

Copy forwarded for kind information and necessary action to:

1. Principal Secretary, Urban Development Department - with a request to nominate a representative of Urban Development Department
2. Principal Secretary, Municipal Affairs Department & Chairman SUDA
3. Principle Secretary, Housing Department- with a request to nominate a representative of Housing Department.
4. Commissioner, Kolkata Municipal Corporation- with a request to nominate a representative of Kolkata Municipal Corporation.
5. Director, SUDA and State Mission Director, PMAY
6. Joint Secretary, Municipal Affairs Department, & Additional Mission Director, PMAY
7. Director of Local Bodies, West Bengal
8. Chief Engineer, Municipal Engineering Directorate
9. Additional Director, ILGUS
10. Financial Adviser, SUDA
11. Technical Adviser, SUDA
12. Technology Upgradation Officer, SUDA
13. P.S. to MiC, Municipal Affairs & Urban Development Departments
14. Cell-10 of this Department


29/10/15
Joint Secretary
to the Government of West Bengal

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-245/2015 (Pt-I)/ 1520/(70)

05.11.2015

ক্রমিক নং

তারিখ

From: Director, SUDA & State Mission Director, PMAY/ HFA (Urban)
 & Member-Convener, SLSMC

To: The Mayor/ Chairperson/ Commissioner

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

Sub: Forwarding of formats of Appraisal Checklist for Housing for All Plan of Action (HFAPoA) and DPRs Scrutiny Reports for the different options of implementation under PMAY as received from Government of India

Sir,

In enclosing herewith formats of Appraisal Checklist for Housing for All Plan of Action (HFAPoA) and DPRs Scrutiny Reports for the different options of implementation under PMAY/ HFA (U) as received from Government of India, I am to request you to kindly fill in the appropriate formats (applicable for your ULB) and return the same by return mail so as to reach this office latest by 06.11.2015 (4.00 P.M.).

Kindly treat this as most urgent.

— Encl: As stated

Yours faithfully,

Director, SUDA &

State Mission Director, PMAY / HFA
 & Member-Convener, SLSMC

০৫

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



No. ME/ 1718/1P-47/2015

Dated 8/10/15

From : The Chief Engineer
M. E. Dte.
Bikash Bhavan

✓ To : The Director,
SUDA,
ILGUS Bhaban, H.C.Block, Sector-III,
Salt Lake, Kolkata- 700 106.

TA
Tyo

2 9/10/15

***Sub: Estimates for the Construction of Dwelling Unit under Pradhan Mantri
Awas Yojana (Housing for all, Urban)***

Sir,

As discussed I am sending herewith the estimates for the "Construction of Dwelling Unit under Pradhan Mantri Awas Yojana (Housing for all, Urban)" to the tune of i) ₹.3,78,894.00 (Rupees Three lakhs seventy eight thousand eight hundred and ninety four) only including electrical works and ii) ₹.3,60,500.00 (Rupees Three lakhs sixty thousand five hundred) only excluding electrical works for carpet area of 25.37 sq.m. and build up area 32.18 sq.m. for your kind perusal please.

Encl:- As stated above

No. ME/

Copy forwarded for information to :

1. The Principal Secretary, M.A. Deptt., Govt. of West Bengal, Writers' Bldgs., Kolkata-1.

Yours faithfully,

Chief Engineer, MED

Dated

Chief Engineer, MED

DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE

Pradhan Mantri Awas Yojana Housing For All (Urban)

Total Covered Area- 32.18 sq.m

Reference of Schedule of Rates : PWD (W.B.), Schedule of Rates Building & Sanitary & wef-01.07.2014 & Corrigenda

Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation trenches or drains, in all sorts of soil (including mixed soil but excluding laterite or sandstone) including removing spreading or stacking the spoils within a lead of 75 m as directed including trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water etc. as required complete. a) Depth of excavation not exceeding 1500mm . SOR, PWD, P-1, I -2 a	13.510	%cu.m	12047.00	1627.55
2	Earth work in filling in foundation trenches or plinth with good earth in layers not exceeding 150 mm. including watering and ramming etc. layer by layer complete.(Payment to be made on the basis of measurement of finished quantity of work) a) With earth obtained from excavation of foundation. SOR, PWD, P-1, T/3 a	11.030	%cu.m	7831.00	863.76
3	Supplying Laying Polithin Sheets etc. SOR, PWD, P-45, T - 13	24.000	sqm	25.00	600.00
4	Cement concrete with graded Stone ballast (40 mm.) excluding shuttering.a) In ground floor and foundation.6 : 3 : 1 proportion Pakur variety SOR, PWD, Page 24 ; Item -10 a	3.500	cu.m.	5823.00	20380.50
5	25 mm. thick damp proof with cement concrete (4:2:1) (with graded stone aggregate 10 mm. Normal size) and painting the top surface with a coat of bitumen using 1.7 kg. per sq.m. including heating the bitumen and cost and carriage of all materials complete. SOR, PWD, P-45, T-12	6.810	sqm,	297.00	2022.57
6	Brick work with 1st class bricks in cement mortar (6:1) a) In foundation and plinth. b) In super structure SOR, PWD, P-29, T -22(a), (b)	10.430 15.240	cum cum	5719.00 5943.00	59649.17 90571.32
7	125mm thick brick work with 1st. class bricks in cement mortar (4:1). a) In ground floor SOR, PWD, P-73, I -29	23.220	sq.m.	783.00	18181.26
8	Ordinary Cement concrete (mix 1:1.5:3) with graded stone chips (20 mm nominal size) excluding shuttering and reinforcement if any, in ground floor as per relevant IS codes. (i) Pakur Variety SOR, PWD, P-14, T -7(i)	3.930	cu.m.	6851.66	26927.02
9	Reinforcements for reinforced concrete work in all sorts of structures including distribution bars, stirrups, binders etc. including supply of rods, initial straightening and removal of loose rust (if necessary), cutting to requisite length, hooking and bending to correct shape, placing in proper position and binding with 16G black annealed wire at every inter-section, complete as per drawing and direction. (a) For works in foundation, basement and upto roof of ground floor / upto 4m. (i) Tor steel/Mild steel. SOR, PWD, P-27, T -15(i)	0.309	MT	60705.93	18728.08

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
10	Hire and labour charges for shuttering with centreing and necessary staging upto 4 m. using approved stout props and thick hard wood planks of approved thickness with required bracing for concrete slabs, beams, columns, lintels curved or straight including fitting, fixing and striking out after completion of works. (upto roof of ground floor). (When the height of a particular floor is more than 4 m. the equivalent floor ht. shall be taken as 4 m. and extra for works beyond the initial 4 m. ht. shall be allowed under 12(e) for every 4 m. or part thereof.) SOR, PWD, P-66, T -12(a) 25 mm. to 30 mm. thick wooden shuttering as per decision & direction of Engineer-in-charge. Ground Floor	37.063	M ²	360.00	13342.68
11	Plaster (to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints or roughening of concrete surface, including throating, nosing and drip course where necessary . In ground floor. A) With 6:1 cement mortar. a) Inside wall 20 mm thick plaster SOR, PWD, P-151, T -2 (i)(b) b) Out side Wall, 15mm th. SOR, PWD, P-151, I -2 (i)(c) B)10mm th ceiling plaster (4:1) SOR, PWD, P-151, I -2 (i)(c)	116.940 111.950 23.330	sq.m. sq.m. sq.m.	181.00 156.00 140.00	21166.14 17464.20 3266.20
12	Neat cement punning about 1.5mm thick in wall, dado, window, sills, floor, drain etc. SOR, PWD, P-152, I -8	26.700	sq.m.	38.00	1014.60
13	Artificial stone in floor,dado, staircase etc. with cement concrete (4:2:1) with stone chips laid in panels as directed with topping made with ordinary or white cement (as necessary) and marble dust in proportion (2:1) including smooth finishing and rounding off corners and including application of cement slurry before flooring works, using cement @ 1.75 kg./sq.m. all complete including all materials and labour. In ground floor. 3 mm. thick topping (High polishing grinding on this item is not permitted) with ordinary cement. 20mm thick SOR, PWD, P-40, I -3 (i)	26.490	sq.m.	265.00	7019.85
14	Supplying, fitting & fixing MS clamp for fixing door and window frame made of flat bent bar, end bifurcated, fixed in cement concrete with stone chips (4:2:1)a fitted and fixed complete as per direction. 40mm x 6mm x 125 mm length. (Cost of cement concrete will be paid separately) SOR, PWD, P-90, I -18 (c)	34	each	22.00	748.00
15	Wood work in door and window frame fitted and fixed complete including a protective coat of painting at the contact surface of the frame other Local wood SOR, PWD, P-85, T -1(i)	0.213	cu.m.	46171.00	9834.42
16	Panel Shutter of door & Window (each Panal Consisting Of single Plan without Join) 25 mm thick shutter with 12 mm thick Panal of size 30 to 45 cm. Other Local wood SOR, PWD, P-105, I -84 (iv)c	8.520	sq.m.	1567.00	13350.84
17	Iron butt hinges of approved quality fitted and fixed with steel screws, with ISI mark. a)75mm x 47mm x 1.70mm SOR, PWD, P-91, T -20(iv)	32.000	each	34.00	1088.00
18	Iron Socket Bolt of approved quality fitted and fixed complete. i) 150 mm long x 10 mm dia SOR, PWD P-93, I-25,c	11.000	each	71.00	781.00
19	White washing including cleaning and smoothening surface thoroughly (5 parts of stone lime and 1 part of shell lime should be used in the finishing coat). Two Coats SOR, PWD, P-155, I -3 (b)	124.960	%sq.m	1887.00	2358.00
20	Colour washing with ella with a coat of white wash priming including cleaning and smoothening surface thoroughly external surface One Coat SOR, PWD, P-155, I - 4(ii)(a)	100.560	%sq.m	1514.00	1522.48

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
21	Priming one coat on timber, plastered or on steel or other metal surface with synthetic enamel/oil bound primer of approved quality including smoothening surfaces by sand papering etc. 1) On timber surface SOR, PWD, P - 162, I - 7(a) 2) On Steel Surface SOR, PWD, P - 162, I - 7(b)	21.690 2.700	sq.m. sq.m.	41.00 31.00	889.29 83.70
22	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface by sand papering etc. including using of approved putty etc. on the surface, if necessary : Other than high gloss with any shade white a) On timber or plastered surface Two Coats b) On Steel surface Two Coats SOR, PWD, P - 162, - 8A(aii),(bii)	21.690 2.700	sq.m. sq.m.	85.00 75.00	1843.65 202.50
23	Iron hasp bolt of approved quality fitted and fixed complete (oxidised) with 16 mm dia with center bolt and round fitting. 300 mm long SOR, PWD, P-93, I - 27c	2.000	each	193.00	386.00
24	Precast piler concrete jally work as per design and manufacture's specification including moulding etc. with stone chips and necessary reinforcement shuttering complete including fitting, fixing in position in all floors. (a) 37.5 mm th. panels Cement & steel required for this item will not be issued by deptt. SOR, PWD, P-32, I - 38 (b)	1.690	sq.m.	351.00	593.19
25	Supplying, fitting and fixing UPVC down pipes A type and fittings conforming to IS 13592-1992 with necessary clamps nails including making holes in walls, etc. and cutting trenches in any soil, through masonry concrete structure etc. if necessary and mending good damages including jointing with jointing materials (Spun yarn, valamoid / bitumen / M. seal etc.) complete. P-173, I-21 A (ii), C(ii), D(ii) SOR, PWD, P173, I - 21 A (ii), C(ii), D(ii) i) UPVC Pipe 110 mm dia ii) UPVC Bend 87.5 degree 110 mm dia iii) UPVC Shoe 110 mm	3.000 2.000 1.000	Mtr. each each	291.00 162.00 128.00	873.00 324.00 128.00
26	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. Grill weighing 10 kg/sq m to 16 kg/m2 SOR, PWD, P - 76, I - 10 (i) (2.70sqm @ 10.5kg per sqm = 28.35 kg)	0.284	Qntl	9051.00	2570.48
27	Shallow water closet Indian pattern(I.P.W.C.) of approved make in white vitreous chinaware supplied ,fitted and fixed in position (excluding cost of concrete for fixing). 450 mm long SOR, PWD, (Sanitary) P - 65, I - 1 (iii)	1.000	each	1062.00	1062.00
28	Foot rest for water closet of size 275 mm X 125 mm with Artificial stone(4:2:1) with 6 mm stone chips and chequered including adding colour as necessary. SOR, PWD, (Sanitary) P - 66, I - 9	1.000	Pair	70.00	70.00
29	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. S Trap 100 mm SOR, PWD, (Sanitary) P - 54, I - 14(B-iii)	1.000	each	923.00	923.00
30	Supplying, fitting fixing CI Round Gratings 150mm dia SOR, PWD, (Sanitary) P - 55, I - 18(ii)				0.00

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
31	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 then 125 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 arrangment 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.	1	Item	7544.00	7544.00
TOTAL AMOUNT				Rs.	350000.46
Say				Rs.	350000.00
Add Contingency @ 3.00 %				Rs.	10500.00
GRAND TOTAL				Rs.	360500.00
(Rupees Three Lakh Sixty thousand & Five hundred only)					

Shondol
07/10/15
Sub - Astt. Engr. CE'S off.
M. E. Dte, Govt. of. W. B.
Bikash Bhavan, 1st Fl. Block - (S)
Salt Lake, Kol - 91

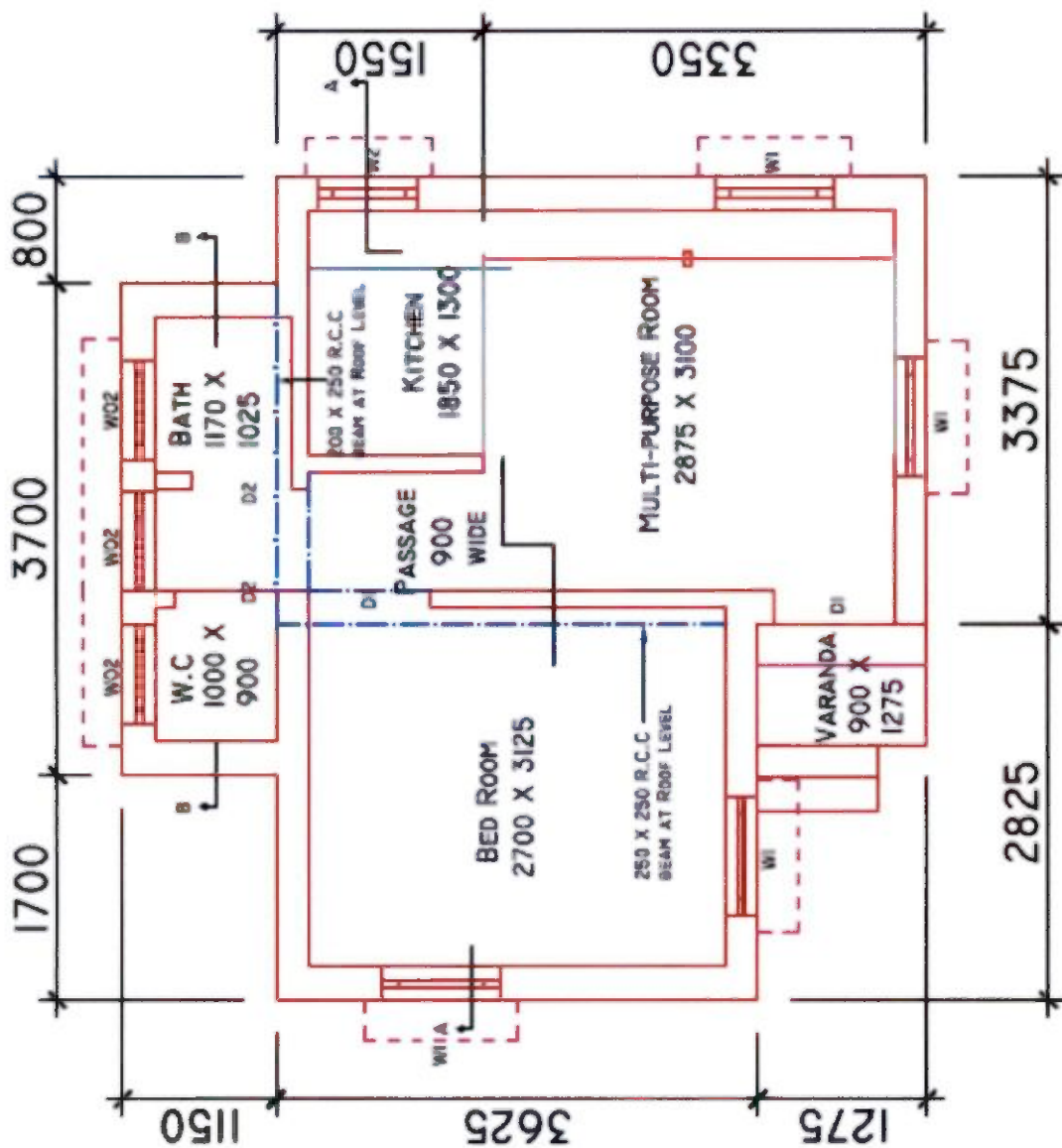
And
07-10-15
Assistant Engineer
Office of the Chief Engineer
Municipal Engineering Dte.
Govt. of West Bengal

Am 8/10/2015
Ex. Engr. CE's office
M. E. Dte, Govt. of. W. B.
Bikash Bhavan, 1st Fl. Block - (S)
Salt Lake, Kol - 91

208
8/10/15
Superintending Engineer (M.E.)
Office of the Chief Engineer
Municipal Engineering Dte
Govt. of West Bengal

Chief Engineer
M.E. Directorate
Deptt. of Municipal Affairs
Govt. of West Bengal

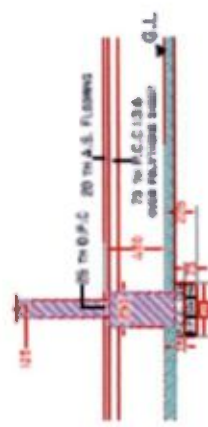
Pradhan Mantri Awas Yojana
Housing for All (Urban)
OFFICE OF THE CHIEF ENGINEER
M.E.DIRECTORATE
GOVT. OF WEST BENGAL



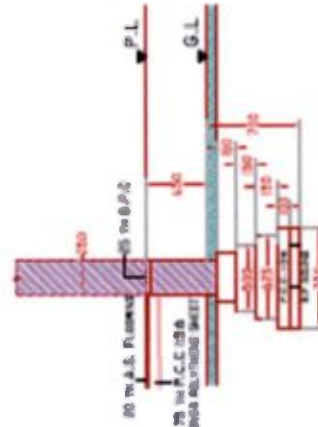
PLAN

- NOTE:
- ALL WINDOW OPENINGS (W1&W2) WILL BE PROVIDED WITH Z-BATTEN SHUTTERS
 - ALL DOORS (D1&D2) - 25TH Z- BATTEN SHUTTERS, SINGLE LEAF
 - G2 WILL BE WITHOUT SHUTTER
 - PLINTH HEIGHT- 450TH
 - CEILING HEIGHT- 2750TH
 - MAIN WALL- 250TH
 - FLOOR OF VARANDA, W.C, BATH & KITCHEN ROOM TO BE KEPT 15MM BELOW THE FLOOR LEVEL OF ROOM B PASSAGE
 - W02 - OPENING PROVIDED WITH RCC JALLI
 - 100MM TH. PIECE LINTEL OVER OPENING HAVE BEEN PROVIDED

FOUNDATION DETAILS



125 MM THK WALL



250 MM THK WALL

W1	900 X 900
W2	750 X 900
W02	750 X 750
D1	900 X 2100
D2	750 X 2400

FLOOR AREA - 25.37 SQM
BUILT UP AREA - 32.18 SQM

ALL DIMENSION ARE IN MM.

PROPOSED DWELLING UNIT

DETAILED ESTIMATE FOR THE CONSTRUCTION OF SINGLE UNIT DWELLING HOUSE

Pradhan Mantri Awas Yojana Housing For All (Urban)

Total Covered Area- 32.18 sq.m (With Electrical Works)

Reference of Schedule of Rates : PWD (W.B.), Schedule of Rates Building & Sanitary & wef-01.07.2014 & Corrigenda

Floor Area 25.37 sqm

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
1	Earthwork in excavation in foundation trenches or drains, in all sorts of soil (including mixed soil but excluding laterite or sandstone) including removing spreading or stacking the spoils within a lead of 75 m as directed including trimming the sides of trenches, levelling, dressing and ramming the bottom, bailing out water etc. as required complete. a) Depth of excavation not exceeding 1500mm . SOR, PWD, P-1, I -2 a	13.510	%cu.m	12047.00	1627.55
2	Earth work in filling in foundation trenches or plinth with good earth in layers not exceeding 150 mm. including watering and ramming etc. layer by layer complete.(Payment to be made on the basis of measurement of finished quantity of work) a) With earth obtained from excavation of foundation. SOR, PWD, P-1, T/3 a	11.030	%cu.m	7831.00	863.76
3	Supplying Laying Polithin Sheets etc. SOR, PWD, P-45, T - 13	24.000	sqm	25.00	600.00
4	Cement concrete with graded Stone ballast (40 mm.) excluding shuttering.a) In ground floor and foundation.6 : 3 : 1 proportion Pakur variety SOR, PWD, Page 24 ; Item -10 a	3.500	cu.m.	5823.00	20380.50
5	25 mm. thick damp proof with cement concrete (4:2:1) (with graded stone aggregate 10 mm. Normal size) and painting the top surface with a coat of bitumen using 1.7 kg. per sq.m. including heating the bitumen and cost and carriage of all materials complete. SOR, PWD, P-45, T-12	6.810	sqm,	297.00	2022.57
6	Brick work with 1st class bricks in cement mortar (6:1) a) In foundation and plinth. b) In super structure SOR, PWD, P-29, T -22(a), (b)	10.430 15.240	cum cum	5719.00 5943.00	59649.17 90571.32
7	125mm thick brick work with 1st. class bricks in cement mortar (4:1). a) In ground floor SOR, PWD, P-73, I -29	23.220	sq.m.	783.00	18181.26
8	Ordinary Cement concrete (mix 1:1.5:3) with graded stone chips (20 mm nominal size) excluding shuttering and reinforcement if any, in ground floor as per relevant IS codes. (i) Pakur Variety SOR, PWD, P-14, T -7(i)	3.930	cu.m.	6851.66	26927.02
9	Reinforcements for reinforced concrete work in all sorts of structures including distribution bars, stirrups, binders etc. including supply of rods, initial straightening and removal of loose rust (if necessary), cutting to requisite length, hooking and bending to correct shape, placing in proper position and binding with 16G black annealed wire at every inter-section, complete as per drawing and direction. (a) For works in foundation, basement and upto roof of ground floor / upto 4m. (i) Tor steel/Mild steel. SOR, PWD, P-27, T -15(i)	0.309	MT	60705.93	18728.08

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
10	Hire and labour charges for shuttering with centreing and necessary staging upto 4 m. using approved stout props and thick hard wood planks of approved thickness with required bracing for concrete slabs, beams, columns, lintels curved or straight including fitting, fixing and striking out after completion of works. (upto roof of ground floor). (When the height of a particular floor is more than 4 m. the equivalent floor ht. shall be taken as 4 m. and extra for works beyond the initial 4 m. ht. shall be allowed under 12(e) for every 4 m. or part thereof.) SOR, PWD, P-66, T -12(a) 25 mm. to 30 mm. thick wooden shuttering as per decision & direction of Engineer-in-charge. Ground Floor	37.063	M ²	360.00	13342.68
11	Plaster (to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints or roughening of concrete surface, including throating, nosing and drip course where necessary . In ground floor. A) With 6:1 cement mortar. a) Inside wall 20 mm thick plaster SOR, PWD, P-151, T -2 (i)(b) b) Out side Wall, 15mm th. SOR, PWD, P-151, I -2 (i)(c) B)10mm th ceiling plaster (4:1) SOR, PWD, P-151, I -2 (i)(c)	116.940 111.950 23.330	sq.m. sq.m. sq.m.	181.00 156.00 140.00	21166.14 17464.20 3266.20
12	Neat cement punning about 1.5mm thick in wall, dado, window, sills, floor, drain etc. SOR, PWD, P-152, I -8	26.700	sq.m.	38.00	1014.60
13	Artificial stone in floor,dado, staircase etc. with cement concrete (4:2:1) with stone chips laid in panels as directed with topping made with ordinary or white cement (as necessary) and marble dust in proportion (2:1) including smooth finishing and rounding off corners and including application of cement slurry before flooring works, using cement @ 1.75 kg./sq.m. all complete including all materials and labour. In ground floor. 3 mm. thick topping (High polishing grinding on this item is not permitted) with ordinary cement. 20mm thick SOR, PWD, P-40, I -3 (i)	26.490	sq.m.	265.00	7019.85
14	Supplying, fitting & fixing MS clamp for fixing door and window frame made of flat bent bar, end bifurcated, fixed in cement concrete with stone chips (4:2:1)a fitted and fixed omplete as per direction. 40mm x 6mm x 125 mm length. (Cost of cement concrete will be paid separately) SOR, PWD, P-90, I -18 (c)	34	each	22.00	748.00
15	Wood work in door and window frame fitted and fixed complete including a protective coat of painting at the contact surface of the frame other Local wood SOR, PWD, P-85, T -1(i)	0.213	cu.m.	46171.00	9834.42
16	Panel Shutter of door & Window (each Panal Consisting Of single Plan without Join) 25 mm thick shutter with 12 mm thick Panal of size 30 to 45 cm. Other Local wood SOR, PWD, P-105, I -84 (iv)c	8.520	sq.m.	1567.00	13350.84
17	Iron butt hinges of approved quality fitted and fixed with steel screws, with ISI mark. a)75mm x 47mm x 1.70mm SOR, PWD, P-91, T -20(iv)	32.000	each	34.00	1088.00
18	Iron Socket Bolt of approved quality fitted and fixed complete. i) 150 mm long x 10 mm dia SOR, PWD P-93, I-25,c	11.000	each	71.00	781.00
19	White washing including cleaning and smoothening surface thoroughly (5 parts of stone lime and 1 part of shell lime should be used in the finishing coat). Two Coats SOR, PWD, P-155, I -3 (b)	124.960	%sq.m	1887.00	2358.00
20	Colour washing with ella with a coat of white wash priming including cleaning and smoothening surface thoroughly external surface One Coat SOR, PWD, P-155, I - 4(ii)(a)	100.560	%sq.m	1514.00	1522.48

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
21	Priming one coat on timber, plastered or on steel or other metal surface with synthetic enamel/oil bound primer of approved quality including smoothening surfaces by sand papering etc. 1) On timber surface SOR, PWD, P - 162, I - 7(a) 2) On Steel Surface SOR, PWD, P - 162, I - 7(b)	21.690 2.700	sq.m. sq.m.	41.00 31.00	889.29 83.70
22	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface by sand papering etc. including using of approved putty etc. on the surface, if necessary : Other than high gloss with any shade white a) On timber or plastered surface Two Coats b) On Steel surface Two Coats SOR, PWD, P - 162, - 8A(aii),(bii)	21.690 2.700	sq.m. sq.m.	85.00 75.00	1843.65 202.50
23	Iron hasp bolt of approved quality fitted and fixed complete (oxidised) with 16 mm dia with center bolt and round fitting. 300 mm long SOR, PWD, P-93, I - 27c	2.000	each	193.00	386.00
24	Precast piered concrete jally work as per design and manufacture's specification including moulding etc. with stone chips and necessary reinforcement shuttering complete including fitting, fixing in position in all floors. (a) 37.5 mm th. panels Cement & steel required for this item will not be issued by depts. SOR, PWD, P-32, I - 38 (b)	1.690	sq.m.	351.00	593.19
25	Supplying, fitting and fixing UPVC down pipes A type and fittings conforming to IS 13592-1992 with necessary clamps nails including making holes in walls, etc. and cutting trenches in any soil, through masonry concrete structure etc. if necessary and mending good damages including jointing with jointing materials (Spun yarn, valamoid / bitumen / M. seal etc.) complete. P-173, I-21 A (ii), C(ii), D(ii) SOR, PWD, P173, I - 21 A (ii), C(ii), D(ii) i) UPVC Pipe 110 mm dia ii) UPVC Bend 87.5 degree 110 mm dia iii) UPVC Shoe 110 mm	3.000 2.000 1.000	Mtr. each each	291.00 162.00 128.00	873.00 324.00 128.00
26	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. Grill weighing 10 kg/sq m to 16 kg/m2 SOR, PWD, P - 76, I - 10 (i) (2.70sqm @ 10.5kg per sqm = 28.35 kg)	0.284	Qntl	9051.00	2570.48
27	Shallow water closet Indian pattern(I.P.W.C.) of approved make in white vitreous chinaware supplied ,fitted and fixed in position (excluding cost of concrete for fixing). 450 mm long SOR, PWD, (Sanitary) P - 65, I - 1 (iii)	1.000	each	1062.00	1062.00
28	Foot rest for water closet of size 275 mm X 125 mm with Artificial stone(4:2:1) with 6 mm stone chips and chequered including adding colour as necessary. SOR, PWD, (Sanitary) P - 66, I - 9	1.000	Pair	70.00	70.00
29	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. S Trap 100 mm SOR, PWD, (Sanitary) P - 54, I - 14(B-iii)	1.000	each	923.00	923.00
30	Supplying, fitting fixing CI Round Gratings 150mm dia SOR, PWD, (Sanitary) P - 55, I - 18(ii)				0.00

SL No.	Description of Works	Quantity	Unit	Rate (Rs.)	Amount (Rs.)
31	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 then 125 mm. thick brick wali (4:1) for a height of 300 mm. and covered with 75m. RCC slab (4:2:1) with 8mm tor steel @ 150 mm. centre to centre both ways including plustering and neat cement punning on top of the slab and making hooking arrangment 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 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.	1	Item	7544.00	7544.00
TOTAL AMOUNT		Rs.		350000.46	
Say		Rs.		350000.00	
Add for Electrical Works (ANNEXURE-I)		Rs.		17858.00	
TOTAL AMOUNT		Rs.		367858.00	
Add Contingency @ 3.00%		Rs.		11035.74	
GRAND TOTAL AMOUNT		Rs.		378893.74	
Say		Rs.		378894.00	
(Rupees Three Lakh Seventy eight thousand Eight hundred & Ninety four only)					

[Signature]
07/10/15
Sub - Asst. Engr. CE'S off.
M. E. Dte, Govt. of. W. B.
Bikash Bhavan, 1st Fl. Block - (S)
Saltlake, Kol - 91

[Signature]
07.10.15.
Assistant Engineer
Office of the Chief Engineer
Municipal Engineering Dte.
Govt. of West Bengal

[Signature] 8/10/2015
Ex. Engr. CE's office
M. E. Dte, Govt. of. W. B.
Bikash Bhavan, 1st Fl. Block - (S)
Saltlake, Kol - 91

[Signature] 07/10/15
Superintending Engineer (HQ)
Office of the Chief Engineer
Municipal Engineering Dte.
Govt. of West Bengal

Chief Engineer
M. E. Directorate
Dept. of Municipal Affairs
Govt. of West Bengal

(ANNEXURE-I)					
ESTIMATE FOR ELECTRICAL WORKS FOR ONE DWELLING UNIT UNDER PMAY					
Sl.No	Item of works	Unit	Rate	Quantity	Amount
1	Supplying & fitting polythene pipe complete with fittings as necessary. Under ceiling /beam/bound with 22SWG GI wire inclusive S & Drawing 1x18 SWG GI wire as fish wire inside the pipe & fittings and providing 55 mm dia disc of MS sheet (20SWG) having colour paint at one face first ended at the load point end of the polythene pipe with fish wire (synchronizing with roof/beam casting work of building construction) 19 mm dia 3 mm thick polythene pipe	RM	39.00	25.00	975.00
2	Powerckt wiring supplying and drawing 1 ; 1KV grade single core stranded FR PVC insulated & unseathed single core stranded Copper wire (Finolex make) 2 x 2.5 sqmm (PH & N) +1x1.5 sqmm (ECC) per laid polythene pipe and by the prelaid GI fish wire & making necessary connections as required.	RM	76.00	50.00	3800.00
3	Concealed Distribution wiring in in 2x1.5 sqmm single core standard *FR* insulated and unseathed cop per wire Finolex make & 1x1.5 sq mm single core stranded PVC insulated and unseathed cop per (Finolex make) wire used as ECC in 19 mm bore 3 mm thk. polythene pipe complete with all accessories embedded in wall smooth run to light / fan/call bell point with piano key type switchb (6 Amps) (Anchor make) fixed on sheet metal (16 SWG) Switch Board with bakelite/ perspex (wall matching colour) Top cover (3 mm thick) flushed in wall including mending all good damages to original finish Average per point 6.00 mt.	points	828.00	10.00	8280.00
4	Deistribution concealed wiring with 2x1.5 sq mm (PH & N) single core stranded FR PVC insulated & unseathed single core stranded 1.1 KV grade Copper Wire (finolex) & 1x1.5 sq mm (ECC) single core stranded (PH & N) 1.1 KV grade cu wire (finolex) & 1 x 1.5 sq mm single core stranded PVC insulated & unseathed cu wire (finolex) used as ECC in 19 mm bore, 3 mm thick polythene pipe complete with all accessories embedded in wall 250 volt 5 amp 3 pin plug point including S & F 250 Volt 5 amp 3 pin flush type plug socket & piano key type swich (Anchor make) on existing switch board as mentioned sl. no.3	points	76.00	2.00	152.00
5	Supplying & drawing 1.1 KV grade single core strtanded FR PVC insulated & unseathed single core stranded cu Wire 3x2.5 sq mm (finolex make) in the prelaid polythene pipe & by the prelaid GI fishwire & making necessary connection as required (CESC supply to consumer DP near to CESC & inside the room another DP near CESC & inside the room another DP of dwelling units)	RM	86.00	15.00	1290.00

Sl.No	Item of works	Unit	Rate	Quantity	Amount
6	Supplying Delivery & instalation on wall of 30/32 amp DP MCB of Havel's make with enclosed box along with all its necessary 1 connection complete. (Anchor)	nos	808.00	2	1616.00
7	Earthing in soft soil with 50 mm dia GI pipe (TATA make Medium) 3.64 mm th. X 3.04 Mtr long and 1 x 4 SWG GI (hot dip) wire (4 m long) 13 mm dia x 80 mm long GI bolts, double nuts, double washer including S & F 15 mm dia GI protection (1 mtr long) to be filled with bitumen partly under the ground level & partly above GL driven to an average depth of 3.65 m below the GL & restoring surface duly rammed.	each	1715.00	1	1715.00
8	Connecting the equipment to earth BUSbar inclusive S&F 10 SWG (Hot Dip) GI wire on wall /floor with a staples buried inside wall /floor as required & making connection to equipments with bolt, nut, washer, cable lugs etc. as required & mending good damages.	M	6.00	5	30.00
TOTAL					= Rs. 17858.00
Rupees Seventeen Thousand Eight Hundred Fifty Eight Only					

[Signature]
6.10.15
SUKUMAR MAITY
Electrical Advisor of
M. E. Directorate

OFFICE OF THE CHIEF ENGINEER
M.E.DIRECTORATE
GOVT. OF WEST BENGAL



- ALL WINDOW OPENINGS (W10/W2) WILL BE PROVIDED WITH Z-BATTEN SHUTTERS
- ALL DOORS (D10/D2) - 25TH Z- BATTEN SHUTTERS, SINGLE LEAF
- O2 WILL BE WITHOUT SHUTTER
- PLINTH HEIGHT- 450TH
- CEILING HEIGHT- 2750TH
- MAIN HALL- 250TH
- RCC/ SLAB, BEAM, LINTEL ETC. WITH REINFORCED CEMENT CONCRETE M20
- FLOOR OF VARANAGAR, WC, BATH & KITCHEN ROOM TO BE KEPT 15MM BELOW THE FLOOR LEVEL OF ROOM & PASSAGE
- W02 - OPENING PROVIDED WITH RCC JALLI
- 100MM TH. PIECE LINTEL OVER OPENING HAVE BEEN PROVIDED

250 MM THK WALL

W1	900×900
W2	750×900
W02	750×750
D1	900×2100
D2	750×2100

FLOOR AREA - 25.37 SQM

BUILT UP AREA - 32.18 SQM

ALL DIMENSION ARE IN MM

PROPOSED DWELLING UNIT



1. FA
2. TA/TVO
R
3/9/15

**GOVERNMENT OF WEST BENGAL
DEPARTMENT OF MUNICIPAL AFFAIRS
WRITERS' BUILDINGS, KOLKATA**

No. 605-MA/C-10/3S-24/2015

Kolkata, the 1st September, 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;

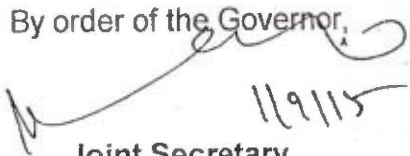
AND WHEREAS it has been decided that Municipal Affairs Department will act as Nodal Department for implementation of the said programme for the State of West Bengal for urban areas;

AND WHEREAS, as per Para-16.4 of the 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 Sanctioning & Monitoring Committee (SLSMC) is to be constituted for approval of Action Plans and projects under various components of the Mission:

NOW, THEREFORE, for proper implementation of the programme in this State, the Governor is pleased hereby to constitute a State Level Sanctioning & Monitoring Committee (SLSMC) with the following members:

- | | | |
|--|-----|-----------------|
| 1. Chief Secretary to the Government of West Bengal | ... | Chairman |
| 2. Principal Secretary, Municipal Affairs Department,
Government of West Bengal | ... | Vice Chairman |
| 3. Principal Secretary, Finance Department, Government of West Bengal | ... | Member |
| 4. Additional Chief Secretary/Principal Secretary,
Land & Land Reforms Department, Government of West Bengal | ... | Member |
| 5. Principal Secretary, Urban Development Department,
Government of West Bengal | ... | Member |
| 6. Principal Secretary, Environment & Forest Department,
Government of West Bengal | ... | Member |
| 7. Principal Secretary, Housing Department, Government of
West Bengal | ... | Member |
| 8. Convener, State Level Banker's Committee | ... | Member |
| 9. Director, State Urban Development Agency & State Mission Director,
Pradhan Mantri Awas Yojana [Housing for All (Urban)], West Bengal | ... | Member Convener |

By order of the Governor,


11/9/15

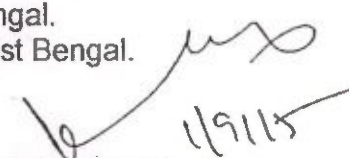
**Joint Secretary
to the Government of West Bengal**

No. 605/1(20)-MA/C-10/3S-24/2015

Kolkata, the 1st September, 2015

Copy forwarded for information and necessary action to:-

1. Secretary, Government of India, Ministry of Housing & Urban Poverty Alleviation, Nirman Bhawan, New Delhi-110011.
2. Sanjiv Kumar, IAS, Joint Secretary, MoHUPA & Mission Director (HFA) with a request that all the necessary communication in this regard may be sent to B. P. Gopalika, IAS, Principal Secretary, Municipal Affairs Department, Government of West Bengal.
3. Principal Secretary, Finance Department, Government of West Bengal.
4. Additional Chief Secretary/Principal Secretary, Land & Land Reforms Department, Government of West Bengal
5. Principal Secretary, Urban Development Department, Government of West Bengal.
6. Principal Secretary, Municipal Affairs Department, Government of West Bengal.
7. Principal Secretary, Environment & Forest Department, Government of West Bengal.
8. Principal Secretary, Housing Department, Government of West Bengal.
9. Convener, State Level Banker's Committee.
10. Director, State Urban Development Agency (SUDA), ILGUS Bhavan, HC Block, Sector-III, Salt Lake, Kolkata-700 106 & Mission Director, Pradhan Mantri Awas Yojana [Housing For All (Urban)], West Bengal.
11. O.S.D. to Chief Secretary, Government of West Bengal.
12. Chief Executive Officer, KMDA.
13. Director of Local Bodies, West Bengal.
14. Chief Engineer, Municipal Engineering Directorate.
15. Joint Secretary, Municipal Affairs Department, Government of West Bengal & Additional Mission Director, Pradhan Mantri Awas Yojana [Housing For All (Urban)], West Bengal.
16. Regional Chief, HUDCO.
17. Additional Director, ILGUS.
18. Finance Department (Gr.'N' / Gr.'R'), Government of West Bengal.
19. P.S. to MIC, Municipal Affairs Department, Government of West Bengal.


Joint Secretary
to the Government of West Bengal

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-213/2015/1296

তারিখ 09.10.2015

From. Director, SUDA

& Mission Director, HFA (U)

To. 1. The Chairperson,

..... Municipality/ Notified Area Authority

2. Commissioner,

..... Municipal Corporation

**Sub: Demand Survey and preparation of HFAPoA in connection with
 implementation of PMAY – Housing for All (Urban)**

Madam/Sir,

Kindly recall the deliberations in the workshops held during 10-12 September, 2015 and 29-30 September, 2015 in connection with undertaking a demand survey and preparation of Housing for all Plan of Action document. It may be recalled that in the workshops mentioned above the deadline for completion of demand survey was fixed as 30th September, 2015 and that for preparation and completion of HFAPoA was fixed as 31st October, 2015.

From reports available at this office it is seen that demand survey has not been completed in quite a few ULBs and the HFAPoA preparation has not started. It is reiterated that all-out efforts should be taken to adhere to the timeframe prescribed by the Govt. of India for completion of demand survey and preparation of HFAPoA.

In this connection I am to point out that if HFAPoA is not completed within the target date and DPRs of selected projects for the year 2015-16 not prepared and sanctioned at State Level by December, 2015, it would be difficult to access Central funds in the current Financial Year and the concerned ULBs will go by default. Such a situation will not be desirable.

In view of this, I am to request to take up and complete the preliminary activities in right earnest and come up with draft HFAPoA without any further delay. To accelerate the process, the Mission Directorate is organising series of meeting/ workshop in the month of October, 2015 for appraisal of HFAPoA and initiation of DPR preparation activities. Accordingly, you are requested to inform the undersigned latest by 15.10.2015 the date of completion of Demand Survey & data entry and date of completion of Draft/ Final HFAPoA for your City/ Town.

Cont.....

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

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

Account Section : 2358 6408

You are further requested to send format report of status of Demand Survey by fax/ e-mail to hfa.wbsuda@gmail.com (Fax.23585800) and forward a draft copy of HFAPoA to the respective City Co-ordinator of DFID PMU-II in his/ her e-mail (details of city coordinators uploaded in departmental website www.wbdma.gov.in/ www.changeekolkata.org).

The matter may be treated as most urgent.

Yours faithfully

o/c

29/10/15

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

SUDA-213/2015/1396/1(4)

Dated:09.10.2015

Copy forwarded for information to:

1. Jt, Secretary, Municipal Affairs Department, Government of West Bengal
2. P.S. to MIC, Municipal Affairs Department, Government of West Bengal
3. P.S. to Principal Secretary, Municipal Affairs Department, Government of West Bengal
4. Team Leader, DFID, PMU-II, with a request to instruct all city co-ordinators accordingly.

o/c

29/10/15

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

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- 213/2015/1375

08.10.2015

ক্রমিক নং

তারিখ

From: Director

To : 1. The Commissioner,
_____ Municipal Corporation2. The Chairperson,
_____ Municipality/Notified Area Authority

**Sub: Workshop on appraisal of HFAPoA prepared by the ULBs and briefing on preparation of
DPRs for 2015-16 to be held on 14-15 October, 2015**

Sir,

It may be recalled that in terms of the deliberations of the workshops held during 10-12 September, 2015 and 29-30 September, 2015 on the different preliminary activities under Pradhan Mantri Awas Yojana (PMAY) a large number of Urban Local Bodies are reported to have completed the demand survey and prepared the HFAPoA documents. It is now considered necessary to appraise the HFAPoA prepared by the ULBs to ensure conformity to prescribed norms of Govt. of India and to go to the next step of preparation of DPRs for the projects to be taken up during 2015-16.

To deliberate on the above issues, four half-day workshops with the ULBs which have already prepared HFAPoA document will be held on **14-15 October, 2015** as per the schedule enclosed herewith. You are requested to kindly make it convenient to attend the workshop along with the Nodal Officer for PMAY and the concerned Municipal Engineer (i.e. 3 persons per ULB). You are requested to bring along with you a soft copy of the draft/finalized HFAPoA document for a short PowerPoint presentation (5 mins.)

You are also requested to submit in the meeting updated progress reports (both physical and financial) of implementation of BSUP, IHSDP, RAY and Housing for All programs. Draft/finalized HFAPoA may, in advance sent to the corresponding City Co-ordinators of DFID RAY PMU-II.

Concerned Superintending Engineer and Executive Engineers of MED have also been requested to attend the workshops to facilitate the deliberations.

An outline program of the workshop is enclosed herewith.

Yours faithfully

Encl: As stated


Director

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- ২১৩/২০১৫/১৩৭৫/১৫/

তারিখ 08.10.2015

Copy forwarded for information to:

1. Joint Secretary (MC), M.A. Department, GoWB – with a request to attend the workshops
2. Chief Engineer, MED - with a request to attend the workshops along with concerned Superintending Engineer and Executive Engineer
3. Team Leader, DFID PMU-II with a request to kindly depute concerned members of the unit to attend the workshops
4. PS to MIC, M.A. & UD Department, GoWB
5. PS to Principal Secretary, M.A. Department, GoWB

[Signature]
Director

Memo No. SUDA- SUDA- ২১৩/২০১৫/১৩৭৫/১৫/১)

Date: 08.10.2015

Copy forwarded for information to Finance Officer, SUDA with a request to kindly arrange for appropriate refreshments for participants in the workshops.

[Signature]
Director

PROGRAM

A	Forenoon Session	
10.15 AM	Registration	
10.30 AM	Overview on preparation of HFAPoA & DPRs	Director, SUDA & State Mission Director, PMAY
11.00 AM	Presentation on draft/finalized HFAPoA by ULBs	
12.30 PM	Appraisal report on the HFAPoA documents with comments	DFID RAY PMU-II
1.00 PM	Preparation of DPRs	DFID RAY PMU-II
1.30 PM	Discussions & Question-Answers	
2.00 PM – 2.15 PM	Wrap-up	
B	Afternoon Session	
2.00 PM	Registration	
2.15 PM	Overview on preparation of HFAPoA & DPRs	Director, SUDA & State Mission Director, PMAY
2.45 PM	Presentation on draft/finalized HFAPoA by ULBs	
4.15 PM	Appraisal report on the HFAPoA documents with comments	DFID RAY PMU-II
4.45 PM	Preparation of DPRs	DFID RAY PMU-II
5.15 PM	Discussions & Question-Answers	
5.30 PM	Wrap-up	

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-213/2015/1360

তারিখ 06.10.2015

From: Director

To : Chief Engineer
Municipal Engineering Directorate**Sub: Preparation of DPRs under PMAY – Housing for All (Urban)**

Sir,

Kindly recall the discussions held in the Office Chamber of Principal Secretary, M.A. Department a few days ago in connection with the above subject. It was discussed that in consideration of the urgency for preparation of DPRs under PMAY to access Central funds during the current Financial Year, preparation of DPRs by MED would be the preferred option.

Now that quite a large number of ULBs are in the process of preparation of HFAPoA and identification of projects to be taken up during the current Financial Year, the modus operandi for preparation of DPRs is required to be decided right now.

To discuss the above issues Principal Secretary, M.A. Department will take a meeting at 3.00 PM on 08.10.2015 in his Chamber at Writers' Buildings. You are requested to kindly make it convenient to attend the meeting.

Yours faithfully,


 Director

Memo No. SUDA-213/2015/1360/1(2)

Date: 06.10.2015

Copy forwarded for information to:


1. Sri Mitra Chatterjee, WBCS (Exe.), Joint Secretary, MA Department, GoWB with request to remain present.
2. Team Leader, DFID PMU II with a request to attend the meeting.


 Director

Memo No. SUDA-213/2015/1360/2(1)

Date: 06.10.2015

Copy forwarded for information to PS to Principal Secretary, M.A. Department, GoWB


 Director

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-.....

তারিখ 06.10.2015.....

From: Director

To : Chief Engineer
Municipal Engineering Directorate**Sub: Preparation of DPRs under PMAY – Housing for All (Urban)**

Sir,

Kindly recall the discussions held in the Office Chamber of Principal Secretary, M.A. Department a few days ago in connection with the above subject. It was discussed that in consideration of the urgency for preparation of DPRs under PMAY to access Central funds during the current Financial Year, preparation of DPRs by MED would be the preferred option.

Now that quite a large number of ULBs are in the process of preparation of HFAPoA and identification of projects to be taken up during the current Financial Year, the modus operandi for preparation of DPRs is required to be decided right now.

To discuss the above issues Principal Secretary, M.A. Department will take a meeting at 3.00 PM on 08.10.2015 in his Chamber at Writers' Buildings. You are requested to kindly make it convenient to attend the meeting.

Yours faithfully,

Sd/-

Director

Memo No. SUDA-

Date: 06.10.2015

Copy forwarded for information to Team Leader, DFID PMU II with a request to kindly advice concerned members of the unit to attend the meeting.

Sd/-

Director

Memo No. SUDA- 213 /2015/ 12(1)

Date: 06.10.2015

✓ Copy forwarded for information to PS to Principal Secretary, M.A. Department, GoWB

Director

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

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

Account Section : 2358 6408

Note : Issues relating to PMAY (HFA)-Urban.

Proposal of SUDA on the various issues may be seen at cp/21-22.

1. Ministry of Housing & Urban Poverty Alleviation (MoHUPA), 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 Municipal Affairs Department, Government of West Bengal will oversee the programme in respect of all 125 ULBs for the State.

2. In this connection, Municipal Affairs Department, Government of West Bengal has issued notification on:-

(a) Declaring State Urban Development Agency (SUDA) under Municipal Affairs Department as State Level Nodal Agency (SLNA) for the urban areas of the State vide No. 566-MA/C-10/3S-31/2014 dated 14.08.2015 (at cp/187).

(b) To set up the State Level Mission Directorate at the office of the State Urban Development Agency (SUDA) vide No. 566-MA/C-10/3S-31/2014 dated 14.08.2015 (at cp/187).

(c) Director, SUDA as State Mission Director vide No. 596 -MA/C-10/3S-31/2014 dated 24.08.2015 (at cp/189).

(d) The State Level Sanctioning and Monitoring Committee (SLSMC) vide Notification No.605-MA/C-10/3S-31/2014 dated 01.09.2015 (at cp/193) for approval of Action Plans and projects under various components of the Mission.

(e) The Memorandum of Agreement (MoA) and Mandatory Reforms with Timelines duly executed by Principal Secretary, Municipal Affairs Department, GoWB on behalf of the State Government (at cp/206-208).

(f) List of towns with classification, category and population (Census-2011) proposed to be covered under PMAY-HFA (Urban) have already been sent to MoHUPA, Gol (cp/210-215).

3. Now, for proper implementation of the programme in this State, following proposals as received from the State Mission Director (cp/221-222) required to be taken in line with the Action Points for consideration:

3.1 Cut-off Date – In terms of Para-4.6 of Scheme Guideline of PMAY-HFA (Urban) published by MoHUPA, Gol (cp/178), eligibility of slum dwellers like cut-off date, etc. is to be decided by the State. It is proposed that, the cut-off date in the present case to be fixed as 1st September, 2015.

Contd.....

3.2 Income Criteria – As per norms of Gol, EWS households are defined as those having an annual family income upto Rs.3.00 lakh and for LIG households between Rs.3,00,001/- to Rs.6,00,000/-. For the purpose of HFA, the State Government shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with Gol. In this connection, this may be mentioned that Housing Department has fixed some income criterion & accordingly, to have a parity among the various Departments, the Income Criteria may be fixed in consultation with Housing Department.

3.3 ULB Contribution (for Infrastructure Development Works) – Under Rajiv Awas Yojana (RAY) for towns with population less than 5 lakh, the household cost used to be taken as Rs.4.00 lakh out of which the cost of Dwelling Unit was Rs.3.00 lakh and the cost of ID Rs.1.00 lakh.

It is proposed that the contribution of the ULB for ID works where housing units are implemented through “beneficiary led contribution” (vertical 4) may be considered as 10% of the unit cost of dwelling unit.

3.4 Size of Dwelling Units – In terms of Para-2.2 of Scheme Guidelines (cp/182), the Mission will support construction of houses upto 30 sq.m. carpet area. It may be mentioned that in IHSDP the plinth area of dwelling units was taken as 25 sq.m. and the corresponding carpet area was around 21.5 sq.m. As per current price level, a dwelling unit with 30 sq.m. carpet area is likely to cost around Rs. 3.30 – Rs.3.50 lakh, as mentioned by M. E. Directorate. So, if the carpet area of 30 sq.m. is considered, then we may inform M. E. Directorate to submit a model estimate accordingly.

3.5 Beneficiary Contribution – The beneficiary’s contribution for dwelling unit under IHSDP in JnNURM was adopted on a flat rate of Rs.16,000/- irrespective of the unit cost and for BSUP in Mission towns used to be taken as 20% of unit rate of dwelling units which varies initially from Rs.20,000 to Rs. 54,000, depending upon sanctioned unit rate of the project by Ministry of HUPA.

Considering the entire aspect, it has been proposed by State Mission Director that the beneficiary’s contribution be linked with the town population and the following scale may be adopted:

- | | | |
|--|---|-------------------|
| • For towns with population upto 1 lakh | : | 5% of unit rate |
| • For towns with population above 1 lakh upto 3 lakh | : | 7.5% of unit rate |
| • For towns with population above 3 lakh | : | 10% of unit rate |

If approved the same will be communicated from the Municipal Affairs Department.

Contd.....

3.6 Convergence of Housing for Urban Poor (HUP) with HFA – For implementation of HFA through “beneficiary led construction” the minimum support from the State Government apart from regular share will be to the tune of Rs. 1.75 lakh taking the unit cost of dwelling unit is Rs. 3.50 lakh, Government of India subsidy Rs.1.50 lakh and beneficiary share Rs. 25,000/- (Average).

As a sum of Rs. 50.00 crore is available under the Head of Account ‘Housing for Urban Poor’ under Demand No. 39 [2217-05-051-SP-003-35-00 / 2217-05-789-SP-023-35-00 / 2217-05-796-SP-011-35-00] for 2015-16, and the programme may have to be phased out with advent of HFA, it may be proposed that, the same may be used as State subsidy, in order to avoid augmentation of budgetary provision for this year. For 2016-17 onwards, substantial budgetary provision in appropriate head of account will be taken up with Finance Department.

The other issues like Constitution of State Level Technical Committee (SLAC), Selection of Agency for preparation of DPRs, Sub-allocation of ACA among the ULBs, Engagement of Transaction Advisors for ascertaining viability of tenable slums for redevelopment in PPP mode, etc. may be placed in due course.

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- ২১৩/২০১৫/১৩২৪

01.10.2015

ক্রমিক নং

তারিখ

From: Director, SUDA
 & State Mission Director, HFA
 & Project Director, CMU

To : Team Leader
 DFID RAY PMU-II

Sub: Request for necessary support service for various activities of PMAY including preparation of HFAPoA

Sir,

It may kindly be recalled that PMAY (Housing for All) launched by the Govt. of India in June 2015 calls for a rigid timeframe for the different activities like Demand Survey, preparation of HFAPoA and preparation of DPRs. The timeframe prescribed by the Govt. of India is required to be adhered strictly as only six months are left for the closure of the current Financial Year.

Although there are provisions for setting up State and City Level Technical Cells under the Mission, it is expected that it may take some time.

In view of this as an interim arrangement, I am to request you to kindly extend necessary support service for various activities of PMAY including demand survey and preparation of HFAPoA with necessary coordination with the ULBs. For this purpose you may, with approval from DFID engage additional man power or hire suitable agencies.

This communication issues with the approval of Hon'ble MIC, MA & UD Department.

Yours faithfully

[Signature]
 Director, SUDA
 & State Mission Director, HFA
 & Project Director, CMU

Memo No. SUDA- ২১৩/২০১৫/১৩২৪/১৩

Date: 01.10.2015

Copy forwarded for information to :

1. PS to MIC, MA & UD Department, GoWB
2. PS to Principal Secretary, MA Department, GoWB
3. Project Manager, CMU/KUSP

[Signature]
 Director, SUDA
 & State Mission Director, HFA
 & Project Director, CMU

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-11027/32/2015-HFA.1 / FTS - 13279
 Government of India
 Ministry of Housing and Urban Poverty Alleviation
 (Housing for All Mission Directorate)

G-Wing, Nirman Bhavan, New Delhi,
 Dated, the 3rd August, 2015.

To

Chief Secretaries of States & UTs
 (As per List attached).

Subject: State/UT-wise indicative allocation of funds (BE-2015-16) under Housing for All (Urban) Mission - reg.

Sir / Madam,

I am directed to refer to this Ministry's OM No. N-11026/06/2014/FTS-11733 dated 25th June, 2015 intimating therewith about the launch of the Housing for All (Urban) Mission. Scheme Guidelines were also forwarded therewith. The OM under reference and the Scheme Guidelines are also available at <http://mhupa.gov.in>.

2. In this regard attention is invited to Para 14.1 of the Scheme Guidelines which reads as under:

"14.1 Indicative State/UT wise allocation will be made based on urban population and estimated slum population or other criteria as may be decided by MoHUPA. The allocation will be made separately for each component. Ministry can change the inter-se allocation between different components with the approval of competent authority".

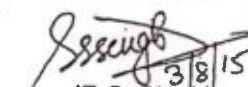
3. In the BE 2015-16 of this Ministry, a provision of Rs.4000 crores (inclusive of allocation for NE States and Tribal Sub-Plan) has been made for release to the State/UT Governments under the Housing for All (Urban) Mission (**except CLSS component**). Indicative State/UT-wise allocation of Rs.4000 crores made under BE-2015-16 is enclosed. Mission Component-wise allocation (except CLSS Component) will be decided in due course on the basis of proposals received from the States/UTs.

4. As also separately requested vide this Ministry's letter No. N-11027/33/2015-HFA.1/FTS-13383 dated 2.7.2015, State/UT Governments are again requested to forward the signed Memorandum of Agreement (MoA), proposals for inclusion of cities and details of the identified SLNA to the **designated Desk in this Ministry within August, 2015**. While submitting proposals for inclusion of cities, total resource requirement and proposed share of the State / ULB under each component of the Mission may also be indicated.

5. This issues with the approval of Minister (UD, HUPA & PA).

Encl. A/A

Yours faithfully,


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

Telefax -011- 23062279

No. N-11027/32/2015-HFA.1 / FTS - 13279 dated 3rd August, 2015

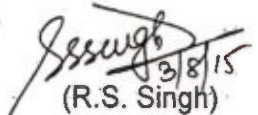
Copy to (NOO):

1. Deputy Secretary (HFA-2) / (HFA-3) / (HFA-4), MoHUPA alongwith relevant notings of the file and consolidated and 3 other separate sheets of allocation for information, reference and records.
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).

Yours faithfully,


(R.S. Singh)

Director (HFA.1)

Telefax -011- 23062279

State-wise Allocation under HFA under BE 2015-16

Rs. in crores

Sl. No.	State/UT	Allocation of Rs. 4000 crores (BE 2015-16) including TSP under HFA (excluding CLSS component)
A	B	C
1	Andhra Pradesh	225.62
2	Bihar	87.46
3	Chhattisgarh	83.82
4	Delhi	122.48
5	Goa	5.67
6	Gujarat	172.99
7	Haryana	84.28
8	Jammu & Kashmir	34.13
9	Jharkhand	55.14
10	Karnataka	204.51
11	Kerala	79.42
12	Madhya Pradesh	253.23
13	Maharashtra	561.74
14	Orissa	79.94
15	Punjab	86.25
16	Rajasthan	139.05
17	Tamil Nadu	314.55
18	Telangana	179.03
19	Uttar Pradesh	369.96
20	Uttarakhand	27.25
21	West Bengal	307.34
22	Himachal Pradesh	50.11
23	Puducherry	25.00
24	A & N Islands	51.04
25	Chandigarh	
26	D & N Haveli	
27	Daman & Diu	
28	Lakshadweep	
29	Assam	140.00
30	Arunachal Pradesh	25.00
31	Manipur	25.00
32	Meghalaya	35.00
33	Mizoram	40.00
34	Nagaland	40.00
35	Sikkim	25.00
36	Tripura	70.00
Total		4000.00

List of Chief Secretaries of States & UTs

S.No.	State	Name & Address
1.	Andhra Pradesh	Chief Secretary Govt. of Andhra Pradesh, Secretariat Building, Hyderabad-500001.
2.	Arunachal Pradesh	Chief Secretary Govt. of Arunachal Pradesh Secretariat, Itanagar-791111
3.	Assam	Chief Secretary Govt. of Assam, Secretariat, Guwahati-781006.
4.	Chattisgarh	Chief Secretary Govt. of Chattisgarh, Secretariat, Raipur-492001.
5.	Bihar	Chief Secretary Govt. of Bihar, Secretariat, Patna-800015
6.	Gujarat	Chief Secretary Govt. of Gujarat, New Sachivalaya Complex, Gandhinagar-382010
7.	Goa	Chief Secretary Govt. of Goa, Secretariat, Panaji-403001.
8.	Haryana	Chief Secretary Govt. of Haryana, Secretariat, Chandigarh.
9.	Himachal Pradesh	Chief Secretary Govt. of Himachal Pradesh, Secretariat, Shimla-171001.
10.	J&K	Chief Secretary Govt. of Jammu & Kashmir Secretariat, Jammu.
11.	Jharkhand	Chief Secretary Govt. of Jharkhand, Secretariat, Ranchi-834001.
12.	Karnataka	Chief Secretary Govt. of Karnataka, Vidhana Soudha, Bangalore-560001.
13.	Kerala	Chief Secretary Govt. of Kerala, Secretariat, Thiruvananthapuram.
14.	Madhya Pradesh	Chief Secretary Govt. of Madhya Pradesh, Vallabh Bhavan, Bhopal-462004.
15.	Maharashtra	Chief Secretary Govt. of Maharashtra, Mantralaya, Mumbai.
16.	Manipur	Chief Secretary Govt. of Manipur, Secretariat, Imphal-795001.
17.	Meghalaya	Chief Secretary Govt. of Meghalaya, Main Secretariat Building, Shilling.
18.	Mizoram	Chief Secretary Govt. of Mizoram, Civil Secretariat, Aizwal-796001.
19.	Nagaland	Chief Secretary

20.	Orissa	Chief Secretary Govt. of Orissa, Secretariat, Bhubaneshwar-751001.
21.	Punjab	Chief Secretary Govt. of Punjab, Secretariat, Chandigarh.
22.	Rajasthan	Chief Secretary Govt. of Rajasthan, Secretariat, Jaipur.
23.	Sikkim	Chief Secretary Govt. of Sikkim, Tashiling Secretariat, Gangtok-737102.
24.	TamilNadu	Chief Secretary Govt. of TamilNadu, Secretariat, Chennai.
25.	Tripura	Chief Secretary Govt. of Tripura, Secretariat, Agartala.
26.	Uttarakhand	Chief Secretary Govt. of Uttarakhand, Secretariat, Dehradun-248001.
27.	Uttar Pradesh	Chief Secretary Govt. of Uttar Pradesh, Secretariat, Lucknow-226001.
28.	West Bengal	Chief Secretary Govt. of West Bengal, Writers' Building, Kolkata-700001.
29.	Telangana	Telangana Secretariat Khairatabad, Hyderabad, Telangana
UTs/Administration		
30.	Delhi	Chief Secretary Govt. of NCT of Delhi, New Secretariat Building, I.P Estate, New Delhi-110002.
31.	Andaman & Nicobar	Chief Secretary U.T of Andaman & Nicobar Islands, Secretariat, Port Blair, Andaman-744101.
32.	Chandigarh	Advisor to Administrator U.T. of Chandigarh, Secretariat, Sector-9, Chandigarh.
33.	Daman & Diu	Administrator U.T of Daman & Diu, Secretariat, Moti Daman-396220.
34.	Lakshadweep	Administrator U.T. of Lakshadweep, Secretariat, Kavaratti-682555.
35.	Pondicherry	Chief Secretary Govt. of Puducherry, Chief Secretariat, Goubert Avenue, Puducherry-605001.
36.	Dadra & Nagar Haveli	Chief Secretary U.T. of Dadra & Nagar Haveli, Secretariat, Silvassa-396230.

Pradhan Mantri Awas Yojana

Housing for All (Urban)

Scheme Guidelines
2015



Ministry of Housing & Urban Poverty Alleviation
Government of India

Preface

The Hon'ble President of India, in his address to the Joint Session of Parliament on 9th June, 2014 had announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access."

Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a comprehensive mission "Housing for All by 2022"

Housing for All (HFA) mission is since launched in compliance with the above objective of the Government and with the approval of competent authority.

The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through credit linked subsidy
- Affordable Housing in Partnership with Public & Private sectors
- Subsidy for beneficiary-led individual house construction

Table of Contents

1.	Scope	1
2.	Coverage and Duration.....	1
3.	Implementation Methodology.....	2
4.	"In-situ" Slum Redevelopment using land as Resource.....	2
5.	Credit-Linked Subsidy Scheme (CLSS)	6
6.	Affordable Housing in Partnership (AHP).....	9
7.	Beneficiary-led individual house construction or enhancement.....	10
8.	Implementation Process.....	12
9.	Technology Sub-Mission.....	14
10.	Slums on Central Government Land	15
11.	Mandatory Conditions.....	15
12.	Capacity Building and Other Administrative Activities.....	15
13.	Convergence with other Ministries.....	18
14.	Mechanism for Release of Central Assistance except Credit Linked Subsidy.....	18
15.	Release of Central Assistance for credit linked subsidy component of the Mission	20
16.	Administration and Implementation Structure.....	20
17.	Monitoring & Evaluation.....	21
18.	Annexures	

Definitions for the purpose of the Mission

Affordable Housing Project:	Housing projects where 35% of the houses are constructed for EWS category
Beneficiary	A beneficiary family will comprise husband, wife and unmarried children. The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.
Carpet Area	Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls
Central Nodal Agencies	Nodal Agencies identified by Ministry for the purposes of implementation of Credit linked subsidy component of the mission
Economically Weaker Section (EWS):	EWS households are defined as households having an annual income up to Rs.3,00,000 (Rupees Three Lakhs). States/UTs shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre.
EWS House	An all weather single unit or a unit in a multi-storeyed super structure having carpet area of upto 30 sq. m. with adequate basic civic services and infrastructure services like toilet, water, electricity etc. States can determine the area of EWS as per their local needs with information to Ministry
"Floor Area Ratio" (FAR)/FSI	<p>The quotient obtained by dividing the total covered area (plinth area) on all the floors by the area of the plot:</p> $\text{FAR} = \frac{\text{Total covered area on all the floors} \times 100}{\text{Plot area}}$ <p>If States/Cities have some variations in this definition, State/City definitions will be accepted under the mission</p>
Implementing Agencies	Implementing agencies are the agencies such as Urban Local Bodies, Development Authorities, Housing Boards etc. which are selected by State Government/ SLSMC for implementing Housing for All Mission.
Low Income Group (LIG):	LIG households are defined as households having an annual income between Rs.3,00,001 (Rupees Three Lakhs One) up to Rs.6,00,000 (Rupees Six Lakhs). States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.
Primary Lending Institutions (PLI)	Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative Banks, Urban Cooperative Banks or any other institutions as may be identified by the Ministry
Slum	A compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities.
State Land Nodal Agencies (SLNAs)	Nodal Agency designated by the State Governments for implementing the Mission
Transfer of Development Rights (TDR)	TDR means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land.

Abbreviations

A&OE	Administrative and Other Expenses	LIG	Low Income Group
AHP	Affordable Housing in Partnership	MD	Mission Directorate
AIP	Annual Implementation Plan	MoA	Memorandum of Agreement
BMTPC	Building Materials & Technology Promotion Council	MoHUPA	Ministry of Housing and Urban Poverty Alleviation
CDP	City Development Plan	MoU	Memorandum of Understanding
CLS	Credit linked subsidy	NA	Non Agricultural (NA)
CNA	Central Nodal Agencies	NBC	National Building Code
CPHEEO	Central Public Health and Environmental Engineering Organisation	NHB	National Housing Bank
CSMC	Central Sanctioning and Monitoring Committee	NOC	No Objection Certificate
DIPP	Department of Industrial Policy and Promotion	NPV	Net Present Value
DPR	Detailed Project Report	PLI	Primary Lending Institution
EMI	Equated Monthly Instalment	RWA	Residents' Welfare Association
EWS	Economically Weaker Section	SECC	Socio Economic and Caste Census
FAR	Floor Area Ratio	SFCPoA	Slum Free City Plan of Action
FSI	Floor Space Index	SLAC	State Level Appraisal Committee
HFA	Housing for All	SLNA	State level Nodal Agencies
HFAPoA	Housing for All Plan of Action	SLSMC	State Level Sanctioning and Monitoring Committee
HUDCO	Housing and Urban Development Corporation	TDR	Transfer of Development Rights
IEC	Information Education & Communication	TPQMA	Third Party Quality Monitoring Agency
IFD	Integrated Finance Division	ULB	Urban Local Body
IIT	Indian Institute of Technology	UT	Union Territory
IS	Indian Standard		



1. Scope

- 1.1 "Housing for All" Mission for urban area will be implemented during 2015-2022 and this Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/beneficiaries by 2022.
- 1.2 Mission will be implemented as Centrally Sponsored Scheme (CSS) except for the component of credit linked subsidy which will be implemented as a Central Sector Scheme.
- 1.3 A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission.
- 1.4 States/UTs, at their discretion, may decide a cut-off date on which beneficiaries need to be resident of that urban area for being eligible to take benefits under the scheme.
- 1.5 Mission with all its component has become effective from the date 17.06.2015 and will be implemented upto 31.03.2022.

2. Coverage and Duration

- 2.1 All 4041 statutory towns as per Census 2011 with focus on 500 Class I cities would be covered in three phases as follows:
 - Phase I (April 2015 - March 2017) to cover 100 Cities selected from States/UTs as per their willingness.
 - Phase II (April 2017 - March 2019) to cover additional 200 Cities
 - Phase III (April 2019 - March 2022) to cover all other remaining CitiesMinistry, however, will have flexibility regarding inclusion of additional cities in earlier phases in case there is a resource backed demand from States/UTs.
- 2.2 The mission will support construction of houses upto 30 square meter carpet area with basic civic infrastructure. States/UTs will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre. Slum redevelopment projects and Affordable Housing projects in partnership should have basic civic infrastructure like water, sanitation, sewerage, road, electricity etc. ULB should ensure that individual houses under credit linked interest subsidy and beneficiary led construction should have provision for these basic civic services.
- 2.3 The minimum size of houses constructed under the mission under each component should conform to the standards provided in National Building Code (NBC). If available area of land, however, does not permit building of such minimum size of houses as per NBC and if beneficiary consent is available for reduced size of house, a suitable decision on area may be taken by State/UTs with the approval of SLSMC. All houses built or expanded under the



Mission should essentially have toilet facility.

- 2.4 The houses under the mission should be designed and constructed to meet the requirements of structural safety against earthquake, flood, cyclone, landslides etc. conforming to the National Building Code and other relevant Bureau of Indian Standards (BIS) codes.
- 2.5 The houses constructed/acquired with central assistance under the mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in cases when there is no adult female member in the family, the house can be in the name of male member of the household.
- 2.6 State/UT Government and Implementing Agencies should encourage formation of associations of beneficiaries under the scheme like RWA etc. to take care of maintenance of houses being built under the mission.

3. Implementation Methodology

The Mission will be implemented through four verticals giving option to beneficiaries, ULBs and State Governments. These four verticals are as below:

"In situ" Slum Redevelopment

- Using land as a resource
- With private participation
- Extra FSI/TDR/FAR if required to make projects financially viable

Affordable Housing through Credit Linked Subsidy

- Interest subvention subsidy for EWS and LIG for new house or incremental housing
- EWS: Annual Household Income Up to Rs.3 lakh and house sizes upto 30 sq.m
- LIG: Annual Household Income Between Rs.3-6 lakhs and house sizes upto 60 sq.m.

Affordable Housing in Partnership

- with private sector or public sector including Parastatal agencies
- Central Assistance per EWS house in affordable housing projects where 35% of constructed houses are for EWS category

Subsidy for beneficiary-led individual house construction

- For individuals of EWS category requiring individual house
- State to prepare a separate project for such beneficiaries
- No isolated/ splintered beneficiary to be covered.

4. "In-situ" Slum Redevelopment using land as Resource

"In-situ" slum rehabilitation using land as a resource with private participation for providing houses to eligible slum dwellers is an important component of the "Housing for All" mission. This approach aims to leverage the locked potential of land under slums to provide houses



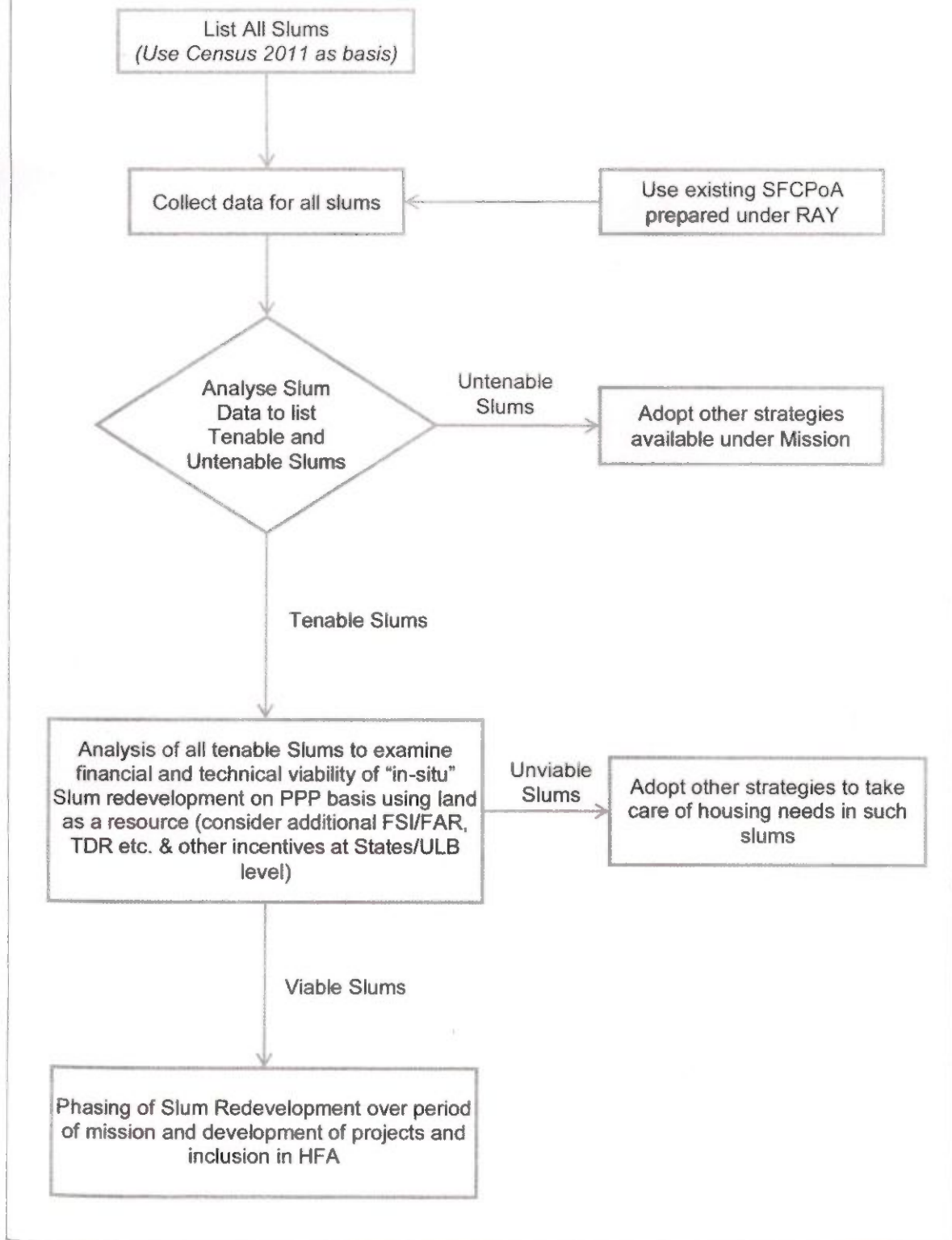
- to the eligible slum dwellers bringing them into the formal urban settlement.
- 4.1 Slums, whether on Central Government land/State Government land/ULB land, Private Land, should be taken up for "in-situ" redevelopment for providing houses to all eligible slum dwellers. Slums so redeveloped should compulsorily be denotified.
- 4.2 Private partner for Slum Redevelopment would be selected through open bidding process. State Governments and cities would, if required, provide additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) for making slum redevelopment projects financially viable. Slum rehabilitation grant of Rs. 1 lakh per house, on an average, would be admissible for all houses built for eligible slum dwellers in all such projects. States/UTs will have the flexibility to deploy this central grant for other slums being redeveloped for providing houses to eligible slum dwellers with private participation, except slums on private land. It means that States/UTs can utilise more than Rs. 1 lakh per house in some projects and less in other projects but within overall average of Rs. 1 lakh per house calculated across the State/UT.
- 4.3 The per house upper ceiling of central assistance, if any, for such slum redevelopment projects would be decided by the Ministry.
- 4.4 "In-situ" redevelopment of slums on private owned lands for providing houses to eligible slum dwellers can be incentivised by State Governments/UTs or ULBs by giving additional FSI/FAR or TDR to land owner as per its policy. Central assistance cannot be used in such cases.
- 4.5 Beneficiary contribution in slum redevelopment project, if any, shall be decided and fixed by the State/UT Government.
- 4.6 Eligibility of the slum dwellers like cut off date etc. will be decided by States/UTs preferably through legislation.
- 4.7 States/UTs may decide whether the houses constructed will be allotted on ownership rights or on renewable, mortgageable and inheritable leasehold rights. States/UTs may impose suitable restrictions on transfer of houses constructed under this component.
- 4.8 Approach for slum rehabilitation with private partnership is outlined as below:
- 4.8.1 As a first step, all tenable slums as identified in Housing for All Plan of Action (HFAPoA) of the city should be analysed with respect to their location, number of eligible slum dwellers in that slum (refer 4.6), area of the slum land, market potential of the land (land value as per ready reckoner can be used), FAR/FSI available and density norms applicable to that piece of land etc.
- 4.8.2 On the basis of analysis of slums, the implementing authorities should decide whether a particular slum can be redeveloped with private participation or not using land as a resource and to provide houses to eligible slums dwellers. For making projects



financially viable, in some cases, states and cities might have to provide additional FAR/FSI or TDR and relax density and other planning norms. States/UTs may also allow commercial usage for part of the land/FAR as mixed usage of the land.

- 4.8.3 State/ULB can also consider clubbing of nearby slums in clusters for in-situ redevelopment to make them financially and technically viable. Such cluster of slums can be considered as a single project.
- 4.8.4 A viable slum rehabilitation project would have two components i.e. "slum rehabilitation component" which provides housing along with basic civic infrastructure to eligible slum dwellers and a "free sale component" which will be available to developers for selling in the market so as to cross subsidize the project.
- 4.8.5 While formulating the project, the project planning and implementing authorities should also decide the area of slum land which should be given to the private developers. In some cases, the area of slum may be more than what is required for rehabilitating all eligible slum dwellers plus free sale component for cross subsidizing the project. In such cases, project planning authorities should give only the required slum land to private developers and remaining slum land should be utilised for rehabilitating slums dwellers living in other slums or for housing for other urban poor.
- 4.8.6 Slum dwellers through their association or other suitable means should be consulted while formulating redevelopment projects especially for the purpose of designing of slum rehabilitation component.
- 4.8.7 The private developers who will execute the slum redevelopment project should be selected through an open transparent bidding process. The eligibility criteria for prospective developers can be decided by States/UTs and ULBs. The scope of work of the prospective developers should be to conceive and to execute the project as mandated by the implementing agency using its financial and technical resources. The project developers would also be responsible for providing transit accommodation to the eligible slum dwellers during the construction period.
- 4.8.8 All financial and non financial incentives and concessions, if any, should be integrated in the project and declared 'a priori' in the bid document. These incentives and concessions should also include contribution from beneficiaries/slum dwellers, if any.
- 4.8.9 Sale of "free sale component" of project should be linked to the completion and transfer of slum rehabilitation component to the implementing agency/state. Such stipulation should be clearly provided in the bid document to avoid any complication.
- 4.8.10 Slum rehabilitation component should be handed over to implementing agency to make allotments to eligible slum dwellers through a transparent process. While

Strategy for Slum Redevelopment using Land as a Resource
(Ref Para 4 of the guidelines)





making the allotment, families with physically handicapped persons and senior citizens should be given priority for allotment on ground floor or lower floors.

4.8.11 Open bidding for the slum redevelopment project may result either into a positive premium or negative premium. In case of positive premium, the developer who offers the highest positive premium while satisfying all other conditions should be selected. In case of negative premium, the implementing authority may select the bidder proposing lowest negative premium. Funds required to make the project viable can be made available either from slum rehabilitation grant of Central Government or own fund of States and ULBs as well as positive premium received from other projects. Any private participation, that demands substantial grants from Government, may not be encouraged. Slums can either be taken up later for development or Kutchha/unserviceable houses in such slums can be taken up under other components of the mission.

4.8.12 State Project planning and implementing authorities, ULBs should have a single project account for slum redevelopment project where positive premium, slum rehabilitation grant from Central Government, funds from State Government or any other source is to be credited and used for financing all slum redevelopment projects with negative premium. Such accounts can be opened city-wise.

4.8.13 Slum rehabilitation projects would require various approvals from different agencies as per prevailing rules and procedures in the State/UT. Project development may also require changes in various development control rules. To facilitate such changes and for faster formulation and approval of projects, it is suggested that a single authority should be constituted with the responsibility to change planning and other norms and also for according approval to projects.

5. Credit-Linked Subsidy Scheme

The Mission, in order to expand institutional credit flow to the housing needs of urban poor will implement credit linked subsidy component as a demand side intervention. Credit linked subsidy will be provided on home loans taken by eligible urban poor (EWS/LIG) for acquisition, construction of house.

5.1 Beneficiaries of Economically Weaker section (EWS) and Low Income Group (LIG) seeking housing loans from Banks, Housing Finance Companies and other such institutions would be eligible for an interest subsidy at the rate of 6.5 % for a tenure of 15 years or during tenure of loan whichever is lower. The Net Present Value (NPV) of the interest subsidy will be calculated at a discount rate of 9 %.

5.2 The credit linked subsidy will be available only for loan amounts upto Rs 6 lakhs and additional loans beyond Rs. 6 lakhs, if any, will be at nonsubsidized rate. Interest subsidy will be credited upfront to the loan account of beneficiaries through lending institutions resulting in reduced effective housing loan and Equated Monthly Instalment (EMI).

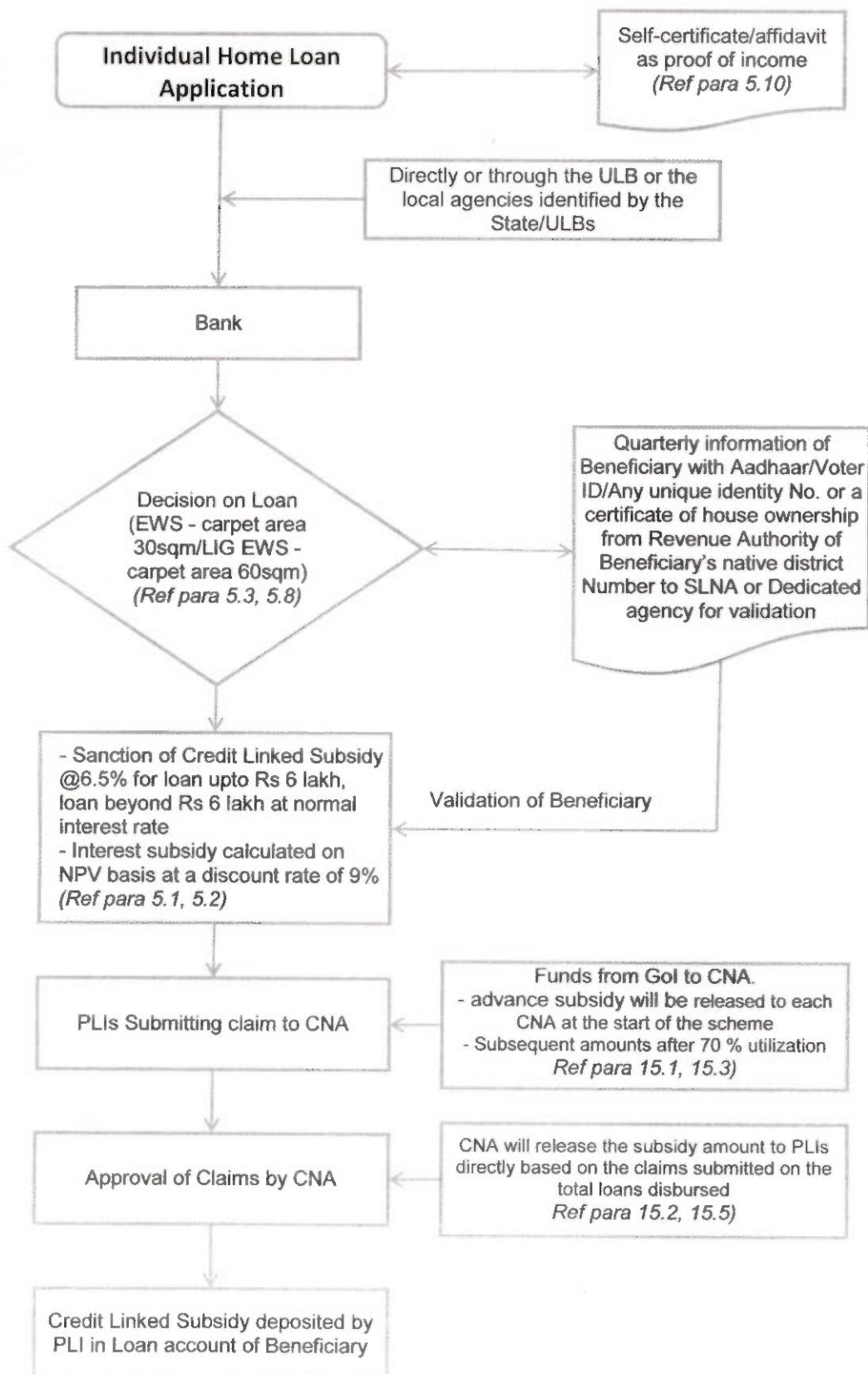


- 5.3 Credit linked subsidy would be available for housing loans availed for new construction and addition of rooms, kitchen, toilet etc. to existing dwellings as incremental housing. The carpet area of houses being constructed under this component of the mission should be upto 30 square metres and 60 square metres for EWS and LIG, respectively in order to avail of this credit linked subsidy. The beneficiary, at his/her discretion, can build a house of larger area but interest subvention would be limited to first Rs. 6 lakh only.
- 5.4 Housing and Urban Development Corporation (HUDCO) and National Housing Bank (NHB) have been identified as Central Nodal Agencies (CNAs) to channelize this subsidy to the lending institutions and for monitoring the progress of this component. Ministry may notify other institutions as CNA in future.
- 5.5 Primary Lending Institutions (PLIs) can register only with one CNA by signing MoU as provided in Annexure 1.
- 5.6 CNAs will be responsible for ensuring proper implementation and monitoring of the scheme and will put in place appropriate mechanisms for the purpose. CNAs will provide periodic monitoring inputs to the Ministry of Housing and Urban Poverty Alleviation through regular monthly and quarterly reports as per Annexure 2.
- 5.7 State/UTs/ULBs/PLIs shall link beneficiary identification to Aadhaar, Voter card, any other unique identification or a certificate of house ownership from Revenue Authority of Beneficiary's native district to avoid duplication.
- 5.8 Preference under the Scheme, subject to beneficiaries being from EWS/LIG segments, should be given to Manual Scavengers, Women (with overriding preference to widows), persons belonging to Scheduled Castes/Scheduled Tribes/Other Backward Classes, Minorities, Persons with disabilities and Transgender.
- 5.9 State Level Nodal Agency (SLNA) identified by State/UT for implementing the mission will facilitate the identified eligible beneficiaries in getting approvals and documents, etc. to avail of credit linked subsidy.
- 5.10 For identification as an EWS or LIG beneficiary under the scheme, an individual loan applicant will submit self-certificate/affidavit as proof of income.
- 5.11 In case a borrower who has taken a housing loan and availed of interest subvention under the scheme but later on switches to another PLI for balance transfer, such beneficiary will not be eligible or claim the benefit of interest subvention again.
- 5.12 Under the Mission, beneficiaries can take advantage under one component only. Since other three components are to be implemented by State Government through Urban Local Bodies/ Authorities etc. and this component is to be implemented by PLIs, therefore, in order that beneficiaries do not take advantage of more than one component, PLIs should take NOCs quarterly from State/UT Governments or designated agency of State/UT Governments for the list of beneficiaries being given benefits under credit linked subsidy. For enabling this process, the beneficiaries should be linked to his/her Aadhaar/Voter ID Card/Any other unique identification Number or a certificate of house ownership from Revenue Authority of Beneficiary's native district and State/UT Government or its designated agency should furnish the NOC within 15 days of receipt of such request.



175

Steps in Credit Linked Subsidy Scheme (Ref Para 5 of guidelines)

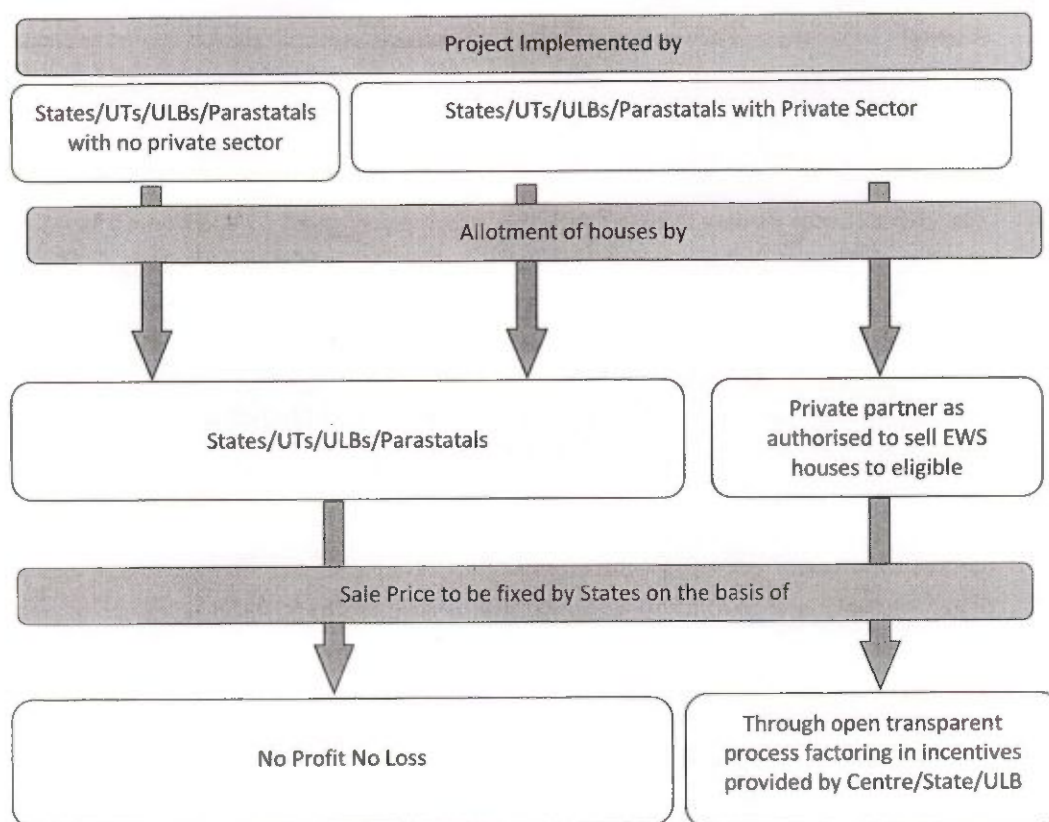




6. Affordable Housing in Partnership (AHP)

The third component of the mission is affordable housing in partnership. This is a supply side intervention. The Mission will provide financial assistance to EWS houses being built with different partnerships by States/UTs/Cities.

- 6.1 To increase availability of houses for EWS category at an affordable rate, States/UTs, either through its agencies or in partnership with private sector including industries, can plan affordable housing projects. Central Assistance at the rate of Rs. 1.5 Lakh per EWS house would be available for all EWS houses in such projects.
- 6.2 The States/UTs would decide on an upper ceiling on the sale price of EWS houses in rupees per square meter of carpet area in such projects with an objective to make them affordable and accessible to the intended beneficiaries. For that purpose, State and cities may extend other concessions such as their State subsidy, land at affordable cost, stamp duty exemption etc.
- 6.3 The sale prices may be fixed either on the project basis or city basis using following principles;





- 6.4 An affordable housing project can be a mix of houses for different categories but it will be eligible for central assistance, if at least 35% of the houses in the project are for EWS category and a single project has at least 250 houses. CSMC, however, can reduce the requirement of minimum number of houses in one project on the request of State Government.
- 6.5 Allotment of houses to identified eligible beneficiaries in AHP projects should be made following a transparent procedure as approved by SLSMC and beneficiaries selected should be part of HFAPoA. Preference in allotment may be given to physically handicapped persons, senior citizens, Scheduled Castes, Scheduled Tribes, Other Backward Classes, minority, single women, transgender and other weaker and vulnerable sections of the society. While making the allotment, the families with differently-abled persons and senior citizens may be allotted house preferably on the ground floor or lower floors.
- 6.6 Detailed Project Report of such projects prepared by concerned implementing agencies should be approved by SLSMC.

7. Beneficiary-led individual house construction or enhancement

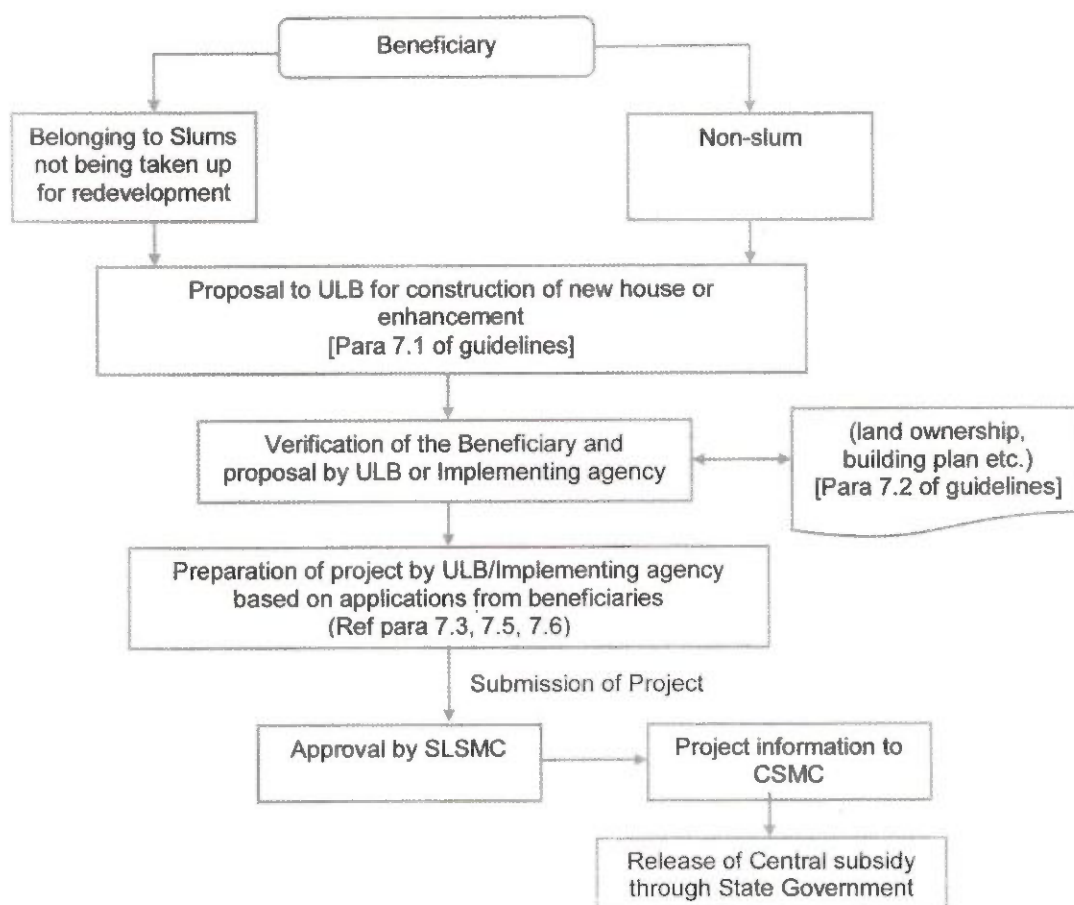
The fourth component of the mission is assistance to individual eligible families belonging to EWS categories to either construct new houses or enhance existing houses on their own to cover the beneficiaries who are not able to take advantage of other components of the mission. Such families may avail of central assistance of Rs. 1.5 lakh for construction of new houses under the mission. Such beneficiaries should be part of HFAPoA.

- 7.1 A beneficiary desirous of availing this assistance shall approach the ULBs with adequate documentation regarding availability of land owned by them. Such beneficiaries may be residing either in slums or outside the slums. Beneficiaries in slums which are not being redeveloped can be covered under this component if beneficiaries have a Kutcha house.
- 7.2 The Urban Local Bodies shall validate the information given by the beneficiary and building plan for the house submitted by beneficiary so that ownership of land and other details of beneficiary like economic status and eligibility can be ascertained. In addition, the condition of the houses e.g. Kutcha, semi-kutcha etc. of the prospective beneficiary should be checked with SECC data to ensure beneficiary's consequent eligibility for construction of new housing. SECC data regarding number of rooms, details of family members etc. should also be checked to ensure beneficiary's eligibility for enhancement.
- 7.3 On the basis of these applications, ULBs will prepare an integrated city wide housing project for such individual beneficiaries in accordance with the City Development Plan (CDP) or other such plans of the city to ensure construction of proposed houses are as per planning norms of the city and scheme is implemented in an integrated manner. Individual applicants for assistance shall not be considered.
- 7.4 Such Projects would be approved by States in SLSMC.
- 7.5 While approving project for individual house construction, Urban Local Bodies and State/ UT should ensure that required finance for constructing the planned house is available to the beneficiary from different sources including his own contribution, GoI assistance, State



Government assistance etc. In no case, Gol assistance will be released for house where balance cost of construction is not tied up, as otherwise release of Gol assistance may result into half constructed houses.

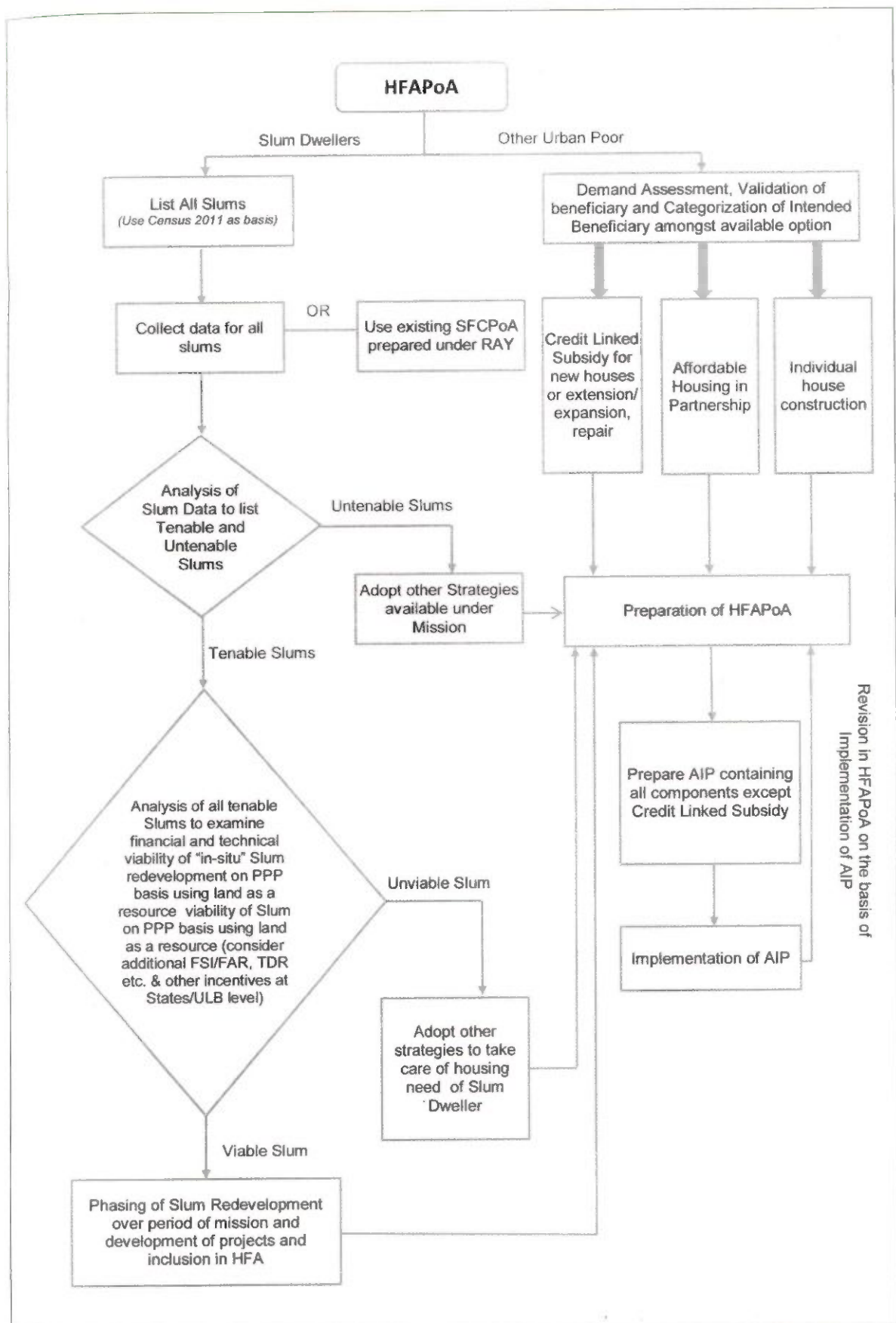
- 7.6 State/UT or cities may also contribute financially for such individual house construction. Central assistance will be released to the bank accounts of beneficiaries identified in projects through States/UTs as per recommendations of State/UT.
- 7.7 Though the funds from Central Government to State Governments would be released in lump-sum including assistance for this component, State Government should release financial assistance to the beneficiaries in 3-4 instalments depending on progress of construction of the house. Beneficiary may start the construction using his own funds or any other fund and Gol assistance will be released in proportion to the construction by individual beneficiary. The last instalment of Rs. 30,000/- of Gol assistance should be released only after completion of the house.
- 7.8 The progress of such individual houses should be tracked through geo-tagged photographs so that each house can be monitored effectively. States will be required to develop a system for tracking progress of such houses through geo-tagged photographs. Flow chart showing steps in beneficiary-led construction or enhancement component of the mission is as under:





8. Implementation Process

- 8.1 As a first step, States/UTs will sign a Memorandum of Agreement (MoA) to participate in the mission by agreeing to mandatory conditions and other modalities. A copy of the MoA to be signed between State/UT and Centre is placed at Annexure 3.
- 8.2 States/UTs will send proposals to the Ministry for inclusion of cities in the mission along with broad assessment of housing and resources requirement. Ministry will approve inclusion of these cities considering availability of resources. The credit linked subsidy component of the mission will, however, be implemented in all statutory cities/towns across the country right from the launch of the mission.
- 8.3 State/Cities will undertake a demand survey through suitable means for assessing the actual demand of housing. While validating demand survey, States/Cities should consider possible temporary migration from rural areas to the city just to take advantage of housing scheme and exclude such migrants from list of beneficiaries. On the basis of demand survey and other available data, cities will prepare Housing for All Plan of Action (HFAPoA). HFAPoA should contain the demand of housing by eligible beneficiaries in the city along with the interventions selected out of four verticals mentioned in para 3 of the guidelines. The information regarding beneficiaries should be collected by States/UTs in suitable formats but must contain the information as in Annexure 4. While preparing HFAPoA, State/UT and Implementing Agencies should also consider the affordable housing stock already available in the city as Census data suggests that large number of houses are vacant.
- 8.4 Jan Dhan Yojana/other bank account number and Aadhaar number/Voter ID card/any other unique identification details of intended beneficiaries or a certificate of house ownership from Revenue Authority of beneficiary's native district will be integrated in the data base of HFAPoA for avoiding duplication of benefit to one individual family. Beneficiaries will be validated by States/UTs and ULBs thereby ensuring their eligibility at the time of preparation of the projects and approval of projects.
- 8.5 On the basis of HFAPoA, States/Cities will subsequently prepare the Annual Implementation Plans (AIPs) dividing the task upto 2022 in view of the availability of resources and priority. For larger cities, HFAPoA and AIPs can be prepared at sub-city (ward/zone etc.) level with the approval of concerned State/UT Government.
- 8.6 The result of demand survey, draft HFAPoA and draft AIP should be discussed with the local representatives including MLAs and MPs of that area so that their views are adequately factored in while finalising the plans and beneficiary list.
- 8.7 Cities which have already prepared Slum Free City Plan of Action (SFCPoA) or any other housing plan with data on housing, should utilise the existing plan and data for preparing "Housing for All Plan of Action" (HFAPoA). Houses constructed under various schemes should be accounted for while preparing HFAPoA & AIP. Flow Chart for preparing HFAPoA is placed below. The formats for the HFAPoA and AIP are kept at Annexure 5 & 6 respectively.





- 8.8 The HFAPoA and AIPs should be submitted to the Ministry after approval of State level Sanctioning and Monitoring Committee for assessment of the overall plan and required central financial assistance. In view of availability of finance and upon assessment of plan, CSMC may issue directions for change in HFAPoA and AIPs.
- 8.9 HFAPoA should be reviewed on a yearly basis to make changes in view of implementation of Annual Implementation Plan (AIP) in the preceding years.
- 8.10 Based on HFAPoA and availability of resources, each city will prepare Detailed Project Report (DPRs) under each component of the Mission. All DPRs should be approved by State Level Sanctioning and Monitoring Committee.
- 8.11 Urban Local Bodies should take into account the provisions of the City Development Plan, City Sanitation Plan etc. in preparing HFAPoA for achieving synergy with other ongoing programmes of both Central and State Governments.
- 8.12 A Beneficiary will be eligible for availing only a single benefit under any of the existing options i.e. slum redevelopment with private partner, credit link subsidy, direct subsidy to individual beneficiary and affordable housing in partnership. It will be the responsibility of State/UT Government to ensure that the beneficiary is not given benefit under more than one component of the Mission and all assisted families are part of HFAPoA.

9. Technology Sub-Mission

- 9.1 A Technology Sub-mission under the Mission would be set up to facilitate adoption of modern, innovative and green technologies and building material for faster and quality construction of houses. Technology Sub-Mission will also facilitate preparation and adoption of layout designs and building plans suitable for various geo-climatic zones. It will also assist States/Cities in deploying disaster resistant and environment friendly technologies.
- 9.2 The Sub-mission will coordinate with various regulatory and administrative bodies for mainstreaming and up scaling the deployment of modern construction technologies and material in place of conventional construction. Technology sub-mission will also coordinate with other agencies working in green and energy efficient technologies, climate changes etc.
- 9.3 The Sub-Mission will work on following aspects: i) Design & Planning ii) Innovative technologies & materials iii) Green buildings using natural resources and iv) Earthquake and other disaster resistant technologies and designs. Simple concept of designs ensuring adequate sunlight and air should be adopted.
- 9.4 Centre and State would also partner with willing IITs, NITs and Planning & Architecture institutes for developing technical solutions, capacity building and handholding of States and Cities.
- 9.5 State or region specific needs of technologies and designs would also be supported under this Sub-Mission.



10. **Slums on Central Government Land**

- 10.1 Central government land owning agencies should also undertake "in-situ" slum redevelopment on their lands occupied by slums by using it as a resource for providing houses to slum dwellers. In case of relocation, a land should either be provided by the agency itself or the agency may collaborate with the States/UTs for obtaining land from State/UT/City. Central Government agencies should not charge land costs for the land used for the purpose of housing the eligible slum dwellers.
- 10.2 Central govt. agencies undertaking slum development in partnership with private developers would be eligible for slum rehabilitation grant of Rs. 1 lakh per house on an average for all slums on their land being taken up for redevelopment with private partners.

11. **Mandatory Conditions**

Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease administrative and regulatory bottlenecks, a set of Mandatory Conditions has been included in the Mission to facilitate growth of housing sector including affordable housing. For participating in the mission and to avail of financial assistance from Central Government, States/UTs should agree to fulfil following Mandatory Conditions:-

- 11.1 State/UTs to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.
- 11.2 States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing.
- 11.3 A System should be put in place to ensure single-window, time bound clearance for layout approval and building permissions at ULB level.
- 11.4 States/UTs shall adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.
- 11.5 States/UTs would either legislate or amend existing rental laws on the lines of model Tenancy Act being prepared by Ministry.
- 11.6 States/UTs shall provide additional FAR/FSI/TDR and relaxed density norms for slum redevelopment and low cost housing, if required.

12. **Capacity Building and Other Administrative Activities**

5% of the allocation under the scheme is earmarked for capacity building, Information Education & Communication (IEC) and Administrative & Other Expenses (A&OE). Allocation available under this head will be utilised for carrying out various activities required for effective implementation of mission. Illustrative activities under this component are as below :



Capacity Building

- 12.1 Capacity building activities like trainings, workshops, study/exposure visits, etc. would be undertaken for enhancing the capacities of various stakeholders in implementation of the mission. Research studies, documentations and dissemination of best practices, preparation of other scheme related materials would also be undertaken for capacity building.
- 12.2 Financial and other norms for various activities under capacity building will be decided by CSMC. Till the time CSMC decides these norms, norms finalised under earlier schemes such as RAY would be used.
- 12.3 Mission will empanel Resource Centres for providing training and to undertake other activities. State may also empanel Resource Centres to develop training programmes customised to its need with the prior approval of CSMC.
- 12.4 All capacity building activities approved by CSMC would be fully funded by Government of India as per the norms decided by CSMC.
- 12.5 Under IEC, Mission will undertake activities for developing and dissemination of advocacy material aimed at various stakeholders with the approval of competent authority. IEC activities will also be fully funded by Ministry.
- 12.6 Social Audit : Mission, at its discretion, will also assist State/UT Governments in undertaking social audit of the projects being implemented under the mission. Such social audit would be carried out by State/UT Government and ULBs through credible institutions including technical institutions (IITs, NITs etc.) and architectural and design institutes and through students of such institutions. Mission will provide 100% financial assistance for social audit with the approval of CSMC.
- 12.7 Administrative and other expenses of Mission would also be borne out of these earmarked funds. The Ministry will create a Technical Cell, Project Management Cell etc. as required for the Mission for effective implementation of the scheme including hiring of the services of manpower on contract basis for short and longer duration.
- 12.8 Ministry will also require appraising agencies like BMTPC and HUDCO to assist the Ministry in appraising HFAPoA and Annual Implementation Plans (AIPs). Services of these appraisal agencies will also be required for checking projects randomly. The expenditure on such activities will also be met from these funds. CSMC will decide the financial norms for such activities.
- 12.9 A technology sub-mission is being formed under the mission. The activities of sub-mission will be financed under capacity building allocation of the mission.
- 12.10 **Third Party Quality Monitoring Agencies (TPQMA):** It is envisaged that the States/UTs would engage TPQMA to ensure quality of construction under various components of the Mission. State/UTs should draw up their quality monitoring and assurance plans involving third party



agencies. Such plan will include the visits by third party agencies to the project site and to advise State and Urban Local Bodies on quality related issues. On the basis of quality assurance report by such agencies and also reports of their own technical staff, States and ULBs should take both preventive and curative measures to ensure that standard quality houses and infrastructure are constructed under the mission. Ministry will provide assistance to implement third party quality monitoring mechanism by sharing the cost on 75:25 basis; and in case of NE and special category states on 90:10 basis. Ministry will share expenses for at most three visits by TPQMA to each project. Annual Quality Monitoring Plans should be submitted to Mission for the approval of CSMC after taking approval of State Level Monitoring Committee.

12.11 Preparation of HFAPoA and Technical Cells in State & Cities

Preparation of HFAPoA requires number of activities by States and cities. Mission will assist States/cities in carrying out these activities for preparation of HFAPoA under capacity building and A&OE funds. Many cities have already been given assistance under RAY for preparation of Slum Free City Plan of Action (SFCPoA). States and cities should utilise that amount for preparation of HFAPoA and claim next instalment when 70% of the released funds have been utilised.

12.12 The activities required for preparation of HFAPoA will be funded by Ministry in the ratio of 75:25 and in case of North Eastern and special category States in the ratio of 90:10. The unit cost/financial norms for different activities will be determined by CSMC and till then the existing norms under RAY should be used.

12.13 For implementing "Housing for All" states and cities will require different competencies like planning, engineering, social mobilisation, financial planning etc. Ministry will provide assistance to the states and city government for enhancing capacity of their employees/officers in these operational areas. Ministry will also assist city and state government in constitution of Technical and Project Management Cell at state and city level. A State Level Technical Cell (SLTC) with 5-10 professionals will be supported with the approval of CSMC. CSMC can increase the size of such cell on the requirement of State/UT.

12.14 City Level Technical Cell (CLTC) with 2-4 professionals depending on the size of the city and quantum of work will also be supported by the mission with the approval of CSMC. In case of big cities like metropolitan cities the number of professionals in CLTC can be more than 4 with the approval of CSMC.

12.15 The Ministry support for CLTC and SLTC will be in the ratio of 75:25 and in case of North Eastern and special categories States it will be in the ratio of 90:10. The financial norms for such Cells will be prescribed by CSMC and till the time CSMC prescribes these norms, the norms already approved under RAY will be applicable.

12.16 Any other activities which is required for building the capacity for implementing the Mission or in general for augmenting the capacity of Centre, States and ULBs in this sector can be taken up with the approval of CSMC.



13. Convergence with other Ministries

- 13.1 Industries, through Department of Industrial Policy and Promotion (DIPP), would be requested to plan and make provision for housing facilities for all its employees whether contractual or permanent. Housing for its employee should be an integral part of industrial set up by Industry and planning by State Governments.
- 13.2 Ministry of Railways and other land owning Central Government agencies would be requested to undertake "in-situ" redevelopment of slums existing on its land providing houses to eligible slum dwellers.
- 13.3 Ministry of Urban Development would be requested to converge civic amenities and infrastructure development in outer areas of the cities under its proposed National Urban Rejuvenation Mission (NURM) called Atal Mission for Rejuvenation and Urban Transformation of 500 cities (AMRUT) so that more land with civic facilities can become available and part of which can be used by cities for housing for weaker section. Ministry of Urban Development would also be requested to make provisions for housing for weaker section in its Smart Cities right from beginning.
- 13.4 The Construction Workers Welfare Fund is set up by States/UTs under the central law of Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996. States/UTs collect cess on construction projects and transfer the amount to the Welfare Fund for Construction Workers. Ministry of Labour will be requested to ask States/UTs for creating rental housing stocks to workers as welfare measure.
- 13.5 Government of India has been implementing various schemes such as National Urban Livelihood Mission, National Urban Health Mission, Sarv Siksha Abhiyan, Solar Mission etc. which target the urban poor. States/UTs are requested to ensure convergence with relevant schemes in housing projects to be undertaken under this mission.

14. Mechanism for Release of Central Assistance except Credit Linked Subsidy

- 14.1 Indicative State/UT wise allocation will be made based on urban population and estimated slum population or other criteria as may be decided by MoHUPA. The allocation will be made separately for each component. Ministry can change the inter-se allocation between different components with the approval of competent authority.
- 14.2 Central Assistance under different components will be released to the States/UTs after the approval of CSMC and with concurrence of the Integrated Financial Division (IFD) of the Ministry. Central share would be released in 3 instalments of 40%, 40% and 20% each.
- 14.3 Ministry, with the approval of CSMC, will release initial money for taking up preparatory activities for formulating HFAPoA after taking into consideration the number of cities covered under mission. States/UTs will submit HFAPoA for the selected cities as soon as possible,



preferably within 6 months of selection of city. On the basis of HFAPoA, the requirements of financial assistance from Gol would be projected.

- 14.4 States/UTs will submit Annual Implementation Plan (AIP) each year for the next year in prescribed format given at Annexure 6 so that Ministry can assess budgetary requirement. AIP should be submitted each year.
- 14.5 After approval of Annual Implementation Plan (AIP) the State/UT will be required to submit details of the projects approved by SLSMC under different components of the mission as in prescribed format kept at Annexure 7. CSMC would consider the project-wise information for releasing first instalment of 40% of admissible Central share for each component. For considering the release of first instalment, CSMC may scrutinize the selected DPRs with the help of technical/other institutions. For the year 2015-16 i.e. for the first year of Mission, AIP will not be necessary. State/UT may seek Central assistance on the basis of projects approved by SLSMC as per scheme guidelines by quarterly sending the details of approved projects in the prescribed format given at Annexure 7.
- 14.6 Second instalment of 40% would be released based on 70% utilization of earlier central release along with State releases, and commensurate physical progress. Before releasing 2nd instalment CSMC may check the quality of the houses being constructed on random basis or houses of specific project through technical institutions along with reports of Third Party Quality Monitoring Agencies selected by States for quality monitoring purpose. The format of utilization certificate to be submitted is given at Annexure 8.
- 14.7 States/UTs will further release the central grant to cities and/or other implementing agencies. In order to provide flexibility, States/UTs are allowed to release funds on the basis of actual progress of the projects, implying that for a project being implemented faster, state/UTs can release more funds.
- 14.8 The final instalment of 20% of central assistance will be released subject to 70% utilization of earlier central releases and completion of projects including construction of houses and infrastructure, as may be applicable, in each project. The final instalment of 20% of central assistance would also be contingent of achieving mandatory reforms. States/UTs will be required to submit project completion reports for all approved projects as per Annexure 9.
- 14.9 Under the component of Subsidy for beneficiary-led individual house construction or enhancement/ central assistance transferred to States/UTs, the same shall be transferred electronically to the beneficiary bank accounts. States/UTs shall prepare an electronic list of eligible beneficiaries with Aadhaar/Voter ID Card/any other unique identification number or a certificate of house ownership from Revenue Authority of beneficiary's native district and valid Bank account numbers before sanctioning projects for individual construction.
- 14.10 All eligible beneficiaries under all component of scheme should have an Aadhaar/Voter ID/ any other unique identification document or a certificate of house ownership from Revenue



Authority of beneficiary's native district which should be integrated with the details of beneficiary. In case, any eligible beneficiary does not have an Aadhaar card, State and Cities should ensure that Aadhaar enrolment of such beneficiaries is done on priority.

- 14.11 Funds released to the city or any other implementing agency by State should be kept in a separate account opened for this Mission. Any interest accrued in this account is to be used for the mission purpose only.

15. Release of Central Assistance for credit linked subsidy component of the Mission

- 15.1 An advance subsidy will be released to each CNA at the start of the scheme. Subsequent amounts of credit linked subsidy will be released to the CNAs after 70 % utilization of earlier amounts, on quarterly basis, and based on claims raised by CNAs, as per prescribed format Annexure 10.
- 15.2 Based on the loan disbursed by a PLI to EWS and LIG beneficiaries, the CNA will release the subsidy amount to PLIs directly based on the claims submitted on the total loans disbursed. Subsidy will be released to the PLI by the CNA in maximum of four instalments.
- 15.3 0.1% of total fund disbursement by the CNAs to the PLIs will be paid to the CNAs for their administrative expenses.
- 15.4 Subsidy will be credited by the PLI to the borrower's account upfront by deducting it from the principal loan amount of the borrower. The borrower will pay EMI as per lending rates on the remainder of the principal loan amount.
- 15.5 In lieu of the processing fee for housing loan for the borrower under the scheme, PLIs will be given a lump sum amount of Rs. 1000 per sanctioned application. PLIs will not take any processing charge from the beneficiary.
- 15.6 Beneficiary can apply for a housing loan directly or through the ULB or the local agencies identified by the State/ULBs for facilitating the applications from intended beneficiaries. In order to incentivize the designated staff of ULBs or NGOs a sum of Rs.250 per sanctioned application would be paid out of CLS Scheme funds payable through State Governments.

16. Administration and Implementation Structure

The Programme will have a three-tier implementation structure.

- 16.1 An inter-ministerial committee viz. Central Sanctioning and Monitoring Committee (CSMC) is constituted under the Chairpersonship of Secretary (HUPA) for implementation of the Mission, approvals there under and monitoring. The constitution and indicative functions of CSMC is at Annexure 11.



- 16.2 A Committee of Secretary (HUPA) and Secretary (DFS) in Government of India is also constituted for monitoring the credit linked subsidy component of the Mission, giving targets to PLIs etc. The Committee can co-opt other members as is felt necessary by it.
- 16.3 A Mission Directorate (MD) is also formed under the Ministry to implement the Mission. It is headed by Joint Secretary (Mission).
- 16.4 States/UTs are required to constitute an inter-departmental State Level Sanctioning & Monitoring Committee (SLSMC) for approval of Action Plans and projects under various components of the Mission. The Committee should be headed by Chief Secretary and suggested composition of the Committee along with its indicative functions is at Annexure 12.
- 16.5 Each State/UT will identify a State Level Nodal Agency (SLNA) under the Mission wherein a State Level Mission Directorate will be set up for coordination of the scheme and reform-related activities.
- 16.6 State Level Appraisal Committee (SLAC) may be constituted by the State /UT for techno-economic appraisal of DPRs submitted by ULBs/Implementing Agencies. SLAC will submit their appraisal reports with their comments and recommendations to the SLNA for taking approval of SLSMC.
- 16.7 State may nominate a separate State Level Nodal Agency (SLNA) under the credit linked subsidy component of the Mission to identify, motivate and organize beneficiaries to seek housing loans.
- 16.8 A city level Mission for selected cities should be set up under the chairpersonship of the Mayor or Chairman of the ULB as the case may be.
- 16.9 Suitable grievance redressal system should be set up at both State and City level to address the grievances in implementing the mission from various stakeholders.

17. Monitoring & Evaluation

Mission will be monitored at all three levels: City, State and Central Government. CSMC will monitor formulation of HFAPoA, Annual Implementation Plans (AIPs) and project implementation. Suitable monitoring mechanisms will be developed by the Mission. States and cities will also be required to develop monitoring mechanism for monitoring the progress of mission and its different components.



Annexure I
(Para 5.5 of the Guidelines)

MEMORANDUM OF UNDERSTANDING (MOU)

This Memorandum of Understanding (MoU) has been executed on the _____ (Date in words) at New Delhi, between National Housing Bank (NHB) / Housing and Urban Development Corporation Ltd (HUDCO), _____ IHC Complex, Lodhi Road, New Delhi - 110003, through its _____ (Name & designation) (hereinafter called the First Party, which shall unless repugnant to the context shall mean and include their successors, assignees and administrators) **ON THE FIRST PART**

AND

M/S _____ (Bank/HFC/RRB/State Co-operative Bank/Primary Lending Institution/lender) _____ (address) through its _____ (name & designation) (hereinafter called the Second Party/Lender", which shall unless repugnant to the context shall mean and include their successors, assignees and administrators) **ON THE SECOND PART**

WHEREAS, the Ministry of Housing and Urban Poverty Alleviation (Mo/HUPA), Government of India is implementing the Interest Subvention Scheme known as "Credit Linked Subsidy Scheme" (CLSS) (hereinafter called the "Scheme") as part of the "Housing for All by 2022" (HFA) mission to address the housing needs of the Economically Weaker Sections (EWS) / Low Income Groups (LIG) segments in urban areas.

WHEREAS, the Scheme envisages the provision of interest subsidy to EWS and LIG segments to enable such borrower/beneficiary to buy/construct or extend houses.

WHEREAS, Mo/HUPA, Government of India has designated the First Party as the Central Nodal Agency (CNA) to implement the scheme. The interest subsidy will be released by the CNA to the Second Party in respect of housing loan sanctioned by Second Party to various borrowers/beneficiaries as detailed in this MoU.

WHEREAS, the lender/Second Party is, inter-alia, in the business of lending housing loans to individual beneficiaries on deferred payment basis and is interested in providing the benefit of the Scheme to eligible borrowers/beneficiaries.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES AND MUTUAL COVENANTS, BOTH THE PARTIES HERETO AGREE AS FOLLOWS:

- A.** The Mo/HUPA, Government of India has recently issued the guidelines for "Credit Linked Subsidy Scheme" (CLSS) as part of the "Housing for All by 2022" mission guidelines (hereinafter called the guidelines) which is part of this MoU. The broad features of the scheme, terms for loan and subsidy reimbursement, selection of beneficiaries, roles and responsibilities of various agencies under the scheme and its monitoring etc. will be as per the guidelines.



- B.** The Mo/HUPA, Government of India shall be at full liberty to amend/modify/terminate the Scheme and the Scheme guidelines. However, in respect of loans already sanctioned by the lender/second party and part-disbursed, based on the availability of the eligible subsidy amount, the amount shall be made available out of the budgetary allocation in the event of the amendment /modification / termination of the scheme.
- C.** That the First Party is the CNA appointed by Mo/HUPA, Government of India for grant of Interest Subsidy to the Second Party out of the subsidy released by Government of India to the First Party under the scheme.

D. Responsibilities and Obligations of First Party

1. The First Party shall be responsible for release of interest subsidy to the Second Party out of the funds released by Mo/HUPA, Government of India, as per the Scheme. On receipt of information regarding the loan disbursed by the Second Party to eligible borrower/beneficiary, the First Party shall release the subsidy amount to the Second Party directly.
2. The interest subvention will be at the rate of 6.5 (six and a half) percent on the principal amount of the loan for, both, EWS and LIG segment, admissible for a maximum loan amount of first Rs.6.00 (six) lakhs, irrespective of the total loan size, over 15 (fifteen) years or full period of the loan, whichever is less. If the loan size, however, is less than Rs 6.00 (six) lakhs, the subsidy will be limited to the loan amount. The Net Present Value (NPV) of subsidy will be calculated based on a notional discount rate of 9 (nine) percent and upfront subsidy shall be given to the lenders/Second Party. The NPV subsidy given to the lender will be deducted from the principal loan amount of the borrower/beneficiary, who will then have to pay interest to the Second Party at an agreed document rate on effectively reduced housing loan for the whole duration of the loan.

E. Responsibilities and Obligations of Second Party:

1. The Lender/Second Party hereby undertakes to pass-on the entire benefit of the Scheme to its borrowers/ beneficiaries.
2. The Lender/Second Party hereby undertakes to implement the Scheme as per its terms & conditions.
3. The Lender/Second Party hereby undertakes that it will follow the best practices of lending to implement the Scheme and follow the scheme guidelines and Regulations of Reserve Bank of India (RBI) / National Housing Bank (NHB).
4. The lender/second party will exercise due diligence in risk assessment and will adopt diligent appraisal and sanction procedures, including assessment of the loan eligibility and the repayment capacity of the borrower/beneficiary.
5. The lender/second party will adhere to all extant guidelines issued by the Mo/HUPA, Government of India under the "Housing for All by 2022" mission including the modifications/ amendments to such guidelines from time to time.
6. The Lender/Second Party will provide utilization/end use certificate to the First Party on a quarterly basis and also the certificate in relation to the physical progress of the construction leading up to the completion of the housing unit. The lender/Second Party shall submit a consolidated utilization certificate on completion of the housing unit within one year period from the start of construction. In case of default in not providing utilization/



end-use certificate the lender/Second Party shall refund the amount of subsidy to the First Party. Further, any unutilized amount of subsidy shall be immediately returned by Second Party to First Party.

7. The lender/second party will monitor the construction of the dwelling units financed under the scheme, including the approvals for the building design, infrastructure facilities etc. as also the quality of the construction and verify through site visits etc. the expenditure incurred upto different stages of construction.
8. In the event of default in repayment of the loan by the borrower/beneficiary to the Second Party and the loan becoming Non-performing assets (NPA), the lender/second party will proceed for recovery of the dues through such measures as considered appropriate, including foreclosure of the property. In all such cases, the amount of the recoveries will be first charged to the subsidy amount (balance period of the loan) and will be paid by the lender/second party to the nodal agency for onward payments/adjustment as decided by the Mo/HUPA, Government of India from time to time.
9. The lender/Second Party will provide each borrower/beneficiary a statement, which will make him/her understand the amount given as subsidy, how the subsidy has been adjusted and the impact of the subsidy on his/her equated monthly installments (EMI).
10. The lender/second party shall provide all other information, statements and particulars as may be required from time to time by the first party or by the Mo/HUPA, Government of India under the Scheme.
11. The lender/Second Party will clearly explain to the loanees/ borrowers/ beneficiaries the consequences of availing loan on fixed/floating rates of interest.

F. Disputes and Jurisdiction

All disputes and differences between First Party and Second Party arising part of these presents shall as far as possible be resolved through negotiations. However, if any differences/disputes still persist the same shall be referred to the sole arbitrator appointed by the CMD, NHB/HUDCO under the provisions of the Arbitration and Conciliations Act, 1996. The decision of the sole arbitrator shall be final and binding on the parties. Arbitration proceedings shall be held at Delhi.

Signed at Delhi on this date as mentioned above.

For and on behalf of

For and on behalf of

**National Housing Bank/
Housing & Urban Development
Corporation Ltd.
(First Party)**

**Bank/HFCs/lenders/PLI

(Second Party)**



Annexure 2

(Para 5.6 of the Guidelines)

**MASTER DATA TO BE COLLECTED FROM THE PLIS FOR MIS/MONITORING
by the CNA**

- 1) Name of PLI with IFSC code* :
- 2) PLI code*:
- 3) Category of PLI (Bank/HFC/others) *:
- 4) Name of borrower*
- 5) PAN Card No:
- 6) Address of borrower:
- 7) Mobile No. of borrower:
- 8) Category (whether SC/ST/OBC/Minority/Person with Disability/Gen/Others*):
- 9) Sex: Male/Female/Transgender*:
- 10) Unique Identification (Aadhaar/Voter's card/PAN card/Any other Number or a certificate of house ownership from Revenue Authority of beneficiary's native district etc*):
- 11) Property type* (01-Flat; 02-Single Storey house; 03-Repair/extension)
- 12) Carpet area of house (in sq mtrs) * [put $\sqrt{\quad}$]
 - Upto 30 sq mtrs
 - Upto 60 sq mtrs
- 13) Complete postal address of property with PIN code*:
- 14) Ownership mode (only in case of enhancement). Whether
 - Self owned
 - Inherited
- 15) Loan amount
- 16) Purpose of loan * (For purchase/Construction/Extension):
- 17) Tenure of loan*:
- 18) Housing loan interest*:
- 19) Moratorium period if any*:
- 20) Repayment start date*
- 21) NPV of the subsidy
- 22) Date of credit of subsidy
- 23) Amounts of subsidy credited
(as subsidy is to be credited in instalments in proportion to the loan disbursed)
- 24) Source of the application (Whether direct/ULB/NGO/Developers) *:

* Mandatory Fields



152

Annexure 3
(Para 8.1 of the Guidelines)

Memorandum of Agreement (MoA)

THIS AGREEMENT is made on this _____ day of _____ (month), 201__ (year) between the Government of India, through the Ministry of Housing and Urban Poverty Alleviation, hereafter referred to as First Party;

AND

The State/UT Government of _____ (name of the State/UT) through its Hon'ble Governor/Administrator, hereafter referred to as Second Party;

WHEREAS, the Second Party shall participate with the First Party, for carrying out its responsibilities under the Housing for All Mission (HFA);

AND WHEREAS the First Party and the Second Party have agreed to abide by the 'Scheme Guidelines' of HFA, issued by the First Party;

AND WHEREAS the Second Party has agreed to implement the mandatory conditions as prescribed in the 'Scheme Guidelines' of HFA, issued by the First Party, as per agreed timelines, as indicated in detail at Annexure 'A';

AND WHEREAS the First Party has considered the documents mentioned in Annexure 'A' and found them consistent with the goals and objectives of HFA.

NOW THE PARTIES WITNESSED as follows:

1. That the First Party shall release its share of central financial support as per the 'Scheme Guidelines' of HFA, issued by the First Party, upon signing of this Memorandum of Agreement (MoA).
2. That the Second Party shall abide by its share of financial support as per the 'Scheme Guidelines' issued by the First Party.
3. That the First Party shall not bear any escalation to the project cost due to any delays in execution or otherwise, and shall be borne by the Second Party.
4. That the Second Party shall set-up the 'Administration and Implementation Structure' as necessary to implement HFA.
5. That the Second Party shall comply with 'Monitoring and Evaluation' mechanisms and procedures as specified in the 'Scheme Guidelines' of HFA issued by the First Party.



6. That the Parties to the agreement further covenant that in case of a dispute between the parties the matter will be resolved through mutual discussion.
7. That in case there is any delay in the implementation of the mandatory conditions or submission of any periodic reports etc. by the Second Party, due to the circumstances beyond the control of Second Party i.e. Force Majeure, the decision on the matter of extension of time for the implementation of the goals and objectives of HFA shall be at the discretion of the First Party.
8. That in case of any breach regarding the terms and conditions of HFA, the First Party shall be entitled to withhold subsequent installments of the grant.

IN WITNESS THEREOF, all the parties have signed on these presents of Memorandum of Agreement in the presence of witnesses.

SIGNATORIES:

1. For Government of India through the Ministry of
Housing and Urban Poverty Alleviation (First Party)
2. For Government of (Name of State/UT)
(Second Party)

WITNESSES:

1. _____

2. _____



155

Annexure 'A'

Mandatory Conditions

Sl No.	Conditions (Either through Executive Order/Notification/Legislation)	Specify the timeline (YY - YY)*
1.	State/UTs shall remove the requirement of separate Non Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town.	
2.	States/UTs shall prepare/amend the Master Plans earmarking land for Affordable Housing.	
3.	State/UTs shall put in place a single-window- time bound clearance system for layout approvals and building permissions.	
4.	States/UTs shall adopt pre-approved building permission and layout approval system for EWS/LIG housing or exempt approval below certain built up area /plot area.	
5.	States/UTs shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.	
6.	States/UTs shall provide additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relax density norms, for slum redevelopment and low cost housing.	

* Timeline should be within the Mission period i.e. by 2022.



Annexure 4
(Para 8.3 of the Guidelines)

HOUSING FOR ALL BY 2022 (HFA)

FORMAT A: INFORMATION OF BENEFICIARY BEING COVERED UNDER SLUM REDEVELOPMENT

1. Name of head of the family

2. Sex [Male: 01, Female: 02]

3. Father's name

4. Present Address and Contact Details

- i. House No.
- ii. Name of the Slum
- iii. City
- iv. Mobile No.

5. Permanent Address

- i. House/Flat/Door No.
- ii. Name of the Street
- iii. City/ Village
- iv. District, State

6. Aadhaar Card Number, if not available

Voter ID Card/Any other unique identification number

or a certificate of house ownership from Revenue Authority of beneficiary's native district

7. Number & age of family members

Relationship to Head of the Family	Gender	Age	Aadhaar/Voter ID Card/Any other unique identification number or a certificate of house ownership from Revenue Authority of beneficiary's native district

8. Religion

[Hindu-01, Muslim-02, Christian-03, Sikh-04, Jainism-05, Buddhism- 06, Zoroastrianism-07, others (specify)]

9. Caste

[General-01, SC-02, ST-03, OBC-04]

10. Whether the family owns any house/ residential land anywhere in India (Yes/No)

- a. If yes, then location details (Locality/ City/ State)
- b. If yes, then extent of land in sq.mtrs

Signature/Thumb Impression of Head of Household

Signature of representative of ULB in-charge of above information

**FORMAT B - REQUIRED INFORMATION OF BENEFICIARY*****1. Name of head of the family****2. Sex** [Male: 01, Female: 02]**3. Father's name****4. Present Address and Contact Details**

i. House/Flat/Door No.

ii. Name of the Street

iii. City

iv. Mobile No.

5. Permanent Address

i. House/Flat/Door No.

ii. Name of the Street

iii. City/ Village

iv. District, State

6. Ownership details of existing house

[Own - 01, Rent - 02, Otherwise - 03]

7. Type of the house based on roof type

[Pucca (CC & Stone Slab)-01, Semi-Pucca

(Asbestos/ Steel Sheet, Tiled)-02,

Katcha (Grass/thatched, Tarpaulin, Wooden)-03]

8. Number of rooms in the dwelling unit excluding kitchen**9. Aadhaar Card, if not available****Voter ID Card/Any other unique identification number****or a certificate of house ownership from Revenue Authority of beneficiary's native district****10. Number & age of family members**

Relationship to Head of the Family	Gender	Age	Aadhaar/Voter ID Card/Any other unique identification number or a certificate of house ownership from Revenue Authority of beneficiary's native district

11. Religion

[Hindu-01, Muslim-02, Christian-03, Sikh-04, Jainism-05, Buddhism- 06, Zoroastrianism-07, others (specify)]

12. Caste

[General-01, SC-02, ST-03, OBC-04]

13. Bank Details

a. Bank account number

b. Name of the Bank & Branch

**14. Number of Years of Stay in this Town/City**

[0 to 1 year -01, 1 to 3 years- 02, 3 to 5 years- 03, More than 5 years-04]

15. Size of existing dwelling unit (Carpet area in square meters)**16. Whether the family owns any house/ residential land anywhere in India (Yes/No)**c. If yes, then location details
(Locality/City/State)

d. If yes, then extent of land in Sq.mtrs

17. Employment Status(Self Employed - 01, Salaried - 02, Regular Wage - 03,
Labour - 04, Other - 05)**18. Average monthly income of household (in Rs.)****19. Does the family have a BPL Card (Yes / No)**

a. If yes, Provide BPL Card No

20. Housing requirement of family

(New House - 01, Enhancement - 02)

21. In case of enhancement, please specify enhancement required [One room/Kitchen/Bath/Toilet or combination of these]**22. Preferred component of Mission under which beneficiary need assistance under HFA**

- i. Credit linked subsidy - 01
- ii. Affordable Housing in Partnership - 02
- iii. Self construction - 03

Signature/Thumb Impression of Head of Household

Note: * Same format shall be used for ineligible slum dwellers and beneficiary of those slums, which have not been considered for slum redevelopment through Private Participation as per process flow chart of HFAPoA at page No.17 of the "Housing for All" Scheme guidelines.

**Signature of representative of ULB in-charge
of above information**

Annexure 5
(Para 8.6 of the Guidelines)

Formats for Housing for All Plan of Action

I. Slum-wise Intervention strategies for Tenable Slums

Name of the Slum	Area of the Slum in sq.mts	Total No. of Slum Households as per	Eligible Slum Households	Whether 'in-situ' redevelopment with Private Participation	Required Area for in-situ Re-development in Sq.mts	FSI/FAR		Name of other slum if proposed for resettlement in this slum	Proposed Year of Intervention
						Existing	Proposed		

Note: * Please mention source of data

II. Slum-wise Intervention strategies for Untenable Slums

Name of the Slum	Area of the Slum in sq. mtrs	Total No. of Slum Households as per ***** *	Proposed Development Strategy	Proposed Year of Intervention
			i. Affordable Housing Project (AHP) ii. Credit Linked Subsidy Scheme (CLSS) iii. Beneficiary Led Construction iv. Clubbing with other Tenable Slums**	

Note: * Please mention source of data

** Please mention (i), (ii), (iii) or (iv) as per the case or combination thereof



III. Year-wise Proposed Interventions in Slums

Year	Number of Beneficiaries and Central Assistance Required (Rs. in Crores)											
	Redevelopment through Private Participation			Beneficiary-led Construction			Credit Linked Subsidy			Affordable Housing in Partnership		
	No. of Slums	No. of Beneficiaries	Amount	No. of Slums	No. of Beneficiaries	Amount	No. of Slums	No. of Beneficiaries	Amount	No. of Slums	No. of Beneficiaries	Amount
2015-16												
2016-17												
2017-18												
2018-19												
2019-20												
2020-21												
2021-22												
Total												

IV. Year-wise Proposed Interventions for Other Urban Poor based on demand survey

Year	Number of Beneficiaries and Central Assistance Required (Rs. in Crores)											
	Beneficiary-led Construction			Credit Linked Subsidy			Affordable Housing in Partnership			Total		
	No. of Beneficiaries	Amount	No. of Beneficiaries	Amount	No. of Beneficiaries	Amount	No. of Beneficiaries	Amount	No. of Beneficiaries	No. of Beneficiaries	Amount	Amount
2015-16												
2016-17												
2017-18												
2018-19												
2019-20												
2020-21												
2021-22												
Total												

**V. Year-wise targets under different components**

Interventions		Number of Beneficiaries and Central Assistance Required (Rs. in Crores)												Total	
		2015-16		2016-17		2017-18		2018-19		2019-20		2020-21		2021-22	
		No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
Redevelopment through Private Participation	Slums														
	Non-Slums														
Subsidy for beneficiary-led/improvement of existing house	Slums														
	Non-Slums														
Credit linked subsidy to individual beneficiaries	Slums														
	Non-Slums														
Affordable Housing in Partnership (AHP)	Slums														
	Non-Slums														
Total															

Signature

(State Level Nodal Officer)

Signature

(Secretary/Principal Secretary, Concerned Department)



Annexure 6
(Para 8.6 & Para 14.4 of the Guidelines)

Summary Sheet for Annual Implementation Plan (AIP) for the year ** _____

Admissible Components	Target for Year*	Achievement for Year*	Target for Year**	Remaining Targets as per HFAPoA
A. Beneficiary-led Construction				
• New Houses				
• Enhancement				
• Sub Total (A)				
B. In-Situ Slum Rehabilitation with Participation of Private Sector				
• Number of Slums				
• Number of Households (B)				
C. Affordable Housing in Partnership (EWS Category) (C)				
D. Credit linked subsidy				
• EWS Households				
• LIG Households				
• Sub Total (D)				
E. Total (A+B+C+D)				

Note: * The year preceding to the year of this AIP

** The year for which Annual Implementation Plan has been prepared

**I. Subsidy for Beneficiary-led Individual House Construction or Enhancement**

Beneficiary-led Individual House Construction or Enhancement in Slums & Non - Slum Areas									
Year *	No. of Beneficiaries		New Housing	Enhancement of existing housing	Resource Mobilization (Rs. in Crores)				
	New Housing	Enhancement of existing House			Total Cost	Central Share	State share	Beneficiary Share	ULB share (if applicable)
2015-16									
2016-17									
2017-18									
2018-19									
2019-20									
2020-21									
2021-22									
Total									

Note: * Please fill the projected figures for the year for which AIP is proposed and actual figures of achievement for preceding years

II. Slum Rehabilitation of Slum Dwellers with Participation of Private Sector

Slum Rehabilitation through Participation of Private Sector							
Year *	No. of Slums	No. of Beneficiaries	Resource Mobilization (Rs. in Crores)				ULB share (if applicable)
			Total Cost	Central Share	State share	Beneficiary Share	
2015-16							
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							
2021-22							
Total							

Note: * Please fill the projected figures for the year for which AIP is proposed and actual figures of achievement for preceding years



III. Affordable Housing in Partnership with Public & Private sectors

Affordable Housing in Partnership with Public & Private Sectors						
Year *	Number of Projects	No. of Beneficiaries	Resource Mobilization (Rs. in Crores)			
			Total Project Cost (AHP)	Central Share	State Share	ULB Share (if applicable)
2015-16						
2016-17						
2017-18						
2018-19						
2019-20						
2020-21						
2021-22						
Total						

Note: * Please fill the projected figures for the year for which AIP is proposed and actual figures of achievement for preceding years



IV. Affordable Housing for Weaker Section through Credit Linked Subsidy

Affordable Housing through Credit Linked Subsidy							
Year *	Credit Link Subsidy Availed for	Number of Beneficiaries Availed Loan		Resource Mobilization (Rs. in Crores)			
		EWS	LIG	Estimated Loan	Estimated Interest Subsidy Availed	EWS	LIG
2015-16	New Housing						
	Enhancement (Existing Housing)						
2016-17	New Housing						
	Enhancement (Existing Housing)						
2017-18	New Housing						
	Enhancement (Existing Housing)						
2018-19	New Housing						
	Enhancement (Existing Housing)						
2019-20	New Housing						
	Enhancement (Existing Housing)						
2020-21	New Housing						
	Enhancement (Existing Housing)						
2021-22	New Housing						
	Enhancement (Existing Housing)						
	Total						

Note: * Please fill the projected figures for the year for which AIP is proposed and actual figures of achievement for preceding years

Signature

(State Level Nodal Officer)

Signature

(Secretary/Principal Secretary, Concerned Department)



14A

Annexure 7A
(Para 14.5 of the Guidelines)

Format for 'In-situ' Slum Redevelopment Projects with Private Partner

1	Name of the State	:						
2	Name of the City	:						
3	Project Name	:						
4	Project Code *	:						
5	State Level Nodal Agency	:						
6	Implementing Agency (Urban Local Body/ Development Authority/ Housing Board/ Urban Improvement Trust/ Designated Slum Rehabilitation Agency/ Private agency/ Developer)	:						
7	Date of approval by State Level Sanctioning and Monitoring Committee (SLSMC)	:						
8	Project Cost (Rs. In Lakhs)	:						
9	i. Status of slum (Please write: 1 if notified, 2 if recognised and 3 if identified)	:						
	ii. Total slum area (Sqm.)	:						
	iii. Area under slum rehabilitation (Sqm.)	:						
10	No. of existing slum households	:	Gen	SC	ST	OBC	Minority	Total
11	No. of eligible slum households	:						
12	No. of houses proposed (slum rehabilitation only) with carpet area	:						
13	Whether private partner has been selected through open competitive bidding? If yes, date of bidding	:						
14	Incentives to Private Partner	:						
	i. Existing FSI in the area	:						
	ii. FSI provided in the project	:						
	iii. Other Incentives, if any	:						
15	i. Govt grant required (Rs. 1.0 lakh per eligible slum dweller) (Rs. In Lakhs)	:						
	ii. State grant, if any (Rs. In Lakhs)	:						
	iii. ULB grant, if any (Rs. In Lakhs)	:						
	iv. Beneficiary Share (Rs. In Lakhs)	:						
	Total (Rs. In Lakhs)	:						
16	Whether technical specification/design for housing have been ensured as per Indian Standards/NBC/ State norms?	:						
17	Type of temporary arrangement for beneficiaries during construction period provided in the project (Rent / Transit Shelter)	:						
18	Whether the provision of Civic infrastructure has been made as per applicable State norms/CPHEEO norms/IS Code/NBC?	:						
	i. Water Supply (Yes/No)	:						
	ii. Sewerage (Yes/No)	:						
	iii. Road (Yes/No)	:						
	iv. Storm Water Drain (Yes/No)	:						
	v. External Electrification (Yes/No)	:						
	vi. Solid Waste Management (Yes/No)	:						
	vii. Any other, specify	:						
	viii. In case, any infrastructure has not been proposed, reasons thereof	:						



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, if not, how it is proposed to be ensured?	:	
21	Whether O&M is part of Project, if yes, for how many years?	:	
22	Whether encumbrance free land is available for the project or not?	:	
23	Project brief including any other information ULB/State would like to furnish	:	

*State will give code number to each project sanctioned under HFA as 'ABCDEFGHIIJK'

(Where, 'AB' is State Code as per census, 'CDEFGH' is City Code as per census, 'I' is running number of project of the city and 'K' is project component code i.e. 'K' will be 1 - for In-situ slum redevelopment, 2- for Relocation, 3 - for AHP and 4 - for Beneficiary-led Construction or enhancement)

It is hereby confirmed that State/UT and ULB have checked all the beneficiaries as per guidelines of HFA. It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including Credit Linked Subsidy Scheme (CLSS) component of the Mission.

Consolidated information of all slums being redeveloped with use of Mission grants is enclosed.

Signature
(State Level Nodal Officer)

Signature
(Secretary/Principal Secretary, Concerned Department)



Enclosure with Annexure 7A
(Para 14.5 of the Guidelines)

**Consolidated information
on slums being redeveloped in the State, ULB wise as on Date**

Date: _____

S. No.	Name of the project	No. of DUs (slum rehabilitation only)	Date of Sanction	Project cost (slum rehabilitation Part)	Deployment of Govt share (Rs. in lakhs)
ULB-1					
i)					
ii)					
iii)					
ULB-2					
i)					
ii)					
iii)					

Signature
(State Level Nodal Officer)

Signature
(Secretary/Principal Secretary, Concerned Department)

Annexure 7B
(Para 14.5 of the Guidelines)**Format for Projects under Affordable Housing in Partnership (AHP)**

1	Name of the State	:						
2	Name of the City	:						
3	Project Name	:						
4	Project Code*	:						
5	State Level Nodal Agency	:						
6	Implementing Agency (Urban Local Body/ Development Authority/ Housing Board/ Urban Improvement Trust/Private agency/ Developer)	:						
7	Date of approval by State Level Sanctioning and Monitoring Committee (SLSMC)	:						
8	Project Cost (Rs. in Lakhs)	:	Housing	Infrastruc- ture	Other	Total		
9	No. of EWS beneficiaries covered in the project	:	Gen	SC	ST	OBC	Minority	Total
10	Project Duration (in months)	:						
11	Whether Sale Price is approved by State/UT?	:						
12	If yes, Sale price of EWS unit (Rs. in Lakhs)	:						
13	Total No of houses proposed in the Project	:						
	i) No. of EWS unit	:						
	ii) No. of LIG units	:						
	iii) No. of MIG units	:						
	iv) No. of HIG units	:						
	v) No of Commercial units, if any	:						
14	Whether open and transparent procedure has been envisaged to select private partner, if private partner has been considered?	:						
15	No. of EWS houses eligible for Central Assistance	:						
16	i. Gol grant required (Rs. 1.50 lakh per eligible EWS house) (Rs. In Lakhs)	:						
	ii. State grant (Rs. In Lakhs)	:						
	iii. Implementing Agency share (Rs. In Lakhs)	:						
	iv. Beneficiary Share (Rs. In Lakhs)	:						
	v. Total (Rs. In Lakhs)	:						
17	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/ State norms?	:						
18	Whether the provision of Civic infrastructure has been made as per applicable State norms/CPHEEO norms/IS Code/NBC?	:						
19	Whether adequate social infrastructure facilities covered in the project; If no, whether the same are available in vicinity?	:						



20	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project?	:	
21	Whether Quality Assurance is part of the Project, if not, how it is proposed to be ensured?	:	
22	Whether O&M is part of Project, if yes, for how many years?	:	
23	Whether encumbrance free land is available for the project or not ?	:	
24	Project brief including any other information ULB/ State would like to furnish	:	

*State will give code number to each project sanctioned under HFA as 'ABCDEFGHIJK'

(Where, 'AB' is State Code as per census, 'CDEFGH' is City Code as per census, 'IJ' is running number of project of the city and 'K' is project component code i.e. 'K' will be 1 - for In-situ slum redevelopment, 2- for Relocation, 3 - for AHP and 4 - for Beneficiary-led Construction or enhancement)

It is hereby confirmed that State/UT and ULB have checked all the beneficiaries as per guidelines of HFA. It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including Credit Linked Subsidy Scheme (CLSS) component of the Mission.

Signature
(State Level Nodal Officer)

Signature
(Secretary/Principal Secretary, Concerned Department)



Annexure 7C
(Para 14.5 of the Guidelines)

Format for Projects under Beneficiary led Construction or Enhancement

1	Name of the State	:						
2	Name of the City	:						
3	Project Name	:						
4	Project Code *	:						
5	State Level Nodal Agency	:						
6	Implementing Agency/ ULB	:						
7	Date of approval by State Level Sanctioning and Monitoring Committee (SLSMC)	:						
8	Project Cost (Rs. in Lakhs)	:						
9	No. of beneficiaries covered in the project	:	Gen	SC	ST	OBC	Minority	Total
10	(i) No. of Beneficiaries (New Construction)	:						
	(ii) No. of Beneficiaries (Enhancement)	:						
11	Whether selected beneficiaries have rightful ownership of the land?	:						
12	Whether building plan for all houses have been approved?	:						
13	i) Govt grant required (Rs. 1.5 lakh per eligible beneficiary) (Rs. in Lakhs)	:						
	ii) State grant, if any (Rs. in Lakhs)	:						
	iii) ULB grant, if any (Rs. in Lakhs)	:						
	iv) Beneficiary Share (Rs. in Lakhs)	:						
	v) Total (Rs. in Lakhs)	:						
14	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/ State norms?	:						
15	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation?	:						
16	Brief of project, including any other information ULB/ State would like to furnish	:						

*State will give code number to each project sanctioned under HFA as 'ABCDEFGHIJK'

(Where, 'AB' is State Code as per census, 'CDEFGH' is City Code as per census, 'IJ' is running number of project of the city and 'K' is project component code i.e. 'K' will be 1 - for In-situ slum redevelopment, 2- for Relocation, 3 - for AHP and 4 - for Beneficiary-led Construction or enhancement)

It is hereby confirmed that State/UT and ULB have checked all the beneficiaries as per guidelines of HFA. It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including Credit Linked Subsidy Scheme (CLSS) component of the Mission.

Signature
(State Level Nodal Officer)

Signature
(Secretary/Principal Secretary, Concerned Department)

Form GFR 19 - A
[See Rule 212 (1)]
Form of Utilisation certificate

[illegible]

3. Physical progress of the projects, where Government of India grants have been utilised, is enclosed.

- 1.
- 2.
- 3.
- 4.
- 5.

Signature¹-----
Designation -----
Date-----

¹To be signed by Principal Secretary/Secretary of the concerned department of the State/UT Govt.



Enclosure to Annexure 8
(Para 14.6 of the Guidelines)

Mission for Housing for All by 2022
Mission Directorate
Format for Physical Progress of Projects Approved under the Mission

Name of State:

Name of the State Nodal Agency:

Component I : Slum rehabilitation in partnership with Private Sector

(In Rs. Crs.)

Title of the project	No. of slum Households covered	Approved Project Cost	Approved Gol Support	Other funds	Funds utilised	
					Gol	Others

Component II : Affordable Housing in Partnership

(In Rs. Crs.)

Title of the project	No. of EWS Households sanctioned	Approved Project Cost	Approved Gol Support	Other funds	Funds utilised	
					Gol	Others

Component III : Subsidy for Individual Beneficiary for House construction/enhancement

(In Rs. Crs.)

Title of the project	No. of EWS houses approved	Approved Project Cost	Approved Gol Support	Other funds	Funds utilised	
					Gol	Others

Physical progress ²	No. of Houses					
	01	02	03	04	05	06
Component I						
Component II						
Component III						

²Ground Level: 01, Plinth Level: 02, Roof Level:03, Finishing stage: 04, Superstructure completed (For multistory only): 05 and Completed: 06



136

Applicable at the time of claiming the 3rd and final instalment of 20%

Name of the project	Houses Sanctioned	Houses completed	Houses Allotted		
			In the name of woman	In the name of Male	In joint Name

Enclosure: Undertaking

Undertaking :

This is to certify that the beneficiaries covered under the above-mentioned project have not been extended benefits under remaining other component of the Mission.

Signature (with Seal)
 Authorised Signatory
 Designation of the Official
 State Level Nodal Agency (Name)
 Date

Signature (with seal)
 Authorised Signatory
 Designation of the Official
 Department
 Name of State/UT
 Date



135

Annexure 9
(Para 14.8 of the Guidelines)

COMPLETION CERTIFICATE

STATE/UNION TERRITORY, _____

CERTIFICATE FOR CLOSURE OF PROJECTS SANCTIONED UNDER THE MISSION

Name of Project:

Project cost approved by Gol (in Rs. Crs.):

Gol share approved (in Rs. Crs.):

No. of houses approved:

No. of houses completed:

It is hereby undertaken that the project(s) approved under the Mission for "Housing for All" stands complete in all respect wherein the houses are built along with necessary infrastructure as per prevailing byelaws of the States/UTs and as approved by the centre. Central share released for this purpose has been fully utilised towards the approved components of the project.

Signature (with Seal)
Authorised Signatory
Designation of the Official
State Level Nodal Agency (Name)
Date

Signature (with seal)
Authorised Signatory³
Designation of the Official
Department
Name of State/UT
Date

³To be signed by Principal Secretary/Secretary of the concerned department of the State/UT Govt.



Annexure 10
(Para 15.1 of the Guidelines)

Format for Utilization Certificate for CNAs

FORMAT FOR CLAIMING SUBSIDY UNDER CREDIT LINKED SUBSIDY SCHEME (CLSS) OF THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION, GOVERNMENT OF INDIA.

(To be furnished by Central Nodal Agencies (NHB/HUDCO to the MoHUPA)

Summary

S.No.	Particulars	In Rs. Cr.
1	Total cumulative subsidy received from MoHUPA	
2	Interest earned on the funds available with CNA	
3	Subsidy amount released to PLIs so far (Please give State-wise and bank-wise details as per attached Format)	
4	Balance subsidy including interest available with CNA	
5	Subsidy sought from MoHUPA	

It is certified that

- 1) As certified by the PLIs, the loans have been sanctioned and disbursed in accordance with the extant guidelines for CLSS of the Ministry of Housing & Urban Poverty Alleviation Government of India.
- 2) It is further declared that there has been no negligence on the part of the CNA or any of its officers in verifying the claims and sanctioning the amounts to PLIs of the above referred loan accounts and the same has been sanctioned as per guidelines.
- 3) There is no duplicate claim of the subsidy for any of the aforesaid loan accounts.

(Authorized Signatory)

(Name and Designation)

Date:

Place



Enclosure to Annexure 10
(Para 15.1 of the Guidelines)

State- wise releases

State	No. of Beneficiaries	Amount of Subsidy released
Total		

PLI- wise releases

PLI	No. of Beneficiaries	Amount of Subsidy released to the PLIs
Total		



Annexure II
(Para 16.1 of the Guidelines)

Central Sanctioning-cum-Monitoring Committee for "Housing for All" Mission:

Composition

1	Secretary, Ministry of Housing and Urban Poverty Alleviation	Chairperson
2	Secretary (UD), Ministry of Urban Development	Member
3	Secretary, Ministry of Finance (Deptt. of Expenditure)	Member
4	Secretary, Ministry of Social Justice and Empowerment	Member
5	Secretary, Ministry of Health and Family Welfare	Member
6	Secretary, Department of Banking, Ministry of Finance	Member
7	Secretary, Ministry of Labour	Member
8	Secretary, Ministry of Minority Affairs	Member
9	Joint Secretary (UPA), Ministry of HUPA	Member
10	Joint Secretary and Financial Adviser, Ministry of UD/HUPA	Member
11	Mission Director (Smart Cities), Ministry of UD	Member
12	Joint Secretary and Mission Director in charge of Housing for All, Ministry of Housing and Urban Poverty Alleviation	Member

Note : The Chairperson of the CSMC will have the authority to co-opt any other member or invite special invitees to the meeting of the CSMC as and when need arises.

Illustrative Functions of Central Sanctioning and Monitoring Committee (CSMC)

CSMC will be important decision making body for the Mission at GoI level. Key functions of CSMC are as given under:

1. Overall review and monitoring of the Mission
2. Assessing resource requirement based on HFAPoA and AIP submitted by States/UTs
3. Approval of central releases under various components of the Mission
4. Approval of Capacity Building Plans of States/UTs
5. Devising financial and other norms for various activities undertaken as part of the Mission
6. Approval of Annual Quality Monitoring Plans, Social Audit Plans etc.
7. Any other important issues required for implementation of the Mission



Annexure 12
(Para 16.4 of the Guidelines)

**State Level Sanctioning & Monitoring Committee (SLSMC)
under "Housing for All" Mission**

Composition

1	Chief Secretary	Chairperson
2	Secretary of Urban Development/Municipal Administration/Local Self-Government/Housing dealing with implementation of HFA Mission	Vice-Chairman
3	Secretary of Urban Development/Municipal Administration/Local Self-Government/Housing	Member
4	Secretary, State Finance Department	Member
5	Secretary, Revenue/Land Administration	Member
6	Secretary (Housing) of the State Govt.	Member
7	Secretary in charge of Environment of the State Government	Member
8	Convener, State Level Banker's Committee	Member
9	State Nodal Officer, HFA	Member

Note: The Chairperson of the SLSMC will have the authority to co-opt any other member or invite special invitees to the meeting of the SLSMC as and when need arises.

Illustrative Functions of State level Sanctioning and Monitoring Committee (SLSMC)

SLSMC will be in-charge of overall implementation of the Mission including following:

1. Approval of Housing for All Plan of Action (HFAPoA)
2. Approval of Annual Implementation Plan
3. Approval of DPRs under various components of the Mission
4. Approval of Annual Quality Monitoring Plans
5. Reviewing progress of approved projects in the State and cities
6. Monitoring of implementation of Mission
7. Any other issues required for effective implementation of the Mission.

**Response to Queries / Suggestions received
on Credit Linked Subsidy Scheme (CLSS)
under Housing for All (Urban)
Pradhan Mantri Awas Yojana**

Sl.	Suggestion / Query	Response
1	Organisations such as the National SC Finance Development Corporation and others involved in financing for ST/OBC/ Minority / Handicapped beneficiaries should also be involved in financing of Housing for All (HFA) Mission.	NHB is to examine the Memorandum of Association (MoA) of these organisations to ascertain the organisations' mandate to lend and also verify the funding pattern from Gol.
2	Is there a simplified application documentation process for beneficiaries? If not, it would be desirable that formats are developed / approved by IBA for acceptability within banks.	CNAs to evolve a suitably simplified documentation process with assistance from IBA, as necessary.
3	What steps are proposed at the level of MoHUPA for popularising the Scheme amongst the intended target group?	MoHUPA is in the process of obtaining feedback from stakeholders on implementation issues. Suitable advocacy steps will be taken for popularising the scheme at an appropriate time. CNAs and PLIs are also expected to popularise the scheme by taking suitable steps at their end.
4	Can applicants of CLSS register directly at ULBs?	Beneficiaries can apply directly to PLIs or through the ULBs or the local agencies identified by the State/ULBs.
5	Whether there would be any mechanism for centralised registration of the beneficiaries in 4041 statutory towns? This would facilitate easy identification of beneficiaries having availed of the facility under different verticals of the Scheme.	MoHUPA is developing an IT system through NIC which will be accessible to all stakeholders for accessing and uploading data. Till then, CNAs would host the details of beneficiaries on their websites, which can be used as a database for the purpose of the Scheme.
6	Different States/UTs assign targets to the PLIs and the PLIs will also be assigned targets by Monitoring & Evaluation Committee at centre. There is a need for clarity as regards fixation of the targets and who is the authority in this context?	A Committee consisting of Secretary (HUPA) and Secretary (DFS) will allot targets to the PLIs under Credit Linked Subsidy component of the Mission and PLIs would be expected to meet those targets.
7	Can the private sector use the AHP vertical scheme and get central government assistance for their existing schemes?	No. The project has to be adopted by the State government for which conditions like the no. and size of project, eligible beneficiaries, sale price, allotment process etc. have to be met with for consideration of central government assistance.

Sl.	Suggestion / Query	Response
8	The issue of NOC by the State Govt/ULB in 15 days may become a bottleneck. Can it be removed?	The issue of periodic NOC is to ensure that a single person does not take benefit of the scheme twice. The process of NOC is being reviewed and will be notified suitably.
9	Several banks already have home loan products for lower income groups. What will be the process for the beneficiaries who have availed this loan in last few months?	The scheme has become effective from 17 June 2015. As such, loans sanctioned and disbursed on and after this date would be eligible for the benefit under CLSS, provided all the parameters of the Scheme have been complied with.
10	The disbursement of subsidy amount is in maximum of 4 installments whereas a builder could demand construction linked installments in more than this number. How to deal with such cases?	Such cases on the number of disbursement installments can be decided based on discussions between CNAs and PLIs for availing of benefit under the scheme, provided all other requirements of the scheme are complied with.
11	The completion period of 12 months for construction of house as given in MOU (Cl. E 6 of pg. 23) of the guidelines may not be feasible.	This condition is being reviewed by MoHUPA with respect to new construction and will be communicated.
12	The Scheme envisages that only such beneficiaries who do not have a pucca house anywhere in the country are eligible for the benefits under the Scheme. How this aspect would be ensured?	States /UTs /ULBs /PLIs shall link beneficiary State identification to Aadhaar ID, Voter card, any other unique identification or a certificate of house ownership from Revenue Authority of beneficiary's native district so as to avoid duplication.
13	How many cities would be covered for the purpose of the Scheme?	All 4041 statutory towns as per Census 2011 would be covered for the purpose of CLS Scheme.
14	Whether repairing work to the existing house is covered for benefit under the Scheme?	Repairing work to the existing house can be undertaken in houses which are kutcha, semi pucca and require extensive renovation.
15	Sl.5.3. mentions that "The beneficiary, at his/her discretion, can build a house of larger area but interest subvention would be limited to first Rs. 6 lakh." Please clarify.	The construction of a new house can be undertaken as per the scheme guidelines. For extension/repair, the area limit will be 30 sq.m. and 60 sq.m. of built up area for EWS and LIG category respectively.
16	Will the clarifications / FAQs supersede the Guidelines?	The FAQs / clarifications are to be read with the scheme guidelines.
17	The Credit Risk Guarantee Fund Scheme of NHB defines a low income housing as of size upto 430 sq.ft. (40 sq.m.) carpet area. Can this be matched with CLSS?	It will be examined by Credit Risk Guarantee Fund Trust as per extant guidelines of the CRGF Scheme.
18	Since the Scheme proposes that no amount should be recovered from the beneficiaries towards processing charges,	A lump sum of Rs. 1000/- per sanctioned application would be paid to PLIs in lieu of the processing fee. Presently, charges

Sl.	Suggestion / Query	Response
	what is the situation about the charges levied by the Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI)? Whether these charges are to be recovered from the beneficiary or such charges are to be borne by the PLIs.	levied by CERSAI are being recovered from the concerned borrower/ beneficiary and the CLSS is independent of the same. However, PLIs may take a suitable decision at their end.
19	It is suggested to all states that mortgage fees (ranging from 0.25 to 0.5%) and stamp duty be waived off to enable a fillip to the scheme. Gujarat and Tamil Nadu have waived off these amounts.	The matter would be taken up with States.
20	Can CLSS be clubbed with private mortgage backed guarantee fund provided by certain private players in the market?	Yes
21	Whether MoHUPA is contemplating share the burden, where a loan becomes NPA and the PLI concerned is unable to recover the entire outstanding amount from the beneficiaries?	It is responsibility of the PLIs to carry out due diligence of the borrower as per their due diligence norms and as such recovery of NPAs, if any, is their responsibility. However, where the construction of the unit is stalled due to any reason, the subsidy released by MoHUPA is to be recovered alongwith loan recovery by the bank.
22	Banks rely on income certificates and title ownership while disbursing loans. In this scheme, self certification is mentioned as income proof. Who will be responsible for title authenticity and income proof in such a situation?	Banks have to adopt their own due diligence process while sanctioning loans. While disbursing subsidy, a self certificate / affidavit as proof of income will be taken from the beneficiary. PLIs can resort to the remedies available under IPC and other relevant statutes in case of any fraudulent submission,
23	There is a Delhi High Court order on requirement for approved building plans for loan sanctioning. How is this to be integrated with housing projects of HFA?	Please refer to mandatory reforms under Sl. 11.4 of the guidelines on deemed building permission and layout approval or exemption of approval for houses below certain built up area or plot area.
24	All HFCs are not covered under SARFAESI Act. Is there any thinking to cover all HFCs under the Act?	At present, only select HFCs are covered under SARFAESI Act. It is understood from NHB that the matter regarding covering of remaining registered HFCs within the scope of SARFAESI Act, is under their attention.
25	Different states have different area criteria for defining EWS or LIG houses. How will this be addressed in housing projects under HFA?	States can determine the areas of EWS and LIG houses as per their local needs with concurrence of MoHUPA. This state based modification will apply across all four components for the Mission. The

127

Sl.	Suggestion / Query	Response
		Central assistance, however, will remain fixed.
26	Whether moratorium granted to borrowers before the actual repayment begins, would be within the overall limit of 15 years or would fall outside it?	It will be within the overall limit of 15 years.
27	What kind of land titles will be used for loan sanctioning in cases / areas where society pattas are prevalent?	The HFCs / PLIs must satisfy itself for sanctioning of loans and follow the due diligence documentation and approval process.
28	Can re-finance be taken on subsidized home loans?	Yes
29	Can the processing cost of Rs.1000/- per sanctioned application be enhanced as the operating cost is high for home loans of a lower value?	At present, processing fee is Rs. 1000/- per sanctioned application.
30	As mentioned in the document (paragraph 15.2) it is stated that subsidy will be disbursed in 4 instalments (a) What will be the frequency of the subsidy instalments?	The subsidy will be disbursed by CNAs in maximum of 4 instalments on proportionate basis. It would depend on receipt of information regarding the loan/s disbursed by the PLIs to eligible borrower / beneficiary. (Refer para D.1 on page 23 of Scheme)
	(b) Will it be linked with the construction stages as mentioned in page 46?	The construction stages mentioned in Page 46 pertain to Subsidy for Individual Beneficiary for House construction / enhancement, and not to CLSS. The subsidy instalment will be linked to disbursement of loans by PLI to borrower.
31	Please clarify what is the process to provide subsidy to the beneficiary? (a) PLI should deposit the credit linked subsidy in the beneficiary loan account and then claim the refund from CNA as mentioned in point 5.1.	PLIs should claim the subsidy amount from the respective CNAs after disbursement of loan. Subsidy will be credited by the PLI to the borrower's account upfront by deducting it from the principal loan amount. Borrower will pay EMI as per lending rates on the remainder of the principal loan amount.
	(b) PLI should claim the money from CNA and deposit the credit linked subsidy in the beneficiary loan account only after receiving the amount from the CNA as mentioned in the flow-chart.	
32	As mentioned in Section 5.3, need clarity on the definition of new construction. Does it include: (a) Purchase of a new construction house from a builder (b) Purchase of a new construction house from a developer	All the three instances mentioned in the question are covered under the definition of a new construction and are eligible under the Scheme for subsidy, within the

Sl.	Suggestion / Query	Response
	(b) Resale of a new construction house from the seller	prescribed carpet area norms of 30/60 sq.m., as applicable.
33	Whether PLIs should collect PDCs for the EMI on: (a) Total loan amount availed by the beneficiary or (b) Total loan amount excluding the subsidy amount?	Subsidy will be credited by the PLI to the borrower's account upfront by deducting it from the principal loan amount. Borrower will pay EMI as per lending rates on the remainder of the principal loan amount.
34	Can PLIs extend home loans under CLSS for a period of more than 15 years for the non-subsidy portion of the home loan?	Beneficiaries of Economically Weaker section (EWS) and Low Income Group (LIG) seeking housing loans from Banks, Housing Finance Companies and other such institutions would be eligible for an interest subsidy at the rate of 6.5 % for a tenure of 15 years or during tenure of loan, whichever is lower.
35	What happens if the customer applies for multiple subsidies using different ID proofs?	Under the Mission, beneficiaries can take advantage under one component only. For enabling this process, the beneficiaries should be linked to their Aadhaar/Voter ID Card/Any other unique identification Number or a certificate of house ownership from Revenue Authority
36	What is the procedure to address a customer if he/she has already availed the home loan and later on approaches the PLI to avail the credit linked subsidy on the same property.	The scheme has become effective on 17 June 2015. PLIs are expected to sanction / disburse as per the provisions of the current scheme and apprise the beneficiaries accordingly.
37	What is the process for claiming the reimbursement of the subsidy by PLI from CNA, as mentioned in point no. 15.2 (claim format)?	Based on the loan disbursed by a PLI to EWS and LIG beneficiaries, the CNA will release the subsidy amount to PLIs directly based on the claims submitted on the total loans disbursed. As such, PLIs would be required to submit a consolidated claim to the CNAs for disbursement of subsidy. The detailed process will be advised by the CNAs to the concerned PLIs.
38	Is resale from (builder/seller) is allowed under CLSS?	Resale cases would be allowed but it is incumbent upon banks to adopt their due diligence and banking mechanism processes to curtail speculative cases in this scenario.
39	Is there any specified format for or can we use our own format? (a) Customer affidavit for proof of income that he falls under EWS/LIG categories?	CNAs, with assistance of IBA, as necessary may devise their own formats in consultation with PLIs (with advice to

125

Sl.	Suggestion / Query	Response
		MoHUPA) in the matter.
	(b) Customers self-declaration for Manual Scavengers, Women (with overriding preference to widows), persons belonging to SC / ST / OBC / Minorities / PwD / Transgenders?	Certification procedure / formats adopted by appropriate government bodies will be adopted.
	(c) End-use certificate	CNAs and PLIs may monitor this aspect based on their own due diligence process for granting loans. PLIs may also discuss and finalise this format in consultation with CNAs.
	(d) Consolidated utilisation certificates	CNAs will devise their own formats in consultation with PLIs (with advice to MoHUPA) in the matter.

12A

**Workshop with States / UTs (Western and Southern Region)
On Housing for All (Urban)
Pradhan Mantri Awas Yojana**

27th July, 2015

Response to Queries Raised during the workshop on 27.7.2015

	Suggestion / Query	Response
1	Whether the Ministry will help the states in relaxing the condition for conducting environmental impact assessment for the projects being taken up under PMAY?	This Ministry is in discussion with relevant Ministries in this regard to simplify processes. The Ministry of Environment, Forests and Climate Change has issued draft environmental guidelines for building in the matter wherein it has been stated as follows "requesting the States to incorporate the salient features of this guideline and EC conditions in their building bye-laws and make provisions for proper monitoring and enforcement of EC conditions through law. Those States/ Urban Local Bodies which will incorporate these guidelines into their building bye-laws and make arrangements for monitoring will be exempt from the requirement of prior Environment clearance subject to following these sustainable guidelines".
2	Will the projects undertaken under HFA require AAI clearance for building height?	M/o Civil Aviation is working on this aspect to simplify the approval process. It has issued colour coding for cities like Mumbai, Navi Mumbai, and Hyderabad etc. Extending this advisory for other cities too is under consideration. The time lines for preparing Color Coded Zoning Maps (CCZMS) for other cities as informed by Ministry of Civil Aviation is attached.
3	The process being adopted in MHADA is to finalise a project, advertise it and invite beneficiaries to apply for it. Whether the same process can be adopted under the Mission?	Yes. It can be, provided final allottees satisfy Mission guidelines and the statutory requirements.
4	Can the definition of slum in the scheme be revised to reduced the number of	The definition of slum has been devised keeping in view the financial viability of the projects. States are free to combine smaller

	Suggestion / Query	Response
	tenements from 60-70 to 20-30? In some states, houses are dispersed unlike metropolitan areas.	pockets of slums and undertake the same in a cluster approach. And other three verticals are applicable for non slum-urban poor. Therefore, slum definition does not affect programme implementation.
5	Whether the "Proposed Planning Area" which is designated as Urban but is currently outside ULB limit will be considered for projects under HFA?	Existing notified urban planning area can be considered. State may send specific proposal.
6	Is there a ceiling for the total assistance that a beneficiary can receive from different sources?	The beneficiary can avail of benefit under one component only, under HFA Mission.
7	Will the projects under HFA receive Service Tax and Labour Cess exemption?	Ministry will examine the suggestion and will take up with concerned Ministries/Departments.
8	Whether any planned projects of housing under the State/UTs can be integrated with HFA Mission?	The date of cabinet approval for the scheme is 17 June 2015. Any scheme under the state which has received the approval after 17 June 2015 can be considered for execution under HFA.
9	Can cluster approach be adopted under subsidy for Individual beneficiary led construction?	Yes. An area can be divided into zones and wards and subsidy can be provided under an integrated housing project but for small cities one project should be prepared.
10	There are 530 town panchayats in Tamil Nadu. Can these be considered in HFA Mission?	HFA Mission covers all 4041 statutory towns as per Census 2011.
11	In Chhattisgarh, several rural areas are being converted into urban areas due to new development and hence lack land ownership papers. What will be approach in this situation?	The state has to decide on this issue as it has to sanction/ approve the schemes.
12	Will the states be required to issue individual patta documents to beneficiaries?	There is no such mandatory requirement from the Ministry.

123

	Suggestion / Query	Response
13	Will there be any other requirement from States at the time of signing of MoA?	States may indicate the extent of their contribution at the time of execution of MoA.
14	Can in-situ upgradation be undertaken under subsidy for Individual beneficiary led construction?	It can be done; however, states must validate the housing conditions (Kutcha, semi-pucca, and number of rooms etc.) from SECC data and prepare a composite plan before approving it for central government assistance under individual beneficiary led construction.
15	How can the existing SLTC / CLTC of RAY be integrated into HFA?	A letter in this regard has been issued vide No. N-11011/30/2015-HFA-3 (FTS-13334) dated August 3, 2015 and is available at link http://mhupa.gov.in/W_new/HFA11_03_08_2015.pdf
16	How can existing Rent Control Acts be modified by the State?	States/UTs can either legislate or amend existing rental laws on the lines of model Tenancy Act drafted by Ministry.
17	What would be the extent of funding available from GoI to pursue a project under Mission?	The extent of funding is as per Mission Guidelines. Budget allocation would depend on the projection by States/ UTs on the basis of demand assessment and availability of funds.
18	Why only a sum of Rs. 1 lakh is provided under in-situ redevelopment vertical; while it is 1.5 lakhs for other vertices?	Rs. 1 lakh is on an average for the all housing projects undertaken by the state. It is possible that for some of the projects in the city limits, the authorities do not have to provide funds to Private Developer and they may even get some premium from the Developer. For such financially viable projects too, the states would received Rs. 1 lakh from the Centre. The funds from centre as well as the premium received from Financially viable projects may be utilised by the state to make the non-viable projects viable for taking up on PPP mode.
19	Can the condition that a beneficiary should not have a pucca house anywhere in India be restricted to the beneficiary's current city or state?	This is one of the eligibility criteria.

	Suggestion / Query	Response
20	Can states approach two or more technology service providers?	Yes
21	What will happen to the loan applications pending with banks under RRY?	Pending applications can be converted under CLSS, provided if these applications satisfies scheme guidelines.
22	Is the TPQMA report to be sent to Ministry as was being done under RAY?	No; Utilisation Certificate for such activity and confirmation that this activity has been carried out need to be sent to Ministry.
23	States/UTs collect cess on construction of projects and transfer the amount to the Welfare Fund for Construction Workers. How these financial resources can be channelized to housing sector?	In pursuance to this Ministry's efforts, the Director General, Ministry of labour and Employment, Government of India has issued direction vide letter No. Z-20011/05/2015-BL dated August 5, 2015 to all States/UTs in view of the "Housing for All" Mission that the State Governments/UTs should create rental housing stocks to workers as welfare measures. This direction is in the context of implementation of Section 60 of the BOCW (RECS) Act 1996. This direction is also the follow up action of the Hon'ble Supreme Court's 2012 "Order" that the State Welfare Boards to take necessary steps in formulating schemes as the welfare Boards collect cess.
24	How to get help from Technology Sub-mission on application of GRFG as building material, if BIS specification, SOR and rate analysis is not ready?	As step 1, Technological Sub-mission is in the process of recommending specification and standardization of it through BIS and National Building Code. Followed by step1, the SOR and Rate Analysis will be taken up. The same will be helpful to the state/UTs for implementation of projects.
25	Under technological intervention, how a repository of information regarding area specific and need based different technologies to be developed?	Ministry plans to launch a Virtual Platform i.e. a web-based knowledge network for technical information on building products, materials, technologies, systems, and processes encompassing sustainable habitat.

122

	Suggestion / Query	Response
26	Please enlighten which are the institutions who can guide/ hand holding to the state/cities regarding technological aspects of building design, construction technology, construction material etc?	<p>Under Tier 2 and 3 of the Technology Sub-mission institutional structure, the following action have been proposed:</p> <p><u>Tier 2:</u> Regional Hubs represented/run by IITs/NITs in respective region (Each Hub covering 5-6 States) <u>Role:</u> Overall technical support to states, comprehensive testing facilities, R&D, Training of trainers, technical vetting, preparation of manual & guidelines etc.</p> <p><u>Tier 3:</u> IITs /NITs/ State Engg. Colleges <u>Role:</u> Technical audit of DPRs, Monitoring of quality on random basis, testing Training of engineers & planners, Any other activity based on expertise available in the institute.</p>
27	How knowledge dissemination on various new concepts/ measures on technology, which are emerging at different platform on Housing projects are being undertaken by the Sub-mission?	<p>The initiatives of Technology Sub-mission are as under:</p> <ul style="list-style-type: none"> -Compendium of Prospective Emerging Technologies for mass Housing -Compendium of best Practices for habitat planning, design & state policies Model Expression of Interest for Empanelment of Agencies for -- Construction of Housing/ Buildings with Alternate Technologies; -Multi-attribute Evaluation methodology for emerging housing technologies MoU with willing IIT, NIT and Planning & Architecture institutes for technical support, capacity building and handholding; -Advisory group for mainstreaming to assess Glass Fibre Reinforced Gypsum Wall Panel (GFRG) technology as a cost effective alternative to conventional building materials; and -Virtual Platform i.e. a web-based knowledge network for technical information on building products, materials, technologies, systems, and processes encompassing sustainable habitat.

Time lines for preparation of Colour Coded Zoning Maps (CCZMs)

S.No	Name of Airport	Month	Remarks (if any)
1.	Mumbai	-	Uploaded on AAI website
2.	Navi Mumbai	-	Uploaded on AAI website
3.	Delhi	-	Uploaded on AAI website
4.	Hyderabad	-	Uploaded on AAI website
5.	Kolkata	-	Uploaded on AAI website
6.	Ahmedabad	August, 2015	To be uploaded by 31 st August, 2015
7.	Guwahati	August, 2015	To be uploaded by 31 st August, 2015
8.	Lucknow	September, 2015	To be uploaded by 30 th September, 2015
9.	Bangalore	October, 2015	To be uploaded by 31 st October, 2015
10.	Chennai	November, 2015	To be uploaded by 30 th November, 2015
11.	Nagpur	December, 2015	To be uploaded by 31 st December, 2015
12.	Jaipur	January, 2016	To be uploaded by 31 st January, 2016

121

Key issues/matters pending feedback/inputs from States	Annexure No.
1. Comments/Views on the Draft Model Tenancy Act	1
2. A letter has been addressed by the Hon'ble Minister for HUPA to the Chief Ministers on Automated Single Window Approvals in the State – the same may be responded to	2
3. Further details related to streamlining approvals and other issues is also circulated.	3
4. A number of Utilization Certificates are pending in the States related to the ILCS – may be expedited – may kindly note that the scheme has ended in 2014 and any further coverage is being undertaken in the Swachh Bharat Abhiyan	4
5. A DO letter seeking data pertaining to DCR & Fees prevalent in respective State/UTs – the same may be expedited	5
6. A new DO letter seeking best practices pertaining to enabling home loans especially for the urban poor by various State Governments or other State or non-State entities has been issued, the same may be collated and sent to this Ministry at the earliest.	6

Comments may be sent to

1. Director (Housing) – directorhousing@yahoo.com; telefax: 011 – 2306 1827
2. Joint Secretary (Housing) – jshousing-mhupa@nic.in; telefax: 011 2306 1665



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

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

D.O. No. NI1027/97/2010-II(ITS 11524)

Date: 30th April, 2015

Dear

The shortage in housing sector has been estimated to the tune of 18.78 million dwelling units, whereas the estimate for houses lying vacant is also as high as 11 million houses, though these may be different in categories as per income. There is a substantial potential to meet this shortage through the utilization of vacant houses.

2. In view of the importance of rental housing a Task Force on Rental Housing was constituted in August 2012. The Task Force has recommended overhaul of the existing rent control legislations by replacing 'Standard Rent' by 'Rent based on contractual agreement'.

3. The existing Rent Control Acts being restrictive in nature precludes homeowners from renting out their properties due to rent control, which further impedes large-scale investment in developing rental properties as a business model. Therefore, creating a legal and regulatory framework that significantly reduces risk perceptions to enable private sector to take up rental housing in a structured manner and at a mass scale has become a necessity.

4. The National Urban Housing & Habitat Policy, 2007 provides that 'A Model Rent Act will be prepared by the Government of India to promote rental housing on the principles that rent of a housing unit should be fixed by mutual agreement between the landlord and the tenant....'. Thus, taking guidance from NUHHP, 2007 the Ministry had prepared a Model Residential Tenancy Act, 2011 and circulated it to the States seeking comments/suggestions.

5. In response, States had suggested reconciliation between the rental reform under JNNURM by Ministry of Urban Development and under the NUHHP, 2007 by the Ministry of HUPA as States were already carrying out amendments/repeal of rent control laws under JNNURM. Additionally, States had also expressed difficulty in implementing the Model Residential Tenancy Act applicable for 'residential properties' only.

6. Thus, a revised draft Model Tenancy Act, 2015 has been prepared by the Ministry of HUPA in consultation with the Ministry of Urban Development, addressing the major issues like rental value and repossession, on the following broad principles:

- Rent of a housing unit should be fixed by mutual agreement between the landlord and the tenant for a stipulated lease period (without any provision for standard rent);
- Existing tenancies may be continued to be governed under the existing rent control acts for a specified period and would thereafter be covered under the provisions of the new law;
- The law should apply to both residential and commercial tenancies;

Contd.

(2)

d) The law should provide for a fast-track quasi-judicial process for adjudication of disputes between the landlord and the tenant;

e) The law should not be limited in applicability to properties below a monetary threshold, as is the norm under existing rent control acts, but should be applicable for all tenancies;

f) The State Governments may modify their rental laws based on the Model Tenancy Act, 2015 by incorporating local requirements.

7. It is requested that comments of your State or Union Territory, if any, on the draft Model Tenancy Act, 2015 may be sent to the Ministry within a month for finalization of the draft. (Copy of draft Model Tenancy Act, 2015 is attached). The comments may be sent on jshousing-mhupa@nic.in, directorhousing@yahoo.com.

With regards,

Encl: As above

Yours sincerely,

Sd/-

(Rajiv Ranjan Mishra)

Smt. Punya Salila Srivastava
Secretary (UD)
UT of Andaman & Nicobar Islands
Secretariat, Port Blair
Andaman-744101
Port Blair
Andaman & Nicobar Islands

Copy to :

The Chief Secretary
Government of Andaman & Nicobar Islands
Secretariat, Port Blair
Andaman-744101



(Rajiv Ranjan Mishra)



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

118 4
भारत सरकार 2nd Comm
आवास और शहरी मामलों
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

D.O. No. N-11027/97/2010-11(Pl.I)/FTS-11524
Dated the 9.7.2015.

Dear Sir/Madam

Please refer to this Ministry's d.o. letter of even No. dated 30.4.2015 (copy enclosed) regarding draft Model Tenancy Act. The Draft Model Tenancy Act has been revised in consultation with Ministry of Urban Development, addressing the major issues like rental value and repossession, on the following principles:

- Rent of a housing unit should be fixed by mutual agreement between the landlord and the tenant for a stipulated lease period (without any provision for standard rent);
- Existing tenancies may be continued to be governed under the existing rent control acts for a specified period and would thereafter be covered under the provisions of the new law;
- The law should apply to both residential and commercial tenancies;
- The law should provide for a fast-track quasi-judicial process for adjudication of disputes between the landlord and the tenant;
- The law should not be limited in applicability to properties below a monetary threshold, as is the norm under existing rent control acts, but should be applicable for all tenancies;
- The State Governments may modify their rental laws based on the Model Tenancy Act, 2015 by incorporating local requirement.

2. I shall be grateful, if you could look into the matter and expedite your comments, if any, on the draft Model Tenancy Act, 2015 so that the Act can be finalized at the earliest. The comments may be sent on jshousing-mhupa@nic.in, directorhousing@yahoo.com.

With regards,

Yours sincerely,

(Rajiv Ranjan Mishra)

Encl: as above

To

Chief Secretaries and Pr. Secretaries/Secretaries (UD&Housing)
of all States and Union Territories

(As per list attached)

O/C

Done with this



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

गोपनीय
आवास और शहरी मामलों
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

117

D.O. No. N-11027/97/2010-II(PLI)/ITS-11524

Dated: 11.8.2015

Dear

Please refer to this Ministry's D.O. letter of even no. dated 30.4.2015 and reminder dated 9.7.2015 inviting comments on the draft Model Tenancy Act, a copy of which was sent along with the letter. The draft Model Tenancy Act is available at http://mhupa.gov.in/W_new/Draft_Model_Tenancy_Bill_2015_seeking_comments.pdf

2. As you aware, enactment of a legislation or amendment in existing rent laws on the lines of the Model Tenancy Act circulated by Ministry is a reform requirement under the PMAY - Housing for All (urban) Mission, which needs to be fulfilled by the States/UTs. In this regard it is pertinent that the views of the States/UTs are received and deliberated upon prior to finalization of the Draft.

3. I, therefore, request you to look into the matter and expedite your comments, if any, on the draft Model Tenancy Act and furnish the same during the National Workshop on PMAY - Housing for All (urban) Mission to be held by this Ministry on 19th August, 2015 at New Delhi.

With regards,

Yours sincerely,

(Rajiv Ranjan Mishra)

To

Pr. Secretaries/Secretaries (UD & Housing) of States and Union Territories
(As per list attached)

17-8-2015

3rd Comm

116



Rajiv Ranjan Mishra, IAS
Joint Secretary (Housing)
Tel: 23061665
Fax: 23061497
Email: jshousing@mhupa.gov.in

गणराज्य भारत
आवास और शहरी मामलों
मंत्रालय,
[नया] नगर, नई दिल्ली - 110011
GOVERNMENT OF INDIA
MINISTRY OF HOUSING &
URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI 110011
www.mhupa.gov.in

D.O. No. N-11027/97/2010-11(PLI)/FIS-115/24
Dated: 11.8.2015.

Dear

Please refer to this Ministry's DO letter of even no. dated 30.4.2015 and reminder dated 9.7.2015 inviting comments on the draft Model Tenancy Act, a copy of which was sent along with the letter. The draft Model Tenancy Act is available at http://mhupa.gov.in/W_new/Draft_Model_Tenancy_Bill_2015 seeking comments.pdf

2. As you aware, enactment of a legislation or amendment in existing rent laws on the lines of the Model Tenancy Act circulated by Ministry is a reform requirement under the PMAY - Housing for All (urban) Mission, which needs to be fulfilled by the States/UTs. In this regard, it is pertinent that the views of the States/UTs are received and deliberated upon prior to finalization of the Draft.
3. Your state representatives were also requested to expedite the comments on the draft Model Tenancy Act during the meeting on PMAY - Housing for All (urban) held on 27.07.2015 for the western and southern states.
4. It is requested that comments of your State may be furnished to this Ministry at the earliest.

With regards,

Yours sincerely,

(Rajiv Ranjan Mishra)

To

Pr. Secretaries/Secretaries (UD & Housing) of States
(As per list attached)

नायडु
H NAIDU



॥५ शहरी विकास, 7 -
आवास और शहरी गरीबी उपशमन एवं
संसदीय कार्य मंत्री
भारत सरकार
MINISTER OF URBAN DEVELOPMENT,
HOUSING & URBAN POVERTY ALLEVIATION
AND PARLIAMENTARY AFFAIRS
INDIA

D.O. No.O-17034/139/2010-FTS-5524

17th March, 2015

Dear Shri Nara Chandra Babu Naidu Garu,
Namasthe,

As you may be aware, "Housing for All" by 2022 is one of the major goals of the Government of India and I need your support to make it a reality. This mammoth task cannot be achieved without participation of all stakeholders especially the private sector. It may be noted that inordinate delay in getting building plan approvals for the real estate projects acts as a major deterrent in attracting private investment into the affordable housing segment.

A committee had been hence constituted to study and recommend measures to streamline the building plan approval process. The report of the committee was sent to all the concerned Principal Secretaries of States and they were invited to workshops and consultations held in Delhi so as to deliberate on this important issue.

Obtaining 'No Objection Certificate' from various Ministries/Central Govt. agencies is also a part of the approval process; hence I had convened a consultative meeting with Ministers/Senior officials of Ministry of Environment & Forests, Ministry of Culture, Ministry of Civil Aviation, Ministry of Defence and Ministry of Consumer Affairs on 10th February, 2015. It was agreed to prepare an action plan to implement the recommendations of the committee and to strategize on delegation of authority to the states in the context of certain approvals. Ministry of Consumer Affairs has informed that National Building Code-2005, published by Bureau of Indian Standards (BIS) under the Ministry, already has provisions for development/building permit through single window approach and specifications of 30 days for according sanction/refusal to a building plan. If sanction/refusal is not received in writing within 30 days, there is a provision of deemed sanction in the National Building Code.

The primary responsibility to streamline approval process is that of the states since most of the approvals relate to land and colonization which are State subjects. The provisions available in NBC-2005 to streamline the approval process, as mentioned in the above para may be implemented by incorporating the same in local bye-laws and enforcing the same. Also, recommendations of the report relating to the States are available in details at my Ministry's website and in the attached brief. In reiteration thereof, I would like to draw your attention to the

Contd...2/-

As per list enclosed



-2:-

following action points and to request you to please take immediate necessary steps for implementation of the same :-

- (i) Preparation of a Compendium of process (with timelines) for approvals, Composite Application Form (CAF) and Standard Checklists. Such State Compendium will be compiled by my Ministry for knowledge sharing.
- (ii) Review of existing approval processes that may be deleted / delegated and restructured as concurrent activities replacing sequential ones in order to have a streamlined flow chart.
- (iii) Development of a web-based Single Window Approval System following various models available in Municipal Corporations, like Bhopal and Indore in Madhya Pradesh; Pimpri Chinchwad and Pune in Maharashtra; Surat and Rajkot in Gujarat. Such online portals may provide a platform for multi-departmental cooperation in data sharing, verification & service delivery and may facilitate online submission of building plans and scrutiny as per existing regulations so as to enable consumers to track the status of their applications.
- (iv) Identification and notification of a Nodal Agency responsible for implementing and administering the Single Window Approval System.
- (v) Ensuring approval of affordable housing projects within 30 days.
- (vi) Constitution of an Empowered Committee at State level to take decisions on all pending applications.

एक कदम स्वच्छता की ओर

Finally, I would like to emphasize that a proactive role on your part on such Single Window System will bring a new and encouraging regime in development of housing sector in your state and in the entire country. I look forward to your support to the same.

With regards,

Yours sincerely,

M. Venkata Naidu
(M. Venkata Naidu)

Shri Nara Chandra Babu Naidu,
Chief Minister of Andhra Pradesh,
Flat No.1310, Road No.66
Jubilee Hills
Hyderabad-500033

113 7.
Shri Harish Rawat
Chief Minister of Uttarakhand
4 Subash Road, C.M. Office,
Uttarakhand Secretariat, Dehradun



Ms. Mamata Banerjee
Chief Minister of West Bengal,
Writers Building
Kolkata.

Shri Okram Ibobi Singh
Chief Minister of Manipur
Secretariat, Imphal.

Shri K. Chandrasekhara Rao
Chief Minister of Telangana
Hyderabad

Shri H. Rajesh Prasad, IAS
Administrator of U.T. of Lakshadweep
Kavaratti

Shri Ashish Kundra, IAS
Administrator
UTs of Dadra & Nagar Haveli
Silvassa

Shri Ashish Kundra, IAS
Administrator
UTs of Daman & Diu
Daman

Shri Shivraj V. Patil
Administrator of UT, Chandigarh
Raj Bhawan, Chandigarh

Lt. General(Retd) A.K. Singh
Lt. Governor of Andaman and Nicobar
Andaman & Nicobar Island,
Raj Niwas, Port Blair.

112 10

Shri Laxmikant Parsekar
Chief Minister of Goa
Civil Secretariat, Panaji.



Smt. Anandiben Patel
Chief Minister of Gujarat
3rd Floor, Swarnim Sankul
1, New Sachivalaya, Gandhinagar,
Gujarat - 382010.

Shri Manohar Lal Khattar
Chief Minister of Haryana
4th Floor, Haryana Civil Sectt,
Chandigarh.

Shri Virbhadra Singh
Chief Minister of Himachal Pradesh
Secretariat, Shimla-171002.

Shri Mufti Mohammad Sayeed
Chief Minister of Jammu and Kashmir
Civil Secretariat, Jammu.

Shri Raghubar Das
Chief Minister of Jharkhand
1st Floor, Project Building,
Ranchi-834 008

Shri Oommen Chandy
Chief Minister of Kerala
Room No: 141, 3rd Floor,
North Block, Government Secretariat,
Thiruvananthapuram.

Shri Shivraj Singh Chouhan
Chief Minister of Madhya Pradesh
Shyamla Hills, Bhopal

Shri Devendra Fadnavis
Chief Minister of Maharashtra
CM office, 1st Floor, Mantralaya,
Mumbai-400032

Shri Siddaramaiah
Chief Minister of Karnataka
No.323, 3rd Floor,
Vidhana Soudha,
Bengaluru.



Thiru O.Panneerselvam
Chief Minister of Tamil Nadu
Secretariat, Fort St. George,
Chennai-600009.

Shri Nara Chandra Babu Naidu
Chief Minister of Andhra Pradesh,
Flat No.1310, Road No.65,
Jubilee Hills
Hyderabad-500033.

Shri Nabam Tuki
Chief Minister of Arunachal Pradesh
Itanagar-791111.

Shri Tarun Gogoi
Chief Minister of Assam
Janta Bhawan,
Dispur.

Shri Nitish Kumar,
Chief Minister of Bihar
C M Secretariat,
1, Anne Marg, Patna,
Bihar.

Dr. Raman Singh
Chief Minister of Chhattisgarh
Room 303, Mantralaya, DKS Bhavan,
Raipur.

Shri Arvind Kejriwal
Chief Minister, NCT of Delhi
Secretariat, Delhi.

Dr. Mukul Sangma
 Chief Minister of Meghalaya
 Room No 401, Yojna Bhawan,
 Shillong 793001



Shri Pu Lal Thanhawla
 Chief Minister of Mizoram
 Aizawl, Mizoram

Shri T.R Zeliang
 Chief Minister of Nagaland
 Nagaland Civil Secretariat,
 Kohima-797 001

Shri Naveen Patnaik
 Chief Minister of Odisha
 Odisha Secretariat,
 Bhubanesewar-751 001

Shri N. Rangasamy
 Chief Minister of Puducherry
 Puducherry Legislative Assembly,
 Puducherry-605 001.

Shri Parkash Singh Badal
 Chief Minister of Punjab
 Room No. 25, 5th Floor Civil Secretariat,
 Chandigarh

Smt. Vasundhara Raje
 Chief Minister of Rajasthan
 Government Secretariat,
 Jaipur-302 005

Shri Pawan Chamling
 Chief Minister of Sikkim
 Samman Bhavan
 Gangtok -737101

Shri Manik Sarkar
 Chief Minister of Tripura
 Agartala

Shri Akhilesh Yadav
 Chief Minister of Uttar Pradesh
 Lal Bahadur Shastri Bhawan,
 Lucknow-226001

Contents

11.22	Fixed carbon di-oxide /foam/dco water spray extinguishing system	134
11.23	Fire alarm system	134
11.24	Control room	135
11.25	Fire drills and fire orders	135
11.26	Material used for construction of building	135
11.27	Liquefied Petroleum Gas (LPG)	136
11.28	House keeping	136
11.29	Fire prevention	137
11.30	Occupancy restrictions	138
12.	CONSERVATION OF HERITAGE SITES INCLUDING HERITAGE BUILDINGS, HERITAGE PRECINCTS AND NATURAL FEATURE AREAS.....	141
12.1	Applicability	141
12.2	Responsibility of the owners of heritage buildings	142
12.3	Restrictions on development / re-development / repairs etc	142
12.4	Penalties	142
12.5	Preparation of list of heritage sites including heritage buildings, heritage precincts and listed natural feature areas	143
12.6	Alteration / modification / relaxation in development norms	143
12.7	Heritage precincts / natural feature areas	143
12.8	Road widening	144
12.9	Incentive uses for heritage buildings	144
12.10	Maintaining skyline and architectural harmony	144
12.11	Restrictive covenants	145
12.12	Grading of the listed buildings / listed precincts	145
12.13	Opinion of the heritage conservation committee	146
12.14	Approval to preserve the beauty of the area	146
12.15	Signs and outdoor display structures / including street furniture on heritage sites	146
12.16	Composition of heritage conservation committee	147
12.17	Implications of listing as heritage buildings	148
12.18	Ownership not affected	148
13.	STREAMLINING OF BUILDING PLAN APPROVALS.....	149
13.1	Streamlining the building approval/sanction procedure (Ease of doing business)	149
13.2	Clearances at Master Plan level	149
13.3	Clearances at the Local Authorities	150
13.4	Options for reducing the timelines for approvals	150
13.5	Other Suggestions to enhance ease of doing business	151

18 STREAMLINING OF BUILDING PLAN APPROVALS

18.1 Streamlining the building approval/sanction process. The time taken to do so is typically for any urban infrastructure development project, a number of clearances are required. As per World Bank's Report Doing Business 2011- India ranks 113, out of 189 countries in terms of dealing with construction permit and on an average there are 37 procedures involved and 162 days are spent before obtaining permission for undertaking construction. It clearly signifies that the procedure for obtaining clearances is time consuming and projects often get stalled due to delay in obtaining clearances from various agencies.

Hence, streamlining the approval process is an important reform which needs to be undertaken in a systematic manner by the urban local bodies and urban development authorities. The objective of this reform is to ensure that the clearances are given within a month's time in a transparent manner and the same need to be user friendly so that the applicant can easily comprehend the provisions of the procedure.

These Model Building Bye Laws are suggesting ways of streamline the clearance procedures while issuing the building plan approvals. The Urban Local Bodies and Urban Development Authorities shall make efforts to ensure speedy processing of sanction of the building plans preferably by automated system of sending and receiving information to the applicant. The objective must be to issue all construction permits/building plans within a month of the application.

18.2 Streamlining the Master Plan level

Individual construction proposals should not generally require separate clearances from various authorities each time. Such clearances should be integrated into the DCP of the Master/Development Plan of the concerned city. The areas unaffected by any of the restrictions should be clearly marked out and mapped, preferably on a GIS platform. Area zones of differential control regulations within the city, by any of these agencies may also be mapped accordingly. This will result in a comprehensive map of the city with various control regulations as per the various agencies clearly marked on the map. Thus, the sites which are located outside these restricted/regulated areas would not require availing clearance from the respective authorities, thereby reducing the clearance process significantly.

Following are the clearances which should be integrated into the city Master Plan:-

Table 1: Key government and related agencies proposed to be integrated in Master Plans

Sl. No.	Name of Agency	Type of Clearance	Area of Influence
1	Archaeological Survey of India (ASI) <i>MTWA</i>	Ancient Monument approval	As prescribed in the AMASAR (Amendment and Validation) Act, 2010 for protection of monument
2	Ministry of Environment	Environment Clearance (EC)	As prescribed in the statutory provisions for EIA and clearance based on the size of the project in accordance with Environment protection Act, 1986
3	Central Ground Water Authority	Borewell Registration Certificate	As per Guidelines/criteria for evaluation of proposals/ requests for ground water abstraction, 2012
5	Ministry of Civil Aviation	AAI Height NoC	Critical and non-critical area as identified by AAI
6	Ministry of Defense	Defense Clearance	Areas in and around Defense Establishments as identified by MoD.
7	Coastal Zone Management Authority	NOC (if near sea/coastal areas)	Areas under the CRZ regulations
8	NHAI/PWD	Road access	Buffer zones as prescribed by NHAI along National Highways.
9	Ministry of Railways	Area clearance	Buffer zones as prescribed by Railways along the Rail tracks/depots/yards etc

Efforts are on at the Government of India level to coordinate with all the central ministries and their organizations so that they streamline their own internal processes to issue no objection etc. where ever required by law. The efforts are mainly focused on delegating the powers at appropriate levels, establishing an online application process for time bound delivery, creating public awareness about their requirements, reviewing the restrictions and reducing them, sharing the data and norms with local authorities to be incorporated in DCR etc.

Recognizing the concern for streamlining the procedures for clearances to be obtained from various departments in least possible number of procedures and number of days, the following model is given which suggests that the entire process of Pre and Post-Construction approvals should be completed within one month:

Table 13.2 Timelines of clearances from various agencies

S.I No.	Type of approval	Approving Authority	Stage of project	Normal Duration (Days)	Reduced Duration (Days)	Activity Sequence
A	Intimation of Disapproval (IoD)	Development Authority/Municipality	Pre construction	30	5	Start Activity
B	Site & Building Layout approval	Development Authority/Municipality	Pre construction	30-60	5	Following A
C	NOC (if near sea/coastal areas)	Coastal Zone Management Authority	Pre construction	30-60	10	Following B
D	Road access	NHAI/PWD	Pre construction	30	10	Following B
E	Ancient Monument approval	Archaeological Survey of India (ASI)	Pre construction	30	10	Following B
F	Environment Clearance	Ministry of Environment	Pre construction	150	15	Following B
G	Borewell Registration Certificate	Central Ground Water Authority	Pre construction	15	5	Following B
H	Fire Fighting Scheme Approval	Fire Department	Pre construction	10	15	Following B
I	AAI Height NoC	Civil Aviation Department	Pre construction	30-60	10	Following B
J	Defence Clearance	Ministry of Defence	Pre construction	150	10	Following B
K	Building Permit Issue (All NOCs)	Development Authority/Municipality	Pre construction			Max of After C-J
	Sub total				26 (Max)	
L	Electric Substation NoC (substation /transformers in the building)	Electricity Distribution Authority	During construction	15	5	After K
M	Damp Proof Certificate (On Site)	Development Authority	During construction	-	5	After K
N	Pollution Clearance	State Pollution Control Board	During construction	30-60	5	After L
O	Construction Complete	Construction Time depends on the project Scale and Size				
O	Building completion Certificate	Development Authority/Municipality	Post construction	30-60	5	After O
P	Service Plan Clearance and Service Connections	Service Departments/Parastatals	Post construction	30	10	After O
Q	Occupancy Certificate	Development Authority/Municipality	Post construction	15	5	After P
	Sub total				17 (Max)	

Explanatory Notes:

1. The above Table and Chart indicates that the processes after the applicant applies for building approval with clear land title and possession of land. Hence, clearances related to CLU and Land Title has not been considered.
2. The table illustrates the duration of clearances obtained in Normal course and suggests the reduced duration of 26 days (Post Construction) if the Approving Authority adopts online sanctions.
3. Clearances indicated at S Nos. C-J are concurrent with applications at the pre-construction stages, wherein their process of approval can be taken up simultaneously.
4. Clearances indicated at S Nos. L-N are concurrent with applications during construction stage wherein their process of approval can be taken up simultaneously.
5. S No. P has to be linked with S No. O, once applicant receives the Completion Certificate, service plan clearances and connections would be deemed to be sanctioned.

13.3.3.3. Urban Local Bodies and Urban Development Authorities

The Urban Local Bodies and Urban Development Authorities should ensure clearances in minimum possible time. Clearances indicated at Sl. No. A,B,H,K,L,M,N,O,P, and Q have to be obtained at the local level and all efforts have to be made to sanction the building plan using online application procedures.

13.4. Options for reducing the timelines for approvals:

The above suggested model is only indicative, however, there is scope for streamlining the procedures for clearances to be obtained from various departments in the least possible number of procedures and number of days. The model should serve as a guide to Urban Local Bodies and Development Authorities for adoption. Since the number of procedures and duration varies from state to state, as per the local conditions, the model would require modifications to suit a specific city. Some of the options which can reduce the time taken for various procedures are:

- a) **Online sanctions:** Some of the ULBs/Development Authorities like Pune Municipal Corporation and West Bengal Housing and Industrial Development Corporation have introduced online sanction for issuing building plan and completion certificate. This process reduces the time taken to a large extent. The example of Pune and West Bengal may be considered in other States.
The process involves use of a software tools for scrutiny of building plans. All the documents are required to be submitted electronically using a portal. In case the building plans do not confirm to the DCR the deviations are listed out in form of a report and intimated to the applicant architect vide an online ID in his account.
- b) **Empowering Architects:** Empowering Architects will facilitate to streamline the procedure for obtaining approvals. The ULBs / Development Authorities may empanel such professionals based on their track record. They can, also on behalf of Developers/builders submit the documents required at the time of various clearances. The registered architects could also be empowered to sanction building plans upto 500 sq.m of built-up area. Signing authority of Architects and Town planners for different size and type of layout shall be followed as per section 2.10.

Further to the *Standard Building Layouts* as specified in section 2.13.1 (d), any building proposed with a ceiling limit of 100 sq.mt of built-up area on plots of any size, conforming to the standard approved layout by the ULB/DA shall be treated as deemed approved for construction. No formal sanction would be required for the owner/proponent who can submit a simple one page form alongwith other documents to the local body and can immediately take up construction work. The process of obtaining "Completion certificate" can also be initiated by the owner by submitting as-built drawings.

- c) **Outsourcing procedures:** Countries like USA, Australia and New Zealand have outsourced work pertaining to clearances and have appointed firms /companies to

undertake the work on behalf of Authorities. This has been working very successfully and the procedure for obtaining clearances is free of any hassles and the same has become transparent and streamlined. The example of Passport office is a good case to study to build confidence in favor of outsourcing non discretionary activities in order to support limitations of capacity and manpower at ULB level.

- (d) **Creating a Cell in ULB/Development Authorities:** There is a need for creating a specialized cell in ULB/Development Authorities which is manned by qualified personnel conversant with the procedures and the interpretation of development regulations. The Cell should be headed by a qualified Town Planner who should lead a team of Architects, Engineers, Environment Specialist and Legal Experts among others. The cell should have the dedicated provision for online submissions and conveying the on line approvals as well. This will require robust software and hardware system capable of handling large digital files.
- (e) **Single Window System:** This is a requirement that is growing popularity among the ULBs and Development Authorities. All agencies involved in the process need to be integrated in a single electronic facility with proper coordination and monitoring of timelines. The Urban Local Bodies and Urban Development Authorities need to constitute teams comprising of experts from various agencies to be formed under the overall supervision of a Town Planner designated to assist developers/builders with complex projects and to constantly improve the sanction process by cutting down delays.

13.5 Other Suggestions to enhance ease of doing business:

Some other suggestions of adoption, regarding ease in issuance of construction permits are:

A **Citizens' charter** lists out the timelines and upper limits of time for the delivery of citizen services of the organization. The objective of issuing the charter is to improve the quality of public service in terms of timely delivery. Such charters should be brought out by all municipalities to maintain high standards of accountability and transparency. The standards of service to be provided, the maximum number of days required for building approvals and the standards procedures should be listed out in the citizens' charter. Some states have gone a step further and introduced a **citizen service delivery guarantee act** whereby the time lines prescribed by a citizen charter are made statutory and binding on officials.

Capacity building measures are to be adopted for such functionaries to identify Training Needs (TNA) and meet the technical need of duties that they are required to discharge. Fresh recruitments commensurate to the technical qualification/experience are to be made by the State Government, if there is complete absence of the technical expertise needed for services.

Part 12

The ULBs may also consider constituting 'Empowered Committees' or 'Peer Expert Groups' for undertaking scrutiny and approval. This committee can be manned as per the requirement and area of more than one municipality can be put under its jurisdiction.

Part 13

The building Bye-Laws need to be simplified for easy comprehension of lay person as well as professional involved in developmental activities. The simplification process should also include the process of application, the filling up of forms and streamlining the process of application.

Housing Section

Womens Interling Foundation, New Delhi (78)	
1995-1996 Q-1/02/1/1/94-PHE DT. 16/8/95	Grants released under National Scheme of liberation & 220000
Womens Interling Foundation, New Delhi (78)	
1996-1997 Q-1/02/1/1/94-PHE DT. 24/6/96	Grants released under National Scheme of liberation & 110000
Assam State Development for SC Ltd., Sarumotoria, Guwahati (112)	
2003-2004 Z-14014/3/2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 16313000
Chattisgarh State Anty Avasayee Co-op Finance Dev. Corp. Chattistarth (113)	
2003-2004 Z-14014/1/2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 18874000
Gujarat Safai Kamdar Vikas Nigam, Gandhinagar (114)	
2003-2004 Z-14014/2/GUJ/2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 37359000
HP SC & ST DEV. Corp., Solan (115)	
2003-2004 Z-14014/1/W.B./2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 30896000
M.P. State Cooperative S.C. Finance & Dev. Corp., Bhopal (86)	
2003-2004 Z-14014/3/GUJ/2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 12532000
Orissa SC Tribe Development Finance Corporation Ltd., Bhubaneswar (116)	
2003-2004 Z-14014/2/ORISSA/2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 28450000
W.B.S.C. & St. Development & Finance Corp. Kolkata (118)	
2003-2004 Z-14014/3/W.B./2004-PHE-1 DT. 15.03.04	Grants released under National Scheme of liberation & 15985000
Karnataka SC & ST Development Corp. Ltd. Bangalore (87)	
2004-2005 Z-14014/1/KARNATAKA/2004-LCS DT 31/12/04	Grants released under National Scheme of liberation & 121890000
M.P. State Cooperative S.C. Finance & Dev. Corp., Bhopal (86)	
2004-2005 Z-14014/3/MP/2003-PHE-1 DT 30/12/04	Grants released under National Scheme of liberation & 13761500
Govt. of Uttaranchal (148)	
2009-2010 O-17024/24/2008-LCS . dt. 12.3.2010	GIA - 'Integrated Low Cost Sanitation scheme'. 9200000
Govt. of Uttar Pradesh (55)	
2009-2010 O-17024/10/2008-LCS (Vol.II), dt. 4.1.2010	GIA for 'Integrated Low Cost Sanitation scheme'. Date of Actual 31370625
Govt. of Madhya Pradesh (17)	
2010-2011 O-17024/35/2009-LCS. 29.3.2011	Release of 1st. Inst. of GIA under ILCS Scheme 4765625
2010-2011 O-17024/35/2009-LCS. 29.3.2011	Release of GIA under ILCS Scheme in r/o Govt. of Madhya 41982375
Govt. of Uttar Pradesh (55)	
2010-2011 O-17024/10/2008-LCS(Vol.III) dated 20.7.2010	GIA to the Govt. of Uttar Pradesh for 2010-11 under ILCS. 621900000
2010-2011 O-17024/10/2008-LCS Vol.III (Part) 29.3.2011	GIA under ILCS Scheme to HLCDC through Govt. of Uttar 177800000
Govt. of West Bengal (50)	
2010-2011 O-17024/7/2009-LCS. 7.3.2011	GIA under ILCS Scheme.. L/C amounting to Rs 31475250 need 38934750
Govt. of Odissa (145)	
2011-2012 I-12017/1/2011-H(FTS-2052) dt. 27.07.11(3601.04,108.01,00.31)	1st inst. Of GIA under ILCS Scheme 6682831
2011-2012 I-12017/1/2011-H (fts-2052) DT. 07.02.12(3601.04,108.01,00.31)	2nd Inst. of GIA to Govt of Odisha under the ILCS Scheme 20048645
2011-2012 I-12017/1/2011-H (FTS-2052)dt.01.02.12(3601.04,796.15,01.31)	2nd inst. of funds to the Govt of Odisha under ILCS Scheme 651749
2011-2012 I-12017/1/2011-H dt.01.02.12(3601.04,789.19,01.31)	2nd inst. of funds to the Govt of Odisha under ILCS Scheme 6120536
2011-2012 I-12017/1/2011-H(FTS-2052) dt. 27.07.11(3601.04,789.19,01.31)	1st inst. Of GIA under ILCS Scheme 2040179

Name of the State				
Development Control Regulations	Minimum	Maximum	Mean	Remarks, if any
FAR/FSI (number)				
Density (persons per hectare)				
Height of building (metres)				
Ground coverage (%)				
Charges/Levis on Housing/ Construction	Rate/% of value	Surcharge, if any	Concessions, if any (for women, PH, affordable housing, etc.)	Remarks, if any
Stamp duty				
Registration charges				
Sales tax				
External Development Charges/Internal Development Charges				
Change of Land Use charges/diversion cost				
Planning fees				
Building plan approval fees				
Any Other Fees Imposed On Housing Projects				
Insurance				
Statutory dues				
Others (please specify)				
Service Tax				

राजीव रंजन मिश्रा,
Rajiv Ranjan Mishra, I.A.S.
संयुक्त सचिव (आवास)
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-110011
GOVERNMENT OF INDIA
MINISTRY OF HOUSING &
URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110011

D.O. No. G-20017/9/2013-H/FTS-11461

Dated: July 24, 2015


Dear Sir/Madam,

As you are aware, the Housing for All (Urban) Mission component of the Pradhan Mantri Awas Yojana (PMAY) is operational from June 25, 2015. The Mission envisages creation of 2 crore houses in urban areas or as per the demand estimated by the States and UTs, cumulatively through four mutually exclusive components – Slum rehabilitation participation of private developers using land as a resource, Promotion of Affordable Housing for weaker sections through Credit Linked Subsidy Scheme (CLSS), Affordable Housing in Partnership and Subsidy for beneficiary-led individual house construction or enhancement. The guidelines along with a compendium of best practices and other important information are available on the Ministry's website <http://mhupa.gov.in/pmay/index.htm>.

In order to cater to the Credit Linked Subsidy Component of the PMAY, it is decided to compile best practices pertaining to enabling home loans especially for the urban poor by various State Governments or other State or non-State entities.

I shall be grateful, if you could look into the matter and intimate the details of any such initiatives in your state so that this Ministry can compile and disseminate the best practices to other states and stakeholders for adoption. You may provide the information through fax/email to Shri Premjit Lal, Director (Housing) telefax: 011-2306 1827 and e-mail: directorhousing@yahoo.com.

Yours Sincerely,


(Rajiv Ranjan Mishra)

Principal Secretary/ Secretary (UD/Housing) as per list
Captains of Industry as per list
CMDs/MDs of Banks, HFCs and MFIs as per list
Research and consulting organizations as per list

Annexure-A

Sl. No.	Activities	Timeline	Action by	Remarks
1)	Singing of MoA and Selected cities	31.08.2015	M.A. Department	Proposal has already been initiated from SUDA
2)	Constitution of SLSMC	15.09.2015	M.A. Department	
3)	Constitution / Selection of Technical Appraisal Committee	30.09.2015	M.A. Department	
4)	Dissemination of Guidelines and other documents, briefing meeting with ULBs and ToT for Demand Survey and preparation of HFAPoA	14.09.2015	SLNA	
5)	Demand Survey	15.09.2015 to 30.09.2015	ULBs	
6)	Preparation of HFAPoA	15.10.2015 (Phase-I) 31.10.2015 (Phase-II)	ULBs (where SFCPoA completed/ advance stage) ULBs (other ULBs)	
7)	Approval of HFAPoA by SLSMC and sending proposal to MoHUPA	By 31.10.2015 (Phase-I) By 20.11.2015 (Phase-II)	SLSMC & SLNA	
8)	Preparation of DPRs / Technical Appraisal / Sanction of SLSMC	15.12.2015 (Phase-I) 31.12.2015 (Phase-II)	ULB / SLNA / SLSMC	

Sl. No	QUESTIONS	ANSWERS
40.	How to fix the sale price by State / UTs / Cities for Affordable Housing in Partnership scheme?	The sale price may be fixed either on project basis or city basis. Principles are presented in Sl. 6.3 of guidelines of HFA.
41.	Whether the mix of houses for different categories (EWS, LIG, MIG etc) for Affordable Housing in Partnership scheme possible?	An affordable housing project can be a mix of houses for different categories (EWS, LIG, and MIG etc) but it will be eligible for central assistance, if at least 35% of the houses in the project are for EWS category and a single project has at least 250 houses. CSMC, however, can reduce the requirement of minimum number of houses in one project on the request of State Government.
42.	What is the process for allotment of houses to identified eligible beneficiaries in AHP projects?	Preference in allotment may be given to physically handicapped persons, senior citizens, Scheduled Castes, Scheduled Tribes, Other Backward Classes, minority, single women, transgender and other weaker and vulnerable sections of the society. While making the allotment, the families with differently-abled persons and senior citizens may be allotted house preferably on the ground floor or lower floors.
43.	What is Subsidy for Beneficiary-led individual house construction?	This is assistance to individual eligible families belonging to EWS categories to either construct new houses or enhance existing houses on their own to cover the beneficiaries who are not able to take advantage of any other component of the mission. Such families may avail of central assistance of Rs. 1.5 lakh and should be part of HFAPOA.
44.	What will be the role of beneficiaries in availing benefit for "Subsidy for Beneficiary-led individual house construction" scheme?	A beneficiary desirous of availing this assistance shall approach the ULBs with adequate documentation regarding availability of land owned by them. Such beneficiaries may be residing either in slums or outside the slums. Beneficiaries in slums which are not being redeveloped can be covered under this component if beneficiaries have a Kutcha or semi Pucca house.
45.	What will be the role of ULBs in providing benefit for Subsidy for "Beneficiary-led individual house construction scheme"?	The Urban Local Bodies shall validate the information given by the beneficiary and building plan for the house submitted by beneficiary so that ownership of land and other details of beneficiary like economic status and eligibility can be ascertained. In addition, the condition of the houses e.g. Kutcha, semi-kutcha etc. of the prospective beneficiary should be checked with SECC data to ensure beneficiary's consequent eligibility for

Sl. No	QUESTIONS	ANSWERS
	government lands occupied by slums can be redeveloped through private sector participation?	would be eligible for slum rehabilitation grant of Rs. 1 lakh per house on an average for all slums on their land being taken up for redevelopment with private partners.
22.	What is Affordable Housing through Credit Linked Subsidy?	Under Credit Linked Subsidy, beneficiaries of Economically Weaker section (EWS) and Low Income Group (LIG) can seek housing loans from Banks, Housing Finance Companies and other such institutions for new construction and enhancement to existing dwellings as incremental housing. The credit linked subsidy will be available only for loan amounts upto Rs 6 lakhs and such loans would be eligible for an interest subsidy at the rate of 6.5 % for tenure of 15 years or during tenure of loan whichever is lower. The Net Present Value (NPV) of the interest subsidy will be calculated at a discount rate of 9%. Any additional loans beyond Rs. 6 lakhs, will be at nonsubsidized rate. Interest subsidy will be credited upfront to the loan account of beneficiaries through lending institutions resulting in reduced effective housing loan and Equated Monthly instalment (EMI).
23.	What is the process of crediting the interest subsidy?	The subsidy would be released by the CNAs based on the disbursements made by PLIs to the beneficiaries. Subsidy, so disbursed by the CNA to the PLI, will be credited by the PLI to the borrower's account upfront by deducting it from the principal loan amount. As a result, the borrower will pay EMI on the remainder of the principal loan amount. E.g., the borrower avails a loan for Rs. 6.00 lakhs and subsidy thereon works out to Rs. 2.20 lakhs, the amount (Rs. 2.20 lakhs) would be reduced upfront from the loan (i.e., the loan would reduce to Rs. 3.80 lakhs) and the borrower would pay EMIs on the reduced amount of Rs. 3.80 lakhs.
24.	Are there any area restrictions under the Scheme for availing of the subsidy under the CLSS component?	The carpet area of houses being constructed under this component should be upto 30 sq.m. for EWS category and upto 60 sq.m. for LIG category. This means that if the carpet area exceeds the respective limits, then the beneficiaries would not be eligible to avail of the benefit under this component.
25.	What is role of State/ UTs/ ULBs for Affordable Housing through Credit Linked Subsidy scheme?	<p>Role of States/UTs/ULBs under this component would be as under:</p> <ul style="list-style-type: none"> State/UTs/ULBs/PLIs shall link beneficiary identification to Aadhaar, Voter card, any other unique identification or a certificate of house ownership from Revenue Authority of

Sl. No	QUERIES	ANSWERS
		Banks, Urban Cooperative Banks or any other institutions as may be identified by the MoHUPA.
14.	Whether state has the flexibility to fix the area for house under EWS/LIG category?	States/UTs will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre.
15.	What is "In Situ Slum Redevelopment" and its components?	This vertical will be implemented with a concept "Land as a resource" with private sector participation for providing houses to eligible slum dwellers. Slums, whether on Central Government land/State Government land/ULB land, Private Land, should be taken up for "in-situ" redevelopment for providing houses to all eligible slum dwellers. Slums so redeveloped should compulsorily be denotified.
16.	How the private sector can participate "In Situ Slum Redevelopment"?	Private partner for Slum Redevelopment would be selected through an open bidding process. All financial and non-financial incentives and conditions of the project will be declared "a priori" in the bid document.
17.	What is the support from state Government to private developers for "In Situ Slum Redevelopment"?	State Governments and cities would, if required, provide additional Floor Area Ratio (FAR) / Floor Space Index (FSI) / Transferable Development Rights (TDR) for making slum redevelopment projects financially viable.
18.	What is the Central Government Support for "In Situ Slum Redevelopment"?	Slum rehabilitation grant of Rs. 1 lakh per house, on an average, would be admissible for all houses built for eligible slum dwellers in all such projects. States/UTs will have the flexibility to deploy this central grant for other slums being redeveloped for providing houses to eligible slum dwellers with private participation, except slums on private land. It means that States/UTs can utilise more than Rs. 1 lakh per house in some projects and less in other projects but within overall average of Rs. 1 lakh per house calculated across the State/UT.
19.	Whether the private sector will be eligible for central assistance if the land is owned by private sector for "In Situ Slum Redevelopment"?	"In-situ" redevelopment of slums on private owned lands for providing houses to eligible slum dwellers can be incentivised by State Governments/UTs or ULBs by giving additional FSI/FAR or TDR to land owner as per its policy. Central assistance cannot be used in such cases.
20.	What is the approach for slum rehabilitation with private partnership?	Please see all the steps mentioned in 4.8 of Guidelines.
21.	Whether "in-situ" slum redevelopment on central	Central government agencies undertaking slum development in partnership with private developers

Sl. No	QUERIES	ANSWERS
5.	Who is defined as a beneficiary under Housing for All?	A beneficiary is defined as a family comprising of husband, wife and unmarried children. Such beneficiary should not own a pucca house either in his / her name or in the name of any member of his / her family in any part of India to receive central assistance under the Mission. EWS category of beneficiaries is eligible for assistance in all four verticals of the Missions whereas LIG category is eligible under only CLSS component of the Mission.
6.	Please define the EWS/LIG categories for the purpose of the Scheme.	The EWS/LIG categories are defined as follows: <ul style="list-style-type: none"> • EWS households with an annual income upto Rs. 3.00 lakhs. • LIG households with an annual income between Rs. 3.00 lakhs to Rs. 6.00 lakhs. States/UTs have flexibility to redefine the annual income criteria as per local needs with the approval of Ministry.
7.	How the proof of income for EWS/LIG will be done?	For identification as an EWS or LIG beneficiary under the scheme, an individual loan applicant will submit self-certificate/affidavit as proof of income.
8.	Whether a beneficiary can avail of benefit under more than one component?	No. Under the mission, a beneficiary can avail of benefit of one component only.
9.	What is the definition of a Slum (as per HFA mission funding programme)?	A slum is defined as a compact area of at least 300 people or about 60-70 households of poorly built congested tenements in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities. This is also the definition of Slums as per Census 2011.
10.	How is a "house" defined as a EWS or LIG House?	A house is defined as an all-weather single unit or a unit in a multi-storeyed super structure having carpet area of upto 30 sq. m. for EWS category and upto 60 sqm. for LIG category with adequate basic civic services and infrastructure services like toilet, water, electricity, etc.
11.	What is the definition of carpet area?	Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls.
12.	What is TDR?	TDR means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land.
13.	Who are Primary Lending Institutions?	Primary Lending Institutions are Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative

Sl. No	QUERIES	ANSWERS
		<p>verticals of the HFA Mission whereas SFCPoA was linked only to slum dwellers.</p> <p>The activities required for preparation of HFAPoA will be funded by MoHUPA in the ratio of 75:25 and in case of North Eastern and special category States in the ratio of 90:10. The unit cost / financial norms for different activities will be determined by CSMC and till then the existing norms under RAY should be used.</p>
4.	What is the administrative requirement for implementing "Housing for All" in states and cities?	<ul style="list-style-type: none"> • MoHUPA will provide assistance to the states and city government for enhancing capacity of their employees/officers in the operational areas like planning, engineering, social mobilisation, financial planning etc. • MoHUPA will also assist city and state government in constitution of Technical and Project Management Cell at state and city level. <ul style="list-style-type: none"> • A State Level Technical Cell (SLTC) with 5-10 professionals • City Level Technical Cell (CLTC) with 2-4 professionals depending on the size of the city and quantum of work. In case of big cities like metropolitan cities the number of professionals in CLTC can be more than 4 with the approval of CSMC. • The following expertise is to be mandatorily provided in the respective SLTCs and CLTCs: <ul style="list-style-type: none"> • Urban Planning / Town Planning Specialist • Housing Finance Specialist • Building Technology Specialist • CSMC can increase the size of such cell on the requirement of State/UT. • MoHUPA support for CLTC and SLTC will be in the ratio of 75:25 and in case of North Eastern and special categories states it will be in the ratio of 90:10. • The financial norms for such Cells will be prescribed by CSMC and till the time CSMC prescribes these norms, the norms already approved under RAY will be applicable. <p>Any other activities which is required for building the capacity for implementing the Mission or in general for augmenting the capacity of Centre, States and ULBs in this sector can be taken up with the approval of CSMC.</p>

HOUSING FOR ALL (URBAN) MISSION

FREQUENTLY ASKED QUESTIONS (FAQs)

Sl. No	QUERIES	ANSWERS
1.	What is Housing for All (HFA), its objectives and scope?	<p>HFA is a Programme launched by the Ministry of Housing and Urban Poverty Alleviation (MoHUPA), in Mission mode which envisions provision of Housing for All by 2022 when the Nation completes 75 years of its Independence. The Mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:</p> <ul style="list-style-type: none"> (i) Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource (ii) Promotion of Affordable Housing for weaker section through credit linked subsidy (iii) Affordable Housing in Partnership with Public & Private sectors (iv) Subsidy for beneficiary-led individual house construction
2.	What is the Coverage and duration of HFA?	<p>All 4041 statutory towns as per Census 2011 with focus on 500 Class I cities would be covered in three phases as follows:</p> <ul style="list-style-type: none"> (i) Phase I (April 2015 - March 2017) to cover 100 Cities selected from States/UTs as per their willingness. (ii) Phase II (April 2017 - March 2019) to cover additional 200 Cities (iii) Phase III (April 2019 - March 2022) to cover all other remaining Cities <p>Ministry, however, will have flexibility regarding inclusion of additional cities in earlier phases in case there is a resource backed demand from States/UTs.</p>
3.	What financial support will the HFA Mission provide to the States for the Preparation of Housing for All Plan of Action (HFAPoA)?	<p>Mission will assist States/cities in carrying out the activities for preparation of HFAPoA under capacity building and A&OE funds. States and cities which have already been given assistance under erstwhile Rajiv Awas Yojana (RAY) for preparation of Slum Free City Plan of Action (SFCPoA) should utilise that amount for preparation of HFAPoA and claim next installment when 70% of the released funds have been utilised.</p> <p>It is mentioned here that HFAPoA addresses urban poor who may not necessarily be slum dwellers and it is thus required to integrate all four programme</p>

No. O-17034/2/2011-HR(Pt.)/FTS-10194
Government of India
Ministry of Housing & Urban Poverty Alleviation
(HFA-IV)

Nirman Bhawan, New Delhi
Dated 6th August, 2015.

OFFICE MEMORANDUM

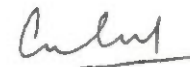
Subject:- Twenty Point Programme (2006) Progress Report for the period April, 2014- March, 2015 – reg.

The undersigned is directed to refer to Ministry of Statistics & Programme Implementation (M/o. S & PI) e-mail dated 29/7/2015 on the subject mentioned above and to say that the details regarding the number of EWS/LIG houses constructed during the period April, 2014 – March, 2015 as indicated in the cumulative Progress Report of quarterly monitored items of Twenty Point Programme- 2006 (as attachment to e-mail above) and based on the information received from the States / UTs, are at variance with the information available with the Ministry.

2. As per the MIS data monitored in the Ministry based on inputs received from the States / UTs, a comparative statement indicating the number of EWS/LIG houses constructed during the period from April, 2014 – March, 2015 is enclosed. It may be observed that there is wide variation in the figures provided by the M/o. S & PI and that maintained by the MIS in the Ministry with regard to its schemes. M/o. S & PI may please like to verify and confirm, whether only the data with regard to BSUP/IHSDP scheme administered by the Ministry of HUPA has been included in the data base or whether it includes data under other State government schemes in the cumulative progress report.

3 An early response is kindly requested.

Encl: as stated.



(Rahul Mahna)

Under Secretary to the Govt. of India
Tele fax No.: 23061285

Ministry of Statistics & Programme Implementation
(Shri Mitter Sain, Director)
Twenty Point Programme Division,
Sardar Patel Bhawan, New Delhi-110001.

(6)

No. O-17034/2/2011-HR(Pt.)/FTS-10194
Government of India
Ministry of Housing & Urban Poverty Alleviation
(HFA-IV)

Nirman Bhawan, New Delhi
Dated 23rd June, 2015.

OFFICE MEMORANDUM

Subject:- Furnishing of targets of items covered under TPP-06 for the year 2015-16 – reg.

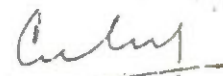
The undersigned is directed to refer to Ministry of Statistics & Programme Implementation's O.M. No.11/2/2015-TPP dated 22.05.2015 regarding furnishing of targets of items covered under TPP-06 for the year 2015-16.

2. The parameters / indicators in respect of EWS/LIG Houses constructed and Urban poor families assisted under seven point charter were monitored through Physical targets set under Subke Liye Aawas (Housing for All) and Basti Sudhar (Improvement of Slums) respectively.

3. Improvement of slums is not a Government of India Scheme. Ministry of Statistics and Programme Implementation is, therefore, requested to restrict physical targets to only one item namely, Sabke liye Aawas (Housing for All) under the Twenty Point Programme-06. Targets for Sabke Liye Aawas under TPP-06 for the year 2015-16 have been finalized and enclosed herewith.

4 This issues with the approval of Secretary (HUPA).

Encl. As stated.



(Rahul Mahna)

Under Secretary to the Govt of India
Tele fax No.: 23061285

Ministry of Statistics & Programme Implementation
(Shri Mitter Sain, Director)
Twenty Point Programme Division,
Sardar Patel Bhawan, New Delhi-110001.

Copy to:

Shri Ramesh Chand,
Deputy Secretary (Coord), for information please.



**Areas of competencies identified to provide capacity building support to States/UTs
and ULBs under HFA Mission**

I. Short term

1. **Preparation of HFAPoA** covering listing of Slums and Collection of data for all slums (Developing Slum MIS), Tenability Analysis, Determining viability for In - Situ Redevelopment Project (Technical & Financial), Demand Assessment for beneficiaries for other urban poor and residing in untenable slums, Development strategies for urban poor in non-slum areas and Assessment of Investment requirement & resources.
2. **Preparation of Annual Implementation Plan** covering Fixing physical Target and financial Requirement and Checking of resource availability.
3. **Project development planning, preparation and implementation** covering Project identification, scoping and prioritization, Project development including Preparation of DPR, options for implementations, and finalization of project report, financial analysis for sustainability, project preparation (detailed engineering design) and detailing and project finance, quality control & awareness and Project Implementation including Bids and procurement management, risk management, quality management tools.

II. Long term

4. **Urban planning/town planning** covering Ward/zone planning, site planning, lay out planning, physical infrastructure planning, land use management, legal and regulatory reforms, redevelopment, including plot reconstitution of informal settlements, design of low income/economically weaker section housing through innovative design and green building technologies.
5. **IT and E-Governance** covering GIS and remote sensing, Online MIS System, GIS mapping at city and slum level, Integration of MIS with GIS at slum and household level and Online Redressal Grievance System.
6. **Municipal and Housing Finance** covering Macroeconomic policies covering FDI and recent economic concessions, Land based fiscal tools which can be used by ULBs for improving their resource base, Various tools and practices such as development charges, Betterment Levy, Tax on vacant Land, Marketing of FSI, Transfer of Development Rights, etc. that can be used by ULBs to generate financial resources, Vetting of projects by FIs or PLIs for extending loan to beneficiaries, Financial viability of projects: Cost of land ,infrastructure, VGF, stock addition, benefit tot users and return to PSP, Advocacy on increasing target audience, Convergence of schemes with other relevant local/state/national programmes including concessions and subsidies, and Standardization of norms and guidelines.
7. **PPP in affordable housing** covering PPP project development process /PPP Lifecycle, Project initiation and assessment, Sample RFP and Draft Concessionaire Agreement for PPP projects in affordable housing, Pre-feasibility analysis, Preliminary project structuring, Detailed project preparation, Bid process management ,Project construction and monitoring and Commencement of operation and monitoring of contract.
8. **Technology interventions for affordable housing** covering Green building , Environment protection, Energy efficiency, Non-conventional building, Low cost housing and disaster resistant designing and Structural safety.

	<p>Manvita Baradi (Director) Urban Management Center A-Wing, No. 202, GCP Business Centre, 120 Feet Ring Rd, Sarvottam Nagar Society, Navrangpura, Ahmedabad, Gujarat 380014</p> <p>Telephone : +(91)-79-2754 5303</p>
<p>Dr. H. M. Mishra, Director, National Institute of Governanace and Urban Management (NIGUM) Directorate, Urban Administration and Development, Palika Bhawan, Shivaji Nagar, Bhopal-462 016</p> <p>Phone :- 0755-2555002</p>	<p>Shri N. Sivasailam, Director General, ATI, Administrative Training Institute Lalitha Mahal Road, Mysuru 570 011.</p> <p>Telephone: +91-821-2443839, 2522142, 2443264, 2520906(Director Gen) Fax : +91-821-2523899 E-mail : dgatimysore@gmail.com</p>
<p>Shri Aromar Revi, Director, IIHS 803, Surya Kiran, 19 Kasturba Gandhi Marg, New Delhi-110001</p> <p>Tel. 011-43062798, Fax-011-23320477 M-0981009773</p>	<p>Dr. P.P Balan, Director, KILA Mulagunnathukavu, Thrissur, Kerala 680581</p> <p>Phone: 09446606973(Sunny George, Associate)</p> <p>Phone : +91-487-2201312, 2207000, 2200244, 2201768, 2201779, 2201061, 2201403 Fax : +91-487-2201062 Email : mail@kilaonline.org, kilathrissur@gmail.com</p>
<p>Dr. T. Chatterjee, Director, IIPA, Indian Institute of Public Administration, Indraprastha Estate, Ring Road, New Delhi-110002.</p> <p>23702434(D) 23468321 23702440 (Fax) Fax.(O) +91-11-23702440, +91-11-23356528 E-mail: contact_us@iipa.org.in Hostel:-011-23468501/8502/8503 E-mail: hostel.iipa@iipa.org.in(Hostel)</p>	<p>Prof. Jagan Shah, Director, NIUA, National Institute of Urban Affairs 1st and 2nd Floor, Core 4B, India Habitat Centre, Lodhi Road, New Delhi – 110003</p> <p>☎(+91 11) 24643284/24617517 ☎(+91 11) 24617513 ✉niua@niua.org</p>

<p>Prof. E. Suresh Kumar Registrar & Director I/C Regional Centre for Urban and Environmental Studies, Osmania University, Hyderabad-500007.</p>	<p>Shri A K Gupta, Additional Director, RCUES, Regional Centre For Urban And Environmental Studies, Babuganj, Hasanganj, Lucknow, Uttar Pradesh 226007</p> <p>Phone:0522 274 0165 directorrcueslko@gmail.com, Website: www.rcueslucknow.org</p>
<p>Dr. Ramnath Jha, Director General, All India Institute Of Local Self-Government Research Institute M.N.Roy Human Development Campus, Plot No. 6, F- Block, T.P.S. Road No. 12, Opposite Government Colony Building No. 326, Bandra East, Mumbai, Maharashtra 400051</p> <p>Phone:022 26571713,4,5.</p>	<p>Prof. Chetan Vaidya Director School of Planning and Architecture, 4-Block-B, Indraprastha Estate, New Delhi 110002</p> <p>Ph. +91 011 - 2370 2375 , 2370 2376 Fax. 011 - 2370 2383 (c.vaidya@spa.ac.in)</p>
<p>Shri Bimal Patel, President, CEPT CEPT University Kasturbhai Lalbhai Campus University Road, Navrangpura Ahmedabad-380009 Gujarat India</p> <p>Phone: 0091-79-26302470 / 26302740 Fax: 0091-79-26302075 For General Enquiries Email : enquiries@cept.ac.in</p>	<p>Dr. H.S.Gill, Executive Director, HSMI Human Settlement Management Institute (HSMI) HUDCO Bhawan, Lodhi Road, New Delhi - 110 003</p> <p>Tel: 011-24369534, 24308600-01 Fax: 011-24365292, 24366426 E-Mail: hsmi@hudco.org Working hour: 09:30 AM to 06:00 PM (Sat & Sun holidays)</p>
<p>Shri Anand Limay Director General, YASHDA, Yashwantrao Chavan Academy for Development Administration Raj Bhavan Complex, Baner Rd, Ganeshkhind, Pune, Maharashtra 411007</p> <p>Phone:020 2560 8000</p>	<p>Ms. Mili Majumdar, Director, TERI, The Energy & Resource Institute, Darbari Seth Block, IHC Complex, Lodhi Road, New Delhi-110003</p> <p>Tel. 011-24682100, 41504900 Fax 011-24682144, 24682145</p>

No. 11011/32/2015-HFA-3
Government of India
Ministry of Housing & Urban Poverty Alleviation
(HFA-II)

Nirman Bhawan, New Delhi
Date: 13th August, 2015

To

NRCs (As per list attached)

Sub: Selection of National Resource Centres from the existing empanelled list of RCs to undertake capacity building activities under HFA (Urban) Mission - reg.

Sir

Ministry of Housing and Urban Poverty Alleviation has launched the new flagship programme, Housing for All (Urban), which aims at providing housing to eligible families/beneficiaries by 2022, by way of central assistance to States and UTs through four components namely "In situ Slum Redevelopment", "Affordable Housing through Credit Linked Subsidy", "Affordable Housing in Partnership", and "Subsidy for beneficiary-led individual house construction". The scheme guidelines can be accessed at www.mhupa.gov.in.

2. Provisions have been made in the scheme guidelines for supporting States/UTs and ULBs to undertake capacity building activities through National Resource Centres (NRCs). MoHUPA had earlier empanelled NRCs to undertake capacity building, research and impact evaluation studies, training programmes, seminars, workshop etc. on a range of themes.

3. With a view to build capacities of States/UTs and ULBs to initiate preparation of HFAPoA, Annual Implementation Plan and DPRs for the four verticals under HFA, MoHUPA has decided to select the active NRCs from the empanelled list. Your organisation is one among them.

4. As your organisation is one of these empanelled NRCs, willingness for continuation of your institution's cooperation with this Ministry for capacity building activities as per the new mission Housing for All of this Ministry may please be communicated immediately.

5. The area of competencies to undertake capacity building activities are enclosed.

Yours faithfully,


(Shobana Pramod)

Under Secretary to the Government of India
Phone: 9111 23061236

Annexure - E - Undertaking
(To be signed by ULB and SLNA)

Name of Project: _____
Project Cost : Rs _____ lacs

1. Title of the project land is clear and under the possession of the Urban Local Body/State Government.
2. Land use is residential and free from all encumbrances.
3. Details of existing water supply arrangements given in the DPR have been validated also.
4. The project has been prepared with individual water supply connections to the beneficiaries. The cost estimates have been prepared as per applicable departmental SOR along with current cost index (if required) certified by competent authority. The estimates have been signed by the competent Engineer of the ULB and State.
5. The quantity and estimate calculations as included in the DPR conform to the proposed design / plan with due adequacy & correctness of design.
6. Certified that applicable statutory approvals have been obtained from the competent authorities and project components have been designed in line with the applicable Municipal Byelaws.
7. Beneficiaries have given their consent for implementation of the project as proposed in the DPR.
8. The project will be implemented in months from the date of sanction.
9. All procurement shall be done through a transparent Bidding Process in conformity with guidelines of the State Govt.
10. Operation and Maintenance of the assets created shall be done by ULB through involvement of beneficiaries/RWA.
11. The structural safety aspects have been ensured by designing the as per the requirements of National Building Code and relevant IS Codes and Manuals.
12. Any escalation in the project cost would be borne by State Govt./ ULB.
13. The project components proposed in the DPR were never taken up / funded under any Central/State or any other schemes.

Signature of the State Level Nodal
Officer

Name & Designation:

Address:

Fax No:

Telephone No.

Mobile No:

E-mail:

Signature of the
CEO/Commissioner of ULB/
Implementing Agency

Name & Designation:

Address:

Fax No:

Telephone No.

Mobile No:

E-mail:

Annexure - D - Project Summary

1. Name of the State :
2. Name of the City :
3. Name of Project :
4. Name of Slum(s) :

								(Rs in lacs)
	Water Supply Scheme Component	Qty. in Nos.	Rate (in Rs/Unit)	Proposed Project Cost	Appraised Project Cost	Central share	State Govt. Share	ULB Share
1	Source							
(i)	Tube well/ WTP							
(ii)	Pumping units							
(iii)	Pump house							
(iv)	Service connection							
2	Pumping Main							
(i)	Pipe line (1) (specify type and diameter)							
(ii)	Pipe line (2) (specify type and diameter)							
3	Storage							
(i)	GSR							
(ii)	ESR							
(i)	Individual tanks							
4	Distribution System							
(i)	Pipe line (3) (specify type and diameter)							
(ii)	Pipe line (4) (specify type and diameter)							
(iii)	Individual House Connections							
5	Disinfection							
(i)	Chlorinators							
6	Any Other (To be specified)							
A	Project Cost							
B	O&M cost							
C	Other Cost (If any)							
	Total Project Cost (A+B+C)							

Signature of the
ULB Level
Competent
Technical Officer

Name &
Designation:
Address:
Fax No:
Telephone No.
Mobile No:
E-mail:

Signature of the
CEO/Commissioner of ULB/
Implementing Agency

Name & Designation:

Signature of the State
Level Competent
Technical Officer

Name & Designation:
Address:
Fax No:
Telephone No.
Mobile No:
E-mail:

Signature of the
State Level
Nodal Officer

Name &
Designation:

Annexure - C – Details of existing Water Supply system

1. Name of the State :
2. Name of the City :
3. Name of Project :
4. Name of Slum(s) :

S.No.	Water Supply Scheme Component	Quantity. in Nos/ Metres.	Remarks
1	Source		
(i)	Tube well/ Open well/WTP		
(ii)	Pumping units		
(iii)	Pump house		
(iv)	Service connection		
2	Pumping Main		
(i)	Pipe line (1) (Specify type and diameter)		
(ii)	Pipe line (2) (Specify type and diameter)		
3	Storage		
(i)	GSR		
(ii)	ESR		
(i)	Individual tanks provided to the dwelling units		
4	Distribution System		
(i)	Pipe line (3) (Specify type and diameter)		
(ii)	Pipe line (4) (Specify type and diameter)		
(ii)	House Connections		
5	Disinfection		
(i)	Chlorinators		
6	Any Other (To be specified)		

* Add rows (if required) to provide complete information as per site

Signature of the
ULB Level
Competent
Technical Officer

Name &
Designation:
Address:
Fax No:
Telephone No.
Mobile No:
E-mail:

Signature of the
CEO/Commissioner of ULB/
Implementing Agency

Name & Designation:

Signature of the State
Level Competent
Technical Officer

Name & Designation:
Address:
Fax No:
Telephone No.
Mobile No:
E-mail:

Signature of the
State Level
Nodal Officer

Name &
Designation:

Annexure - B - Administrative & Technical Checklist

1. Name of the State :
2. Name of the City :
3. Name of Project :
4. Project Cost (Rs in Lacs):
5. Nodal Agency :
6. Implementing agency :
7. No of slums covered in the DPR:

S. No.	Description	YES	NO
1.	Has State Level Committee (SLC) been Constituted?		
2. (a)	Has the DPR been approved by the SLC?		
(b)	If not, has the DPR been forwarded by the designated Nodal Agency?		
3.	Is the implementation authority identified with State Govt. approval?		
4.	Whether elected Local Body is in Place?		
5.	Is the Slum(s) notified or non-notified?		
6. (a)	Is the project land in possession of implementing agency and free from any encroachments and encumbrance?		
(b)	if not, provide status of proposed land.		
7.	Has Physical survey of slum(s) been completed?		
8.	Have detailed cost estimates been prepared with current Schedule of Rate. Mention year of SOR?		
9.	If cost index is applied on old SOR, has it been certified by Competent Authority?		
10.	Project Cost (Rs in lacs)		
11.	Has the Cost sharing among State and ULB been formally agreed upon?		
12.	Central share requested (Rs in lacs)		
13.	State share (Rs in lacs) and in percentage <ul style="list-style-type: none"> • State Grant • ULB/Agency's own funds • Any other 		
14.	i) Project Duration ii) Proposed Date of commencement		
15.	Whether statutory approvals (if any) as applicable have been taken		
16.	Whether the water supply system is connected or proposed to be connected to City wide infrastructure?		
17.	Whether the proposed project has been sanctioned in any other scheme		

Signature of the State Level Nodal Officer

Name & Designation:

Address:

Fax No:

Telephone No.

Mobile No:

E-mail:

Signature of the CEO/Commissioner of ULB/
Implementing Agency

Name & Designation:

Address:

Fax No:

Telephone No.

Mobile No:

E-mail:

3. ANNEXURES

Annexure - A - Check list of Documents required in the DPR

1. State :
2. City :
3. Project Name :
4. Project Cost (Rs in Lacs) :

S. No.	Description	No.	No.
1	Duly authenticated Administrative & Technical checklist of DPR is enclosed		
2	Duly authenticated Project Summary is enclosed		
3	Duly authenticated Detailed cost estimates are enclosed		
4	Following duly authenticated drawings are enclosed: <ul style="list-style-type: none"> ▪ Location plans ▪ Survey maps ▪ Existing water supply service plans ▪ L- section /Cross-sections/ Elevations as applicable for water supply system. 		
5	Following duly authenticated annexures enclosed: <ul style="list-style-type: none"> ▪ Undertaking (signed by ULB/SLNA) ▪ Copy of SLC approval ▪ Copies of statutory approval required 		

Signature of the State Level Nodal Officer

Name & Designation:
Address:
Fax No:
Telephone No.
Mobile No:
E-mail:

Signature of the CEO/Commissioner of ULB/Implementing Agency

Name & Designation:
Address:
Fax No:
Telephone No.
Mobile No:
E-mail:

<Cost estimates worked out on the basis of detailed bill of quantities (with detailed measurements of Length, Breadth, and Depth / Height for each item), using applicable Schedule of Rates.>

8. Project Implementation & Management Framework

< Institutional Framework, Implementation schedule (Bar Chart), investment schedule vis-a-vis means of finance (Central/State/ULB share), Project Management Set-up, Monitoring mechanism at State, ULB and Community level.>

9. Operation & Maintenance Plan

< Mechanism proposed for asset management, Requirement of funds, Involvement of community and Responsibility of ULB>

10. Financing Arrangement:

< Component wise financial statement indicating cost, Central/State/ULB share. One consolidated statement covering all slums should also be furnished as per format given at Annexure D.>

11. Drawings -

- Location Plan of city and slum(s)
- Physical survey maps
- Existing water supply Plan and linkage with city wide network.
- Proposed water supply Plan and linkage with city wide network.
- Structural Drawings
- L- Section / Cross section/ Elevation of Water supply components.

12. Annexures to DPR:

1. Copy of minutes of SLC meeting indicating approval of project.
2. Undertaking by ULB and SLNA (As per Annexure E)

2. SUGGESTED CONTENTS OF DETAILED PROJECT REPORT

1. Checklist of Documents required in the DPR (As per Annexure A)
2. Administrative and Technical checklist (As per Annexure B)
3. Project Summary (As per Annexure D)
4. Introduction

<General introduction shall include write up on the scheme, slums, city, District, State and JE/AES>

5. Project Concept and Scope

< Existing coverage of drinking water facilities (Details to be furnished as per Annexure C) and water quality. Strategy adopted for improvement and brief on proposed components>

6. Description of Project and Planning

- a) Survey

< Physical survey: Base Map showing Physical boundaries, Existing Physical features like source, Pump houses, Storage tanks etc. Infrastructure maps showing existing underground water distribution pipes.>

- b) Community Participation

< Community involvement from planning stage to implementation and O&M.>

- c) Provision of Water Supply & Integration with city wide network

< Basis for designing of proposed water supply system, sources of water supply, quality of water, provision for treatment of water, length and diameter of water supply line proposed, provision for rain water harvesting, provision for water meters, provision of storage (ESR / GSR/ UGR), type of material >

7. Project Cost Estimate

In the DPR, the component wise details of an annual O&M plan indicating the expenditure to be incurred vis-à-vis revenue generated from the maintenance charges, summarizing all these aspects – administrative, financial and operational, should be clearly spelt out.

For utmost safety of water for drinking purposes and to prevent water borne diseases, disinfection of water has to be done for killing of disease producing organisms. Bacteria, viruses and amoebic cysts constitute the three main types of human enteric pathogens and effective disinfection is aimed at destruction or inactivation of these and other pathogens such as helminths responsible for water borne diseases. Therefore, the need for disinfection in ensuing protection against transmission of water borne disease cannot be overemphasised and its inclusion in the water treatment process is necessary.

Chlorine and its compounds (Bleaching powder, Hypochlorite, Chlorine Dioxide) are most widely used for disinfection as they meet the requirements of a good disinfectant. Various other disinfectants such as ozone, potassium permanganate etc. are also available. Chlorinators shall be installed in the water supply system for feeding chlorine. The residual chlorine demand for water shall however be checked after conducting Orthotoulidine Test (OT) or Orthotoulidine Arsenic Test (OAT) as excessive chlorine is harmful.

Provision for disinfection should be mandatorily incorporated in the DPR.

Step (5) : Implementation and Management arrangements

The DPR should clearly bring out the implementation and management arrangements of the project. The role of the State Level Nodal Agency (SLNA) and Implementing agency shall be clearly defined.

The DPR should provide a time-bound action plan of 18 to 24 months including tendering, appointment of contractors, construction schedule, quality assurance & quality control and post-construction activities, including project delivery. Among other things, the action plan should include, (i) project schedule in the form of a Gantt chart, showing monthly target; (ii) quarterly fund requirement to match the project schedule; and (iii) schedule of slum-wise project delivery.

After completion, projects should be handed over in a timely manner to the ULB in case the projects are executed by agencies other than ULB. As-built drawings of all completed components should be vetted and handed over to the ULB. The necessary administrative structure, overseen by the SLNA, should be in place to ensure successful project delivery to avoid unprofitable expenditure as well as suffering of people, for whose benefit the project has been undertaken. The ULB should record project handing over and delivery, and furnish the information to the SLNA. The SLNA, in turn, should furnish such project completion information to the MoHUPA, GoI.

Step (6): Operation and Maintenance

Maintenance of the assets created under the scheme should preferably be carried out by ULB, if necessary in partnership with the beneficiary or their group.

Separate account shall be opened in the ULB for maintenance fund. This fund should be used for implementation of O&M plan of the assets created as agreed by the community.

Individual water connection with meters shall be provided for each household. It is considered appropriate that the beneficiaries would pay water charges which should be worked out by the concerned authorities. In addition, the administrative arrangement for attending to complaints and regular maintenance should be worked out.

Step (4) : Estimation of Project Cost

Cost estimates should be worked out on the basis of detailed bill of quantities (with detailed measurements of length, breadth, and depth / height for each item), using the current Schedule of Rates of the State Government or relevant SOR as applicable. If the applicable Schedule of Rates relates to a year, which is one or more years prior to 'current' year, an appropriate cost index, as approved by the competent authority should be applied to update such rates.

The DPR shall be submitted duly authenticated and cost estimates shall be certified by competent technical authority at ULB and State level.

The elements of cost such as price escalation, departmental charges of implementing agencies, any mark-up above current SOR, tender premium, contingencies etc., may form part of project cost, but GoI contribution will not be admissible for such cost. The State government/ ULB will have to bear such costs.

The DPR shall be prepared covering all the affected slums of the city. The cost estimate in such cases should be prepared slum-wise, collating detailed estimates for various items of work along with quantity, rate and amount using MS Excel or similar software, so that any revision or modification may be incorporated easily. Each slum should thus have a Cost Summary sheet. For example, in the DPR, if there were 5 slums, there would be 5 summary sheets. The total figure of such 5 summary sheets should be collated into the main Cost Summary, giving the estimated project cost. In case of a common component (such as a common pumping main, source and/or storage tank for the selected slums), the cost may be suitably distributed in each sheet.

The share of the Government of India, State Government/ ULB should be shown separately, as admissible in the Total Project Cost. Implementing Agencies preparing the DPRs will have to give the commitment of State/ULB share to complete the project.

A Project Summary indicating physical and financial detail of the project needs to be included in the DPR as per Annexure 'D'

metered drinking water connection. While planning and designing the water supply system, following factors shall be taken into consideration:

- (a) The 'in-slum' water supply system should ideally be linked with city-wide system. When project sites are located in the developed parts of the town, this may or may not present a problem as far as system availability is concerned but it is to be checked whether the city-wide system is capable to deliver *the increased demand* exerted after implementation of 'in-slum' water supply system. If a shortfall in capacity is determined, the same should be suitably addressed and may be taken up under the scheme. The adequacy of existing water supply system in the slum needs to be checked with respect to increase in water supply to slums from existing status to full city level status.
- (b) The adequacy of water supply source shall be properly ascertained by carrying out yield test in case of tube/bore wells as the source of water supply. The quality of water should also be ascertained for all the water supply sources.
- (c) DPR should be prepared on the basis of assessment of the demand/gap and the designs should be carried out as per the provisions of Central Public Health and Environmental Engineering Organization (CPHEEO) manual on Water Supply and Treatment, BIS codes with relevant amendments and other relevant specifications. (For details, web site www.cpheeo.nic.in and www.bis.org.in be referred).
- (d) It is required that service plans and cross sections of the water supply components need to be clearly indicated on drawing with proper dimensions on an appropriate scale. The length of link infrastructure for integration with city-wide network should be clearly marked in the drawings.
- (e) All the project components such as head works, transmission mains, pumping stations, treatment plants, reservoirs and distribution system shall be adequately described duly supported with engineering designs and drawings. Integration of proposed infrastructure with city level infrastructure should be mentioned.

Step (3) : Statutory approvals.

All Statutory approvals as applicable for the project should be taken before submitting DPR to GoI. The stipulations / regulations might undergo change. States / ULBs are expected to get the clearance / approval from appropriate authorities as per latest stipulations / regulations.

1. STEPS IN DPR PREPARATION

Step (1) : Survey and Mapping :

All the slums affected with Acute Encephalitis Syndrome (AES) including Japanese Encephalitis (JE) of the selected city shall be selected for the proposal after consultation with the competent authority of Health Department of the District/State.

For detailed planning and design of water supply components, it is required to carry out Physical survey (preferably by Total Station) for determining available drinking water facilities in the selected slums. The Survey shall generate following drawings/maps:

1. Plan to a scale of 1:200 to 1:500 (i.e. readable, depending on site condition) showing physical boundary of slum and existing water supply components such as the source, pumping machinery, pumping main, storage arrangement and distribution system showing pipes and diameter if available. These drawings may be prepared by plotting underground services using secondary sources of information or any other method as appropriate.
2. During survey, representatives of the ULB as well as community volunteers should participate actively and satisfy themselves about the survey being carried out to ensure that nothing is left out.
3. The details of existing water supply system shall be furnished in the DPR as per Annexure 'C'.

Step (2) : Assessment of Deficiencies and preparation of Detailed Designs:

It should be ascertained that whether the existing water supply system is adequate to supply drinking water to all households. The assessment of deficiencies for water supply components should be made by comparing the requirement of each component (e.g. source, storage, pumping and distribution system, disinfection etc.) whichever is applicable vis-à-vis the actual availability in terms of level of drinking water being supplied to the slums according to the norms as stipulated in the CPHEEO manual.

The assessment of demand shall be made to meet the current deficiency and also to bridge the gap between the future and the present demand. Each slum household should have a

Introduction to Guidelines for Preparation of DPR.

The guide lines issued by the Ministry of Health and Family Welfare for Clinical Management of Acute Encephalitis Syndrome including Japanese encephalitis describe *'Acute Encephalitis Syndrome (AES) including Japanese Encephalitis (JE) is a group of clinically similar neurologic manifestation caused by several different viruses, bacteria, fungus, parasites, spirochetes, chemical/ toxins etc. There is seasonal and geographical variation in the causative organism. The outbreak of JE usually coincides with the monsoon and post monsoon period when the density of mosquitoes increases while encephalitis due to other viruses especially entero-viruses occurs throughout the year as it is a water borne disease. The case fatality and morbidity is very high among various viral encephalitis specially in JE or entero-virus encephalitis in various parts of India.'*

In order to address this problem, a scheme with Central Assistance has been made to provide safe and potable drinking water to the slums affected with Acute Encephalitis Syndrome (AES) including Japanese Encephalitis (JE) in 66 Municipalities in 43 districts of 5 states, namely Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal as selected by Ministry of Health and Family Welfare.

Urban Local Bodies (ULBs)/ Implementing agencies should prepare proposals for drinking water in the form of Detailed Project Reports (DPRs) taking into consideration field conditions and the infrastructure already available in the identified slums to take assistance under the scheme.

Each DPR would be submitted for approval by the State Level Sanctioning Committee (SLSC) after appraisal by State Level Nodal Agency (SLNA). The approved DPRs would then be submitted to MoHUPA for sanction of Central share by Central Sanctioning and Monitoring Committee (CSMC). DPRs would be scrutinised by appraisal agencies engaged for the purpose prior to placing it before Central Sanctioning and Monitoring Committee. It is essential that the DPR should conform to guidelines. Checklists of documents in the DPR and Administrative & Technical checklist containing details of proposal are placed at *Annexure A and B*. All DPRs are required to be submitted with these checklists duly filled and signed undertaking as per *Annexure E* for facilitating approval process.

These guidelines describe the salient features of contents in the DPR covering all the slums of selected cities and provide step-by-step approach to prepare such DPR.

Abbreviations

BIS	Bureau of Indian Standards
BOQ	Bill of Quantities
CPHEEO	Central Public Health and Environmental Engineering Organization
CSMC	Central Sanctioning & Monitoring Committee
DPR	Detailed Project Report
ESR	Elevated Storage Reservoir
GoI	Government of India
GLR	Ground Level Reservoir
IS	Indian Standards
MoHUPA	Ministry of Housing and Urban Poverty Alleviation
NGO	Non- Governmental Organization
O&M	Operations and Maintenance
PHED	Public Health Engineering Department
QA	Quality Assurance
QC	Quality Control
RCC	Reinforced Cement Concrete
RWA	Resident Welfare Association
SLNA	State Level Nodal Agency
SLSC	State Level Sanctioning Committee
SOR	Schedule of Rates
TSS	Total Station Survey
UGR	Under Ground Reservoir
ULB	Urban Local Body

Table of Contents

Abbreviations	i
Introduction to Guidelines for Preparation of DPR	1
1. STEPS IN DPR PREPARATION	2
Step (1) : Survey and Mapping :	2
Step (2) : Assessment of Deficiencies and preparation of Detailed Designs:	2
Step (3) : Statutory approvals.....	3
Step (4) : Estimation of Project Cost	4
Step (5) : Implementation and Management arrangements	5
Step (6) : Operation and Maintenance	5
2. SUGGESTED CONTENTS OF DETAILED PROJECT REPORT	7
3. ANNEXURES.....	9
Annexure - A - Check list of Documents required in the DPR.....	9
Annexure - B - Administrative & Technical Checklist.....	10
Annexure - C - Details of existing Water Supply system	11
Annexure - D - Project Summary	12
Annexure - E - Undertaking.....	13

Guidelines
for Preparation of DPRs
for providing Drinking Water Supply
to Slums affected with Acute Encephalitis
Syndrome (AES) including Japanese
Encephalitis (JE)



Ministry of Housing & Urban Poverty Alleviation
Government of India

5. Deoria	8. Deoria
6. Gorakhpur	9. Gorakhpur Nagar Nigam
	10. Sahjawan
7. Kushinagar	11. Padrona
8. Maharajganj	12. Maharajganj
	13. Nautanwa
9. Sant Kabir nagar	14. Nagar Palika Parishad, Khalilabad
	15. Nagar Panchyat, Hariharpur
	16. Nagar Panchyat, Mehdawal
10. Siddharthnagar	17. Naugarh
West Bengal (7 Districts & 9 Municipal Bodies)	
1. Birbhum	1. Suri
2. Dakshin Dinajpur	2. Balurghat
3. Darjeeling	3. Siliguri
4. Hoogly	4. Baidyabati
5. Howrah	5. Howrah
6. Jalpaiguri	6. Jalpaiguri
	7. Mal
	8. Alipur Duar
7. Malda	9. English Bazar

Summary

<u>Name of the State</u>	<u>No. of Districts</u>	<u>No. of Municipalities/Urban</u>
1. Assam	9	23
2. Bihar	15	15
3. Tamil Nadu	2	2
4. Uttar Pradesh	10	17
5. West Bengal	7	9
Total	43	66

Bihar (15 Districts & 15 Municipal Bodies)	
1. Arwal	1. Arwal Nagar Parishad
2. Darbhanga	2. Darbhanga Nagar Nigam
3. East Champaren	3. Motihar Nagar Parishad
4. Gaya	4. Gaya Nagar Nigam
5. Gopalganj	5. Gopalganj Nagar Parishad
6. Jehanabad	6. Jehanabad Nagar Parishad
7. Muzaffarpur	7. Muzaffarpur Nagar Nigam
8. Nalanda	8. Bihar Sarif Nagar Nigam
9. Nawada	9. Nawada Nagar Parishad
10. Patna	10. Patna Nagar Nigam
11. Samastipur	11. Samastipur Nagar Parishad
12. Saran	12. Chhapra Nagar Parishad
13. Siwan	13. Siwan Nagar Parishad
14. Vaishali	14. Hajipur Nagar Parishad
15. W. Champaren	15. Bettiah Nagar Parishad
Tamil Nadu (2 Districts & 2 Municipal bodies)	
1. Madurai	1. Madurai
2. Thanjavur	2. Thanjavur
Uttar Pradesh (10 Districts & 17 Municipal Bodies)	
1. Azamgarh	1. Mubarakpur
2. Baharaich	2. Baharaich
	3. Nan Para
	4. Risla
3. Balrampur	5. Notified Area Tulsipur
	6. Notified Area Patch Perwa
4. Basti	7. Basti

**DISTRICT-WISE LIST OF MUNICIPALITIES/LOCAL BODIES OF JE/AES
ENDEMIC STATES/DISTRICTS OF PHASE-I**

Assam (9 Districts and 23 Municipal Bodies)	
Name of Districts	Name of Municipal Bodies
1. Barpeta	1. Barpeta Municipal Corp.
	2. Howli
	3. Pathshala
	4. Sorbhaj
2. Dhemaji	5. Dhemaji Town
	6. Shila Pathar
3. Dibrugarh	7. Dibrugarh Town
	8. Moran Town
4. Jorhat	9. Jorhat Town
	10. Moriyoni Town
	11. Titabar
5. Lakhimpur	12. Lakhimpur Town
	13. Bihpuria
6. Sivsagar	14. Sivsagar
	15. Nazira
	16. Sonari
7. Sonitpur	17. Tezpur
8. Tinsukia	18. Tinsukia
	19. Doomdoma
	20. Naharkatia
	21. Sapakhowa
9. Udalgi	22. Udalgi
	23. Tangla

(xiv) Any other aspects not specifically mentioned above will be as per other current scheme of this Ministry or as decided by this Ministry from time to time.

(xv) States which have already signed MoU under the Rajiv Awas Yojana need not sign a separate one under this scheme.

(xvi) Monitoring of quality of projects executed by the Implementing Agencies will be done through Third Party Inspection and Monitoring Agency (TPIMA) at State level.

3. This issues with the concurrence of Integrated Finance Division vide their Dy. No.53 US(D-1)/FD/15 dated 28.1.2015.

(Alka Selot Asthana)
Director (JNNURM & RAY)
Telefax: 23062279

To:

1. The Chief Secretaries of the concerned States
(Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal)
2. Copy to: (With reference to this Ministry's OM of even number dated 30.09.2014)

- i. Secretary, M/o Urban Development, Nirman Bhawan, New Delhi.
- ii. Secretary, D/o Expenditure, M/o Finance, North Block, New Delhi.
- iii. Secretary, Planning Commission, Yojana Bhavan, New Delhi.
- iv. Secretary, D/o Health & Family Welfare, M/o Health & Family Welfare, Nirman Bhawan, New Delhi.
- v. Secretary, Ministry of Drinking Water and Sanitation, Room No. 247, 2nd Floor, A-Wing, Nirman Bhawan, New Delhi - 110001.
- vi. Secretary, Ministry of Women & Child Development, Shastri Bhawan, New Delhi
- vii. Secretary, D/o Disability Affairs, Ministry of Social Justice and Empowerment, Shastri Bhawan, New Delhi.

3. Copy for information to:

- i. Prime Minister's Office (Shri Brijendra Navnit, Director), South Block, New Delhi.
- ii. Director (Cabinet) (Shri S.G.P.Vergheze), Cabinet Secretariat, Rashtrapati Bhawan, New Delhi (with reference to their OM No.34/CM/2012(i) 15th October, 2012 for Case No. 309/34/2012).

Note: 1. The State may include Secretaries of other Departments as per their requirement.

2. The State may decide to nominate a Chairperson other than mentioned above.

(vi) The State Government shall designate any SLNA under Rajiv Awas Yojana (RAY) or any other existing institution as State Level Nodal Agency (SLNA) for implementation of this scheme.

(vii) State Governments of the 5 affected States shall propose individual solutions in form of Detailed Project Reports (DPRs) taking into account field conditions and the infrastructure already available. ULBs/Implementing Agency will submit DPRs to the SLNA for appraisal.

(viii) The SLSC will examine and approve project reports submitted by the ULBs/Implementing Agencies taking into account the appraisal reports prepared by SLNA.

(ix) SLSC while approving projects will ensure that there has not been any duplication of efforts from other sources.

(x) The SLNA will forward the approved DPRs to MoHUPA for scrutiny of the DPRs through Appraisal Agencies.

(xi) The DPRs submitted to the Ministry for consideration will contain, duly authenticated detailed cost estimates, relevant design and drawings. The guidelines for preparing DPRs are enclosed (Annexure-2).

(xii) The Central Sanctioning and Monitoring Committee (CSMC) constituted under Rajiv Awas Yojana (RAY) / current Scheme or any other sub-committee as decided by the Chairperson, CSMC will accord approval of Central Assistance after taking into account scrutiny reports of DPRs provided by the Appraisal Agencies.

(xiii) After approval of DPRs. Central assistance for project implementation will be released by MoHUPA in consultation with IFD to SLNA, in three installments in the ratio 45:45:10 as follows:-

- (a) 1st installment following the approval by the CSMC;
- (b) 2nd installment on submission of utilization of 70% of Central fund and matching share by the State;
- (c) Last installment on completion Report.
- (d) Central share for Operation and Maintenance (O&M) cost will be released simultaneously with given installments. Maintenance fund shall be utilized as a Corpus Fund and may be placed at the disposal of the ULB in agreement with the Community.

(ii) Proposed indicative State-wise allocation of Rs.418 crores, based on the estimated slum households (in 2011) in these endemic municipalities will be as under:

S.No.	Name of the State	No. of Districts	No. of Municipalities/Urban	No. of Slum Households (in 2011)	Funds (Rs.in lakh)	Central Share (90% for Assam and 75% for other States (Rs. Lakh)	State Share (10% for Assam and 25% for other States (Rs. Lakh)
1	Assam	9	23	22043	1930.84	1737.76	193.08
2	Bihar	15	15	68091	5964.38	4473.29	1491.10
3	Tamil Nadu	2	2	77278	6769.11	5076.83	1692.28
4	Uttar Pradesh	10	17	27134	2376.78	1782.59	594.20
5	West Bengal	7	9	282654	24758.88	18569.16	6189.72
	Total	43	66	477200	41800.00	31639.63	10160.37

(iii) Due to passage of time there may be state-wise variations in the slum households, slum population, number of JE/AEs affected municipalities and availability of infrastructure thereby necessitating revision in the estimated cost. However, Central assistance for the intervention will be available within the above cap.

(iv) The expenditure on the drinking water supply facilities within this scheme would be over and above the State-wise ACA allocation for the on-going slum redevelopment scheme of the Ministry during the 12th Five Year Plan.

(v) For implementation and monitoring of the scheme, the State Governments will constitute a **State Level Sanctioning Committee (SLSC)** with the following suggestive composition:

1.	Secretary (Municipal Administration/Urban Development /Local Self Government/PHE) of the State Government	Chairperson
2.	Secretary, Finance of the State Govt.	Member
3.	Secretary, Ministry of Health and Family Welfare	Member
4.	Commissioner/ Director (Municipal Administration/Urban Development /Local Self Government/PHE)	Member
5.	Engineer – in- Chief (Municipal Administration/Urban Development /Local Self Government/PHE)	Member
6.	Concerned Commissioner of ULBs	Member
7.	Chief Executive of the State Level Nodal Agency	Secretary

1103
MOST IMMEDIATE

No.N-11027/41/2011-IHSDP/FTS No. 4735
Government of India
Ministry of Housing & Urban Poverty Alleviation
(JNNURM & RAY Division)

Nirman Bhawan, New Delhi,
Dated, the 9th February, 2015

OFFICE MEMORANDUM

Subject: Scheme for making provision of drinking water supply for slum households in 66 municipalities in 43 Districts of Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal endemic with Japanese Encephalitis (JE) / Acute Encephalitis Syndrome (AEs).

The undersigned is directed to say that the Union Cabinet in the meeting held on 18th October, 2012 had approved implementation of the interventions/activities recommended by the Group of Ministers (GoM) for Prevention and Control of Japanese Encephalitis (JE) / Acute Encephalitis Syndrome (AES) in 60 priority districts for a period of 5 years from 2012-13 to 2016-17 by the Ministries of Health & Family Welfare, Drinking Water & Sanitation and Social Justice & Empowerment out of the budget available with them on top priority. Under this multi-pronged plan for prevention and control of Japanese Encephalitis (JE) and Acute Encephalitis Syndrome (AEs), M/o Housing & Urban Poverty alleviation is required to make provision of drinking water supply to the slum households in the 66 municipalities in 43 districts of the five States, viz. Uttar Pradesh, West Bengal, Tamil Nadu, Bihar and Assam (Enclosure-1).

2. Accordingly, after making requisite consultations, the Competent Authority has approved the scheme for Provision for Drinking Water Supply for approximately 4.80 lakh slum households in 66 municipalities in 43 Districts of Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal affected endemically with Japanese Encephalitis (JE) / Acute Encephalitis Syndrome (AEs) at an estimated cost of Rs.418 crores over a period of 5 years. Salient features of the scheme are:-

(i) The project cost, which also includes establishment and O&M cost for 5 years will be shared between the Centre and State in the ratio of 75:25 in respect of Bihar, Tamil Nadu, Uttar Pradesh and West Bengal and in the case of Assam in the ratio of 90:10 respectively.

2/-