>	<p>Sh. Arun Kumar Singh, IAS Principal Secretary (UD & Housing) Govt. of Jharkhand, HEC Project Bldg. Room No.412, 4th Floor Dhurva Ranchi-834004 Tel:0651-2400962, Fax:0651-2400966 / 61 Mobile: 09431107352, 094311-58012 ud.secy@gmail.com, ud.secy@jharkhand.gov.in</p>
<p>Shri Malay Shrivastava Principal Secretary , Urban Development & Environment Government of Madhya Pradesh Nagar Palika Bhawan, Shivaji Nagar, Bhopal-462016 Ph: 0755-2760837, Fax: 0755-2574524 Tel: 09827012820 secyuad@mp.gov.in</p>	<p>Dr.C.Vanlalramsanga, IES Secretary (UD&PA) Govt of Mizoram Annex 2, 2nd floor, room no -203 New Secretariat Complex, Khatla Aizwal-796001, Mizoram Phone: 0389-2325708, mobile no-8415935375 Fax: 0389-2323677, udpamizoram@gmail.com, sangmama@gmail.com</p>
<p>Shri G.Mathivathanan Commissioner-cum-Secretary (Housing &UD) Govt of Odisha 1st Floor, State Secretariat, Annex - B, Bhubaneswar - 751001 Contact No.: 0674-2322524/2536903 (Office), 2524 (EPABX) 0674-2394984 (Fax), 0674-2590771 0674-2397622 (Home) Mobile 09437095067 hudsec.or@nic.in</p>	<p>Shri Ashok Jain Additional Chief Secreatry & 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 Fax: 0141-2227200, Tel: 0141-2227411, M: 9829010323, 9414034599 acsudh@gmail.com</p>
<p>Thiru Dharmendra Pratap Yadav, IAS Secretary to Government, Housing and Urban Development Department Govt. of Tamil Nadu 3rd Floor, Namakkal Kavizar Mailiagai, St George Fort, Chennai – 600009, Tel: 044-25670516 Fax: 044-25610611 M:09445120911 hud@tn.gov.in</p>	<p>Sh. M.G. Gopal, I.A.S Sp Chief Secretary, Municipal Administration & UD Govt of Telangana D Block, 1st floor, Secretariat, Telangana Tele-040-23454965, Fax- 040-23450085 Mob:- 9000241456 mkgopal57@gmail.com</p>

Shri Subrata Biswas,
Principal Secretary, Housing
Govt. of West Bengal
New Sectarat Biuoling, 1st Floor,
1 Kiranankar Roy Road, Kolkata - 1
Te/Fax:033-2625718, Mobile; 09830374553
secyhousing@gmail.com

Shri B. P. Gopalika
Principal Secretary (Municipal Affairs Deptt),
Govt. of West Bengal
Writers Building, Kolkata-700001
Tel:033-22143678, Fax:033-22143632
Mobile: 09831105812
secwbdma@gmail.com, secmdw@wb.gov.in

<p>Shri Lav Agarwal, IAS Secretary, Housing Department Govt of Andhra Pradesh Room No. 210, South H-Block, 1st Floor, A.P Secretariate, Hyderabad-500022 Tel - 040-23450365 Fax : 040 – 23450625 Mob; 098481695 lavagarwal@hotmail.com, peshi.housing@yahoo.com</p>	<p>Mr. Saumil Ranjan Additional CEO State Urban Development Authority (SUDA) Indrawati Bhavan, Block D, 4th Floor, Naya Raipur- 0771-2510090 Chattisgarh</p>
<p>Shri. Sanjay Shukla Commissioner (Housing) & Secretary (Environment) Govt of Chattisgarh Mahanadi Bhawan, Mantralay Naya Raipur , Chhattisgarh Room No. S-1/4 0771-2221322 sanjayshukla7876@gmail.com</p>	<p>Mr. A.K. Patel Project Specialist Govt of Gujarat, Affordable Housing Mission, New Sachivalya, Blk No. 14/7, 7th floor, Gandhinagar-382010 Tel: 079-23257583 / 23256301 Fax.079- 23245921/23250293 Mob:- 09978441590 gujarat.ahm@gmail.com</p>
<p>Sh. Ameet Kumar Director Urban Development Department HEC Project Bldg., Room No.13, 4th Floor Dhurva Ranchi-834004 0651-2401955, Fax: 0651-2401182 Mob; 9431709162 jhsltcray@gmail.com, director.ma.goj@gmail.com</p>	<p>Shri Vivek Aggarwal I.A.S Commissioner, UADD Government of Madhya Pradesh Palika Bhavan, Shivaji Nagar, 6 No.Stop, Bhopal-462011 Tel: 0755-2552356, Fax:0755-2552591 commissioneruadmp@mpurban.gov.in, commuadmp@mpurban.gov.in</p>
<p>Sh. HVL Zarzoenga Joint Director (Nodal Officer RAY) Urban Development & Poverty Alleviation, Govt. of Mizoram Directorate of Urban Development and Poverty Alleviation, Thakthing Tlang, Aizawl, Mizoram, Pin: 796005 9436147756 hvlzara@gmail.com</p>	<p>Dr. Ajit Mishra Joint Secretary Housing & Urban Development (H&UD) Department 1st Floor, State Secretariat, Annex - B, Bhubaneswar - 751001 9437203707 ajitkumishra@yahoo.com</p>
<p>Shri R. K. Agrawal Managing Director Rajasthan Aawas Vikas Infrastructure Limited (RAVIL) 4-SA-24, Jawahar Nagar, Jaipur, Rajasthan Ph. & Fax- 0141-2652969-70 Mob. 98281-09457 avkasltd_jp1@rediffmail.com, md@ravilrajasthan.com</p>	<p>Dr.R. Palaniswamy, IAS Managing Director, Tamilnadu Slum Clearance Board, Govt. of Tamil Nadu No. 5, Kamarajar Salai, Chennai-600005 Fax:044-28444901/28447080 tnscb@yahoo.com, raytnscb@gmail.com</p>

Shri Dana Kishore, I.A.S
Commissioner & Director Municipal Administration &
Mission Director, MEPMA
Govt of Telangana
3rd Floor, ENC (PH) office complex, 640, AC Guards,
Opp.PTI Building, Hyderabad -500004.
Tel: 040-23302150, Mobile: 9701385100
Fax: 040-23302151
mdanakishore@telangana.gov.in, cdma@cdma.gov.in

Shri. Manindra Nath Pradhan
Director
State Urban Development Authority
ILGUS Bhaban, Block H-C Block, Sector 3,
Bidhannagar, Kolkata - 700106
Phone: +91 (033) 23586403/5767 Mobile:
9830031484/09830645524 Fax 033 23585800
wbsudadir@gmail.com

Annexure 1
Management Information System for PMAY

PMAY-MIS is being developed by National Informatics Centre (NIC). The MIS will serve as an excellent platform to quickly and efficiently manage beneficiaries, and project management for the 4 verticals of PMAY Scheme. It will be updated regularly by all key stakeholders such as Ministry, State, ULBs, CNA, appraisal agencies. Also this will serve as Citizen Service for tracking the beneficiary details and the component in which he/she is availing benefit alongwith beneficiary's geotagged photographs.

PMAY-MIS is envisaged to be a robust platform that can be scaled up to meet current & future requirements for the following:

- 1) Capture Beneficiary details for all verticals which could help in real time checks for duplication of beneficiaries across the verticals
- 2) Update HFAPoA and Annual Implementation Plans and track their progress online
- 3) Online Submission and appraisal of DPRs and their reports at Central level.
- 4) Monitoring of both housing as well as infrastructure progress details that could be helpful not only to Centre but also by ULBs and States for their day today project monitoring needs.
- 5) Financial releases at Central, State & ULB levels
- 6) Quality Monitoring Reports and scrutiny reports
- 7) Tracking CLSS loan disbursements and fund releases in beneficiary accounts
- 8) Document Repository including presentations, CSMC minutes, Sanction orders, important notifications
- 9) Capacity Building and capturing monitoring tools introduced by Ministry
- 10) Alerts to concerned stakeholders through SMS and Emails

Many states and ULBs have started conducting surveys and also, projects have been considered for all 4 verticals, few components of complete MIS have been made online, Though development of complete software is underway, a 'quick win' solution has been developed and made online at <http://www.pmaymis.gov.in>, to prevent accumulation of historical data.

Following modules of envisaged MIS have been made online for data entry by States and ULBs:

- i. Survey details - Slum and non slum urban poor (Annex 4A & 4B of PMAY guidelines)
- ii. Project details (Annex 7A, 7B and 7C of PMAY guidelines)
- iii. Attaching beneficiary to projects
- iv. HFAPoA status

States level users have been given rights to create usernames and passwords for their ULBs and communicate to them accordingly. Also, States will be required to enter few master data such as SLNA, Ward, implementing Agency, Bank details etc to facilitate entry at ULB level.

Entry of data in MIS is from ULB level for both surveys as well as project information. Once ULBs receive username and passwords from their respective State representatives they can start data entry of Survey as per Annexure 4A and 4B, Project details as per Annexure 7A and 7B and finally attach beneficiaries to their respective projects. The reports are generated with drill down approach from Centre to State to ULB level as per the logged in users.

Brief walkthrough of the MIS are available at www.pmaymis.gov.in. For any query regarding the functionality of MIS, data entry etc, the Mission Directorate can be reached at pmaymis-mhupa@gov.in.

Annexure II

Geotagging of Beneficiaries in NRSC Bhuwan Portal

MoHUPA is working with NRSC to develop a suitable strategy for utilizing the Bhuwan geospatial technologies & services. Effective monitoring of individual/beneficiary led construction of houses has been planned using geotagged photographs of beneficiary with the existing house. The progress will be monitored through periodic photographs of the construction site. An MoU has been signed with NRSC, ISRO to develop a Bhuwan-MoHUPA Geo-Portal for Geo-tagging of Houses, wherein NRSC will provide a mobile application for handheld devices that can be used for taking geotagged photographs and uploading real time to the Bhuwan-MoHUPA Geo-Portal. An online HFA MIS has been developed by MoHUPA that will hold records of beneficiaries under the various components of PMAY-HFA (Urban) Mission. The geotagged photographs will be linked with MIS for extensive monitoring of projects and timely releases of funds.

Following parameters will be collected on mobile devices;

- a. Geo-location coordinates of house
- b. House location captured from front and centre of house.
- c. Construction Stage: 4 stages of construction to be tagged: Foundation, Lintel, Roof and Completion
- d. 2 photographs to be taken for initial 3 stages and at the time of completion, 4 photographs to be taken along with photograph of beneficiary
- e. Direction of house
- f. Condition of house
- g. Occupation Status
- h. Infrastructure Status: Water supply, Sewerage, Electricity
- i. Observers comments

Requisite personnel and infrastructure for States to implement Geotagging initiative in their respective ULBs is as follows:

1. State and ULB level coordinators: Name, Designation, email, mobile number
2. Surveyor: a field collector who will get to beneficiary location and do geo tagging. NRSC has advised that, a productivity of 1000

houses/month/person (@50 houses/day) as an optimistic target to be given to surveyor assuming ideal conditions. In practice, various factors may lead to unforeseen delays like: waiting for GPS fix to reach within permissible limits, ensuring availability of the beneficiaries, actual positioning and taking photographs, resending failed records. Further, once the initial first cycle of geo-tagging is complete, based on the construction work progress and alerts received from beneficiaries through MIS, subsequent field visits are required. Hence considering all aspects, an overhead factor of 40% is recommended. Therefore a typical State would deploy 35 personnel with 35 mobile devices to complete geotagging of about 50,000 houses to complete within 2 months. Identify Surveyors (for field data collection) for each city with their Name, Designation, Email, mobile number, list of cities and wards they are responsible for and preferred userid.

3. Supervisors for moderation: The collected data will be available on Bhuvan portal, so that subsequent moderation work can be done from desk. While data collector can view their uploaded data, higher officials can view and moderate the observations within their purview. For observations that fail in the moderation, a repeat field visit will be required. To carry out this moderation work, for every 5000 houses there could be 2 to 3 officials to share the load. Identify Supervisors (for field data collection) for each city with their Name, Designation, Email, mobile number, list of cities and wards they are responsible for and preferred userid.
4. In order to enable efficient delivery of spatially relevant data sets to the mobile device, ULBs to provide ward boundary maps for each city.
5. All field data collectors are to be provided with smart phone mobile devices with following specifications:
 - i. Android OS (recent versions)
 - ii. 2GB or more RAM
 - iii. 16GB or more SD card memory
 - iv. Touch screen of 3.5" size or larger

- v. Camera
- vi. Internal GPS, GSM SIM, GPRS/3G/4G, Wifi, Bluetooth, compass
- vii. 2500 mAH or better battery capacity
- viii. Charging cable, data cable, UB OTG support with OTG cable
- ix. 20,000 mAH power bank to facilitate day long usage of mobile device

A separate training will be organized at NRSC, Hyderabad which will be Training of Trainers. It is contemplated to conduct 2 day training program with 2 or 3 persons from each represented state.

GOVERNMENT OF WEST BENGAL

Department of Municipal Affairs

Writers' Buildings

Kolkata

Tel: 22141627

Fax:

Date: 25/02/2016

mo No : 412(Sanction)/MA/P/C-10/3S-4/2016

Sanction Order for Grant-in-Aid

Demand No. : 39

Department Code : MA

Financial Year : 2015 - 2016

Sanctioning Authority: Municipal Affairs

Name of the Grantee Institution: State Urban Development Agency (SUDA)

Address of the Grantee Institution: ILGUS Bhawan, HC Block, Sector - III, Salt Lake, Kolkata - 700106.

Category of Grantee Institution: Others

Amount Sanctioned: 961337000 (in words Rs. Ninety Six Crore Thirteen Lakh Thirty Seven Thousand Only.)

Name of the DDO: DIRECTOR, SUDA

Department Code: MA-Municipal Affairs

Name of the Treasury/PAO: Pay & Accounts Officer-III, PAO-III

Nature of Grant (a) Recurring or Non-recurring: Non-Recurring

(b) Capital or Revenue: Revenue

Condition of Grant Utilisation Certificate required: Yes

Category of Grant : Others

Purpose of Grant : Implementation of Projects sanctioned under Pradhan Mantri Awas Yojana [Housing for All (Urban)] 2015-16

An amount of Rs 961337000 is hereby allotted for this period in favour of the DIRECTOR, SUDA From the head of account As Shown in the Annexure. from the budget provision of the financial year, 2015 - 2016 under Demand No.39 Department Code MA and payable to Grantee Institution or by A/c payee cheque/by transfer credit.

Head of Account Code : As Shown in the Annexure.

Name of the Scheme : Pradhan Mantri Awas Yojana [Housing for All(Urban)] (State Share)

The amount will be drawn in T.R. from No.31/32/43

The sanctioned amount will be payable to State Urban Development Agency (SUDA) by Transfer Credit to the Head of account of the LF/PL/Deposit Account of the Grantee Institution or by A/C payee Cheque as applicable

Remarks: Central Assistance of Rs.728.44 lakh for preparation of HFAPoA for all ULBs; Rs.8751.30 lakh as 31%missible 1st instalment of Central Grant for sanctioned 70 ULBs under BLC mode & Addl. amount of Rs.133.63 lakh foration of capital assets are hereby released to SUDA for implementation of projects sanctioned under PMAY-HFA(U) for 15-2016. Director, SUDA will draw the amount and the amount so drawn will be released in favour of concerned ULBs as when required.

Total released amount is within the Budget Provision of the above mentioned head of account during 2015 - 2016

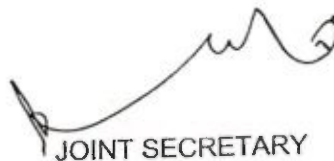
This order issues in exercise of the power delegated under Finance Department Memo. No. 460-F.B. dated 21.07.2015 h the concurrence of Finance Deptt. vide Gr. N U.O. No. 3759 Date 23/02/2016

JOINT SECRETARY

Municipal Affairs

Copy forwarded for information and necessary action to:-

1. The Principal Accountant General (A&E), Treasury Buildings, Kolkata-700001
2. The Principal Accountant General (Audit), Treasury Buildings, Kolkata-700001
3. The Principal Accountant General (Receipt, Works & Local Bodies Audit), CGO Complex at Salt Lake, Kolkata-700091
4. DIRECTOR, SUDA
5. Pay & Accounts Officer-III, PAO-III
6. Sri Vinod Gupta, Under Secretary, Ministry of Housing & Urban Poverty Alleviation (HFA-III), Government of India.
7. Finance Department, Group 'R' / Group 'N', Government of West Bengal.
8. Financial Advisor, Municipal Affairs Department, Government of West Bengal.
9. Chief Engineer, Municipal Engineering Directorate.
10. P.S. to MIC, MA & UD Deptts.


JOINT SECRETARY

Sub-Alloting Officer / DDO wise Alloted Amount Summary

No.	Sub Alloting Code / DDO Code Designation	Amount
1.	CAFUDA002-DIRECTOR, SUDA	961,337,000.00
		961,337,000.00


JOINT SECRETARY
Municipal Affairs

Document From Department - MA-Municipal Affairs to - CAFUDA002-DIRECTOR, SUDA

Treasury Name : PAO-III Pay & Accounts Office-III,

ID	Head of Account	Scheme Description	Object of Expenditure	Alloted Amount
3095	2217-05-191-SP-080-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (Central Share)	Grants for creation of Capital Assets	21205000
3134	2217-05-192-SP-028-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (Central Share)	Grants for creation of Capital Assets	685337000
3139	2217-05-193-SP-038-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (State Capital Assets Share)	Grants for creation of Capital Assets	6017000
3155	2217-05-789-SP-033-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (Central Share)	Grants for creation of Capital Assets	195468000
3178	2217-05-796-SP-020-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (Central Share)	Grants for creation of Capital Assets	53310000
				961,337,000.00


JOINT SECRETARY

Municipal Affairs

GOVERNMENT OF WEST BENGAL

Department of Municipal Affairs

Writers' Buildings

Kolkata

Tel: 22141627

Fax:

Date: 25/02/2016

Memo No. : 413(Sanction)/MA/P/C-10/3S-4/2016

Sanction Order for Grant-in-Aid

Demand No. : 39

Department Code : MA

Financial Year : 2015 - 2016

1. Sanctioning Authority: Municipal Affairs
2. Name of the Grantee Institution: State Urban Development Agency (SUDA)
3. Address of the Grantee Institution: ILGUS Bhawan, HC Block, Sector-III, Salt Lake, Kolkata - 700106.
4. Category of Grantee Institution: Others
5. Amount Sanctioned: 1257641000 (in words Rs. One Hundred Twenty Five Crore Seventy Six Lakh Forty One thousand Only.)
6. Name of the DDO: DIRECTOR, SUDA
7. Department Code: MA-Municipal Affairs
8. Name of the Treasury/PAO: Pay & Accounts Officer-III, PAO-III
9. Nature of Grant
(a) Recurring or Non-recurring: Non-Recurring
(b) Capital or Revenue: Revenue
10. Condition of Grant
Utilisation Certificate required: Yes
11. Category of Grant : Others
12. Purpose of Grant : Implementation of Projects sanctioned under Pradhan Mantri Awas Yojana [Housing for All (Urban)] 2015-16.
13. An amount of Rs 1257641000 is hereby allotted for this period in favour of the DIRECTOR, SUDA From the head of account As Shown in the Annexure. from the budget provision of the financial year, 2015 - 2016 under Demand No.39 Department Code MA and payable to Grantee Institution or by A/c payee cheque/by transfer credit.

Head of Account Code : As Shown in the Annexure.

Name of the Scheme : Pradhan Mantri Awas Yojana [Housing for All (Urban)] (State Share)

The amount will be drawn in T.R. from No.31/32/43

The sanctioned amount will be payable to State Urban Development Agency (SUDA) by Transfer Credit to the Head of account of the LF/PL/Deposit Account of the Grantee Institution or by A/C payee Cheque as applicable

Remarks: Matching State Share of Rs.12576.41 lakh is hereby released corresponding to Rs.9613.37 lakh of Central assistance for preparation of HFAPoA, 31% as 1st instalment of Central Grant for sanctioned 70 ULBs under BLC mode & addl. amount of Rs. 133.63 lakh for creation of capital assets to SUDA for implementation of projects sanctioned under AY-HFA(U) for 2015-2016. Director, SUDA will draw the amount and the amount so drawn will be released in favour of concerned ULBs as & when required.

Total released amount is within the Budget Provision of the above mentioned head of account during 2015 - 2016

This order issues in exercise of the power delegated under Finance Department Memo. No. 460-F.B. dated 21.07.2015 in the concurrence of Finance Deptt. vide Gr. N U.O. No. 3759 Date 23/02/2016

JOINT SECRETARY

Municipal Affairs

Copy forwarded for information and necessary action to:-

1. The Principal Accountant General (A&E), Treasury Buildings, Kolkata-700001
2. The Principal Accountant General (Audit), Treasury Buildings, Kolkata-700001
3. The Principal Accountant General (Receipt, Works & Local Bodies Audit), CGO Complex at Salt Lake, Kolkata-700091
4. DIRECTOR, SUDA
5. Pay & Accounts Officer-III, PAO-III
6. Sri Vinod Gupta, Under Secretary, Ministry of Housing & Urban Poverty Alleviation (HFA - III), Government of India.
7. Finance Department, Group 'R' / Group 'N', Government of West Bengal.
8. Financial Advisor, Municipal Affairs Department, Government of West Bengal.
9. Chief Engineer, Municipal Engineering Directorate.
10. P.S. to MIC, MA & UD Deptts.


JOINT SECRETARY

Sub-Alloting Officer / DDO wise Alloted Amount Summary

Sl No.	Sub-Alloting Code / DDO Code Designation	Amount
1.	AFUDA002-DIRECTOR, SUDA	1,257,641,000.00
		1,257,641,000.00


JOINT SECRETARY

Municipal Affairs

Allotment From Department - MA-Municipal Affairs to - CAFUDA002-DIRECTOR, SUDA

Treasury Name : PAO-III Pay & Accounts Office-III,

ID	Head of Account	Scheme Description	Object of Expenditure	Alloted Amount
693194	2217-05-191-SP-081-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (State Capital Assets Share)	Grants for creation of Capital Assets	19884000
693228	2217-05-192-SP-029-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (State Capital Assets Share)	Grants for creation of Capital Assets	885309000
693241	2217-05-193-SP-039-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (Central Share)	Grants for creation of Capital Assets	7107000
693251	2217-05-789-SP-034-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (State Capital Assets Share)	Grants for creation of Capital Assets	271339000
693253	2217-05-796-SP-021-35-00-V	Pradhan Mantri Awas Yojana [Housing for All(Urban)] (State Capital Assets Share)	Grants for creation of Capital Assets	74002000

1,257,641,000.00

JOINT SECRETARY

Municipal Affairs

**OFFICE OF THE CHIEF ENGINEER
GOVERNMENT OF WEST BENGAL
OFFICE OF THE CHIEF ENGINEER
Municipal Engineering Directorate**

Bikash Bhawan, South Block (1st Floor) Salt Lake, Kolkata – 700091.

Phone No: (033)2337-1331/ (033)2358-3347 \ Fax: (033) 2337-5472 /2337-5474

E-mail: ce_medte@yahoo.com

o/c

No. ME/ 2905/1(108)/1P-47/2015

Dated: 29/2/16

From : The Chief Engineer
M.E.Dte.
Bikash Bhawan
Salt Lake, Kolkata

To : The Mayor / Chairman.

.....Municipality / Municipal Corporation

Sub : Approval of building plan under PMAY

Sir,

All building plans along with estimates deviating from the model plan, are required to be approved by the concerned Executive Engineer of MED and the said plans should confirm to the provisions made in the model plan and estimates should be to the tune of Rs.3.68 lakhs or above.

Yours faithfully,

Chief Engineer, MED

No. ME/ 2905/1(25)/1P-47/2015

Dated 29/2/16

Copy forwarded for information and necessary action to :

1. The Director, SUDA, ILGUS Bhawan, Salt Lake
2. The Additional Chief Engineer, North/South, MED
3. The Superintending Engineer, North/South/East/West/Central Circle, MED
4. The Executive Engineer, Siliguri/ Jalpaiguri/ Coochbehar/ Malda/ Murshidabad/ Burdwan/ Asansol/ Bankura/ Purulia/ Birbhum/ Nadia/ Hooghly/ Dinajpur/ East Midnapore / West Midnapore/ North 24-Pargonas/ South 24- Pargonas Division, MED.

Chief Engineer, MED



hudco kro <hudcokro@gmail.com>

Loan Proposal for Housing Scheme

1 message

hudco kro <hudcokro@gmail.com>

To: Manindra Nath Pradhan <wbsudadir@gmail.com>

Tue, Feb 9, 2016 at 6:38 PM



To

The Director,
State Urban Development Agency,
ILGUS Bhawan,
Salt Lake.

Do
Action taken.
Pl. file
11/2
02/03/16

Sir,

This has reference to the discussion we had with Shri S Mukherjee. As discussed with him, we are attaching herewith the Concept Paper with HUDCO Terms & Conditions & Repayment Schedule for availing HUDCO Loan to meet the States' Share under PMAY(Housing for All) projects recently sanctioned by Govt. of India.

It may kindly be informed that applicable rate of interest for the Scheme would be 8.65%, if the the Loan is directly taken by GoWB. In case of HUDCO Loan is borrowed by Public Sector Agencies etc. additional 0.25% Interest would be leviable as per prevailing Financing Norms of HUDCO. Further, the above rate of interest considered at Fixed Rate which is automatically reset upon expiry of every 3/ 5 years at the then prevailing Fixed Rate. For Floating Rate of Interest, the applicable rate of interest would be higher by 0.10%.

Besides above, the applicable rate of interest would be lesser by 0.25% if the Loan is for EWS Housing project for Widow/SC/ST/OBC, Physically Handicapped, Single Woman above 35 year and natural calamities affected areas.

It is hoped that you will find the above in order & shall finalize the proposal for availing HUDCO Loan within the current Financial Year.

HUDCO officials would be happy to assist you regarding formulation of the scheme proposal.

With Regards

SK Mishra

Regional Chief

Mob : 9831444105



HUDCO Regional Office
"HUDCO Bhawan", DJ-11, Sector-II,
Karunamoyee, Bidhannagar, Kolkata-700091

Tel. No.: EPABX: (033) 2358 6141/0773/0778
(033) 2358 0774/7734/8648
Regional Chief: (033) 2358 0780 (D)
Fax No. : (033) 2358 5514

 PMAY-HFA CONCEPT PAPER.doc
71K

HUDCO'S LOAN ASSISTANCE TOWARDS STATE'S SHARE UNDER PRADHAN MANTRI AWAS YOJANA (HOUSING FOR ALL-URBAN) RECENTLY SANCTIONED BY GOVT. OF INDIA FOR 70 TOWNS/ULBs OF WEST BENGAL

1 SCHEME BRIEF :

Govt. of India, has recently sanctioned 70 nos. of Projects pertaining to 70 nos. of towns of West Bengal in CSMC meeting held on 21/12/2015 to facilitate new construction of 47,050 nos. of units for Economically Weaker Section (EWS) people under Pradhan Mantri Awas Yojana (Housing for All-Urban) with Project Cost of Rs.1,904.58 crores. The Project cost sanctioned is comprising of Central Subsidy of Rs.705.75 crores and State Share of Rs.1198.84 crores which includes State's Grant of Rs.994.64 crores, ULB share of Rs.86.57 crores & beneficiaries' share of Rs.117.63 crores. The income criteria as per the State Norms for EWS is set for monthly income of Rs.10,000/- (annual income of Rs.1,20,000) as per circular of Housing Department. The scheme is proposed under Beneficiary Led Construction (BLC) i.e. DUs shall be constructed by the beneficiaries on the Land owned/in possession of them.

2 ESTIMATE & EXPECTED REVISED COST :

1. As per the original proposal approved by the State Govt. & subsequently Govt. of India, following is the break-up of project cost per unit which is based on the State PWD Schedule of Rate - PWD (WB) SoR w.e.f. 01.07.2014 & Source of fund :

Project Cost : Per Unit		Source of Fund : Per Unit			
Type	Project Cost Per Unit (Lacs)	Source	Housing	Infrastructure	Total
Housing	3.68	Gol subsidy	1.50	0.00	1.50
Infrastructure @10%	0.37	State grant	1.93	0.19	2.12
		ULB	0.00	0.18	0.18
		Beneficiaries	0.25	0.00	0.25
Total	4.05	Total	3.68	0.37	4.05

However, it has been observed that since the scheme is proposed under Beneficiary Led Construction (BLC) i.e. DUs shall be constructed by the beneficiaries on the Land owned/in possession of them, there are certain charges viz. Contractor Fees etc. may not be required and accordingly, revised cost of DU has been worked out which is Rs.3.15 lacs in place of Rs.3.68 lacs as was originally sanctioned. Thus, the revised source of funds in respect of construction of DUs is worked out as follow :

PROJECT COST : PER UNIT	
Type	Project Cost Per Unit (Lacs)
Housing	3.15

Source of Fund : Per Unit	
Source	Housing
Gol subsidy	1.50
State grant	1.40
ULB	0.00
Beneficiaries	0.25
Total	3.15

REQUIREMENT OF STATE GRANT	
Source	Housing
Total No. Unit Sanctioned	47,050
State Grant Per Unit	1.40
Total State Grant Required	658.70

REVISED PROPOSAL WITH REDUCED COST

It is proposed to avail State's Grant of Rs.658.70 crores from HUDCO, a Govt. of India Enterprise which is available at lesser rate of interest & borrower friendly terms & conditions. However, the State's Grant required for providing Infrastructure may be made from the State Budget/available resources.

In this regard, HUDCO vide its letter dated 21/01/2016 has offered its loan assistance to meet the State's Grant for the afore-said scheme alongwith the terms & conditions. The

HUDCO's Loan Assistance to other State Govt./Agencies for EWS Housing :

HUDCO has funded EWS Housing in large scale to the Govt. of Uttar Pradesh, Rajasthan, Chattishgarh, Telegana, Tamil Nadu etc. towards undertaking State-wise Housing Programme for the masses. In earlier occasion, HUDCO has also sanctioned loan to Kolkata Metropolitan Development Authority (KMDA) towards State's Share for the Housing Component of BSUP Projects under JNNURM with the loan amount of Rs.199.75 crores facilitating for construction of 72,063 DUs.

4 BRIEF TERMS & CONDITIONS FOR AVAILING HUDCO LOAN :

PROSPECTIVE AGENCIES	DIRECT BORROWING BY GOWB	GOVT. AGENCIES VIZ. SUDA, WBIDFC	REMARKS
LOAN AMOUNT	90% of the Project Cost	90% of the Project Cost	Project Cost includes basic construction cost, Administrative & Supervision Charges upto 10% and Interest during construction
REPAYMENT PERIOD	Upto 15 Years	Upto 15 Years	Longer repayment period upto 20 years subject approval of the HUDCO competent authority. Loan Repayment Schedules for 10/15/20 year with tentative loan of Rs.100 crores are enclosed.
RATE OF INTEREST	For SC/ST/OBC, Widow etc. – 8.50% (Floating)/ 8.40% (Fixed) For Others including Action Plan Schemes – 8.75%(Floating)/8.65(Fixed)	For SC/ST/OBC, Widow etc. – 8.75%(Floating)/8.65(Fixed) For Others including Action Plan Schemes – 9.0%(Floating)/8.90% (Fixed)	0.25% rebate is given for the Direct Borrowing by the State Govt. and Rated Govt. Agency 'AA' & above.
APPLICATION FEES	N I L	N I L	Waived for EWS & LIG
FRONT-END-FEES (PROCESSING FEES)	N I L	N I L	Waived for EWS & LIG
PER UNIT COST (MAXIMUM)	Rs.4.50 Lacs	Rs.4.50 Lacs	Or as per Govt. of India approval
PER UNIT LOAN	Rs.3.50 Lacs	Rs.3.50 Lacs	
REBATE	0.10 Rebate is given for the Fixed Rate	0.10 Rebate is given for the Fixed Rate	
SECURITY FOR HUDCO LOAN	Govt. of India permission as necessary under Article 393	Govt. Guarantee/ Budgetary Provision etc.	
REQUISITE DOCUMENTS FOR HUDCO LOAN	I. Loan Application II. Project Proposal III. Govt. Approval, if available IV. Documents/ Resolution passed by the Board of Directors to borrow from HUDCO & Accounts for last 3 yrs as available		

5 REPAYMENT LIABILITY :

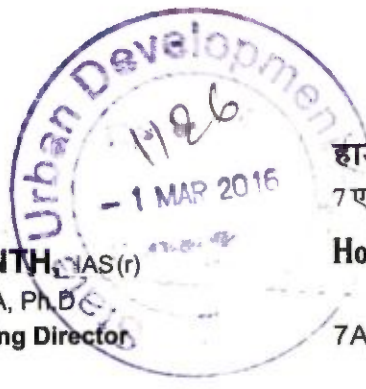
The Govt. of W.B. may repay loan from its Annual budget and consider extending Govt. Guarantee in case loan is availed by SUDA/WBIDFC/Other State Govt. agencies or obtain Govt. of India permission in case of direct borrowing by the State Govt.

6 Approval of Finance Deptt., GoWB to avail HUDCO Loan

Finance department, GoWB may please accord approval for borrowing from HUDCO and identify Govt. Agency for borrowing from HUDCO or decide on direct borrowing so that proposal may be submitted to HUDCO for availing of Rs.1000.00 crores or so to meet the State's Share under Pradhan Mantri Awas Yojana (Housing For All-Urban) for 70 Towns/ULBs of West Bengal already sanctioned and also 38 Towns/ULBs submitted to GoI. Accordingly, the Project Proposal may be submitted to HUDCO alongwith loan application with requisite documents.



Dr. M RAVI KANTH, IAS(r)
M.A. (Eco), LLB, MBA, Ph.D.
Chairman & Managing Director



हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
7ए, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003

Housing and Urban Development Corporation Limited
(Government of India Enterprise)

7A, India Habitat Centre, Lodhi Road, New Delhi-3

Do.NoHUDCO/OW/Hsg/2015-16/

Dated : 19th February, 2016

Sub: HUDCO funding of housing projects under Pradhan Mantri Awas Yojana – Housing for All (PMAY-HFA) programme

Dear

Shri Gopalika

Dr. M. Ravi Kanth
TA
2
1/3/16

As you are aware, HUDCO has always been in the fore-front for supporting the development programmes and projects in the field of housing with particular focus to 'reaching the unreached'. In this context, we are indeed happy to note that as part of the PMAY-HFA programme 74,880 housing units (47,050 in 1st tranche and 27,830 in 2nd tranche) have been sanctioned for the State of West Bengal. HUDCO would happy to provide loan assistance for meeting the State/ULB share for implementation of the housing units. I would like to highlight that for housing projects meant for EWS and LIG category housing, HUDCO does not charge any application fee or front-end fee, and its interest rate is very competitive with 8.65%/8.90% under fixed rates and 8.75%/9.00% under floating rate, depending on the category of EWS beneficiaries. Further, the loan assistance is also offered for a longer repayment term.

I have advised HUDCO Regional Chief at Kolkata to meet you personally and brief you in this regard. I would like to assure HUDCO's priority consideration on receipt of the project.

In line with the already prevalent strong mutually beneficial relationship, I would like to assure HUDCO's continued support for the developmental initiatives of the Government of West Bengal in the housing sector.

With best regards

325-SMA/16
1/3/16

Yours sincerely,

82306
(Dr M.RAVI KANTH)

Shri B.P.Gopalika, IAS
Principal Secretary to Government
Municipal Affairs Department
Government of West Bengal
Writers Building,
Kolkata - 700001

100
Action already
taken. Pl. file.
14
02/03/16
Bm
02/03/16



हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
(भारत सरकार का उपक्रम)

कोलकाता क्षेत्रीय कार्यालय

"हडको भवन", प्लॉट सं. 11, ब्लॉक - डी.जे, सेक्टर-II, करुणामयी, साल्ट लेक, कोलकाता - 700 091
दूरभाष : (033) 2358 6141, 2358 0773, 2358 0778, फैक्स : (033) 2358 5514, ईमेल : hudcokro@gmail.com

Housing and Urban Development Corporation Limited

(A Govt. of India Enterprise)

Kolkata Regional Office

"HUDCO Bhawan", Plot No.11, Block-DJ, Sector-II, Karunamoyee, Salt Lake, Kolkata - 700 091
Tel. : (033) 2358 6141, 2358 0773, 2358 0778, Fax (033) 2358 5514, e-mail: hudcokro@gmail.com

No.: KRO-KRO/Action-JNNURM-HQ/3638

February 23, 2016

The Director,
State Urban Development Agency (SUDA),
'SUDA Bhawan', HC Block, Sector-III, Salt Lake City,
Kolkata - 700 106.

Dr SUDA

Sub.: Minutes of 05TH meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY) - HFA (Urban) Mission held on 25.01.2016 at New Delhi

TA
1/3/16

Sir,

Please find attached herewith copy of minutes of 05TH Central Sanctioning-cum-Monitoring Committee (CSMC) of PMAY-HFA(U) projects held on 25.01.2016. In this regard, your kind attention is drawn to Agenda-3 and Annexure-3 (Page Nos.5-7 & 15-18) of the minutes.

This is for favour of kind information and necessary compliance as per the above minutes of the meeting.

Thanking you,

Yours faithfully,

(D. Chakraborty)
Dy. General Manager (Projects)

Encl.: As above

✓ Copy for information to Shri B. P. Gopalika, IAS, Principal Secretary to the Government of West Bengal, Municipal Affairs Department, Writers' Buildings, Kolkata - 700 001.

Dy. General Manager (Projects)

100
14
02/03/16
Bm
02/03/16



आईएसओ 9001:2008 प्रमाणित कंपनी M-DC.DOC/23022016

AN ISO 9001:2008 CERTIFIED COMPANY CIN: U74899DL1970GOI005276

पंजीकृत कार्यालय : कोर - 7'ए', हडको, हडको भवन, इंडिया हैबिटेट सेन्टर, लोधी रोड, नई दिल्ली - 110 003

दूरभाष : 011-2464 9610-23, फैक्स : 011-2462 5308, ईमेल : hudco@hudco.org, Visit us at : www.hudco.org

Regd. Office : Core - 7'A', HUDCO, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003

Tel : (EPABX) 011-2464 9610-23, Fax : 011-2462 5308, e-mail : hudco@hudco.org; Visit us at : www.hudco.org



प्राप्त किया

सं: 4899 दिनांक 16/02/2016

हस्ताक्षर

sh

Inter Office Memo

From:	To:
GM(P)-JN	ED - Chennai, Hyderabad, Mumbai, Thiruvananthapuram, Vijayawada
	RC - Ahmedabad, Bengaluru, Bhopal, Bhubaneswar, Chandigarh, Delhi, Dehradun, Guwahati, Jaipur, Jammu, Kohima, Kolkata, Lucknow, Patna, Raipur, Ranchi

No.JNNURM Cell/CSMC- HFA-PMAY/ (108)

05th February, 2016

Sub.: Minutes of 05th Meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of P radhan M antri A was Y ojana (PMAY) - H FA (Urban) Mission held on 25th January, 2016 at New Delhi.

Please find enclosed Minutes of 05th Meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY) - HFA (Urban) Mission held on 25th January, 2016 at New Delhi. You are requested to convey the decision of the CSMC to all the States implementing agencies / nodal agencies for information and necessary compliance.

Usha P Mahavir
General Manager (P)
Mobile : 9818022059

Encl.: As Above.

EDs/RCs

CC : DGM(P), AGM (P), M(IT)

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,

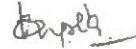
Dated: 03 February, 2016

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

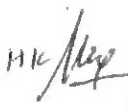
To,


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 UD & M/o HUPA, Nirman Bhavan, New Delhi.
11. Mission Director (Smart Cities), MoUD.
12. Joint Secretary & Mission Director -in charge of HFA, MoHUPA

Please circulate to all concerned.


Asm(s)


05-02-2016

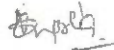

05/02/2016
GM(P)

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

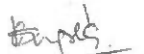


(Vinod Gupta)

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)

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

Salient Details of Tamil Nadu HFA Projects for Affordable Housing in Partnership														Annexure 2A	
														(Rs in Lakhs)	
City	Project Name	Project Code	Cost on Housing	Infra cost	Other	Total Project Cost	Total Houses proposed	No. of EWS Houses	Govt Grant	GoTN grant	Institutional Finance	Beneficiary Share	Govt's 1st installment for Release (40%)		
2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Namakkal	Construction of 1392 storied tenements (G+2 & G+3 floor pattern) with infrastructures at Nagarajapuram, 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		
Thiruchirappalli	Construction of 384 storied tenements (G+8, floor pattern) with infrastructures atVennarapettai (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		
Nagapattinam	Construction of 336 storied tenements (G+2 floor pattern) with infrastructures at Samba 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		
Chennai I	Construction of 256 storied tenements (G+3 floor pattern) with infrastructures at Indira Gandhi Kuppan 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		
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		
Chennai III	Construction of 864 storied tenements (G+3 floor pattern) with infrastructures at Kesavaipallai 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		
Thanjavur	Construction of 256 storied tenements (G+3 floor pattern) with infrastructures at Pillayarpathi 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		
Thiruchirappalli	Construction of 512 storied tenements (G+3 floor pattern) with infrastructures at Nagamangalam-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		
Coimbatore	Construction of 356 storied tenements (G+3 floor pattern) with infrastructures at Thiruvilka 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		
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		
Pudukottai	Construction of 1920 storied tenements (G+2) with infrastructures at Narmedu	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		

Saigent 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 2B	
														(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	347.40	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	Vembulamman Koli 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	Karai Anthonyar Koli 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	Uthapatti-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	3362.44	14354.73	101291.81	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 SI 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, SI 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

TAMILNADU SLUM CLEARANCE BOARD

STATEMENT A

Housing 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.Kallupatti	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	Thiruppananthai	113	33803690014
14	Thanjavur	Thiruvudaimaruthur	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.Mailapuram	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	Peerankarani	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	Thedavoor	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	Melachokkanatapuram	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	Thiruvalem	70	33803377014
154	Vellore	Villapakkam	103	33803393014
155	Villupuram	Tirukoilur	40	33803435014
156	Virudhunagar	Sundarapandiam	50	33803793014
157	Virudhunagar	V.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 Bye-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



हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
(भारत सरकार का उपक्रम)

कोलकाता क्षेत्रीय कार्यालय

"हडको भवन", प्लॉट सं. 11, ब्लॉक - डी.जे, सेक्टर-II, करुणामयी, साल्ट लेक, कोलकाता - 700 091
दूरभाष : (033) 2358 6141, 2358 0773, 2358 0778, फैक्स : (033) 2358 5514, ईमेल : hudcokro@gmail.com

Housing and Urban Development Corporation Limited

(A Govt. of India Enterprise)

Kolkata Regional Office

"HUDCO Bhawan", Plot No.11, Block-DJ, Sector-II, Karunamoyee, Salt Lake, Kolkata - 700 091
Tel. : (033) 2358 6141, 2358 0773, 2358 0778, Fax (033) 2358 5514, e-mail: hudcokro@gmail.com

No.: KRO-KRO/Action-JNNURM-HQ/3638

February 23, 2016

The Director,
State Urban Development Agency (SUDA),
'SUDA Bhawan', HC Block, Sector-III, Salt Lake City,
Kolkata - 700 106.

TA
2
9/2/16

Sub.: Minutes of 05TH meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY) - HFA (Urban) Mission held on 25.01.2016 at New Delhi

Sir,

Please find attached herewith copy of minutes of 05TH Central Sanctioning-cum-Monitoring Committee (CSMC) of PMAY-HFA(U) projects held on 25.01.2016. In this regard, your kind attention is drawn to Agenda-3 and Annexure-3 (Page Nos.5-7 & 15-18) of the minutes.

This is for favour of kind information and necessary compliance as per the above minutes of the meeting.

Thanking you,

Yours faithfully,

(D. Chakraborty)
Dy. General Manager (Projects)

Encl.: As above



हडको
hudco

आई एस ओ 9001:2008 प्रमाणित कम्पनी

AN ISO 9001:2008 CERTIFIED COMPANY CIN: U74899DL1970GOI005276

पंजीकृत कार्यालय : कोर - 7'ए', हडको, हडको भवन, इंडिया हैबिटेट सेन्टर, लोधी रोड, नई दिल्ली - 110 003

दूरभाष : 011-2464 9610-23, फैक्स : 011-2462 5308, ईमेल : hudco@hudco.org, Visit us at : www.hudco.org

Regd. Office : Core - 7'A', HUDCO, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003

Tel : (EPABX) 011-2464 9610-23, Fax : 011-2462 5308, e-mail : hudco@hudco.org; Visit us at : www.hudco.org



प्राप्त किया

सं: 4499 दिनांक 16/02/2016

हस्ताक्षर

Inter Office Memo


From:	To:
GM(P)-JN	ED - Chennai, Hyderabad, Mumbai, Thiruvananthapuram, Vijayawada
	RC - Ahmedabad, Bengaluru, Bhopal, Bhubaneshwar, Chandigarh, Delhi, Dehradun, Guwahati, Jaipur, Jammu, Kohima, Kolkata, Lucknow, Patna, Raipur, Ranchi

No.JNNURM Cell/CSMC- HFA-PMAY/ (108)

05th February, 2016

Sub.: Minutes of 05th Meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of P radhan M antri A was Y ojana (PMAY) - H FA (Urban) Mission held on 25th January, 2016 at New Delhi.

Please find enclosed Minutes of 05th Meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) of Pradhan Mantri Awas Yojana (PMAY) - HFA (Urban) Mission held on 25th January, 2016 at New Delhi. You are requested to convey the decision of the CSMC to all the States implementing agencies / nodal agencies for information and necessary compliance.


 Usha P Mahavir
 General Manager (P)
 Mobile : 9818022059

Encl.: As Above.

EDs/RCs

CC : DGM(P), AGM (P), M(IT)

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

(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

Please circulate to all concerned.

Agm(s)

HK/leg
05-02-2016

GM
05/02/2016
GM(P)

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

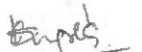


(Vinod Gupta)

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)

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 SLSCMC 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. Janā, 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

Annexure 2A

Salient Details of Tamil Nadu HFA Projects for Affordable Housing in Partnership															Annexure 2A	
															(Rs in Lakhs)	
Sl No.	City	Project Name	Project Code	Cost on Housing	Infra cost	Other	Total Project Cost	Total Houses proposed	No. of EWS Houses	Govt Grant	GoTN grant	Institutional Finance	Beneficiary Share	Govt's 1st Installment for Release (40%)		
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 Nagarajapuram, 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+8 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	Nagapattinam	Construction of 336 storied tenements (G+2 floor pattern) with infrastructures at Samba 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 Kuppan 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 Kesavapillai 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 Pillayarpet 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 Narimedu	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 2B	
														(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	347.40	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 Koli 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	Aol Dravidar 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 -V/III	33 803391 01 4	-	-	-	570.00	190	190	285.00	114.00	0.00	171.00	114.00	
7	Ranipet	Karai Anthonyar Koli 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	Uchappatti-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	3362.44	14354.73	101291.81	23476	23476	35214.00	30397.61	18555.43	17124.77	14085.60	

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

1. 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.

2. In BLH project, SI 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.

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

4. 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

TAMILNADU SLUM CLEARANCE BOARD

STATEMENT A

Housing 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.Kallupatti	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	Thiruppananthai	113	33803690014
14	Thanjavur	Thiruvidaimaruthur	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	Chittlapakkam	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	Thedavoor	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	Gengupatti	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	Melachokkanatapuram	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	Thiruvalem	70	33803377014
154	Vellore	Villapakkam	103	33803393014
155	Vilupuram	Tirukoilur	40	33803435014
156	Virudhunagar	Sundarapandiam	50	33803793014
157	Virudhunagar	V.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 Bye-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 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

STATE URBAN DEVELOPMENT AGENCY

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

ক্রমিক নং

তারিখ

The amounts shown in Column-6 of the enclosed statement (State Share for Infrastructure Development) may be retained by the ULB for utilisation in Infrastructure Development works as proposed in the approved DPR after depositing an equal amount to the dedicated Bank Account of the ULB as ULB Share.

The release is also subject to the following conditions:

- The fund should be utilised only for the purpose for which it is released and for no other purpose.
- Works for the released amount should be executed strictly as per scheme Guidelines.
- Monthly report of Physical and Financial progress should be sent to SUDA and MED by the 7th of the following month.
- The amount released herein should be kept in the dedicated Bank Account for SBM maintained by the ULB.
- A subsidiary Cash Book should be maintained for keeping accounts (deposits and withdrawals) of funds.
- Money receipt in Form 42 may be sent immediately after receipt of the online transfer.

Yours faithfully,




Director, SUDA

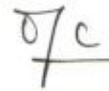
& State Mission Director, PMAY-HFA(U)

Memo No. SUDA-213/2015/ 469(71)/ 1 (A)

Date: 01.03.2016

Copy forwarded for information to:

1. Principal Secretary, MA Department, Govt. of West Bengal
2. Sri M. Chatterjee, Joint Secretary, MA Department, Govt. of West Bengal
3. Chief Engineer, M.E. Directorate
4. Financial Adviser, SUDA



Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-213/2015/ 4 ৬৭ (৭১)

01.03.2016

ক্রমিক নং

তারিখ

From : Director, SUDA &
State Mission Director, PMAY-HFA (U)

To : The Commissioner / Chairperson

.....Municipal Corporation / Municipality / N.A.A.

Sub : Release of funds for construction of Dwelling Units under BLC mode and allied
Infrastructure Development works under PMAY-HFA(U)

Madam / Sir,

It may kindly be recalled that in the DPR for the year 2015-16 proposal for construction for Dwelling Units under Beneficiary Led Construction (BLC) mode as stated in Column-3 of the enclosed statement was received from your ULB. Your proposal after approval in the State Level Sectioning and Monitoring Committee has since been sanctioned by Government of India and the Government of India has released 31% of admissible 1st instalment of Central Share (40% of due Central Share) . In other words, 12.40% of the due Central Share has so far been received. In addition, SUDA has received 12.40% of the admissible State Share both for Housing and Infrastructure Development.

Now, funds as shown in Column-8 of the enclosed statement are being released electronically in favour of your ULB in the dedicated Bank account for PMAY as intimated by you. You are requested to deposit proportionate amounts of the fund shown in Columns 4 & 5 to all the beneficiaries mentioned in the DPR in their dedicated Bank Account with instruction to them to commence field level construction of the Dwelling Units following the Model Plan and conforming to the Operational Guidelines laid down in this office Order No.SUDA-17/2016/256 dt.11.02.2016. Depositing of funds for Dwelling Unit in a beneficiary's dedicated Bank Account may be kept in abeyance if the original beneficiary has expired or on scrutiny some disputes regarding the sole ownership of land has been detected by the ULB.

You are also requested to obtain an additional undertaking from the prospective beneficiary in addition to Annexure-1 of the Operational Guidelines prior to depositing funds for Dwelling Units in the beneficiaries dedicated Account to the effect that

- The beneficiary does not have in his / her ownership any pucca Dwelling Unit anywhere in the country
- The beneficiary has not / will not take advantage of any other vertical under PMAY like PPP, AHIP & CLSS for obtaining a Dwelling Unit for him / her.

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

**Statement showing proposed Central Share and State Share (for Dwelling Units and Infrastructure Development)
to be released to the respective ULBs**

Sl. No.	City	No. of DUs sanctioned	Central Share	State Share			Total to be released	Remarks
				State Share (for Housing cost)	State Share (for Infra cost)	State Share (Inclu Housing & Infra cost)		
1	2	3	4	5	6	7	8	9
1	Arambagh	900	167.40	215.39	20.53	235.92	403.32	
2	Ashoknagar-Kalyangarh	892	165.91	213.47	20.35	233.83	399.74	
3	Baranagar	70	13.02	16.75	1.60	18.35	31.37	
4	Barrackpore	315	58.59	75.39	7.19	82.57	141.16	
5	Baruipur	128	23.81	30.63	2.92	33.55	57.36	
6	Bhadreshwar	130	24.18	31.11	2.97	34.08	58.26	
7	Birnagar	1287	239.38	308.00	29.36	337.37	576.75	
8	Bolpur	1193	221.90	285.51	27.22	312.73	534.63	
9	Bongaon	1500	279.00	358.98	34.22	393.20	672.20	
10	Chakdah	479	89.09	114.63	10.93	125.56	214.66	
11	Chandernagore	900	167.40	215.39	20.53	235.92	403.32	
12	Chandrakona	1435	266.91	343.42	32.74	376.17	643.08	
13	Contai	1200	223.20	287.18	27.38	314.56	537.76	
14	CoochBehar	319	59.33	76.34	7.28	83.62	142.96	
15	Coopers Camp	360	66.96	86.16	8.21	94.37	161.33	
16	Dainhat	663	123.32	158.67	15.13	173.80	297.11	
17	Dalkhola	863	160.52	206.53	19.69	226.22	386.74	
18	Dankuni	1043	194.00	249.61	23.80	273.41	467.41	
19	Dhupguri	1489	276.95	356.35	33.97	390.32	667.27	
20	Dubrajpur	420	78.12	100.51	9.58	110.10	188.22	
21	Dum Dum	21	3.91	5.03	0.48	5.50	9.41	
22	Egra	968	180.05	231.66	22.09	253.75	433.80	
23	English Bazar	1143	212.60	273.54	26.08	299.62	512.22	
24	Garulia	314	58.40	75.15	7.16	82.31	140.71	
25	Gayeshpur	605	112.53	144.79	13.80	158.59	271.12	
26	Ghatal	830	154.38	198.64	18.94	217.57	371.95	
27	Gobardanga	1120	208.32	268.04	25.55	293.59	501.91	
28	Haldibari	379	70.49	90.70	8.65	99.35	169.84	
29	Halisahar	2022	376.09	483.91	46.13	530.04	906.13	
30	Haringhata	700	130.20	167.52	15.97	183.50	313.70	
31	Hoogly-Chinsurah	186	34.60	44.51	4.24	48.76	83.35	
32	Jalpaiguri	1290	239.94	308.72	29.43	338.16	578.10	
33	Jangipur	345	64.17	82.57	7.87	90.44	154.61	
34	Kaliaganj	1308	243.29	313.03	29.84	342.87	586.16	
35	Kanchrapara	238	44.27	56.96	5.43	62.39	106.66	

Sl. No.	City	No. of DUs sanctioned	Central Share	State Share			Total to be released	Remarks
				State Share (for Housing cost)	State Share (for Infra cost)	State Share (inclu Housing & Infra cost)		
36	Kandi	1474	274.16	352.76	33.63	386.39	660.55	
37	Katwa	265	49.29	63.42	6.05	69.47	118.76	
38	Kharagpur	1000	186.00	239.32	22.82	262.14	448.14	
39	Kharar	207	38.50	49.54	4.72	54.26	92.76	
40	Khardah	271	50.41	64.86	6.18	71.04	121.44	
41	Khirpai	400	74.40	95.73	9.13	104.85	179.25	
42	Konnagar	802	149.17	191.93	18.30	210.23	359.41	
43	Krishnagar	426	79.24	101.95	9.72	111.67	190.91	
44	Madhyamgram	446	82.96	106.74	10.18	116.91	199.87	
45	Mal	457	85.00	109.37	10.43	119.80	204.80	
46	Mathabhanga	63	11.72	15.08	1.44	16.51	28.23	
47	Mekhliganj	225	41.85	53.85	5.13	58.98	100.83	
48	Memari	404	75.14	96.69	9.22	105.90	181.05	
49	Nabadwip	1000	186.00	239.32	22.82	262.14	448.14	
50	Nalhati	235	43.71	56.24	5.36	61.60	105.31	
51	New Barrackpore	208	38.69	49.78	4.75	54.52	93.21	
52	North Barrackpore	25	4.65	5.98	0.57	6.55	11.20	
53	North Dum Dum	60	11.16	14.36	1.37	15.73	26.89	
54	Pujali	760	141.36	181.88	17.34	199.22	340.58	
55	Raiganj	1144	212.78	273.78	26.10	299.88	512.67	
56	Ramjibanpur	733	136.34	175.42	16.72	192.15	328.48	
57	Rampurhat	1341	249.43	320.93	30.60	351.52	600.95	
58	Ranaghat	459	85.37	109.85	10.47	120.32	205.69	
59	Rishra	310	57.66	74.19	7.07	81.26	138.92	
60	Sainthia	160	29.76	38.29	3.65	41.94	71.70	
61	Sonamukhi	739	137.45	176.86	16.86	193.72	331.17	
62	South Dum Dum	175	32.55	41.88	3.99	45.87	78.42	
63	Tamralipta	547	101.74	130.91	12.48	143.39	245.13	
64	Tarakeswar	90	16.74	21.54	2.05	23.59	40.33	
65	Tufanganj	592	110.11	141.68	13.51	155.18	265.30	
66	Uluberia	1500	279.00	358.98	34.22	393.20	672.20	
67	Uttarpara-Kotrung	715	132.99	171.11	16.31	187.43	320.42	

সুডা

০৫
রাজ্য নগর উন্নয়ন সংস্থা

SUDA

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-213/2015/ ৭৭৭(১২৫)

25.02.2016

ক্রমিক নং

তারিখ

From: Director, SUDA
& State Mission Director, PMAY-HFA(U)

To: Commissioner/Chairperson
_____ Municipal Corporation/Municipality/N.A.A.
(All 125 ULBs)

**Sub: Bank (PLI) details under Pradhan Mantri Awas Yojana (PMAY) –
Credit Linked Subsidy Scheme (CLSS)**

Madam/Sir,

You are aware that Credit Linked Subsidy Scheme (CLSS) is an important component under HFAPoA. This Central Sector Scheme envisages interest subsidy on loan both for EWS and LIG category of beneficiaries. HUDCO, one of the Central Nodal Agencies for the scheme has already executed MoU with some banks branches of which in the respective Urban Local Bodies will function as Primary Lending Institutions (PLI).

I am now to forward herewith a copy of Memo No. KRO-Sts/Dev-PMAY(HFA)/3521 dated 05.02.2016 from the Deputy General Manager (Projects), Kolkata Regional Office, HUDCO along with its enclosures being a list of banks with whom HUDCO has executed MoU for CLSS for your information and appropriate necessary action.

You are now requested to get in touch with the branches of the concerned banks to facilitate sanction of loan to prospective EWS and LIG beneficiaries after observing necessary formalities.

Yours faithfully,

Encl: As stated

০৫
Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

সুডা

SUDA

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-213/2015/414/1(2)

25.02.2016

ক্রমিক নং

তারিখ

Copy forwarded for information to:

- 1) Joint Secretary & Mission Director, PMAY-HFA(U), MoHUPA, Government of India
- 2) Regional Chief, Kolkata Regional Office, HUDCO

Me

Director, SUDA

& State Mission Director, PMAY-HFA(U)

Memo No. SUDA-213/2015/414/1(2)

Date: 25.02.2016

Copy forwarded for information to:

- 1) PS to Principal Secretary, MA Department, GoWB
- 2) Sri M. Chatterjee, Joint Secretary, MA Department, GoWB

Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

HOUSING & URBAN DEVELOPMENT CORPORATION LTD.

HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI - 110003

LIST OF BANKS/HFCs WITH WHOM HUDCO (AS CENTRAL NODAL AGENCY (CNA)) HAS EXECUTED MoU FOR CREDIT LINKED SUBSIDY SCHEME (CLSS)

S.NO.	NAME OF BANK/HFC	HEAD OFFICE ADDRESS	WEBSITE	PLI Code
PUBLIC SECTOR BANK				
1	Central Bank of India	Chander Mukhi, Nariman Point Mumbai - 400 021	www.centralbankofindia.co.in	CEBI0101
2	IDBI Bank Ltd.	IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005	www.idbi.com	IDBI0101
3	Vijaya Bank	Head Office, 41/2, MG Road, Trinity Circle, Bengaluru - 560001	www.vijayabank.com	VIJA0101
PRIVATE SECTOR BANK				
1	City Union Bank	No.24B, Gandhi Nagar, Kumbakonam - 612001, Tamil Nadu	www.cityunionbank.com	CIUB0201
2	Dhanlaxmi Bank Ltd.	Credit Monitoring & Recovery Department, Corporate Office, Naikanal, Thrissur-680001	www.dhanbank.com	DHAL0201
3	J&K Bank	Corporate Headquarter, MA Road, Srinagar	www.jkbank.net	JKBK0201
4	Lakshmi Vilas Bank	LVB House, 4/1, Sardar Patel Road, Gulndy, Chennai-600032	www.lvbank.com	LAKV0201
5	Nanital Bank Ltd.	Head Office, Seven Oaks Building Mallital, Nanital - 263001	www.nainitalbank.co.in	NANI0201
6	South Indian Bank Ltd.	Corporate Office, SIB House, Mission Quarters, T.B. Road, Thrissur - 680001	www.southindianbank.com	SINB0201
GRAMEEN BANK				
1	Bangiya Gramin Vikas Bank	Head Office, BMC House, NH-34, Chuanpur, PO- Chaltia, Berhampore, Murshidabad-742101, W.B.	www.bgyb.co.in	BAGV0301
2	Baroda Rajasthan Kshetriya Gramin Bank	Plot No.2343, 2nd Floor, Aana Sagar Circular Road, Vaishali Nagar, Ajmer - 305004	www.brkgb.com	BRKG0301
3	Bihar Gramin Bank	Head Office, Gramin Bank Chowk, North HFC Gate, NH-31, PO - B.U. Nagar, Begusarai - 851115, Bihar	www.bihargraminbank.in	BIGR0301
4	J&K Grameen Bank	Head Office, Narwal, Jammu	www.jkgb.in	JKGR0301
5	Jharkhand Gramin Bank	Head Office, Rajendra Place, 5, Main Road, Ranchi-834001	www.jharkhandgraminbank.com	JHKD0301
6	Meghalaya Rural Bank	Police Bazar, Shillong - 793001	www.meghalayaruralbank.co.in	MERB0301
7	Rajasthan Marudhara Gramin Bank	Tulsi Tower, 9th B Road, Sardarpura, Jodhpur - 342003, RAJASTHAN	www.mgbbank.com	RAMG0301
8	Satluj Gramin Bank	A-4, Civil Lines, Bathinda, Punjab	www.sgbathinda.co.in	SAGR0301
9	Telangana Grameena Bank	2-1-520, 2nd Floor, Vijaya Sri Sai Celestia, Street No.9, Shankermuth Road, Nallakunta, Hyderabad - 500 044	www.tgbhyd.in	TELG0301
10	Uttarakhand Gramin Bank	18, New Road, Dehradun - 248001	www.uttarakhandgraminbank.com	UTTA0301

11	Uttarbanga Kshetriya Gramin Bank	Head Office, Sunity Road, Coochbehar, West Bengal	www.ubkwb.org	UKGR0301
12	Vanachal Gramin Bank	Head Office, Municipality Chowk, Dangalpara, Dumka-814001	www.vananchalgraminbank.com	VANA0301
COOPERATIVE BANK				
1	Cosmos Co-operative Urban Bank Ltd.	Cosmos Tower, Plot No.6, ICS Colony, University Road, Ganesh Khind, Shivajinagar, Pune-411007	www.cosmosbank.com	COSM0401
2	Jharkhand State Co-Operative Bank Ltd.	3rd Floor, The Agriculture Marketing Board's Building, Itki Road, Hehal, Ranchi - 834005	www.iscb.gov.in	JHAR0401
3	Kalupur Commercial Co-operative Bank Ltd.	Kalupur Bank Bhavan, Income Tax Circle, Ashram Road, Ahmedabad - 380009	www.kalupurbank.com	KALU0401
4	Mahanagar Co-Operative Bank Ltd.	Shivam Corner, Kamal Devi Marg, Sector 21, Nerul, Navi Mumbai, Maharashtra - 400706	www.mahanagarbank.com	MAHB0401
5	Mehsana Urban Co-Operative Bank Ltd.	Urban Bank Road, Highway, Mehsana-384002	www.mucbank.com	MEHS0401
6	Mizoram Cooperative Apex Bank Ltd.	Tuikual 'South', Near Aizawl Tennis Court, Aizawl - 796001, Mizoram	www.mizoapex.com	MIZC0401
7	Nutan Nagarik Sahakari Bank Ltd.	Regd. Office Central (Admn.) Office, Opp. Samartheshwar Mahadev, Near Law Garden, Ellisbridge, Ahmedabad-380006	www.nutanbank.com	NUTA0401
8	Odisha State Cooperative Bank	Pandit Jawaharlal Nehru Marg, Bhubaneswar	www.oscb.coop	ODIS0401
9	Shikshak Sahakari Bank Ltd.	Head Office, Gandhi Sagar Mahal, Nagpur-440018, Maharashtra	www.shikshakbank.com	SHIK0401
10	Sikkim State Co-Operative Bank Ltd.	NH-31A [New 10], TADONG, Near Metro Point, Sikkim - 737102		SIKK0401
11	The Goa State Co-Operative Bank Ltd.	"Sahakar Sankul", EDC Complex, Patto Plaza, Panaji Goa - 403001	www.gscbgoa.com	GOAS0401
12	The Surat People's Cooperative Bank Ltd.	"Vasudahara Bhavan", Timaliyawad Nanpura, Surat-395001	www.spcbl.in	SURA0401



हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड

(भारत सरकार का उपक्रम)

कोलकाता क्षेत्रीय कार्यालय

"हडको भवन", प्लॉट सं. 11, ब्लॉक - डी.जे, सेक्टर-II, करुणामयी, साल्ट लेक, कोलकाता - 700 091
दूरभाष : (033) 2358 6141, 2358 0773, 2358 0778, फैक्स : (033) 2358 5514, ईमेल : hudcokro@gmail.com

Housing and Urban Development Corporation Limited

(A Govt. of India Enterprise)

Kolkata Regional Office

"HUDCO Bhawan", Plot No.11, Block-DJ, Sector-II, Karunamoyee, Salt Lake, Kolkata - 700 091
Tel. : (033) 2358 6141, 2358 0773, 2358 0778, Fax (033) 2358 5514, e-mail: hudcokro@gmail.com

No.: KRO-Sts/Dev-PMAY(HFA)/3521

February 05, 2016

The Director,
State Urban Development Agency (SUDA),
'SUDA Bhawan', HC Block, Sector-III,
Bidhannagar,
Kolkata - 700 106.

TA
११/०२/१६

Sub.: Bank(PLI) details under Pradhan Mantri Awas Yojana (PMAY) – Credit Linked Subsidy Scheme (CLSS)

Sir,

We express our sincere gratitude for sparing your valuable time for the meeting, we had with you & other Sr. Officer on the progress of CLSS Scheme under PMAY.

Please find enclosed herewith the list of banks (PLI) with whom HUDCO has executed MoU for Credit Linked Subsidy Scheme. It is requested to inform to the respective ULB's for availing the facility under CLSS.

Thanking you,

Yours faithfully,

(D. Chakraborty)

Dy. General Manager (Projects)



आई एस ओ 9001:2008 प्रमाणित कम्पनी

AN ISO 9001:2008 CERTIFIED COMPANY CIN: U74899DL1970GOI005276

पंजीकृत कार्यालय : कोर - 7'ए', हडको, हडको भवन, इंडिया हैबिटेट सेन्टर, लोधी रोड, नई दिल्ली - 110 003

दूरभाष : 011-2464 9610-23, फैक्स : 011-2462 5308, ईमेल : hudco@hudco.org, Visit us at : www.hudco.org

Regd. Office : Core - 7'A', HUDCO, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003

Tel : (EPABX) 011-2464 9610-23, Fax : 011-2462 5308, e-mail : hudco@hudco.org; Visit us at : www.hudco.org

HOUSING & URBAN DEVELOPMENT CORPORATION LTD.

HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI - 110003

LIST OF BANKs/HFCs WITH WHOM HUDCO (AS CENTRAL NODAL AGENCY (CNA)) HAS EXECUTED MoU FOR CREDIT LINKED SUBSIDY SCHEME (CLSS)

S.NO.	NAME OF BANK/HFC	HEAD OFFICE ADDRESS	WEBSITE	PLI Code
PUBLIC SECTOR BANK				
1	Central Bank of India	Chander Mukhi, Nariman Point Mumbai - 400 021	www.centralbankofindia.co.in	CEBI0101
2	IDBI Bank Ltd.	IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005	www.idbi.com	IDBI0101
3	Vijaya Bank	Head Office, 41/2, MG Road, Trinity Circle, Bengaluru - 560001	www.vijayabank.com	VJJA0101
PRIVATE SECTOR BANK				
1	City Union Bank	No.24B, Gandhi Nagar, Kumbakonam - 612001, Tamil Nadu	www.cityunionbank.com	CIUB0201
2	Dhanlaxmi Bank Ltd.	Credit Monitoring & Recovery Department, Corporate Office, Naikanal, Thrissur-680001	www.dhanbank.com	DHAL0201
3	J&K Bank	Corporate Headquarter, MA Road, Srinagar	www.jkbank.net	JKBK0201
4	Lakshmi Vilas Bank	LVB House, 4/1, Sardar Patel Road, Gulindy, Chennai-600032	www.lvbank.com	LAKV0201
5	Nanital Bank Ltd.	Head Office, Seven Oaks Building Mallital, Nanital - 263001	www.nainitalbank.co.in	NANI0201
6	South Indian Bank Ltd.	Corporate Office, SIB House, Mission Quarters, T.B. Road, Thrissur - 680001	www.southindianbank.com	SINB0201
GRAMEEN BANK				
1	Bangiya Gramin Vikas Bank	Head Office, BMC House, NH-34, Chuanpur, PO- Chaltia, Berhampore, Murshidabad-742101, W.B.	www.bgvb.co.in	BAGV0301
2	Baroda Rajasthan Kshetriya Gramin Bank	Plot No.2343, 2nd Floor, Aana Sagar Circular Road, Vaishali Nagar, Ajmer - 305004	www.brkgb.com	BRKG0301
3	Bihar Gramin Bank	Head Office, Gramin Bank Chowk, North HFC Gate, NH-31, PO - B.U. Nagar, Begusarai - 851115, Bihar	www.bihargraminbank.in	BIGR0301
4	J&K Grameen Bank	Head Office, Narwal, Jammu	www.jkgb.in	JKGR0301
5	Jharkhand Gramin Bank	Head Office, Rajendra Place, 5, Main Road, Ranchi-834001	www.jharkhandgraminbank.com	JHKD0301
6	Meghalaya Rural Bank	Police Bazar, Shillong - 793001	www.meghalayaruralbank.co.in	MERB0301
7	Rajasthan Marudhara Gramin Bank	Tulsi Tower, 9th B Road, Sardarpura, Jodhpur - 342003, RAJASTHAN	www.mgbbank.com	RAMG0301
8	Satluj Gramin Bank	A-4, Civil Lines, Bathinda, Punjab	www.sgbathinda.co.in	SAGR0301
9	Telangana Grameena Bank	2-1-520, 2nd Floor, Vijaya Sri Sai Celestia, Street No.9, Shankermuth Road, Nallakunta, Hyderabad - 500 044	www.tgbhyd.in	TELG0301
10	Uttarakhand Gramin Bank	18, New Road, Dehradun - 248001	www.uttarakhandgraminbank.com	UTTA0301

Note : The highlighted banks are operational in West Bengal

11	Uttarbanga Kshetriya Gramin Bank	Head Office, Sunity Road, Coochbehar, West Bengal	www.ubkgb.org	UKGR0301
12	Vanachal Gramin Bank	Head Office, Municipality Chowk, Dangalpara, Dumka-814001	www.vanachalgraminbank.com	VANA0301
COOPERATIVE BANK				
1	Cosmos Co-operative Urban Bank Ltd.	Cosmos Tower, Plot No.6, ICS Colony, University Road, Ganesh Khind, Shivajinagar, Pune-411007	www.cosmosbank.com	COSM0401
2	Jharkhand State Co-Operative Bank Ltd.	3rd Floor, The Agriculture Marketing Board's Building, Itki Road, Hehal, Ranchi - 834005	www.jsqb.gov.in	JHAR0401
3	Kalupur Commercial Co-operative Bank Ltd.	Kalupur Bank Bhavan, Income Tax Circle, Ashram Road, Ahmedabad - 380009	www.kalupurbank.com	KALU0401
4	Mahanagar Co-Operative Bank Ltd.	Shivam Corner, Kamal Devi Marg, Sector 21, Nerul, Navi Mumbai, Maharashtra - 400706	www.mahanagarbank.com	MAHB0401
5	Mehsana Urban Co-Operative Bank Ltd.	Urban Bank Road, Highway, Mehsana-384002	www.mucbank.com	MEHS0401
6	Mizoram Cooperative Apex Bank Ltd.	Tuikual 'South', Near Aizawl Tennis Court, Aizawl - 796001, Mizoram	www.mizoapex.com	MIZC0401
7	Nutan Nagarik Sahakari Bank Ltd.	Regd. Office Central (Admn.) Office, Opp. Samartheshwar Mahadev, Near Law Garden, Ellisbridge, Ahmedabad-380006	www.nutanbank.com	NUTA0401
8	Odisha State Cooperative Bank	Pandit Jawaharlal Nehru Marg, Bhubaneswar	www.oscb.coop	ODIS0401
9	Shikshak Sahakari Bank Ltd.	Head Office, Gandhi Sagar Mahal, Nagpur-440018, Maharashtra	www.shikshakbank.com	SHIK0401
10	Sikkim State Co-Operative Bank Ltd.	NH-31A [New 10], TADONG, Near Metro Point, Sikkim - 737102		SIKK0401
11	The Goa State Co-Operative Bank Ltd.	"Sahakar Sankul", EDC Complex, Patto Plaza, Panaji Goa - 403001	www.gscbgoa.com	GOAS0401
12	The Surat People's Cooperative Bank Ltd.	"Vasudahara Bhavan", Timaliyawad Nanpura, Surat-395001	www.spcbl.in	SURA0401

STATE URBAN DEVELOPMENT AGENCY

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

ক্রমিক নং SUDA- 213/2015/375/(2)

তারিখ 22.02.2016

From: Director, SUDA
 & State Mission Director, PMAY-HFA(U)

To: 1) Commissioner
 Siliguri Municipal Corporation
 2) Chairman
 Darjeeling Municipality

Sub: Regarding your complaint made to PMO through HUDCO on PMAY schemes

Sir,

I am to forward herewith a copy of Memo No. KRO-Sts/Dev-NULM/3474 dated 01.02.2016 from the Regional Chief, Kolkata Regional Office, HUDCO in connection with the above subject for information and appropriate necessary action.

Enclo: As stated

Yours faithfully



Director, SUDA

&

State Mission Director, PMAY-HFA(U)

Memo No. SUDA- 213/2015/375/(1)

Date: 22.02.2016

Copy forwarded for information to Regional Chief, Kolkata Regional Office, HUDCO



Director, SUDA

&

State Mission Director, PMAY-HFA(U)

हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड

(भारत सरकार का उपक्रम)

कोलकाता क्षेत्रीय कार्यालय

"हडको भवन", प्लॉट सं. 11, ब्लॉक - डी.जे, सेक्टर-II, करुणामयी, साल्ट लेक, कोलकाता - 700 091
दूरभाष : (033) 2358 6141, 2358 0773, 2358 0778, फैक्स : (033) 2358 5514, ईमेल : hudcokro@gmail.com

Housing and Urban Development Corporation Limited

(A Govt. of India Enterprise)

Kolkata Regional Office

"HUDCO Bhawan", Plot No.11, Block-DJ, Sector-II, Karunamoyee, Salt Lake, Kolkata - 700 091
Tel. : (033) 2358 6141, 2358 0773, 2358 0778, Fax (033) 2358 5514, e-mail: hudcokro@gmail.com

No.: KRO-Sts/Dev-NULM/
February 01, 2016

Mr. Sisir Sunar,
Dhizdhar Complex, Near Railway Station,
P. O. Darjeeling,
PIN - 734 310,
West Bengal.

Ms. Purnima Singh Viswakarma
C/o, Kuldeep Hore,
Gurung Bustee More,
P. O. Pradhannagar,
Siliguri - 734 310,
Darjeeling, West Bengal.



Sub.: Regarding your complaint made to PMO through HUDCO on PMAY schemes

Ref.: Your letter dt.06.06.2015 / dt.18.09.2015

Sir,

This has reference to your letter dt.06.06.2015 / dt.18.09.2015 regarding your complaint made to Hon'ble Prime Minister on Pradhan Mantri Awas Yojana (PMAY)-Housing for All (HFA) schemes against HUDCO. On perusal of the above complaint, it is observed that no communication from your side has been received by this office in the past. It may please be informed that the scheme for PMAY-HFA is a Govt. of India Mission which is implemented through the State Govt. agencies.

As such, PMAY proposal for construction / extension of house is formulated including selection of beneficiaries by the State Government through the ULB/Municipality and State Nodal Agency i.e. State urban Development Agency (SUDA), West Bengal and submitted to Government of India for obtaining Gol subsidy. If Govt. of India directs, HUDCO undertakes appraisal of the proposals including site visit on sample basis. In respect of the PMAY-CLSS, the proposals are received from the targeted home loan borrower and processed by the participating banks to channelize Gol interest subsidy through the Central Nodal Agency (CNA) like HUDCO.

Contd..2..



हडको
hudco

आई एस ओ 9001:2008 प्रमाणित कम्पनी

AN ISO 9001:2008 CERTIFIED COMPANY CIN: U74899DL1970GOI005276

पंजीकृत कार्यालय : कोर - 7'ए', हडको, हडको भवन, इंडिया हैबिटेट सेन्टर, लोधी रोड, नई दिल्ली - 110 003

दूरभाष : 011-2464 9610-23, फैक्स : 011-2462 5308, ईमेल : hudco@hudco.org, Visit us at : www.hudco.org

Regd. Office : Core - 7'A', HUDCO, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003

Tel : (EPABX) 011-2464 9610-23, Fax : 011-2462 5308, e-mail : hudco@hudco.org; Visit us at : www.hudco.org

Since, HUDCO is not involved in selection of beneficiaries and formulating of proposals in respect of PMAY schemes, there is no basis of complaint against HUDCO for denying Gol facility under PMAY schemes to your good-self.

However, considering your concern for availing a shelter, it is requested to kindly approach the concerned ULB / municipalities where you reside i.e. Siliguri or Darjeeling or to the SUDA, WB, the state nodal agency, with necessary documents / information, for inclusion under PMAY scheme or NULM-SUH (Shelter for Urban Homeless) programme to avail the Govt. of India facility for providing shelter, the address of which is given below.

It is hoped that your goodself shall approach to the concerned authority(ies) as mentioned below and in case of any difficulty, you may like to approach this office for further assistance, if any, required and we assure you our all co-operation in the matter.

Thanking you,

Yours faithfully,




(S. K. Mishra)
Regional Chief

Copy To:

- ✓ 1. Shri M. N. Pradhan, IAS, Director, State Urban Development Agency (SUDA), 'SUDA Bhawan', HC-Block, Sector-III, Salt Lake City, Kolkata – 700 106.
2. The Municipal Commissioner, Siliguri Municipal Corporation, Baghajatin Road, District – Darjeeling, West Bengal – 734 001.
3. The Chairman, Darjeeling Municipality, Chauk Bazaar, District – Darjeeling, West Bengal – 734 101.

It is requested to kindly consider inclusion of these beneficiaries in the PMAY, NULM-SUH or other such programme for providing shelter as per relevant guidelines.


(Regional Chief) 01/02/16

SUDA-

18.02.2016

From: Director, SUDA
& State Mission Director, PMAY-HFA(U)

To: 1) Commissioner
Siliguri Municipal Corporation

2) Chairman
Darjeeling Municipality

Sub: Regarding your complaint made to PMO through HUDCO on PMAY schemes

Sir,

I am to forward herewith a copy of Memo No. KRO-Sts/Dev-NULM/3474 dated 01.02.2016 from the Regional Chief, Kolkata Regional Office, HUDCO in connection with the above subject for information and appropriate necessary action.

Yours faithfully



Director, SUDA
&

State Mission Director, PMAY-HFA(U)

Enclo: As stated

Memo No. SUDA-

Date: 18.02.2016

Copy forwarded for information to Regional Chief, Kolkata Regional Office, HUDCO



Director, SUDA
&

State Mission Director, PMAY-HFA(U)

**Sub: Construction of compactor stations for accommodation of stationary compactors
being provided to selected ULBs**

It may kindly be recalled that we have already floated e-Tenders for procurement of 22 stationary compactors to be provided to 18 selected ULBs. The Bids are likely to be finalized soon and the successful bidder/s may start supplying the compactors as per stipulations in the tender.

At this stage it is considered necessary that actions for construction of compactor stations are initiated so that completion of the works (civil and electrical) is co-terminus with the supply of the compactors. An estimate for civil works for the compactor station amounting to Rs. 15.90 Lakh alongwith a plan has since been received from Chief Engineer, ME Directorate (copy placed in file). As the work for the construction of the station is considered to be of specialized nature, it is proposed that e-Tenders may be floated centrally by SUDA and appropriate funds placed at the disposal of the respective ULBs as per the successful bid for that town/zone. It may be recalled that for procurement of compactors also a similar procedure was decided to be adopted.

If approved, the proposal for centralized tendering may be forwarded to Principal Secretary, MA Department for approval where after e-Tenders will be invited. Estimates alongwith drawings/specifications for electrical works which will be taken up after completion of the civil works may be awaited from the Chief Engineer, ME Directorate.

Director

(S.K. Mukherjee)
Technical Adviser

1 of the stations
1 (single unit)

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA- 213/2015/335

ক্রমিক নং

তারিখ 17-02-2016

From: Director, SUDA
& State Mission Director, PMAY-HFA (U)

To: Sri S.C. Jana
Deputy Secretary, HFA-III,
Ministry of Housing and Urban Poverty Alleviation
Government of India


Sub: Adherence to the conditions mentioned in the 4th CSMC Meeting in connection with PMAY-HFA (U)

Sir,

In response to the mail dated 12.02.2016 in connection with Adherence to the conditions mentioned in the 4th CSMC Meeting under PMAY-HFA (U), I sending herewith the consent in prescribed format. This is for kind information and records for Ministry.

Enclo: As stated

Yours faithfully,


Director, SUDA
& State Mission Director, PMAY-HFA (U)

PMAY – Housing For All (Urban)
Adherence to conditions mentioned in 4th CSMC Meeting

State: West Bengal

Sl. No.	Condition	Adherence
1	All proposed projects are on litigation free land?	Yes
2	Status of Demand Survey, and timeline for completion, if not completed yet	114 ULBs have completed their Survey. Demand Survey 11 ULBs are under progress.
3	If Demand Survey is complete, has the state shared the list of CLSS beneficiaries to the Ministry?	A meeting has been held with CNA / HUDCO recently. List of CLSS beneficiaries to be sent to the Ministry shortly.
4	In case of In-Situ and BLC projects, whether beneficiaries have been identified and listed in the DPR along with their AHL-TIN from SECC data?	Yes
5	Timelines for Project Completion (Months) For all BLC Projects timelines must be within 2 years of release of funds from Government of India.	Yes
6	Status of Physical Infrastructure like drainage, road, street lighting, solid waste management, etc? If not available, whether the provision has been made in the project on this account?	Yes
7	Whether the DPR mentions convergence with other centrally assisted programmes for provision of Infrastructure?	Yes
8	Whether connection to Electricity & Water Supply has been planned under the project? The project shall not be considered complete unless the Houses are provided with Electricity & Water Supply	Yes
9	Status of Social Infrastructure?	Major Social Infrastructures viz. Community Centres , Community Seva Kendra etc. are available under various programmes like JNNURM etc
10	Beneficiary details compiled as per Annexure 4A/ 4B?	Yes as per 4B
11	Project Proposals submitted as per Annexure 7A/7B/7C?	Yes as per 7C
12	Whether the DPR contains the Financial details/Funding pattern of the Project?	Yes
13	For BLC Projects:	
	Whether the Beneficiaries have right-ful ownership of land?	Yes
	Ready-ness of the State for geo-tagging of BLC Houses?	Yes
	Mechanism for Direct Benefit Transfer? (DBT)	Yes
14	For AHP Projects:	
	Whether un-encumbered land is available with the Implementation Agency?	Yet to be considered in F.Y. 2015-16
	Amount of Beneficiary Share per DU	

Sl. No.	Condition	Adherence
15	In case of In-Situ Projects:	Yet to be considered in F.Y. 2015-16.
	Whether unencumbered ownership of land is available?	
	Beneficiaries have been identified and listed in the DPR?	
	Undertaking for de-notification of slum after completion of project?	
16	Details of the proposed ownership of houses – in favor of Women/Joint ownership	In case of Ownership of male beneficiary, spouse will be the co-sharer of the Dwelling Unit. Necessary papers will be prepared accordingly.
17	Any other innovative approach taken by the State in the proposed project.	So far conventional approach has been considered. Innovative approach to be considered in the coming projects.
18	Whether the Project proposals are consistent and adhere to Guidelines in all respects?	Yes


Director, SUDA

& State Mission Director, PMAY-HFA (U)

সুডা

রাজ্য নগর উন্নয়ন সংস্থা *ole*

SUDA

STATE URBAN DEVELOPMENT AGENCY

"ইলগাস ভবন", এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা ৭০০ ১০৬, পশ্চিমবঙ্গ।

"ILGUS BHAVAN", H-C Block, Sector-III, Bidhannagar, Kolkata 700 106, West Bengal.

SUDA- 213/2015/ *325* (1)

Date: *17.02.2016*

MOST PRIORITY

From : Director, SUDA

To : 1. The Commissioner, Municipal Corporation

2. The Chairperson

..... /Municipality/N.A.A

Sub : Desired Information with respect to the projects proposed under PMAY-HFA(U)

Madam/Sir,

I am to invite a reference as received from Ministry of Housing and Urban Poverty Alleviation (MoHUPA), Govt. of India in connection with immediate submission of desired information by Return Mail ie. hfa.wbsuda@gmail.com, which is the mandatory pre-requisite condition for placing the proposal in the next CSMC Meeting at the Ministry, which is scheduled to be held on 18.02.2016.

Considering the exigency, you are requested to send the desired information (copy enclosed) through return-mail positively by 16.02.2016 with due authentication of the authority concerned.

Kindly treat this as extremely urgent.

Yours faithfully,

Enclo : as stated

SA
Director

Date: .02.2016

SUDA- 213/2015/ *325* (1)

Copy forwarded for information to Pr.S to the Principal Secretary, Municipal Affairs Department, Government of West Bengal.

WT
Director *15/2/2016*

দূরভাষ: ২৩৫৮ ৬৪০৩/৬৪২১/৫৭৬৭, ফ্যাক্স : ২৩৫৮৫৮০০

Tel: 2358-6403/6421/5767, Fax: 2358-5800, E-Mail: wbsudadir@gmail.com

Name of the ULB :

Sr. No.	Condition	Adherence
1	All proposed projects are on litigation free land?	
2	Status of Demand Survey, and timeline for completion, if not completed yet	
3	If Demand Survey is complete, has the ULB shared the list of CLSS beneficiaries to SUDA?	
4	In case of In-Situ and BLC projects, whether beneficiaries have been identified and listed in the DPR along with their AHL-TIN from SECC data?	
5	Status of Physical Infrastructure like drainage, road, street lighting, solid waste management, etc? If not available, whether the provision has been made in the project on this account?	
6	Whether the DPR mentions convergence with other centrally assisted programmes for provision of Infrastructure?	
7	Whether connection to Electricity & Water Supply has been planned under the project? The project shall not be considered complete unless the Houses are provided with Electricity & Water Supply	
8	Status of Social Infrastructure?	
9	Beneficiary details compiled as per Annexure 4A/ 4B?	
10	Project Proposals submitted as per Annexure 7A/7B/7C?	
11	Whether the DPR contains the Financial details/Funding pattern of the Project?	
12	For BLC Projects:	
	Whether the Beneficiaries have right-ful ownership of land?	
	Ready-ness of the State for geo-tagging of BLC Houses?	
	Mechanism for Direct Benefit Transfer? (DBT)	
13	Details of the proposed ownership of houses – in favor of Women/Joint ownership	

Signature of the Nodal Officer (HFA)

With date and seal:

Signature of the
Commissioner/ Chairperson
With date and seal:

STATE URBAN DEVELOPMENT AGENCY

"ইলগাস ভবন", এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা ৭০০ ১০৬, পশ্চিমবঙ্গ।

"ILGUS BHAVAN", H-C Block, Sector-III, Bidhannagar, Kolkata 700 106, West Bengal.

SUDA- 414/2008 /

Date: .02.2016

MOST PRIORITY

From : Director, SUDA

Commissioner

To : The Mayor/ Chairman chairperson

..... Municipal Corporation/Municipality/N.A.A

Sub : Desired Information with respect to the projects proposed under PMAY-HFA(৩)

Sir/Madam/ Sir,

I am to invite a reference as received from Ministry of Housing and Urban Poverty Alleviation (MHPA) Government of India in connection with immediate submission of desired information to SUDA by return mail ie. hfa.wbsuda@gmail.com, which is the pre-requisite condition for the proposal to be considered in the next CSMC Meeting. *which is scheduled to be held on 18.02.2016.*

Considering the exigency, you are requested to send the desired information (enclosed) through return-mail so that proposed project of your ULB can be considered in the next CSMC Meeting.

Kindly treat this as extremely urgent. Yours faithfully,

Enclo : as stated

Director

SUDA- 207/2015/

Date: .02.2016

Copy forwarded for information to Pr.S to the Principal Secretary, Municipal Affairs Department, Government of West Bengal.

Director

The Prime Minister Awas Yojana (Housing for All) (Urban) has been launched by Ministry of Housing and Urban Poverty Alleviation, Government of India in September, 2015. All the Urban Local Bodies (ULBs) of the State has been covered under the programme from the 1st year i.e. 2015-16. As per Scheme Guidelines issued by Government of India the preliminary activities like Demand Survey, preparation of Housing for All Plan of Action (HFAPoA) and identification of scheme for the 1st year i.e. 2015-16 has been initiated in most the ULBs. Based on the Demand Survey and HFAPoA, Detailed Project Reports (DPRs) have been prepared by the respective ULB and got sanctioned or under process of sanction by the respective authorities at Central and State Level. Government of India has also released a portion of fund for implementation of projects in the year 2015-16 under component of Beneficiary Led Construction (BLC). Now it is felt necessary to issue a Guideline / Procedure for execution of projects under PMAY- HFA (U) in the Urban Local Bodies of the State to implement the projects under Beneficiary Led Construction (BLC). It may be mentioned in this connection that the State Government in the Municipal Affairs Department had issued such Guidelines/ Procedures in earlier occasions for implementation of Housing Projects under JnNURM (IHSDP), State Sponsored Scheme of Housing for Urban Poor.

Accordingly, as stated above, a Guidelines/ Procedure for Implementation of PMAY- HFA (U) in Urban Local Bodies of the State under Beneficiary Led Construction mode may be issued from Municipal Affairs Department so that implementation of the project i.e. Construction of new Dwelling Unit, up gradation / enhancement of existing Dwelling Unit as well as Development of Infrastructure facilities may be done in a quick and time bound manner by the implementing agency. Considering the provisions of Scheme Guidelines and earlier Guideline issued by the State Government the following points are proposed for inclusion in the proposed Operational Guidelines of PMAY- HFA (U) Programme which may be issued from the Municipal Affairs Department.

- (1) The State Urban Development Agency (SUDA) has been designated as State Level Nodal Agency (SLNA). Fund received from Government of India as well as Matching State share and Additional State Assistance shall be placed by the M.A. Department to SUDA.
- (2) SUDA shall place funds to the ULBs where schemes are sanctioned for their execution. The ULBs shall open a Bank Account exclusively for the programme and keep the fund received from SUDA in the said Account only.
- (3) It is imperative that Beneficiary Led Construction is to be done by beneficiary himself/herself either by procurement of materials and labour or by engaging an agency by himself/herself and for this purpose beneficiary shall open a Bank Account exclusively for the programme and keep his/her own contribution in the Bank Account as well as fund received from the Urban Local Body. The ULB shall facilitate opening of Bank Account by the Beneficiary.
- (4) The Beneficiary should submit an application in prescribed format (Annexure-A) stating that he/she intends to construct the dwelling units himself/herself and that

he/she undertakes to complete the work within the schedule timeframe and as per the approved drawing and specification.

- (5) The Beneficiary should deposit his/her due contribution in the aforesaid Account in one or more instalments (not more than 3 instalments) and initially a minimum of 40% of Beneficiary Contribution.
- (6) The Municipality will confirm the deposit of Beneficiaries share & will thereafter deposit both the Central share and the State share which will be released to the Municipality from State Urban Development Agency in the dedicated Bank Account of the Beneficiary.
- (7) The Beneficiary should be provided with a plan of the proposed Dwelling Unit. If the design of the unit is different from the model plan prepared by M.E. Directorate due to non-availability of proper shape of land, a site specific drawing prepared by the Municipal Engineer in consultation with concerned Executive Engineer of Municipal Engineering Directorate should be provided to the Beneficiary.
- (8) Beneficiary may start the construction using his / her own funds or any other fund and Government of India / State Assistance will be released in proportion to the construction by individual beneficiary. In terms of Para 7.7 of the Scheme Guidelines the last installment of Rs. 30,000/- (i.e., 20% of GoI Assistance) should be released only after completion of the house.
- (9) To start the construction, the concerned Engineers / Technical staff of the Municipality shall ensure to provide the layout of the Dwelling Unit.
- (10) During construction stage of the Dwelling Unit the Beneficiary may call for assistance from the Field Level Technical Officer / Engineers of the Municipality at important stages of construction like foundation / casting of roof etc.
- (11) The Field Level Officers / Engineers of the Municipality shall make periodic inspections to ensure quality of work and adherence to design and specifications and reinforcement of the beams, lintels and the roof slab should be checked and verified by the Field Level Technical Officers / Engineers of the ULB.
- (12) The maximum time to be allowed for completion of the Dwelling Unit should not be more than 120 (one hundred and twenty) days.
- (13) The Municipality should submit claim for 2nd / subsequent instalment of Central and State shares after 70% or more utilization of the previous/cumulative release of Central and State funds. The Utilization Certificate (UC) in format GFR19A should be signed by the Chairperson, the Municipal Engineer, the Executive Officer and the Finance Officer/AFC/Accountant of the Municipality.
- (14) Simultaneously, the claim of 2nd / subsequent instalments should be accompanied by a Certificate from the concerned Executive Engineer of ME Directorate to the effect that atleast 15% of the Dwelling Units under construction have been inspected and quality of work and adherence to specifications have been ensured and the expenditure reported authenticated. However, in exigent and special circumstances M.E.Dte. may be required to inspect higher percentage of Housing Units as may be decided by the State Govt. / SLNA.

- (15) After completion of the work, the Beneficiary should submit a completion certificate in the prescribed format (Annexure-B) to the effect that the funds placed at his/ her disposal by the Municipality along with his / her own contribution has been utilized in full and that the Unit has been completed in all respect. This certificate shall be countersigned by the Chairman of the Municipality / Commissioner or Joint / Deputy Commissioner of Municipal Corporation and qualified Technical Field Level Officers / Engineers of the Municipality after proper field verification.
- (16) The Municipality should arrange to take a photograph of the existing building (kachha or semi pucca as the case may be) before release of fund and also a photograph after the construction is completed & will send it in soft format while claiming final instalment.
- (17) State Govt. / SLNA will draw up quality monitoring and assurance plans involving Third Parties in due course. Such plan will include visits by Third Party Agencies to the project site and to advise State / SLNA /ULB on quality related issues. On the basis of quality assurance report by such Agencies and also reports of concerned Executive Engineer of M.E.Dte. or own technical staff of ULB, ULB / Beneficiary concerned should take both preventive and curative measures to ensure that standard quality house and infrastructures are constructed under the Programme. In case the Beneficiary does not complete the Dwelling Unit within the timeframe, a strong vigilance and supervision from the ULB should be ensured. Infructuous expenditure, if any, on the incomplete building shall have to be borne by the Municipality from its own resources.
- (18) The ULB / Beneficiary should abide by the provision of Scheme Guidelines ^{and} any further instructions to be issued by Government of India / State Govt. from time to time.

For execution of works under Infrastructure Development is concerned, the implementing ULBs may follow the Guidelines of implementation of IHSDP programme under JnNURM laid down by the Municipal Affairs Department vide G.O. 323/MA/C-10/O/3S-23/2007 dated 28.03.2007.

The M.A. Department may now consider issuing a Government Order spelling out the Guidelines incorporating the points stated in the forgoing paragraphs.

A suggestive draft is placed in file.

Principal Secretary
M.A. Deptt
& Chairman, SUDA

U.O.No.SUDA: 86/2016

Dated 08.02.16

Pln. 17/2016

WT
8/2/2016
Director, SUDA &
State Mission Director
PMAY (HFA/CU)

Draft

**GOVERNMENT OF WEST BENGAL
Municipal Affairs Department
Writer's Building
Kolkata – 700 001**

No.

Date:

**Sub: Procedure of implementation of projects under PMAY – HFA (U) in the
Urban Local Bodies of the State**

The Govt. of India in the Ministry of Housing and Urban Poverty Alleviation has been sanctioning projects to be implemented in individual ULBs based on Annual Implementation Plan of the said ULBs incorporated in the DPR. The projects prepared by the ULBs and approved by Govt. of India may pertain to one of the four options for implementation viz. slum redevelopment in PPP mode, Affordable Housing in Partnership (AHIP), Credit Linked Subsidy Scheme (CLSS) and Beneficiary Led Construction (BLC).

The Operational Guidelines laid down in the present Order pertains to implementation of projects under Beneficiary Led Construction mode. The projects under BLC mode include construction of Dwelling Units (in-situ) and infrastructure development works.

Now, so far as construction of in-situ Dwelling Units are concerned the following procedure shall be followed:

- (1) The State Urban Development Agency (SUDA) has been designated as State Level Nodal Agency (SLNA). Fund received from Government of India as well as Matching State share and Additional State Assistance shall be placed by the M.A. Department to SUDA.
- (2) SUDA shall place funds to the ULBs where schemes are sanctioned for their execution. The ULBs shall open a Bank Account exclusively for the programme and keep the fund received from SUDA in the said Account only.
- (3) It is imperative that Beneficiary Led Construction is to be done by beneficiary himself/herself either by procurement of materials and labour or by engaging an agency by himself/herself and for this purpose beneficiary shall open a Bank Account exclusively for the programme and keep his/her own contribution in the Bank Account as well as fund received from the Urban Local Body. The ULB shall facilitate opening of Bank Account by the Beneficiary.

- (4) The Beneficiary should submit an application in prescribed format (Annexure-A) stating that he/she intends to construct the dwelling units himself/herself and that he/she undertakes to complete the work within the schedule timeframe and as per the approved drawing and specification.
- (5) The Beneficiary should deposit his/her due contribution in the aforesaid Account in one or more instalments (not more than 3 instalments) and initially a minimum of 40% of Beneficiary Contribution.
- (6) The Municipality will confirm the deposit of Beneficiaries share & will thereafter deposit both the Central share and the State share which will be released to the Municipality from State Urban Development Agency in the dedicated Bank Account of the Beneficiary.
- (7) The Beneficiary should be provided with a plan of the proposed Dwelling Unit. If the design of the unit is different from the model plan prepared by M.E. Directorate due to non-availability of proper shape of land, a site specific drawing prepared by the Municipal Engineer in consultation with concerned Executive Engineer of Municipal Engineering Directorate should be provided to the Beneficiary.
- (8) Beneficiary may start the construction using his / her own funds or any other fund and Government of India / State Assistance will be released in proportion to the construction by individual beneficiary. In terms of Para 7.7 of the Scheme Guidelines the last installment of Rs. 30,000/- (i.e., 20% of Gol Assistance) should be released only after completion of the house.
- (9) To start the construction, the concerned Engineers / Technical staff of the Municipality shall ensure to provide the layout of the Dwelling Unit.
- (10) During construction stage of the Dwelling Unit the Beneficiary may call for assistance from the Field Level Technical Officer / Engineers of the Municipality at important stages of construction like foundation / casting of roof etc.
- (11) The Field Level Officers / Engineers of the Municipality shall make periodic inspections to ensure quality of work and adherence to design and specifications and reinforcement of the beams, lintels and the roof slab should be checked and verified by the Field Level Technical Officers / Engineers of the ULB.
- (12) The maximum time to be allowed for completion of the Dwelling Unit should not be more than 120 (one hundred and twenty) days.
- (13) The Municipality should submit claim for 2nd / subsequent instalment of Central and State shares after 70% or more utilization of the previous/cumulative release

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-

04.02.2016

ক্রমিক নং

২১৩/১৫/২১০

তারিখ

From: Director, SUDA &
State Mission Director, PMAY-HFA(U)

To: Chairman
Old Malda Municipality

Sub- Representation from Sri Paritosh Ghosh, Sri Soumen Sarkar and other Councillors of Old Malda Municipality regarding Household Survey for PMAY – Housing For All Program (Urban)

Sir,

In enclosing herewith a copy of representation addressed to Principal Secretary, MA Department from Sri Paritosh Ghosh, Sri Soumen Sarkar and other Councillors of Old Malda Municipality in connection with the survey undertaken for the program PMAY-Housing for All (Urban), I am to request you to kindly forward a report on the issues raised in the representations along with your comments.

Enclo: As stated

Yours faithfully,

Director, SUDA

&

State Mission Director, PMAY-HFA(U)

12/12/15 To

The Principal Secretary
Nagarayan Sector -I, Block
DF-8, Bidhan Nagar
Kolkata

20151228160937
URBAN DEVELOPMENT DEPT.
GOVT. OF W.B.
DT.....28-12-15
DIARY NO. 7112

Pr secy (S)

S.O (Scheme)

20/12/15
20/12

Dated the ...28.12. of December 2015.

Sub.: Regarding total Nepotism in conduction of house hold survey for "House for all" for 2015 -2022 in respect of old Malda Municipality - Reg.

Sanf. S. Dutta
30/12

Sir,

With due respect I am to submit the following facts for your kind information and for taking necessary action.

- 1) That I am ward councillor from ward No. 13 of old Malda Municipality within the District of Malda.
- 2) That in ward No. 13 there are morethan eight hundred approximate 852 house hold belonging to different persons, with different types and structures such as kachha, semi kachha pacca, semi pacca etc. Amongst those parsons a majore portions are elligible to have their houses under the scheme "House for all" 2015-2022.
- 3) In the recent post the old Malda Municipality has conducted a "House hold" survey by its emplpyees and prepared a best of benificiaries, entitled to get their houses under all scheuule "House for all" 2015- 2016. A list of four hundred fifty two persons has been prepared after such survey and the list so prepared has already been submitted before the Municipal authority for further action. But I regret to say that the said "House Hold" survey for "House for All" 2015- 2022 conducted by the Municipality followed by preparation of list is full of anomalies and favourtism as such survey was not followed by proper norms and process in accordance with the guide lines of the scheme.

fo

The Principal Secretary
Nagarayan Sector -I, Block
DF-8, Bidhan Nagar
Kolkata

Prsecy

(28)

S.O. (Scheme)
28/12/15

Date :- 28/12/2015

28/12/15
NA

Sub.: Total Nepotism in Conduction of house hold Survey for "House for All" For 2015 -2016 in respect of Old Malda Municipality- Reg.

Ant. S. Dutta
30/12/15

Sir,

This is seen that the "House -Hold" Survey for "House for All" 2015-2022 in respect of Old Malda Municipality being conducted by the Municipality is full of anomalies and facourtism. The actual deserving beneficiary is being betrayed.

The way the beneficiary being selected will lead total frustration of the Project.

Therefore, we would request you to interfere in this matter so that the actual beneficiary in not left-out.

- 1) Venkaiah Naidu
Central Urban Development
30, Aurangzeb road,
New Delhi-110011.
- 2) The Director,
SUDA HC Block -
Salt Lake city,
Kolkata-700 107,
- 3) S.D.O. Sadar, Malda
With request to interfere with the matter.
- 4) The Chairman,
Old Malda Municipality,
Malda.

Yours faithfully,
Sourmen Sankar,
14 NO Ward Councillor,
O.M.M. Councillor

Old Malda Municipality

Ranjesh Ghosh,
Ward 13 Councillor
Councillor
Old Malda Municipality

ব্রজেন চন্দ্র (ব্রজেন চন্দ্র)
1 NO Ward Councillor,
Councillor
Old Malda Municipality

Sujon Kumar Saha
Ward NO - (XVII)

Councillor
Old Malda Municipality
Noupen Paul
Ward NO - 19

Councillor
Old Malda Municipality

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-

05.02.2016

213/2015/209/128

ক্রমিক নং

তারিখ

From: Director, SUDA &
State Mission Director, PMAY-HFA(U)

To: Commissioner/Chairperson
Municipal Corporation/Municipality/Notified Area Authority

**Sub: Construction of housing units under PMAY through the option
Credit Linked Subsidy Scheme (CLSS)**

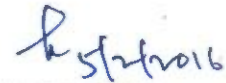
Madam/Sir,

You are aware that Dwelling Units to eligible EWS and LIG beneficiaries may be provided under PMAY through four different options out of which Credit Linked Subsidy Scheme (CLSS) is an important component being implemented as a Central Sector Scheme through Central Nodal Agency (HUDCO).

In this connection, I am to forward herewith DO No. G-16014/16/2015-HFA-V(FTS 14533) dated 06.01.2016 from Joint Secretary (Housing), Ministry of Housing and Urban Poverty Alleviation, Govt. of India which will speak for itself for information and necessary action.

Yours faithfully,

Enclo: As stated



Director, SUDA

&

State Mission Director, PMAY-HFA(U)

Memo No. SUDA- 213/2015/209/1

Date: 05.02.2016

Copy forwarded for information to PS to Principal Secretary, MA Department, GoWB



Director, SUDA

&

State Mission Director, PMAY-HFA(U)

Shri B. P. Gopalika,
Principal Secretary (Municipal Affairs Department),
Government of West Bengal,
Writers Building,
Kolkata-700001
West Bengal

Rajiv Ranjan Mishra, IAS
Joint Secretary (Housing)
Tel.: (011) 23061665
Telefax: (011) 23061497
Email: jshousing-mhupa@nic.in



भारत सरकार
आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108
GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

25 JAN 2016

D.O. No. G-16014/16/2015-HFA-V (FTS-14533)

Dated 6th January, 2016

Dear

As you are aware, this Ministry has launched the Pradhan Mantri Awas Yojana (PMAY) - Housing for All (Urban) Mission on 25th June, 2015 in order to assist the State/UT Governments in addressing the housing shortage estimated at 2 Crore houses among the urban poor of the country by 2022. The Credit Linked Subsidy Scheme (CLSS) is an important component under the PMAY (Urban) Mission which is being implemented as a Central Sector Scheme through the Central Nodal Agencies (CNAs) [Housing and Urban Development Corporation Ltd. (HUDCO) and National Housing Bank (NHB)] under MoUs signed with participating banks/HFCs. As on date, 163 MoUs have already been signed.

2. Under the Mission State/UT Governments are required to complete the demand assessment and project the requirement of houses under each of the four verticals. While, in respect of the verticals other than CLSS, the State Governments will be preparing and approving projects at their end, for CLSS it is important that the list of potential beneficiaries identified in the demand survey, is appropriately referred to the two CNAs so as to enable the beneficiaries in availing loans and interest subsidy expeditiously.

3. You may also note that in terms of paragraph 15.6 of the scheme guidelines, a sum of Rs. 250/- per sanctioned application is available to the designated staff of ULBs or NGOs or the local agencies identified by the State/ULBs for facilitating the applications from intended beneficiaries.

4. Also, the implementation of CLSS has also been included as an agenda in the agenda of the State Level Bankers Committee (SLBC) meetings. The institutional mechanism of SLBC can also be effectively utilised to sort out any implementation issue relating to CLSS.

5. I would, therefore, urge that the State Government may also put in place an institutional mechanism at their end to adequately guide potential beneficiaries under CLSS as also for liaising with HUDCO and NHB.

With regards,

Yours sincerely,

(Rajiv Ranjan Mishra)

To

Principal Secretaries/Secretaries (Housing/ Urban Development/MA),
All States/UTs (As per list)

136-SMA/16
22/1/16

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

05.02.2016

SUDA-

২১৮/২০১৫/২০৭(৭০)

ক্রমিক নং

তারিখ

From: Director, SUDA

&

State Mission Director, PMAY-HFA(U)

To: Commissioner/Chairperson

_____ Municipal Corporation/Municipality/N.A.A.

Sub: Briefing meeting in connection with field level implementation of Pradhan Mantri Awas Yojana (HFA) – Construction of dwelling units under Beneficiary Led Construction (BLC) Mode

Madam/Sir,

It may kindly be recalled that based on the findings of demand assessment survey in your ULB for the program Pradhan Mantri Awas Yojana (Housing for All – Urban), you had prepared and submitted to this Office Housing for All Plan of Action (HFAPoA) and DPRs for Action Plan of construction of housing units under Beneficiary Led Construction Mode for the year 2015-16.

I am now directed to inform you that the Govt. of India has since approved the proposals and a part of 1st instalment of Central share has also been released by Govt. of India. Necessary actions have already been initiated to pass on the Central share along with matching State share to individual ULBs to start field level implementation. Number of housing units sanctioned in your ULB may kindly be seen in column 4 of the enclosed statement.

In this connection I am to inform you that a briefing meeting on the Operational Guidelines of the program will be held in two sessions at 11.00 A.M. and 2.30 P.M. on Thursday the 11th February, 2016 in the Conference Room of this Office as per schedule enclosed.

You are requested to kindly make it convenient to attend the meeting along with your Nodal Officer for the program.

Yours faithfully,

Encl: As stated



Director, SUDA

&

State Mission Director, PMAY-HFA(U)

সুডা

SUDA

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA- ২১৩/২০১৫/২০৭/১(৭)

05.02.2016

ক্রমিক নং

তারিখ

Copy with a copy of the enclosure forwarded for information to:

- 1) PS to Principal Secretary, MA Dept., GoWB
- 2) Sri M. Chatterjee, Joint Secretary, MA Dept., GoWB – with a request kindly to attend the meeting and address the participants.
- 3) Chief Engineer, ME Directorate with a request to kindly attend the meetings with concerned Executive Engineers.
- 4) Regional Chief, HUDCO, Kolkata Regional Office with a request to kindly arrange for a brief presentation on CLSS for the participants in both sessions


Director, SUDA
&

State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

Copies may be
sent to all
ULBs.



भारत सरकार
आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108
GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

D.O. No. G-16014/16/2015-HFA-V (FTS-14533)

Dated 6th January, 2016

De

The Ministry has launched the Pradhan Mantri Awas Yojana (PMAY) - Housing for All (Urban) Mission on 25th June, 2015 in order to assist the State/UT Governments in addressing the housing shortage estimated at 2 Crore houses among the urban poor of the country by 2022. The Credit Linked Subsidy Scheme (CLSS) is an important component under the PMAY (Urban) Mission which is being implemented as a Central Sector Scheme through the Central Nodal Agencies (CNAs) [Housing and Urban Development Corporation Ltd. (HUDCO) and National Housing Bank (NHB)] under MoUs signed with participating banks/HFCs. As on date, 163 MoUs have already been signed.

2. Under the Mission State/UT Governments are required to complete the demand assessment and project the requirement of houses under each of the four verticals. While, in respect of the verticals other than CLSS, the State Governments will be preparing and approving projects at their end, for CLSS it is important that the list of potential beneficiaries identified in the demand survey, is appropriately referred to the two CNAs so as to enable the beneficiaries in availing loans and interest subsidy expeditiously.

3. You may also note that in terms of paragraph 15.6 of the scheme guidelines, a sum of Rs. 250/- per sanctioned application is available to the designated staff of ULBs or NGOs or the local agencies identified by the State/ULBs for facilitating the applications from intended beneficiaries.

4. Also, the implementation of CLSS has also been included as an agenda in the agenda of the State Level Bankers Committee (SLBC) meetings. The institutional mechanism of SLBC can also be effectively utilised to sort out any implementation issue relating to CLSS.

5. I would, therefore, urge that the State Government may also put in place an institutional mechanism at their end to adequately guide potential beneficiaries under CLSS as also for liaising with HUDCO and NHB.

With regards,

Yours sincerely,

(Rajiv Ranjan Mishra)

To

Principal Secretaries/Secretaries (Housing/ Urban Development/MA),
All States/UTs (As per list)

130-SM/16
22/1/16

Rajiv Ranjan Mishra, IAS
Joint Secretary (Housing)
Tel.: (011) 23061665
Telefax: (011) 23061497
Email: jshousing-mhupa@nfc.in



भारत सरकार
आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108
GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

25 JAN 2016

D.O. No. G-16014/16/2015-HFA-V (FTS-14533)

Dated 6th January, 2016

Dear

Shri Gopalika ji,

Please refer to State Urban Development Agency (SUDA)'s Letter No. SUDA-245/2015(Pt-I)/1541, dated 9th November, 2015 forwarding proposal for release of 1st instalment of Central share amounting to Rs. 282.30 crore for Beneficiary Led Construction (BLC) in respect of 70 Urban Local Bodies in West Bengal in the year 2015-16.

2. In the referred letter, it was informed by SUDA that as per the HFAPoA statements, the total requirement of Dwelling Units during the Mission period is 4,38,550 with an estimated requirement of Central Assistance of Rs. 6,281.27 crore. Out of 4,38,550, 17,201 DUs were reported for CLSS component under the PMAY - HFA (Urban) Mission.

3. Under CLSS, National Housing Bank (NHB) and Housing and Urban Development Corporation Ltd. (HUDCO) have been identified as Central Nodal Agencies (CNAs) to channelize interest subsidy to the Primary Lending Institutions (PLIs) and for monitoring the progress of this component. As on date, 163 banks and HFCs have signed MoUs with NHB/HUDCO. The list of PLIs is available on the website of the Ministry, NHB and HUDCO.

4. You are requested to urgently forward the list of potential beneficiaries who have opted for CLSS, to the CNA (either NHB or HUDCO) in order to ensure that the benefit under CLSS is made to the beneficiaries expeditiously.

With regards,

Yours sincerely,

(Rajiv Ranjan Mishra)

✓ Shri B.P. Gopalika,
Principal Secretary (Municipal Affairs Department),
Government of West Bengal,
Writers Building,
Kolkata-700001
West Bengal



129-SHA/16
22/1/16

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ
 “TLGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

ক্রমিক নং ...SUDA...213/2015/144.(38)

তারিখ dt. 27-01-2015

From: Director, SUDA &
 State Mission Director,
 PMAY - HFA (U)

To : 1. Municipal Commissioner / Chairpersons / Chairman, Board of Administrators

----- Municipal Corporations / Municipality / NAA

Sub: Incorporating Aadhar No. / Voter ID Card No. in the Beneficiary list for Pradhan Mantri Awas Yojana (Housing for All) (Urban)

Madam / Sir,

This is in connection with the Beneficiary List for the year 2015-16 under Pradhan Mantri Awas Yojana (Housing for All) (Urban) submitted by you. On scrutiny of the list, it is seen that certain information required by Govt. of India as per Guidelines are missing.

You are requested to incorporate UID No. (as in SECC database provided to you) and Aadhar No. / Voter ID Card No. for each beneficiary as per the proforma shown below:

Details of the Beneficiaries for PMAY-HFA(U) under BLC for 2015-16

State: West Bengal

Name of the ULB:

SL. No	Name of the Beneficiary and adult family members	Age	Sex (M/F/ Transgender)	Married / Unmarried	Holding No.	Unique Identification No. (SECC)	Aadhar Card / Voter Card ID No.	If Aadhar Card mention (A) / If Voter Card ID mention (B)	CASTE	RELIGION	Type of existing House (Katcha/ Semi-Pucca)	PHOTO of the beneficiary only

Please ensure that all the fields are filled up properly and photo is attached for each beneficiary.

You are requested to kindly take up the matter in right earnest and submit the same at the earliest.

State: West Bengal

Yours faithfully,

[Signature]
 Director, SUDA &
 State Mission Director, PMAY - HFA (U)

SUDA - 213/2015/144 (38) / 1 (1)

dt. 27-01-2015

Copy forwarded for information and necessary action to Chief Engineer, MED, with a request to kindly instruct the Executive Engineers of Working Divisions to coordinate in the matter.

[Signature]
 Director, SUDA &
 State Mission Director, PMAY - HFA (U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

14 - 2016-17

C.S. — Rs. 350cr.

S.S. — Rs. 187cr. (only for infrastructure development works)

C.S. — 1.5 lakh-DV

S.S. — 1.93 lakh-DV

18 lakh-ID } state

Total 2.11 lakh — state

	191	192	193	Total
C.S.	150	190	10	350
S.S.	80	102	5	187

1.5 → 0.18
350 → 42cr.

Contribution (the new ones previously considered)

$$\frac{1,000 \times 6}{\text{No. of DVs}} = \frac{24,000 \times 1,50,000}{\text{No. of DVs}} = \frac{360}{\text{Cr.}}$$

$$360 \times 0.4 = 144 \text{ Cr. Say } 150 \text{ Cr.}$$

$$\frac{150}{350} \times 187 = 80$$

$$\frac{190}{350} \times 187 = 102$$

$$\frac{10}{350} \times 187 = 5$$

NAHA
(3)

$$500 \times 3 = 1500 \times 11,50,000 = 22.5 \text{ Cr.}$$

$$22.5 \text{ Cr} \times 0.4 = 9 \text{ Cr. Say } 10 \text{ Cr.}$$

$$(350 - 150 - 10) = 190 \text{ Cr.}$$

main
capitals

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

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

SUDA- 213/2015/126

ক্রমিক নং

তারিখ 22/01/2016

From: Director

To: The Chairperson
Diamond-Harbour Municipality

Sub: Representation of Sri Nandiram Halder, Ramchandrapur (Rathtala), Ward No. 6,
P.O.-Diamond-Harbour

Madam,

In enclosing herewith a copy of representation from Sri Nandiram Halder, Ramchandrapur (Rathtala), Ward No. 6, P.O.-Diamond-Harbour in connection with identification of one “Sri Ashalata Modal” as beneficiary under Government Housing Project (Prime Minister’s Awas Yojona) along with its enclosures I am to request you to kindly forward a report on the matter to this office at an early date.

Encl: As stated

Yours faithfully,

৩/৬
Director, SUDA

To
The Director of SUDA
ILGUS Bhavan,
Salt Lake, Sector - III,
Kolkata - 700106.



MOST URGENT

TA
18.12.15

বিষয় : কোর্ট কেস ও কোর্টের স্ট্যাটাকো/ইনজাংশান থাকা অবস্থায় আশালতা মণ্ডলকে সরকারী গৃহনির্মাণ প্রকল্পের টাকা মঞ্জুর না করার আবেদন।

মহাশয়,

আমি শ্রী নদীরাম হালদার, পিতা - পুলিন চন্দ্র হালদার সাং - রামচন্দ্রপুর (রথতলা), ওয়ার্ড নং - ৬, পোঃ ও থানা - ডায়মণ্ডহারবার, জেলা - দঃ ২৪ পরগণার স্থায়ী অধিবাসী হইতেছি। আমার বাড়ীর পশ্চিম পার্শ্বে আশালতা মণ্ডল স্বামী - চিত্তরঞ্জন মণ্ডল এর বাড়ি হইতেছে। ঠিকানা একই। ১৯৯৭ সালে আমার পশ্চিম পার্শ্বের জায়গাটি জোরপূর্বক দখল করিয়া দেওয়ানী আদালতে একটি কেস করেন। কেস নং ৩৯৫/৯৭ এবং দীর্ঘ বৎসর পর কেসে হারিয়া যায়। কেসে আদেশ দেন ২ মাসের মধ্যে জায়গাটি মাপিয়া নদীরাম হালদারকে ছাড়িয়া দিতে হইবে। আশালতা মণ্ডল দেওয়ানী আদালতে এ.ডি.জি. এর ঘরে এই রায়ে বিরুদ্ধে আপিল করেন। কেসটি এখনও পেন্ডিং আছে এবং ঐ জায়গাটিতে স্থায়ী ভাবে স্ট্যাটাসকো/ইনজাংশান জারি আছে। উহারা হাইকোর্টে যাইলে উক্ত রায় বহাল আছে। ইহার উপর আশালতা মণ্ডলের দেওর আরো একটি সাব জজে কেস করেন কেস নং ১৬৫/২০১৪। ১২/১২/২০১৫ তারিখে আশালতা মণ্ডলের বাড়িতে ডায়মণ্ডহারবার পৌরসভা হইতে ২ জন আসিয়া বাড়ির ফটো তুলিতেছিলেন। আমি জিজ্ঞাসা করিলে উহারা বলিলেন সরকার প্রদত্ত গরীবদের গৃহনির্মাণ প্রকল্পের টাকা সাহায্য পাইবে। আমি জিজ্ঞাসা করিলাম বাড়ি কোথায় হইবে। উহারা বলিলেন বাড়ি এইখানেই হইবে। অর্থাৎ যেখানে ইনজাংশান জারি আছে সে জায়গাতেই বাড়ি হইবে। এখানে শরণ করা যায় যে গত ০৪/০৩/২০১৫ তারিখে ডায়মণ্ডহারবার পৌরসভায় পৌরমাতা ৬নং ওয়ার্ডের কাউন্সিলার বিল্ডিং ইঞ্জিনিয়ার এবং একজন অফিসার উপস্থিতিতে একটি মিটিং হয়। সেখানে সিদ্ধান্ত হয় যে উক্ত কোর্ট কেসের জায়গাটিতে কোনরূপ নির্মাণ কার্য করা চলিবে না। এবং পৌরসভার হইতে একটি স্টকঅর্ডার দেওয়া হয়। যাহাতে আশালতা মণ্ডল কোনরূপ নির্মাণ কার্য করিতে না পারে। এখানে জানানো যায় যে আশালতা মণ্ডলের পরিবার স্বচ্ছল। ৯ শতক জায়গার উপরে ছাদ ফেলা পাকা বাড়ি। ২ খানা মোটর বাইক, টিভি, ফ্রিজ, এমনকি এয়ারকুলার মেশিন আছে। পুকুর ও প্রচুর ধান জমি আছে। তিনি কখনও দরিদ্র সীমার নিচে পরিতে পারে না। ইহা একটি তদন্ত করিয়া দেখা উচিত বলে মনে করি।

অতএব মহাশয় আমার বিনীত নিবেদন এই যে, দারিদ্র সীমার নিচে লোকের জন্য সরকার প্রদত্ত যে নির্মাণ প্রকল্পের টাকা আশালতা মণ্ডল যাহাতে না পায় তাহার ব্যবস্থা করিলে মহামান্য আদালতে আদেশ অমান্য করা হইবে না বলে আমি মনে করি। জোর পূর্বক ঐ জায়গাটিতে কোন নির্মাণ কার্য করিলে আইন শৃঙ্খলা অবনতি হওয়ার সম্ভাবনা থাকিয়া যাইবে।

অসমুখ্য সন্মান সহ এই ক্ষুদ্র কথিত নিবেদন ইতি -

তাং - ১৮/১২/২০১৫

শ্রী নদীরাম হালদার -

বিত্ত:স্ব: - অসমুখ্য ২৮/১২/২০১৫

২৫ হাজার টাকার অসমুখ্য লতা মণ্ডলের
নাথোজেন্দা পত্রিকা



Office of the DIAMOND HARBOUR MUNICIPALITY

Diamond Harbour, South 24-Parganas

Ref:.....

Date:.....

To
Smt. Ashalata Mondal,
W./o- Chittaranjan Mondal
Vill- Ramchandrapur, Ward No.- 06,
P.O. & P.S. - Diamond Harbour,
Dist. :- South 24 Parganas.

Sub :- Stop order for Construction of building.

As per objection by Sri Nadiram Halder S/o. Late Pulin Chandra Halder Vill- Ramchandrapur, Ward No.- 06, P.O. & P.S. - Diamond Harbour, Dist. :- South 24 Parganas, you are directed to stop the construction [Plot no- 276 (324), Kh. No.- R.S. -115 (L.R.-61), Mouza - Ramchandrapur, Ward No.-06] immediately on received of this letter and you are requested to attend the undersigned at her chamber of the Municipal office on 04.03.2015 at 12.30 P.M. along with all documents in favour of you, otherwise legal action will be taken against you as per law.

sd-

**Chairperson
Diamond Harbour Municipality.**

Memo No. 159/P-3/D.H.-M/15/6.

Date. 03.03.15

Copy forwarded with the request to attend the Municipal office on the date & time mentioned above :-

- 1) Sri Nadiram Halder S/o. Late Pulin Chandra Halder Vill- Ramchandrapur, Ward No.- 06, P.O. & P.S. - Diamond Harbour, Dist. :- South 24 Parganas,
- 2) The Vice-Chairman, D.H. Municipality.
- 3) The Executive Officer, D.H. Municipality.
- 4) The Councillor, Ward No. - 06, D.H. Municipality.
- 5) The Sub-Assistant Engineer, (Sri.P. K. Polley), D.H. Municipality.
- 6) The Sub-Assistant Engineer, (Sri. M. Mondal), D.H. Municipality.

Holder,

**Chairperson
Diamond Harbour Municipality.**

Diamond Harbour Municipality
South 24 Parganas



S.T.D.—03174
Ph. No.—285346

**Office of the
Diamond Harbour Municipality**
P. O.—Diamond Harbour, Dist.—South 24 Parganas.

Memo No.—

Dated 200

To

Sri Smt. Ashutosh Mandal
(w/o Chittaranjan Mandal) Land m. 6
nl. Ramchandrapur
Diamond Harbour, South 24 P.

Sub. :—Unauthorised Structure of Building.

It has been reported that you are constructing building without taking any permission from this Diamond Harbour Municipal Office which is highly illegal.

However you are requested to stop further construction of the same immediately on receipt of this notice failing which legal measures will be taken against you as per Bengal Municipal Act,

[Signature]
Chairman

Diamond Harbour Municipality

Chairman

Diamond Harbour Municipality

Memo No. P-5/A-578/(3)/04m Dated... 29/5/2008

Copy forwarded to :

1. Officer-in-Charge, Diamond Harbour Police Station for information.
2. Debu Mallick Commissioner, Diamond Harbour Municipality.
3. Sri Nadircom for information.

[Signature]
Chairman 29.5.8

Diamond Harbour Municipality



To
The Chairman,
Diamond Harbour Municipality,
Diamond Harbour, South 24 Parganas.

Smt. - Regarding Building Complaint

Sir,

This is to inform you that Smt. Ashalata Mondal wife of Shri Chittoranjana Mondal to Village Ramchandrapur, P.O. + P.S. - Diamond Harbour, Dist. - South 24 Parganas filed a title suit being T.S. No. 395/1997 in the court of Ld. Second Civil Judge (Jr. Div) at Diamond Harbour for injunction in respect of schedule mentioned land against my client Nadiram Halder, S/O. - Late Pulin Chandra Halder of Village Ramchandrapur, P.O. + P.S. - Diamond Harbour, Dist. - South 24 Parganas.

Therefore the suit was transferred to the local second Additional Civil Judge (Jr. Div.) at Diamond Harbour and the same case was remembered as T.S. No. 20/2005.

During pendency of the suit an order of injunction in the form of statusquo was passed by the Ld. Court.

Said Ashalata Mondal filed a case being C.O. No. 2287/2006 for repairing the boundary wall, on Contested & hearing Hon'ble Justice Mr. Pranab Kumar Deb has rejected the said repairing petition on the observation of statusquo order of the Ld. Lower court and the order passed by the Municipal authority, Diamond Harbour.

On Contested hearing the learned 2nd Additional Civil Judge (Jr. Divn.) Diamond Harbour has passed the following order.

That the suit be and the same is partly decreed in preliminary form. The title possession and right, interest in respect on 09 decimal land is hereby declared. Both the parties are directed to amicably demarcate the common boundary line which situates in the eastern side of plaintiff's house and in the western side of the defendest's house within sixty days hereof failing which either party will be at liberty to execute the same by oppoing a learned investigation Commissioner and the cost of such appointment will be shared by both the party equally. However there is no order as to costs.

Being aggrieved by and dissatisfied with Judgement and decree passed by learned 2nd Additional Civil Judge (Jr. Div.) Diamond Harbour said Ashalata Mondal filed ^{a file} ~~the~~ appeal being T.A. No. 37/2008 in the court of Ld. A.D.J. at Diamond Harbour and the said title appeal is pending in the said court and the matter is sub - judice.

Said Ashalata Mondal is trying to ^{Building} ~~make~~ construction ~~and taking water connection~~ in her premises without demarcating of the suit land. If said Ashalata Mondal is able to take water connection and making construction it will be amount to disobedience of court's order.

So, your are requested to see the matter and to take necessary step ~~show~~ that said Ahsalata Mondal cannot take water connection and make any construction in the schedule mentioned land.

SCHEDULE OF LAND

District South 24 Parganas P.S. Diamond Harbour Mouza Ramchandrapur, R.S.
Kh. No. 115, L.R. Kh. No. 61, Plot No. 276, Area 73 Dec.

Copy to:-

1. I/c Diamond Harbour P.S.
2. Councilors of D.H
Municipality . 6 no
word. Sri Pitul Halder
For information and necessary
action. Please.

Yours faithfully,

Nadi'gan Halder.

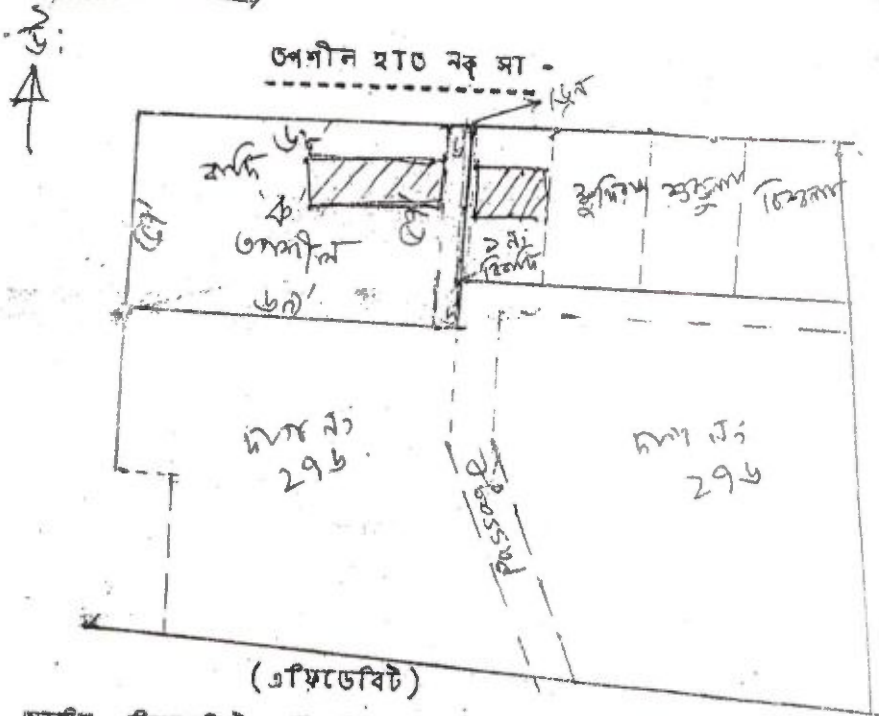
3.3.2015

West Bengal Form No. 870

HIGH COURT FORM NO. 870 APPLICATION FOR INFORMATION					
Serial No. & Date	Name & Residence of the application	Name of information required	Date on which information is to be ready	Signature of Officer receiving the application	Remarks
1 9. 23.4.09	2 [illegible]	3 [illegible]	4 23.4.09	5 [illegible]	6 [illegible]

(b)

আরও উল্লিখিত ১ক। উপরীল বর্ণিত ১.৭৪ শতক মধ্যে পূর্ববর্তী - ৭৪শত
যাহার পরিমাণ উত্তর দিকের ৫৬ ফুট এবং পূর্ব দিকের ৬' ফুট সীমার
৩৪২ বর্গফুট।



আমি এফিডেবিটকারি বিবাহি শ্রী মদীরায হালদার, পিতা শ্রী পুলিন -
চন্দ্র হালদার, জাতি হিন্দু পেশা চাকুরী, মাং রায়চন্দ্রপুর, থানা
ডায়মণ্ডহারবার, জেলা- দক্ষিণ ২৪ পরগনা আমার বয়স আনুভূ ৫০ -
বৎসর হইতেছে। আমি প্রতিজ্ঞা পূর্বক কহিতেছি যে -

উপরোক্ত দরখাস্তের লিখিত বিবরণ মনুদয় আমার নিজজ্ঞানমতে সত্য
ইতিত্যঃ - ১১/১১/১১

DISTRICT : SOUTH 24 PARGANAS.

IN THE HIGH COURT AT CALCUTTA.

CIVIL REVISIONAL JURISDICTION.

C. O. No. 7287 of 2006.

-- And --

IN THE MATTER OF :-

An application Under Article 227 of
the Constitution of India.

- And -

IN THE MATTER OF :-

Order No. 83 dated 5.5.2006 passed
by the Learned 2nd Additional Civil
Judge (Junior Division), Diamond
Harbour in Title Suit No. 20 of 2005.

- And -

IN THE MATTER OF :-

Smt. Ashalata Mondal.
wife of Chittaranjan Mondal.
residing at Village - Ranchandrapur,
Post Office and Police Station -
Diamond Harbour, District - South
24 Parganas.

.....Plaintiff/petitioner



- Versus -

- ✓ (1) Sri Nadiram Halder.
Son of Pulin Chandra Halder.
of Village - Ramchandrapur, post
office and Police Station - Diamond
Harbour, District - South 24 Parganas.

.....Defendent/Opposite
Party.

- (2) Sri Khudiram Halder.
(3) Sri Sambhu Nath Halder.
(4) Sri Biswanath Halder.
(5) Sri Basiram Halder.
(6) Sri Dipuram Halder.

Nos. (2) to (6) all are sons of Pulin
Chandra Halder, residing at Village -
Ramchandrapur, post office and Police
Station - Diamond Harbour, District -
South 24 Parganas.

.....Prof. Defendents/Opposite
Parties.

Se
26/7

M. 10

Noting by Office or Advocate	Serial No.	Date	Office notes, reports, Orders or proceedings with signature
		July 12, 2006 31	<p>C.O. 2287 OF 2006 Smt. Ashalata Mondal Versus Sri Nadiram Halder and Others</p> <p>Mr. Shyama Prasad Purkait ...for the Petitioner</p> <p>Mrs. Usha Maiti ...for the Opposite parties</p> <p>In moving the revisional application, the learned counsel for the petitioner has submitted that the prayer for repair of the boundary wall was rejected by the trial court without assigning any reason.</p> <p>Referring to the report of the commissioner, it is submitted that the existence of a wall is discernible from the report of the Commissioner itself. In view of the clear existence of a boundary wall, there should not be any reason why the aforesaid wall should not be repaired.</p> <p>Challenging the contention of the petitioner for permission to effect repair of the boundary wall, the learned lawyer representing the opposite party has submitted that in view of the order of status quo granted by the trial court earlier, the parties to the suit should not be allowed to make any sort of construction at this stage.</p> <p>It is, also, contended that the opposite party challenged the right to raise wall on the disputed portion.</p> <p>Drawing the attention of the Court to the statements made in the written statement, it is submitted</p>

26/7

that the municipal authorities earlier passed an order, restraining the petitioner from raising any wall.

In the backdrop of such position^{and} in view of such dispute as to the right of construction, the Court should not allow the petitioner to raise the construction in the name of repair of the same.

In rejecting the application for repair of the boundary wall, the trial court has observed that there is no urgency for repair of the boundary wall. The petitioner has not explained as to why the repair of the wall is urgently required. There is allegation of encroachment against the petitioner. Whether the wall in ^{question} ~~existence~~ stands on a disputed portion, is to be decided at the time of trial. Right now, nothing is required to be done to change the existing position.

In the result, the revisional application is rejected with a direction to the learned trial judge to dispose of Title Suit No.2000 of 2005 as early as possible, preferably, within a period of four months from the date of passing of this order.

I make no order as to costs.

Urgent Xerox certified copy of this order, if applied for, the office is directed to supply the same as expeditiously as possible.

Sd/- P. K. Deb, J.
(PRANAB KUMAR DEB, J.)



... of ...
... 13.7.06 ...
... 24.7.06 ...
... 24.7.06 ...
... 26.7.06 ...
... the ...
... the ...

...

26.7.06

...
...
... under Section 13 of the Indian ...
... 1970 (Act of 1970)

৩৬৮

জেলা - দক্ষিণ ২৪ পরগনা ।

মোকাম ডায়মন্ড হারবার ২য় সিডিল জে (জুনিয়ার ডিভিশন) আদালত ।

সন ১৯৯৭ খ্রিস্টাব্দের ৬৭ নম্বর দেওয়ানী মোকদ্দমা ।

বাদি - ; দায়মন্ড হারবার - ডায়মন্ড হারবার

শ্রীমতি আশালতা ঘোষাল ,

- মোকদ্দমা নং ৬৭ নম্বর দেওয়ানী মোকদ্দমা

মাং রামচন্দ্রনাথ, খানা - ডায়মন্ড হারবার ,

জেলা - দক্ষিণ ২৪ পরগনা ।

বনাম - ; দায়মন্ড হারবার - ডায়মন্ড হারবার

বিবাদি -

১। শ্রী নদিরাম হানদার

২। শ্রী বিবাদি -

৩। শ্রী হুদিরাম হানদার

৪। শ্রী শঙ্করনাথ হানদার

৫। শ্রী বিশুনাথ হানদার

৬। শ্রী হামিরাম হানদার

(২)

৬। শ্রী দিপু রাম হানদার ,

(স্বাক্ষরিত পিতা পুত্র নিম্ন চ'ড্র হানদার ,

স্বাক্ষরিত পিতা পুত্র নিম্ন চ'ড্র হানদার ,

ওয়ার্ড , পো : ৩ খানা - ডামুড হারবার ,

জেলা - দক্ষিণ ২৪ পরগনা ।

দাবী : - স্ত্রী মা কান্ত মতে ইনজা পান ইত্যাদির প্রার্থনায় -

ডামুদা দ ১৫ টোকা ।

উপরোক্ত বাদিনী নিম্ন লিখিত বর্ণনা করিলেন ।

১। জেলা - দক্ষিণ ২৪ পরগনা , খানা ডামুড হারবার অ'ডগ' -

রামচ'ড্র পুর মোজায় আর এস জরিপের ১১৫ নং খতিয়ানের অ'ডগ' -

মাবেক ২৭৬ দাগে শানি বর্তমানে বাস্তব ৭০ শতক মধ্যে -

পূর্ববাংশে ১ $\frac{১}{৮}$ শতক যাহা এল , আর , জরিপের ৬১ নং খতিয়ানে

০২ শতক উল্লেখ নিম্ন লিখিত হইয়াছে বা ১.৭৪ শতক ভূমির যাহার বিবদ -

বিবরন আর্জির (ক) উপলক্ষে বর্ণিত হইল এবং উক্ত ভূমির লাগ পূর্বগায়ো -

এল , আর , জরিপের ১০২ নং খতিয়ানে ৩ দাগের ২ $\frac{১}{৮}$ শতক বা -

১.২৫ শতক ভূমি যাহা আর্জির (খ) উপলক্ষে বর্ণিত হইল । উক্ত - -

(৩)

ক ও খ উপশীল বর্মিত ভূম্যাদি বর্তমান মোকদ্দমার বিরোধী ভূমি -

হয়েছে।

২। নালিশী আর, এস, জরিপের ২৭৬ দাগের ভূম্যাাদিতে কানিগদ -

হালদার সসুবান ও দখলিকার থাকাকালে টাকার আবশ্যক হইলে উত্ত -

দাগের ১ নং - ১০০ ভূম্যাাদি বাদিনীকে উপযুক্ত পোন গ্রহণে ১০৬৬ সালের

২৮শে বৈশাখ ইংরাজী ১২৭৭২ তারিখের কোকানা মুলে বিক্রয় করিয়া

উত্ত ভূমির মাঝতীয় পুত্র দফল বাদিনীর অনুকূলে পরিচালিত করিলে -

বাদিনী উত্ত অংশে কতকগুলি পুকুর খনন করিয়া বক্রি অংশে বাস্তুতে -

রূপান্তরিত করিয়া গৃহাদি নির্মাণে সুপরিবারে ব্যবাস করিতেছেন।

উত্ত ভূমি এল, আর, জরিপের ৬১ নং খতিয়ানে বাদিনীর নামে -

৩২৪ দাগে ১ শতক উল্লেখ শূন্যভাবে লিপি হইয়াছে।

৩। বিবাদিগণ কানিগদ হালদারের পুত্র হইতেছেন। উহার -

কানিগদ হালদারের নিকটে হইতে হস্তান্তর নূতন নালিশী দাগের ভূম্যাাদি -

প্রাপ্ত হইয়াছেন। উহাদের অংশে ভূম্যাাদি এল, আর, জরিপে -

৩২৪ দাগে বাস্তু উল্লেখ লিপি হইয়াছে। প্রকাশ থাকে যে, এল, আর,

জরিপের ৩২৪ দাগের বাস্তু পরিমাণ ২৭ শতক উল্লেখ বাদিনী বিবাদিগণ -

এর নামে শূন্যভাবে লিপি হইতেছে। প্রকাশ থাকে যে, বাদিনী আর এস -

জরিপের পর্টার জাবেদা মকল এর ইনজামান এর জন্য দরখাস্ত করা যা -

দিলেন। কিন্তু আর, এস, জরিপের খতিয়ানটি ছেড়া থাকায় জাবেদা -

নকল পাওয়া যায় নাই।

৪। বাদিনী ও বিবাদিগণ পরস্পর জাতা ও উগিনী হইতেছেন। উহারা -

উহাদের দখলের সু বিধার জন্য নিজেদের মধ্যে নালিশী দাখলের -

ভূম্যাদির ব্যবস ১৩১৫ সালের ২০ শে টেঙ্গা ই রাজি ৩১/১২ তারিখে -

একখানি বণ্টন নামা দলিল স্পাদন ও রেজেষ্ট্রী করিয়া লয়েন এক -

উক্ত দিনের (ক) উপলীল ঈপতি বাদিনী প্রাপ্ত হইলেন এক, ১১২ নং -

বিবাদিগণ ২য় পক্ষ থাকেন। এখন (খ) উপলীল ঈপতি উহারা তুল্য ঈপ -

প্রাপ্ত হইলেন এক অপর পর বিবাদিগণ অপর পর উপলীলের ঈপতি প্রাপ্ত -

হইলেন।

৫। উক্ত বণ্টননামা দলিল অনুসারে বাদিনী ১ শতক ভূম্যাদি প্রাপ্ত -

হইলে ও আপোষ মর্মে পাশাঘটে বাদি ও বিবাদিগণ যাহার দখল বজায় -

রাখিয়া পুনরায় মান সু রক্ষ করিয়া ই রাজি ১৭/১১/২২ তারিখে মার্ভেয়ান -

দ্বারা একটি হাত নক্সা প্রস্তুত করেন এক হাত -

নক্সায় বাদিনীরপক্ষে বাদিনীর দুই মী চিত্তরজন মণ্ডল অহি স্পাদন করেন -

এক ১১৩ নং বিবাদিগণ উহাতে অহি স্পাদন করেন এক অপর বিবাদিগণ -

পাটিকা

Nak
according
law

(৫)

গতি পি পাদনের সময় তথ্য উপস্থিত ছিলেন না । কিন্তু উহার উত্ত -

বাত নকশা অনুসারে যাহার এনোটেড, পোরসান এ দফা করিতেছেন ।

৬। বা দ্বিতীয় তাহার এনোটেড, পোরসান এ যাহাদি নির্মাণ করিয়া -

গতের পূর্ব ১ - ২ - ৩ স্থান প্যাপ রাখিয়া উত্তর দক্ষিণ বরাবর

প্রাচীর দিয়াছেন এক উত্তর প্রাচীরের পূর্ব পায়ে কিছুটা স্থান উত্তর -

দক্ষিণ বরাবর ভেঁকেটে রাখিয়াছেন ।

৭। ১ নং বিবাদি বা দ্বিতীয় মুখ্য দখলি (ক) উপস্থিত ভূমিাদির পূর্ব

(খ) উপস্থিত ভূমিাদিতে যাহাদি নির্মাণ করিয়া বসবাস করিতে থাকেন ।

এক উত্তর বসবাসী যাহাদির পশ্চিমে আনুমানিক ৩ ফুট স্থান ভেঁকেটে -

রাখিয়া উত্তর দক্ষিণ বরাবর প্রাচীর দিয়া ছিলেন এক প্রাচীরের পশ্চিমে -

কিছুটা স্থান উত্তর দক্ষিণ বরাবর ভেঁকেটে রাখিয়াছেন । বা দ্বিতীয় ১ নং -

বিবাদির উত্তরে প্রাচীরের মধ্যে উপস্থিত ভূমিাদিতে উত্তরে বসবাস করেন -

দুই দফা ব্যবহার করিয়া আসিতেছেন । এক উত্তর দ্বৈত আনুমানিক ৬' -

প্রস্থ বিশিষ্ট ।

৮। ১ নং বিবাদি ১৯২৬ খালের জুন মাসে উত্তর বসবাসী যাহাদির -

পশ্চিমের প্রাচীরের দুই প্রান্তে অর্থাৎ প্রাচীরের উত্তর দক্ষিণ মাথায় দুটি

নতুন পিলার এক বসবাসী যাহাদির পূর্ব আনুমানিক ৩' দূরবর্তী স্থানে -

(৬)

উত্তর ও দক্ষিণ মা মা পিলার উত্তোলন করিলে বাদিনী উহাকে উহার কারন

উত্তর ও দক্ষিণ মা মা পিলার উত্তোলন করিলে বাদিনী উহাকে উহার কারন

একসা করিয়া ছাদ ফেলিবেন বলিয়া প্রকাশ করিলে বাদিনী উহাতে আপত্তি

উত্থাপন করেন। কিন্তু ১ নং বিবাদি উহাতে কনপাত না করিয়া -

জোরপূর্বক ইহা ছাদ নির্মান করিয়া পুরনো ছাদের সহিত একসা -

করিয়া উহার প্রাচীরটি ঘরের দেওয়ান সুরূপে রূপান্তরিত করিয়া পশ্চিমের

দেওয়ানে কাণ্টিনিভার বর্ধিত করিয়া ঘর হিসাবে বসবাস করিতে থাকা -

অবস্থায় ১৯৯৭ সালের জানুয়ারী মাস হইতে দ্বিতল গৃহাদি নির্মান করিতে

আরম্ভ করেন। এক উক্ত নতুন কনট্রাকশন এর পশ্চিমে উক্ত জমার জন্য -

রাষ্ট্র প্যাপের উপর বাদিনীর নিষেধ সত্ত্বেও কনপাত না করিয়া মানসেট -

নির্মান করিয়াছেন এক দ্বিতলের ছাদের পূর্ব পর্যন্ত কনট্রাকশন কার্য।

সমাপ্ত করিয়াছেন।

২। ১ নং বিবাদির উক্ত কনট্রাকশন ইলিগ্যাল ১ নং বিবাদি

মিউনিসিপ্যাল আইনের প্রয়োজনীয় ছাড় না রাখিয়া বাদিনীর উপর -

আক্রমণ বশত : বাদিনীর গৃহাদির পূর্ব সীমানার প্রাচীর হইতে যাএ -

৬' - ৭' স্থান প্যাপ রাখিয়া উক্ত বেআইনী কনট্রাকশন কার্য। -

(৭)

(৪)

- ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ তারিখ ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

১. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

২. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

করিয়াছেন। বাদিনীর পূর্ব সীমানার প্রাচীরের দিকে ১ নং বিবাদি -

৩. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

উপর বেড়া ইনি বিনিজ এর কিছু কিছু জংশন বর্ধিত করিয়া রাখিয়াছেন।

৪. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

উক্ত বর্ধিত জংশনটির জল পড়িলে এজন্য বাদিনীর গৃহাদির পূর্বের যে,

৫. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

প্রাচীর রাখিয়াছে উক্ত প্রাচীরের পশ্চিমে বাদিনীর বাসত, অংশে -

৬. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

পাড়তেছে এক ডাকিতে ও পড়বে এক প্রাচীরের ও ৫ টি সাধন -

৭. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

হইতেছে উক্ত বেড়া ইনি কনস্ট্রাকশন অফিসের বিমুদ, করা আবশ্যক -

অন্যথায় ১ম মাসের অপূরনীয় যতি হইবে। ১ নং বিবাদির উক্ত অন্যায় -

৮. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

কার্য জানাইয়া বাদিনী ডায়মন্ড হারবার পৌর সভায় জানাইয়া ছিলেন।

৯. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

তদবাসদ পৌর প্রধান শ্রীমুণ্ড অফিসে বসু মহাশয় উহাকে এ দ্বারা পৌর -

১০. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

অফিসে ডাকাইয়া ছিলেন। তাহাতে ও ১ নং বিবাদি বিরত না হওয়ায় -

১১. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

বাদিনী উপরিউক্ত ঘটনা বননা করিয়া ডায়মন্ড হারবার পৌর সভায়

১২. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

তারিখে দরখাস্ত দাখিল করেন। পৌর সভা উক্ত দরখাস্ত -

১৩. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

রিসিড করিলে ও কোন পদক্ষেপ না লওয়ায় বাদিনী তাহার নিমুণ্ড উকিল -

১৪. ১৯৪৩ খ্রি: ১০ মাস ১০ তারিখ

বাবু শ্রী দীপকর জাডারী মহাশয়ের দ্বারা ডায়মন্ড হারবার পৌর সভার

চেয়ারম্যান বিনিজ মাঝে কমিটির চেয়ারম্যান এর নোংরা - -

(৬)

কাউন্সিলরকে উক্ত ঘটনা জানা ইয়া পত্র প্রদান করেন। কিন্তু উহার -
কোন কোন টপস, নমুন নাই।

১০। ১ নং বিবাদি উক্ত প্রকারে অন্যায় কার্য করিয়া ও -

হয়েন নাই। ১ নং বিবাদি উহার প্রীকে দিগে মনস্বী প্রভৃতি মানায় -

বজ্রপদাম বা দিলীর নেটের সামনে এক গৃহাদির ডানে নিষেধ করিয়া -

বাদিলীর প্রতি অত্যাচার চানাইতে থাকিলে বাদিলী উক্ত ঘটনা বর্ণনা -

করিয়া ডায়মন্ড হাওয়ার খানাম ইরাজি ১৪/৭/১৭ ই ১৬/৭/১৭ -

তারিখে যথার্থ মে জি. ডি. ই. নং ৬৫২ এর জি. ডি. ই নং -

৭৬০ নং ডায়েরী করেন।

১১। ১ নং বিবাদি অত্যাচার দৃষ্টান্তে প্রকৃতির ব্যাতি হইতেছেন।

বাদিলী অনুস্থানে অবগত হইয়াছেন যে, ১ নং বিবাদি উক্ত প্রকার -

কনট্রোলার এর জন্য মিনিউটিং অফিস হইতে প্রয়োজনীয় অনুমতি -

নমুন প্র নাই এক উক্ত বেডাইনি কনট্রোলার এর জন্য কোন আন -

ম্যাসমান করান নাই। ১ নং বিবাদি উপরত্ব দ্বিতলে ছাদ ফেলিবেন

বলিয়া এক ছাদের পিচমে উত্তর দিক বরাবর কার্ণিস বাড়াইবন -

বলিয়া ইরাজি ১৫/১১/১৭ তারিখ হইতে চোড়জোড় এক মডুম এ এর -

শাখা

- - - - -

(১)

(৩৩)

শাশাশাস্ত্র নি করিতেছে। ১ নং বিবাদি উক্ত প্রকার অন্যায় কার্য্য করিতে -

পারিলে বাদিনীর অপূরনীয় অনিষ্ট হইবে। সে কারণ ১ নং বিবাদির উপর -

(খ) তপশীল ভূম্যাদির বাবদ নিষেধাজ্ঞা প্রচারিত হওয়া আবশ্যক।

অন্যায় অপূরনীয় ক্ষতির প্রতিদ্বন্দ্বী।

১২। নানিশের কারন আদালতের এলাকাধীন থানা ডায়মন্ড হারবার -

অতঃপর রামচন্দ্রপুর মেজায় ১৪০৪ সালের

ইংরাজি ১৫/১১/১৭ তারিখ হইতে উদভূত হইয়াছে।

১৩। আদালতের এলাকা ও রুশুম নিধারনের জন্য বাদি প্রার্থিত -

প্রতিকারের মূল্য ১৫ টকা ডায়মন্ড হার্বের ওদুপরি রুশুম প্রদানে -

বর্তমান মোকদ্দমা দায়ের করা হইল।

প্রার্থনা -

(ক) নানিশী (ক) তপশীল বর্মিত ভূমিতে বাদিনীর আরজির বর্মিত ঘটে -

পুতু দখল থাকা প্রযুক্তি এক বিবাদিপনের কোন প্রকার কোন পুতু দখল না

থাকা প্রযুক্তি ডিক্রী দিতে আজ্ঞা হয়।

(খ) ১ নং বিবাদি (খ) তপশীল বর্মিত ভূমির উপর যে বেড়া ইনি -

কনষ্ট্রাকশন আরম্ভ করিয়াছে। উক্ত কনষ্ট্রাকশন এর ফ্যারদার কার্য্য -

মাধ্যমে

করিতে না পারে বা উক্ত কনষ্ট্রাকশন এর

পতিত হইলে জল যাহাতে (ক) উপশীল ভূমিাদির উপর পড়িতে না পারে -

তদনুযায়ী ১ নং বিবাদির বিরুদ্ধে বিচারামলে অস্থায়ী ও বিচারান্তে -

চিরস্থায়ী নিষেধাজ্ঞা প্রচার করিতে আজ্ঞা হয়।

(গ) ১ নং বিবাদি তাহার নতুন কনট্রাক্ট কমান এর পশ্চিম দিকে যে,

অংশ ব্যক্তি করিয়াছেন উক্ত অংশ সহ পশ্চিমদিকের দেওয়ান জামিয়া দিবার -

জন্য ১ নং বিবাদির প্রতিরূপে ম্যাজিষ্টারী ইনজাংশন প্রচার করিতে আজ্ঞা -

হয়। ১ নং বিবাদি যাহাতে উক্ত অংশ জামিয়া নয়েন ওদপথে ১ নং -

বিবাদিকে একটি সংঘিত অমুদ্রিত আজ্ঞা হয়। আদালত নির্দিষ্ট -

মেয়াদ মধ্যে ১ নং বিবাদি আপোষে উক্ত অংশ জামিয়া না নইলে আদালত -

সাহায্যে উক্ত অংশ জামিয়া দিতে আজ্ঞা হয়।

(ঘ) আদালতের কার্য ১ নং বিবাদির প্রতিরূপে ডিক্রী দিতে -

আজ্ঞা হয়।

(ঙ) আদালতের কার্য বিচারে বা দ্বিতীয় আর যে মকল প্রতিরূপ না হইলে -

পারে তাহা প্রদানের ডিক্রী দিতে আজ্ঞা হয়।

(ক) উপশীল পতিত বিবরণ :-

(১০)

উৎপত্তি তার এস জরিপের ১১৫ নং খতিয়ান ভুক্ত।

২৭৬ দাগে ৭ ৩ শতক মধ্যে ~~এস জরিপের~~

এস জরিপের ৬১ নং খতিয়ান ভুক্ত।

৩২৪ দাগে বাস্তব ২৭ শতক মধ্যে উত্তর পশ্চিম কোণে ১.৭৪ শতক বা উত্তর দাগ -

৫৭' বর্গ ফুট পূর্ব পশ্চিম (উত্তর দাগ) ৭৪' (দক্ষিণ দাগ) ৭৫' বা ৩২৪০ বর্গ ফুট।

(৫) উপস্থিত জমির বিবরণ :-

১। জেলা - দিন ২৪ পরগনা, থানা ডায়মন্ড হারবার মোজা বাঘচন্দ্রপুর

উৎপত্তি তার এস জরিপের ১১৫ নং খতিয়ান ভুক্ত।

২৭৬ দাগে ৭ ৩ শতক মধ্যে

এস জরিপের ২০০ নং খতিয়ান ভুক্ত।

৩২৪ দাগে বাস্তব ২৭ শতক মধ্যে উত্তর পশ্চিম কোণে ১.৭৪ শতক ভূমি -

নাম পূর্ণাঙ্গ উত্তর দাগ ৪২' X পূর্ব পশ্চিম ২০' বা ২০০ বর্গ ফুট।

উপস্থিত মাট নকশা :-

Xerox SA. চন্দ্রপুর

(১২)

জনশ্রী হাট নকশা : -

মতাপাঠ : -

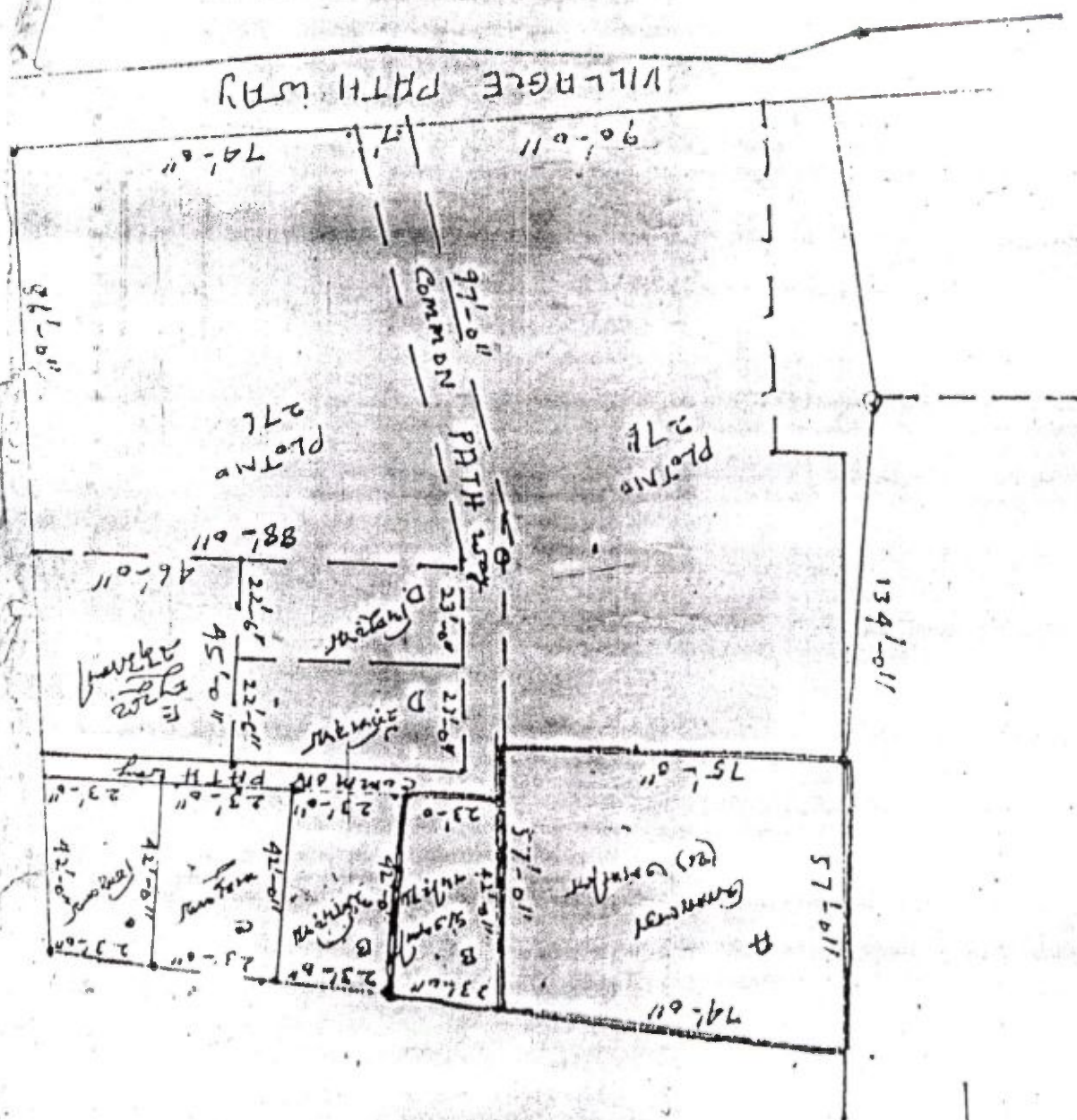
এই তারিখের নিখতি বিবরণ সমূহ আশ্রয় নিজ জ্ঞান -

মতে মত জানিয়া মতাপাঠে নিজ মত যথি পরিচাল্য ।

নিবেদন ইতি আশ্র -

চৌধুরী -

শ্রী জনশ্রী হাটদার ।



1

(১৫)

(এফিডেবিট)

আমি এফিডেবিটকারী শ্রী নদীরাঘ হালদার পিতা শ্রী পুলিন চন্দ্র হালদার
জাতি হিন্দু পেশা চাকুরী, মাং রামচন্দ্রপুর থানা - ডায়মণ্ডহারবার
জেলা- দক্ষিণ ২৪ পরগনা। আমার বয়স আনু্য ৫৬ বৎসর হইতেছে।
আমি পুতিজ্ঞা পূর্ববক কহিতেছি যে -

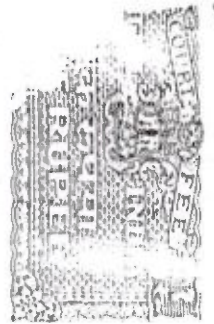
১। উপরোক্ত বর্ণনাপত্রের লিখিত বিবরণ সমুদয় আমার নিজজ্ঞানমতে সত্য।

ইতিতঃ - ১। ৭। ১০ ৬

টাইপিষ্ট -

শ্রী ভীষ্মেন্দ্র

9/7/2009



09/07/07 03/03/08 03/03/08 07/06/08 11/06/08.

Petn.no.858/2007.

HIGH COURT FORM NO.(J)2.

HEADING OF JUDGEMENT IN ORIGINAL SUIT/CASE.

District South 24-Parganas.

In the 2nd Addl. Court of the Civil Judge(Jr. Divn.), D/Harbour.

Present: Teerthankar Bhattacharyya,

Saturday, the 30th day of June 2007.

Title suit No.20/05.

1. Smt. Ashalata Mondal.Plaintiff.

-Vs-

1. Sri Nadiram Halder.Defendant.

This suit/case coming on for final hearing on 18.06.07, 20.06.07, 30.06.07 in the presence of

Ld. Adv. Dipankar Bhandari, Adv. for plaintiff,

Ld. Adv. Gokulananda Das, Advocate for defendant,

and having stood for consideration to this day, the Court

delivered the following judgement:- This is a suit for declaration of title, confirmation of possession permanent injunction and for mandatory injunction. The defendant side has filed a counter claim and has prayed for recovery of khas possession and demarcation.

The plaint case can be briefly stated as follows :-

The suit plot i.e. R.S. plot No.276 was owned by Kalipada Halder. The total area of the suit property is 9'74 decimal land and the suit property is succinctly described in the schedule of the land. On 12.05.79 the plaintiff has purchased $\frac{1}{8}$ decimal land from Kalidas Halder after paying proper consideration money. After the said purchase the plaintiff got the possession of north-eastern $9\frac{1}{8}$ decimal land of the suit plot



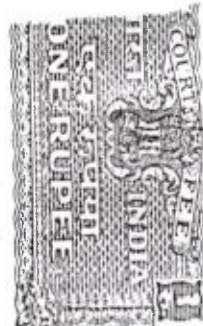
- (2)

as an amicable partition took place between the plaintiff and his father. Originally, the father of the plaintiff was in the possession in the north-western side of the suit plot. On that portion the plaintiff dug a pond and constructed her dwelling house. During L.R. operation the 09 decimal land was recorded in the name of plaintiff under L.R. khatian No.61. Pulin got the land of eastern side and gifted the property to the defendants.

The plaintiff side has further stated that the plaintiff and the defendants are brother and sister. On 03.04.89 a deed of partition was executed and registered among them for the convenience of their possession. The plaintiff got the 'ka' schedule land of that partition deed and defendant No.1 and 2 got 'kha' schedule land of the deed. By virtue of that deed of partition the plaintiff got 09 decimal land and possessing her land by constructing a residential house in her allotted portion. She constructed a boundary wall in the eastern boundary and there is a gap of 2'5' to 3' between the boundary wall and her house.

The further pleading of the plaint is the defendant no.1 is the resident of 'kha' schedule land which situates in the east side of the plaintiffs property. The defendant No.1 was also constructed western boundary wall and there is a gap between the eastern boundary wall of the plaintiff and western boundary wall of the defendant and that gap is used for the purpose of common drain of the plaintiff and defendant No.1. That common drain is approximately 6 inches wide.

On the month of June 18 1996 the defendant no.1 constructed



(3)

constructed two pillars in the western boundary wall and that followed an illegal construction by which the defendant No.1 converted the boundary wall into a wall of a room. In the month of January 1997 he started to construct the first floor and he didn't pay any heed to the objection of the plaintiff.

The plaintiff informed the municipal authority in respect of the illegal construction. The cause of action of this suit arose on and from 08.12.97.

The defendant No.1 has contested the suit by filing written statement. He has also made a counter claim and paid court fees of Rs.50/- only. The up shot of the written statement of the defendant no.1 is as follows :-

On 08.12.79 this defendant and his other five brothers purchased $9\frac{1}{8}$ decimal land from Kalipada Halder. The father of the defendant Pulin Halder purchased $9\frac{1}{4}$ decimal land in the suit plot from Gita Pramanik on 04.08.1970. The plaintiff also purchased some land in the north east side of the suit property. The defendant No.1 submit a building plan before the concerned authority i.e. the Bolsiddhi Gram Panchayet and the same was sanctioned on 03.05.1980.

On 30.07.82 the father of the plaintiff purchased one decimal land in the suit plot from Amarendra Mondal for the purpose of convenience of possession of his sons.

On 03.04.1989 Pulin chandra gifted the whole $10\frac{1}{4}$ decimal land to the defendants i.e. his sons'. The plaintiff is the sister of the defendant and the landed property of the plaintiff was not suitable for erecting pucca construction.



(4)

On request by the plaintiff the defendants decided to give some land in the western side of the suit plot and accordingly, on 03.04.89 a partition deed was executed between the plaintiff and defendants. The plaintiff got the 'ka' schedule land of the deed of partition. The plaintiff got 09 decimal land and there is 6 ft wide vacant land of the defendant No.1 situates in the eastern side of the plaintiffs land. Primarily, the plaintiff constructed a tyle roofed house and subsequently, on 20.06.97 he extended his structure in the eastern side and illegally encroached the 6ft wide land of the defendant no:1. The plaintiff and his brother Subir Mondal tried to make construction in the western wall of the defendant and that was stopped by the local municipality. On 20.6.97 a notice was also served upon the plaintiff by the municipal authority.

The defendant has further stated that several g.d. entry was made in respect of the dispute and the defendant No.1 lodged diary on 12.09.97 No.525 when the plaintiff husband and plaintiff's brother-in-law started making a temporary tyle shed in that might in the eastern side of the plaintiff's house. There is a drain in the adjacent west of the extreme west wall of the house and there is a 6 ft. wide vacant land in the adjacent west of the drain which is the property of the defendant No.1 and the plaintiff has filed this false motivated suit with a sordid motive to grab the 6 ft x 57 ft. land of the defendant. The plaintiff has constructed wall leaving a gap of 1 ft. between the wall and defendant's house due to which the defendant is unable to



(5)

construct his boundary wall in the western side. The defendant has prayed for dismissal of the suit of the plaintiff and has made a counter prayer of recovery of khas possession and demarcation.

After careful perusal of the pleadings of the both sides the following issues are framed.

Issues

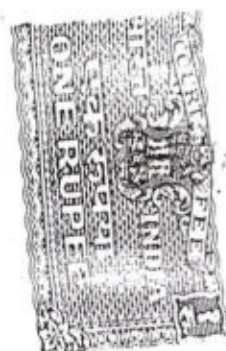
- 1) Is the suit maintainable in its present form?
- 2) Is the suit barred by waiver, estoppel and acquiescence?
- 3) Has the plaintiff any right, title and possession over the suit property?
- 4) Is the plaintiff entitled to get the decree as prayed for?
- 5) What other relief the plaintiff is entitled to get?
- ✓ 6) Has the defendant any right to make any counter claim and get a decree as prayed by him?

To prove the respective cases of the parties, they have adduced oral as well as documentary evidences. During trial Chittaranjan Mondal husband of the plaintiff has been examined as P.W.1. He has been discharged after the conclusion of cross-examination. P.W.2 and P.W.3 are the Ld. local inspection commissioner namely Jia-ul-Hak and Sovan Dutta. On the other hand defendant No.1 Nadiram Halder has been examined as d.w.1 and one Kasirath Singha deposed as d.w.2. The final report of two other local inspection commissioner have been marked as exhibit on consent of both the party without any examination to Ld. inspection commissioner.

This is the list of exhibited document :-

Document

Marked as



(6)

Document

Marked as

- | | |
|--|-------------------------------|
| 1. Deed of sale (Original) dt.12.05.79. | Exbt.1. |
| 2. Certified copy of partition deed
03.04.89. | Exbt.2. |
| 3. Certified copy of hand sketch map | Exbt.2(A). |
| 4. Certified copy of L.R.R.O.R. of L.R.
khatian No. Kri 61. | Exbt.3. |
| 5. Four rent receipts | Exbt.7 series. |
| 6. Copy of application to the chairman
of Diamond Harbour municipality | Exbt.4. |
| 7. Advocates notice | Exbt.5. |
| 8. Blue print | Exbt.6. |
| 9. Local inspection commissioner's report,
field note, notice performed by
Zia-ul-Hak. | Exbt.8, 8(a), 8(B) |
| 10. Local inspection commissioner's report,
fixed field note submitted by Shovan
Dutta. | Exbt.9, 9(A). |
| 11. Two other local inspection commissioners
report. | Exbt.10, 10(A),
11, 11(A). |
| 12. Original deed of partition dt.03.04.89 | Exbt.A. |
| 13. Original deed of sale dt.08.12.1979 | Exbt.B. |
| 14. Original deed of sale dt.04.08.75 | Exbt.C. |
| 15. Original deed of sale dt.03.05.2002 | Exbt.E. |
| 16. Certified copy of deed of sale dt.14.06.2000. | Exbt.F. |
| 17. Certified copy of deed of sale dt.30.04.82. | Exbt.F(1) |
| 18. Certified copy of deed of sale dt.03.04.89 | Exbt.F(2) |
| 19. Dhakila | Exbt.H |
| 20. G.D.receipt | Exbt.G, G(1) |



-(7)

21. Receipt copy of application dt.23.06.97
& 12.09.97.

Exbt.G(2)

Exbt.J & J(1)

Cases referred by the plaintiff.

1. AIR 1970 Mysore 76.
2. 68 CWN 1049
3. 81 CWN 870
4. 1980(2) CLJ 417.

Decision with reasons

Issue No.1 and 2.

These two issues are taken up together for the convenience of the discussion. Though the defendant No.1 has stated in his written statement that the suit is not maintainable in its present form and prayer, is barred by doctrine of waiver estoppel and acquiescence. But during argument not a single sentence has been uttered by the Ld. Advocate of defendant in connection these two issues. I also do not find any material in ~~x~~ the record in connection with these two issue.

x Therefore, two issues are disposed of accordingly.

Issue No.3.

In the instant suit the plaintiff has prayed for declaration of title in respect 9'74 decimel land and confirmation of possession over the said portion of land measuring 9'74 decimel which has been succintly described in the 'ka' schedule of the plaint.

Regarding title of the suit property the plaintiff has avouched in his plaint that she purchased eastern $9\frac{1}{8}$ decimel from R.S. suit plot No.276 from the then owner Kalipada Halder who executed a deed of sale dt. 12.05.79. The father



(9)

Therefore the plaintiff is successful to prove his title in respect of 9 decimal land.

The possession of the defendant is not disputed by the defendant side in respect of 09 decimal land.

Therefore, this issue is partly decided in favour of the plaintiff.

Issue No. 4, 5 and 6.

These three issues are taken up together for the convenience of discussion.

In this suit the plaintiff has prayed a decree of declaration of title, permanent injunction and mandatory injunction.

The defendant has filed a counter claim with a prayer of recovery of khas possession and demarcation of the common boundary line.

It is true that the main disputed between the parties is the position of common boundary line. The plaintiff has claimed that the defendant has erected an illegal construction by which the defendant converted the western boundary line as a wall of his room.

On the other hand the defendant has said that the plaintiff on 20.06.97 further extended her building in the eastern side and encroached 6 ft land of the defendant.

Considering the court is opinion that without demarcation it is not possible to accurately solve the material question.

These issues accordingly disposed of.

Court fees paid are correct. Hence, it is,

Ordered



(10)

Ordered

that the suit be and the same is partly decreed in preliminary form. The title, possession and right, interest in respect of 09 decimal land is hereby declared. Both the parties are directed to amicably demarcate the common boundary line which situates in the western side of the plaintiffs house and in the eastern side of the defendant's house within sixty days hereof failing which either party will be at liberty to execute the same by appointing a Ld. investigation commissioner and the cost of such appointment will be shared by both the party equally. However, there is no order as to costs.

Sd/- Teerthankar Bhattacharyy
30.6.07.
Civil Judge Jr. Divn.),
2nd Addl. Court, Diamond Har-
bour, South 24-Parganas.

Typed by:-

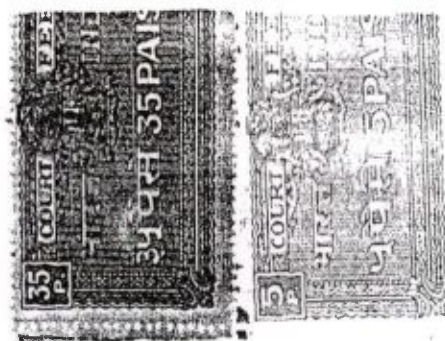
Ganesh
2.6.2008.

Examined and Found Correct

Ganesh 7/6/08
Head Comptroller Clerk

Certified to be a true copy

Ganesh 7/6/08
Authorised Under Section 14
Act of 1913



09/07/07 03/03/08 03/03/08 07/06/08 11/06/08.

①

1258/04

West Bengal Form No = 3064 High court form No = (i)
25, A. Degree-in-original suit. (dated 20, July 6
and 7 code of civil procedure)

২০ অর্থের ১৩৭ টাকা (১০০০) = ৭; ২৫ = ৮; ৩০ = ৯; ৩৫ = ১০; ৪০ = ১১; ৪৫ = ১২; ৫০ = ১৩; ৫৫ = ১৪; ৬০ = ১৫; ৬৫ = ১৬; ৭০ = ১৭; ৭৫ = ১৮; ৮০ = ১৯; ৮৫ = ২০; ৯০ = ২১; ৯৫ = ২২; ১০০ = ২৩; ১০৫ = ২৪; ১১০ = ২৫; ১১৫ = ২৬; ১২০ = ২৭; ১২৫ = ২৮; ১৩০ = ২৯; ১৩৫ = ৩০; ১৪০ = ৩১; ১৪৫ = ৩২; ১৫০ = ৩৩; ১৫৫ = ৩৪; ১৬০ = ৩৫; ১৬৫ = ৩৬; ১৭০ = ৩৭; ১৭৫ = ৩৮; ১৮০ = ৩৯; ১৮৫ = ৪০; ১৯০ = ৪১; ১৯৫ = ৪২; ২০০ = ৪৩; ২০৫ = ৪৪; ২১০ = ৪৫; ২১৫ = ৪৬; ২২০ = ৪৭; ২২৫ = ৪৮; ২৩০ = ৪৯; ২৩৫ = ৫০; ২৪০ = ৫১; ২৪৫ = ৫২; ২৫০ = ৫৩; ২৫৫ = ৫৪; ২৬০ = ৫৫; ২৬৫ = ৫৬; ২৭০ = ৫৭; ২৭৫ = ৫৮; ২৮০ = ৫৯; ২৮৫ = ৬০; ২৯০ = ৬১; ২৯৫ = ৬২; ৩০০ = ৬৩; ৩০৫ = ৬৪; ৩১০ = ৬৫; ৩১৫ = ৬৬; ৩২০ = ৬৭; ৩২৫ = ৬৮; ৩৩০ = ৬৯; ৩৩৫ = ৭০; ৩৪০ = ৭১; ৩৪৫ = ৭২; ৩৫০ = ৭৩; ৩৫৫ = ৭৪; ৩৬০ = ৭৫; ৩৬৫ = ৭৬; ৩৭০ = ৭৭; ৩৭৫ = ৭৮; ৩৮০ = ৭৯; ৩৮৫ = ৮০; ৩৯০ = ৮১; ৩৯৫ = ৮২; ৪০০ = ৮৩; ৪০৫ = ৮৪; ৪১০ = ৮৫; ৪১৫ = ৮৬; ৪২০ = ৮৭; ৪২৫ = ৮৮; ৪৩০ = ৮৯; ৪৩৫ = ৯০; ৪৪০ = ৯১; ৪৪৫ = ৯২; ৪৫০ = ৯৩; ৪৫৫ = ৯৪; ৪৬০ = ৯৫; ৪৬৫ = ৯৬; ৪৭০ = ৯৭; ৪৭৫ = ৯৮; ৪৮০ = ৯৯; ৪৮৫ = ১০০; ৪৯০ = ১০১; ৪৯৫ = ১০২; ৫০০ = ১০৩; ৫০৫ = ১০৪; ৫১০ = ১০৫; ৫১৫ = ১০৬; ৫২০ = ১০৭; ৫২৫ = ১০৮; ৫৩০ = ১০৯; ৫৩৫ = ১১০; ৫৪০ = ১১১; ৫৪৫ = ১১২; ৫৫০ = ১১৩; ৫৫৫ = ১১৪; ৫৬০ = ১১৫; ৫৬৫ = ১১৬; ৫৭০ = ১১৭; ৫৭৫ = ১১৮; ৫৮০ = ১১৯; ৫৮৫ = ১২০; ৫৯০ = ১২১; ৫৯৫ = ১২২; ৬০০ = ১২৩; ৬০৫ = ১২৪; ৬১০ = ১২৫; ৬১৫ = ১২৬; ৬২০ = ১২৭; ৬২৫ = ১২৮; ৬৩০ = ১২৯; ৬৩৫ = ১৩০; ৬৪০ = ১৩১; ৬৪৫ = ১৩২; ৬৫০ = ১৩৩; ৬৫৫ = ১৩৪; ৬৬০ = ১৩৫; ৬৬৫ = ১৩৬; ৬৭০ = ১৩৭; ৬৭৫ = ১৩৮; ৬৮০ = ১৩৯; ৬৮৫ = ১৪০; ৬৯০ = ১৪১; ৬৯৫ = ১৪২; ৭০০ = ১৪৩; ৭০৫ = ১৪৪; ৭১০ = ১৪৫; ৭১৫ = ১৪৬; ৭২০ = ১৪৭; ৭২৫ = ১৪৮; ৭৩০ = ১৪৯; ৭৩৫ = ১৫০; ৭৪০ = ১৫১; ৭৪৫ = ১৫২; ৭৫০ = ১৫৩; ৭৫৫ = ১৫৪; ৭৬০ = ১৫৫; ৭৬৫ = ১৫৬; ৭৭০ = ১৫৭; ৭৭৫ = ১৫৮; ৭৮০ = ১৫৯; ৭৮৫ = ১৬০; ৭৯০ = ১৬১; ৭৯৫ = ১৬২; ৮০০ = ১৬৩; ৮০৫ = ১৬৪; ৮১০ = ১৬৫; ৮১৫ = ১৬৬; ৮২০ = ১৬৭; ৮২৫ = ১৬৮; ৮৩০ = ১৬৯; ৮৩৫ = ১৭০; ৮৪০ = ১৭১; ৮৪৫ = ১৭২; ৮৫০ = ১৭৩; ৮৫৫ = ১৭৪; ৮৬০ = ১৭৫; ৮৬৫ = ১৭৬; ৮৭০ = ১৭৭; ৮৭৫ = ১৭৮; ৮৮০ = ১৭৯; ৮৮৫ = ১৮০; ৮৯০ = ১৮১; ৮৯৫ = ১৮২; ৯০০ = ১৮৩; ৯০৫ = ১৮৪; ৯১০ = ১৮৫; ৯১৫ = ১৮৬; ৯২০ = ১৮৭; ৯২৫ = ১৮৮; ৯৩০ = ১৮৯; ৯৩৫ = ১৯০; ৯৪০ = ১৯১; ৯৪৫ = ১৯২; ৯৫০ = ১৯৩; ৯৫৫ = ১৯৪; ৯৬০ = ১৯৫; ৯৬৫ = ১৯৬; ৯৭০ = ১৯৭; ৯৭৫ = ১৯৮; ৯৮০ = ১৯৯; ৯৮৫ = ২০০; ৯৯০ = ২০১; ৯৯৫ = ২০২; ১০০০ = ২০৩; ১০০৫ = ২০৪; ১০১০ = ২০৫; ১০১৫ = ২০৬; ১০২০ = ২০৭; ১০২৫ = ২০৮; ১০৩০ = ২০৯; ১০৩৫ = ২১০; ১০৪০ = ২১১; ১০৪৫ = ২১২; ১০৫০ = ২১৩; ১০৫৫ = ২১৪; ১০৬০ = ২১৫; ১০৬৫ = ২১৬; ১০৭০ = ২১৭; ১০৭৫ = ২১৮; ১০৮০ = ২১৯; ১০৮৫ = ২২০; ১০৯০ = ২২১; ১০৯৫ = ২২২; ১১০০ = ২২৩; ১১০৫ = ২২৪; ১১১০ = ২২৫; ১১১৫ = ২২৬; ১১২০ = ২২৭; ১১২৫ = ২২৮; ১১৩০ = ২২৯; ১১৩৫ = ২৩০; ১১৪০ = ২৩১; ১১৪৫ = ২৩২; ১১৫০ = ২৩৩; ১১৫৫ = ২৩৪; ১১৬০ = ২৩৫; ১১৬৫ = ২৩৬; ১১৭০ = ২৩৭; ১১৭৫ = ২৩৮; ১১৮০ = ২৩৯; ১১৮৫ = ২৪০; ১১৯০ = ২৪১; ১১৯৫ = ২৪২; ১২০০ = ২৪৩; ১২০৫ = ২৪৪; ১২১০ = ২৪৫; ১২১৫ = ২৪৬; ১২২০ = ২৪৭; ১২২৫ = ২৪৮; ১২৩০ = ২৪৯; ১২৩৫ = ২৫০; ১২৪০ = ২৫১; ১২৪৫ = ২৫২; ১২৫০ = ২৫৩; ১২৫৫ = ২৫৪; ১২৬০ = ২৫৫; ১২৬৫ = ২৫৬; ১২৭০ = ২৫৭; ১২৭৫ = ২৫৮; ১২৮০ = ২৫৯; ১২৮৫ = ২৬০; ১২৯০ = ২৬১; ১২৯৫ = ২৬২; ১৩০০ = ২৬৩; ১৩০৫ = ২৬৪; ১৩১০ = ২৬৫; ১৩১৫ = ২৬৬; ১৩২

આપનારે જે કિલિમ વળે. સ્ત્રી: પિ: બાળક.

[illegible]

આકાશ = વા: વાચકા: વર્ષ વા: (પ્ર: વિ:) બાળામાઠ।

२००२ का (मार्च) २० तारीख: आ. उ. वि. का

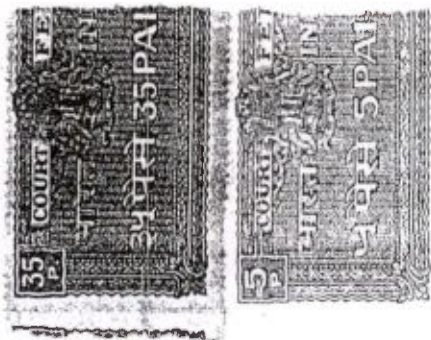
જો અડિ = બાળમાળા અલગ પ્રકારે = જીવિકાચરણ અલગ માં
અન્ય નામ = ધારમકા (કામ) = ૭ : ૨૯ ન :

અનિદિ = આપનામાંથી અનિદિ આપનામાંથી
 આપનામાંથી અનિદિ આપનામાંથી

२५३

७। ब्रह्मा ब्राह्म दामातः पिता = ब्रह्मा पुत्रिन रुद्र दामातः माता
दामातः (पिता) दामातः (माता)

১। যা মুক্তিলাভ করিয়াছে (৬) প্রায়শ্চিন্ত করিয়াছে



(3)

and high interest in respect of 09 Arcenal Land
is ruled by agreement. Both the party are to be
stated to amicably demarcate the common
boundary line which situated in the western side
of the Pitt house and in the eastern side
of the tenants house within sixty fars
here of finding which either party will
be at liberty to execute the same by
appointing a joint investigation commission
and the cost of such appointment will be
shared by both the party equally however,
there is no objection as to costs.

(3) ମନୋନୀୟ ମାମୁଲି - (କମଳା - ୩: ୨୫ - ୮: ୩୩ = ୮: ୩୩) ୩: ୩୩
କମଳା - ୩: ୩୩ ୩୩ ୩୩ ୩୩, ୩୩, ୩୩, ୩୩
୩୩ ୩୩ ୩୩ ୩୩

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA- 213/2015/123

21.01.2016

ক্রমিক নং

From: Director, SUDA
& State Mission Director, PMAY-HFA(U)

তারিখ

To: Chairman
Jhalda Municipality**Sub: Representation pertaining to list of beneficiaries prepared under PMAY in
Ward No. 10 of Jhalda Municipality**

Sir,

In enclosing herewith a copy of representation from Sri Suresh Kr. Agarwal, Councillor, Ward No. 10 of Jhalda Municipality in connection with the above subject along with its enclosure, I am to request you to kindly forward to this Office a report on the issue with comments of the Municipality at an early date.

Enclo: As stated

Yours faithfully,

ole

21/1/16

Director, SUDA

& State Mission Director, PMAY-HFA(U)

Memo No. SUDA- 213/2015/123/1(2)

Date: 21.01.2016

Copy with a copy of the representation forwarded for information to:

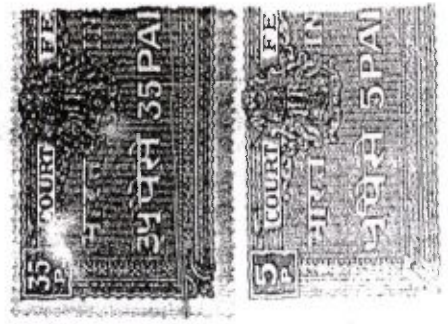
1. PS to MIC, MA & UD Deptt. GoWB
2. PS to Principal Secretary, MA Deptt. GoWB

21/1/16

Director, SUDA

& State Mission Director, PMAY-HFA(U)

ole



୫

(A)
 ୨୭୮ ମା(ନ) ୧୦ ମ୦୪ ଅକ୍ଷି ପ୍ରା
 ପ୍ରାୟ, ଭାବ କାହାମର ୮୦ ମା(ନ) ଅତିମାନ ହେଉ ୦୨୫ ମା(ନ)
 ଗାଧୁ ୨୧ ମ୦୪ ଅକ୍ଷି ଉତର ମା(ନ) ଆମ- ୨୦୧୫
 ମ୦୪ ଥା ଉତର ମା(ନ) ୧୧' ୫୫' ମ୦୪ ମା(ନ) ଆ
 ଉତର ଆମା ୧୫' ମା(ନ) ଆମା- ୧୧' ଥା ୫୫୫୮ ଗା-

ହୁଏ -

(B) ମେଲୋନା - (ମା(ନ) = ୧: ୨୫ = ମା: ଅମ- ପା: କାହାମର (ମା(ନ)
 ଗାଧୁ ହୁଏ - କେବଳ ଭାବ, ପ୍ରାୟ, କାହାମର ୨୦୧୫
 ମା(ନ) ଅତିମାନ ହେଉ - ୨୭୮ ମା(ନ) ୧୦ ମ୦୪ ଅକ୍ଷି
 ପ୍ରାୟ, ଭାବ କାହାମର ୨୦୧୫ ମା(ନ) ଅତିମାନ ହେଉ.
 ୦୨୫ ମା(ନ) ଗାଧୁ ୨୧ ମ୦୪ ଅକ୍ଷି ଉତର ମା(ନ) ଆ
 ମା(ନ) ୨୦୧୫ ମ୦୪ କାହାମର ମା(ନ) ମ୦୪ ମା(ନ) ଉତର
 ମା(ନ) ୫୫'x ମ୦୪ ମା(ନ) ଆ - ୨୦ ଥା ୨୫୫୮ ଗା:
 ହୁଏ.

48.
1291 - 20/9/06

District: South 24-Parganas.

In the Court of the Addl. Dist. Judge at Diamond Harbour.
Title Appeal No. 37 of 2008.

Appellants:-

Smt. Ashalata Mondal W/O Sri Chittaranjan Mondal, Vill.-Ranchandrapur,
P. S.-Diamond Harbour, District, South 24-Parganas.

-Versus-

Respondents:-

1. Sri Nadiram Halder Son of Sri Pulin Chandra Halder, 2. Sri
Khudiram Halder 3. Sri Sambhunath Halder, 4. Sri Biswanath Halder,
5. Sri Hasiram Halder 6. Sri Dipu Ram Halder Son of Pulin Chandra
Halder, Vill.-Ranchandrapur Ward No. 6, P. O. + P. S.-D/Harbour, 24-Pgs (S).

Appeal Valued at Rs. 100/-.

Being highly aggrieved by and dissatisfied with the Judgement
and decree passed by the Ld. 2nd Addl. Civil Judge (Jr. Div.) at D/
Harbour in title suit no. 20 of 2005 dated 30.9.2007, your humble
appellants beg to prefer this appeal and are amongst the following
grounds and others.

-Grounds-

1. For that the decision of the Ld. Trial Court is illegal, ultravires and based on without whimsical ultravires and based on without any material prudence.
2. For that the decision of the Learned Trial Court is based on misinterpretation of facts of and law.
3. For that the Ld. Trial Court did not gone through the facts of plaintiff case and did not gone through the defence case and did not apply his judicial mind.
4. For that the Ld. Trial Court did not considered the building Rules of West Bengal Municipal Acts.
5. For that the Ld. Trial Court did not considered that there was other co-sharers in the suit plot and all co-sharers are not included parties in this suit.
6. For that the Ld. Trial Court did not considered the obstruction of light and air by built up new building to violating the West Bengal Municipal Rules and Acts.
7. For that the decision of the Ld. Trial Court is based on surmise and conjecture.
8. For that the decision of the Ld. Trial Court is otherwise bad in law and liable to be set aside.
9. For that the decision of the Ld. Trial Court is tainted with partiality and liable to be set aside.

Under the aforesaid circumstances, your humble appellant prays that the suit called for and to set aside the order/orders and pass such necessary order/orders as your honour may deem fit and proper and for which act of kindness, your humble appellant as in duty bound shall ever pray.

-Certificate-

Certified that I have gone through the papers and I undertake to support them at the time of hearing/trial.

Advocate,

-Verification-

All the statements made in this memorandum of appeal are true to my knowledge and belief.

Typed by:-
Tapan Kr. Baidya,

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-

22.01.2016

ক্রমিক নং

213/2015/122

তারিখ

From: Director, SUDA
& State Mission Director, PMAY-HFA(U)

To: Joint Secretary
Department of Municipal Affairs

Sub: Placement of Central share of Rs. 8884.93 Lakh since released by Govt. of India under PMAY (HFA) at the disposal of SUDA along with required State share

Sir,

It may kindly be recalled that the Govt. of India in the Ministry of Housing and Urban Poverty Alleviation has since released a sum of Rs. 8751.30 Lakh and an additional amount of Rs. 133.63 Lakh (under Tribal Sub-Plan) vide sanctioning Order No. N-11011/47/2015-HFA-III/FTS-14200 dated 30.12.2015 as 31% of admissible first instalment of Central grant for PMAY (HFA) for 70 projects under Beneficiary Led Construction (BLC) mode.

It may be mentioned in this connection that as per decision taken in competent level in the State Govt. and recorded in the first meeting of the State Level Sanctioning and Monitoring Committee (Minutes enclosed) the responsibility of the State Govt. for projects under the option Beneficiary Led Construction will be as follows (for each unit):

- | | |
|------------------------------------|--|
| • For Dwelling Unit – | Rs. 1,93,000/- (Rs. 3.68 Lakh – Rs. 1.50 Lakh) |
| • For Infrastructure Development - | Rs. 18,400/- (5% of cost of DU) |
| Total | Rs. 2,11,400/- |

It is requested that MA Department in consultation with Finance Department places the said amount of Rs. 8884.93 Lakh of Central share and Rs. 12333.598 Lakh as required State share at the disposal of SUDA which has been declared as Nodal Agency for the Mission.

The details have been shown in Annexure 'A' enclosed herewith and the required Central share and State share have been shown on Col. 8 and Col. 11 respectively.

Yours faithfully,

Enclo: As stated

Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

**Statement showing Central
and corresponding State share
(Govt. of India Share)**

Sl. No.	Total no. of DU	Total Project Cost	Central share admissible	1 instalr Centra (40
1	2	3	4	
1	47050	1,90,459.00	70,575.00	28,2

STATE URBAN DEVELOPMENT AGENCY

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

SUDA- 316/2015/107

20.01.2016

ক্রমিক নং

তারিখ

From: Director, SUDA
 & State Mission Director, PMAY-HFA(U)

To: Sri S. C. Jana
 Deputy Secretary (HFA)
 Ministry of Housing and Urban Poverty Alleviation
 Govt. of India

Sub: Clarification regarding inclusion of Transaction Advisory Support in the capacity building plan for the year 2015-16 under PMAY

Sir,

In continuation to this Office Memo No. SUDA-213/2015/1517 dated 05.11.2015 and No. SUDA-213/2015/66 dated 14.01.2016, I am directed to state that in the proposed capacity building plan for the year 2015-16 under PMAY at an estimated outlay of Rs. 873.03 Lakh, in addition to establishment of SLTC & CLTC, organizing training workshops, preparation of training modules, exposure visits etc. Transaction Advisory Support at a cost of Rs. 350.00 Lakh was included.

Now, with reference to the discussion the undersigned had with you in connection with the above subject, it is clarified that Transaction Advisory /Project Structuring Advisory Services (estimated ten numbers) was included in the capacity building program for examination of economic viability of proposed slum redevelopment projects using private sector partnership as well as affordable housing projects. It may be mentioned in this connection that in the 108 ULBs for which HFAPoA and DPRs for 2015-16 have been prepared so far, there are proposals from as many as 14 ULBs for slum redevelopment with private partnership and 96 ULBs for affordable housing in the Mission period. During 2015-16 34 ULBs have submitted proposals for affordable housing.

The services of Transaction Advisors will be necessary to professionally examine and ascertain the viabilities of the proposed projects under slum redevelopment with private partnership and affordable housing.

It is requested that the proposed capacity building plan for 2015-16 may kindly be approved including the Transaction Advisory Support in the light of clarifications furnished above.

Yours faithfully

oe
 Director, SUDA
 & State Mission Director, PMAY-HFA(U)
 Date: 20.01.2016

Memo No. SUDA- 316/2015/107/1(1)

Copy forwarded for information to PS to Principal Secretary, MA Department, GoWB

oe
 Director, SUDA
 & State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com
 Account Section : 2358 6408

No. N-11027/19/2015-HFA.1/Vol-2 (FTS-13988)

Government of India

Ministry of Housing & Urban Poverty Alleviation

(HFA-1 Division)

30-11-15

DIARY NO. 6687

Room No. 219-G,
Nirman Bhawan, New Delhi
Dated the 9th November, 2015

To

1. Chief Secretaries of all States/UTs (List-I)
2. Principal Secretaries / Secretaries
(Nodal Departments for PMAY – HFA (U) Mission (List-II).

**Subject: Amendments in the Guidelines of Pradhan Mantri Awas Yojana-
(PMAY) - Housing for All (Urban) - HFA (U) Mission – reg.**

Sir/Madam,

I am directed to refer to this Ministry's communication No. N-11026/06/2014-PPG/FTS-11733 dated 26th June, 2015 intimating therewith launch of PMAY - HFA (U) Mission. The Scheme Guidelines were also circulated therewith. Some amendments made in the Guidelines were subsequently circulated vide this Ministry's communication No. N-11027/19/2015-HFA.1/FTS-12985 dated 22.09.2015.

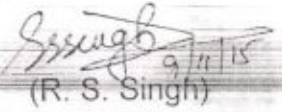
2. Para 2.1 of the PMAY – HFA (U) Mission Guidelines stipulates that the Mission will cover all the 4041 statutory towns as per Census 2011. Various States / UTs have, however, been requesting this Ministry for coverage / inclusion of planning area of the Statutory Town beyond limits of Statutory Towns under the Mission.

3. In view of the above, the Competent Authority has decided to further amend the PMAY – HFA (U) Mission Guidelines by inserting following Note below Para 2.1 of these Guidelines:-

"Note: States/UTs will have the flexibility to include in the Mission the Planning area as notified with respect to the Statutory town and which surrounds the concerned municipal area"

4. All State / UT Governments may take note of this amendment for appropriate action at their end as the amended Scheme Guidelines will be issued in due course.

Yours faithfully,


(R. S. Singh)

Director (HFA-1)

Telefax: 011-23062279

Copy to:

Members of the CSMC (As per List-III).

Copy to:

1. Secretaries of the Central Ministries/Departments (As per List-IV).

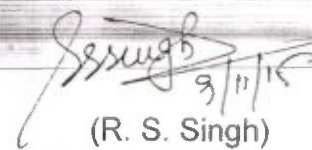
Copy for information to:

1. PMO [Ms. Debashree Mukherjee, JS], South Block, New Delhi-110011.
2. The Joint Secretary (PP), Ministry of Minority Affairs, Room No. 1125, 11th Floor, Paryavaran Bhawan, CGO Complex, New Delhi
3. Joint Secretary (PF), M/o Finance (D/o Expenditure), North Block, New Delhi
4. Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi

Copy to (Officers in the Ministry of HUPA & its Organizations)-

1. PS to Hon'ble Minister (UD, HUPA & PA)
2. PS to Hon'ble Minister of State (UD, HUPA & PA)
3. PPS to Secretary (HUPA)
4. Joint Secretary (H), MoHUPA
4. JS & FA, M/o UD & HUPA, Nirman Bhawan, New Delhi
5. Joint Secretary (UPA), Ministry of HUPA
6. Economic Advisor, Ministry of HUPA
7. DG & Director (NBO), Nirman Bhawan
8. Director (UPA), M/o HUPA
9. DS (HFA-2/3), M/o HUPA
10. DS (HFA-4/5), Mo HUPA
11. DS (Admn), M/o HUPA
12. DS (Coord), M/o HUPA
13. AEA (JrPC), NBO, Nirman Bhawan
14. All Under Secretaries of M/o HUPA
15. All Section Officers of M/o HUPA
16. AO (JNNURM), M/o HUPA
17. DC (MIS), Monitoring Cell (JNNURM), MoHUPA
18. The CMD, HUDCO, HUDCO Bhawan, India Habitat Centre, Lodhi Road, ND

19. CMD, National Housing Bank, Core 5-A, India Habitat Centre, Lodhi Road, New Delhi-110003.
20. The CMD, NBCC, NBCC Bhawan, Lodhi Road, New Delhi-110003
21. The CMD, HPL, Jangpura, New Delhi-110014
22. The Executive Director, BMTPC, Core-5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
23. The Director (Corporate Planning, HUDCO, HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi-110003
24. Guard Folder.



(R. S. Singh)

Director (HFA-1)

Telefax: 011-23062279

22486769 .

Director, WSSD → Animesh Bhattacharya 22625113 / 8902497819 .

Chief Eng., PHE →

Block-B, conference Hall PHE, 7th floor .



Date: -05.01.2016

To
The Chairman
Jhalda Municipality
Jhalda
Purulia

Sub: Complaint pertaining to the fake list of the beneficiaries prepared under the Pradhan Mantri Awas Jojona , in Ward No:10 of the Municipality.

Sir,

1..That the undersigned is an elected councillor from ward no:10 under the Jhalda Municipality.

2..Very recently , I have come to know that you have prepared a list of the beneficiaries under the Pradhan Mantri Awas Jojona , under the Ward No.10 without discussing the matter with the undersigned.

3..Inspite of repeated requests made by me , till date , said basis has not been handed over to me , for the reasons best known to you.

4..Thereafter, I got a copy of the said list of 59 persons from a reliable source and then understood , why you were avoiding me to hand over a copy of the said list . A copy of the same is enclosed herewith for your ready reference.

5..After going through the said list I am surprised to know that , you have prepared the same with complete misleading facts and extraneous considerations and same is totally fake and prepared with an object to play fraud upon the public at large. It appears to me that:-

(i)..Persons under Serial No: 1 to 23 are not belonging to the Ward No. 10 at all. Then

(ii)..Out of the balance persons, persons named under the serial nos: 24, 25, 38, 56 and 58 have already got benefits under the IHSPD

(iii)..There are 3 to 4 persons named in the said list, who are holding Pucca Structures and house for them.

(iv)..Further, balance persons named there in have no land to make any viable construction thereon.

6..Further in the whole DPR , 60% of the beneficiaries are residing in 2/3 storied building or benefited under the IHSPD and further there are reference of persons whose other family members are also named therein as beneficiaries under the said Pradhan Mantri Awas Jojona.

7..I further ascertained that for doing such illegalities, you have also converted and shown the non slum area as a slum area.

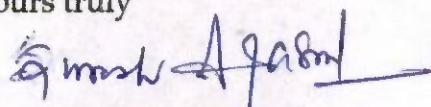
8..Under the aforesaid facts and circumstances , it appears that , you have done those illegalities for your own vested interest and trying to siphon away the public fund with an unholy conspiracy with the named persons, who are

otherwise not eligible for the benefit under the aforesaid Pradhan Mantri Awas Jojona

9..In the premises, you are requested to recall the aforesaid list for beneficiaries under the said Pradhan Mantri Awas Jojona for ward no: 10 and further modify the DPR to achieve the actual object of said Pradhan Mantri Awas Jojona, for the ends of justice. On the other hand , if there arose any legal problems for said illegal list under the said Pradhan Mantri Awas Jojona, appropriate authority will be solely responsible for the same.

Thanking you

Yours truly



Suresh Kumar Agarwal
Councillor Ward No:10
Jhalda Municipality
Jhalda Councillor
Purulia Jhalda Municipality

Copy to:

1..Minister Incharge, MA Department
Writers Building Kolkata

2..Secretary
MA Department
Writers Building Kolkata

3..Director, SUDA
Ilgus Bhawan
Salt Lake
Kolkata

4..Chief Engineer, MED
Bikash Bhawan
Kolkata

5..District Magistrate
Purulia

6..Executive Magistrate
Jhalda Municipality
Jhalda

Sl No.	Name of the Slum	Slum Code	Ward No.	Name of head of the benificiry	Sex	Father's/Husband's Name
1	Kuiry Para	SC 019	10	Chabi Bagti	F	LT- Rabi Bagti
2	Kuiry Para	SC 019	10	Ganga Bagti	F	LT- Santosh Bagti
3	Kuiry Para	SC 019	10	Hariram Bagti	M	Late Khokan Bagti
4	Kuiry Para	SC 019	10	Khedan Bagti	M	Late Bhagbat Bagti
5	Kuiry Para	SC 019	10	Nunaram Bagti	M	Late Kalpa Bagti
6	Kuiry Para	SC 019	10	Asutosh Sen	M	Late Rakhil Chandra Sen
7	Kuiry Para	SC 019	10	Aloka Pramanik	F	Late Mohan Pramanik
8	Kuiry Para	SC 019	10	Raghu Kandu	M	Late Prabhudas Kandu
9	Kuiry Para	SC 019	10	Nimai Bagti	M	Late Suphal Bagti
10	Kuiry Para	SC 019	10	Swapnashree Karmakar	F	Late Mansaram Karmakar
11	Kuiry Para	SC 019	10	Dhuma Bagti	M	Late Kalipada Bagti
12	Kuiry Para	SC 019	10	Madhu Rajwar	M	Late Mahadev Rajwar
13	Kuiry Para	SC 019	10	Sangita Nag	F	Kishore Nag
14	Kuiry Para	SC 019	10	Mahit Bagti	M	Sriram Bagti
15	Kuiry Para	SC 019	10	Baghambar Sutradhar	M	Late Niranjan Sutradhar
16	Kuiry Para	SC 019	10	Bidhan Chatterjee	M	Mohit Chatterjee
17	Kuiry Para	SC 019	10	Panchi Bagti	F	Late Jagati Bagti
18	Kuiry Para	SC 019	10	Mirarani Sutradhar	F	Anil Sutradhar
19	Kuiry Para	SC 019	10	Aswini Bagti	M	Bhim Bagti
20	Kuiry Para	SC 019	10	Swapan Sutradhar	M	
21	Kuiry Para	SC 019	10	Kalpna Dhibar	F	Late Habu Dhibar
22	Kuiry Para	SC 019	10	Ajit Dhibar	M	Late Ratan Dhibar
23	Kuiry Para	SC 019	10	Anil Dhibar	M	Late Ratan Dhibar
24	Kuiry Para	SC 019	10	Gayatri Kuiry	F	Dhiren Kuiry
25	Kuiry Para	SC 019	10	Pintu Kuiry	M	Thakurdas Kuiry
26	Kuiry Para	SC 019	10	Dulal Kuiry	M	Kashinath Kuiry
27	Kuiry Para	SC 019	10	Bharat Kuiry	M	Late Rohin Kuiry
28	Kuiry Para	SC 019	10	Tapan Kuiry	M	Late Kalipada Kuiry
29	Kuiry Para	SC 019	10	Panchanan Kuiry	M	Late Jadav Kuiry
30	Kuiry Para	SC 019	10	Sibnath Kuiry	M	Rameshwar Kuiry
31	Kuiry Para	SC 019	10	Ramlal Kuiry	M	Late Atul Kuiry
32	Kuiry Para	SC 019	10	Mahindri Kuiry	M	Guhiram Kuiry
33	Kuiry Para	SC 019	10	Jiten Kuiry	M	Lakhiram Kuiry
34	Kuiry Para	SC 019	10	Uttam Karmakar	M	
35	Ghasi Kuli	SC 018	10	Pradip Machuar	M	Ananda Machuar
36	Ghasi Kuli	SC 018	10	Badal Machuar	M	Gohar Machuar
37	Ghasi Kuli	SC 018	10	Ashik Machuar	M	Loknath
38	Ghasi Kuli	SC 018	10	Aloka Bagti	F	Late Laginda Bagti
39	Ghasi Kuli	SC 018	10	Anjana Bagti	F	Dukhu Bagti
40	Ghasi Kuli	SC 018	10	Lachhmi Bagti	F	Sibu Bagti
41	Ghasi Kuli	SC 018	10	Barani Bagti	F	Anil bagti
42	Ghasi Kuli	SC 018	10	Kalabati Bagti	F	Sitaram Bagti
43	Ghasi Kuli	SC 018	10	Laxmi Bagti	F	Subodh Bagti
44	Ghasi Kuli	SC 018	10	Akli Bagti	F	Bilash Bagti
45	Ghasi Kuli	SC 018	10	Sandhati Bagti	F	
46	Ghasi Kuli	SC 018	10	Lakshi Bagti	F	Budhu Bagti
47	Ghasi Kuli	SC 018	10	Mohan Bagti	M	
48	Ghasi Kuli	SC 018	10	Manomata Machuar	M	Late Ramkrishna Machuar
49	Ghasi Kuli	SC 018	10	Ranga Bagti	M	Jagadish Bagti
50	Ghasi Kuli	SC 018	10	Durga Bagti	F	
51	Kuiry Para	SC 019	10	Kalabati Sulankhi	F	Late Ananta Sulankhi
52	Kuiry Para	SC 019	10	Chandicharan Mandal	M	Late Adhotya
53	Kuiry Para	SC 019	10	Jaidev Daripa	M	Late Nimai Daripa
54	Kuiry Para	SC 019	10	Raja Sen	M	Late Nandadulal Sen
55	Kuiry Para	SC 019	10	Tapan Gupta	M	
56	Kuiry Para	SC 019	10	Sandip Kuiry	M	Nityaranjan Kuiry
57	Kuiry Para	SC 019	10	Parul Sen	F	Late Nandadulal Sen
58	Kuiry Para	SC 019	10	Rambabu Kuiry	M	Late Nitai
59	Kuiry Para	SC 019	10	Dhiru Machuar	M	Late Chhutu Machuar

STATE URBAN DEVELOPMENT AGENCY

"ইলগাস ভবন", এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা ৭০০ ১০৬, পশ্চিমবঙ্গ।

"ILGUS BHAVAN", H-C Block, Sector-III, Bidhannagar, Kolkata 700 106, West Bengal.

SUDA- 56/2014/ 213 / 2015 / 121

Date: 22.01.2016

From : Director, SUDA

&

State Mission Director, PMAY (Urban)
West Bengal

To : 1. The Mayor/ Chairperson

.....Municipal Corporation/Municipality/N.A.A

2. The Municipal Commissioner, Kolkata Municipal Corporation

Sub : Mapping of details of beneficiaries under Beneficiary-led component of PMAY (U)
Mission with Socio-Economic Caste Census (SECC) data- reg

Sir/Madam,


Enclosed please find herewith communication as received from Director (HFA.1) , Ministry of Housing and Urban Poverty Alleviation (Housing for All Mission Directorate) , Government of India on "Mapping of details of beneficiaries under Beneficiary-led component of PMAY (U) Mission with Socio-Economic Caste Census (SECC) data ".

It transpires from the communication that the condition of the House of the prospective beneficiaries under the "Beneficiary-led individual House Construction or Enhancement " component of the Mission should be checked and verified with SECC -2011 data during Demand Survey as per the Guideline of Housing for All (Urban) Mission so as to ensure beneficiaries consequent eligibility for construction of new housing . After checking and validating of the details of the prospective beneficiaries with SECC-2011 data, **AHL TIN Number** and **UNIQUE ID** of SECC-2011 needs to be incorporated in the Demand Survey Database as already captured at your end. Mismatching of Demand Survey data with SECC-2011, if any, reason of which needs to be mentioned in a specific column with respect to each individual prospective beneficiaries. Soft copy of SECC-2011 containing details of Socio-economic information is being given for this purpose to undertake mapping of the required details ie. **AHL-TIN** and **UNIQUE ID** of SECC-2011 data with Demand Survey Data.

Considering the above-mentioned issues, you are requested to take up the matter on urgent basis for mapping of **AHL TIN Number** and **UNIQUE ID** of SECC-2011 with Demand Survey Data for the prospective beneficiaries selected for the **Financial Year 2015-16** and to submit the verified data to this end immediately.

This may be treated as **TOPMOST PRIORITY** having regard to the requirement of the PMAY (U) Mission.

Yours faithfully,


Director, SUDA 22/1/2016

দূরভাষ: ২৩৫৮ ৬৪০৩/৬৪২১/৫৭৬৭, ফ্যাক্স : ২৩৫৮৫৮০০

Tel: 2358-6403/6421/5767, Fax: 2358-5800, E-Mail: wbsudadir@gmail.com

No N-11036/11/2015-HFA 1 (Pt)/ FTS - 14314
Government of India
Ministry of Housing and Urban Poverty Alleviation
(Housing for All Mission Directorate)

G-Wing, Nirman Bhavan, New Delhi,
Dated, the 23rd December, 2015.

To

All State Level Nodal Agencies (SLNAs) (Pradhan Mantri Awas Yojana (PMAY) - Housing for All (Urban) Mission). (List-I).	The Principal Secretaries / Secretaries (Urban Development / Housing / MA) in all the States/UTs (List-II)
---	---

Subject: Mapping of details of beneficiaries under Beneficiary-led component of PMAY(U) Mission with Socio Economic Caste Census (SECC) data-- reg.

Sir / Madam,

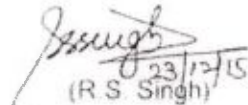
I am directed to say that Pradhan Mantri Awas Yojana (PMAY) - Housing for All (Urban) Mission launched by the Government on 25th June, 2015 comprises four verticals. Under the **"Beneficiary-led Individual House Construction or Enhancement"** component of the Mission, the extant Guidelines (Para 7.2) prescribe that the Urban Local Bodies shall validate the information given by the beneficiaries and that the condition of the house of the prospective beneficiaries should be checked with the SECC data so as to ensure beneficiary's consequent eligibility for construction of new housing. For complying with this provision, the States/UTs/ULBs may, therefore, undertake mapping of the required details of such intended beneficiaries under the **"Beneficiary-led Individual House Construction or Enhancement"** component of the Mission with that of the Abridged Houselist - Temporary Identification Number (AHL - TIN) in the SECC Data.

2. SECC Data is hosted on the central server maintained by NIC, New Delhi. Having regard to the requirement of the PMAY(U) Mission and, therefore, to assist the States/UTs/ULBs in this regard, this Ministry has decided to facilitate the SLNAs under the PMAY(U) Mission in accessing the SECC Data from the NIC Data Centre. In MoHUPA, the following officer has been designated to liaise with the NIC and he may be contacted for this purpose.

Shri M. Ramesh Kumar, Chief - MIS
Room No. 123, G-Wing, Nirman Bhavan,
New Delhi-110011
(Mobile No. 9818483646 e-mail: m.rameshkumar@nic.in)

3. Usage of the SECC Data will, however, be subject to the following conditions:
- (i) This SECC data will be kept secure with the authorised personnel and will be used **only** for mapping the requisite details of the intended beneficiaries under PMAY(U) Mission;
 - (ii) The SECC data is provisional. All analysis and results based on this data shall, therefore, be marked as 'provisional'.
 - (iii) As soon as the final SECC Data is available, the provisional data will be delinked and shall not be put to any further usage;
 - (iv) No change will be made to this SECC database;

Yours faithfully,


(R.S. Singh)

Director (HFA 1)

Telefax -011- 23062279

Copy to:

1. Shri M. Ramesh Kumar, Chief – MIS,
Room No. 123, G-Wing, Nirman Bhawan,
New Delhi-110011.

Copy for reference and record to:

1. All Directors / Deputy Secretaries / Under Secretaries in the Mission Directorate (HFA),
MoHUPA;
2. DC(MIS), MoHUPA, for uploading this letter on the web-portal of the Ministry

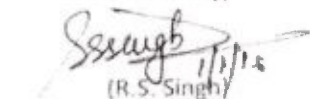
Copy for information to

1. PPS to Secretary (HUPA).
2. PS to JS&MD(HFA), MoHUPA.
3. PS to EA, MoHUPA.

Copy Endorsed to :

- | | |
|---|---|
| <ol style="list-style-type: none">1. Ms. Rama Nangpal, DDG, NIC,2. Dr. Pramod Sharma, Scientist - D, NIC
Scope Complex, Lodhi Road, New Delhi - 3,3. Shri. Manoranjan Kumar, Economic Adviser, Min. of Rural Development , Room No. 272,
Kirishi Bhawan, New Delhi - 110 001 for information. | <p><u>To make necessary arrangements to make available SECC urban data (provisional) to respective State/UT governments as per above under intimation to MoHUPA</u></p> |
|---|---|

Yours faithfully,


(R.S. Singh)

Director (HFA - 1)

Telefax : 011-23062279

FAX / SPEED POST



सत्यमेव जयते

PHONE : 2213-3151 / 3152 / 3163

FAX : (033) 2213 3174

भारतीय लेखा तथा लेखा परीक्षा विभाग
कार्यालय - प्रमाण महालेखाकार (सामान्य और सामाजिक क्षेत्र, लेखा परीक्षा), पश्चिम बंगाल
ट्रेजरी बिल्डिंग्स, 2, गवर्मेन्ट प्लेस (पश्चिम), कोलकाता - 700 001

INDIAN AUDIT AND ACCOUNTS DEPARTMENT
OFFICE OF THE PRINCIPAL ACCOUNTANT GENERAL
(GENERAL & SOCIAL SECTOR AUDIT), WEST-BENGAL
TREASURY BUILDINGS, 2, GOVT. PLACE (WEST), KOLKATA - 700 001

No: - ECPA/PA/2015-16/200/248

Date: - 08.01.2016

To
The Director,
State Urban Development Agency,
ILGUS Bhaban, HC Block,
Sector - III, Salt Lake,
Kolkata - 700106.

Subject: Performance Audit on Housing Sector.

Sir,

Every year Performance Audit on various Government activities/ programmes are taken up by this office for inclusion in the Report of the Comptroller and Auditor General of India on Government of West Bengal (General & Social Sector). For inclusion in the report for the year ended March 2016, a comprehensive study on Housing Sector is proposed to be conducted, the scope of which will span the period from 2011-12 to 2015-16.

As the State Urban Development Agency is also actively involved in the activities under Housing Sector, an audit team supervised by Shri Subhankar Chatterjee, Sr. Audit Officer will visit State Urban Development Agency w.e.f. 19.01.2016, as a part of pilot study, for scrutiny of records, collection of data, etc.

This being a time bound programme, it is requested that necessary instructions may please be issued to all concerned to extend co-operation to the audit team through expeditious production of requisite information/ records.

Yours faithfully,

R. Sarkar
(R. Sarkar)

Dy. Accountant General (GSS - I)
West Bengal

TA (sum) pp
18/01/16

FA
for reg. pt.
then copy to TA/TUP/FC
17/1/16

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-213/2015/66

ক্রমিক নং

তারিখ 14-01-2016

From: Director, SUDA &
State Mission Director, PMAY-HFA (U)To: Sri S.C. Jana
Deputy Secretary (HFA-III)
Ministry of Housing and Urban Poverty Alleviation
Government of IndiaSub: Proposal for HFAPoA and Action Plan for 2015-16 (DPR) in respect of 38 ULBs in West Bengal
for consideration of the next Meeting of CSMC

Sir,

In continuation of this office memo No. SUDA-213/2015/37 dated 08.01.2016 in connection with the above subject i am directed to state that in addition to HFAPoA and DPR for 70 ULBs in West Bengal approved in the 4th Meeting of CSMC held on 21.12.2015, another 38 ULBs have prepared HFAPoA an Action Plan for 2015-16 under BLC mode. These proposals after appraisal in the 2nd and 3rd Meetings of SLAC held on 27.11.2015 and 31.12.2015 respectively, have been approved in the 2nd meeting of SLSMC held on 11.01.2016.

Kindly find attached herewith the said HFAPoA for 38 ULBs (Summary Sheet) and Summary Sheet for the Action Plan for 2015-16 for construction of 27,830 DUs under BLC mode.

Copies of minutes of the 2nd and 3rd SLAC as well as 2nd Meeting of SLSMC are also enclosed herewith for your kind perusal and records in the Ministry.

Sri B. Das, TUO of this office along with an officer of MED will visit the Ministry on 15.01.2016 and carry the aforesaid documents in original along with 4 DPRs. They will explain to the Ministry official issues, if any, raised in this connection from the end of the Ministry.

Yours faithfully,

Director, SUDA &

State Mission Director, PMAY-HFA (U)

14.01.2016

SUDA-213/2015/66/102

Copy forwarded for information to:

- Secretary, Ministry of Housing and Urban Poverty Alleviation, Government of India
- Joint Secretary & Mission Director (PMAY-HFAPoA), Ministry of Housing and Urban Poverty Alleviation, Government of India

Director, SUDA &

State Mission Director, PMAY-HFA (U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

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

ক্রমিক নং SUDA- ২১৩/২০১৫/৩৭

তারিখ ০৪.০১.২০১৬

From: Director, SUDA
 & State Mission Director, PMAY-HFA(U)
 To: Sri S. C. Jana
 Deputy Secretary (HFA)
 Ministry of Housing and Urban Poverty Alleviation
 Govt. of India

**Sub: Proposal for 38 HFAPoA and DPRs of 38 ULBs under PMAY from West Bengal for consideration
 in the next meeting of CSMC**

Sir,

It may kindly be recalled that the State Govt. had earlier sent HFAPoA and DPRs for 70 ULBs out of 125 ULBs which were considered and approved in the 4th CSMC meeting under PMAY held on 21.12.2015.

Subsequently, 38 more ULBs after completing Demand Assessment Survey have prepared HFAPoA and DPR for coverage in 2015-16. These proposals have been appraised in the 2nd and 3rd meetings of the State Level Appraisal Committee (SLAC) held on 27.11.2015 and 31.12.2015 respectively. The appraised proposals are being placed in the 2nd meeting of SLSMC scheduled to be held on 11.01.2016 under the Chairmanship of Chief Secretary, Govt. of West Bengal.

The total number of housing units under all verticals for the aforesaid 38 ULBs for Mission period comes to 404376 and that for the current Financial Year (2015-16) is 32548 as per the HFAPoA documents prepared.

DPRs for the 38 ULBs for coverage of 27830 units under BLC mode will also be placed before the SLSMC for consideration and approval for which the 1st instalment of Central share has been estimated as Rs. 166.98 Crore.

Necessary documents will be sent to the Ministry alongwith copy of Minutes of SLSMC at the earliest after approval of the projects in the scheduled meeting of SLSMC on 11.01.2016.

Yours faithfully,

[Signature]
 Director, SUDA

& State Mission Director, PMAY-HFA(U)

Memo No. SUDA- ২১৩/২০১৫/৩৭/১

Date: 08.01.2016

Copy forwarded for information to PS to Principal Secretary, MA Department, GoWB

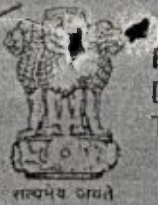
[Signature]
 Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408



R.S. Singh
Director (HFA-1)
Telefax: 23062279

119
भारत सरकार
आवास और शहरी गरीबी
उपशमन मंत्रालय,
निर्माण भवन, नई दिल्ली-110011
GOVERNMENT OF INDIA
MINISTRY OF HOUSING &
URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110011
www.mhupa.gov.in

DO No. N-11027/33/2015-HFA.1 / FTS – 13283

Dated, 16th November, 2015

Please refer to this Ministry's DO letter of even number dated 5.8.2015 vide which timelines for completing various important activities under PMAY – HFA (Urban) Mission were suggested. Subsequently, vide this Ministry's letter of even number dated 15.9.2015, it was again reminded to complete these activities at the earliest.

2. Survey of demand is most important step in implementing PMAY as it will firm up requirement of houses in the city which can be taken up under PMAY. It is learned that many States have started demand survey in selected cities and at many places survey is in advanced stage. It is requested to apprise this Mission Directorate the progress of survey in the selected cities in following format:

Name of City	Has Survey begun?	Status of completion (completed/in progress)	Likely date of completion	No. of families likely to get benefit under PMAY
				2015-16 2015-22

Yours sincerely,

R.S. Singh
16/11
(R.S. Singh)

KMC, HMC, BMC, Baniad
BMC Domkel

Secretaries / Principal Secretaries of UD / Housing / MA IN all States/UTs (As per list)

STATE URBAN DEVELOPMENT AGENCY

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

SUDA- ২১৩/২০১৫/১৭২৪(৫)

10.12.2015

ক্রমিক নং

তারিখ

From: Director, SUDA
& State Mission Director, PMAY-HFA (U)

To: Commissioner/Chairperson
KMC /Asansol/ Howrah/ Buniadpur/ Domkal Municipal Corporation/Municipality

Sub: Status of Demand Survey in connection with implementation of PMAY

Madam/Sir,

As per reports available at this Office Demand Survey in connection with preparation of HFAPoA under Pradhan Mantri Awas Yojana (PMAY) is under progress in your town. Govt. of India in the Ministry of Housing & Urban Poverty Alleviation has requested for an update of the position of Demand Survey in the towns where it is still in progress.

Now, in enclosing herewith a copy of Memo No. N-11027/33/2015-HFA.1/FTS-13283 dated 16.11.2015 from Director (HFA-1), Ministry of HUPA, Govt. of India, I am to request you to kindly intimate the position including likely date of completion of the survey in the prescribed format and forward the same to this Office so as to reach here by 18.12.2015 at the latest.

Yours faithfully,


Director, SUDA

& State Mission Director, PMAY-HFA (U)

Memo No. SUDA- ২১৩/২০১৫/১৭২৪/১

Date: 10.12.2015

Copy with a copy of the enclosure forwarded for kind information to PS to Principal Secretary, MA Department, GoWB


Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408



R.S. Singh
Director (HFA-1)
Telefax: 23062279



भारत सरकार
आवास और शहरी गरीबी
उपशमन मंत्रालय,
निर्माण भवन, नई दिल्ली-110011
GOVERNMENT OF INDIA
MINISTRY OF HOUSING &
URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110011
www.mhupa.gov.in

DO No. N-11027/33/2015-HFA.1 / FTS – 13283

Dated, 16th November, 2015

Please refer to this Ministry's DO letter of even number dated 5.8.2015 vide which timelines for completing various important activities under PMAY – HFA (Urban) Mission were suggested. Subsequently, vide this Ministry's letter of even-number dated 15.9.2015, it was again reminded to complete these activities at the earliest.

2. Survey of demand is most important step in implementing PMAY as it will firm up requirement of houses in the city which can be taken up under PMAY. It is learned that many States have started demand survey in selected cities and at many places survey is in advanced stage. It is requested to apprise this Mission Directorate the progress of survey in the selected cities in following format:

Name of City	Has Survey begun?	Status of completion (completed/in progress)	Likely date of completion	No. of families likely to get benefit under PMAY

1905-240/15
3/12/15

Yours sincerely,

R.S. Singh
(R.S. Singh)

Secretaries / Principal Secretaries of UD / Housing / MA IN all States/UTs (As per list)

Dr. L. D. A.

রাজ্য নগর উন্নয়ন সংস্থা

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-216/2015 /1651(2)

07.12.2015

ক্রমিক নং

তারিখ

From: Director, SUDA
& State Mission Director, PMAY-HFA(U)

To: 1) Municipal Commissioner
Kolkata Municipal Corporation

2) Commissioner
Howrah Municipal Corporation

Sub: Preparation of HFAPoA and DPR for Action Plan for 2015-16 under
PMAY-Housing For All (Urban)

Sir,

To review the progress achieved by the ULB from which HFAPoA and DPRs for 2015-16 have not yet been received, a meeting will be held in the Conference Room of SUDA on 11.12.2015 at 12.00 noon.

You are requested to kindly depute suitable officer/s to attend the meeting with an update of the progress achieved so far in conducting the Demand Survey, preparation of HFAPoA and DPRs for Action Plan 2015-16.

Yours faithfully,

Director, SUDA

& State Mission Director, PMAY-HFA(U)

Memo No. SUDA-216/2015 /1651/1(1)

Date: 07.12.2015

Copy forwarded for information to PS to Principal Secretary, MA Department, GoWB

Director, SUDA

& State Mission Director, PMAY-HFA(U)

সুডা

রাজ্য নগর উন্নয়ন সংস্থা

SUDA

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-216/2015/1650

07.12.2015

ক্রমিক নং

তারিখ

From: Director, SUDA
& State Mission Director, PMAY-HFA(U)To: Commissioner/Chairperson
_____ Municipal Corporation/Municipality
(16 Towns)Sub: Preparation of HFAPoA and DPR for Action Plan for 2015-16 under
PMAY-Housing For All (Urban)


Madam/Sir,

It may kindly be recalled that during deliberations in the earlier workshops with you, deadlines were fixed for preparation of HFAPoA based on findings of Demand Survey and preparation of DPRs for Action Plan of implementation proposed for 2015-16. Although the stipulated last dates for the above activities are over, it is seen that the documents are yet to be received from your end.

It may be mentioned in this connection that more than hundred Urban Local Bodies in the State have already submitted HFAPoA and proposal for projects to be implemented in 2015-16. Receipt of Central funds for the current Financial Year in respect of your town may not be available for current Financial Year if HFAPoA and DPRs are not submitted immediately to the Govt. of India after obtaining approval of State Level Appraisal Committee (SLAC) and State Level Sanctioning and Monitoring Committee (SLSMC).

To review the progress achieved by your city/town in the preparation of HFAPoA and DPRs of the projects to be considered in 2015-16 and to discuss issues for which you may be stuck up, a meeting will be held in the Conference Room of SUDA on 11.12.2015 at 12.00 noon. You are requested to kindly depute the Executive Officer, designated Nodal Officer for PMAY and the Municipal Engineer concerned to attend the meeting with an update of the progress achieved so far.

Yours faithfully,



Director, SUDA

& State Mission Director, PMAY-HFA(U)

Memo No. SUDA-216/2015/1650/1(5)

de

Date: 07.12.2015

Copy forwarded for information to:

1. PS to Principal Secretary, MA Department, GoWB
2. Chief Engineer, ME Dte.
3. Joint Secretary, MA Department, GoWB
4. Team Leader, DFID, PMU-II
5. A.O., SUDA

} with a request to kindly attend the meeting

de

Director, SUDA

& State Mission Director, PMAY-HFA(U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408



রাজ্য নগর উন্নয়ন সংস্থা

SUDA

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচ-সি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ

“ILGUS BHAVAN”, H-C Block, Sector - III, Bidhannagar, Kolkata - 700 106, West Bengal

ক্রমিক নং SUDA-213/2015/1620(7)

তারিখ 27.11.2015

From: Director, SUDA
& State Mission Director, PMAY-HFA (U)

To: The Chairperson
Bongaon/ Chandrakona/ Dhupguri/ Halisahar/ Kandi/ Rampurhat/Uluberia Municipality

Sub: Appraisal of PMAY (Housing for All) (Urban) project for 2015-'16 by HUDCO

Madam/Sir,

It may be recalled that as per the findings of Demand Survey undertaken by your Urban Local Body earlier, HFAPoA and Work Plan for 2015-16 in Format 7C were submitted from your end to this office. After appraisal from the State Level Appraisal Committee (SLAC) and approval of the proposals in the State Level Sanctioning and Monitoring Committee (SLSMC), the HFAPoA and Format-7C claiming appropriate Central Share were submitted to Government of India.

Now, as per norms laid down by the Government of India in the Ministry of Housing and Urban Poverty Alleviation 10% of the Projects forwarded from the State will be scrutinised by the Appraisal Agency of the Ministry viz. HUDCO. The Appraisal of the Projects by HUDCO will include site inspection also along with verification of the aspects of corroboration with SECC data, verification of land documents and Income certificates and examination of the willingness of the beneficiaries for the proposed project and their contribution for the same etc.

Your town has been shortlisted by the Ministry for appraisal by HUDCO out of 70 proposals sent from this State. In view this you are requested to kindly take suitable advance actions to respond positively to the aspects to be verified by HUDCO as mentioned in their letter bearing No. KRO-Sts/Dev-PMAY(CLSS)/2906 dated 26.11.2015 (copy enclosed). You are also requested to kindly co-operate with HUDCO team during their field visit an depute an appropriate officer to liaison with the team. A copy of Appraisal Format is also enclosed.

This may kindly be treated as extremely urgent.

Yours faithfully,

Director, SUDA

& State Mission Director, PMAY- HFA (U)

SUDA-213/2015 /1620(7)/1(3)

27.11.2015

Copy forwarded for information to:

- P.S. to Principal Secretary, M.A. Department, GoWB
- Joint Secretary (M. Chatterjee), M.A. Department, GoWB
- Chief Engineer, MED, GoWB

- With a copy of HUDCO's letter No. KRO-Sts/Dev-PMAY(CLSS)/2906 dated 26.11.2015 and a copy of Appraisal Format with a request to inform the concerned Executive Engineers to remain present during the visit of the Central Appraisal Agency (HUDCO) in the respective ULB.

Director, SUDA

& State Mission Director, PMAY-HFA (U)

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड

(भारत सरकार का उपक्रम)

कोलकाता क्षेत्रीय कार्यालय

"हडको भवन", प्लॉट सं. 11, ब्लॉक - डी.जे, सेक्टर-11, करुणामयी, साल्ट लेक, कोलकाता - 700 091
दूरभाष : (033) 2358 6141, 2358 0773, 2358 0778, फैक्स : (033) 2358 5514, ईमेल : hudcokro@gmail.com

Housing and Urban Development Corporation Limited

(A Govt. of India Enterprise)

Kolkata Regional Office

"HUDCO Bhawan", Plot No.11, Block-DJ, Sector-II, Karunamoyee, Salt Lake, Kolkata - 700 091
Tel. : (033) 2358 6141, 2358 0773, 2358 0778, Fax (033) 2358 5514, e-mail: hudcokro@gmail.com

No.: KRO-Sts/Dev-PMAY(CLSS)/2956

November 26, 2015

The Director,
State Urban Development Agency (SUDA),
'SUDA Bhawan', HC Block, Sector-III,
Bidhannagar,
Kolkata - 700 106.

Sub.: Scrutiny of DPRs under Pradhan Mantri Awas Yojana (PMAY) – Housing for All
(HFA) Mission

Ref.: MoHUPA's letter no.N-11036/11/20150HFA.1/FTS-13843, dt.23.11.2015

Sir,

We have received a communication from HUDCO HQ enclosing therewith MoHUPA's letter dated 23rd November, 2015 requesting HUDCO to scrutinize the selected DPRs under PMAY –HFA (Urban) Mission pertaining to West Bengal (copy of the Ministry's letter alongwith the list of the projects is enclosed herewith). The matter was discussed in the 3rd CSMC meeting held on 18th November, 2015 wherein the Ministry had directed that unlike the practice adopted in JNNURM and RAY, the appraisal of projects under above mission include site inspection also. During inspection the following aspects needs to be verified:

- On the basis of Socio Economic Caste Census (SECC) data, indicate total number of *pucca, kutcha, semi-kutcha* houses are in a city. Out of which number of units (*pucca / kutcha/semi-kutcha*) covered in the project.
- Verify land document on the beneficiary.
- Verify income certificate.
- Willingness of beneficiary for proposed project.
- Willingness of beneficiary for proposed contribution.
- Any other point deemed necessary.

(Continued on P/N-2)



आई एस ओ 9001:2008 प्रमाणित कम्पनी

AN ISO 9001:2008 CERTIFIED COMPANY CIN: U74899DL1970GOI005276

पंजीकृत कार्यालय : कोर - 7'ए', हडको, हडको भवन, इंडिया हैबिटेट सेन्टर, लोधी रोड, नई दिल्ली - 110 003

दूरभाष : 011-2464 9610-23, फैक्स : 011-2462 5308, ईमेल : hudco@hudco.org, Visit us at : www.hudco.org

Regd. Office : Core - 7'A', HUDCO, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003

Tel : (EPABX) 011-2464 9610-23, Fax : 011-2462 5308, e-mail : hudco@hudco.org; Visit us at : www.hudco.org

:: 2 ::

In addition to site inspection, DPRs to be scrutinized and details as per Ministry's prescribed format (copy enclosed) requires to be submitted.

In view of above, it is requested to kindly submit the DPRs of the projects and all necessary supporting document in order to check the aspects as mentioned above during site inspection to this office immediately (in both hard and soft copy format). It is also requested to kindly arrange for site visits to the aforesaid projects for HUDCO officials in consultation.

The HUDCO corporate office has desired this office to send the appraisal reports alongwith the other details by 7th December, 2015 for placing before the 4th CSMC scheduled on 14.12.2015.

This may be treated as Most Urgent please.

Thanking you,

Yours faithfully,



(D. Chakraborty)

Dy. General Manager (Projects)

37

No.N-11036/11/2015-HFA.1/FTS - 13843
Government of India
Ministry of Housing and Urban Poverty Alleviation
(HFA Mission Directorate)

G-Wing, Nirman Bhavan, New Delhi,
Dated, 23rd November, 2015.

To

Smt. Usha P. Mahavir,
General Manager (F),
Housing and Urban Development Corporation Ltd.,
HUDCO Bhawan, Core-7-A, India Habitat Centre,
Lodhi Road, New Delhi - 110 003.

Subject: Scrutiny of DPRs under PMAY (U) - Mission - reg.

Madam,

I am directed to say that it has been decided to request HUDCO to scrutinise the selected DPRs under PMAY (U) Mission. Accordingly, following lists of projects in the State of Andhra Pradesh, Tamil Nadu and West Bengal, whose DPRs are to be scrutinised by HUDCO by undertaking site visits, are forwarded:

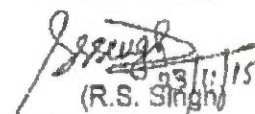
S.No.	Name of State	No. of projects proposed for scrutiny
1	Andhra Pradesh	05 F/A.1
2	Tamil Nadu	03 F/B.1
3	West Bengal	07 F/C.1

2 HUDCO is requested to also validate, on random basis, conditions of the kutcha, semi-kutcha houses on the basis of SECC data and complete the site visits and scrutiny of the DPRs by 7th December, 2015 so that the projects may be placed before the CSMC in its 4th Meeting scheduled (tentatively) for 14th December, 2015.

3. This issues with the approval of the Competent Authority.

Encls. A/above.

Yours faithfully,


(R.S. Singh)
Director (HFA.1)

Telefax -011- 23062279

Copy to: DS(HFA.2/3) and DS(HFA.4/5)

Salient Details of West Bengal HFA Projects for Beneficiary Led construction

(Rs in Lakhs)

Sr No.	City	Project Code	Total EWS Houses proposed	Total Cost of Dws (in INR Lakhs)	Per unit cost of Dws (in INR Lakhs)	Infrastructure cost (INR Lakhs)	Total Project Cost	State Share (inclu Housing & Infra cost)	ULB share (only for Infra)	Total Beneficiary share in Project	Govt Grant per EWS	Total Govt Grant (in INR Lakhs)	40% 1st release
1	2	4	5	6	7	8	7	8	9		11	12	13
1	Bongaon	19801691014	1,500	5520.00	3.68	552.00	6072.00	3171.00	276.00	375.00	1.5	2250.00	900.00
2	Chandrakona	19801752014	1,435	5281.00	3.68	528.00	5808.88	3033.59	264.04	358.75	1.5	2152.50	861.00
3	Olupguri	19801641014	1,489	5480.00	3.68	548.00	6027.47	3147.74	273.98	372.25	1.5	2233.50	893.40
4	Halsahar	19801692014	2,022	7441.00	3.68	744.00	8185.00	4274.50	372.00	505.50	1.5	3033.00	1213.20
5	Kandi	19801651014	1,474	5420.00	3.68	542.00	5967.00	3116.00	271.00	368.00	1.5	2111.50	804.60
6	Rampurhat	19801665014	1,341	4935.00	3.68	493.00	5428.37	2834.87	246.75	335.25	1.5	2250.00	900.00
7	Uliuberia	19801741014	1,500	5520.00	3.68	552.00	6072.00	3171.00	276.00	375.00	1.5	2250.00	900.00
	Total (3 Projects)		10761	39601	25.76004	3959	43560.72	22748.7	1979.77	2630.75		16141.5	6456.60

APPRAISAL CHECKLIST FOR HOUSING FOR ALL PLAN OF ACTION (HFAPoA)**BASIC INFORMATION:**

- I. Name of the State:
- II. Name of the City:
- III. State level Nodal Agency:
- IV. City Population (as per Census 2011):
- V. Slum Population (as per Census 2011):
- VI. Urban Poor Population (Non-Slum):
- VII. Total No. of Slums:
- VIII. Projected Financial Requirement for Four (4) Verticals*:

S.No	Verticals	Projected No. of Beneficiaries			% of Beneficiaries	% of SC Beneficiaries	% of ST Beneficiaries	Financial Requirement (Rs. in lakhs)
		Total	SC	ST				
a.	In-situ Redevelopment using Land as a Resource							
b.	Credit Linked Subsidy Scheme (CLSS):							
c.	Affordable Housing in Partnership (AHP)							
d.	Beneficiary-led Individual House Construction or Enhancement							
e.	Total Requirement (a+b+c+d)							

Note: * As per estimation. Actual figures will vary at the time of implementation.

APPRAISAL PARAMETERS:

S.No	Parameters	Response
1.	Has ULB completed the demand assessment for Urban Poor in slums and non-slum areas as per formats given in the guidelines or from existing data (source)?	
2.	Has the Slum Population been cross-checked with the Census 2011 data? (Yes/No)	
3.	Has the updated list of slums been prepared through physical verification?	
4.	Has land ownership of all slums been listed? (Yes/No) If yes, then mention the number of slums in the following categories	
4.1	Central Government and its agencies/PSUs/Autonomous bodies etc.	
4.2	State Government and its agencies/PSUs/Autonomous bodies etc.	
4.3	Urban Local Body	
4.4	Private (including other boards enacted under Act of Parliament)	
5.	Has tenability analysis been done based on physical location, land use, land ownership for all slums? (Yes/No) If yes, then mention the following	
5.1	Number of Tenable Slums	
5.2	Number of Tenable Households	

Appraisal Checklist for Housing for All Plan of Action (HFAPoA)

S.No	Parameters	Response
5.3	<i>Number of Untenable Slums</i>	
5.4	<i>Number of Untenable Households</i>	
6.	Has the data collected on Housing condition been cross checked with Socio Economic Caste Census (SECC)? (Yes/no) If yes then mention:	
6.1	<i>Pucca Houses (no. & %)</i>	
6.2	<i>Semi-Pucca Houses (no. & %)</i>	
6.3	<i>Kutcha Houses (no. & %)</i>	
7.	Among tenable slums, whether economic viability has been worked out for in-situ redevelopment using land as resource? (Yes/No) If yes then mention:	
7.1	<i>Number of Slums proposed for In-Situ Redevelopment</i>	
7.2	<i>Number of untenable slums clubbed with slums under In-situ Redevelopment</i>	
8.	Whether the land has been earmarked for the implementation of Affordable Housing Project?	
9.	Whether vacant EWS housing stock has been identified those are available under various housing scheme for which the beneficiaries has not yet been identified? If yes, then mention the number of vacant dwelling units available	
10	Whether State has any agencies that have capacity to implement housing schemes? If yes, then mention the name of the agencies	
11.	Whether any monitoring mechanism is in place to check the progress of the construction of houses under beneficiary-led housing component?	
12.	Whether advocacy plan is in place or planned for promoting the CLSS component?	
13.	Whether the process for coordination has been initiated with various local banks/ HFCs which have already signed MoU with one of the CNAs (HUDCO/ NHB) for facilitation of beneficiaries under CLSS component? If yes, provide details of the initiative taken.	
14.	Have detailed strategies been developed in consultation with the beneficiaries for the four (4) verticals mentioned in the guidelines. (Yes/No)	
15.	Has financial plan year - wise been worked out? (Yes/No)	
16.	Whether Central Assistance required has been worked out for all four (4) components? (Yes/No) If yes, then mention	
16.1	<i>Amount of Central Assistance required (Rs. in lakhs)</i>	
17.	While formulating HFAPoA, whether financial resources from State, ULB, beneficiary has been considered? (Yes/No) If yes, then mention:	
17.1	<i>Amount of State Contribution (Rs. in lakhs)</i>	
17.2	<i>Amount of ULB Contribution (Rs. in lakhs)</i>	
17.3	<i>Amount of Beneficiary Contribution (Rs. in lakhs)</i>	
17.4	<i>Amount from any other (source) (Rs. in lakhs)</i>	
18.	Has the draft HFAPoA been presented to the elected representatives and feedback elicited? (Yes/No)	
19.	Has the draft HFAPoA has been appraised by the State Level Appraisal Committee (SLAC) and approved by State Level Sanctioning & Monitoring Committee (SLSMC)? (Yes/No)	
20.	Has changes in the physical targets and financial requirements in AIP from the preceding year has been transferred to HFAPoA? (Yes/No)	

**DPR SCRUTINY REPORT FOR THE PROJECT UNDER AFFORDABLE HOUSING IN PARTNERSHIP (AHP)
COMPONENT OF PRADHAMANTRI AWAS YOJANA (PMAY)**

NAME OF SCRUTINY AGENCY:

REFERENCE NO.:

DATE:

BASIC INFORMATION:		
1.	Name of the State	:
2.	Name of the City	:
3.	Project Name	:
4.	Project Code	:
5.	State Level Nodal Agency (SLNA)	:
6.	Implementing Agency (ULB/ DA/ HB/ UT/ Private agency or Developer	:
7.	i) Project Cost (Rs in Lakhs)	:
	ii) Gol grant (Rs. in Lakhs)	:
	iii) State Grant (Rs. in Lakhs)	:
	iv) ULB/ Implementing agency share (Rs. in Lakhs)	:
	v) Beneficiary share (Rs. in Lakhs)	:
	vi) others, if any (Rs. in Lakhs)	:
8.	i) Sale price per EWS house (Rs in Lakhs)	:
	ii) Gol grant (Rs. in Lakhs)	:
	iii) State Grant (Rs. in Lakhs)	:
	iv) ULB/ Implementing agency share (Rs. in Lakhs)	:
	v) Beneficiary share (Rs. in Lakhs)	:
	vi) others, if any (Rs. in Lakhs)	:
9.	Project Brief:	(As per Annexure I)
10.	No of eligible EWS house for Gol grant	(Details as per format 7B)
11.	Project duration (in months)	:
ADMINISTRATIVE DETAILS		
12.	Date of State Level Appraisal Committee (SLAC) approval of the project	:
13.	Whether observations of SLAC have been incorporated?	:
14.	Date of SLSMC approval for the project	:
15.	Whether open and transparent procedure has been made to select private partners, if private partner has been considered.	:
16.	Whether Beneficiaries have been selected	:

	following a transparent procedure as approved by SLSMC?	
17.	Whether the format as per Annexure 7B of PMAY scheme guidelines has been signed by the competent authorities.	
18.	Whether the ULB / implementing agency has given preference to families with differently abled persons and senior citizens for allotment of house on the ground floor or lower floors	:
19.	Whether title to the EWS house has been given in the name of the female head?	:
LAND DETAILS		
20.	Status of project land (ULB/State/Central/Private)	
21.	Area of Project land (in Ha) (site wise details)	
22.	Whether the land use of the proposed site is residential as per the Master plan? If not, whether necessary notification been issued by the State Govt. for change in land use	
TECHNICAL DETAILS		
23.	Total number of houses proposed in the project (criteria- minimum 250)	
24.	Percentage of EWS houses with CA up-to 30 Sqm (Criteria- Minimum 35%)	
25.	No of proposed EWS houses (with Carpet area)	
26.	Schedule of Rates (SOR)adopted (Year)	:
27.	Whether cost index has been taken over the SOR rates? if Yes, whether supporting documents approving the same is furnished.	
28.	Whether Architectural/Structural drawings, quantities and cost estimates have been verified and approved by the competent technical & administrative authority?	
29.	Whether the quantity and estimate calculations as indicated in the DPR conform to the proposed design / plan with due adequacy & correctness of design.	
30.	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/ State norms?	:
31.	Whether Civic infrastructure components have been proposed in the project? If not, reasons thereof	:

32.	Whether Social infrastructure components have been proposed in the project? If not, reasons thereof	:	
33.	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project? Please specify.	:	
34.	Whether statutory approvals from competent authorities have been obtained?	:	
35.	Whether any innovative / cost effective / green technology adopted in the project? If yes, please specify	:	
36.	Quality control and quality assurance aspects considered for the project.	:	
37.	Whether O&M is part of project, if yes, for how many years and its mechanism thereof?	:	
38.	Whether implementation & Management framework is included in the DPR?	:	

Observations of the Scrutiny Agency:

- 1.
- 2.
- 3.

**SCRUTINY REPORT (Based on format 7B) FOR THE PROJECT UNDER AFFORDABLE HOUSING IN
PARTNERSHIP (AHP) COMPONENT OF PRADHAMANTRI AWAS YOJANA (PMAY)**

REFERENCE NO.: (Communication from State/UT)

BASIC INFORMATION:			
1.	Name of the State/UT	:	
2.	Name of the City	:	
3.	Project Name	:	
4.	Project Code	:	
5.	Implementing Agency	:	
6.	i) Approved Project Cost (Rs in Lakhs)	:	
	ii) Gol grant requested (Rs. in Lakhs)	:	
	iii) State Grant (Rs. in Lakhs)	:	
	iv) ULB/ Implementing agency share (Rs. in Lakhs)	:	
	v) Beneficiary share (Rs. in Lakhs)	:	
	vi) others, if any (Rs. in Lakhs)	:	
7.	Project Duration (in months)	:	
8.	No of eligible EWS house for Gol grant	:	(Details as per format 7B)
9.	Eligible Gol grant (Rs 1.5 lakh per eligible EWS household) (Rs in Lakhs)	:	
10.	Discrepancy if any (w.r.t. item no 6(ii) and 9)	:	
ADMINISTRATIVE DETAILS			
11.	Whether the Project is part of Annual Implementation Plan (AIP)?	:	
12.	Date of SLSMC approval for the project	:	
13.	Whether the format as per Annexure 7B of PMAY scheme guidelines has been signed by the competent authorities.	:	
14.	Whether open and transparent procedure has been made to select private partners? (if private partner is involved)	:	
TECHNICAL DETAILS			
15.	Total number of houses proposed in the project (criteria- minimum 250)	:	
16.	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/ State norms?	:	
17.	Whether Civic infrastructure components have been proposed in the project?	:	

18.	Whether Social infrastructure components have been proposed in the project?	:	
19.	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project?	:	
20.	Whether quality assurance is part of the project?	:	
21.	Whether O&M is part of project, if yes, for how many years?	:	
22.	Whether the Detailed Project Report (DPR) has been scrutinised Central Agency? If yes, attach the DPR scrutiny Report (Annexure B).	:	
23.	Any other information (Please specify)	:	

Observations (if any):

- 1.
- 2.
- 3.

DPR SCRUTINY REPORT FOR THE 'IN-SITU' SLUM REDEVELOPMENT PROJECTS WITH PRIVATE PARTNER UNDER PRADHANMANTRI AWAS YOJANA (PMAY)

NAME OF SCRUTINY AGENCY:

REFERENCE NO.:

DATE:

BASIC INFORMATION:		
1.	Name of the State/UT	:
2.	Name of the City	:
3.	Project Name	:
4.	Project code	:
5.	State Level Nodal Agency	:
6.	Implementing Agency	:
7.	i) Project Cost (Rs in Lakhs)	:
	ii) Gol grant (Rs. in Lakhs)	:
	iii) State Grant (Rs. in Lakhs)	:
	iv) ULB/ Implementing Agency Share (Rs. in Lakhs)	:
	v) Beneficiary share (Rs. in Lakhs)	:
	vi) others, if any (Rs. in Lakhs)	:
8.	Project Brief:	(As per Annexure I)
9.	No of eligible slum households for Gol grant	(Details as per format 7A)
10.	Project Duration (in months)	:
ADMINISTRATIVE DETAILS		
11.	Date of State Level Appraisal Committee (SLAC) approval of the project	:
12.	Whether observations of SLAC have been incorporated?	:
13.	Date of SLSMC approval for the project	:
14.	Specify cut-off date for slum as decided by State/UT	:
15.	Whether the format as per Annexure 7A of PMAY scheme guidelines has been signed by the competent authorities.	:
16.	Whether selection of private partner has been done through open competitive bidding?	:
17.	Whether viability analysis for the project has been done?	:
18.	Whether Financial and non-financial incentives have been integrated in the project? If yes, please specify.	:
19.	Whether sale of 'free sale component' has been linked with the completion and transfer of 'slum rehabilitation component'	:

20.	Whether temporary arrangement for beneficiaries has been ensured during construction period of the project? If yes, specify (Rent / transit shelter)	:	
21.	Whether transparent process has been formulated for the allotment of slum rehabilitated (components) houses to eligible slum dwellers?	:	
22.	Whether allotment mode has been finalised by State/UT? If yes, please specify (ownership right or renewable, mortgageable, inheritable leasehold right).	:	
23.	Whether priority has been given to families with physical handicapped persons and senior citizens for allotment on ground floor or lower floors?	:	
24.	Whether title to the house has been proposed to be given in the name of the Female head?	:	
LAND DETAILS			
25.	Whether the proposed proposal is for tenable slum(s)?	:	
26.	Whether the proposal is for a single slum or cluster of slum? Please specify.	:	
27.	i) Status of Slum(s) (Notified/Recognised/Identified)	:	
	ii) Status of slum land (ULB/State/Central/Private)	:	
	iii) Total Slum area (Sq.m)	:	
	iv) Area under slum rehabilitation (Sq.m)	:	
	v) Land Area under Free Sale Component (Sq.m), if any	:	
TECHNICAL DETAILS			
28.	No. of houses proposed (slum rehabilitation only) with carpet area.	:	
29.	Carpet area of proposed slum rehabilitation houses	:	
30.	Schedule of Rates (SOR) adopted (Year)	:	
31.	Whether cost index has been taken over the SOR rates?	:	
32.	Whether Architectural/Structural drawings, quantities and cost estimates have been verified and approved by the competent technical & administrative authority?	:	
33.	Whether the quantity and estimate calculations as indicated in the DPR conform to the proposed design / plan with due adequacy & correctness of design.	:	
34.	Plinth Area Rate (PAR) (per sq.mt.) of a proposed slum rehabilitation houses (type wise)	:	
35.	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/ State norms?	:	
36.	Whether Civic infrastructure components have been proposed in the project? If not, reasons thereof	:	

37.	Whether Social infrastructure components have been proposed in the project? If not, reasons thereof	:	
38.	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project? Please specify.	:	
39.	Whether statutory approvals from competent authorities have been obtained?	:	
40.	Whether any innovative / cost effective / green technology adopted in the project? If yes, please specify	:	
41.	Quality control and quality assurance aspects considered for the project.	:	
42.	Whether O&M is part of project, if yes, for how many years and its mechanism thereof?	:	

Observations of the Scrutiny Agency:

- 1.
- 2.
- 3.

Project Brief

ANNEXURE-I

SCRUTINY REPORT (Based on format no 7C) FOR THE PROJECT UNDER BENEFICIARIES LED INDIVIDUAL HOUSE CONSTRUCTION/ENHANCEMENT COMPONENT OF PRADHAN MANTRI AWAS YOJANA (PMAY)

REFERENCE NO.: (Communication by State/UT)

BASIC INFORMATION:		
1.	Name of the State/UT	:
2.	Name of the City	:
3.	Project Name	:
4.	Project Code	:
5.	Implementing Agency	:
6.	i) Approved Project Cost (Rs in Lakhs)	:
	ii) Gol grant requested (Rs. in Lakhs)	:
	iii) State Grant (Rs. in Lakhs)	:
	iv) ULB/ Implementing agency share (Rs. in Lakhs)	:
	v) Beneficiary share (Rs. in Lakhs)	:
	vi) others, if any (Rs. in Lakhs)	:
7.	Project Duration (in months)	:
8.	No of eligible Beneficiaries for Gol grant	: (Details as per format 7C)
	i) No of Beneficiaries (New Construction)	:
	ii) No of Beneficiaries (Enhancement)	:
9.	Eligible Gol grant (Rs. 1.5 lakh per eligible beneficiary) (Rs in Lakhs)	:
10.	Discrepancy if any (w.r.t. item no 6(ii) and 9)	:
ADMINISTRATIVE DETAILS		
11.	Whether the Project is part of Annual Implementation Plan (AIP)?	:
12.	Date of SLSMC approval for the project	:
13.	Whether the format as per Annexure 7C of PMAY scheme guidelines has been signed by the competent authorities?	:
TECHNICAL DETAILS		
14.	Whether building plans for all houses have been approved?	:
15.	Whether technical specifications/ design of housing have been ensured as per Indian Standards/NBC/State norms	:
16.	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project? Please specify.	:

17.	Whether the Detailed Project Report (DPR) has been scrutinised Central Agency? If yes, attach the DPR scrutiny Report (Annexure C).	:	
18.	Any other information (Please specify)	:	

Observations (if any):

- 1.
- 2.
- 3.

**SCRUTINY REPORT (Based on format no 7A) FOR THE 'IN-SITU' SLUM REDEVELOPMENT
PROJECTS WITH PRIVATE PARTNER UNDER PRADHANMANTRI AWAS YOJANA (PMAY)**

REFERENCE NO.: (Communication from State/UT)

BASIC INFORMATION:		
1.	Name of the State/UT	:
2.	Name of the City	:
3.	Project Name	:
4.	Project code	:
5.	Implementing Agency	:
6.	i) Approved Project Cost (Rs in Lakhs)	:
	ii) Gol grant requested (Rs. in Lakhs)	:
	iii) State Grant (Rs. in Lakhs)	:
	iv) ULB/ Implementing Agency Share (Rs. in Lakhs)	:
	v) Beneficiary share (Rs. in Lakhs)	:
	vi) others, if any (Rs. in Lakhs)	:
7.	Project Duration (in months)	:
8.	No of eligible slum households for Gol grant	: (Details as per format 7A)
9.	Eligible Gol grant (Rs 1.0 lakh per eligible slum dweller) (Rs in Lakhs)	:
10.	Discrepancy if any (w.r.t. item no 6(ii) and 9)	:
ADMINISTRATIVE DETAILS		
11.	Whether the Project is part of Annual Implementation Plan (AIP)?	:
12.	Date of SLSMC approval for the project	:
13.	Whether the format as per Annexure 7A of PMAY scheme guidelines has been signed by the competent authorities.	:
14.	Whether consolidation information sheet as per enclosure of Annexure 7A is enclosed?	:
15.	Whether open and transparent procedure adopted to select private partner.	:
16.	Whether temporary arrangement for beneficiaries has been included during construction period of the project?	:
LAND DETAILS		
17.	i) Status of Slum (Notified/Recognised/Identified)	:
	ii) Total Slum area (Sqm)	:
	iii) Area under slum rehabilitation (Sqm)	:
TECHNICAL DETAILS		

18.	No. of houses proposed (slum rehabilitation component only) with carpet area.	:	
19.	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/ State norms?	:	
20.	Whether Civic infrastructure components have been proposed in the project? If not, reasons thereof	:	
21.	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project?	:	
22.	Whether quality assurance is part of the project?	:	
23.	Whether O&M is part of project, if yes, for how many years?	:	
24.	Any other information (Please specify)	:	
25.	Whether DPR has been scrutinized by Central Agency? If yes; please attach Scrutiny Report.	:	

Observations (if any):

- 1.
- 2.
- 3.

**DPR SCRUTINY REPORT FOR THE PROJECT UNDER BENEFICIARIES LED INDIVIDUAL HOUSE
CONSTRUCTION/ENHANCEMENT COMPONENT OF PRADHAN MANTRI AWAS YOJANA (PMAY)**

NAME OF SCRUTINY AGENCY:

REFERENCE NO.:

DATE:

BASIC INFORMATION:				
1.	Name of the State	:		
2.	Name of the City	:		
3.	Project Name	:		
4.	Project Code	:		
5.	State Level Nodal Agency (SLNA)	:		
6.	Implementing Agency/ ULB	:		
7.			Total	New construction
	i) Project Cost (Rs in Lakhs)	:		
	ii) Gol grant (Rs. in Lakhs)	:		
	iii) State Grant (Rs. in Lakhs)	:		
	iv) ULB/ Implementing agency share (Rs. in Lakhs)	:		
	v) Beneficiary share (Rs. in Lakhs)	:		
	vi) others, if any (Rs. in Lakhs)	:		
8.	Sources of availability of beneficiary share (self/loan/any other)	:		
9.	Project Brief:	:	(As per Annexure I)	
10.	No of eligible Beneficiaries for Gol grant	:	(Details as per format 7C)	
11.	Project duration (in months)	:		
ADMINISTRATIVE DETAILS				
12.	Date of State Level Appraisal Committee (SLAC) approval of the project	:		
13.	Whether observations of SLAC have been incorporated?	:		
14.	Date of SLSMC approval for the project	:		
15.	Whether the format as per Annexure 7C of PMAY scheme guidelines has been signed by the competent authorities.	:		
LAND DETAILS				
16.	Whether selected beneficiaries have rightful ownership of land?	:		
TECHNICAL DETAILS				
17.	No of proposed houses	:		
	i) New Construction	:		

	ii) Enhancement		
18.	Whether the carpet area of proposed houses is up to 30 Sqm? If more, whether consultation with the Ministry has been done for determining the size of houses?	:	
19.	Whether building plans for all houses have been approved?	:	
20.	Schedule of Rates (SOR) adopted (Year)	:	
21.	Whether cost index has been taken over the SOR rates? if Yes, whether supporting documents approving the same is furnished.	:	
22.	Whether technical specifications/ design of housing have been ensured as per Indian Standards/NBC/State norms	:	
23.	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project? Please specify.	:	
24.	Whether statutory approvals from competent authorities have been obtained? If required	:	
25.	Whether any innovative / cost effective / green technology adopted in the project? If yes, please specify	:	
26.	Whether Beneficiaries have access to basic civic and social infrastructure facilities?	:	
27.	How Quality Assurance is proposed to be ensured for beneficiary led construction? specify	:	

Observations of the Scrutiny Agency:

- 1.
- 2.

সুডা

রাজ্য নগর উন্নয়ন সংস্থা

SUDA

STATE URBAN DEVELOPMENT AGENCY

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

ক্রমিক নং SUDA-213/2015/1517

তারিখ 05.11.2015

From. Director, SUDA
The State Mission Director
PMAY (HFA) (Urban)

To. Sri S.C. Jana
Deputy Secretary
Ministry of Housing & Poverty Alleviation
Government of India

Sir,

Kindly refer to our earlier telephonic discussion regarding project proposal under PMAY (HFA)(Urban) being processed for the state of West Bengal. This is to further inform you that the State Level Appraisal Committee under the Chairmanship of Principal Secretary, Municipal Affairs Department, Government of West Bengal in its meeting held on 04.11.2015 has approved the HFAPoA of 70 number of Cities/ Towns out of total 125 Cities/ Towns covered under PMAY (HFA)(U). Also based on proposal of ULBs in HFAPoA, DPRs of 70 no. of Projects have been appraised at the above mentioned SLAC meeting. Capacity Building Plan for the F.Y. 2015-16 has also been prepared and recommended by the SLAC. The above proposals will be placed in the scheduled meeting of SLSMC to be held on 09.11.2015 under the Chairmanship of Chief Secretary, Government of West Bengal and there after with the approval of SLSMC to be submitted to Ministry for consideration of allotment of fund in 1st Phase of the current year. A copy of Notification of constitution of SLAC is enclosed herewith.

Yours faithfully

Enclosed: As stated

৩/৮

৩/৮

Director, SUDA
State Mission Director, WB
PMAY (HFA) (Urban)

SUDA- 213/2015/1517(1)(2)

Date.05.11.2015

Copy forward for information to:

1. Secretary, Ministry of Housing and Urban Poverty Alleviation, Government of India
2. Jt. Secretary & Mission Director, Ministry of Housing and Urban Poverty Alleviation, Government of India

৩/৮

State Mission Director, WB, PMAY (HFA)(U)

৩/৮

SUDA- 213/2015/1517/2(2)

Date.05.11.2015

Copy forward for information to:

- ✓ P.S. to Hon'ble MIC, MA&UD Departments, Government of West Bengal
2. P.S. to Principal Secretary, Government of West Bengal, Writers Buildings, Kolkata-700001

৩/৮

State Mission Director, WB, PMAY (HFA)(U)

৩/৮

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

Tel : 2358 6403/5767, Fax : 2358 5800, E-mail : wbsudadir@gmail.com

Account Section : 2358 6408

**Government of West Bengal
Municipal Affairs Department
Writers' Buildings, Kolkata**

No. 750 /MA/C-10/3S-31/2014

Kolkata, the 30th October, 2015

NOTIFICATION

WHEREAS the Ministry of Housing & Urban Poverty Alleviation (hereinafter referred to as said programme), Government of India has launched the "Pradhan Mantri Awas Yojana [Housing for All (Urban)]" for providing houses to all eligible families/ beneficiaries in Urban areas;

AND WHEREAS, as per para-16.6 of Guidelines published by the Ministry of Housing & Urban Poverty Alleviation, Government of India for "Pradhan Mantri Awas Yojana [Housing for All (Urban)]" a State Level Appraisal Committee (SLAC) is to be constituted for Techno Economic Appraisal of HFPPoA, Detailed Project Reports, submitted by ULB/ Parastatals/ Agencies and the Capacity Building Plan for PMAY for each years during the project period;

NOW, THEREFORE, for proper implementation of the programme in the State, the Governor is pleased hereby to constitute a State Level Appraisal Committee (SLAC) with the following members:

- | | |
|---|-----------------|
| 1. Principal Secretary, Municipal Affairs Department & Chairman SUDA | Chairman |
| 2. Director SUDA and State Mission Director, PMAY | Vice-Chairman |
| 3. Director of Local Bodies, West Bengal | Member |
| 4. Chief Engineer, Municipal Engineering Directorate | Member |
| 5. Additional Director, ILGUS | Member |
| 6. Financial Adviser, SUDA | Member |
| 7. Technical Adviser, SUDA | Member |
| 8. Technology Upgradation Officer, SUDA | Member |
| 9. A representative of Urban Development Department, GOWB | Member |
| 10. A representative of Housing Department, GOWB | Member |
| 11. A representative of Kolkata Municipal Corporation | Member |
| 12. Joint Secretary, M.A. Department, & Additional Mission Director, PMAY | Member-Convener |

By order of the Governor

Sd/-

Joint Secretary
to the Government of West Bengal