

PAO(Sectt.)/UD/Admin/Advice/2016-17/ 930-3)
GOVERNMENT OF INDIA
PAO(Sectt.), M/o Urban Development
507-C(wing), Nirman Bhawan, New Delhi
Telephone No: 23062664 Fax No: 23062664

To,
 The General Manager,
 Reserve Bank of India,
 Central Accounts Section,
 Additional Office Building,
 East High Court Road,
 NAGPUR - 440 001

Code No:	707
Advice No:	253
Advice Date:	15/07/2016

Sir,

Please debit our account with Rs.1,07,80,833/- (**One Crore Seven Lakh Eighty Thousand Eight Hundred Thirty Three Only.**) by contra credit to the following accounts of the Governments with the amounts mentioned against each:

Month and Year of Accounts: **July,2016**

The Amount to be Settled: **July,2016**

Sl.No.	Name of the State	State Code	Scheme Code	Amount	Sanction No. and Date
1	JAMMU AND KASHMIR	128	1989-STATE AND UT GRANTS UNDER PMAY (URBAN)	1,07,80,833	N-11036/05/2015-HFA-I/FTS-13661 dated 15/07/2016
GRAND TOTAL:				1,07,80,833	

Signature of the authorized official

(Anuradha Thapar Mahajan)
PAY & ACCOUNTS OFFICER

1. O/o the Accountant General Jammu & Kashmir, State Secretariat, Srinagar-190001.
 2. Sh. Sushil P. Gahlaut, US, (HFA-I Division), MoHUPA, New Delhi.

(Anuradha Thapar Mahajan)
 Pay & Accounts Officer

① AO (HFA) ✓

② Mon-Call — BMDag 20/7/16

③ MIS- HFA

[Signature]
 19/7/2016

File No. N-11036/05/2015-HFA-1/FTS-13661
Government of India
Ministry of Housing and Urban Poverty Alleviation
(HFA-I Division)

Nirman Bhawan, New Delhi.
Dated: 13th July, 2016

To

Pay and Accounts Officer (Sectt.),
Ministry of Urban Development,
Nirman Bhawan, New Delhi -11

Sub: Release of Central Assistance under Pradhan Mantri Awas Yojana (PMAY) – Housing for All (Urban) Mission for the financial year 2016-17.

Sir,

I am directed to convey the Sanction of the President of India to the release of **Rs. 1,07,80,833/- (Rupees One Crore Seven Lakhs Eighty Thousand Eight Hundred and Thirty Three only)** to the State Government of Jammu & Kashmir as central grant for Creation of Capital Assets under Pradhan Mantri Awas Yojana (PMAY)- Housing for All (Urban) Mission under Plan allocation for the FY 2016-2017.

2. The statement showing details of the projects against which the above Grant towards 1st installment of the Central Assistance is **annexure-I**.
3. The State Government of Jammu & Kashmir has furnished compliances on the observations of CSMC made in its 08th meeting held on 28.04.2016 *vide* Para 4.2 (C) (i), (ii) & (iii). The State Government of Jammu & Kashmir will also comply during the course of implementation of these projects on the observations made *vide* Para 4 (C) (iv) to (xi) of the 08th CSMC. The relevant extract of the minutes of CSMC in respect of the State of J&K is at **annexure-II**.
4. Based on decision of CSMC under Pradhan Mantri Awas Yojana (PMAY) - Housing for All (HFA) (Urban) Mission in its 8th meeting held on 28th April, 2016 and on the recommendations made by MoHUPA, the amount of central grant is being released subject to the following conditions:
 - i. Necessary sanctions/ approvals/ compliances required under the statutory or other regulatory regime as applicable would be obtained by the authority (ies) concerned with the project (s).
 - ii. The States Government and implementing agency shall put in place a monitoring system to ensure that the project (s) achieve scheduled milestone and envisaged outcomes including implementation of reforms and other conditionalities required under the scheme.
 - iii. Utilize the grant in accordance with the approved guidelines for the implementation of the Scheme of Pradhan Mantri Awas Yojana (PMAY) - Housing for All (HFA) (Urban) Mission.
 - iv. Furnish the Utilization certificates of the Grant released in the prescribed format as per GFR – 2005 as provided in the scheme guidelines.
 - v. The funds may be utilized for the purpose for which these are given. Otherwise these will have to be refunded along with interest as per provisions for GFR-2005.
 - vi. Release of 2nd Instalment for these projects will be subject to adherence to disaster and earthquake resistance technologies.
 - vii. Where there is an element of cash transfers to individual beneficiaries, the same may be made through DBT mode.
5. Payment may kindly be made to the State Government immediately. The funds may thereafter be released to the implementing agencies without any delay failing which the amounts would be recovered from the State Government with interest for the period of default.

Enclart

6. The amount is debitable from the account of the Central Government in the books under the following Head of Account under Demand No. 50 (Plan) of M/o Housing and Urban Poverty Alleviation for the year 2016-17:

Major Head:	3601	Grants-in-aid to State Governments
Sub-Major Head	04	Grants for Centrally Sponsored Plan Schemes
Minor Head	170	Urban Housing -Other Grants
Sub Head	03	Pradhan Mantri Awas Yojana (Urban)
Detailed Head	01	Assistance to State Government for PMAY (U)
Object Head	03.01.35	Grants for Creation of Capital Assets

7. The amount will be credited to the State Government 's account in RBI as per procedure laid down by Ministry of Finance, Department of Expenditure vide O.M. No. F-II (45/76/SC) dated 22.02.1977.

8. This issues with the concurrence of the Finance Division vide their Diary No. 277/US (D-I)/FD/16 dated 08.07.2016.

9. This sanction has been registered at S.No. 65 in the Sanction Register of HFA Mission Directorate (HFA.III Section) of the Ministry of HUPA for the year 2016-17.

10. This being the first instalment of the grant under PMAY-HFA (U) Mission for these projects, no UC is pending from the State Government of Jammu & Kashmir.

Yours faithfully,

(Sushil P. Gahlaut)

Under Secretary to the Government of India

Tele No. 011-2306 3488

Copy to:-

- 1) The Principal Secretary/Secretary, Urban Development/Housing Deptt, State Government of Jammu & Kashmir.
- 2) Accountant General (A&E), Jammu & Kashmir.
- 3) NITI Aayog, SP Divn./ DR Divn. New Delhi
- 4) CGM, RBI, CAS, Nagpur
- 5) Budget Division M/o HUPA
- 6) Dy. Secretary, IFD, M/o HUPA
- 7) DDO, M/o Urban Development, Section Officer (Admn- II), Nirman Bhawan, NewDelhi
- 8) DS (HFA-2/3), MoHUPA.
- 9) PMU (MIS), HFA Directorate to place this sanction at appropriate place on the Website of the Ministry.
- 10) Dy. Chief MIS, HFA Directorate
- 11) Sanction folder.

(Sushil P. Gahlaut)

Under Secretary to the Government of India

Annexure-I for the Sanction order No. N-11036/05/2015-HFA-1. (FTS-13661)

Project title	City	Component [†]	No. of Eligible EWS Units	Central Share (Lakh)	40% Central Share (Lakh)	SCSP release in Lakh	TSP release in Lakh	Release Other than TSP & SCSP in Lakh
DPR under Beneficiary led Individual Construction & Enhancement Under PMAY	Baramulla	Subsidy for Beneficiary led individual house construction	83	1.245	49.80	00.20279	00.06190	49.53530
DPR under Beneficiary led Individual Construction & Enhancement Under PMAY	Udhampur	Subsidy for Beneficiary led individual house construction	141	2.115	084.60	24.25069	02.07629	58.27302
Total			224	336.00	134.40	24.45348	02.13819	107.80833

Ref No: N-11011-09-2016- HFA-3 (FIS 15396)
Government of India
Ministry of Housing & Urban Poverty Alleviation
(HFA DIRECTORATE)

Nirman Bhawan, New Delhi.
Dated: 16th May, 2016

OFFICE MEMORANDUM

Subject: Minutes of the 8th meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana-Housing for All (Urban).

The undersigned is directed to forward herewith a copy of the minutes of the 8th meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (PMAAY)-Housing for All (Urban) Mission held on 28th April, 2016 at New Delhi with Secretary, Ministry of Housing & Urban Poverty Alleviation in chair, for information and necessary action.

Encl: As above

Shobana
(Shobana Pramod)

Under Secretary to the Govt. of India
Tel: 011- 23063029

To,

Members of the CSMC as follows:

1. Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhavan, New Delhi.
4. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance.
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Joint Secretary (UPA), MoHUPA.
9. Joint Secretary (Housing), M/o HUPA
10. Joint Secretary and Financial Adviser, Ministry of U D & M/o HUPA, Nirman Bhavan, New Delhi.
11. Mission Director (Smart Cities), MoUD.
12. Joint Secretary & Mission Director --in charge of HFA, MoHUPA

Copy to:

1. The Principal Secretary, Urban Development and Housing Department, State Government of Bihar, Vikash Bhavan, Mailey Road, New Sectt. Patna-15
2. The Project Specialist, Housing Mission (SLNA), State Prescribed Authority, Government of Gujarat, 3rd Floor, Pragatinagar, Naranpura, Ahmedabad-380015
3. The Principal Secretary (Urban Development & Environment), Government of Madhya Pradesh, Ballabh Bhawan, Mantralaya, Bhopal -462010. Tel.0755-2769857.
4. Addl. Chief Secretary (Urban Development), Govt. of Himachal Pradesh, Shimla, Himachal Pradesh 171002.
5. The Director(Housing) Ex-officio Director (Housing) cum Joint Secretary to Govt. Housing and Urban Development Department, Government of Odisha, State Secretariat, Annex -B, Bhubaneswar-751001.
6. The Secretary, Urban Development & Housing Deptt, State Government of Uttarakhand.
7. The Secretary, Urban Development Department, Karnataka Government Secretariat, No. 435, 4th Floor, Vikasa Soudha, Bangalore-560001.

Copy also to:

1. PPS to Secretary (HUPA)
2. PS to JS (UPA)
3. PS to JS (H)
4. CCA, M/o (UD & HUPA)
5. ED (BMTPC), India Habitat Centre, Lodhi Road, New Delhi
6. DCP (Projects), HUDCO, India Habitat Centre, Delhi
7. Director-(HFA-1), M/o HUPA
8. Director-(HFA-V), M/o HUPA
9. Deputy Secretary (IFD)
10. Deputy Secretary-HFA-4
11. Deputy Secretary-HFA-3
12. AEA (JRPC), NBO.
13. Head PMU, HFA mission
14. Dy. Chief MIS
15. Under Secretary-HFA-1/HFA-2/HFA-4
16. Section Officer-HFA-1/HFA-2 /HFA-3/HFA-4
17. Accounts Officer (JNNURM/HFA)

Shobana
(Shobana Pramod)

Under Secretary to the Govt. of India

4.3 JAMMU & KASHMIR

Central Assistance for 2 BLC Projects submitted by the State government of Jammu & Kashmir

A. Basic Information:

The proposal for consideration of CSMC was for Central Assistance for the 2 projects under Beneficiary – Led Individual House Construction (BLC) of PMAY (U) submitted by the State of Jammu & Kashmir, the details of which are as follows:

State:	Jammu & Kashmir
Component:	BLC
No. of Projects:	2
No. of Cities:	2 (Baramulla and Udhampur)
Total Project cost:	Rs. BLC – Rs. 16.07 Crore (Inclusive of New construction and Enhancement) New Construction: Rs. 6.19 Crore Cost of Dwelling unit- Rs. 2.75 lakh
Central Share:	Rs. BLC – 3.36 Crore (for 224 units of New Construction)
State Share	Rs. BLC – 0.37 crore (@ Rs.16,666/unit for 224 units under New Construction component)
ULB Share	Nil
Beneficiary Share	Rs. 2.45 Crore (Only for New construction @ Rs. 1,09,531/unit)
Amount of 1st Instalment requested	Rs. 1.34 Crore
Total No. of DUs proposed	683 (224 New Construction & 459 Enhancement)
Whether Cities are approved under HFA	Yes
Appraisal by SLAC & Date	Yes, 21 st March, 2016
Approval by SLSMC & Date	Yes, 22 nd April, 2016
State level Nodal agency-SLNA	Jammu & Kashmir Housing Board
Implementation Agency	Jammu & Kashmir Housing Board

B. Additional Information provided by State:

<ul style="list-style-type: none">• Out of 25 approved towns under PMAY (U), demand assessment has been completed in 8 towns, where a total demand of 6,863 houses has been reported. In rest of the towns assessment will be completed by mid-May, 2016.
<ul style="list-style-type: none">• Estimated housing demand in J&K is about 2.5 lakhs.
<ul style="list-style-type: none">• Only those beneficiaries who have agreed to contribute their required share to complete houses have been selected in the project.
<ul style="list-style-type: none">• Under CLSS, about 500 applications were received and 147 loans have been sanctioned by the Bank. Till now, only J&K Bank has been approached for this purpose.
<ul style="list-style-type: none">• Awareness generation program through radio and TV on the PMAY-HFA (U) Mission is also carried out by the State government to create awareness for generating demand.

C. CSMC Observations:

(i)	The State may revise the layout plan of the building so as to conform to NBC norms. Since the carpet area proposed for each house is only 22.8 sq mt, the State government may also explore the possibility of increasing carpet area. Consent of beneficiaries to contribute additional share for increased carpet area should be ascertained.
(ii)	Aadhar No. of all beneficiaries, if available, should be incorporated. Meanwhile, any alternate ID as per the scheme guidelines is to be provided with the beneficiary list.
(iii)	The beneficiary list should be validated with SECC data.
(iv)	The ownership of the house should be in the name of the female head of the household or as joint ownership. The name of female head should also be mentioned in the beneficiary list.
(v)	The timeline for Mandatory Conditions/ Reforms needs to be advanced so as to complete them by 2016.
(vi)	A State level workshop may be organised on CLSS with the help of National Housing Bank (NHB) to generate awareness. The State may refer to Ministry's website to ascertain list of banks who have agreed to participate in CLSS.
(vii)	The State should endeavour to adopt green/innovative/ earthquake resistant technologies in the projects
(viii)	Online MIS data entry in PMAY(U)-MIS to be expedited for capturing beneficiary

	and project details.
(ix)	Information on source of water supply to the proposed houses of the intended beneficiaries should be provided.
(x)	The State must follow DBT mode for transfer of funds to the beneficiaries.
(xi)	The State must ensure geo-tagging of photographs to monitor progress of the house construction before release of each instalment to beneficiaries.

D. CSMC Decisions:

In view of the above, the CSMC:

- accorded approval for Central Assistance amounting to Rs. 3.36 Crore for 2 projects submitted by State Government of Jammu & Kashmir under BLC vertical of PMAY – HFA (Urban) for ‘New Construction’ of 224 EWS dwelling units, as per Statement at **Annexure II**.
- recommended release of the first instalment of Rs 1.34 Crore (40% of Central Assistance) for the 2 projects covering 224 houses subject to compliance mentioned at para 4.2 (C) (i), (ii) and (iii).
- directed that adherence to disaster and earthquake resistant technologies should be ensured before the release of second instalment.
- decided to defer consideration of the proposal under the BLC project for ‘enhancement component’ for further deliberations.

4.4 PUNJAB

Central Assistance for 1 ISSR Project submitted by the State government of Punjab

A. Basic Information:

The proposal for consideration by CSMC was for Central Assistance for 1 In-Situ Slum Redevelopment (ISSR) project under PMAY – HFA (Urban) submitted by the State government of Punjab, the details of which are as follows:

State:	Punjab
Component:	ISSR
No. of Projects:	1
No. of Cities:	1 (Bathinda)