

Dr. N. CHATTERJEE
SECRETARY

Tel. : 23061444

Fax : 23061991

E-mail : secy-mhupa@nic.in



सचिव

भारत सरकार

आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108

GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

D.O. No.N-11027/41/2011-IHSDP/4735
9th February, 2015

Dear Shri Khosla,

You may be aware that under the comprehensive multi-pronged strategy of the Ministry of Health & Family Welfare, Govt. of India for prevention and control of Japanese Encephalitis (JE) and Acute Encephalitis Syndrome (AEs), Ministry of Housing & Urban Poverty Alleviation was required to facilitate provision of drinking water supply to the slum households in the 66 municipalities in 43 districts of five states, namely Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal respectively.

2. Accordingly, this Ministry has finalised a scheme for sanctioning and funding standalone water supply projects in the above identified municipalities. The OM on the scheme is enclosed herewith.

3. This is to request your office to please forward proposals on behalf of your state for implementing this scheme as per the contents of this OM.

With regards,

Yours sincerely,

(Dr. N. Chatterjee)

Shri Jitesh Khosla,
Chief Secretary,
Government of Assam,
Assam Secretariat,
C-Block, 3rd Floor,
Dispur,
Guwahati-781006

Issued
10/2/2015

Dr. N. CHATTERJEE
SECRETARY

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सचिव
भारत सरकार
आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108

GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

D.O. No.N-11027/41/2011-IHSDP/4735
9th February, 2015

Dear Shri Singh,

You may be aware that under the comprehensive multi-pronged strategy of the Ministry of Health & Family Welfare, Govt. of India for prevention and control of Japanese Encephalitis (JE) and Acute Encephalitis Syndrome (AEs), Ministry of Housing & Urban Poverty Alleviation was required to facilitate provision of drinking water supply to the slum households in the 66 municipalities in 43 districts of five states, namely Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal respectively.

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3. This is to request your office to please forward proposals on behalf of your state for implementing this scheme as per the contents of this OM.

With regards,

Yours sincerely,


(Dr. N. Chatterjee)

Shri Anjani Kumar Singh
Chief Secretary,
Government of Bihar,
Old Secretariat,
Patna,
Bihar

Issued
10/2/2015

Dr. N. CHATTERJEE
SECRETARY

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सचिव (21) 1131
भारत सरकार
आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108

GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

D.O. No.N-11027/41/2011-IHSDP/4735
9th February, 2015

Dear Sir,


You may be aware that under the comprehensive multi-pronged strategy of the Ministry of Health & Family Welfare, Govt. of India for prevention and control of Japanese Encephalitis (JE) and Acute Encephalitis Syndrome (AEs), Ministry of Housing & Urban Poverty Alleviation was required to facilitate provision of drinking water supply to the slum households in the 66 municipalities in 43 districts of five states, namely Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal respectively.

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With regards,

Yours sincerely,


(Dr. N. Chatterjee)

Shri K. Gnanadesikan
Chief Secretary,
Government of Tamil Nadu,
Secretariat,
Chennai-600009

Issued
10/2/2015

Dr. N. CHATTERJEE
SECRETARY

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सचिव
भारत सरकार
आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108

GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

D.O. No.N-11027/41/2011-IHSDP/4735
9th February, 2015

Dear Sir,

You may be aware that under the comprehensive multi-pronged strategy of the Ministry of Health & Family Welfare, Govt. of India for prevention and control of Japanese Encephalitis (JE) and Acute Encephalitis Syndrome (AEs), Ministry of Housing & Urban Poverty Alleviation was required to facilitate provision of drinking water supply to the slum households in the 66 municipalities in 43 districts of five states, namely Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal respectively.

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3. This is to request your office to please forward proposals on behalf of your state for implementing this scheme as per the contents of this OM.

With regards,

Yours sincerely,


(Dr. N. Chatterjee)

Shri Alok Ranjan,
Chief Secretary,
Government of Uttar Pradesh,
Secretariat,
Lucknow-226001

10/2/2015

Dr. N. CHATTERJEE
SECRETARY

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सचिव

भारत सरकार

आवास और शहरी गरीबी उपशमन मंत्रालय
निर्माण भवन, नई दिल्ली-110108

GOVERNMENT OF INDIA
MINISTRY OF HOUSING
& URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108

D.O. No.N-11027/41/2011-IHSDP/4735
9th February, 2015

Dear Shri Mitra,

You may be aware that under the comprehensive multi-pronged strategy of the Ministry of Health & Family Welfare, Govt. of India for prevention and control of Japanese Encephalitis (JE) and Acute Encephalitis Syndrome (AEs), Ministry of Housing & Urban Poverty Alleviation was required to facilitate provision of drinking water supply to the slum households in the 66 municipalities in 43 districts of five states, namely Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal respectively.

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3. This is to request your office to please forward proposals on behalf of your state for implementing this scheme as per the contents of this OM.

With regards,

Yours sincerely,

(Signature)
(Dr. N. Chatterjee)

Shri Sanjay Mitra,
Chief Secretary,
Government of West Bengal,
Secretariat,
Writers Building,
Kolkata-700001

Issued
20/2/2015

4. The Hon'ble Supreme Court in its Order dated 7th February, 2012 in WP(C) No.318 of 2006 has directed State Governments and State Welfare Boards to take necessary steps such as formulating schemes, utilizing cess for welfare of workers, conducting audit of the Welfare Boards, ensure holding of meetings by the Welfare Boards frequently.

5. As we are aware, "**Housing for All**" Mission of the Ministry of Housing and Urban Poverty Alleviation has been launched on 25th June, 2015. The mission envisages facilitating the efforts to the State Governments/Union Territories in providing a pucca house to all the urban poor eligible under the mission.

6. In view of the "**Housing for All**" Mission, the Central Government issues the direction under Section 60 of the BOCW (RECS) Act, 1996 that the State Governments/UTs should create rental housing stocks to workers as welfare measure.

7. An early action in the matter may be taken and action taken may please be intimated to this office at the earliest.

Yours faithfully,


(Bipin Mallick) 5/8/15

Director-General (Labour Welfare)

✓ Copy to: Secretary, Ministry of Housing and Urban Poverty Alleviation
w.r.t. D.O. letter No. I-11016/1/2015-HFA-4/FTS-13288 dated 03.07.2015 for
kind information.


(Bipin Mallick) 5/8/15

Director-General (Labour Welfare)

PWC



सत्यमेव जयते

No. Z-20011/05/2015-BL

**GOVERNMENT OF INDIA
MINISTRY OF LABOUR AND EMPLOYMENT**

Jaisalmer House, Mansingh Road
New Delhi-110011, the 5th August, 2015

To,

The Principal Secretary/Secretary
Department of Labour
All States Governments//UT Administrators

आवक संख्या: 10430

दिनांक: 10/8/15

विषय: 10/8/15

प्रति: 10/8/15

प्रति: 10/8/15

Subject:- Implementation of provisions of the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and Building and Other Construction Workers' Welfare Cess Act, 1996-Directions under Section 60 of the BOCW (RECS) Act.

Sir/Madam,

The Building and Other Construction Worker (Regulation of Employment and Conditions of Service) Act, was enacted in 1996 to regulate the employment and conditions of services and to provide for safety, health and welfare measures of building and other construction workers. Similarly, the Building and Other Construction Workers' Welfare Cess Act was enacted in 1996 to provide for levy and collection of cess on the cost of construction incurred by employers with the view to augmenting the recourses of the Building and Other Construction Workers, Welfare Boards.

2. The State Government has been mandated to constitute Building & Other Construction Workers Welfare Boards. The functions of the Boards, inter-alia, include providing immediate assistance to a beneficiary in case of accident, education assistance, making payment of pension, sanctioning loans and advances for construction of house, giving financial assistance for the education of children, meeting medical expenses for major ailments etc. The implementation of various provisions of these Acts specially those relating to registration of workers as beneficiaries, collection of cess and its utilization for welfare of building and other construction workers is the responsibility of the State Government and State Building and Other Construction Workers' Welfare Board.

3. This Ministry has been closely monitoring the process made by State Governments in implementing the Acts and has been requesting States at various levels in the past to improve and accelerate the implementation of these Acts. The Central Government has been empowered under Section 60 of the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 to issue directions to the State Governments and Boards for carrying into execution any of the provisions of the Act.

May please note for
necessary actions. Encl.

JSCH/A)

JSCH/A)

10/8/15

148



जगदीश प्रसाद मीना

अपर सचिव

J. P. Meena, IAS

Additional Secretary

9921/15

भारत सरकार
खाद्य प्रसंस्करण उद्योग मंत्रालय
पंचशील भवन, अगस्त क्रान्ति मार्ग,
नई दिल्ली - 110 049

GOVERNMENT OF INDIA
MINISTRY OF FOOD PROCESSING INDUSTRIES
PANCHSHEEL BHAWAN

AUGUST KRANTI MARG, NEW DELHI-110 049

टेलीफोन/TEL: 011-2649 2476

फैक्स/FAX: 011-2649 2863

ई-मेल/Email: jsipm-fpi@nic.in

वेबसाइट/Website: www.mofpi.nic.in

Dated: 29/07/2015

D.O.No.P-12022/21/2015-PC

Dear Madam,

Kindly refer to your D.O letter No. 1-11016/1/2015-HFA-4/FTS-13288 dated 03/07/2015 regarding Scheme guidelines of "Housing for All" Mission.

2. I would like to inform you that for promotion and development of food processing sector in the country, this Ministry is providing assistance to entrepreneurs, etc. for implementing various Central Sector Schemes, namely (1) Scheme for Infrastructure Development for Food Processing having components of (i) Mega Food Park, and (ii) Integrated Cold Chain, Value Addition & Preservation Infrastructure and (iii) Modernization of Abattoirs (2) Scheme of Technology Up-gradation / Establishment / Modernization of Food Processing Industries (spill-over liabilities) (3) Scheme for Quality Assurance, Codex Standards, Research & Development and Other Promotional Activities (4) Scheme for Human Resource Development (spill-over liabilities) and (5) Scheme of Strengthening of Institutions.

3. The guidelines of the "Housing for All" Mission are being brought to the notice of the entrepreneurs who are setting up food processing industries by availing the assistance from this Ministry. The guidelines have also been uploaded on the website of this Ministry for wider dissemination among all the stakeholders.

with regards

Yours sincerely,

(J.P. Meena)

Dr. Nandita Chatterjee,
Secretary,
Ministry of Housing & Urban Poverty Alleviation,
Nirman Bhawan,
New Delhi-110011

Appreciated.
May please note.

JSCH/A

624
23/7/15

नैदिता चटर्जी, आई.ए.एस.
N. CHATTERJEE, I.A.S.

l. : 011-23061444
ilefax : 011-23061991
mail : secy-mhupa@nic.in
website : http://www.mhupa.gov.in



सत्यमेव जयते



सचिव

भारत सरकार

आवास और शहरी गरीबी उपशमन मंत्र

निर्माण भवन, नई दिल्ली-110011

SECRETARY

GOVERNMENT OF INDIA

MINISTRY OF HOUSING

& URBAN POVERTY ALLEVIATION

NIRMAN BHAWAN, NEW DELHI-1100

D.O. No.I-11016/1/2015-HFA-4/FTS-13288

July 3, 2015

Dear Shri Meena

As you may please be aware, the "Housing for All" Mission of the Ministry of Housing and Urban Poverty Alleviation was launched on 25th June, 2015. Copy of the Scheme guidelines have already been circulated to the Secretaries of all Central Ministries vide this Ministry's O.M. no. N-11026/06/2014-PPF/FTS-11733 dated 25.06.2015 detailing the salient features of the mission. The mission envisages facilitating the efforts of the State Governments/Union Territories in providing a pucca house to all the urban poor eligible under the mission. The challenge of achieving the goal would require coordinated efforts of all Central Ministries and State/UT Governments concerned.

2. Your attention is drawn to paragraphs 10 and 13 of the guidelines. Paragraph 10 refers to the slums on **Central Government land**. The Ministries or land owning agencies under them which have slums on such land, may examine the feasibility of leveraging any of the verticals detailed in paragraph 3 of the guidelines, in order to attain the larger objective of slum free cities.

3. Also, paragraph 13 of the Scheme guidelines highlights the need for **convergence with other Central Government schemes** in order to ensure that there is no overlap among the various schemes. While the States/UTs are requested to ensure convergence with relevant schemes in housing projects to be undertaken under this mission, Ministries/Departments may also like to please ensure the same, wherever feasible, in respect of the schemes/missions administered by them and also with regard to such schemes / missions that are being implemented through the State Governments/ULBs.

With regards,

Yours sincerely,

(N. Chatterjee)

Shri Prabudayal Meena
Secretary
Department of Ex-serviceman Welfare
South Block
New Delhi-110011

Issued all Secretary

निर्मला सीतारमण
NIRMALA SITHARAMAN



वाणिज्य एवं उद्योग राज्य मंत्री (स्वतंत्र प्रभार)
भारत
MINISTER OF STATE (Independent Charge)
COMMERCE & INDUSTRY
INDIA

D.O. No. 10/11 C&I MOS (IC) 11/15

August 5, 2015
O/o JS & MD (JN & RAY)
FTS No. 10469/R...In.../0.00 AM
Date 11/8/15.....Out...12:50 AM

Dear Venkaiah Ji,

Please refer to your letter dated 4th August, 2015 regarding planning and provision for housing facilities by the Industries to its employees under "Housing for All" Mission launched by the Hon'ble Prime Minister.

The issue raised in your letter is being examined in the Department and necessary action will be taken.

Yours sincerely,

Nirmala

(Nirmala Sitharaman)

Shri M. Venkaiah Naidu,
Minister of Urban Development, Housing and
Urban Poverty Alleviation and Parliamentary Affairs,
Govt. of India,
Parliament House,
New Delhi- 110 001.

JS(HFA)

10/8/15

Sauy. 11/08

DS(HFA-4)

11/8/2015 2 PM. 11/8

म. वेंकैया नायडु
M. VENKAIAH NAIDU



शहरी विकास,
आवास और शहरी गरीबी उपशमन एवं
संसादीय कार्य मंत्री
भारत सरकार

MINISTER OF URBAN DEVELOPMENT,
HOUSING & URBAN POVERTY ALLEVIATION
AND PARLIAMENTARY AFFAIRS
INDIA

D.O. No.I-11016/1/2015-HFA-4/FTS-13288
4th August, 2015

Dear Smt.Nirmala Sitharaman Ji,
Namasthe,

As you would be aware, the Prime Minister has launched the "Housing for All" (HFA) Mission of the Ministry of Housing and Urban Poverty Alleviation on the 25th June, 2015. The HFA mission aims to comprehensively address the housing shortage which is estimated to be at 2 crore by the year 2022. You would appreciate that this is an ambitious endeavour requiring huge mobilisation of funds.

The HFA mission, as approved by the Cabinet, *inter-alia*, envisages that industries are to be requested through the Department of Industrial Policy and Promotion, to plan and make provision for housing facilities for all its employees whether contractual or permanent. While, Secretary (HUPA) has already written to the Secretary, Department of Industrial Policy and Promotion in this connection *vide* D.O. letter dated 3rd July, 2015, it is also requested that this issue is also monitored at your level so that all industries and State Governments are encouraged to plan for the housing needs of their employees.

With regards,

Yours sincerely,


(M. Venkaiah Naidu)

Smt Nirmala Sitharaman,
Minister of State (Independent Charge) of
Commerce and Industry,
Government of India,
Udyog Bhawan,
New Delhi.

144

एम. वेंकैया नायडु
M. VENKAIAH NAIDU



शहरी विकास,
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. I-11016/1/2015-HFA-4/FTS-13288

4th August, 2015

Dear Shri Bandaru Dattatreya Garu,
Namasthe,

As you would be aware, the Prime Minister has launched the "Housing for All" (HFA) Mission of the Ministry of Housing and Urban Poverty Alleviation on the 25th June, 2015. The HFA mission aims to comprehensively address the housing shortage which is estimated to be at 2 crore by the year 2022. You would appreciate that this is an ambitious endeavour requiring huge mobilisation of funds.

The Construction Workers Welfare Fund under the "Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996" administered by the Ministry of Labour and Employment, enables States/UTs to collect cess on construction projects and to transfer the amount to the Welfare Fund for the construction workers. Secretary (HUPA) has already written to the Labour Secretary vide D.O. letter dated 3rd July, 2015 requesting him to take up the matter with the States/UTs for creating rental housing stocks for workers as a welfare measure.

I would urge you to kindly take up this matter with your counterpart in the various States and UTs and to impress upon them to providing rental housing that will not only address the housing shortage but will also provide a stable environment for the construction workers and their families.

With regards,

Yours sincerely,


(M. Venkaiah Naidu)

Shri Bandaru Dattatreya
Minister of State (Independent Charge) of
Labour and Employment,
Government of India,
Shram Shakti Bhawan,
New Delhi.

143

म. वेंकैया नायडु
A. VENKAIAH NAIDU



शहरी विकास, 26
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.I-11016/1/2015-HFA-4/FTS-13288
4th August, 2015

Dear Shri Suresh Prabhu Ji,
Namasthe,

As you would be aware, the Prime Minister has launched the "Housing for All" (HFA) Mission of the Ministry of Housing and Urban Poverty Alleviation on the 25th June, 2015. The HFA mission aims to comprehensively address the housing shortage which is estimated to be at 2 crore by the year 2022.

States and cities always raise a concern regarding slums on Railway land. For achieving the larger goal of "Housing for All", it is necessary that a mutually acceptable solution is found for these slums on Railway land. "In situ" slum rehabilitation is an important component of the "Housing for All" mission which can be explored to build houses for slum dwellers on Railway land. Secretary (HUPA) has already written to the Chairman, Railway Board vide D.O. letter dated 7th July, 2015, in this regard. I would also request you to consider the above issues appropriately at your end.

With regards,

Yours sincerely,

M. Venkaiah Naidu
(M. Venkaiah Naidu)

Shri Suresh Prabhu,
Minister of Railways,
Government of India
Railway Bhawan,
New Delhi.

142

Ministry of Statistics & Programme Implementation	
72	Secretary Ministry of Statistics & Programme Implementation Sardar Patel Bhawan, Sansad Marg, New Delhi-110001.
Ministry of Steel	
73	Secretary Ministry of Steel Udyog Bhawan, Dr. Maulana Azad Road, New Delhi-110011.
Ministry of Textiles	
74	Secretary Ministry of Textiles 129, Udyog Bhawan, Dr. Maulana Azad Road, New Delhi-110011.
Ministry of Tourism	
75	Secretary Ministry of Tourism Transport Bhawan, Sansad Marg, New Delhi-110001
Ministry of Tribal Affairs	
76	Secretary Ministry of Tribal Affairs A-wing, Shastri Bhawan, New Delhi-110001.
Ministry of Urban Development	
77	Secretary Ministry of Urban Development C-wing, Nirman Bhawan, New Delhi-110011.
Ministry of Water Resources	
78	Secretary Ministry of Water Resources Room No.412, Sharam Shakti Bhawan, New Delhi-110001.
Ministry of Women and Child Development	
79	Secretary Ministry of Women and Child Development, Shastri Bhawan, New Delhi-110001.
Ministry of Youth Affairs & Sports	
	Secretary Deptt. of Sports, C-wing, Shastri Bhawan, New Delhi-110001.
81	Secretary Deptt. of Youth Affairs, Room No.1, C-wing, Shastri Bhawan, New Delhi-110001.

Ministry of Road Transport and Highways	
62	Secretary Ministry of Road Transport and Highways Transport Bhawan, Sansad Marg, New Delhi-110001.
Ministry of Rural Development	
63	Secretary Deptt. of Rural Development Krishi Bhawan New Delhi-110001
64	Secretary Deptt. of Land Resources Krishi Bhawan New Delhi-110001
Ministry of Science & Technology	
65	Secretary Ministry of Science & Technology Technology Bhawan, New Mahrauli Road, New Delhi-110016.
66	Secretary Department of Biotechnology Block-2, Pragati Vihar, New Delhi-110003
67	Secretary Deptt. of Scientific & Industrial Research Technology Bhawan, New Mahrauli Road, New Delhi-110016.
Ministry of Shipping	
68	Secretary Ministry of Shipping, Room No.401, Transport Bhawan, Sansad Marg, New Delhi-110001
Ministry of Social Justice & Empowerment	
69	Secretary Ministry of Social Justice & Empowerment C-wing, Shastri Bhavan, New Delhi-110001
70	Secretary Deptt. of Disability Affairs, Shastri Bhavan, New Delhi-110001
Department of Space	
71	Secretary Deptt. of Space 3 rd Floor, Loknayak Bhawan, Khan Market, New Delhi-110003

Ministry of New & Renewable Energy	
52	Secretary Ministry of New & Renewable Energy Block No.14, CGO Complex, Lodhi Road, New Delhi-110003.
Ministry of Overseas Indian Affairs	
53	Secretary Ministry of Overseas Indian Affairs Akbar Bhawan, Chanaykapuri, New Delhi-110021.
Ministry of Panchayati Raj	
54	Secretary Ministry of Panchayati Raj Room No.7, Krishi Bhawan New Delhi-110001
Ministry of Parliamentary Affairs	
55	Secretary Ministry of Parliamentary Affairs Room No.8, Parliament House, Sansad Marg, New Delhi-110001.
Ministry of Personnel, Public Grievances and Pensions	
56	Secretary Department of Personnel & Training North Block, New Delhi-110001.
57	Secretary Department of Pension & Pensioner's Welfare New Delhi-110001.
58	Secretary Department of Administrative Reforms & Public Grievances North Block, New Delhi-110001.
Ministry of Petroleum and Natural Gas	
59	Secretary Ministry of Petroleum & Natural Gas A-wing, Shastri Bhawan, New Delhi-110001
Ministry of Power	
60	Secretary Ministry of Power Sharam Shakti Bhawan, Rafi Marg, New Delhi-110001.
Planning Commission	
61	Secretary Planning Commission, Yojana Bhawan, New Delhi.

Ministry of Human Resource Development	
42	Secretary Department of Higher Education Room No.128, C-wing, Shastri Bhawan, New Delhi-110001
43	Secretary Department of School Education & Literacy Room No.124, C-wing, Shastri Bhawan, New Delhi-110001
Ministry of Information and Broadcasting	
45	Secretary Ministry of Information & Broadcasting 655, A-wing, Shastri Bhavan, New Delhi-110001.
Ministry of Labour and Employment	
47	Secretary Ministry of Labour and Employment Room No.112, Shram Shakti Bhavan, Rafi Marg, New Delhi-110001.
Ministry of Law & Justice	
46	Secretary Department of Justice A-wing, Shastri Bhavan, New Delhi-110001.
47	Secretary Department of Legal Affairs A-wing, Shastri Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
48	Secretary Legislative Department Room No.405, A-wing, Shastri Bhavan, New Delhi-110001
Ministry of Micro, Small & Medium Enterprises	
49	Secretary Ministry of Micro, Small & Medium Enterprises, Udyog Bhawan, Rafi Marg, New Delhi-110011
Ministry of Mines	
50	Secretary Ministry of Mines C-wing, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001.
Ministry of Minority Affairs	
51	Secretary Ministry of Minority Affairs 11 th Floor, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

32	Secretary Department of Financial Services Room No.35, Jeevan Deep Building, Parliament Street, New Delhi-110001
Ministry of Food Processing Industries	
33	Secretary Ministry of Food Processing Industries Panchsheel Bhawan, August Kranti Marg, New Delhi-110049
Ministry of Health & Family Welfare	
34	Secretary Department of Health & Family Welfare Nirman Bhavan, New Delhi-110011.
35	Secretary Department of Ayurveda, Yoga & Naturopathy, Unani, Siddha and Homeopathy (AYUSH) 1, Red Cross Road, New Delhi-110001.
36	Secretary Department of Health Research, Indian Council of Medical Research, V. Ramalingaswami Bhawan, Ansari Nagar, New Delhi-110029.
37	Secretary Department of Aids Control 6 th & 9 th Floor, Chanderlok Building, 36, Janpath, New Delhi-110001.
Ministry of Heavy Industries & Public Enterprises	
38	Secretary Department of Public Enterprises CGO Complex, Block No.14, Lodhi Road, New Delhi-110003.
Ministry of Home Affairs	
39	Secretary Department of Home Room No.113, North Block, New Delhi-110001
40	Secretary Department of Official Language Lok Nayak Bhawan, C-wing, Khan Market, New Delhi-110003
41	Secretary Deptt. Of Inter State Council Secretariat Inter State Council Secretariat, Ministry of Home Affairs, Vigyan Bhavan Annexe, New Delhi-110011

22	Secretary Department of Ex-Servicemen Welfare 149, South Block, New Delhi.
23	Secretary Department of Defence Research & Development South Block, New Delhi.
Ministry of Development of North Eastern Region	
24	Secretary Ministry of Development of North Eastern Region Vigyan Bhawan Annexe, Maulana Azad Road, New Delhi-110011.
Ministry of Drinking Water & Sanitation	
24	Secretary Ministry of Drinking Water & Sanitation Room No.247, A-wing, Nirman Bhavan, New Delhi-110011.
Ministry of Earth Sciences	
25	Secretary Ministry of Earth Sciences Mahasagar Bhavan, CGO Complex, Block No.12, Lodhi Road, New Delhi-110003.
Ministry of Environment and Forests	
26	Secretary Ministry of Environment and Forests Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
Ministry of External Affairs	
27	Secretary Ministry of External Affairs, 177, South Block, New Delhi-110011
Ministry of Finance	
28	Secretary Department of Economic Affairs, 130, North Block, New Delhi-110001
29	Secretary Department of Expenditure 128-C, North Block, New Delhi-110001
30	Secretary Department of Revenue 128-A, North Block, New Delhi-110001
31	Secretary Ministry of Disinvestment CGO Complex, Block No.14, 3 rd Floor, New Delhi-110003

Ministry of Commerce and Industry	
10	Secretary Department of Commerce Room No.143, Udyog Bhavan New Delhi-110011
11	Secretary Department of Industrial Policy & Promotion Room No.157, Udyog Bhavan, New Delhi-110011
Ministry of Communication & IT	
12	Secretary Department of Telecommunications Sanchar Bhavan, Rafi Marg, New Delhi-110001
13	Secretary Department of Posts Dak Bhavan, Sansad Marg, New Delhi-110001
14	Secretary Department of Information Technology Sanchar Bhavan, Rafi Marg New Delhi-110001
Ministry of Consumer Affairs, Food and Public Distribution	
15	Secretary Department of Consumer Affairs Krishi Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
16	Secretary Department of Food and Public Distribution Krishi Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
Ministry of Corporate Affairs	
17	Secretary Ministry of Corporate Affairs A-wing, Shastri Bhavan, New Delhi-110001
Ministry of Culture	
18	Secretary Ministry of Culture C-wing, Shastri Bhavan, Dr. Rajendra Prasad Road New Delhi-110001
Ministry of Defence	
19	Secretary Department of Defence 101, South Block, New Delhi.
20	Secretary Department of Defence Finance South Block, New Delhi.
21	Secretary Department of Defence Production South Block, New Delhi.

List-IVSecretaries of the Central Ministries / Departments

Ministry of Agriculture	
1	Secretary Department of Agriculture & Cooperation Room No.115, Krishi Bhawan New Delhi-110001
2	Secretary Department of Animal Husbandry, Dairying & Fisheries Room No.229, Krishi Bhawan New Delhi-110001
3	Secretary Department of Agricultural Research & Education Room No.107, Krishi Bhawan New Delhi-110001
Deptt. Of Atomic Energy	
4	Secretary Department of Atomic Energy Anushakti Bhavan, Chatrapathi Shivaji Maharaj Marg, Mumbai-400001
Ministry of Chemicals & Fertilizers	
5	Secretary Department of Chemicals and Petrochemicals A-wing, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001
6	Secretary Department of Fertilizers, Room No.217-A, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001
7	Secretary Department of Pharmaceuticals Room No.341-A, A-wing, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001
Ministry of Civil Aviation	
8	Secretary Ministry of Civil Aviation Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
Ministry of Coal	
9	Secretary Ministry of Coal A-wing, Shastri Bhavan, Dr. Rajendra Prasad Road, New Delhi-110001

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 (Shri Bhupinder Singh Bhalla) U.T. of Dadra & Nagar Haveli, Secretariat, Silvassa-396230.

17.	Meghalaya	Chief Secretary Govt. of Meghalaya, Main Secretariat Building, Shillong.
18.	Mizoram	Chief Secretary Govt. of Mizoram, Civil Secretariat, Aizwal-796001.
19.	Nagaland	Chief Secretary Govt. of Nagaland, Secretariat, Kohima-797001.
20.	Orissa	Chief Secretary Govt. of Orissa, Secretariat, Bhubaneswar-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.

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.

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5. Shri Kappa Kholle
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6. Sh. Paban Kumar Barthakur
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Central Sanctioning-cum-Monitoring Committee: 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 Urban Development	Member
12.	Joint Secretary and Mission Director in charge of Housing of All, Ministry of Housing and Urban Poverty Alleviation	Member-Secretary

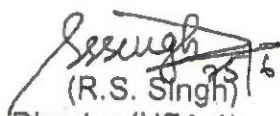
- 4
- ✓ 20. Deputy Chief (MIS) Monitoring Cell (JNNURM), Ministry of HUPA (for posting this OM on the web-site)
 21. The CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
 22. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110003
 23. The CMD, HPL, Jangpura, New Delhi- 110014
 24. The Executive Director, BMTPC, Core 5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
 25. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", Indian Habitat Centre, Lodhi Road, New Delhi-110003.
 26. I.T. Officer Monitoring Cell (JNNURM), Ministry of HUPA
 27. Guard Folder on JNNURM/RAY CCEA file.


(R.S. Singh)
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13. A Technology Sub-Mission under the Mission will also be set up to facilitate adoption of modern, innovative and green technologies and building material for faster and quality construction of houses. Details in this regard will be communicated separately.

14. This issues with the concurrence of Integrated Finance Division vide their Dy. No. 252/US(D-I)/FD/15 dated 23.06.2015.

Encls. Scheme Guidelines


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To

1. Members of the CSMC (As per List-I).

Copy to:

1. The Principal Secretaries / Secretaries (Urban Development / Housing / MA) in all the States/UTs (As per List-II).
2. Chief Secretaries of States & UTs (As per List-III).
3. Secretaries of the Central Ministries / Departments (As per List-IV).

Copy for information to

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

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

1. PS to Hon'ble Minister (UD, HUPA & PA)
2. PS to Hon'ble Minister of State (UD, HUPA & PA)
3. PS to Secretary (HUPA)
4. Joint Secretary & FA, M/o Urban Development & M/o HUPA, Nirman Bhavan, New Delhi.
5. Joint Secretary (H), Ministry of HUPA
6. Joint Secretary (UPA), Ministry of HUPA
7. Economic Advisor, Ministry of Hupa
8. Director (HFA.1), Ministry of HUPA
9. Deputy Secretary (HFA.3), Ministry of HUPA
10. Deputy Secretary (HFA.4), Ministry of HUPA
11. Director, NBO, Nirman Bhawan, New Delhi
12. Deputy Secretary (Admn), Ministry of HUPA
13. Deputy Secretary (Coord), Ministry of HUPA
14. Director (UPA), Ministry of HUPA
15. All Under Secretaries (HFA), Ministry of HUPA
16. AEA (JrPC), NBO, Ministry of HUPA
17. DD(NRC), NBO, Ministry of HUPA
18. AO (JNNURM), Ministry of HUPA
19. All Section Officers (HFA), Ministry of HUPA

6. Central grant of Rs.1 lakh per house, on an average, is available under the slum rehabilitation programme. State Government would have flexibility in deploying this slum rehabilitation grant to any of the slum rehabilitation projects taken up for development using land as a resource for providing houses to the slum dwellers. Slums, whether on Central Government land/State Government land/ULB land, private land, may be taken up for "in-situ" redevelopment for providing houses to all eligible slum dwellers. Central grant would, however, not be available for slums redevelopment on private land. Slums so redeveloped should, however, compulsorily be denotified. Under the Credit Link Subsidy component, interest subsidy of 6.5% on housing loans availed upto a tenure of 15 years will be provided to EWS/LIG categories. This Interest Subsidy would be available on Rs.6 lakh of loan only. Loan amount beyond Rs.6 lakh will be at prevailing market rate. The subsidy payout on NPV basis would be upto Rs.2.3 lakh per house for both the categories. Central assistance @ Rs.1.5 lakh per house for EWS category will be provided under the Affordable Housing in Partnership and Beneficiary-led individual house construction or enhancement. State Government or their para-statal such as Housing Board can also take up projects of Affordable housing to avail of the Central Government grant.

7. Central share under different components of the Mission, except CLSS, will be released to the States/UTs in 3 instalments of 40%, 40% and 20% each. Under the Credit Linked Subsidy component of the Mission, Central Nodal Agencies (CNAs) will release the subsidy amount to Primary Lending Institutions (PLIs) in a maximum of 4 instalments based on the claims on the total loans disbursed.

8. The Mission also prescribes certain Mandatory Conditions for easing up the urban land market for housing to make adequate urban land available for affordable housing. Central assistance under the Scheme would, therefore, be contingent upon implementation of the prescribed Mandatory Conditions as per timelines agreed upon under Memorandum of Agreement (MoA), to be executed by the States/UTs indicating commitment to implement the Mandatory Conditions.

9. An Inter-Minister Committee, viz. Central Sanctioning and Monitoring Committee (CSMC) has been constituted under the Chairpersonship of Secretary (HUPA) for overall implementation, approval, review and monitoring of the Mission. A Committee of Secretary (HUPA) and Secretary (DFS), GoI, has also been constituted for monitoring and giving targets under the Credit Linked Subsidy component of the Mission.

10. Indicative State/UT-wise allocation will be made based on urban population and estimated slum population or other criteria as may be decided and will be communicated separately by this Ministry. The allocation will be made separately for each component. This Ministry can, however, change the inter-se allocation between different components with the approval of Competent Authority.

11. The Mission Guidelines approved by the Competent Authority are as per the approval accorded by the Union Cabinet. Government of India will, therefore, provide the technical and financial support strictly in accordance with the Mission Guidelines to the States to meet the challenge of urban housing. Process of project formulation and approval in accordance with the Mission Guidelines is, however, left to the States so that projects can be formulated, approved and implemented faster.

12. A copy of the Scheme Guidelines which, broadly describe the Scope, Coverage, Mandatory Conditions, Implementation Approach, Central Assistance, Administrative and Implementation structure and Monitoring Mechanisms, etc. is enclosed.

F. No. N-11026/06/2014-PPG/FTS-11733
Government of India
Ministry of Housing & Urban Poverty Alleviation

38

Room No. 219-G,
Nirman Bhawan, New Delhi
Dated, 25th June, 2015

OFFICE MEMORANDUM

Subject: Housing for All (Urban) Mission – reg.

The undersigned is directed to say that in pursuance of Government's vision of facilitating housing to all by 2022, the Competent Authority has approved launch of the Housing for All (Urban) Mission with the following components:-

- (a) Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource;
 - (b) Promotion of Affordable Housing for weaker sections through Credit Linked Subsidy Scheme (CLSS);
 - (c) Affordable Housing in Partnership; and
 - (d) Subsidy for beneficiary-led individual house construction or enhancement.
2. The Mission provides flexibility to the States/UTs for choosing any of the options amongst the above four verticals of the Mission to meet the demand of housing in their States/UTs.
3. The Mission is to be implemented as a Centrally Sponsored Scheme except the Credit Linked Subsidy component, which is to be implemented as a Central Sector Scheme.
4. As per the guidelines, Mission will focus on 500 cities under three phases. As all 4041 statutory towns are covered under the Mission, more cities will be included under the Mission if so demanded by States/UTs. Credit Linked Subsidy component of the scheme is, however, will be implemented across the country in all statutory towns right from the start of the Mission.
5. Under the Mission, States/UTs and Cities will undertake a demand assessment / survey through suitable means for assessing the actual demand of housing. On the basis of assessment survey and other available data, cities will prepare a Housing for All Plan of Action (HFAPoA). While preparing HFAPoA, State/UT and Implementing Agencies should also consider the affordable housing stock already available in the city. 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 are to be integrated in the data base of HFAPoA for ensuring that eligible family / beneficiary avails of the benefit of the Mission only once. 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.

2/-



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.

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. _____

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.

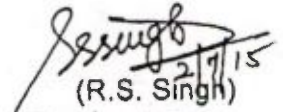
NOW THE PARTIES WITNESSED as follows:

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. You are, accordingly, requested to forward the signed MoA, proposals for inclusion of cities and details of the identified SLNA to the **designated Desk in this Ministry** at the earliest. While submitting proposals for inclusion of cities, total resources requirement and proposed share of the State / ULB under each vertical of the Mission may also be indicated. Issues relating to earlier schemes (JNNURM/RAY) may also be referred to the designated Desks only.

Encl. A/A

Yours faithfully,


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

Telefax -011- 23062279

Copy to:

1. All Directors / Deputy Secretaries / Under Secretaries in the Mission Directorate (HFA), MoHUPA;
2. DS (Coordination), MoHUPA, for designating CPIOs / First Appellate Authorities under RTI Act, 2005 and forwarding the RTI Matters accordingly;
- ✓ 3. 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).

5. In this Ministry, a Mission Directorate headed by the Joint Secretary & Mission Directorate (HFA) with five Desks have been set up to implement the Housing for All (Urban) Mission. These are as below:-

S.No.	Divisional / Branch Officer	Desk	Important Issues assigned
1	Shri R.S. Singh, Director (HFA.1) Tel.No. 011-23062279 Shri Sushil P. Gahlaut, Under Secretary (HFA.1) Tel.No. 011-23063488	HFA.1	Policy / Guidelines matters of Housing for All (Urban) Mission and other schemes; Implementation of Housing for All (Urban) Mission for the States falling in the North Zone; Compilation of Housing for All Plan of Action (HFPOA)
2	Shri S.C. Jana, Deputy Secretary (Additional charge) Tel.No. 011-23062272 Mrs. Shobana Pramod, Under Secretary (HFA.2) Tel.No.011-23063029	HFA.2	Implementation of the Housing for All (Urban) Mission for the States falling in the South Zone; Capacity Building matters under Housing for All Mission (Urban) for all States; Implementation of the on-going projects under BSUP & IHSDP components of JNNURM.
3	Shri S.C. Jana, Deputy Secretary(HFA.3) Tel.No. 011-23062272 Shri Vinod Gupta, Under Secretary (HFA.3) Tel.No. 011-23062859	HFA.3	Implementation of the Housing for All (Urban) Mission for the States falling in the East & NE Zone; Coordination of CSMC meetings & issuance of Minutes of the Meeting under Housing for All (Urban) Mission; Issues relating to PMU/PIU and DPR preparation charges / TPIMA matters in respect of JNNURM for all States.
4	Shri S.K. Valiathan, Deputy Secretary (HFA.4) Tel.No. 011-23061206 Shri Rahul Mahna, Under Secretary (HFA.4) Tel.No. 011-23061285	HFA.4	Implementation of the Housing for All (Urban) Mission for the States falling in the States falling in the West Zone; Issues relating to Technology Sub-Mission under Housing for All (Urban) Mission; Implementation of on-going projects under RAY.
5	Shri S.K. Valiathan, Deputy Secretary (Additional Charge) Tel.No. 011-23062272 Shri B.K. Mandal, Under Secretary (HFA.5) Tel.No. 011-23062252	HFA.5	Implementation of Credit Linked Subsidy Scheme for all States;

A1

No. N-11027/33/2015-HFA.1 / FTS – 13383
Government of India
Ministry of Housing and Urban Poverty Alleviation
(Housing for All Mission Directorate)

G-Wing, Nirman Bhavan, New Delhi,
Dated, the 2nd July, 2015.

To

The Principal Secretaries / Secretaries
(Urban Development / Housing / MA) in all the States/UTs
(As per List attached).

Subject: Signing of Memorandum of Agreement (MoA), proposals for inclusion of cities and identification of SLNA under Housing for All (Urban) Mission – reg.

Sir / Madam,

I am directed to refer to this Ministry's OM No.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 accordance with the Scheme Guidelines for participating in the Mission, as a first step, all States/UTs are now required to sign a Memorandum of Agreement (MoA) and a copy of the MoA (already incorporated in the Scheme Guidelines) is enclosed herewith for ready reference.

3. The State Governments while signing MoA under the Mission are advised on common issues as follows:-

Issue	Comments
Signatory on behalf of the State / UT Government	Should be the Principal Secretaries / Secretaries with Official seal and date
Witness	02 Witnesses should sign along with official seals and dates
Date of MoA	Dates on the MoA should be left blank for MoHUPA to fill.

4. Besides above, States / UTs are required to send proposals to this Ministry for inclusion of cities in the mission along with broad assessment of housing and resources requirement. The Ministry will approve inclusion of these cities considering availability of resources. The availability of data collected under RAY or other scheme(s) may also be considered while selecting the cities. States / UTs are also required to identify a State Level Nodal Agency (SLNA) and State level Mission Directorate for the Mission and notify us.

2/-

- iii. Resistance against water and moisture penetration.- As per any recognised international standard/practice like ASTM/Agreement South Africa.
- iv. Thermal behaviour –Comparing the thermal transmission loss of the system with that of traditional construction (refer IS 3792:1978*). Thermal Performance should either be comparable or better than conventional.
- v. Acoustic behaviour – Minimum sound transmission loss of 40 dB as per IS 1950:1962**
- vi. Durability –to be evaluated considering following parameters
 - a) Expected service life of the system compared to conventional
 - b) Evidence of building(s) sustained for at least 10 years.
 - c) Performance under accelerated tests like alternate wetting and drying, salt spray test etc.
- vii) All the materials used shall conform to Indian/International Standards

*IS 3792:1978 Indian Standard Guide for heat insulation for non-industrial buildings

**IS 1950:1962 Indian Standard Code of practice for sound insulation of non-industrial buildings

APPENDIX - I

REQUIREMENTS FOR EVALUATION OF ALTERNATE TECHNOLOGY

Alternate Housing Technologies suitable to Geoclimatic and hazard conditions of the region, having design compatibility & flexibility to suit the requirements of the structure to be built and minimum service life of 50 years and certified for its suitability by any one of the following:

- a) BMTPC(under its Performance Appraisal Certification)
- b) CBRI, Roorkee
- c) SERC, Chennai
- d) Any IIT's
- e) Any NIT's
- f) Any reputed National/International technical institutions.

Alternate Housing Technology here means any technology, replacing the basic structural elements without compromising with desired functional and structural performance of the building of any of the following:

- i) *load bearing building i.e. walling, roofing built with conventional technology of brick masonry / CC block & RCC roof.*
- ii) *Conventional RCC beam and column frame structure with infill walling material e.g. burnt clay brick, fly ash bricks, CC blocks or Aerated Cement concrete blocks wall etc.*

The technology must have been evaluated for the following broad parameters:

Mandatory Requirements –The technology shall have to fulfil the mandatory requirements. Otherwise it is liable to be rejected.

- i. Structural safety (Strength & Serviceability) of the system against vertical and lateral load (wind & seismic loads as applicable) as per relevant Indian Standards, including performance of joints, as applicable.
- ii. Fire safety as per National Building Code 2005

FORM 'F'

LITIGATION DETAILS

Name of applicant / or parties:

Applicant should provide information on any History of litigation or arbitration resulting from contracts executed in last five years or currently under execution:

Sr. No.	Year	Award for / against applicant	Name of cline, cause of litigation & matter of dispute	Disputed Amount in INR.

NOTE:

1. The above information shall be supported with necessary documents otherwise the same shall be treated as null & void.
2. If the information to be furnished in this schedule will not be given & come to the notice subsequently will result in disqualification of Agency.

Sign of Applicant(s)

FORM 'E'

DETAILS OF CONSTRUCTION PLANT & EQUIPMENT AVAILABLE WITH THE AGENCY

Sr. No.	Name of equipment	Nos	Capacity of type.	Age	Condition	Ownership status		Current location	Remarks
						Presently owned	Leased		
1	2	3	4	5	6	7	8	9	11
1									
2									
3									

Signature of applicant(s)

108

43

FORM 'D'

DETAILS OF ORGANIZATIONAL STRUCTURE

1.	Name & address of the applicant	
2.	Telephone No. /Telex No. / Fax No.	
3.	Legal Status of the applicant (attach copies of original document defining the legal status(s) (a) An individual (b) A proprietary firm (c) A firm in partnership (d) A limited company or corporation (e) Joint Venture (JV)	
4.	Particulars of Registration with various Government bodies (attach attested photocopy). (a) Registration number (b) Organization / place of Registration i) ii) iii) iv)	
5.	Name and titles of Director & Officer with designation to be concerned with this work.	
6.	Designation of individual authorized to act for the organization	
7.	Was the applicant ever required to suspend construction for a period of more than six months continuously after you commenced the construction? If so give the name of the project and reason of suspension of work.	
8.	Has the applicant or any constituent partner in case of partnership firm ever abandoned the awarded work before its completion? If so, give name of the project and reason for abandonment.	
9.	Has the applicant or any partnership firm, ever been debarred / black listed for tendering in any organization at any time? If so give details.	
10.	Has the applicant or any constituent partner in case of partnership firm ever been convicted by court of law? If so, give details	
11.	In which field of Civil Engineering construction you claim specialization and interest.	
12.	Any other information considered necessary but not included above.	
13.	List of the key technical Persons with qualification & experience	

Sign of the applicant(s)

FORM 'C'PERFORMANCE REPORT OF WORKS REFERRED TO IN FOR "B-I, B-II & B-III"

1. Sr. No.
2. Name of work / Projects and Location
3. For Building works:
 - i. Nature of building
 - a. Load bearing
 - b. RCC Framed Structure
 - ii. Height of building & numbers of floor
4. Agreement No.
5. Client name:
6. Amount of Work:
7. Date of Starting of project:
8. Stipulated date of completion:
9. Actual date of completion:
10. Completion cost:
11. Justification for Delay, if any:
12. Amount of compensation
 - a. Levied for delayed completion, if any
 - b. Amount of reduced rate items, if any
13. Litigation tendency:
14. Feedback from client:

i.	Quality of work	Very good	Good	Fair	Poor
ii.	Finance	Very good	Good	Fair	Poor
	Soundness				
iii.	Technical	Very good	Good	Fair	Poor
	Proficiency				
iv.	Resourcefulness	Very good	Good	Fair	Poor
v.	General behaviour	Very good	Good	Fair	Poor

Third party feedback, if any:

Signature of applicant

Signature & Stamp of client

FORM 'B-III'

PROJECTS WITH ALTERNATE TECHNOLOGIES UNDER EXECUTION OR AWARDED /LOI ISSUED

Sr. No.	Name of work/ Project & Location	Owner or sponsoring Organization	Cost of works in crores	Date of commencement As per contract	Stipulated date of completion	Up to date amount of the work executed (INR)	Slow progress if any & reason thereof	Name of address / telephone of officer to whom reference may be made	Remarks
1	2	3	4	5	6	7	8	9	10

Certified that above list of works are complete and no work has been left out and the information given is correct to my / our knowledge and belief.

Signature of applicant(s)

FORM B-II

DETAILS OF ALL WORKS COMPLETED WITH ALTERNATE TECHNOLOGY DURING THE LAST FIVE CONSECUTIVE YEARS ENDING LAST DAY OF THE PREVIOUS MONTH IN WHICH EOI IS PUBLISHED

Sl. No.	Name of work/ Project & Location & number of stories and height of building	Owner or sponsoring Organization	Cost of works in crore	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Built up area in sq. meter	Litigation / arbitration pending / in progress with details*	Name of address / telephone of officer to whom reference may be made	Remarks (Mention emerging technology used in construction)
1	2	3	4	5	6	7	8	9	10	11

Signature of applicant(s)

* indicate gross amount claimed and amount awarded by the Arbitrator

FORM B-1

DETAILS OF ALL WORKS COMPLETED DURING THE LAST FIVE YEARS ENDING LAST DAY OF THE PREVIOUS MONTH
IN WHICH EOI WAS PUBLISHED

Sl. No.	Name of work/ Project & Location	Owner or sponsoring Organization	Cost of works in crores	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation / arbitration pending / in progress with details	Name of address / telephone of officer to whom reference may be made	Remarks
1	2	3	4	5	6	7	8	9	10

Sign of Applicant

* indicate gross amount claimed and amount awarded by the Arbitrator

16
FORM 'A'

FORM OF BANKERS CERTIFICATE FROM A NATIONALIZED BANK
(Solvency certificate from a nationalized bank)

This is to certify that to the best of our knowledge and information, M/s./Sh. _____ (having marginally noted address), a customer of our bank are / is respectable and can be treated as good for any engagements up to a limit of INR _____ (INR _____)

This certificate is issued without any guarantee, risk or responsibility on behalf of the bank or any of its officers.

(Signature) For the Bank

NOTE:

1. Banker's certificates should be on letter head of the Bank, sealed in cover addressed to Project Authority.
2. In case of partnership firm, certificate should include names of all partners as recorded with the Bank.

LETTER OF TRANSMITTAL

From — _____

(Name of Agency)

To, _____

(Name of Project Authority)

Subject: Submission of Expression of Interest for Empanelment

Name of Work. _____

Sir,

Having examined the details given in EOI for the above work, we hereby submit the EOI and relevant documents.

1. I / we hereby certify that all the statements made and information supplied in the EOI and accompanying statements are true and correct.
2. I / we have furnished all information and details necessary for EOI and have no further pertinent information to supply.
3. I / we submit the requisite certified solvency certificate and authorize the Project Authority to approach the Bank issuing the solvency certificate to confirm the correctness thereof. I/we also authorize Project Authority to approach individual employers, firms and corporation to verify our competency and general reputation.
4. I/we hereby certify that our company/firm has not been debarred/ blacklisted from undertaking any work by any agency/organization in India or abroad.

Name of work:

Certificate From:

Enclosures.

Date of Submission:

SEAL

Signature of applicant (s)

- x) Information regarding speed of construction viz--a-viz conventional. Time period taken from start to completion of the project(s) in last three years.
- xi) Suitability of the technology for the region including vulnerability to earthquake, floods, cyclones etc.
- xii) Availability of sufficient manpower required for Execution of project using alternate technology (attach details).
- xiii) Photograph / Sketches of the proposed Technology / System along with houses completed using the technologies / systems.
- xiv) Details on flexibility/expandability of houses in future. – It is to be seen that whether the technology/system allows future expansion of the houses /buildings under consideration. Flexibility is the ability of the system to adapt to the requirements of the habitants.
- xv) Details of maintenance plan and its support system.
- xvi) Details of factory made structural and non-structural building components to be used.

Note: The qualifying criteria for eligibility for empanelment shall be minimum 30 marks in the technical criteria. In order to qualify, the technology needs to fulfil mandatory requirements.

6. After opening of Technical Criteria, if certain clarity required, it will be intimated to the Agency and it should be clarified by the Agency within a stipulated time, if not Project Authority will take appropriate decision.

LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED ALONGWITH TECHNICAL CRITERIA. (Envelope 2)

7. The interested agencies shall submit following details about the technology.
- i) Description of Technology / System
 - ii) Detailed technical information including specification of materials and components used.
 - iii) Construction methodology
 - iv) Maintenance requirements –This deals with the ease with which the regular/ periodic/ preventive maintenance can happen for the proposed technology so as to attain the maximum service life period of the constructed buildings.
The agencies shall provide information regarding frequency of maintenance, requirements for major or routine maintenance, availability of tools and materials for maintenance including Annual maintenance cost as percentage of building cost. The agencies should be able to demonstrate that the maintenance required is practical and can be carried out with ease without specialised equipment/manpower.
 - v) Details of manufacturing / procurement of materials / components including source.
 - vi) Equipment / machineries to be involved in the construction.
 - vii) Lead time required to initiate the work from the date of award of tender.
 - viii) Certification details for the proposed technology as mentioned in the eligibility criteria point 1 (v) from any of the agencies listed (Attach Certificate and other documents, if any).
 - ix) Details of construction of dwelling units in India/abroad including number of houses, carpet area, agency for which it has been done (attach Certificate from Department / Agency/Client).

3. The Technical Criteria shall be evaluated based on the documents submitted and criteria for evaluation of technology given at Appendix -I.
4. If the Technical Committee find necessary, the agencies shall arrange visit of technical team(s) nominated by the technical committee/ Project Authority to see the production facilities and construction work in progress /completed.
5. The Technical Criteria shall be evaluated by the marking system as per following details:

Description		Marks
a)	Fulfilment of the requirements as given in Appendix - I of EOI	Mandatory
b)	Assessment of technology through presentation The presentation shall, inter-alia, focus on the following i) The technology along with specifications ii) Construction Methodology for sourcing materials, components and execution of the project within stipulated time iii) Manpower, plant and machineries required iv) Detailed executed projects reinforcing the claim about quality, time & disaster resistant features	10
c)	No. of projects using proposed technology completed outside India- minimum 5 projects	5
d)	No. of projects using proposed technology completed/ongoing in India minimum 1 project(max 5 marks)	
	1 Project	2
	2 Projects	3
	Above 2 projects	5
e)	Indigenous Source of required materials/components	5
f)	Speed of construction viz a viz conventional system (max 5 marks) Faster by 10%-20% 20%-40% Above 40% (Speed will be based on completed projects in last three years, preferably in India. However, if no project is completed in India, similar projects in other countries may also be considered)	5 8 10
g)	Maintenance requirement -No major maintenance requirement and could be done without any specialist manpower and equipment - No major maintenance requirement but specialist manpower and equipment needed Major maintenance requirement	5 3 0
h)	Possibility of future flexibility/expandability of houses	5
j)	Eco friendliness(use of industrial/agriculture wastes, less embodied energy, recyclable, saving of water /natural resources, materials)	5
	Max. Marks	50

- i) Made misleading or false representation or deliberately suppressed the information in the forms, statement and enclosures required in the eligibility criteria document.
- ii) Record of poor performance such as abandoning work, not properly completing the contract, or financial failures / weaknesses etc.

LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED ALONGWITH ELIGIBILITY CRITERIA (Envelope-1)

1. The Demand Draft of EOI fee of Approved Bank in original.
2. Audited balance sheet of last five financial years
3. Audited certificate showing net worth of last five financial years
4. Income tax return of last 5 financial years.
5. Copy the Bank Solvency certificate (not older than six months) (Form A)
6. Certificate of work experience as mentioned in Eligibility Criteria (B-I, B-II & B-III)
7. Performance certificate for the proposed technology as mentioned in Eligibility Criteria point 1 (v) above.
8. Performance Report (Form C)
9. Detailed organizational structure including technical manpower (Form D)
10. Details of construction Plants, equipment etc. available with the Agency (Form E)
11. Litigation Details (Form F)
12. Certificate of registration of Company/Firm.
13. Details of registration/empanelment with Central/State agencies/PSUs
14. Copy of VAT registration, PAN No., WCT No. Service Tax No.
15. PF registration certificate.
16. Valid license under Contract Labour (R&A) Act 1970
17. Any other relevant documents as desired by the Agency.

C) TECHNICAL CRITERIA

1. The Technical Criteria to be submitted by Agency in a separate sealed envelope.
2. The Technical Criteria of those agencies will be opened who qualify in Eligible Criteria.

- i) Registered Agency having valid statutory VAT registration, PAN No., WCT No, Service Tax No., PF, Labour etc.
 - ii) Agency should be Financially Sound to execute a project
 - iii) Agency should be well experienced having successfully completed building works as a prime contractor.
 - iv) The proposed alternate technology/system must have been used at least once in India. The Agency shall have to submit completion certificate of at least one building in India given by client. In case there is no completed work in India, work awarded by Government department which is in progress and partially completed, and certified by the concerned department may be considered.
 - v) Technology / system proposed to be used in construction shall be certified for performance criteria (as per Appendix-I) by any of the following: *(The certificate must have approval for number of storeys for which it is suitable)*
 - a) BMTPC(under its Performance Appraisal Certification)
 - b) CBRI, Roorkee
 - c) SERC, Chennai
 - d) Any IIT's
 - e) Any NIT's
 - f) Any reputed National / International technical institutions.
2. The EOI of agencies who have been debarred from undertaking any work or also blacklisted by any organization / agency in India or abroad as on the date of submission of EOI shall be summarily rejected.
 3. The agencies will be evaluated under eligible criteria on the basis of details furnished by them.
 4. If any information furnished by the Agency is found incorrect at a later stage, he shall be liable to be debarred from further bidding and taking works in Project Authority. The Project Authority reserves the right to verify the contents / particulars furnished by the Agency independently including inspection of work completed by them.
 5. Even though any Agency may satisfy the above requirements, he would be liable to disqualification if the Agency has:

A= Maximum value of construction works executed in any one year during the last five years taking into account the completed as well as works in progress.

N= Number of years prescribed for completion of work for which criteria has been invited.

B= Value of existing commitments and on-going works and LOI issued to be completed during the period of completion of work for which criteria have been invited.

21. The developer connected with housing activity satisfying all eligibility criteria except registration certificate can also apply, provided the successful agencies shall apply / produce its registration certificate before empanelment. Further, agencies having experience of construction of Building work from Developer / Client as a Builder or Contractor are also eligible
22. Only one type of JV is allowed for any Agency, which is between the Technology provider and the Agency himself. In this case, the Agency shall submit all the documents regarding the technical & financial eligibility (Form A to F), whereas the technology provider shall submit all the certificates related to the construction technology and vice-versa.
23. In case the Agency is JV, the members of the JV shall furnish a Power of Attorney designating one of the members, as per the JV agreement, as their Lead Member. The lead member shall be fully responsible for the satisfactory performance of the JV.
24. A copy of the JV Agreement registered should be submitted at the time of financial bid. The JV agreement entered into the members of the JV should be specific to the project only.
25. The companies, firms, contractors / developers, JV must be legally entitled for carrying out construction of building works.
26. All aforesaid form must bear the signature of authorised persons of the firm / company/contractor / developer.

B) ELIGIBILITY CRITERIA

1. Reputed, experienced technically and financially sound companies, firms, contractors / developers, JV for Construction of Houses / Buildings who will be able to meet the following eligibility criteria, shall be eligible to apply.

- 50
9. All the pages of the Eol submitted must be numbered and signed by the authorised signatory.
 10. Canvassing in connection with the Eol be strictly prohibited and such canvassed Eol submitted by the Agency are liable to be rejected.
 11. The Agency shall keep necessary books of accounts and other documents for the purpose of the condition as may be necessary and shall allow inspection of the same by a duly authorized representative of the Project Authority and further shall furnish such other information / document to the Project Authority.
 12. The Agency shall submit only one Eol in his name for one technology / system. If Agency is applying for more than one technology / system, EOI shall be submitted for each technology / system separately. Submission of any additional Eol for the same technology in the name of their partner / Associates / group / company etc. shall disqualify them.
 13. The Project Authority reserves the right to reject or accept any or all Eol at any stage without assigning any reason whatsoever.
 14. Eol which do not fulfil all or any of conditions or are submitted incomplete in any respect are liable to be rejected. Conditional Eol shall not be accepted and will be rejected outright.
 15. In case of any dispute or clarification in Eol, decision of Project Authority shall be final.
 16. The Agencies are required to submit all the necessary documents as mentioned in EOI along with Eligibility Criteria & Technical Criteria.
 17. The technology / system shall be evaluated and shortlisted by the Technical Committee constituted by the Project Authority for the purpose. Any technology / system proposed by the Agency must fulfil the requirement as mentioned in Appendix -I. The Agencies shall have to make presentation on the technology before the Technical Committee
 18. Technical Criteria of only those agencies will be opened who qualify in Eligibility Criteria i.e. Envelope-1.
 19. The Financial Bids will be invited only from those empanelled agencies who qualify in technical criteria i.e. Envelope-2.
 20. The bidding capacity of the empanelled agencies should be equal to or more than the estimated cost of the work for which the tender may be invited in future. The bidding capacity shall be worked out by the following formula:
Bidding Capacity = $[A \times N \times 2] - B$ Where

EXPRESSION OF INTEREST

A) GENERAL INFORMATION TO AGENCIES

1. The agencies are required to submit the EOI containing Eligibility criteria and Technical Criteria in two separate sealed envelopes clearly marked "Eligibility Criteria for Empanelment of Agencies for Construction of Houses / buildings using Alternate Technologies" and "Technical Criteria for Empanelment of Agencies for Construction of Houses / buildings using Alternate Technologies."
2. Both the envelopes should be put in one sealed envelope marked "Eoi for Empanelment of Agencies for Construction of Houses / buildings using Alternate Technologies"
3. The EOI consisting of Eligibility criteria, Technical criteria and Criteria for selection of technology along with General Information to agencies can be seen at the website (address of the website) of the Project Authority.
4. The cost of EOI document will not be refunded under any circumstances.
5. The EOI offer shall be valid for 180 days from the date of its submission.
6. EOI without requisite fees and not fulfilling all or any of the conditions or submitted incomplete in any respect are liable to be rejected.
7. The Agency or one of its authorized representatives having proper authority on letter head of the Agency will be allowed into the premises where Eligible Criteria shall be opened.
8. Labour law to be complied by the agencies. The Agency shall have a valid license under the Contract Labour (R&A) Act, 1970 and the Contract Labour (Regulation and Abolition) Central Rules 1971, before the commencement of the work, and continue to have a valid license until the completion of the work. The Agency shall also abide by the provisions of the Child Labour (Prohibition and Regulation) Act 1986.

The Agency shall also comply with the provisions of the building and other construction workers (Regulation of Employment & conditions of Service) Act, 1996 and the building and other construction workers Welfare cess Act 1996.

The Agency shall ensure the registrations of all eligible (inclusive of those of sub-contractors and petty contractors) with construction workers welfare board.

51

4	Place of submission of EOI and fee	
5	Time & date of opening of Eligibility Criteria	
6.	Time, date and venue for presentation by the agencies	To be communicated later.
7.	Contact Office	

ANNEX - I

(Name of the Project Authority.....)

Address.....

Phone..... Fax..... Email.....

No.

Date

INVITATION OF EXPRESSION OF INTEREST

Project Authority(Name) invites Expression of Interest (EOI) from reputed, experienced, technically and financially sound companies, firms, contractors / developers, JV (hereafter called agencies) for empanelment for construction of houses/buildings ranging from single storey to multi storey using alternate technologies on design and built basis in two envelopes system i.e. (i) Envelope-1- Eligibility criteria (ii) Envelope-2-Technical Criteria .Financial bid shall be invited only from empaneled agencies from project to project basis as decided by the Executing agency. Interested agencies having experience of design and construction using proposed alternate technology (ies) may send their Expression of Interest comprising Eligibility Criteria & Technical Criteria in separate sealed envelopes. The Eligibility Criteria of EOI shall be opened by the Project Authority in the presence of interested agencies. The shortlisted agencies shall make a presentation before the Technical Committee. The date and time of the presentation by the eligible agencies will be intimated separately.

The details of eligibility criteria, technical criteria, and criteria for selection of technology along with instruction to the agencies are enclosed herewith. This can also be downloaded from the website (*Address of website*).

The Project Authority reserves the right to accept or reject any or all the EOI without assigning any reason thereof.

(to be filled by the Project Authority)

1	EOI fee	
2	EOI validity period	
3	Last date & time for submission of EOI	

52

- c) The financial bid shall be a lump sum bid on Turnkey basis for houses/buildings with all specifications and basic architectural and structural drawings.
- d) The empaneled agencies shall be able to arrange necessary training for the use and maintenance of the system, if needed.
- e) To ensure sustainability after the houses are constructed, the empanelled agency shall ensure that an effective maintenance team is in place for five years and may provide training to beneficiary also, if needed. The empanelled agency shall be required to submit a maintenance plan for 5 years. The cost of maintenance of houses & internal services work shall be borne by the empanelled agency.
- f) The Defect Liability Period for the project shall be of 5 years after the completion of the project. The security deposit / performance guarantee shall be released in the following manner.

I. After 2 years of completion of project.	2 %
II. After 4 years of completion of project	2 %
III. After 5 years of completion of project provided that there is no defect detected within the said period.	1%

- g) Structural performance guarantee, against the designed forces and environment including earthquakes, floods, cyclone etc., as applicable, of the said building to be constructed using proposed technology for at least 20 years is required to be furnished.
 - h) Details of soil investigation of site by the Project Authority.
10. The Financial Bid shall be opened by the Committee constituted by the Project Authority.
11. After scrutiny and evaluation of financial bids, the work shall be awarded to lowest Bidder.

e)	Indigenous Source of required materials/components	5
f)	Speed of construction viz a viz conventional system (max 10 marks) Faster by 10%-20% 20%-40% Above -40% (Speed will be based on completed projects in last three years, preferably in India. However, if no project is completed in India, similar projects in other countries may also be considered.)	5 8 10
g)	Maintenance requirement - No major maintenance requirement and could be done without any specialist manpower and equipment - No major maintenance requirement but specialist manpower and equipment needed Major maintenance requirement	5 3 0
h)	Possibility of future flexibility/expandability of houses	5
j)	Eco friendliness(use of industrial/agriculture wastes, less embodied energy, recyclable, saving of water /natural resources)	5
	Max. Marks	50

Note: The qualifying criteria for eligibility for financial bid shall be minimum 30 marks in the technical criteria. In order to qualify, the technology needs to fulfil mandatory requirements

Based on the above table, the constituted Technical Committee shall recommend the list of agencies and associated technology for empanelment by the Project Authority

6. The Project Authority shall prepare a list of empaneled agencies, which shall remain valid for at least one year.
7. The Project Authority shall invite financial bid on project to project basis from the empaneled agencies.
8. In case the financial bid is invited for number of packages, the Project Authority may take into consideration various factors like number of packages and number of houses in one package, strategy to decide sequence of opening of financial bids, option to distribute work to various technologies, strategy incase lowest bid varies significantly in different packages etc.
9. The following additional provisions shall be included while preparing the financial bid.
 - a) Specifications of the shortlisted technology will be spelt out (could be based on the minimum requirements of the various parameters) by the Project Authority at the time of inviting financial bid. This is essential in case more than one vendor are there for similar technology.
 - b) The bid must be based on the plans prepared by the Project Authority.

Guidelines for Empanelment of Agencies for Construction of houses/buildings using Alternate Technologies on Design and Built Basis

(Not a part of EOI)

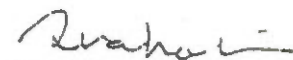
1. Inviting Expression of Interest (EOI) from reputed, experienced, technically and financially sound companies, firms, contractors / developers, JV (hereafter called Agency) for empanelment for construction of houses/buildings using alternate technologies on design and built basis through open advertisement in Newspapers and website of concerned Project Authority. A model Expression of Interest is placed at Annex- I
2. EOI shall be invited in two envelope system i.e. 1. Eligibility criteria 2. Technical criteria
3. Concerned Project Authority shall scrutinize the eligibility criteria and list out eligible Agencies. Shortlisting of only those Agencies shall be done who qualify the eligibility criteria
4. A Technical Committee shall be constituted by the Project Authority including a few technical experts to evaluate the technical criteria of EOI.
5. The shortlisted Agencies shall make a presentation before the Technical committee. The evaluation of the technical criteria shall be done based on the parameters mentioned in the Table 1: If needed, visit to construction site, where technology has been used or being used, shall be arranged by the Agency

Table 1: Marking System for Evaluation of Alternate Technology

Description	Marks
a) Fulfilment of the requirements as given in Appendix – I of EOI	Mandatory
b) Assessment of technology through presentation The presentation shall, inter-alia, focus on the following i) The technology along with specifications ii) Construction methodology iii) Methodology for sourcing materials, components and execution of the project within stipulated time iv) Manpower, plant and machineries required v) Detailed executed projects reinforcing the claim about quality, time and disaster resistance property	10
c) No. of projects using proposed technology completed outside India- minimum 5 projects	5
d) No. of projects using proposed technology completed/ongoing in India minimum 1 project(max 5 marks)	
1 Project	2
2 Projects	3
Above 2 projects	5

Director, BMTPC, Core 5A, 1st Floor, India Habitat Centre, Lodi Road, New Delhi - 110003, with a copy to the undersigned. In the light of suggestions received, these draft documents would be further revised. A workshop to discuss these documents and suggestions thereon would be held in the first fortnight of August, 2015.

Yours faithfully,



(S.K. Valiathan)

Deputy Secretary to the Government of India

Tel: 23061206

Encl.: As above

Copy to;
ED, BMTPC

SA

F. No. O-17034/54/2015-HFA-4/FTS-13287
Government of India
Ministry of Housing and Urban Poverty Alleviation
(HFA-4)

Nirman Bhawan, New Delhi
Dated 2nd July, 2015

To

The Principal Secretary (Housing),
(In State Governments/Union Territories)

Sub.: Housing for All (Urban) Mission – Model Tender document and Guidelines.

Sir/Madam,

The Ministry of Housing and Urban Poverty Alleviation has launched the 'Housing for All' mission under which the Central Government would be assisting the State Governments in providing a pucca house to all eligible beneficiaries among the urban poor. Given the magnitude of the task, the Mission is giving due attention to quality, speed, durability of construction, etc. Use of fast track, environment friendly, cost-effective and sustainable alternate technologies is an imperative to meet the challenge of Housing for All.

2. During discussions with various stake-holders including State Governments, the need to develop a model tender document for selection of agencies for technology neutral construction of houses, had been emphasized. Emerging technologies use different materials and construction methodologies making it difficult to compare these technologies. Pursuant to the discussions, it was felt that the State Governments could consider prequalifying/empanelment of alternate technology providers using technical parameters in different capabilities depending upon the size of proposed project. To facilitate this exercise, the Building Materials and Technology Promotion Council (BMTPC) under the Ministry of Housing and Urban Poverty Alleviation has prepared the following two draft documents:

1. Guidelines for Empanelment of Agencies for Construction of Housing / Building using Alternate Technologies on Design Built bases.
2. Model Expression of Interest.

3. Copies of the above two documents are enclosed. These are also available on the website of the Ministry of Housing & Urban Poverty Alleviation (www.mhupa.gov.in) and BMTPC (www.bmtpc.org).

4. It is requested that the two documents may be gone through and the views / suggestions of the State Government may be forwarded at the earliest and in any case latest by the 15th July, 2015. The suggestion may be sent to the Executive

55
IN WITNESS WHEREOF, the Parties hereto have caused this MoU to be signed in duplicate by their respective duly authorized representatives effective as of the last date written below:

MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION,
GOVERNMENT OF INDIA

Signature

NAME

DESIGNATION

INDIAN INSTITUTES OF TECHNOLOGY,

Signature

NAME

DESIGNATION

6. FUNDING

Financial support for various activities, would be worked out by the Institute and approved by the Ministry. For specific activities also, institute and Ministry will work out financial contribution.

7. TERM

The MoU shall be valid for the duration of the Mission. Either of the parties may withdraw from the arrangement after giving notice of three months. The Parties may, by mutual consent, renew the term of this MoU further.

8. DISPUTE RESOLUTION

In the event of disputes arising between the Parties out of or in connection with this MoU, whether such dispute relates to the interpretation of MoU or otherwise, shall be settled through mutual consultation between the respective representatives of the parties. In the event that a dispute cannot be resolved by amicable effort and goodwill, the Parties may initiate arbitration proceedings in accordance with the provisions of the Arbitration and Conciliation Act, 1996. Arbitrator shall be selected by mutual consent. The award of the arbitral tribunal shall be final and binding on the parties. The seat of arbitration shall be Delhi, India.

9. GENERAL PROVISIONS

Neither this MoU, nor the rights and obligations contained herein, may be assigned by either Party without the express written permission of the other Party, which permission shall not be unreasonably withheld.

The rights and obligations of the Parties under this MOU shall be governed by and construed in accordance with the laws of India.

- (i) Short term activities by way of consultancy would be undertaken in close coordination with respective State Governments under the overall ambit of this MoU.
- (ii) Long term research projects and related lab development utilizing M.Tech, MDes and PhD students to work on these areas for explorations and searching for major breakthroughs through experimenting and validating innovations through pilot projects.

The Mission is being implemented through State Governments, therefore institute shall work in close coordination with respective State Government and may need to execute another MoU with the State Governments.

4. PUBLICATION

There shall be no restriction on the publication of research materials emerging from these assignments. The Parties agree to ensure that in all publications, outputs, conferences, workshops and related publications the support provided by the Ministry and/or State Governments as applicable will be acknowledged. The form of this acknowledgement shall be as agreed between the Parties.

5. INTELLECTUAL PROPERTY RIGHTS

The ownership of any technology, design, product or process which is developed or invented by any student(s) or faculty member ("intellectual property right") shall vest with IIT The Ministry of Housing & Urban Poverty Alleviation shall have the right to make use of such Intellectual Property Right (s) for the purpose of research and non-commercial purpose. The current IIT..... policies, apply to promote creation and exploitation of Intellectual Property Rights.

This is a non-exclusive agreement, that is to say, Ministry may deem necessary to sign such MoUs with several institutes.

- (v) Identifying and transplanting global best practices with adaptation for local conditions.
- (vi) Advise the City, State and Central Governments for adoption of new designs and techniques.
- (vii) Set up mechanism for testing and accepting materials including new materials in construction.
- (viii) Arrange for pilot testing and demonstration projects showcasing latest in technology, design, material etc.
- (ix) Institutes would also be encouraged to take up long term research projects in the field of slums, slum rehabilitation, design, technology in construction covering entire gamut of the housing needs. These research should be of practical usages to implementators, planners and policy setters.
- (x) Any other input which can benefit the Mission by making it more economical, effective and efficient.

3. Operationalization

Institute and Ministry along with State Government will prepare an annual action plan. Institute and Ministry would both nominate a nodal officer for operationalization of Action Plan. Activities beyond action plan can also be taken with mutual convenience and consultation.

There would be broadly two types of activities:

57

Rehabilitation of Slum Dwellers with participation of private developers using land as a resource (ii) Promotion of Affordable Housing for weaker section to Credit Linked Subsidy (iii) Affordable Housing in Partnership with Public and Private Sectors and (iv) Subsidy for beneficiary-led individual house construction. Mission proposes to exploit available and emerging technologies in faster delivery of quality and reliable homes.

This MoU seeks to define the broad ambit of role of the Technical agencies in the Mission for Housing for All.

2. PURPOSE

In this background the role of technical agencies is envisaged to include the following:

- (i) Identifying specific solutions and appropriate designs considering local conditions and requirements in specific cases identified by State and Central Government.
- (ii) Preparation of Manual and Guidelines for project design and formulation incorporating emerging, environmental friendly, energy efficient, earthquake resistance and cost effective technologies with focus on locally available material.
- (iii) Technical audit of DPRs approved by State Governments or Government of India construction undergoing and monitoring of quality on random basis for Government of India
- (iv) Detailed technical training of planners and engineers creating awareness and expertise in technical aspects of efficient planning and construction.

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING - This Memorandum of Understanding (MoU) is made on this ----- day of ----- in the year ---
-----,

("Effective Date") by and between:

Ministry of Housing and Urban Poverty Alleviation is an apex body of Government of India, to formulate policies, implement and support programmes through allocation of funds to the State Governments for Housing and Urban Poverty Alleviation in the country (hereinafter referred to as MHUPA)

and

Indian Institute of Technology, an institution established under the Institutes of Technology Act, 1961 and having its registered office at -----
----- (hereinafter referred to as "IIT-.....")

MHUPA and IIT-..... are hereinafter collectively referred to as "Parties" and individually as "Party"

1. GOALS

This MoU is signed for the institute to function as a resource centre for aspects related to technology including capacity building consultancy and conducting pilot projects with the support of State Government and Urban Local Bodies.

This MoU is signed within the ambit of Housing for All (Urban) under Pradhan Mantri Awas Yojana. Housing for All (Urban) is an All India Mission implemented by Ministry of Housing and Urban Poverty Alleviation, Government of India through State Governments and Urban Local Bodies for providing housing to all. The proposed Mission includes the following four components (i) Slum

Compilation based on area of expertise identified with IITs/NITs

Sl. No.	Role of Institute envisaged as per proposed MoU	Institutes which have given consent
1.	Identifying specific solutions and appropriate designs considering local conditions and requirements	<u>IITs</u> : Bombay, Guwahati, Kharagpur, Roorkee <u>NITs</u> : Allahabad, Hamirpur, Imphal, Nagpur, Surathkal, Tiruchirappalli, Warangal
2.	Preparation of Manual and Guidelines for project design and formulation	<u>IITs</u> : Guwahati, Kharagpur, Kanpur, Roorkee <u>NITs</u> : Allahabad, Itanagar, Durgapur, Hamirpur, Surathkal, Tiruchirappalli, Warangal
3.	Technical audit of DPRs	<u>IITs</u> : Guwahati, Roorkee <u>NITs</u> : Allahabad, Bhopal, Durgapur, Karaikal, Rourkela, Surathkal, Tiruchirappalli, Warangal
4.	Monitoring of quality on random basis for Government of India	<u>IITs</u> : Bhubaneshwar, Bombay, Kanpur, Roorkee <u>NITs</u> : Allahabad, Itanagar, Durgapur, Karaikal, Raipur, Srinagar, Surathkal, Tiruchirappalli, Garhwal
5.	Technical training of planners and engineers	<u>IITs</u> : Bhubaneshwar, Bombay, Guwahati, Kanpur, Kharagpur, Roorkee <u>NITs</u> : Allahabad, Calicut, Hamirpur, Durgapur, Rourkela, Tiruchirappalli, Garhwal, Warangal
6.	Identifying and transplanting global best practices with adaptation for local conditions.	<u>IITs</u> : Guwahati, Roorkee <u>NITs</u> : Allahabad, Hamirpur, Surathkal
7.	Set up mechanism for testing and accepting materials including new materials in construction	<u>IITs</u> : Bhubaneshwar, Bombay, Guwahati, Kharagpur, Kanpur, Roorkee <u>NITs</u> : Allahabad, Itanagar, Bhopal, Calicut, Durgapur, Kurukshetra, Imphal, Nagpur, Raipur, Rourkela, Srinagar, Tiruchirappalli, Garhwal, Warangal
8.	Arrange for pilot testing and demonstration projects showcasing latest in technology, design, material etc.	<u>IITs</u> : Hyderabad, Guwahati, Roorkee <u>NITs</u> : Allahabad, Tiruchirappalli, Warangal
9.	Take up long term research projects in the field of slums, slum rehabilitation, design, technology	<u>IITs</u> : Bhubaneshwar, Bombay, Guwahati, Kharagpur, Roorkee <u>NITs</u> : Allahabad, Bhopal, Itanagar, Calicut, Durgapur, Hamirpur, Nagpur, Rourkela, Srinagar, Garhwal

Silchar	Assam	In agreement with MoU	1. Technical audit of DPRs 2. Set up mechanism for testing and accepting materials 3. Take up long term research projects.
Dispur	Madhya Pradesh		
Calicut	Kerala, Lakshadweep, Mahe (Part of Puducherry, UT).		1. Technical training of planners and engineers 2. Set up mechanism for testing and accepting materials 3. Take up long term research projects
Durgapur	W.B. Jharkhand & Sikkim		1. Preparation of Manual and Guidelines 2. Technical audit of DPRs 3. Technical training of planners and engineers 4. Monitoring of quality on random basis 5. Take up long term research projects 6. Set up mechanism for testing and accepting materials
Hampi	Himachal Pradesh, Uttarakhnad and J&K		1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Technical training of planners and engineers 4. Identifying and transplanting global best practices 5. Take up long term research projects
Kurukshetra	Haryana, Punjab and UT of Chandigarh		1. Set up mechanism for testing and accepting materials
Imphal	Manipur		1. Identifying specific solutions and appropriate designs 2. Set up mechanism for testing and accepting materials
Shillong	Meghalaya	In agreement with MoU	
Nagpur	Central India, Eastern Maharashtra (Vidarbha), MP		1. Identifying specific solutions and appropriate designs 2. Take up long term research projects 3. Set up mechanism for testing and accepting materials
Karaikal	Puducherry including Karaikal		1. Technical audit of DPRs 2. Monitoring of quality on random basis
Raipur	Chhattisgarh and part of MP		1. Monitoring of quality on random basis 2. Set up mechanism for testing and accepting materials
Rourkela	Orissa		1. Technical training of planners and engineers 2. Technical audit of DPRs 3. Set up mechanism for testing and accepting materials 4. Take up long term research projects
Srinagar	Jammu & Kashmir		1. Set up mechanism for testing and accepting materials 2. Take up long term research projects
Surathkal	Karnataka		1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Monitoring of quality on random basis 4. Technical audit of DPRs 5. Identifying and transplanting global best practices
Tiruchirappalli	Tamil Nadu state (Central and Southern Zones) and Pondicherry		1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Monitoring of quality on random basis 4. Technical training of planners and engineers 5. Technical audit of DPRs 6. Set up mechanism for testing and accepting materials 7. Arrange for pilot testing and demonstration projects
Garhwal	Uttarakhand		1. Monitoring of quality on random basis 2. Technical training of planners and engineers 3. Set up mechanism for testing and accepting materials 4. Take up long term research projects
Warangal	Telangana State and Andhra Pradesh		1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Technical audit of DPRs 4. Technical training of planners and engineers 5. Set up mechanism for testing and accepting materials 6. Arrange for pilot testing and demonstration projects
Delhi	Delhi, Haryana & U. P.	In agreement with MOU	

Institute-wise compilation of the area of expertise identified with IITs/NITs

Name of the Institute	States to be covered by IITs/NITs	Area of expertise indicated by IITs/NITs
IITs		
Bhubaneswar	Odisha	1. Technical training of planners and engineers 2. Monitoring of quality on random basis 3. Set up mechanism for testing and accepting materials 4. Take up long term research projects
Bombay	Maharashtra, Gujarat, Goa, Dadra and Nagar Haveli	1. Identifying specific solutions and appropriate designs 2. Monitoring of quality on random basis 3. Technical training of planners and engineers 4. Set up mechanism for testing and accepting materials 5. Take up long term research projects
Guwahati	Assam, Mizoram, Nagaland, Tripura	1. Identifying specific solutions and appropriate designs. 2. Preparation of Manual and Guidelines 3. Technical audit of DPRs 4. Technical training of planners and engineers 5. Identifying and transplanting global best practices. 6. Set up mechanism for testing and accepting materials. 7. Arrange for pilot testing and demonstration projects 8. Take up long term research projects
Hyderabad	A.P., Telangana, Karnataka, Tamilnadu	1. Arrange for pilot testing and demonstration projects
Kharagpur	Entire Eastern Zone of India.	1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Technical training of planners and engineers 4. Take up long term research projects 5. Set up mechanism for testing and accepting materials
Kanpur		1. Technical training of planners and engineers 2. Preparation of Manual and Guidelines 3. Monitoring of quality on random basis 4. Set up mechanism for testing and accepting materials
Roorkee	Uttarakhand & U.P.	1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Technical audit of DPRs 4. Monitoring of quality on random basis 5. Technical training of planners and engineers 6. Identifying and transplanting global best practices 7. Set up mechanism for testing and accepting materials 8. Arrange for pilot testing and demonstration projects 9. Take up long term research projects
Delhi	Delhi	In agreement with MoU
Gandhinagar	Gujarat, Daman and Diu	In agreement with MoU
Jodhpur	Rajasthan	In agreement with MoU
Patna	Bihar	Response Awaited
Madras	Andaman and Nicobar Islands, Tamil Nadu	In agreement with MoU
NITs		
Allahabad	Uttar Pradesh and Uttarakhnad	1. Identifying specific solutions and appropriate designs 2. Preparation of Manual and Guidelines 3. Technical audit of DPRs 4. Monitoring of quality on random basis 5. Technical training of planners and engineers 6. Identifying and transplanting global best practices 7. Set up mechanism for testing and accepting materials 8. Arrange for pilot testing and demonstration projects 9. Take up long term research projects
Itanagar	Arunachal Pradesh	1. Preparation of Manual and Guidelines 2. Monitoring of quality on random basis 3. Take up long term research projects 4. Set up mechanism for testing and accepting materials

7. Other States/institutions would be represented, on rotation basis, in the Sub-mission. The Committee will also be free to co-opt other members/experts if considered necessary.

8. In Tier-II, will be regional hubs represented by IITs/NITs in the respective region. Each hub will cover 5-6 States and will provide technical support to States, comprehensive testing facilities, R&D, Training, technical vetting, preparation of manual and guidelines, etc. Tier-III will involve IITs/NITs, State Engineering colleges engaging with State agencies based on expertise available with the institute including random testing, technical audit, etc.

9. The broad terms of reference of the Sub-mission are:

i) to extend technical support to the 'Housing for All' Mission for introducing alternate technologies other than conventional technologies in the States;

ii) to guide Regional Hubs envisaged in the mission and support State Governments on issues related to implementation of technologies;

iii) to consider specific proposals relating to technical cooperation or research, etc emanating from the IITs or NITs for placement before the CSMC;

iv) to identify and facilitate areas of technical cooperation between the State Governments/agencies and the technical institution with regard to the HFA mission; and

v) to consider any other issue referred to it in the context of the HFA mission.

10. A technical cell will be set up in the Building Materials and Technology Promotion Council (BMTPC) under the Ministry, to support the Sub-mission. The Sub-mission will function under the overall guidance of the Central Sanctioning and Monitoring Committee (CSMC) envisaged in the HFA mission and headed by the Secretary, Ministry of Housing and Urban Poverty Alleviation.

11. All the State Governments/Union Territories are requested to urgently delineate the areas where the technical expertise of the IITs/NITs would be beneficial for filling the gaps in the capacity of the implementing agencies under them.



(S.K. Valiathan)

Deputy Secretary to the Govt. of India

Tele No.: 23061206

All State Governments/UTs

All IITs

All NITs

Copy to;

ED, BMTPC

Copy also to;

All Directors/DS/US in the HFA Division

5. In terms of the understanding arrived with the IITs/NITs regarding their role vis-à-vis the Ministry and the State Governments and its agencies, a broad structure of the MoU to be signed between the Ministry and the IIT/NIT, is enclosed at Annexure-II.

6. In order to ensure smooth operationalisation of, both, the Sub-mission as well as the process of engagement of the IITs/NITs with the State Governments, the Technology Sub-mission envisages a three tier structure. Tier-1 will be the Sub-mission itself under the chairmanship of the Joint Secretary and Mission Director (Housing for All), Ministry of Housing and Urban Poverty Alleviation and comprising other experts/institutions as follows:

1	Joint Secretary (HFA) Ministry of HUPA, Nirman Bhawan, New Delhi	Chairman
2	Shri Sudhir Kumar Jain, Director, IIT, Gandhinagar, Gujarat	Member
3	Prof. C.V.R. Murty Director, IIT Jodhpur	Member
4	Prof. Sudhir Mishra Department of Civil Engineering, IIT, Kanpur	Member
5	Prof. A. Meher Prasad Head, Department of Civil Engineering, IIT, Madras	Member
6	Prof. Yogender Singh Department of Earthquake Engineering, IIT Roorkee	Member
7	Dr. Anil Sawhney, Associate Dean, RICS School of Built Environment, Amity University, Noida	Member
8	Shri P.R. Mehta, Architects and Environment Planner, Design Action Group, New Delhi	Member
9	Principal Secretary (Housing) Government of Gujarat	Member
10	Principal Secretary (Housing) Government of Maharashtra	Member
11	Principal Secretary (Housing) Government of Karnataka	Member
12	Principal Secretary (Housing) Government of Andhra Pradesh	Member
13	Principal Secretary (Housing) Government of Odisha	Member
14	Principal Secretary (Housing) Government of Haryana	Member
15	Deputy Secretary(HFA-4) Ministry of HUPA, Nirman Bhawan, New Delhi	Member
16	Dr. Shailesh Kumar Agrawal, Executive Director, BMTPC, New Delhi	Member Secretary

Government of India
Ministry of Housing & Urban Poverty Alleviation
(HFA-4)

Room No. 204-G
Nirman Bhavan, New Delhi,

Dated the 21st July, 2015

OFFICE MEMORANDUM

Subject: Constitution of a Technology Sub-mission under the Housing for All (Urban) Mission.

The Ministry of Housing and Urban Poverty Alleviation has launched a new mission on "Housing for All (HFA) on the 25th June, 2015 covering the urban poor. A copy of the Scheme Guidelines of the mission has been circulated to all the State Governments/Union Territories vide the Ministry's O.M. No. N-11026/06/2014-PPG/FTS-11733 dated 25.06.2015. The guidelines are also available on the Ministry's web site www.mhupa.gov.in.

2. Technology Sub-mission is an important component of the Housing for All mission. The Technology Sub-mission will focus on: (i) Design and Planning; and (ii) Technical Solutions. The focus areas of the Sub-mission would include area specific design and technology keeping in view geo-climatic conditions, use of earthquake resistant technologies, promotion of green, environmentally sustainable technologies and alternate cost effective technologies.

3. The objectives of the Technology Sub-Mission broadly are:

- (i) Identification, evaluation and adaptation of new emerging technologies for facilitating their speedy introduction in the states taking into consideration the diverse geo-climatic and hazard condition of the country.
- (ii) To extend technical support, capacity building & handholding to state Government by creating a pool of professionals and skilled manpower through association with technical institutes like IITs and NITs.
- (iii) Provide support in planning and designing of housing projects for building affordable housing including technical documentation such as specifications, standards, manuals, etc.
- (iv) To facilitate enabling policy framework for use of new, emerging and green technologies in the states.
- (v) To facilitate development of online portal for technologies and best practices including online monitoring & use of GIS.

4. The Ministry, keeping in view the above focus areas and objectives of the Sub-mission, has been engaging with the Indian Institutes of Technology (IITs) and the National Institutes of Technology (NITs) on the possible areas of cooperation and technical expertise that can be shared by the IITs and NITs with the State Governments and its agencies during the operationalization of the 'Housing for all' mission. Pursuant to the extensive discussions, a matrix of the areas where the IITs and NITs can lend their expertise (along with the States which can be geographically covered by the institutes concerned) has been prepared (Annexure-I).

BMTPC, New Delhi

Dr Shailesh Kumar Agrawal, Executive Director

Mr J.K.Prasad, Chief - Building Materials

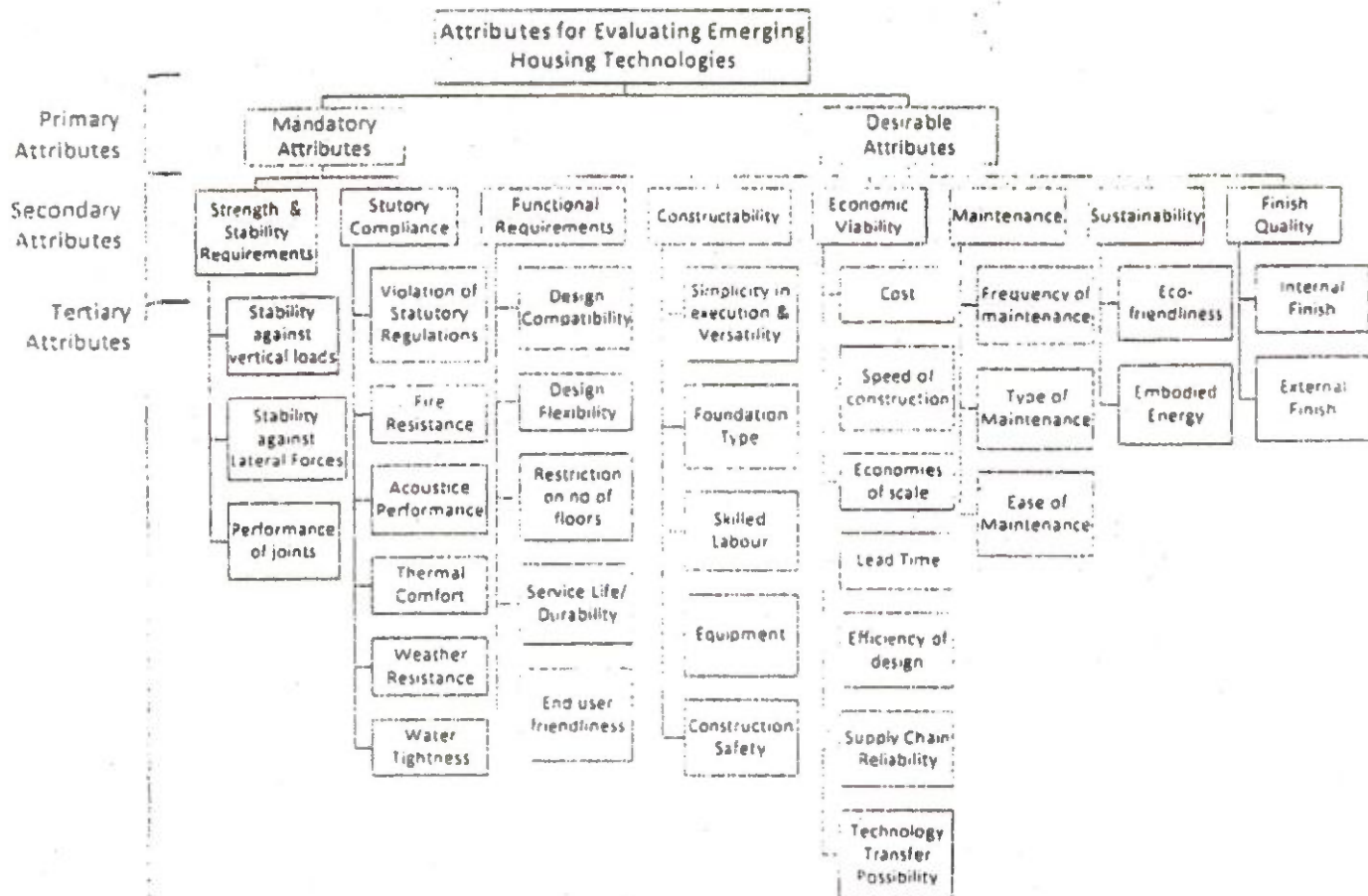
RICS School of Built Environment, Amity University

Dr Anil Sawhney, Associate Dean and Professor of School of

Construction, Mr VPS Nihar Nayam, Associate Professor

Ms Ridha Basu, Research Associates

5 Appendix B – List of Attributes



4 Appendix A – References

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technologies of construction, one shall take into account the desired quality of finishes also. Finish quality includes bulging and waving of surfaces, hollowness, surface cracking, thick plastering requirements etc. Broadly the different aspects of finish quality are classified into:

2.6.1 Exterior Finish Quality (TA)

Definition: It refers to the finish quality of exterior surfaces (both horizontal and vertical) including exposed concrete surface, masonry, glazing and claddings, different types of sidings, brick exteriors and stuccos etc. obtained using the adoption of housing technology. The term exterior finish quality deals with issues like surface cracking, spalling, bulging and waving of exterior surfaces, hollowing, dampness, and other anomalies etc. Following criteria are to be used to evaluate the attribute.

- Quality of finish obtained in terms of high, medium, low.
- Requirement of finishes.
- Compatibility with surface finishes such as putty, paint etc

2.6.2 Interior Finish Quality (TA)

Definition: It refers to the finish quality of interior surfaces (both horizontal and vertical) obtained using the adoption of housing technology. The term interior finish quality deals with issues like surface cracking, bulging and waving of interior surfaces, hollowing, dampness, and other anomalies etc. Following considerations are to be used to evaluate the attribute:

- Quality of finish obtained in terms of high, medium, low.
- Requirement of finishes.
- Compatibility with surface finishes such as putty, paint etc

3 Summary & Conclusions

The key outcome of this research work is an efficient and yet "easy-to-implement" set of attributes which will also serve as a Decision Support System (DSS) for the emerging technologies of housing. This set of identified and defined attributes will aid the Indian Real Estate developers to select the most appropriate method of residential building construction from the perspective of affordability and sustainability.

63 60

It is desirable that while evaluating several housing technologies in order to select the most appropriate one, following aspects of sustainable construction practices should also be taken into consideration:

2.5.1 Eco-friendly Construction (TA)

Definition: It has been seen that building construction often affects the surrounding environment and its natural resources in a negative way. The term eco-friendly construction refers to those construction technologies which are conducive to the principles of sustainable development in terms of use of local and renewable materials, energy efficiency, less emission of hazardous materials and pollutants etc.

Following criteria should be considered for evaluating eco-friendliness of construction technology.

- Use of local materials as otherwise the required transportation causes pollution and consumption of fuel which in turn is a scarce resource in present-day context.
- Use of Non-renewable resources in production.
- Use of waste products.
- Recyclability of material.
- Waste generation and utilization of waste generated.
- Emission of pollutants/ hazardous materials.

2.5.2 Embodied Energy (TA)

Definition: It refers to the total non-renewable energy consumption in acquisition of raw materials, their processing, manufacturing, transportation to adoption of housing technology. It is an indicative of the building technology's overall impact in the environmental context. Selection of technology and procedure of construction should be done in such a way so as to create a proper balance between climatic conditions, material availability, transportation cost etc.

- However in absence of appropriate data, the exact embodied energy for any system may be judged subjectively.

2.6 Finish Quality (SA)

Definition: Choice of methods and materials greatly affect the workmanship quality and thus the ultimately the finish quality of construction. So while evaluating the

2.4.3 Type of Maintenance (TA)

Definition: It refers to the severity of maintenance activities needed for the adopted technology. Following criteria is to be considered for evaluation:

- Requirement for major or routine maintenance.

2.4.4 Ease of Maintenance (TA)

Definition: It refers to the degree of difficulty involved in carrying out maintenance works for the adopted technology. Following considerations are to be used for assessment:

- Availability of workmen needed for maintenance works.
- Availability of tools and technologies needed.
- Availability of materials needed etc.

2.5 Sustainability (SA)

Definition: Sustainability ensures a better and more sustainable future for the human race and the planet earth at large. It includes those technologies that use less virgin material, less energy, cause less pollution and less waste without compromising on the project's economic viability and the comfort, safety and other requirements of its occupants.

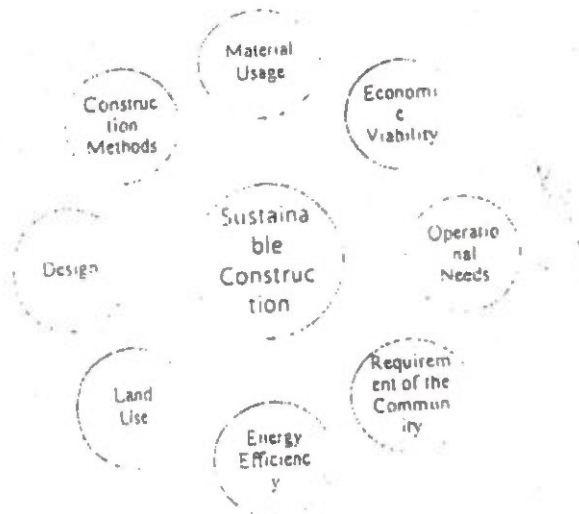


Fig. Balancing Parameters of Sustainable Construction

69

predecessor activities. Thus the failure of even one supplier may lead into the collapse of the entire system. It is always preferable that while selecting suppliers for any housing technology, practitioners should always look for only highly reliable organizations (HROs) in order to ensure delivery of most suitable technologies at the most suitable prices and in the right time. Following consideration is to be assessed for evaluating the attribute:

- The availability of reliable suppliers for a particular construction technology in the very initial stage.

2.3.7 Technology Transfer Possibility (TA)

Definition: This attribute pertains to dissemination of technical know-how, skills, resources and production techniques of adopted housing technology from its origin to broader sphere of use. Following criteria is to be used for evaluation of this attribute:

The possibility of producing the adopted technology in India using local resources.

2.4 Maintenance (SA)

Definition: This attribute deals with the ease with which the regular and periodic maintenance can happen for the adopted technology so as to attain the maximum life period of the constructed building.

2.4.1 Maintenance Cost

Definition: It refers to the life cycle cost of the system which includes the recurring cost of maintenance as well as the replacement cost at the end of the service life of the system. The following costs are to be compared with that of conventional system.

- Cost for periodic maintenance of the system
- Replacement cost at the end of the service life of the system.

2.4.2 Frequency of Maintenance (TA)

Definition: It refers to the interval between two successive maintenances, such as regular or occasional required for the adopted technology. Following criteria is to be considered for assessment:

- Requirement of regular or occasional maintenance and corresponding time interval

- Capital Cost.

2.3.2 Speed of Construction (TA)

Definition: Speed of construction is linked to the time taken to complete all construction steps and processes for a given technology. Time savings during construction is significant to all stakeholders, therefore, the following criteria needs to be considered for assessing the attribute:

- Evaluating the speed of construction in comparison with traditional construction.

2.3.3 Economies of Scale (TA)

Definition: This attribute deals with the Economic feasibility of adoption of housing technology for constructing any number of dwellings so that the component of fixed cost is least variant with the number of dwellings. Following criteria is to be checked for this attribute:

- Minimum number of dwellings to be constructed using the technology.

2.3.4 Lead Time (TA)

Definition: Lead time is the latency (delay) between the initiation and execution in adopting the technology for construction of dwellings. Following criteria is to be considered for evaluating the attribute:

- The lead time involved for the technology in comparison with that of conventional system

2.3.5 Efficiency of Design (TA)

Definition: Land being a scarce resource calls for a need to optimize the utilization of spaces. While evaluating emerging construction technologies, space savings and land utilization also becomes an important factor to consider as availability of space is also a constraint for modern construction. The optimal use of space can be measured by taking into account the following consideration:

- The efficiency of design which is given as the ratio of the built-up-area to carpet area.

2.3.6 Supply Chain Reliability (TA)

Definition: Construction projects typically involve series of inter-related activities in which successful completion of any particular activity is dependent upon that of its

2.2.5 Equipment (TA)

Definition: It refers to identification of appropriate equipment related to each stage of construction such as hoist, batching plant, cranes, and any other specialized equipment while adopting a particular technology. Following criteria should be checked for equipment:

- Type of Equipment required, such as heavy/light or standard/specialized.
- Requirement of manufacturing plant and if it is required then, whether is it centralized or on-site?

2.2.6 Construction Safety (TA)

Definition: Safety deals with the identification and elimination of hazards associated with the technology thereby resulting in zero accidents, and zero lost time injury. The performance of a system against this attribute may be evaluated by:

- Comparing the degree of risk/hazard involved in the system with that of conventional construction method.

2.2.7 Temporary Services Requirement (TA)

Definition: It refers to the requirement of temporary services for the implementation of the housing technology i.e. mainly the requirement of water, power & other services during construction phase. The performance of a system against this attribute may be evaluated by:

- Requirement of initial power for implementing the technology
- Requirement of water for implementing the technology

2.3 Economic Viability (SA)

Definition: Economic viability of a chosen technology is its economic competitiveness in the present market conditions and business environment. The technology under consideration must be economically viable for all the stakeholders.

2.3.1 Initial Cost (TA)

Definition: It pertains to the overall cost of construction involved in labour, materials, plant and machinery and overheads. For evaluating the systems on this attribute, the following costs are to be compared with that of conventional system:

- Provision for using any particular element of the system to serve different functional requirements.

2.2.2 Design Compatibility (TA)

Definition: Compatibility with architectural design or architectural design flexibility allowing expression of form, function and aesthetics in design evolution. Following is the criteria for evaluation:

- Ability to make curved surfaces (e.g. curved walls, domes, arches)
- Concealed piping electrical and plumbing services and provision for incorporating the mechanical, electrical and plumbing services within the proposed building component thickness
- Ability to make sunken floors
- Suitability for wet areas
- Ability to make sunshades and other appurtenances required for a typical house in the regional context

2.2.3 Foundation Type (TA)

Definition: This attribute captures the type of foundations required for erecting the building with the selected technology. Following criteria are to be evaluated for this aspect:

- Requirement of shallow or deep foundation for erecting the technology.
- Requirement of Heavy or light foundation for erecting the technology.

2.2.4 Skilled Labour (TA)

Definition: It refers to projection and identification of trained work force required for adopting housing technology for construction. Following criteria are to be considered for this attribute:

- Type of labour required (such as skilled/ semiskilled/ unskilled)
- Level of training required

- 66 59
- Suitability/Limitations for using in all environmental conditions
 - Performance under accelerated environment test
 - Expected service life of the system with respect to conventional system

2.1.4 End-user-friendliness (TA)

Definition: It is defined as the ability of the system to meet the specific requirements of the end users. End-user-friendliness indicates the customer satisfaction and also suitability of the system for building Indian houses across regions and states. It includes criteria cultural and social criteria such as "nailability", provision for adding fixtures like coolers, air conditioners, etc. Following criteria is to be considered for evaluation:

- Suitability of the constructed building for adopting changes after construction by the occupant.

2.2 Constructability (SA)

Definition: Constructability, similar to design for manufacture and assembly, is defined as the relative ease of construction given a selected building design. It is the extent to which a building design with a chosen technology provides for ease of construction while meeting the overall requirements of the building. Using the construction expertise, during the design phase, steps are taken to optimize parameters like build-ability, cost effectiveness, resource efficiency, time schedule, quality, safety and overall project goals.

2.2.1 Simplicity in Execution and Versatility (TA)

Definition: Steps required during construction and complexity of the process required for the building technology defines simplicity in execution and versatility during construction. With a view to increase productivity and efficiency of the overall system, it is desirable that the method of execution should be simple, otherwise extensive training and retraining of labour, increased requirement of skilled labour and delays due to system complexity might affect both construction cost and time. Following criteria are to be checked for this attribute.

- No of components for the assembly.
- Ease of construction (such as fixing reinforcements, placing of concrete, fixing building services, assembly and erection procedures, etc.).

2 Preferred and Desired Attributes for Evaluation of Emerging Housing Technologies (PA)

2.1 Functional Requirements (SA)

Definition: Secondary desirable attribute for assessing the technology or system against generally accepted functional requirements of housing.

2.1.1 Design Flexibility (TA)

Definition: Design flexibility is defined as the ability of the technology to reconfigure the design of the houses as per the requirements with an understanding of possibility of changes as per the functional uses. In simpler terms, it is the ability of a building system to adjust and adapt to changes during the design, construction, and use phases with minimum disruption in process and with minimum cost impact.

The design flexibility should be checked in two following aspects:

- Degree of difficulty in incorporating changes during construction phase
- Provisions for post-construction expandability

2.1.2 Restriction on Number of Floors (TA)

Definition: It indicates the height restriction for construction due to structural safety and stability issues or construction process related issues. This attribute determines any restriction on the maximum number of floors (storeys) that can be constructed using the system.

- Limitation on number of floors that can be constructed using the technology under consideration

2.1.3 Service Life and Durability (TA)

Definition: Service life and durability is about end users' realistic expectations that, subject to less maintenance, a building technology will last for a specified number of years. It also deals with the susceptibility of the technology to different environmental conditions. As it is quite difficult to get data about the average service life of all the systems, especially because many of them are newly introduced, durability can be judged by considering the following parameters:

1.7 Water Tightness (TA)

Definition: It refers to the overall water tightness of the building system both externally and internally, especially along in the suriken portions and along the joints (and connections) between components. This ensures resistance of the building technology against leakage in a variety of prevalent weather and climatic conditions. Following aspects should be checked in waterproofing.

- Requirement of additional waterproofing.
- Effectiveness of waterproofing.
- Chances of fungal growth or contaminants on building elements.

1.4 Thermal Comfort (TA)

Definition: It is measured by the thermal resistance offered by the technology, i.e. the heat flow through a building that depends on the temperature difference, the conductivity and the thickness of the elements. Thermal comfort offered by any system can be assessed by:

- Comparing the thermal transmittance loss of the system with that of traditional construction
- Compliance with IS 3792:1978

1.5 Acoustic Performance (TA)

Definition: Acoustic performance refers to the reduction or elimination of external noise or decrease the transmission of unwanted noise in the constructed dwelling. Selected technology should restrict the reflection of sound thereby inducing privacy in the rooms of the constructed dwelling. Following are the criteria on which the acoustic performance of a system can be evaluated:

- Sound Transmission loss as per IS 1950 :1962
 - 30 dB or less – Poor
 - 40 dB – Fair
 - 45 dB – Good
 - 50 dB - very good
 - 60 dB - Excellent
- Compliance with MOEF norms: 55 dB at day time and 45 dB at night time
- Compliance with IS 1950: 1962: 65-80 dB for heavy traffic area and 60-70 dB for other areas

1.6 Weather-Resistance (TA)

Definition: Weather-tightness of a building is the resistance of a building to the weather conditions both prevalent and extreme. An emerging technology should by its design and through its construction detailing provide for 'Deflection', 'Drainage', 'Drying', and 'Durability' conditions of the building. Weather-tightness attribute allows the building to be evaluated against weather elements of heat, wind, dust, rain, and snow as applicable. Following criteria is to be considered for evaluation:

- Qualitatively, is the proposed technology more effective against weather conditions, when compared with traditional system?

1.1.3 Performance of Joints (TA)

Definition: It refers to the finished quality and serviceability of joints and connections of building elements. For example, beam-column junctions, connectivity between precast members and cast in situ members, connections between sub-structure and super-structure, and host elements such as doors and windows.

- Assess joint stability – probability of rupturing, losing equilibrium etc.
- Assess performance of joints

1.2 Performance and Statutory Compliance (SA)

Definition: The proposed system has to be checked for overall performance and compliance against statutory provisions prevalent at the time and location of application. Following tertiary attributes are used to make a determination for this mandatory secondary attribute.

1.2.1 Violation of statutory provisions (TA)

Definition: Compliance of the building system and technology with all the statutory regulations at national, state and local level as applicable (if any) such as MOEF, By-laws etc.

- Declaration should be given by the technology providers stating that the system shall not violate any statutory provisions applicable.

1.3 Fire Resistance (TA)

Definition: It refers to property of building elements to satisfy for a stated period, resistance to collapse, resistance to penetration of flame and hot gases, resistance to temperature rise when subjected to fire. Performance of the system against fire is to be checked in the following aspects.

- Compliance with IS 3809:2002
- Fire rating as per the current National Building Code (NBC)

1 Mandatory Attributes (PA¹)

1.1 Strength and Stability Requirements (SA²)

Definition: The structural adequacy of a housing technology, in terms of strength and stability, is an important attribute in the selection of the technology. The system used for construction should be capable of withstanding the design loads calculated as per Indian Standards (IS). Following tertiary attributes are used to make a determination for this mandatory secondary attribute.

1.1.1 Stability against Vertical Loads (TA³)

Definition: The ability of a structure to maintain its integrity without failure, both in during-construction phase and post construction phase, when placed under vertical loads calculated as per IS Codes. Loads which are to be considered for checking the load bearing strength of the system can be of two types:

- Dead Load (DL): Calculated as per IS 875 (1) or whatever as applicable
- Imposed Load (IL): Calculated as per IS 875 (2) or whatever as applicable
- In order to ensure optimal structural stability, the response of the system is also to be checked for combination of DL and IL (i.e. DL+IL) as described in Clause 8.1 of IS 875 Part 5

1.1.2 Stability against Lateral Forces (TA)

Definition: Ability of the structure to sustain its function namely safety and serviceability against earthquake and wind forces. Structure should be designed for earthquake exposure and wind forces both in during construction and post construction phases.

- The Earthquake Load/seismic load (EL) is to be calculated as per IS 1893 -1 (2002)
- Wind Load (WL) is to be calculated as per IS 875 (3)
- As per IS 875 Part -5, the response of the system is to be checked for:
 - DL+IL+WL
 - DL+IL+EL

¹ PA is Primary Attribute in the Evaluation Framework

² SA is Secondary Attribute in the Evaluation Framework

³ TA is Tertiary Attribute in the Evaluation Framework

2.2.7.	Temporary Services Requirement (TA)	11
2.3	Economic Viability (SA)	11
2.3.1	Initial Cost (TA)	11
2.3.2	Speed of Construction (TA)	12
2.3.3	Economies of Scale (TA)	12
2.3.4	Lead Time (TA)	12
2.3.5	Efficiency of Design (TA)	12
2.3.6	Supply Chain Reliability (TA)	12
2.3.7	Technology Transfer Possibility (TA)	13
3.4	Maintenance (SA)	13
3.4.1	Maintenance Cost	13
	• Cost for periodic maintenance of the system	13
	• Replacement cost at the end of the service life of the system.	13
3.4.2	Frequency of Maintenance (TA)	13
	• Requirement of regular or occasional maintenance and corresponding time interval	13
3.4.3	Type of Maintenance (TA)	14
3.4.4	Ease of Maintenance (TA)	14
3.5	Sustainability (SA)	14
3.5.1	Eco-friendly Construction (TA)	15
3.5.2	Embodied Energy (TA)	15
3.6	Finish Quality (SA)	15
3.6.1	Exterior Finish Quality (TA)	16
3.6.2	Interior Finish Quality (TA)	16
4	Summary & Conclusions	16
5	Appendix A -- References	17
6	Appendix B -- List of Attributes	18

Contents

1	Mandatory Attributes (PA)	4
1.1	Strength and Stability Requirements (SA)	4
1.1.1	Stability against Vertical Loads (TA)	4
1.1.2	Stability against Lateral Forces (TA)	4
1.1.3	Performance of Joints (TA)	5
1.2	Performance and Statutory Compliance (SA)	5
1.2.1	Violation of statutory provisions (TA)	5
1.3	Fire Resistance (TA)	5
1.4	Thermal Comfort (TA)	6
1.5	Acoustic Performance (TA)	6
1.6	Weather-Resistance (TA)	6
1.7	Water Tightness (TA)	7
2	Preferred and Desired Attributes for Evaluation of Emerging Housing Technologies (PA)	8
2.1	Functional Requirements (SA)	8
2.1.1	Design Flexibility (TA)	8
2.1.2	Restriction on Number of Floors (TA)	8
2.1.3	Service Life and Durability (TA)	8
2.1.4	End-user-friendliness (TA)	9
2.2	Constructability (SA)	9
2.2.1	Simplicity in Execution and Versatility (TA)	9
2.2.2	Design Compatibility (TA)	10
2.2.3	Foundation Type (TA)	10
2.2.4	Skilled Labour (TA)	10
2.2.5	Equipment (TA)	11
2.2.6	Construction Safety (TA)	11

Multi-Attributes Evaluation Methodology
for
Selection of Emerging Housing
Technologies



Building Materials & Technology Promotion Council
Ministry of Housing & Urban Poverty Alleviation
Government of India
New Delhi

4. In the above background, BMTPC has now, in consultation with other experts and professionals in the field, prepared a draft document on multi-attribute evaluation criteria. The document envisages listing out the mandatory and desirable attributes for alternate new materials, products, components and new systems. The multi-attributes listed out in the document fall in two categories viz. Mandatory attributes and Preferred and Desirable attributes. The detailed multi-attribute criteria is given at Annex-2 of the document.

5. It is expected that the broad multi-attribute evaluation criteria for emerging housing technologies with additional parameters will help the process of PACs more meaningful and practical. Before finalisation of the document, it has been decided to invite the comments of the State Governments/Union Territories on the draft document. It is accordingly, requested that the comments may be forwarded to the Executive Director, Building Materials and Technology Promotion Council (BMTPC) at FAX no. 011-2464 2849 or email ska@bmtpc.org latest by 07.08.2015.

Yours faithfully,



(S. K. Valiathan)

Deputy Secretary to the Govt. of India

Tele No.2306 1206

71

No O-17034/29/2015-HFA-IV/FTS-12827
Government of India
Ministry of Housing & Urban Poverty Alleviation
[HFA-IV]

Nirman Bhawan, New Delhi
Dated the 29th July, 2015.

To,
The Principal Secretary (Housing),
(All States/UTs)

Subject: Multi-attributes Evaluation criteria for selection of Emerging Technologies.

Sir/Madam,

The Ministry of Housing and Urban Poverty Alleviation has launched a new mission on "Housing for All (HFA) on the 25th June, 2015 covering the urban poor. A copy of the Scheme Guidelines of the mission has been circulated to all the State Governments/Union Territories vide the Ministry's O.M. No. N-11026/06/2014-PPG/FTS-11733 dated 25.06.2015. The guidelines are also available on the Ministry's web site www.mhupa.gov.in.

2. The housing shortage is estimated at about two crore houses by the year 2022. The massive scale of construction required to meet this shortage with the constraints of depleting natural resources, rising costs, non-availability of some basic building materials, environmental concerns necessitate that alternate emerging technologies be explored in place of conventional materials and practices.

3. The National Building Code (NBC) covers conventional building materials and construction technologies. However, the NBC does not prevent use of alternate materials, method of design and construction not prescribed by the Code, provided any such alternative is found to be satisfactory and conforms to the relevant provisions of NBC. Recognising that there was no mechanism to evaluate new alternate materials and technologies and provide guidance for the informed choice of manufacturers and users, Building Materials and Technology Promotion Council (BMTPC) under the Ministry of Housing and Urban Poverty Alleviation had been authorised through a Government Notification in 1999 to issue Performance Appraisal Certificates (PAC) for giving independent opinion of the fitness for intended use of the new and innovative alternatives in the building construction sector. This Performance Appraisal Certification Scheme (PACS) is a voluntary third party certification scheme. The notification, *inter-alia*, in section 4.4 provides that BMTPC will, from time to time, bring out and publish building guides on performance criteria, appraisal parameters and test methods, etc.

scheme and to respond to the needs of a mature and intensive technology mission. This is subject to scope of sanction of additional man-power under HFA as well as smooth process of substitution.

- b) CLTCs can only continue if RAY projects are under implementation in those cities. These will also require to be revamped with man-power with suitable skills to take care of the need of implementation of HFA.
- c) In cities where there are no RAY projects, existing CLTCs need to be closed. New CLTCs are to be set up once cities are selected under HFA.

4. All States/ UTs are, therefore, requested to take necessary action accordingly in the matter.



(S.C. Jana)

Deputy Secretary to the Government of India

Tele: 23062272

To

The Principal Secretaries/ Secretaries (Urban Development/Housing/ MA) in all States and UTs
(as per list attached)

Copy to:

Dir(HFA-I)/DS(HFA-IV)

✓ Copy also to: DC(MIS), MoHUPA, for uploading this letter on the web-portal of the Ministry.

Nirman Bhawan, New Delhi

Dated: 3rd August, 2015

OFFICE MEMORANDUM

Sub: Constitution of Technical Cells at State and City level under Housing for All (HFA) – reg.

The undersigned is directed to refer to the Ministry's OM No. N-11026/06/2014-PPG/FTS-11733 dated 25.06.2015 vide which a copy of the Scheme Guidelines of the Housing for All (Urban) has been circulated to all the State Governments/Union Territories. The guidelines are also available on the Ministry's website www.mhupa.gov.in.

2. Under the Mission Housing for All (HFA), this Ministry will provide financial assistance to the States/UTs and cities for enhancing capacity of their employees/officers in operational areas. Ministry will also assist States/UTs and cities in constitution of SLTCs (each with 5-10 professionals) and CLTCs (each with 2-4 professionals depending on the size of the city and quantum of work and in case of big cities like metropolitan cities the number of professionals can be more than 4). CSMC can increase the size of such cells on requirement of States/UTs.

3. Considering that there exist some SLTCs and CLTCs set up under RAY, the competent authority has decided the following with regard to establishment of SLTCs/CLTCs under HFA:

- a) SLTCs formed under RAY may be continued in States to enable monitoring of on-going RAY projects. These SLTCs, however, will either have to substitute or obtain such additional man-power with skills on integrating planning among the four verticals of the HFA

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

No. N-11027/32/2015-HFA.1 / FTS - 13279
Government of India
Ministry of Housing and Urban Poverty Alleviation
(Housing for All Mission Directorate)

73

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.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".

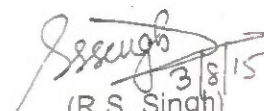
3. In the BE 2015-16 of this Ministry, a provision of Rs.4000 crores (inclusive of allocation for NE States and Tribal Sub-Plan) has been made for release to the State/UT Governments under the Housing for All (Urban) Mission (except CLSS component). Indicative State/UT-wise allocation of Rs.4000 crores 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

- v) Housing for All plans of action (for selected cities) sent to this Ministry within 31.10.2015.
- vi) Forward details of projects approved by State Level Sanctioning cum Monitoring Committee (SLSMC) to the Central Sanctioning cum Monitoring Committee (CSMC) within 31.12.2015 or earlier for release of funds.

You are hence requested to please advise accordingly the concerned Secretary/Principal Secretary of the nodal Department to expedite implementation of the mission in your State.

Details of important OMs/letters and scheme guidelines are available at <http://mhupa.gov.in>.

With regards,

Yours sincerely,

Encl : As stated.


(N. Chatterjee)


All Chief Secretaries of the State Governments/Union Territories
(As per list attached).

Issued as per list
09/5/8/2015

डॉ. नंदिता चटर्जी, आई.ए.एस.

Dr. N. CHATTERJEE, I.A.S.

Tel. : 011-23061444

Telefax : 011-23061991

E-mail : secy-mhupa@nic.in

Website : http://www.mhupa.gov.in



सत्यमेव जयते

सचिव

भारत सरकार

आवास और शहरी गरीबी उपशमन मंत्रालय

निर्माण भवन, नई दिल्ली-110011

SECRETARY

GOVERNMENT OF INDIA

MINISTRY OF HOUSING

& URBAN POVERTY ALLEVIATION

NIRMAN BHAWAN, NEW DELHI-110011

D.O. No. N-11027/33/2015-HFA-1

August 05, 2015

Dear

As you may be aware, Government of India has launched the Housing for All (HfA) (Urban) Mission/Pradhan Mantri Awas Yojana (PMAY) on 25th June, 2015. On the same day, guidelines were issued and Office Memorandum No. N-11026/06/2014/FTS-11733 dated 25th June, 2015 was notified and circulated to all States and Union Territories. Ministry of Housing and Urban Poverty Alleviation (MoHUPA) also requested the States and Union Territories to participate in this scheme by signing Memorandum of Agreement (MoA) with the Ministry and also to propose the list of selected cities under the mission.

As a first step in implementing the mission, States and Union Territories are requested to sign MoA with the Ministry; draft of the MoA has already been shared with all States and Union Territories as part of the guidelines. Simultaneously, cities are to be selected by each State and Union Territory. States/Union Territories have been asked to select as many cities as possible (within 4041 statutory towns) which may realistically be chosen to ensure fulfillment of the purpose of Housing for All (Urban) Mission. Secondly, the State Level Nodal Agency responsible for implementing the scheme are to be notified and communicated to this Ministry for the purpose of facilitating further communication.

This Ministry has also circulated State/UT wise allocation of funds for the year 2015-16 vide letter No. N-11027/32/2015-HFA-1/FTS-13279 dated 3rd August, 2015 (copy enclosed).

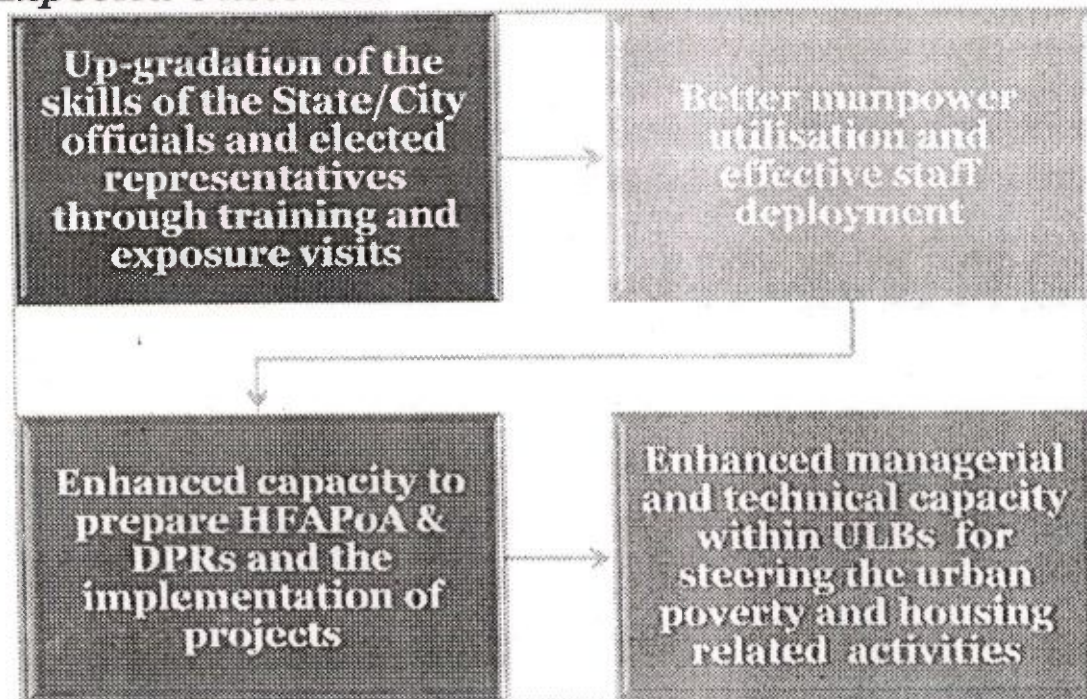
In view of the above, it is requested that the following actions may please be taken within the suggested timelines to enable the success of this mission:

- i) State Level Nodal Agencies notified and this Ministry informed by 15.08.2015.
- ii) MoAs signed and the cities selected by 31.08.2015.
- iii) Demand survey of the selected cities completed within 30.09.2015.
- iv) State Level Technical Cells (SLTCs) and City Level Technical Cells (CLTCs) strengthened to meet the requirements of the new mission within 30.09.2015.

...2/-



Expected Outcomes



Housing For All(Urban)



Immediate Actions to be taken by States/UTs

- Signing of MoA to participate in the Mission
- Submission of proposal to MoHUPA for inclusion of cities in the Mission along with broad assessment of housing and resources requirements
- Undertake a demand survey through suitable norms for assessing actual demand for housing
- Preparation of HFAPoA by cities on the basis of the demand survey. (SFCEPoA already prepared for cities under RAY may be utilised for preparation of HFAPoA if the same cities are taken up.)
- Submission of HFAPoA
- Submission of CB plan and formation of SLTC/CLTC proposal
- Submission of Annual quality monitoring plans for approval of CSMC, after taking approval of SLMC

Housing For All(Urban)



75

Thank You

Housing For All(Urban)



2. HFAPoA

- States have to finalise the list of cities. Cities which have already received assistance under RAY for SFCPoA should utilise that amount for HFAPoA
- Funds will be released in two instalments to states:
 - 1st instalment of 50% of admissible Central share after the **approval of CSMC**
 - Final Instalment will be released on submission of 70% utilisation of earlier releases

Housing For All(Urban)



Monitoring and evaluation

State Level

The SLSCMC will be responsible for the monitoring of CB activities

MoHUPA Level

The physical and financial progress will be monitored through the web based MIS system by CSMC

Housing For All (Urban)



2. Establishment of SLTC /CLTC

76

SLTC: : Limited to 5-10 experts

CLTC : Limited to 2-4 professionals

- Smaller cities may constitute CLTCs on a cluster basis with necessary coordination mechanisms
- For metropolitan cities, the number of professionals can be more than 4, with approval of CSMC
- Recruitment can be done through hiring of individual experts/firms through open bidding process
- Financial sharing pattern between Centre and the States/UTs in the ratio of 75:25 and 90:10 for NE and Special Category States
- Administrative and overhead expenditure under HFA will be admissible on applicable sharing pattern. A & OE component includes Travel Expenses, System Support and Overheads & Miscellaneous.

Housing For All(Urban)



Release of funds

1. Training and related activities:

- Upon the submission and approval of the annual CB plan, 1st instalment of 50% will be released
- Final Instalment will be released on submission of 70% utilisation of earlier releases and submission of report and analysis of feedback forms of participants

2. SLTC/CLTC:

- Submission of proposal by States/UTs
- Funds will be released in two instalments:
 - 1st instalment of 50% of Central share after the approval of CSMC
 - 2nd Instalment will be released on submission of 70% utilisation of earlier instalment
- States/UTs who have already received the assistance under RAY may utilise the same to set up SLTC/CLTC and claim for next instalment after the utilisation of 70% of the earlier release

Housing For All(Urban)



3. Other activities

A. Third Party Quality Monitoring Agencies (TPQMA)

- **Objective:** To ensure quality of construction of projects under the various components of the Mission through TPQMAs
- **Engagement of TPQMAs** through bidding process by States/UTs
- States/UTs to submit SLMC approved annual quality monitoring and assurance plan to the Mission for the approval of CSMC
- Financial norms for TPQMA will be decided by CSMC

B. Social Audit

- **Objective:** Review and evaluation of social impacts of the projects and its relevance from the point of view of the target groups, citizens and the society at large
- Social Audit to be carried by States/UTs through credible institutions

Housing For All(Urban)



Financial Norms (Revised Norms are under formulation, hence the norms of RAY programme will be used till the time the CSMC decides the new norms.)

1. Training and related activities

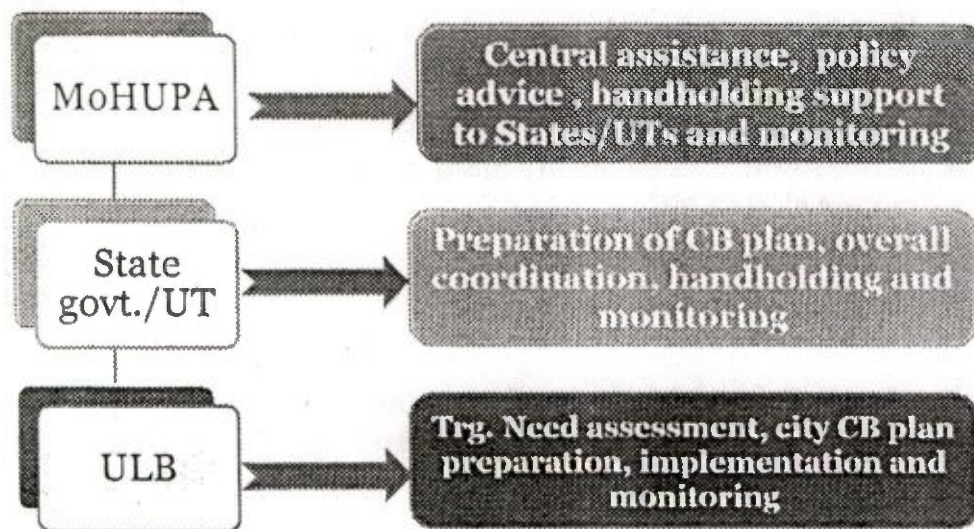
Trainings/Workshops National /Regional/State/City	National Workshops : Rs. 5.00 lakh per workshop Regional Workshops : Rs. 3.00 lakh per workshop State level Workshops : Rs. 2.00 lakh per workshop City Level Workshops : Rs. 1.00 lakh per workshop
Exposure /study visits (in country)	Rs.3 .00 lakh/ visit for a batch of 15-20 participants for 4 days
Thematic workshops and ToT programmes	Rs.3.00 lakh/ workshop
Learning form experiences of other Institutions	To be decided on a case to case basis by MoHUPA Honorarium/travel reimbursement of RP would be admissible as per the applicable GoI/State rules
Translation of training modules	The expenditure would be met by the States/UT s out of the central assistance provided for organising trainings and workshops.
Documentation of case studies/best practices by RCs	Rs.5.00 lakh/ studies .
Handholding support to States/UTs	Will be decided on a case to case basis by MoHUPA

Housing For All(Urban)



Approach for Capacity Building Programme

22



5% of allocation under the Mission is earmarked for capacity building, IEC and Administrative and Other Expenses (A&OE)

Housing For All(Urban)



Admissible Components

1. Training and related activities

- Workshops/Trainings for States/UTs & ULBs at National, Regional, State and city level
- Thematic Workshops and ToT programme (participants from more than one state/UT)
- Study/ Exposure visits
- Documentation and dissemination of best practices and case studies/research studies
- Learning from experiences of other Institutions
- Handholding support to States/UTs and ULBs
- IEC activities

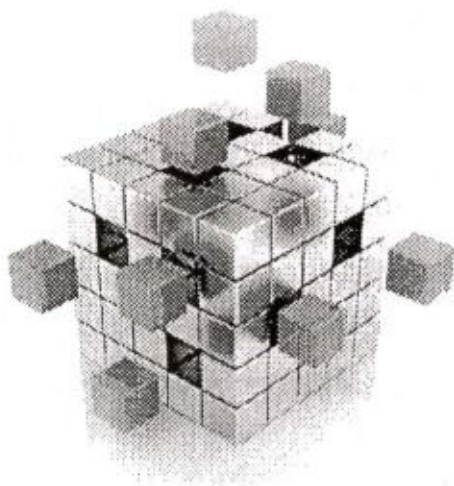
2. Institutional strengthening

- Establishment of State and City Level Technical Cells (SLTCs/CLTC)s
- Empanelment of Resource Centres (HUPA/State &UT level) for providing training and other capacity building activities to States/UTs/ULBs
- Empanelment of Technical Institutions as Resource Centres (RCs) for providing training on emerging/new technologies on housing sector to States/UTs/ULBs

Housing For All(Urban)



Pradhan Mantri Awas Yojana (PMAY) Housing for All (Urban)



Presentation on Capacity Building Programme



Table of Contents

- Approach for Capacity Building Programme
- Admissible Components
- Financial Norms
- Release of Funds
- Monitoring and Evaluation
- Expected Outcomes
- Immediate Actions to be taken by States

78

Thank You

C:/Desktop/230615 - PMAY Presentation on Technology Submission -JS&MD(HFA)

11

Technology Sub-mission : Initiatives taken so far

- ❑ 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
- ❑ Virtual Platform i.e. a web-based knowledge network for technical information on building products, materials, technologies, systems, and processes encompassing sustainable habitat.

9

Suggestions are invited, especially for following:

- ❑ Technical institutions with whom States/UTs would like to tie up
- ❑ Activities/Technical institutions which States/UTs would like to use
- ❑ Suggestions on Tripartite Agreement involving State, Centre and technical institutions

10

Implementation Strategy

Tier – I

Technology sub-mission headed by JS (HFA) comprising of Technical Experts and 4 States on Rotation basis. A dedicated technical cell will be set up at BMTPC to support Technology Sub-mission
The group will work under overall guidance of CSMC headed by Secretary (HUPA)
Role: Program Development

Tier – II

Regional Hubs represented/run by IITs/NITs in respective region (Each Hub covering 5-6 States)
Role: Overall technical support to states, comprehensive testing facilities, R&D, Training of trainers, technical vetting, preparation of manual & guidelines etc

Tier – III

IITs/NITs/ State Engg. Colleges
Role: 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

7

Technology Sub-mission : Outcome

- Mass scale adoption of different emerging and proven technologies.
- Framework at state level for use of emerging and proven technologies.
- Enhancing availability of skilled professionals / artisans for construction of houses.
- Documentation of success stories.
- Availability of Standards & Specifications, Code of Practices, Schedule of Rates, Analysis of Rates on different emerging and proven technologies.
- Confidence in the mind of stake holders on emerging and proven technologies.
- Reduction in construction Time & Cost.

8

Technology Sub-mission : Strategy

- ❑ Constitution of technology sub-mission comprising of experts, academicians, practitioners for resolving impending issues related with technologies right from planning to execution of projects.
- ❑ Involving R&D institutions, IITs/NITs by harnessing their strength in identification, review, testing, design & consultancy in the Housing Technology.
- ❑ Handholding & technical support to the states for preparation of DPR, planning & design, quality control, preparation of Schedules of Rates (SoRs), Analysis of Rates, Standards & Specifications, Code of Practice, manuals & guidelines etc.
- ❑ Capacity Building & training for state engineers, municipal engineers, architects, planners and artisans etc.

5

Technology Sub-mission : Strategy

- ❑ To carry out long term & short term R&D for smooth adoption of technologies in Indian Context.
- ❑ Collaboration with Bureau of Indian Standard (BIS) for resolving issues related with Standards and Specifications of Emerging Technologies.
- ❑ Inclusion of appropriate clauses regarding use of Alternate Emerging Technologies in National Building Code (NBC).
- ❑ Advocacy for Policy & Fiscal interventions to bring level playing field between new technologies and conventional construction system.
- ❑ Advocacy for Safer and Quality construction on continual basis.

6

Technology Sub-mission : Objectives

- To identify, evaluate and adaptation of emerging technologies for facilitating their speedy introduction in the states taking into consideration the diverse geo-climatic and hazard conditions in the country.
- Extending technical support, capacity building & handholding to state Government by creating pool of professionals and skilled manpower.
- Providing support in planning and designing of affordable housing projects including technical documentation such as specifications, standards, manuals etc.
- To facilitate enabling policy framework for use of emerging and green technologies in the states.
- Online portal for technologies and best practices.

3

Technology Sub-mission : Scope

The Sub Mission will cover following :

- Emerging Technologies
- Green Technologies
- Good Construction practices
- Disaster Resistant construction
- Better Habitat planning & design
- Area specific design & technologies suiting to different geo-climatic zones
- Innovative technologies and design for on-site & decentralized infrastructure

(The technology for building materials, products, systems, Electrical & plumbing services, sanitation, building hardware, finishes, rainwater harvesting etc. shall be included.)

4



Pradhan Mantri Awas Yojana

Housing for All (Urban)

Ministry of Housing & Urban Poverty Alleviation
Government of India

Presentation on

Technology Sub-mission

(for adoption of alternate building materials & construction technologies for sustainable development)

Monday, 27th July, 2015

Vigyan Bhawan (Annexe), New Delhi

Technology Sub-mission : Mission Statement

**Sustainable Technological Solutions
for Faster & Cost Effective
Construction of Houses suiting to
Geo-Climatic and Hazard Conditions
of the Country**

State-wise SFCPoA Status

81

State	No. of Cities submitted SFCPoA		
	Cities with Population > 1 Lakh	Cities with Population < 1 Lakh	Total number of Cities
Andaman & Nicobar Islands	-	-	0
Andhra Pradesh	5	1	6
Chhattisgarh	3	-	3
Dadra & Nagar Haveli	-	-	0
Daman & Diu	-	-	0
Gujarat	7	1	8
Karnataka	8	-	8
Kerala	2	-	2
Lakshwadeep	-	-	0
Madhya Pradesh	14	3	17
Maharashtra	-	-	0
Tamil Nadu	14	1	15
Telangana	3	1	4

THANK YOU

Development Strategies for Urban Poor in Non-Slum Areas

Urban Poor beneficiaries residing in non-slum areas should be identified using format B of Annexure 4, and are eligible for the following options:

- **Affordable Housing in Partnership (AHP) for:**
 - Beneficiary not owning house in any part of the Country and willing to buy one.
- **Credit Linked Subsidy Scheme (CLSS) for:**
 - Beneficiary who owns land or willing buy a house.
- **Beneficiary-led Individual House Construction or Enhancement:**
 - Land owners living in Kutcha or Semi-Pucca houses. For construction of new house or enhancement of existing house
 - Land owners residing in Pucca houses. only enhancement of existing house up to 30 sq.mts of carpet area.
- Finalized beneficiaries in the above options should be captured in the prescribed format.

15

Finalization of HFAPoA & Annual Implementation Plan

- 1 Assessment of Housing Requirement and Resources
- 2 Finalization of HFAPoA report
- 3 Sharing of HFAPoA with Elected Representatives and incorporation of their views
- 4 SLSMC Approval
- 5 Submission to CSMC Committee through Central Appraisal agencies (HUDCO, BMTPC)
- 6 Annual Implementation Plan (AIP)
 - Based on HFAPoA, State will subsequently prepare AIPs in view of availability of resources and priority.
 - HFAPoA is reviewed on yearly basis to make changes in view of implementation of AIP in the preceding years.

16

Tenable Slums Unviable for In-Situ Redevelopment

82

- Housing condition (*semi-pucca* and *kutchra*) data available in SFCPoA (Section: 2.3.1) shall be validated with SECC data. Further, the data shall be verified with the tenure status available in SFCPoA (Section: 3.1.1) for identifying the beneficiaries eligible for:
 - Credit Linked Subsidy Scheme
 - Beneficiary led housing
- In order to finalize the beneficiaries in above two categories, details such as household income and ownership of land/house in any part of the country are required, which can be obtained through demand assessment.
- **Demand Assessment:** In tenable slums unviable for in-situ redevelopment beneficiary information as per cut-off date decided by the State shall be collected (as per the prescribed format in Annexure 4).
- Slum dwellers not owning a house in any part of the country can be considered for:
 - Affordable Housing in Partnership

13

Development Options for Untenable Slums

- For untenable slums under Section 2.2 of the SFCPoA, demand assessment shall be conducted as per format 'B' in Annexure 4. Untenable slum beneficiaries are eligible for the following options:
 - **Affordable Housing in Partnership (AHP):**
 - Beneficiary not owning house in any part of the Country and willing to buy a house.
 - **Credit Linked Subsidy Scheme (CLSS):**
 - Beneficiary who owns land or willing buy a house elsewhere in the City.
 - **Beneficiary-led Individual House Construction or Enhancement:**
 - Beneficiary who owns land elsewhere in the City.
 - **Clubbing with other Tenable Slums (in-situ redevelopment)**
 - Can be accommodated in In-Situ redeveloped slums if viable

Name of the Slum	Area of the Slum in sq. mtrs	Total No. of Slum Households as per SFCPoA	Proposed Development Strategy i. Affordable Housing Project (AHP) ii. Credit Linked Subsidy Scheme (CLSS) iii. Beneficiary Led Construction iv. Clubbing with other Tenable Slums**	Proposed Year of Intervention
1	2	3	4	5
Section 2.2 of SFCPoA	Section 2.1.3 of SFCPoA	Section 2.1.3 of SFCPoA	First three (3) strategies can be derived from demand assessment. Strategy 4 need to be explored in tenable slums proposed for in-situ redevelopment.	ULB need to propose 14

In-Situ Slum Redevelopment Viability

S.No	Parameter	Unit	Calculation Method
Financial Viability:			
i.	Avg. cost of construction (including infra)	Sq.mts	i
j.	Cost of construction of Slum Rehab Component	No.s	$j = g \cdot i$
k.	Cost of construction for built-up area under sale component	No.s	$k = h \cdot i$
l.	Total investment made by developer	Rs.	$l = j + k$
m.	Prevailing Market Value per Sq.mtr	Rs.	m
n.	Selling Cost for built-up area under sale component	Rs.	$n = m \cdot h$
o.	Total Profit	Rs.	$o = n - l$
p.	Profit Margin for developer	%	$p = (o / l) \cdot 100$

Note: For the project to be viable the profit margin should be reasonable.

Possible Incentives to Developer:

- Slum Rehabilitation Grant of Rs. 1 lakh under this scheme to increase viability
- Additional FAR/FSI on the Sale Component
- Transfer of Development Rights (TDR)

11

In-Situ Redevelopment with Private Participation

Slums feasible for in-situ redevelopment through private participation need to be listed in the format given below:

Name of the Slum	Area of the Slum in sq.mts	Total No. of Slum Households	Eligible Slum Households	Whether 'in-situ' redevelopment with Private Participation	Required area for In-situ Redevelopment in Sq.mts	FSI/FAR		Name of other slum if proposed for resettlement in this slum	Proposed Year of Intervention
						Existing	Proposed		
1	2	3	4	5	6	7	8	9	10
Section 2.1.2	Section 2.1.3		ULB will determine	From the above analysis	From above table row g	ULB shall specify		ULB will specify	ULB will decide

12

Preparation of HFAPoA from SFCPoA

83

- **Updated List of Slums:** Finalise the list of slums from the SFCPoA (section 2.1.2) after verifying with slum definition under this Mission.
- **Tenability Analysis:** The slum-wise tenability list in SFCPoA (Section 2.2) can be used with suitable changes, if any.
- **Determining viability for in-situ redevelopment in Tenable Slums through Private Participation in slums (Technical & Financial):**
 - Slums proposed for in-situ redevelopment in SFCPoA (section 3.2) can be considered under HFAPoA and should be further analyzed for financial viability to determine in-situ redevelopment using land as resource.
 - Financial viability is not analyzed in SFCPoA and can be determined by the following methodology.

9

In-Situ Slum Redevelopment Viability

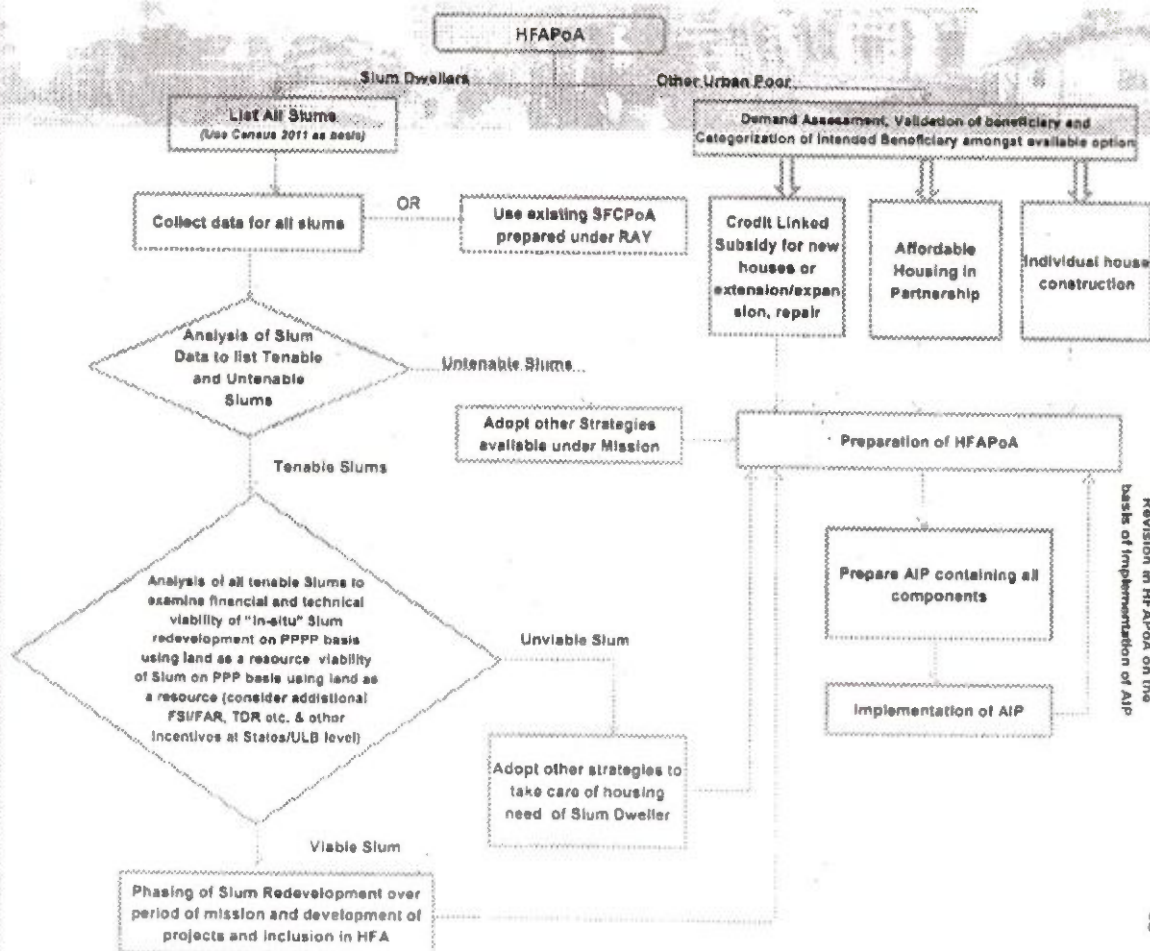
S.No	Parameter	Unit	Calculation Method
Estimation of land/built-up area:			
a.	Total Slum Area	Sq.mts	a
b.	Total Slum Households	No.s	b
c.	Eligible Slum Beneficiary Households determined by ULB (or) No. of Houses required	No.s	c
d.	Permissible FSI/FAR	No.s	d
e.	Total Built-up area permissible as per FSI/FAR norms	Sq.mts	$e = a * d$
f.	Proposed Super built-up area of each DU	Sq.mts	f
g.	Total Built-up Area required for in-situ redevelopment of eligible slum beneficiaries	Sq.mts	$g = c * f$
h.	Remaining Built-up area for sale component of private developer	Sq.mts	$h = e - g$

10

Year-wise Targets & Investment Requirement

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	No.	Amount
Redevelopment through Private Participation	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																	



III. Year-wise Proposed Interventions in slums

84

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

5

Development Strategies for Urban Poor in Non-Slum Areas

IV. Year-wise Proposed Interventions for other urban poor

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
2015-16								
2016-17								
2017-18								
2018-19								
2019-20								
2020-21								
2021-22								
Total								

6

In-Situ Redevelopment with Private Participation

I. Slum-wise Intervention strategies for Tenable Slum

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

3

Development Options for Untenable Slums

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.	ii.	
			Affordable Housing Project (AHP)	Credit Linked Subsidy Scheme (CLSS)	
			Beneficiary Led Construction	Clubbing with other Tenable Slums**	

4



85

Pradhan Mantri Awas Yojana (PMAY)

Housing for All Plan of Action (HFAPoA) Module



Ministry of Housing & Urban Poverty Alleviation

Selection of Cities – Housing for All

- “Housing for All” Mission is to be implemented in all 4041 statutory towns with focus on 500 Class I Cities.
- States may select the Cities based on the their preparedness (SFCPoA prepared under RAY) to expedite the preparation of Housing for All Plan of Action (HFAPoA).
- HFAPoA consists of five tables as provided at Annexure-4 of HFA Guidelines.

List of Ongoing Projects- RAY & AHP

Name of State	No. of Projects	Project Cost (In Rs. Crs.)	Central Share (In Rs Crs.)	No. of Houses Approved
Andhra Pradesh	2	87.19	41.26	1617
Arunachal Pradesh	4	95.52	77.39	1536
Bihar	7	454.65	297.72	11276
Chhattisgarh	1	13.60	6.09	300
Gujarat	25	1737.18	451.47	30494
Haryana	4	278.82	206.93	3226
Himachal Pradesh	1	34.00	27.62	300
Jammu & Kashmir	1	22.22	15.98	369
Jharkhand	4	212.74	97.15	3931
Karnataka	23	1185.35	638.76	23125
Kerala	5	160.77	66.06	2118
Madhya Pradesh	8	444.32	229.65	8123
Mizoram	1	11.20	9.49	142
Nagaland	3	56.39	41.68	1054
Odisha	16	582.07	290.16	11235
Rajasthan	27	1078.80	450.08	21908
Tamil Nadu	15	317.36	135.25	4880
Telangana	1	58.75	22.25	1198
Tripura	4	98.79	77.92	3005
Uttar Pradesh	18	576.99	279.22	8409
Uttrakhand	10	186.67	128.80	3130
West Bengal	3	28.09	15.05	472
Grand Total	183	7721.46	3605.96	141848



THANK YOU

43

Physical Progress - JNNURM

Name of State	Houses In Progress	Name of State	Houses In Progress
Andhra Pradesh	18,439	Madhya Pradesh	7,583
Arunachal Pradesh	752	Maharashtra	57,664
Assam	3,145	Manipur	25
Bihar	19,070	Meghalaya	884
Chandigarh	4,960	Mizoram	186
Chhattisgarh	13,466	Nagaland	1,496
D&N Haveli	96	Orissa	4,420
Daman & Diu	-	Puducherry	752
Delhi	32,200	Punjab	2,107
Gujarat	16,925	Rajasthan	17,719
Haryana	622	Sikkim	33
Himachal Pradesh	1,312	Tamil Nadu	29,343
Jammu & Kashmir	7,672	Telangana	9,883
Jharkhand	4,620	Uttar Pradesh	22,356
Karnataka	2,513	Uttarakhand	1,820
Kerala	7,693	West Bengal	19,159
Total	3,08,915		





Audit Para

- Audit Para 6.3:

Lapses in Identification of Beneficiaries for Housing Projects: Arunachal Pradesh, Bihar, NCT of Delhi (allotment policy), Himachal Pradesh, Gujarat, Karnataka, Puducherry, Uttar Pradesh, Kerala, Nagaland, Haryana, Chhattisgarh, West Bengal and Tamil Nadu.

- Audit Para 6.3:

Diversion of JNNURM Funds: Andhra Pradesh, Chandigarh, Haryana, Jammu & Kashmir, Jharkhand and Tamil Nadu

41



JS/AEs

- A 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) has been launched on 9th February 2015 at an estimated cost of Rs. 418 crores over a period of 5 years.
- Project cost, including establishment and O&M, to be shared in 75:25 for all States except Assam where it is to be shared in the ratio of 90:10.
- States are required to prepare and approve DPRs in accordance with the guidelines issued under the Scheme
- Approved DPRs to be submitted to this Ministry for approval and release of central assistance.
- Central assistance to be released in 3 instalments; 45:45:10. 1st instalment on approval by CSMC, subsequent on 70% utilisation of earlier central share

Status:

- Proposals from States are still awaited.

42



JnNURM (BSUP & IHSDP)

MoHUPA

- Extended Mission period ended on 31.03.2015
- Mission period further extended upto 31.03.2017 to complete ongoing works
- Out of approved 12.4 lakh houses, 9.33 lakh houses completed, 7.35 lakh occupied and 3.09 lakh under progress.
- Out of Rs. 17319 Crs. committed central share, Rs. 297 Crs. is yet to be released.

Issues for Discussion

- Submission of Completion Certificate at the earliest
 - Out of 299 completed projects completion certificate received in respect of only 118 projects
- Completion certificates must have enclosure of collection UC in respect of utilisation of central share in each project
- Submission of UCs for the last instalment of ACA drawn
- Submission of UCs at the earliest for claiming of next instalment
- Submission of claims related to DPR preparation/TPIMA

39

Rajiv Awas Yojana (RAY)



MoHUPA

- 183 ongoing projects subsumed in HFA with 1.41 lakh houses
- Out of Rs. 3606 Crs. committed central share, Rs. 1642 Crs. is yet to be released.
- Request states to complete these houses on priority and allot completed houses
- Request States to submit UCs for preparatory activities at the earliest so as to process release for preparatory activities under new Mission
- Submission of UCs for ACA released at the earliest for claiming of next instalment
- Submission of claims related to DPR preparation



Status of Implementation

MoHUPA

- Signing of MoA
 - Gujarat has signed the MoA with MoHUPA
 - MoA has been received from Bihar, Odisha, Jharkhand, Madhya Pradesh and Kerala
- Formation of SLSMC – Jharkhand, Nagaland and Haryana
- Designation of SLNA – Arunachal Pradesh, Nagaland, Madhya Pradesh and Jharkhand
- Selection of Cities – Jharkhand, Madhya Pradesh and Gujarat

37

Status of Existing Schemes

(4) Beneficiary-led individual house construction/ enhancement... Contd.

88

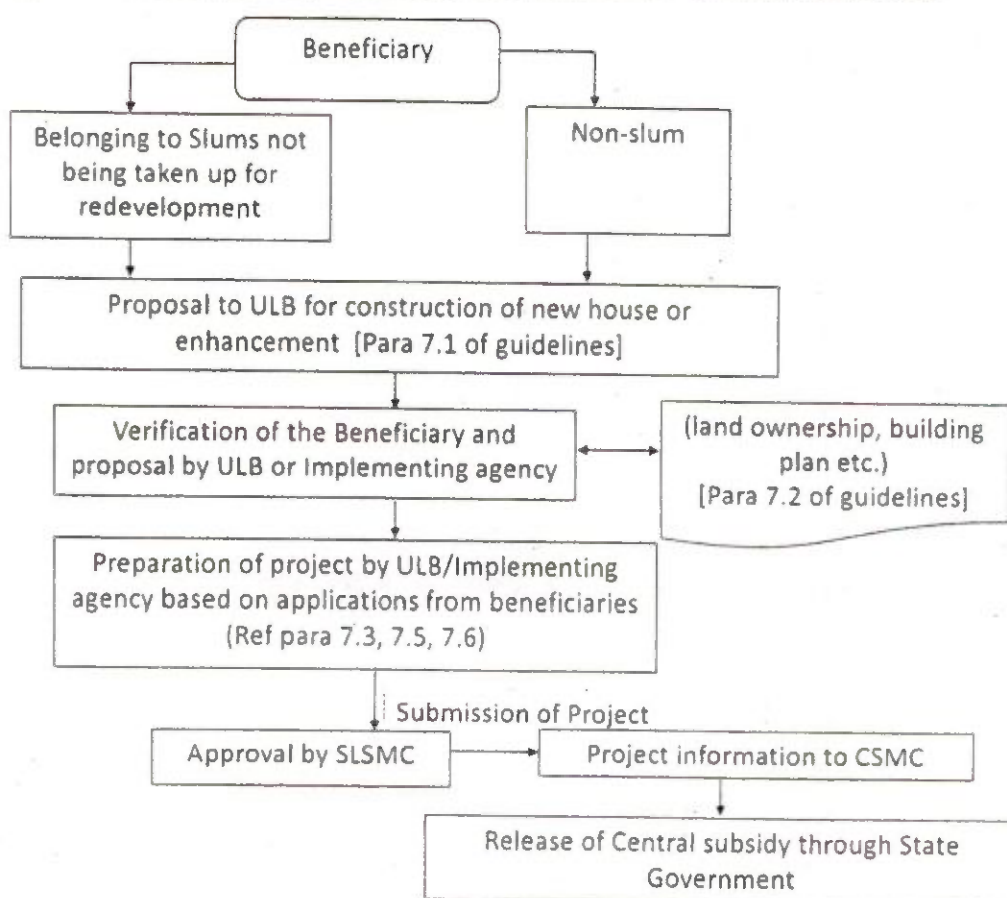


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- **Individual applicants** for assistance shall not be considered.
- States/UTs/Cities to ensure that Gol assistance is committed only after **balance cost of construction is tied up**
- **State/UT or cities may contribute financially**
- Central assistance will be released to **bank accounts of identified beneficiaries through States/UTs**
- Gol contribution to be **released in proportion** to the value of construction in **3-4 instalments**
- Last instalment of Rs. 30,000/- of Gol assistance to be released only after completion of the house
- **Mechanisms to track progress** of such individual houses through geo-tagged photographs

35

Steps in beneficiary-led construction or enhancement



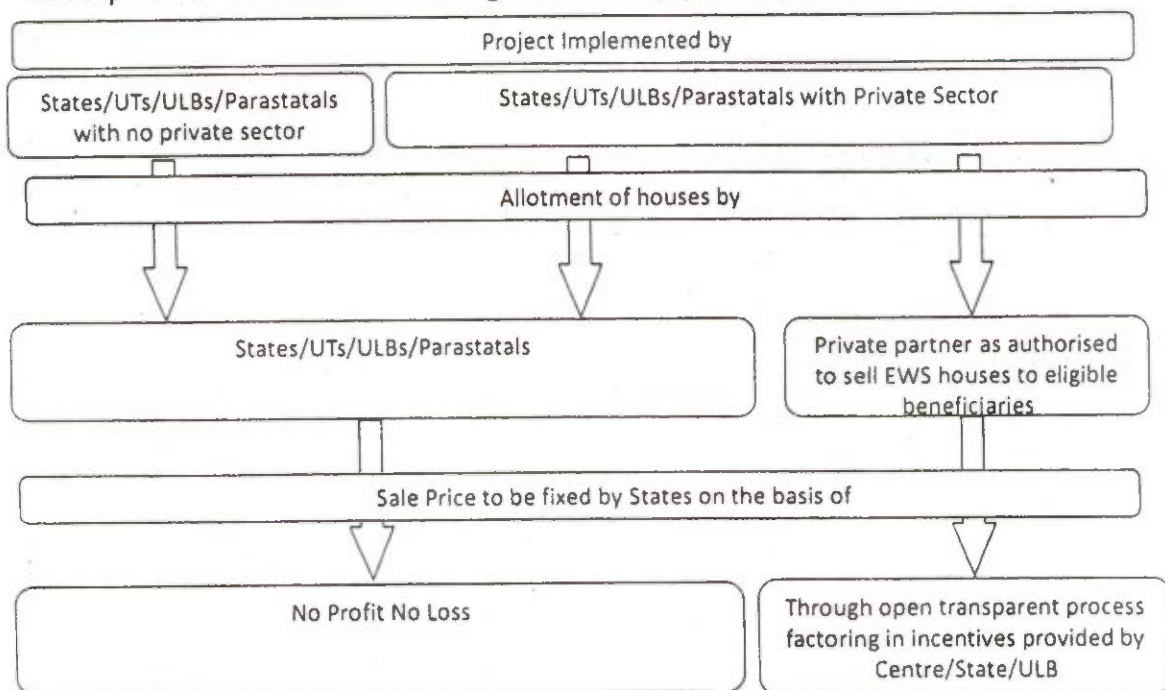
36

(3) Affordable Housing in Partnership... Contd



- States/UTs to decide an **upper ceiling of sale price** for EWS houses
- Sale prices to be fixed using following principles:

MoHUPA



33

(4) Beneficiary-led individual house construction or enhancement



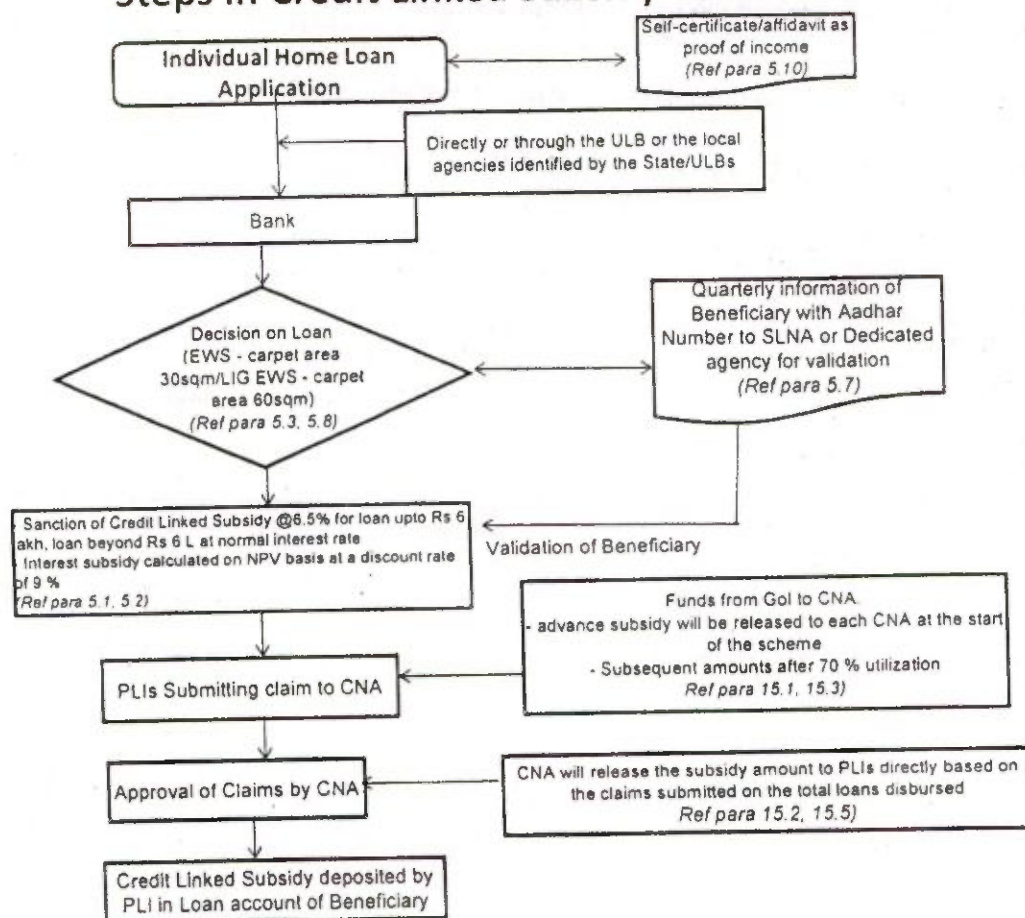
- Assistance to individual eligible families belonging to **EWS categories** to either construct new houses or enhance existing houses **on their own**
- Central assistance @ **Rs. 1.5 lakh** per house
- Beneficiaries, in or outside slums, to approach ULBs with **proof of land/house ownership**
- **Kutcha houses** in slums **not taken up for redevelopment** can be covered
- **ULBs to ascertain** ownership of land, economic status and **eligibility** etc. of beneficiary
- Socio-economic Caste Census (SECC) data to be used to verify current housing status of applicant and consequent eligibility
- ULBs to prepare **integrated city wide** individual housing project

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89

Steps in Credit Linked Subsidy Scheme



31

(3) Affordable Housing in Partnership



MOHUPA

- A **supply side intervention**
- To provide financial assistance to EWS houses being built in different partnerships by States/UTs/Cities including private sector and industries
- Central assistance @Rs. 1.5 lakh per EWS house
- Affordable housing project eligible for central assistance
 - At least 35% of the houses for EWS category
 - Project of at least 250 houses
- Allotment through transparent procedure as approved by SLSMC to beneficiaries identified in HFAPoA
- Preference to physically handicapped persons, senior citizens, SC/ST/OBCs, minorities, single women, transgender and other weaker and vulnerable sections of the society
- Different models of private sector involvement prevailing in states can be adopted by others

(2) Credit Linked Interest Subsidy

- A **demand side intervention**
- Interest subvention on home loans taken by eligible urban poor (EWS/LIG) for acquisition, construction or enhancement of house
- **Interest subsidy of 6.5%** available on housing loans of **upto Rs. 6 lakhs** with tenure of **15 years** for EWS/LIG, loans beyond Rs. 6 Lakhs at market rate
- Interest subsidy calculated on **NPV basis @9% discount rate**
- **Subsidy credited upfront to the loan account** of beneficiaries through lending institutions
- **Carpet area** limited to 30 sq. m. and 60 sq. m. for EWS and LIG respectively

29



(2) Credit linked Subsidy... Contd.

- Preference to Manual Scavengers, Women/widows, SC/ST/OBCs, Minorities, differently-abled and Transgender subject to them being EWS/LIG
- Self-certificate/affidavit as proof of income from loan applicant
- **Central Nodal Agencies (CNAs)** to channelize subsidy to the lending institutions and for monitoring the progress
 - Housing and Urban Development Corporation (HUDCO) and
 - National Housing Bank (NHB)
- PLIs can sign **MoU with only one Nodal Agency**
- **PLIs to take NOCs quarterly** from States/UTs or designated agency for list of beneficiaries covered under credit linked subsidy to avoid duplication.



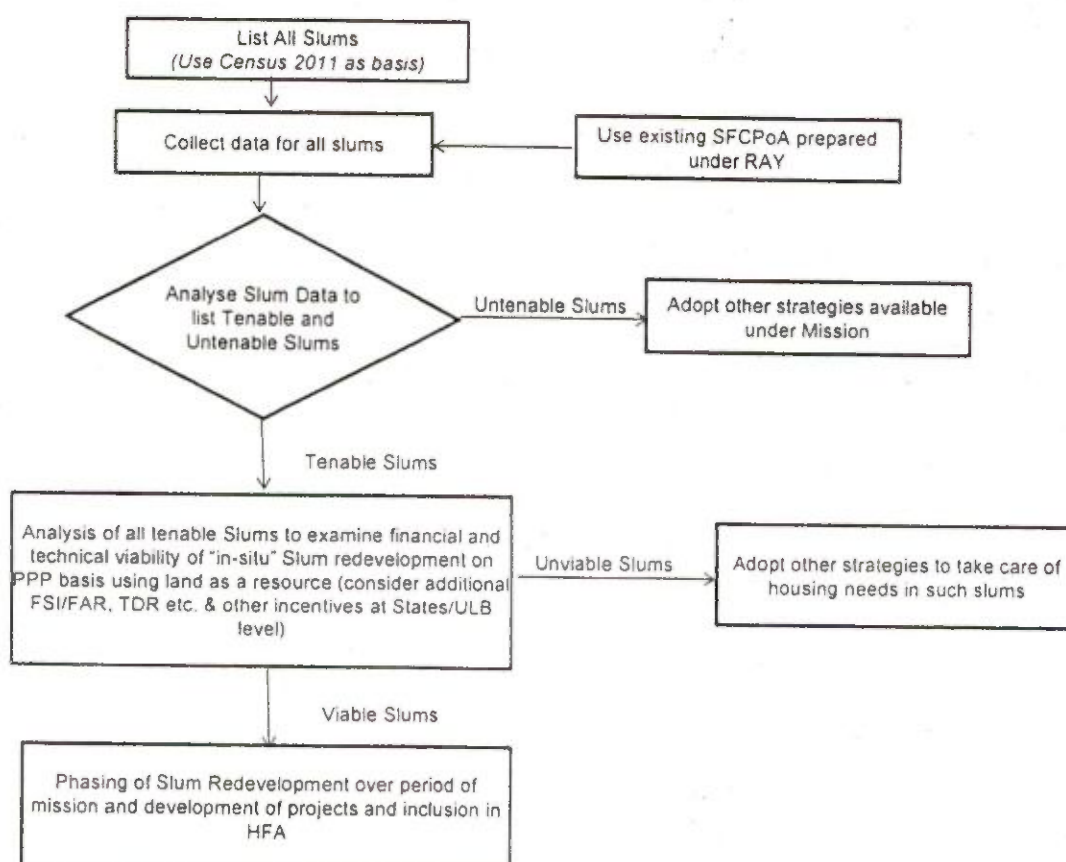
(1) "In-Situ" Slum Redevelopment.. Contd.

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- **Open bidding** for the slum redevelopment project
 - Positive premium-Select highest positive premium developer
 - Negative premium-Select lowest negative premium developer
- **Implementing agency to make allotments** to eligible slum dwellers through a transparent process
- Project developers to provide **transit accommodation** during the construction period
- ULBs should have a **single project account** for slum redevelopment projects
- **Single authority** for formulating project and according approval to projects.
- Financially unviable tenable slums can be taken up in later phases or deficiency of houses can be taken up under other components of Mission
- Untenable slums can be taken up under other components of Mission

27

Strategy for Slum Redevelopment using Land as a Resource



28

(1) "In-Situ" Slum Redevelopment- Approach



- **State/UTs shall decide:**
 - **Eligibility criteria** like cut off date etc. preferably through legislation
 - **Beneficiary contribution**
 - **allotment** on ownership rights or on renewable, mortgageable and inheritable leasehold rights basis
 - **Restriction on transfer**
- Identify all tenable slums and their parameters such as area, available FSI, market potential etc.
- Examine **financial and technical viability** of all tenable slums for redevelopment with private partner using land as a resource
 - Consider additional FSI/FAR, TDR, relax density norms
 - Mixed usage of land
 - Cluster of slums as single project

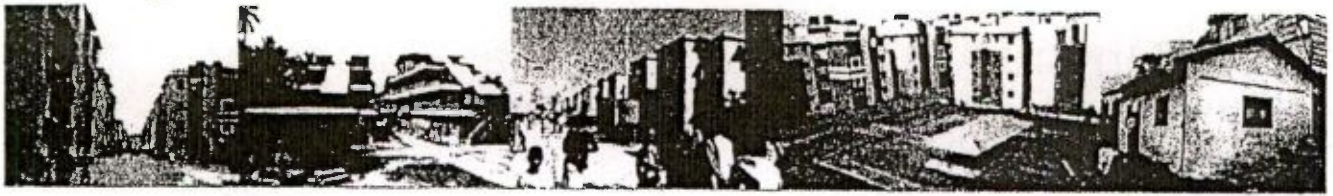
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(1) "In-Situ" Slum Redevelopment- Approach



- **Two Components:**
 - **slum rehabilitation component:** provides housing along with basic civic infrastructure
 - **free sale component:** available to developers for selling in the market so as to cross subsidize the project
- **Sale of "free sale component"** should be **linked** to the completion and transfer of slum rehabilitation component
- Only the **required slum land to be given** to private developers.
- **Consultations** with Slum Dwellers' Associations for formulating projects
- All **financial and non financial incentives and concessions** to be declared '**a priori**' in the bid document
- Private partner to be selected through **open bidding process**

26



Four Verticals of the Mission

1. In-situ Slum Redevelopment
2. Credit Linked Subsidy Scheme
3. Affordable Housing in Partnership
4. Beneficiary-led individual house construction/enhancement

(1) "In-Situ" Slum Redevelopment



- Using land as a resource with **private participation**
- Slums on **Central Government land/State Government land/ULB land**
 - Slum rehabilitation grant of **Rs. 1 lakh per house**, on an average.
 - **Flexibility to States/Cities** to deploy this central grant for other slums being redeveloped
 - States/Cities provide **additional FSI/FAR or TDR** to make projects financially viable
 - Land cost **not to be charged** by Central Govt. agencies
- Slums on **Private Owned Land**
 - States/Cities provide additional FSI/FAR or TDR to land owner as per its policy
 - No Central Assistance

Functions - SLSMC



MoHUPA

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

21

Agencies to Plan and Implement at GOI Level



MoHUPA

Sl	Divisional / Branch Officer	Desk	Important issues assigned
1	Sh. R.S. Singh, Director (HFA.1) Tel.No. 011-23062279 Sh. Sushil P. Gahlaut, Under Secretary (HFA.1) Tel.No. 011-23063488	HFA. 1	Policy / Guidelines matters of Housing for All (Urban) Mission and other schemes; Implementation of Housing for All (Urban) Mission for the States falling in the North Zone; Compilation of Housing for All Plan of Action (HFAPoA)
2	Sh. S.C. Jana, Deputy Secretary (Additional charge) Tel.No. 011-23062272 Smt.Shobana Pramod, Under Secretary (HFA.2) Tel.No.011-23063029	HFA. 2	Implementation of the Housing for All (Urban) Mission for the States falling in the South Zone; Capacity Building matters under Housing for All Mission (Urban) for all States; Implementation of the on-going projects under BSUP & IHSDP components of JNNURM.
3	Sh. S.C. Jana, Deputy Secretary(HFA.3) Tel.No. 011-23062272 Sh. Vinod Gupta, Under Secretary (HFA.3) Tel.No. 011-23062859	HFA. 3	Implementation of the Housing for All (Urban) Mission for the States falling in the East & NE Zone; Coordination of CSMC meetings & issuance of Minutes of the Meeting under Housing for All (Urban) Mission; Issues relating to PMU/PIU and DPR preparation charges / TPIMA matters in respect of JNNURM for all States.
4	Sh.S.K. Valiathan, Deputy Secretary (HFA.4) Tel.No. 011-23061206 Sh. Rahul Mahna, Under Secretary (HFA.4) Tel.No. 011-23061285	HFA. 4	Implementation of the Housing for All (Urban) Mission for the States falling in the States falling in the West Zone; Issues relating to Technology Sub-Mission under Housing for All (Urban) Mission; Implementation of on-going projects under RAY.
5	Sh. S.K. Valiathan, Deputy Secretary (Additional Charge) Tel.No. 011-23062272 Sh. B.K. Mandal, Under Secretary (HFA.5) Tel.No. 011-23062252	HFA. 5	Implementation of Credit Linked Subsidy Scheme for all States;

22

-12-

Central Sanctioning and Monitoring Committee (CSMC)



92

- An inter-ministerial committee under Chairpersonship of Secretary (HUPA) for implementation of the Mission, approvals there under and monitoring.

Indicative Functions of CSMC

MoHUPA

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

19

State Level Sanctioning and Monitoring Committee (SLSMC)



- An inter-departmental committee under Chairpersonship of Chief Secretary for approval of Action Plans and projects under various components of the Mission.
- Suggested Composition

MoHUPA

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

- Chairperson of the SLSMC authorised to co-opt any other member or invite special invitees as and when need arises

20



Activities to be taken up immediately

MoHUPA

- Identification of SLNA – 15.08.2015
- Signing of **Memorandum of Agreement (MoA)** with Ministry – 31.08.2015
- Selection of Cities – 31.08.2015
- Demand assessment of selected cities – 30.09.2015
- Formation of SLTC and CLTC for selected Cities – 30.09.2015
- Preparation of HFAPoA for selected cities and sent to the Ministry – 31.10.2015 utilise the existing SFCPoA and data collected therein
- Forward details of projects approved by SLSMC to CSMC or earlier for release of funds – 31.12.2015
- Submit 70% utilisation of funds released for preparation of SFCPoA
- Projects under affordable housing in partnership scheme prepared but not submitted/cancelled under RAY can be taken up immediately
- Wide publicity of newly launched Mission
- States to put in place mechanisms for issuance of NoC to beneficiaries under CLSS component

17

Agencies to Plan and Implement at State Level



MoHUPA

State Nodal Agencies (SLNA)	<ul style="list-style-type: none"> • Nodal Agencies Designated by the State Governments for implementing, coordination and reform related activities of the mission
State Level Sanctioning and Monitoring Committee (SLSMC)	<ul style="list-style-type: none"> • Headed by Chief Secretary for approval of action Plans and DPRs
City Level Mission	<ul style="list-style-type: none"> • Under chairpersonship of Mayor/Chairman for approval of action Plans, Projects and implementing, coordination and reform related activities of the Mission
Implementing Agencies	<ul style="list-style-type: none"> • Urban Local Bodies, Development Authorities, Housing Boards etc. which are selected by State Governments/ SLSMC for implementing HFA Mission.
Grievance Redressal Mechanism	<ul style="list-style-type: none"> • To be established at city/state level with web based consolidation at MoHUPA level

18

Convergence with Other Ministries



93

MoHUPA

- **Industries to plan and make provision** for accommodation facilities for **all its employees** whether contractual or permanent
- **Railway to undertake housing for poor** including slum dwellers on its land in its transit area development – *Letters have been sent to Hon'ble Minister of Railways and Secretary (Railways) to take up the issue of slums on their land*
- Other land owning central govt. agencies shall also **contribute by providing land and undertaking housing construction** activities for poor – *Ministry of Food Processing Industries has communicated that the guidelines of the Mission has been brought to the notice of all State/UT*
- **MoUD to converge civic amenities and infrastructure development** in fringe areas of cities under **AMRUT** to make more land available for housing
- **Smart city** to also include adequate provision for **EWS housing**
- State to utilise **Construction Worker Welfare Fund** for creating adequate **stock of affordable/rental housing** – *Direction issued by Director-General (labour Welfare) under Section 60 of BOCW(RECS) Act 1996 that the States/UTs should create rental housing stock for workers as welfare measure dated 5th August 2015.*

15

Technology Sub-Mission

MoHUPA

- Set up to facilitate adoption of :
 - **Modern, innovative and green technologies** and **building material** for faster and quality construction of houses
 - Layout designs and building plans suitable for various geo-climatic zones
- Will work on: i) Design & Planning ii) Innovative technologies & materials iii) Green buildings using natural resources and iv) Earthquake and other disaster resistant technologies and designs.
- Assist State/Cities in deploying **disaster resistant and environment friendly technologies**
- Will coordinate with various regulatory and administrative bodies for :
 - Mainstreaming and up scaling the deployment of modern construction technologies, material in place of conventional construction and
 - Use of green and energy efficient technologies, climate changes etc.
- Centre and State/UT to **partner with willing IITs, NITs and Planning & Architecture institutes** for developing technical solutions, capacity building and handholding
- State or region specific needs of technologies and designs would also be supported under this Sub-Mission.

16



Capacity Building Activities

- All CB and IEC activities approved by CSMC would be fully funded by Ministry
- **Norms regarding per capita cost etc. of various activities** to be determined by CSMC.
- In the interim norms under earlier schemes would apply.

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13

Quality Assurance



Third Party Quality Monitoring Agencies (TPQMA)

- States/UTs to engage Third Party Quality Monitoring Agencies (TPQMA) to ensure quality of construction under various components
- Central assistance @ 75:25 and @ 90:10 in case of NE and special category states limited upto 3 visits in each project
- States/UTs to draw up quality monitoring and assurance plans
- Quality monitoring plans to be submitted for approval of CSMC after due approval of SLSMC

MoHUPA

Social Audit

- Mission to assist States/UTs in undertaking social audit
- 100% financial assistance for social audit with the approval of CSMC

14

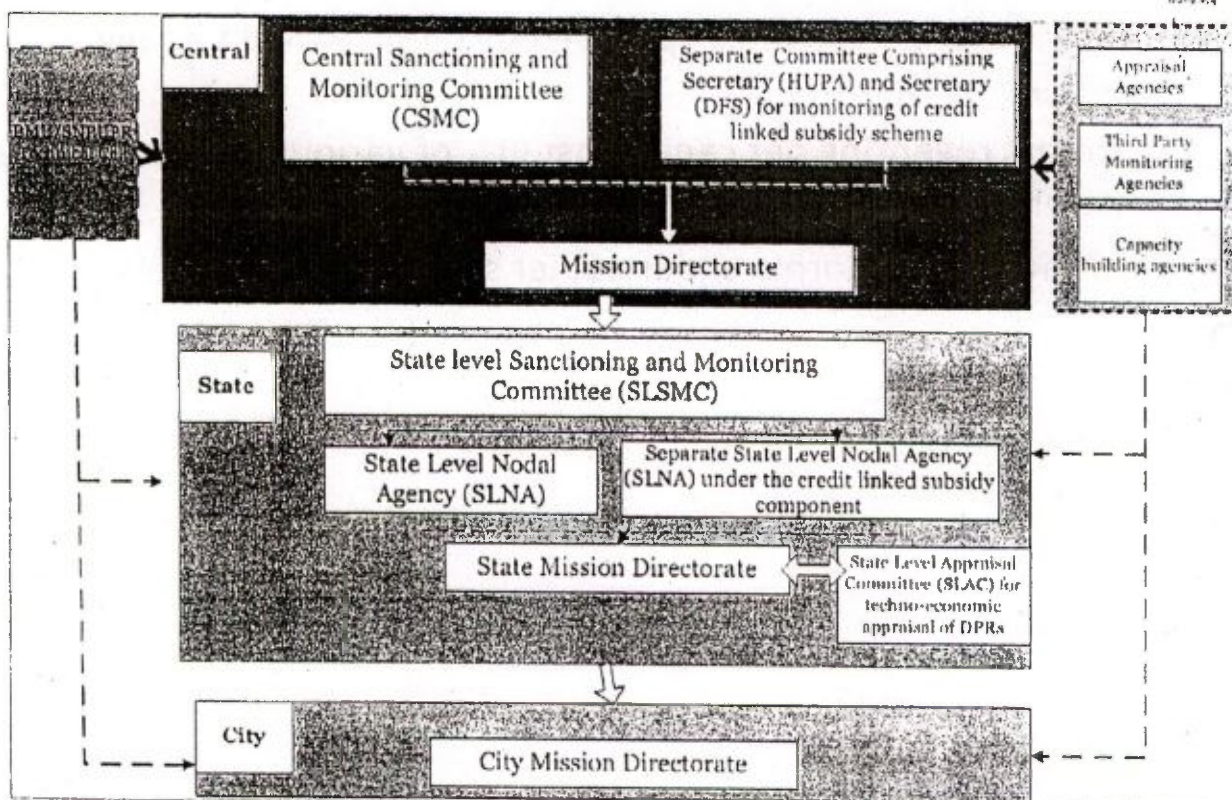
Institutional Mechanism

9A

12



MoHUPA



11

Capacity Building Activities



MoHUPA

- Formation of State level Technical Cell (SLTC) and City level Technical Cells (CLTC) with the approval of CSMC
 - SLTC with 5-10 professionals and CLTC with 2-4 professionals
 - Central assistance @75:25 and @90:10 in case of NE and special category States
- Activities for Preparation of HFAPoA
 - Central assistance @ 75:25 and @ 90:10 in case of NE and special category States
 - Funds already released for preparation of SFCPoAs to be utilised before claiming support under HFAPoA
- Mission will empanel **Resource Centres** for providing training and to undertake other activities.
- State may also empanel Resource Centres with prior approval of CSMC for specialised needs

12



Fund Release Mechanism



All 3 Components except CLSS

- Central Assistance to be released in 3 instalments – 40%, 40% and 20% with approval of CSMC
- On the basis of HFAPoA submitted to Ministry, **requirements of financial assistance from GoI** would be projected
- Annual **Budgetary requirement to be assessed based on AIP** submitted each year by States
- States to submit AIP and details of projects approved by SLSMC under different components for release of 1st instalment
- Subsequent instalments on 70% utilization of earlier releases
- Funds to be kept in **separate account**
- During first year (2015-16), AIP will not be necessary

Credit Linked Subsidy Scheme

- Advance subsidy release to CNA
- Subsequent instalments on 70 % utilization of earlier amounts
- CNA to release the subsidy amount to PLIs in 4 instalments based on the claims on the total loans disbursed

9

Mandatory Conditions for States/UTs



- **Dispensing the need for separate Non Agricultural (NA) Permission** if land already falls in the residential zone earmarked in Master Plan of city or area.
- Prepare/amend their Master Plans **earmarking land for Affordable Housing.**
- **Single-window, time bound clearance for layout approval and building permissions at ULB level.**
- 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.
- Either **legislate or amend existing rental laws** on the lines of model Tenancy Act being prepared by Ministry.
- Provide **additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms** for slum redevelopment and low cost housing, if required.

10



Implementation Process... Contd.

MoHUPA

- Viable slums: Phasing over the Mission period, Preparation of DPR and inclusion in HFA
- Unviable slums and ineligible slum dwellers in viable slums: Other options
- For Other Urban Poor :
 - Demand assessment and validation of beneficiaries
 - Categorisation of intended beneficiaries amongst available options
- Preparation of HFAPoA based on above assessment
- Based on HFAPoA, States/Cities to prepare **Annual Implementation Plans (AIPs)** keeping in view available resource 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.
- The result of demand survey, draft HFAPoA, draft AIP and beneficiary list to be discussed with the local representatives including MLAs and MPs to integrate their views.

7

Implementation Process... Contd.



MoHUPA

- HFAPoA and AIP to be **approved by SLSMC** and submitted to Ministry for assessment of overall plan and requirement of central financial assistance
- HFAPoA should be **reviewed yearly** in view of implementation of AIPs in the preceding years
- Based on HFAPoA and AIP and availability of resources, each city will **prepare Detailed Project Report (DPRs)** under each component of the Mission.
- All DPRs to be approved by State Level Sanctioning and Monitoring Committee (SLSMC).
- Information of approved projects in prescribed formats (Annexure 7A-C in page 39-44 of the Guidelines) to be submitted to Ministry for consideration and release of central assistance.
- Houses constructed/acquired under the mission should be in the name of female head of the household or in the joint name

8

Fund Release Mechanism



All 3 Components except CLSS

MoHUPA

- Central Assistance to be released in 3 instalments – 40%, 40% and 20% with approval of CSMC
- On the basis of **HFAPoA** submitted to Ministry, **requirements of financial assistance from Gol** would be projected
- Annual **Budgetary requirement to be assessed based on AIP** submitted each year by States
- States to submit AIP and details of projects approved by SLSCMC under different components for release of 1st instalment
- Subsequent instalments on 70% utilization of earlier releases
- Funds to be kept in **separate account**
- During first year (2015-16), AIP will not be necessary

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10

2

Implementation Process



MoHUPA

- Signing of **Memorandum of Agreement (MoA)** and **selection of Cities**; Initially to **focus on 500 Class I Cities**
- Credit linked subsidy component of the mission to be implemented in all 4041 statutory towns right from the beginning
- Demand survey in selected cities as per format in Guidelines (Annexure 4 at pg. 29-31). States/UTs can collect more information from beneficiaries if required by them
- Demand survey should have beneficiary details including **unique Identification Number** like Adhaar Card, Voter ID Card or such other number or a certificate of house ownership from Revenue Authority of beneficiary's native district to avoid duplication
- Beneficiary information to include mobile number for communication with beneficiaries.
- Demand survey to result into the housing needs of the city

5

Implementation Process... Contd.



MoHUPA

- States/Cities to consider possible temporary migration from rural areas to city for only availing advantage of scheme and exclude such migrants from list of beneficiaries while validating demand survey.
- Prepare **Housing for All Plan of Action (HFAPoA)** containing demand of housing by eligible beneficiaries in the city alongwith the selected interventions.
- **Housing for All Plan of Action (HFAPoA)** of the city to have two components: Slum dwellers and Other Urban Poor
- For Slums:
 - Data collection for all slums, to utilise existing plan and data
 - Analysis of slum data to list tenable and untenable slums
 - Examine financial and technical viability of tenable slums for redevelopment of slums through private participation using land as a resource
 - State to consider additional FSI/FAR, TDR, relax density norms
 - To categorised tenable slums as financially viable or unviable



Mission Highlights

MoHUPA

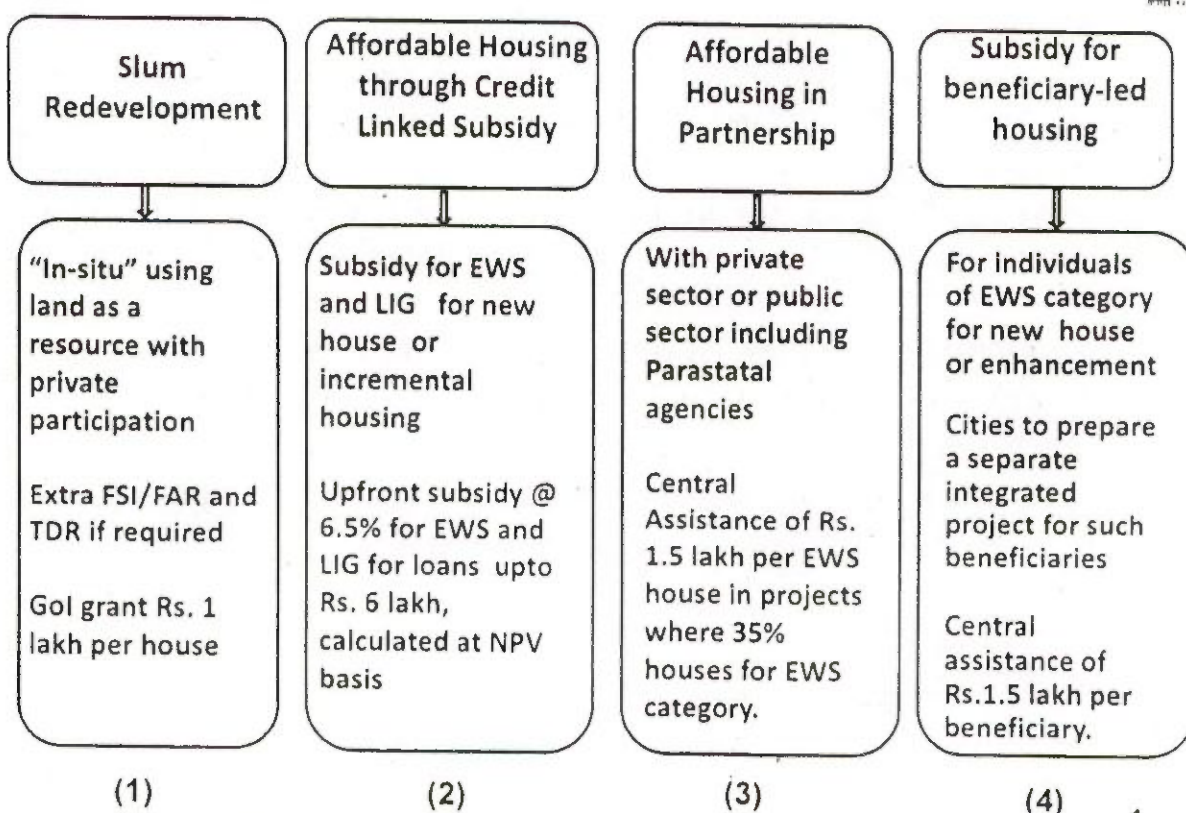
- Housing shortage estimated at 2 crore but exact scope of the mission to emerge after demand assessment
- States/UTs may decide a cut off date for eligibility of beneficiary needs to be resident of that urban area.
- Beneficiary defined as a family comprising husband, wife and unmarried children. Further, Beneficiary should not have any pucca house anywhere in India to be eligible to receive support under the mission.
- EWS category defined as a family with income upto Rs. 3 lakh and LIG from Rs. 3-6 lakh.
- Size of EWS house - 30 Sq M., States to have flexibility but Central assistance fixed
- Project approval at state level.
- Aadhaar Card/Bank Account Number/PAN Number (if available) required from beneficiary or a certificate of house ownership from Revenue Authority of beneficiary's native district.

3

Housing For All: Options



MoHUPA



Beneficiary can take advantage under one component only

4



Pradhan Mantri Awas Yojana Housing for All (Urban)

Scheme Guidelines
2015



Ministry of Housing & Urban Poverty Alleviation
19.08.2015

Housing for All - Overview



- Housing for All by 2022 approved by Cabinet on 17.06.2015
- Guidelines launched on 25.06.2015
- Mission to cover all **4041 statutory towns** and beneficiaries belonging to EWS, LIG categories
- Mission has four components:
 - 1) "In situ" Rehabilitation of existing **slum dwellers** using **land as a resource** through **private participation**
 - 2) **Credit Linked Subsidy (CLS)**
 - 3) **Affordable Housing in Partnership**
 - 4) Subsidy for **beneficiary-led** individual house construction or enhancement.
- Credit Linked subsidy component is Central Sector Scheme while other 3 to be implemented as Centrally Sponsored Scheme.

MoHUPA

National Workshop on Pradhan Mantri Awas Yojana (Housing for All)

Jacaranda Hall, India Habitat Center, Lodhi Road, New Delhi

August 19, 2015

Time	Agenda	Speaker
10.00 - 10.30	Registration	
10.30 - 10.45	Welcome Address	Secretary (HUPA)
10.45 - 11.00	Overview of the Scheme (HFA)	JS & MD (HFA)
11.00 - 11.15	Briefing on other policy initiative of the Ministry	Joint Secretary (Housing)
11.15 - 11.30	Tea Break	
11.30 - 11.40	Presentation on "In-situ" Slum Redevelopment	JS & MD (HFA)
11.40 - 11.50	Presentation on Affordable Housing in Partnership	
11.50 - 12.00	Presentation on Subsidy for Beneficiary led house construction	
12.00 - 12.10	Presentation on Credit Linked Subsidy Scheme	
12.10 - 12.45	Open Discussion	
12.45 - 1.15	Presentation on preparation of HFAPoA	Director (HFA-1)
1.15 - 2.00	Lunch Break	
2.00 - 2.15	Presentation on Technology Submission	Deputy Secretary (HFA-4)
2.15 - 2.30	Presentation on Capacity Building	Deputy Secretary (HFA-3)
2.30 - 3.30	Open discussion	
3.30 - 4.30	Progress under NULM/ Street Vendors Act Matters	Joint Secretary (UPA)
4.30 - 4.35	Vote of Thanks	

3

8.	DO letter from Secretary (HUPA) to Chief Secretaries of 5 States (Assam, Bihar, Tamil Nadu, Uttar Pradesh and West Bengal) requesting them to send proposals under the Scheme for making provision of drinking water for slum households in 66 municipalities in 43 districts endemic with Japanese Encephalitis (JE)/Acute Encephalitis Syndrome (AEs)	150-177
9.	Letter sent to NNRCs	178-181
10.	Letter sent to MoSPI	182-183
11.	Frequently Asked Questions (FAQs)	184-197

29

Index of Information in the Folder

National Workshop on Pradhan Mantri AwasYojana (Housing for All)
Jacaranda Hall, India Habitat Center, Lodhi Road, New Delhi
19th August, 2015

S. No.	Contents	Page No.
1.	Agenda of the Workshop	1
2.	Presentation on Housing for All (Urban) Mission	2-24
3.	Presentation on Housing for All Plan of Action (HFAPoA)	25-33
4.	Presentation on Technology Sub-Mission	34-39
5.	Presentation on Capacity Building	40-46
6.	Copy of Correspondences with States <ul style="list-style-type: none">• DO from Secretary (HUPA) to all Chief Secretaries of States/UTs detailing timelines for various activities under HFA (Urban) Mission dated 5th August 2015 alongwith State/UT wise allocation of Funds for FY 2015-16 under HFA (Urban) Mission dated 3rd August 2015• Constitution of technical cells at State and City level under Housing for All (HFA) dated 3rd August 2015• Comments sought on Multi-attributes evaluation criteria for selection of emerging technologies dated 22nd July 2015• Constitution of a Technology Sub-Mission under Housing for All (Urban) Mission dated 21st July 2015• Housing for All (Urban) Mission-Model Tender Document and Guidelines dated 2nd July 2015• Signing of MoA proposals for inclusion of cities and identification of SLNA under Housing for All (Urban) Mission dated 2nd July 2015• OM regarding launch of Housing for All (Urban) Mission dated 25th June 2015	47-141
7.	Copy of correspondences with Central Ministries regarding convergence <ul style="list-style-type: none">• DO from Hon'ble Minister MoUD, MoHUPA and PA to Hon'ble Minister of Railways requesting him to consider the issue of slums on railway land with the overall objective of achieving the larger goal of Housing for All dated 4th August• DO from Hon'ble Minister MoUD, MoHUPA and PA to Hon'ble Minister of State (independent charge) of Labour and Employment to take up the matter of providing rental housing stocks for workers as a welfare measure dated 4th August• DO from Hon'ble Minister MoUD, MoHUPA and PA to Hon'ble Minister of State (independent charge) of Commerce and Industry requesting her to take up the matter related to provision of housing for all employees whether contractual or permanent through Department of Industrial Policy and Promotion dated 4th August<ul style="list-style-type: none">◦ Response received dated 5th August 2015• DO from Secretary (HUPA) dated 3rd July 2015 to all concerned Secretaries of Central govt. Departments highlighting the need for convergence with other central govt. schemes in order to ensure that there is no overlap among various schemes.<ul style="list-style-type: none">◦ Responses received from Ministry of Food Processing Industries dated 29th July 2015 and Ministry of Labour and Employment dated 5th August 2015	142-149

Sl. No.	QUESTIONS	ANSWERS
46.	Who and how will the project "Beneficiary-led individual house construction scheme" be formulated?	On the basis of applications mentioned in point number 7.1 and 7.2 of guidelines, 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 as per planning norms of the city and scheme is implemented in an integrated manner which will be sent to SLSPMC for approval. Individual applicants for assistance shall not be considered.
47.	Can beneficiaries meeting with the eligibility criteria form a group cooperative housing society to claim beneficiary-led individual subsidy under HFA?	Yes, beneficiaries, who intend to form a group cooperative housing society and meeting the eligibility requirements under HFA, can claim beneficiary led individual subsidy under the Scheme.
48.	Any point of check 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, Gol assistance, State Government assistance etc. Gol assistance will not 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.
49.	How the central assistance will be released to beneficiaries for 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.
50.	What is the timing and criteria of releasing of financial assistance for project for individual house construction?	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.
51.	Whether the Mission will support in creating the rental housing stock?	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 has been

Sl. No	QUESTIONS	ANSWERS
52.	What monitoring role that the States to perform under Beneficiary led individual housing construction?	States/UTs are required to develop effective mechanism for monitoring beneficiary led housing through geo-tagged photographs.
53.	What are the reforms proposed under HFA Mission?	For participating in the mission and to avail of financial assistance from Central Government, States/UTs should agree to fulfill following Mandatory Conditions:- (i) 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. (ii) States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing. (iii) A System should be put in place to ensure single-window, time bound clearance for layout approval and building permissions at ULB level. (iv) States/UTs shall adopt the approach of deemed 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. (v) States/UTs would either legislate or amend existing rental laws on the lines of model Tenancy Act being prepared by Ministry. (vi) States/UTs shall provide additional FAR/FSI/TDR and relaxed density norms for slum redevelopment and low cost housing, if required.
54.	What is Annual Implementation Plan?	On the basis of HFAPA, subsequently States/Cities will prepare the Annual Implementation Plans (AIPs) dividing the task upto 2022 in view of the availability of resources and priority. For larger cities, HFAPA and AIPs can be prepared at sub-city (ward/zone etc.) level with the approval of concerned State/UT Government. Reference may be made to the Scheme guidelines hosted on the website of the Ministry (www.mhupa.gov.in)
55.	What is State level Nodal Agency (SLNA) and what is its role?	SLNA is the Nodal Agency designated by the State Governments for coordination of all scheme and reform-related activities under HFA in the state. It will monitor and evaluate the HFA activities in the state and coordinate with the central ministry (MoHUPA) in sending necessary progress report /

Sl. No	QUERIES	ANSWERS
		completion report. It will facilitate the identified eligible beneficiaries of credit linked subsidy in getting approvals and documents, etc.
56.	Will the State Government also contribute to this scheme of assistance in all four verticals?	Yes, State Govt. and local bodies are expected to contribute in redevelopment of slums and providing housing for all under different verticals.
57.	For the purpose of eligibility of slum dwellers, how the cut -off date will be decided?	States/UTs at their discretion, decide a cut-off date preferably through legislation, on which beneficiaries need to be resident of that Slum.
58.	The scheme states that the central assistance under the Mission should be in the name of Female Head of the household. What is the position, if there is no female member in the household, whether that family would be eligible for assistance under the Mission?	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 dwelling unit/house can be in the name of male member of the household.
59.	How the Central assistance under HFA be released?	Central assistance under 3 verticals (except CLSS) will be disbursed through States/UTs.
60.	Whether HFA can utilize benefit of Smart Cities and AMRUT. If yes, how?	Central schemes and other schemes may be dovetailed for the fund requirement for provision of external infrastructure. At the stage of preparation of Service Level Improvement Plans (SLIP) itself under AMRUT, cities must seek convergence with HFA. The core infrastructure elements of Smart city would include affordable housing, especially for the poor, green field development (more than 250 acres) with affordable housing (at least 15% in the affordable housing category); especially for the poor.
61.	Whether projects selected under RAY, but cancelled due to discontinuance of the scheme, would be eligible for coverage under this Scheme?	Under erstwhile Schemes RAY, Central Assistance under 183 projects, where work has begun would continue to be available. All other approved projects, where no work has begun, would stand cancelled. These projects can, however, be taken up under HFA Mission as per the discretion of the concerned States/UTs.
62.	What are the criteria for selection of Cities under the Scheme?	All the statutory towns are eligible for selection. The selection of the cities is the discretion of the State/UTs but State/UTs may consider those Class I cities and those cities which have already prepared SFCEPoA under erstwhile RAY Scheme on priority.
63.	How to prepare HFAPoA? Are there any guidelines/checklist?	Format for the preparation of HFAPoA has been given in Annexure 5 of the Guidelines (page 32 to 34). Reference may kindly be made to our web-site http://www.mhupa.gov.in for further information.
64.	How the detailed project report for HFA could be prepared? Whether	Based on HFAPoA and availability of resources, each city will prepare Detailed Project Report

Sl. No	QUERIES	ANSWERS
	DPR of RAY can be used for the preparation of HFAPoA DPR?	(DPRs) under each component of the Mission. All DPRs should be approved by State Level Sanctioning and Monitoring Committee. In this context, inputs regarding slum data could be drawn from the erstwhile scheme "RAY".
65.	Whether SFCPoA document can be used for the preparation of HFAPoA?	The data under SFCPoA may be used for the preparation of HFAPoA.
66.	While preparing HFAPoA whether reference from any other programme can be taken?	In preparing HFAPoA, Urban Local Bodies should take into account the provisions of the City Development Plan, City Sanitation Plan etc. for achieving synergy with other ongoing programmes of both Central and State Governments.
67.	How much time is to be taken for preparation of HFAPoA?	For the first year of the scheme, i.e., 2015-16, AIP is not required and based on the recommendations of the SLSMC, central assistance may be released. States/UTs will submit HFAPoA for the selected cities as soon as possible, preferably within 6 months of selection of city.
68.	Is HFAPoA a static document?	No. HFAPoA should be reviewed on a yearly basis to make changes in view of implementation of Annual Implementation Plan (AIP) in the preceding years.
69.	What is the functional relationship between HFAPoA and DPR?	Based on HFAPoA and availability of resources, each city will prepare Detailed Project Report (DPRs) under each component of the Mission.
70.	What will be mechanism for Monitoring and Evaluation (M&E)?	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.
71.	What support technology submission will provide to State and cities?	Technology submission will facilitate adoption of modern, disaster resistance, environmental friendly technologies and building material for faster and quality construction. It may also help in lay out design and building plans. Centre and States will seek cooperation from willing IITs, NITs and Planning & Architecture Institutes for this.
72.	In case convergence with the other scheme of center and state, how it can be linked with mission account?	States/UTs will ensure convergence with other housing schemes to be taken up by other departments like Industrial Policy & Promotion (IP &P) through industries for its employees, railways for In-Situ development of slum pockets, Ministry of Urban Development to make provision for housing for weaker section in small city projects and make

Sl. No	QUERIES	ANSWERS
		provision for civil amenities in outer areas of city under AMRUT scheme, Ministry of Labour to create rental housing for workers as welfare measures, etc.
73.	Whether two or more slums could be clubbed together for getting funds under this scheme?	The States/ULBs can club nearby slums in clusters for In-Situ development so as to make them financially and technically viable.
74.	Whether EWS and LIG could be grouped together at one plot under Affordable Housing in Partnership?	EWS and LIG could be grouped together at one plot, but it will be eligible for central assistance only if at least 35% in the project are for EWS category and the single project has at least 250 houses.
75.	Will a person having a plot without any construction be an eligible beneficiary?	Yes, he can be covered under subsidy for beneficiary led individual house construction scheme, if otherwise eligible.
76.	Who will provide transit accommodation for the slum dwellers under in-situ scheme?	The private developer will provide transit accommodation for slum dwellers.
77.	What would be the ownership pattern of the houses being constructed or developed under redevelopment schemes?	States/UTs may decide methodology about ownership rights of the houses to be allotted under HFAPoA (on renewal, mortgageable and inheritable leasehold rights). States/UTs may, however, impose suitable restrictions on transfer of houses so constructed.
78.	Under AHP to get central assistance, is the Developer required to provide any LIG category of houses other than EWS houses?	The developer may provide a mix of houses for different categories, but it should have at least 35% of total housing for EWS category.
79.	Will any central assistance be provided to private sector for "In-situ" redevelopment of slums on private owned land?	States/UTs/ULBs can incentivise "In-situ" redevelopment of slums on private owned lands for providing houses to eligible slum dwellers by giving additional FSI/FAR or TDR to land owner. Central assistance cannot be used in such cases.
80.	What role Technology Submission will Play in implementing HFA Mission?	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.
81.	What are the areas the sub-mission will facilitate?	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

Sl. No	QUERIES	ANSWERS
		technologies and designs. 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.
82.	What is the role of 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.
83.	What will be the content of Quality monitoring and assurance plans?	Quality monitoring and assurance plans will include the visits by third party agencies to the project site and to advise State and Urban Local Bodies on quality related issues.
84.	What will be the funding pattern for TPQMA activities?	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 the most three visits by TPQMA to each project.
85.	Is there any Annual Quality Monitoring Plans and how TPQM will be monitored?	Annual Quality Monitoring Plans should be submitted to Mission for the approval of CSMC after taking approval of State Level Monitoring Committee.
86.	Whether approval is required for Annual Quality Monitoring Plan?	Yes, CSMC will approve the Annual Quality Monitoring Plan?
87.	Whether the Social Audit mandatory for State/UT Government and ULBs?	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.
88.	Whether Social Audit Plan needs approval?	Yes, CSMC will approve Social Audit Plan.

Draft Agenda

SLSMC 1st Meeting on Housing for All (HFA) of Pradhan Mantri Awas Yojana (PMAY)

1. Introduction
2. Agenda Item 1 Review of Progress of various activities under Housing for All (Urban) Mission
3. Agenda Item 2 Approval of Housing for All Plan of Action (HFAPoA) for the nos. Towns prepared by the ULBs, after conductive of Demand survey etc.
(List of Towns)
4. Agenda Item 3 Approval of cut off dates for selection of beneficiaries
5. Agenda Item 4 Approval for income criteria for EWS and LIG Household to avail benefit under HFA (PMAY)
6. Agenda Item 5 Approval for size of dwelling unit and vertical
7. Agenda Item 6 Approval for convergence of State Sponsored Scheme of Housing for Urban Poor with HFA (PMAY)
8. Agenda Item 7 Consideration for finance norms for various Capacity Building and other administrative activities under Housing for All.
9. Agenda Item 8 Approval for constitution of SCTC and CLTC
10. Agenda Item 9 Proposal for delegation of authority for Principal Secretary, M.A. Department & Chairman, SLSMC
 - Approval of annual capacity building plan of states.
 - Approval of annual social audit plan of state.
 - Approval of annual quality monitoring and assurance plan of State.
 - Approval of selection of DPR/ project for scrutiny / field quality check on random basis.
 - Release of central assistance for SLTC, CLTC, TPQMA, social audit, preparation of HFAPoA and capacity building activities.

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- (63)

তারিখ 27.11.2015

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

To: Commissioner/ Chairperson

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

Sub: Submission of DPRs under Beneficiary's Led Construction (BLC) in Pradhan Mantri Awas Yojona (PMAY)

Madam/ Sir,

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

It is now necessary that DPRs wit prescribed Table of Contents and other required information are prepared and submitted to SUDA (SLNA) very early for onward transmission to the Government of India as and when required. You are requested, in view of the urgency of the matter to kindly take up preparation of DPR (if not taken up already) in consultation with the M.E. Directorate and complete the same and send it to Chief Engineer, MED for onward transmission to this office. The proposal in the DPRs should match with the proposal in the Action Plan submitted by earlier commensurate.

Kindly ensure that the DPRs reach the office latest by the **7th November, 2015**.

This may kindly be treated as extremely urgent.

Yours faithfully,

Director, SUDA
 & State Mission Director, PMAY/ 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

ক্রমিক নং SUDA- (63)

তারিখ 27.11.2015

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

To: Commissioner/ Chairperson

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

Sub: Submission of DPRs under Beneficiary's Led Construction (BLC) in Pradhan Mantri Awas Yojona (PMAY)

Madam/ Sir,

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

It is now necessary that DPRs wit prescribed Table of Contents and other required information are prepared and submitted to SUDA (SLNA) very early for onward transmission to the Government of India as and when required. You are requested, in view of the urgency of the matter to kindly take up preparation of DPR (if not taken up already) in consultation with the M.E. Directorate and complete the same and send it to Chief Engineer, MED for onward transmission to this office. The proposal in the DPRs should match with the proposal in the Action Plan submitted by earlier commensurate.

Kindly ensure that the DPRs reach the office latest by the **7th November, 2015**.

This may kindly be treated as extremely urgent.

Yours faithfully,

Sd/-

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

SUDA- (63)

27.11.2015

Copy forwarded for information to :

- i) P.S. to Principal Secretary, M.A. Department, GoWB
- ii) Chief Engineer, MED, GoWB – with a request to kindly instruct the concerned Executive Engineer to tie up with the ULBs to ensure submission of the DPRs latest by 7th December, 2015

Director, SUDA
 & State Mission Director, PMAY/ 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

ক্রমিক নং SUDA- (63)

তারিখ 27.11.2015

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

To: Commissioner/ Chairperson

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

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

দূরভাষ : ২৩৫৮ ৬৪০৩ / ৫৭৬৭, ফ্যাক্স : ২৩৫৮ ৫৮০০

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

Account Section : 2358 6408

রাজ্য নগর উন্নয়ন সংস্থা

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