

No. N-11036/02/2015-HFA.1 (FTS-13413)

Government of India
Ministry of Housing & Urban Poverty Alleviation
HFA-1 Division

G-Wing, Nirman Bhawan, New Delhi
Dated the 27th October, 2015

To,

The Chairman & Managing Director, Housing and Urban Development Corporation Ltd. (HUDCO), HUDCO Bhawan, Core-7-A, India Habitat Centre, Lodhi Road, New Delhi - 110003, Fax: 011- 24697378	The Executive Director, Building Materials and Technology Promotion Council, Core 5-A, First Floor, India Habitat Centre, Lodi Road, New Delhi- 110003, Fax: 011-24642849
---	---

Subject: Scrutiny Sheet for Project Summary and DPR Scrutiny Report under the Pradhan Mantri Awas Yojana (PMAY) - HFA (Urban) Mission Guidelines-forwarding regarding.

Sir,

I am directed to forward herewith formats for (i) Scrutiny Sheet for Project Summary and (ii) DPR Scrutiny Report under the Pradhan Mantri Awas Yojana (PMAY) Guidelines for further appropriate action.

2. This issues with the approval of the competent authority.

Yours faithfully

Sushil P. Gahlaut
27/10/15

(Sushil P. Gahlaut)

Under Secretary to the Government of India
Tele: 011-23063488

Copy to:

- i. DS (HFA-2&3)
- ii. DS (HFA-4&5)
- iii. US (HFA-2)
- iv. US (HFA-3)
- v. US (HFA-4)
- vi. US (HFA-5)
- ✓ vii. DC (MIS)

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

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

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

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

APPRAISAL PARAMETERS:

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

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

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

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

NAME OF SCRUTINY AGENCY:

REFERENCE NO.:

DATE:

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

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

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

Observations of the Scrutiny Agency:

- 1.
- 2.
- 3.

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

REFERENCE NO.: (Communication from State/UT)

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

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

Observations (if any):

- 1.
- 2.
- 3.

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

NAME OF SCRUTINY AGENCY:

REFERENCE NO.:

DATE:

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

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

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

Observations of the Scrutiny Agency:

- 1.
- 2.
- 3.

Project Brief

ANNEXURE-I

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

REFERENCE NO.: (Communication by State/UT)

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

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

Observations (if any):

1.

2.

3.

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

REFERENCE NO.: (Communication from State/UT)

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

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

Observations (if any):

- 1.
- 2.
- 3.

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

NAME OF SCRUTINY AGENCY:

REFERENCE NO.:

DATE:

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

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

Observations of the Scrutiny Agency:

- 1.
- 2.

3.

Project Brief

ANNEXURE-I