

I] **Affordable Housing in Partnership (AHP)** is one of the four verticals under Housing For All Scheme for which the criteria are :

- Identification of suitable land
- Engagement of Private sector or Public Sector including parastatal agencies in execution of project
- Central Assistance of **Rs 1.5 lakh** per EWS house in projects where 35% House for EWS category

Now, proposals as received from the Agencies mentioned hereunder regarding their interest in implementation of the AHP Projects under Housing For All Scheme.:

i) **M/s Bengal Aerotropolis Projects Limited** dated 14.04.2018 addressed to the Principal Secretary, UD & MA Department [**Flag Marked A**]

ii) **Sri Rajeev Singh, Director General, Indian Chamber of Commerce** dated 02.05.2018 addressed to the Principal Secretary, UD & MA Department [**Flag Marked B**]

Since, Identification of suitable land at ULB level/Development Authorities is the key features for effective implementation of AHP component under Housing For All, we may request UD & MA Department for offer their views considering the potential and feasibility of land adhering to the Mission Guidelines.

II] **Credit Linked Subsidy Scheme (CLSS)** is another four verticals under Housing For All Scheme for which the criteria are :

- Subsidy for EWS and LIG for new House/Incremental house
- Upfront subsidy@6.5% for EWS and LIG for loans up to Rs 6 lakh, calculated at Net Present Value (NPV) basis

i) **M/s Vinayak Complex LLP** dated 25.09.2017 addressed to the Principal Secretary, UD & MA Department [**Flag Marked C**] regarding inclusion of Mouza Sarmestarchak and Mouza Daulatpur Police Station : Bishnupur within Kulerdari Gram Panchayat, District South 24 Parganas. Since, the area relates to rural area, we may forward the prayer to P&RD Department for taking further necessary action at their end.

Submitted for suitable opinion in this regard.

AMP/SUDA

CP, SUDA

TUO, SUDA

Regarding the 02 (two) organisations we may convene a meeting with all concerned authorities & stake holders according to the convenience of the Mr. Secretary Go for as date, time & venue are concerned. In the said meeting we may ascertain the modalities. Regarding 'Y' & 'A' opine

that this dept cannot intrude into a Panchayat area where these villages/mouzas are integral parts of any ~~Area~~ Development Area Authority. This matter may be forwarded to the P&RD Dept.

Sham
31/5/18

(1) A meeting may be convened with the two organisations i.e. M/s Bengal Aerotropolis Projects Ltd. and ~~the~~ Indian Chamber of Commerce at a suitable date and time of Pr. Secretary.

(2) Regarding "y" it relates to the Panchayat area. So we may refer this to P&RD Department.

Submitted

Principal Secretary
WDA Dept.

Sham
31/5/18

J.O. No. SUDA: 334/18

Dated 01-06-18

File SUDA-74/2018

'X' - Sir, SUDA may hold, as I would be on leave next week.

'Y' - above: Does the land for housing have to be in municipal limits?

2/6/2018

AMD, SUDA

S. Chami

6/6/18

S. Chami

TWO & EE

For 'x' pls put up to Director
For 'y' P1 state the provisions of the guideline and its amendments

Sham
15/6/18 at 12 noon

25/06/18
5/6/18

(B)

- A. The guideline issued by Ministry of Housing and Urban Affairs (MoHUA) Pradhan Mantri Awas Yojana – Housing For All (Urban) [PMAY – HFA (U)], especially on Credit Linked Subsidy Scheme (CLSS) is furnished in the file and marked as Flag “A”.

The G.O. No. N – 11011 / 28 / 2017 – HFA – IV – UD / E – 9034371 dated 15-03-2018 which is related to the amendment of guideline of PMAY – HFA (U) states that the coverage under the Mission was broadened to include the Notified Planning Areas / Development Authority Areas (to the exclusion of Rural Areas). The same guideline subsequently states that in addition to what has been stated above, the coverage now also includes Industrial Development Authorities, Special Area Development Authorities and Urban Development Authorities or any such authorities under State Legislation which is entrusted with the functions of urban planning and regulations.

The guideline bearing memo No. N – 11011 / 28 / 2017 – HFA – IV – UD / E – 9034371 dated 12-01-2018 also states that the statutory towns as per Census 2011 shall be eligible for coverage in the mission too.

Let us now deliberate on the position of P.S. Vinayak Complex LLP having its registered office at 122 / 1R, Satyendranath Majumder Sarani, Kolkata 700026, which requests the Department to notify their housing project under Mouza Sarmesterchak, JL No. 17 and Mouza Daulatpur, JL No. 79 under P.S. Bishnupur within Kuler Dari G.P., District South 24 Parganas to be notified by the Department for being eligible for CLSS under PMAY – HFA (U).

In the light of the content of the guideline of MoHUA on CLSS, as well as in its subsequent amendments these two Mouzas do not fall under the jurisdiction of any Municipality / Municipal Corporation / Notified Area Authority / Urban Planning Area / Industrial Township / Statutory Towns.

In view of the above it is proposed that this project is not in a position to be brought under the purview of CLSS under PMAY – HFA (U).

- B. The guideline on Affordable Housing in Partnership (AHP) under PMAY – HFA (U) issued by MoHUA, Government of India, is furnished as Flag “B”.

In light of the content of the said guideline it appears that the Project Proposal submitted by the Bengal Aerotropolis Projects Ltd. (BAPL) having its registered office at 5, Gorky Terrace, 1st floor, Kolkata 700017 to be primarily viable.

BAPL mentioned like an undertaking that they will abide by the said guidelines so far as the following aspects are concerned:

1. To increase availability of houses for EWS category at an affordable rate, the State of West Bengal in partnership with Private Sectors can plan Affordable Housing Projects and can claim Central Assistance at the rate of Rs. 1.50 Lakh per EWS house.
2. All Affordable Housing in Partnership Projects can be a mix of houses for different categories, but it will be eligible for Central Assistance if atleast 35% of the houses in the project are for EWS category and a single project has atleast 250 houses. The BAPL has committed to adhere to these conditions.
3. BAPL have also committed that the Carpet Area of the houses being constructed under this component will be upto 30 sq. m. for EWS category and upto 60 sq. m. for LIG category.
4. BAPL has also committed that the State Government will decide on the upper ceiling on the sale price of EWS houses in Rs. / sq. m. of Carpet Area and they have prayed that to meet these objectives the State Government may extend other

(4)

concessions such as its State Subsidy, Land at affordable cost, Stamp Duty exemption etc.

5. BAPL has also committed that allotment of houses to identify eligible beneficiaries will be made following a transparent procedure as approved by the State Level Sanctioning and Monitoring Committee (SLSMC) and the beneficiaries selected should be a part of Housing For All Plan of Action (HFAPoA). Preference will be given to the physically handicapped, Senior Citizens, SCs, STs, OBCs, Minorities, Single women, Transgenders and other weaker and vulnerable sections of the society. While making allotment, the families with person with disability and Senior Citizens may be allotted house preferably on the ground floor or lower floors.

In view of the above commitments made by BAPL which are in conformity of the guideline on AHP issued by MoHUA this project is primarily acceptable to be brought under the pervue of AHP under PMAY - HFA (U).

Here it is pertinent to mention that the project site of BAPL doesnot fall under the jurisdiction of either Durgapur Municipal Corporation or Asansol Municipal Corporation but falls very much under the jurisdiction of Asansol Durgapur Development Authority.

Submitted for consideration

Shan
22/6/2018
Additional Director,

Director, SUDA.

'X' above may be perused.

This proposal may be Considered
and we may proceed.

*Principal
Secretary
UDMA Deptt.*

Sax
25/6/18

U.O.No. SUDA: 295/18

Dated 25-06-18

File- 74/2018

S. Chandra
26/6/18

Sir, SUDA

Under the extant guidelines
what support would be available
under HFA may be spelt out.
Also, if Govt's support is
sought, and modifications are
required, that may also be spelt
out.

25/6/2018

next page.

(5)

At first we may approach
the Asan of Jangpur Dev. Authority
to sit with BAPL authorities
to check out the A.P.s, including
no. of dwelling units reserved for
BPL & no of D.U.s reserved for
L.G.

Those A.P.s will have to be
considered by the SLAC & SLSC.

If approved then approval
of the C.E.M.C will be required.

Then only we can consider
releasing Central share (if received)
and corresponding State share
in respect of the beneficiaries
who will actually purchase the
Ap.ements.

Shan
29/6/2018

Don't
D. Naskar
pl put up
as disclosed
Sa

Communication received from Bawal Aerropolis
Project Limited vide reference no - BAPL/2018-19/
PR. SEC. UDMA/ PMAY/180618 dated 18/06/2018
regarding construction of Affordable Housing
project in partnership under PMAY scheme.

Accordingly a draft letter placed in file
for kind perusal & approval.

25/7/18

AMU/SUDA

Tuo

Shan
25/7/18

In reference to the 7th SLSMC Meeting held on 20.07.2018 at 12:00 AM at the Chief Secretary's Conference Hall (Minutes of the Meeting placed in File as **Flag Marked "X"**) wherein it was decided that Bengal Aerotropolis Projects Limited (BAPL) would be requested to submit the Detail Project Report with all other relevant documents keeping conformity with the guidelines on Affordable Housing Project (AHP) so that it can be brought under the purview of PMAY -Housing For All Scheme.

Accordingly, BAPL has, in the mean time submitted the Detailed Project Report duly vetted by KMDA, with necessary land documents for development of EWS Housing at Aerotropolis Project in Andal under AHP Vertical. It appears from the submitted documents a brief write up has been prepared which is placed in file pertaining to the said project. [**Flag Marked "Y"**]

The DPR reveals that the scheme has been framed considering the basic guidelines under PMAY that include:

- **EWS Households** :Allocation for 800 EWS Households (36%) out of total 2,224 Units which is in conformity with the PMAY Guidelines (35% to be allocated for EWS Category)
- **Carpet Area** : Carpet Area is proposed **26.47 SqMtr for each DU** which is in conformity with the PMAY Guidelines (within the range of **25 - 30 Sq. Mtr**)

Now before placing the file in the next SLMC meeting following decisions need to be taken at appropriate level:

- **Selection of EWS Beneficiaries** :Mode of selection of EWS beneficiaries for the proposed project may be suggested for approval at SLSMC & CSMC.
- **Sale/Transfer Price per EWS DUs**:As per DPR proposed investment per EWS DU including land cost is Rs. 7.25 lakh .Applicable GoI Grant isRs. 1.5 Lakh ,GoWB Grant is Rs.2.79 Lakh (as approved in SLSMC) and investment of BAPL inclusive of land cost per DUs is Rs. 2.96 lakh. BAPL has proposed Rs. 3.26 lakh as Sale/Transfer price for each EWS DU which is 10% of investment including land cost.

The matter placed for kind perusal and suitable policy decision to place it before next SLAC Meeting.

AMD/SUDA

[Signature] 20/12/18
TUO,SUDA

Note above.

The DPR of BAPL may be placed before the SLAC & SLSMC. Brief outline may be prepared from file Y.

Director(SUDA)

Submitted Perami 21/12/2018

(7)

As discussed on the 9th meeting of State Level Appraisal Committee (SLAC) for PMAY-HFA(V), held on 24.12.2018 at 12:00 noon at the conference room of the Nagarayan Bhavan, Salt Lake regarding comparison of Affordable Housing projects (AHP) proposed by different Government Bodies/Developers.

Placed for necessary action please.

Director/SODA

[Signature]

3/1/19

As directed, a comparative statement showing component wise details of construction proposed under AHP by BAPL and construction implemented under 'Nijashree' by Housing Deptt is placed for kind perusal at flag 'A'.

The statement reveals that no cost of land or cost towards common infrastructure development is taken into account while assessing unit cost of DVs under Nijashree ~~po~~ scheme. Whereas BAPL has included cost of land ^{for EWS housing} and utility/infrastructure in the unit cost. However, ~~below~~ contribution of beneficiary under Nijashree is not less than the amount proposed by BAPL under this head.

~~Submitted~~ Submitted for further instruction towards acceptance of the DPR submitted by BAPL.

dyf 3/1/19

U.O. No. SUDA 831

Dated: 03/01/2019

Pr. Secy. to
UD & MA Deptt

The question that needs to be answered is whether an EWS member, who ~~may be~~ is being provided a house at Rs 5 lakh with his contribution at less than Rs 10,000/-, be able to afford a flat at Rs 3.25 lakh? And whether GOWB can have two unit rates for EWS?

JS(SU) rates
Director, SUDA


4/1/2019

(9)

Communication is received from chairman, Kamarhati Municipality vide memo no-866/ km/PW/18-19 dated 11/12/2018 regarding administrative approval of AHP (Banglar Bari) projects may kindly be perused,

Now, as per the guidelines of AHP project fund for AHP projects will be released on confirmation by state government that work order has been issued.

Since, the work order has been issued by Kamarhati municipality ~~and~~ SUDA may provide administrative approval for execution of the project. Moreover, SUDA may sent the work order copy to MOHUA, Govt. of India for release of 1st installment.

Draft letter placed for kind perusal & approval.

21/1/19

21/1/19

Director/SUDA

21/1/19

EE(DN)

Sub:- Request for release of 1st
Installment of Central Assistance for
AHP Projects for Karmahati Municipality

In response to our letter No.
SUDA-74/2018/1691 dtd 9/1/19, Chairman
Karmahati Municipality submitted the copy of
work order (placed in file) for 64 EWS
beneficiaries under AHP Projects.

Since, the work order has
been received from Karmahati Municipality, we
may request MoTUA, GoI for release
1st installment of Central Assistance i.e Rs 38.40
Lakh towards immediate initiation of the scheme.
Draft placed in file for approval.

✓
15/2/19

✓
15/2/19

AMD/SUDA

U.O. No. SUDA-125

Dated 21/2/2019

File No. SUDA-74/2018

may be approved
as proposed.

Pran.
22/2/19

Director
SUDA

SDP 26/2/19

EE(DN)

The project of AMP of 2200 households, under PMAY submitted by BAPL at Golden City (Durgam Andol) has been approved by SLSCMC & CSMC. Out of 2200 households 800 households are earmarked for the EWS.

Now BAPL authority has been craving for a guideline regarding release of Central share as well as State share by SLWA (SUDA).

When I was contacted ~~for~~ by the BAPL authority I categorically stated in my e-mail that guidelines are issued by the State Govt in case of a new ~~rejoinder~~ ^{rejoinder} and not for a single project under a C.S.S.

BAPL authorities was asked to rather submit a draft now to be executed between SUDA & them.

BAPL authorities have submitted a draft policy.

~~Under the leadership~~ Under the leadership of Director SUDA, Mr. Dipan Narayan Executive Engineer may be instructed to scrutinize the document & submit for approval of the higher authority.

For ~~Signature~~

Director, SUDA

May suggest early.

Sham
08/05/19

9/5/2019

Sub : Submission of Draft Policy Document for EWS Housing under AHP Scheme under PMAY-HFA(U)

Communication received from the Vice Chairman & Managing Director, M/s Bengal Aerotropolis Projects Limited, vide letter no. BAPL/2019-20/UDMA.PMAY/070519 dated 7th May, 2019 alongwith Draft Policy Document for EWS Housing under AHP Scheme under PMAY-HFA placed in file for your kind perusal (**Flag Marked "P"**).

Now referring to the NSP 11 bottom, as instructed by the Principal Secretary, UD & MA Department, detailed scrutiny has been made on the draft policy document submitted by M/s BAPL and accordingly following observations have been made which are mentioned hereunder :

[A] Selection of beneficiaries under this project : As per the PMAY – HFA (U) Scheme Guideline for Public Private Partnership Model for Affordable Housing, issued by Ministry of Housing and Urban Affairs, Government of India on September, 2017, it has been clearly mentioned in **PARA 2.f** that **"allotment of houses to identified eligible EWS beneficiaries in AHP Projects should be made, following a transparent procedure as approved by SLSMC and beneficiaries selected should be part of HFAPoA"**. Initially all Urban Local Bodies have already prepared Housing For All Plan of Action (HFAPoA) through Demand Survey. As per recent amendment of the Guidelines, all the Development Authorities (excluding rural areas) and Census Towns have been included under the coverage of Housing For All Scheme for which no such HFAPoA could not be prepared. So, in brief, there is no such HFAPoA available for the proposed area of AHP Project as submitted by M/s BAPL.

Since the selection of beneficiaries through HFAPoA are the pre-requisite condition for AHP Project, necessary communication has already been sent to the Ministry of Housing & Urban Affairs, Govt. of India regarding their views on beneficiary selection criteria where HFAPoA could not be prepared due to the location of the project falling under Development Authority (**Flag Marked "Q"**). Regular follow-up is being made with MoHUA, Govt. from our end for suitable opinion with regard to selection of beneficiaries.


[B] Mechanism for release of Fund : As per the PMAY – HFA (U) Scheme Guideline for Public Private Partnership Model for Affordable Housing, issued by Ministry of Housing and Urban Affairs, Government of India on September, 2017, it has been clearly mentioned in **PARA 3.6.c** that **"Central assistance will be released to the State/UTs as per the PMAY(U) Mission guidelines. The State/UTs, will release the funds to developers. No funds will be released directly to the private developer/landowner by the Central Government"**. Incidentally it may be mentioned here that, as per the 8th SLSMC Meeting where decision was taken for AHP Projects that **"the subsidy from state and central government would be transferred directly to the beneficiaries, who would be selected through a transparent process"**. It may be mentioned here that for Beneficiary Led Construction, SUDA releasing fund to the ULB's (implementing agency) dedicated bank Account and ULBs passes on the fund to the respective bank account of beneficiaries

Para [A] submitted for your kind perusal.

Regarding **PARA [B]** suitable advice may kindly be accorded with regard to opening of project-specific ESCROW A/c where the fund would be deposited for both government subsidy and beneficiary contribution and fund would be withdrawn by Developer only after getting approval from SLNA (SUDA) for proper monitoring of the Project.

Submitted.

Director/SUDA

 16/5/19
Dipak Naskar
EE, SUDA

Note Above.

It requires policy decision on para A & B

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NOTE SHEET

SUDA

prepage, to be taken by SLAC/SLSMC
for AHP projects where private developer
shall provide land and shall be responsible
for overall development of the projects.

If approved, the matter may be placed
in the next meeting of SLAC.
Date and time of SLAC may kindly be indicated.
20/5/19

Pr. Secretary
UD & MA Deptt.

U.O. No. SUDA-266

Dated 21/05/2019

File No. SUDA-74/2018

Director, SUDA

There have been discussions
in SLSMC. We may issue
guidelines incorporating
the following:

- The list of beneficiaries
shall be compiled by local
development authority. The developer
may provide logistic support.
- Mechanism of transfer of
funds to developer through an
Escrow A/c against actual
progress may be worked out.

Director, SUDA

21/5/2019

Suitable advice have been incorporated in the draft Policy documents on private land based subsidized EWS housing developed in PPP mode under AHP scheme of PMAY-HFA(V), placed for your kind perusal.

Now, if the Policy documents approved, we may communicate the same to BAPL and separate MOU/MOA would be signed between SLMA and BAPL detailing all legal implications and mechanism of implementation.

Director/SUDA

[Signature]

27/5/19

Instruction prepage.

Draft Operational Guidelines for development of EWS housing on private land under AHP vertical of PMAY-HFA(V) is placed for kind consideration and subsequent notification.

27/5/19

Pr. Secretary
UD & MA Dept.

16
Note

Draft operational guidelines on development of EWS housing on private land in PPP mode under Affordable Housing Policy of PMAY(U)-HFA, prepared by SUDA has been examined in the light of guidelines framed by MoHUA, GoI.

Following observations are noted below:

1. As per scheme guidelines of PMAY (U)-HFA, Economically Weaker Section (EWS) households are defined as households having an annual income up to Rs. 300000/- (Three Lakh) and the states have the flexibility to determine the income ceiling. In the draft guidelines prepared by SUDA the ceiling has been fixed at Rs. 120000/- (One lakh twenty thousand).
But considering the marketability of the project the ceiling can be kept at a higher level so that it can attract large no of willing & prospective beneficiaries.
2. It has been envisaged that the list of beneficiaries should be a part of HFAPoA. But keeping in mind the natural growth pattern of urban areas, the probable locations of the AHP projects are likely to be at the outskirts of the municipal area, therefore there is high possibility of getting applications from some prospective EWS buyers who are not enlisted in the demand survey list prepared by the urban local bodies.
Therefore public authority if feels that such prospective EWS buyers are eligible, public authority can allow processing of their applications.
3. In Para 2.4 of draft guidelines prepared by SUDA, "State Assistance of Rs. 2.79 Lakh per EWS DU" is needed to substituted by "State Assistance upto Rs. 2.79 Lakh per EWS DU".
4. It is also needed to be incorporated that after transfer of the dwelling units, routine maintenance of the housing project complex is to be done by the Resident Welfare Association, inclusive of members representing all economic classes.
5. Private developer can be asked to give warranty in respect repair /replacement of plumbing materials etc if any construction defect is detected within first one year of delivery of the EWS Dwelling Units.
6. From practical view point and considering the issue of linkage of CLSS facility in respect of Dwelling Units other than EWS DUs, good coordination with NHB/HUDCO is required. This may enhance the marketability of the project and will make it viable.

Principal
Secretary

Director, SUDA

We may discuss.

In
16/10/19

10/11/2019

Discussed.

Fund release mechanism needs to be explained more specifically in the Operational Guidelines.

May pl work on it & put up.

Adf 13/6/19

Revised draft operational guidelines on development of EWS housing on private land in PPP mode under AHP vertical of PMAY-HFA(U), placed in file for your kind perusal & approval.

Director/SUDA

24/7/19

BE(DN)

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NOTE SHEET

SUDA

Note at pre page may kindly be referred to.

As directed, draft Operational Guidelines on EWS ~~housing~~ housing in PPP mode under AHP is placed ~~with~~ incorporating SOP for Escrow Account ~~and~~ with draft Escrow Agreement.

If approved, draft Agreement and SOP for Escrow Account ^{respectively} may be vetted by CLA and FA of the department.

Wf 16/7/19

Pr. Secretary
UD & MA Deptt.

Ld. CLA
FA

Spt
10/11/2019

Proposal received from various agencies for AHP & CLSS Component under HFA

2018-19.

SUDA-74/2018.

As per written endorsement dated 10.07.2019 of Hon'ble Principal Secretary of this department, this file being no. SUDA-74/2018 has been placed to the Chief Legal Advisor of this department for vetting the draft agreement and/or revised draft operational guideline on DEVELOPMENT OF EWS OF HOUSING PRIVATE ON LAND IN PPP MODE UNDER AHP VERTICAL OF PMAY-HFA (U).

Seen and examined the legal aspects of the said REVISED DRAFT OPERATIONAL GUIDELINES and it may be accepted.

Over the issue of ESCROW ACCOUNT and other financial matters, the opinion of Ld. F.A. of this department is to be obtained.

Submitted for kind perusal.

deanahyabdhugay
Chief Legal Advisor

12.07.19

Spt
12/11/2019

FA

Hon'ble
Pr. Secy.
U.D.&M.A.

Proposal received from various agencies for AHP & CLSS Component under HFA

2018-19.

SUDA-74/2018.

As per written endorsement dated 10.07.2019 of Hon'ble Principal Secretary of this department, this file being no. SUDA-74/2018 has been placed to the Chief Legal Advisor of this department for vetting the draft agreement and/or revised draft operational guideline on DEVELOPMENT OF EWS OF HOUSING PRIVATE ON LAND IN PPP MODE UNDER AHP VERTICAL OF PMAY-HFA (U).

Seen and examined the legal aspects of the said REVISED DRAFT OPERATIONAL GUIDELINES and it may be accepted.

Over the issue of ESCROW ACCOUNT and other financial matters, the opinion of Ld. F.A. of this department is to be obtained.

Submitted for kind perusal.

Chief Legal Advisor

12.07.19

File No.: SUDA-74/2018

File Name: Proposal received from various agencies for AHP & CLSS component under HFA 2018-19

The Standard Operating Procedure (SOP) for Escrow Account in the Revised Draft Operational Guidelines on Development of EWS Housing on Private Land in PPP Mode under AHP Vertical of PMAY-HFA (U) has been examined.

The same may be accepted with some modifications as follows:

1. In page- 6 , Para-2.10 :
(i)Escrow Account has to be (in place of may be) formed.....
2. Page-11-Point-4 :
(i) The developer shall have the right to withdraw Rs. 10,00,000/- and above (in place of only Rs. 10,00,000/-).....
3. Page-17, Point-2.4:
.....such fee and expenses shall form part of O&M expenses/interest on deposits as would be accrued from the Escrow Account, if any.....
4. For opening of the New Bank Account (Escrow Account) prior approval of Finance Department (Group-T) has to be obtained vide G.O. No. 2603-F(Y) dt. 30.04.2019.

Kishore Sengupta
Kishore Sengupta

Financial Advisor & E.O. Spl. Secretary
U.D. & M.A. Department

Principal Secretary, U.D. & M.A. Department

Director, SUDA

May

see.
25/11/2019

EE(DN)

Def 26/7/19

Revised draft operational guidelines on development of EWS housing on private land in PPP mode under AHP vertical of PMAY-HFA(U) incorporation all necessary corrections placed in file for your kind perusal & approval.

Director, SUDA

30/7/19

EE(DN)

Revised guidelines be put up before SLSC pl.

Def 30/7/19

Pursuant to the minutes of the 9th SLSMC meeting chaired by chief secretary, Govt. of West Bengal & chairman, SLSMC, necessary modification have been made in revised operational guidelines pertaining to development of EWS housing on private land in PPP mode under AHP vertical of PMAY-HFA(U), placed in file for kind perusal & approval.

AMD(H)/SUDA

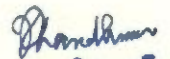


30/8/19

The revised draft operational guideline for the Affordable Housing & partnership (AHP) a vertical of PMAY-HFA(U) is placed on the cp side incorporating the changes/modification as suggested at the 9th meeting of the State Level Sanctioning & Monitoring Committee (SLSMC) chaired by the Chief Secretary and the issues pointed out by the Financial Adviser (NSP-18/N). The revised guideline has been endorsed at the 10th meeting of SLSMC on 23rd September, 2019.

We may now ^{be} permitted to publish the revised draft Operational Guidelines and put it in the public domain.

Director/SUDA



30.09.19

AMD

The ~~revised~~ Operational Guidelines for AHP project may be notified from the UD & MA Deptt.

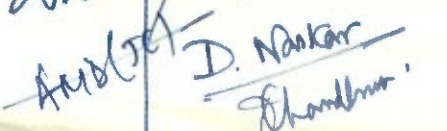
Ref 30/9/19

Pr. Secretary
UD & MA Deptt.
U.O. No. SUDA 518
Dated 30/9/2019
File No. SUDA-24/2019

Since it is a part of PMAY, should SUDA not issue it?



30/10/2019

Director, SUDA

 D. Nankar
 Chairman

Ref

As per discussion with the Principal Secretary and Director, SUDA, draft letter from the Principal Secretary to the Joint Secretary, MoHUA and Mission Director, PMAY-HFA(U) placed on the cp side may kindly be seen and approve.

Director

Draft may kindly be signed, if approved.

Bankim
24-02-2020
AMD

Pr. Secretary
UD & MA Dept.

U.O. No. SUDA 649

Dated 24-2-20

File No. SUDA-71/2018

Director, SUDA

sdg 24/2/20
24/2/2020

sdg 25/2/20

Bankim
26-02-2020

AD (IC)

Cliphon SL 7er

In reference to Bengal Aerotropolis Projects Limited's letter of request for name change to IABA Housing Private Limited, the following has been submitted:

- 1) Joint Investment and Development Agreement (JIDA)
- 2) Memorandum of Association of IABA.
- 3) Assignment Deed
- 4) Board's Resolution authorising signing of the joint venture agreement and affecting name change and
- 5) Revised Master Plan (cp – 200-202)

The new proposed joint venture company, IABA Housing, also plans to update the DPR and submit it once the architect finalises the same.

There is no change to the EWS parameters for unit carpet area and sale price.

In the 9th meeting of State Level Sanctioning and Monitoring Committee (SLSMC) under Housing For All (Urban) held on 31st July, 2019, the Committee was appraised about the request made by BAPL. Copy of minute of Meeting placed at cp 124-129. After detailed discussion, the following was recommended by the Committee and the compliances are mentioned below:

SL. No.	Observation	Compliance
A.	The MoA and MoU of the proposed new entity called IABA Housing Private Limited along with its certificate of incorporation and share holding pattern highlighting the quantum of stake held by BAPL in the proposed new entity may be obtained by SUDA.	Stake holding pattern in IABA are as follows : 1) Infraco Asia – 75% 2) BAPL – 25% Stock holding pattern is mentioned (at cp 198, Page 8)
B.	Certified true copy of Board Resolution of BAPL's Board of Directors authorizing the request as proposed by BAPL.	Board resolution is attached. Certified true copy signed by Company Secretary. (at cp – 197)
C.	The documents/agreement pertaining to leasehold right of the proposed project land in the name of IABA Housing Private Limited and subsequent sale right in their favour.	Mentioned in the Joint Investment and Development Agreement (JVDA). (cp – 199, Page 12, 6.1.4). Copy kept in the link file.
D.	Revision of the Master Plan for the project may be allowed by SUDA if such revision does not result in reduction of carpet area of the units and the open space in the project area.	No change in unit size area. President & CFO has mentioned it in her letter to The Director, SUDA. Vide no. 438/2019/5359 Dated – August 9, 2019 (mentioned in cp 151)

In the 42nd meeting of Central Sanctioning and Monitoring Committee (CSMC) held on 14th February, 2019 BAPL got the approval of financial assistance from CSMC. (cp – 210)

On 1st March, 2019 SUDA directed BAPL to commence construction of the project without escalation of prices. (cp – 204)

The documents have been attached in accordance with the compliance.

SE, SUDA

Kingshuk Hazumbar
06/12/2019

AMD(H)/SUDA

Submitted

6/12/19

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NOTE SHEET

SUDA

Observations of the 9th State Level Sanctioning & Monitoring Committee(SLSMC) (placed at cp-124 to 129). Kind attention is invited to the Agenda Item No.7(1). The SLSMC took note of the request made by BAPL pertaining to the approved project Aerotopolis in Andal under AHP for change in name of the approved developer from BAPL to IABA Housing Pvt. Ltd. The organisation has also made a request for a change in the master plan of the Housing project. The observations of the SLSMC vis-à-vis the compliance of BAPL are noted at page-20/N.

It may be mentioned that revised master plan has been submitted to SUDA duly authenticated with no deduction in the carpet area of the unit and no open space in the project area. The total number of units will be 800 as was previously approved. This project has been already sanctioned by the 42nd meeting Central Sanctioning Monitoring Committee (CSMC). Copy at cp- 210.

It may now be considered to place the project at the next meeting of SLSMC for approval of the change in name of the project from BAPL to IABA Housing Pvt. Ltd. with endorsement of the revised master plan keeping the number of units and unit size the same as was approved by the CSMC.

Director

Chandana
19/12/19
AMD

As discussed, pl put up with
draft letter to GOI.

Def 19/2/20

Chandana S.T.C