

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 – req.**

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.

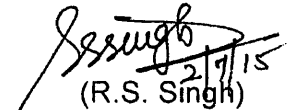
5. In this Ministry, a Mission Directorate headed by the Joint Secretary & Mission Directorate (HFA) with five Desks have been set up to implement the Housing for All (Urban) Mission. These are as below:-

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;

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).

Memorandum of Agreement (MoA)

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

AND

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

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

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

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

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

NOW THE PARTIES WITNESSED as follows:

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



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

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

SIGNATORIES:

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

WITNESSES:

1. _____

2. _____

**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.

NO - 11027/33/2015-HFA1
FTS - 13383

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