

N-11012/59/2025-HFA-II-MoHUA (CN 9204717)

Government of India
Ministry of Housing and Urban Affairs
(HFA-II Section)

Sankalp Bhawan, New Delhi-110011

Dated: **14** October, 2025

To

Pay and Accounts Officer (Sectt.),
Ministry of Housing and Urban Affairs,
Nirman Bhawan,
New Delhi -110011

Sub: Mother sanction for release of ₹35,55,00,000/- to State Govt. of Tamil Nadu as 1st and 2nd installments of Central Assistance for 08 AHP projects approved by CSMC in its 42nd, 50th, 51st and 52nd meetings under PMAY-U Mission for the financial year 2025-26 - reg.

Sir,

I am directed to issue the Mother sanction, with the approval of competent authority, to release **₹35,55,00,000/- (Rupees Thirty Five Crore and Fifty Five Lakh only)** to the State Govt. of Tamil Nadu as **1st and 2nd installments** of Central assistance for 08 AHP projects, approved by CSMC in its 42nd, 50th, 51st and 52nd CSMC meetings, for creation of Capital Assets under Pradhan Mantri Awas Yojana – Urban (PMAY-U)- Housing for All (Urban) Mission for the FY 2025-26 under **SLS TN240-TN AHP/BLC- Affordable Housing in Partnership / Beneficiary Led Construction Scheme** through SNA-Sparsh. CSMC-wise details of the projects/release are as under.

S. N.	CS MC No.	CSMC Date	No. of projects considered for 1 st and 2 nd installments	Central Assistance to be released (₹ in lakh)			
				Account Head - 3601.06.101.31.01.35			
				For Other than SC/ST beneficiaries	For SC beneficiaries	For ST beneficiaries	Total
1	42 nd	30/01/2019	1	806.40	864.00	53.40	1,723.80
2	50 th	27/12/2019	5	531.60	882.60	0.60	1,414.80
3	51 st	07/08/2020	1	6.60	78.00	0.00	84.60
4	52 nd	20/01/2021	1	277.20	48.00	6.60	331.80
Total			08	1,621.80	1,872.60	60.60	3,555.00

Project-wise details of release are at Annexures.

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Signature

2. Based on the decision and recommendations of CSMC under PMAY-U and compliances achieved by State Govt. in respect of aforesaid projects, 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 State Government and Implementing agencies 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. The State Govt./implementing agencies shall utilize the grant in accordance with the approved guidelines for the implementation of the Scheme of PMAY-U, and furnish Utilization Certificates (UCs) in the prescribed format as per GFR 2017 as provided in the scheme guidelines.
- iv. The unspent balance lying in the State Treasury/SNA Accounts prior to on-boarding of the State Government on SNA SPARSH will be subject to guidelines issued by DoE from time to time.
- v. The fund shall be utilized for the purpose and within the selected categorized beneficiaries, for which these are given. Otherwise, these will have to be refunded along with interest as per provisions under GFR-2017.
- vi. The State Government shall ensure geo-tagging and beneficiary attachment of all houses approved under AHP component of PMAY-U for release of balance part of 2nd / 3rd installment.
- vii. State Government shall ensure that the specifications of the houses conform to NBC/IS Standards and that requisite infrastructure will be provided by the State Government/ULB.
- viii. State Government should ensure that there is no violation of Model Code of Conduct while releasing funds to implementing Agencies/ULBs/Beneficiaries.

3. The amount is debitabale from the account of the Central Government in the books under the respective Head of Accounts under Demand No. 60 of M/o Housing and Urban Affairs for the year 2025-26.

4. This admissible Central liability will be released to the Government of Tamil Nadu on demand through SNA SPARSH only or/and as per the latest guidelines of Department of Expenditure. As the State has onboarded on SNA SPARSH, all the committed liabilities shall be released in SNA SPARSH only. The State Government is required to contribute approved matching state share under the scheme. State to ensure timely release of State matching share.



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5. As per rule 236(1) of GFR, 2017, the relevant accounts of the Grantee Institution(s)/Organisation(s) shall be open to inspection by the sanctioning authority and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry or Department, whenever the Institution or Organisation is called upon to do so.

6. The State Government has furnished Action Taken Reports (ATRs) on the recommendations by Third Party Quality Monitoring Agencies (TPQMA) and other necessary compliances as per scheme guidelines for release of part amount of 2nd / subsequent installment of Central Assistance.

7. This sanction issues with the concurrence of the Finance Division vide **Note# 10** dated 13.10.2025 of File No. N-11012/59/2025-HFA-II-MoHUA (CN 9204717).

8. This sanction has been registered at S.No. **183** in the Sanction Register of HFA Directorate (HFA.III Section) of the Ministry of HUA for the year 2025-26.

Yours faithfully,



(Mohammed Ayub)

Under Secretary to the Government of India

Copy to:-

1. The Principal Secretary, Housing and Urban Development Dept. / Chairman, Tamil Nadu Urban Habitat Development Board, Government of Tamil Nadu, Fort St. George, Chennai - 600009.
2. Managing Director, Tamil Nadu Urban Habitat Development Board, Government of Tamil Nadu, 5, Kamarajar Salai, Chepauk, Chennai - 600005.
3. Accountant General (A&E), Tamil Nadu.
4. CCA, MoHUA
5. Director, IFD, MoHUA
6. Deputy Secretary (Budget), MoHUA
7. NITI Aayog, SP Divn. / DR Divn. New Delhi
8. O/o CGA, Mahalekha Niyantrak Bhavan, New Delhi
9. Director (HFA-3), MoHUA
10. PMU (MIS), HFA Directorate
11. AO (HFA), MoHUA
12. Dy. Chief (MIS/DRMC), HFA Directorate for placing this sanction at appropriate place on the Website of the Ministry
13. Sanction folder.
14. File Copy



(Mohammed Ayub)

Under Secretary to the Government of India

S.No	City	Project Name	CSMC Date	Central Share (Rs. in Lakh)	Beneficiary as per DPR				Beneficiary Attached				Workorder				Already Released 1st Installment				Already Released 2nd Installment				To be released as 1st and 2nd Installment (Rs. in Lakh)					
					Other than SC/ST	SC	ST	Total	Other than SC/ST	SC	ST	Total	Other than SC/ST	SC	ST	Total	Other than SC/ST	SC	ST	Total	Instalment No.	Release No.	Other than SC/ST	SC	ST	Total				
1	Chennai	Construction of 144 nos of EWS Tenements with infrastructure for Perumbakkam Ph-VIII (7B33803339002655) (Not Available)	27/12/2019	216.00	57	87	0	144	57	82	0	139	57	87	0	144	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	68.40	101.40	0.00	169.80
2	Chennai	Construction of 156 nos of EWS Tenements with infrastructure for Perumbakkam Ph -IX (7B33803339002646) (Not Available)	27/12/2019	234.00	62	94	0	156	49	94	0	143	62	94	0	156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	66.60	112.80	0.00	179.40
3	Chennai	Construction of 1600 Nos. of EWS Tenements with infrastructure for Perumbakkam Phase III in Chennai Corporation (7B33803339629701) (Not Available)	30/01/2019	2400.00	800	720	80	1600	544	720	9	1273	800	720	80	1600	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	806.40	864.00	53.40	1723.80
4	Chennai	Construction of 256 nos. of EWS Tenements with infrastructure for Perumbakkam Ph - V (7B33803339002648) (Not Available)	27/12/2019	384.00	180	75	1	256	174	75	1	250	74	182	0	256	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	148.80	154.20	0.60	303.60
5	Chennai	Construction of 256 Nos. of EWS Tenements with infrastructure for Perumbakkam Ph - VI (7B33803339002650) (Not Available)	27/12/2019	384.00	76	180	0	256	73	179	0	252	76	180	0	256	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	89.40	215.40	0.00	304.80
6	Chennai	Construction of 288 tenements in Perumbakkam Ph XI (7B33803339002963) (Not Available)	20/01/2021	432.00	240	40	8	288	222	40	3	265	240	40	8	288	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	277.20	48.00	6.60	331.80
7	Chennai	Construction of 384 nos. of EWS Tenements with infrastructure for Perumbakkam Ph - IV (7B33803339002643) (Not Available)	27/12/2019	576.00	134	250	0	384	130	248	0	378	134	250	0	384	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	158.40	298.80	0.00	457.20
8	Chennai	Construction of 72 Tenements adopting Type design 37G 2019 GS Stored with sanitary and Electrification Arrangements at Perumbakkam Scheme Phase X under Vertical III AHP of HFA (7B33803339002814) (Not Available)	07/08/2020	108.00	7	65	0	72	4	65	0	69	7	65	0	72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	1	6.60	78.00	0.00	84.60
Total				4734.00	1,556	1,511	89	3,156	1,253	1,503	13	2,769	1,450	1,618	88	3,156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			1621.80	1872.60	60.60	3555.00

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