

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

Sankalp Bhawan, New Delhi-110001

Dated: 11th November 2025

To

Pay and Accounts Officer (Sectt.),
Ministry of Housing and Urban Affairs,
Sankalp Bhawan, New Delhi-110001

Sub: Mother sanction for release of ₹50,62,20,000/- to State Govt. of Tamil Nadu as part amount of 2nd installment of Central Assistance for 15 AHP projects approved by CSMC in its 42nd, 46th, 51st and 60th meetings under PMAY-U Mission for the financial year 2025-26 - reg.

Sir,

I am directed to issue the mother sanction of competent authority to the release of **₹50,62,20,000/- (Rupees Fifty Crore Sixty Two Lakh and Twenty Thousand only)** to State Govt. of Tamil Nadu as part amount of 2nd installment of Central assistance for 15 AHP projects approved by CSMC in its 42nd, 46th, 51st and 60th 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 releases are attached at **Annexure** and also as under:

S. N.	CS MC No.	CSMC Date	No. of projects considered as part amount of 2 nd installment of Central Assistance	Central Assistance to be released (₹ in lakh)			
				Other than SC/ST beneficiarie s	SC beneficiarie s	ST beneficiarie s	Total
				3601.06.10 1. 31.01.35	3601.06.78 9.17.01.35	3601.06.79 6.17.01.35	
1	42 nd	30.01.2019	1	27.00	333.00	0.00	360.00
2	46 th	29.08.2019	1	0.00	7.20	0.00	7.20
3	51 st	07.08.2020	2	281.40	600.60	0.00	882.00
4	60 th	30.03.2022	11	1,515.60	2,296.80	0.60	3,813.00
Total			15	1,824.00	3,237.60	0.60	5,062.20

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:

- 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.
 - 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. State should ensure that data entry in PMAY(U) – MIS portal is completed at the earliest. The Central assistance is being released on the basis of beneficiary entered in PMAY(U)-MIS and houses geo-tagged at various stages (after adjustment of excess funds released, if any, in projects).
 - vi. 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.
 - vii. The State Government shall ensure the geo-tagging of all the houses approved under AHP component of PMAY-U for release of balance part of 2nd / 3rd installment.
 - viii. 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.
 - ix. The balance of 3rd and final installment of Central assistance will be released on achieving all mandatory reforms, completion of projects including construction of all the houses approved in DPRs & infrastructure and submission of Project Completion Certificate (PCC) as per Annexure 9 of the scheme guidelines of PMAY-U.
 - x. 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. The State to ensure timely release of State matching share.
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 requisite Utilization Certificates (UCs) (**copy enclosed**), Action Taken Reports (ATRs) on Third Party Quality Monitoring (TPQM) report and other necessary compliances as per scheme guidelines for release of part amount of 2nd installment of Central Assistance.

7. This sanction issues with the concurrence of the Finance Division vide **Note # 256** of even number dated 10.11.2025.

8. This sanction has been registered at **S. No. 210** in the Sanction Register of HFA Directorate (HFA.III Section) of the Ministry of HUA for the year 2025-26.

Yours faithfully,



(B.K. Mandal)

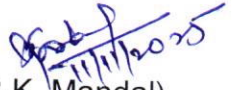
Under Secretary to the Government of India

Tel.: 011-23063285

Encl.: As above.

Copy to:

1. The Principal Secretary, Housing and Urban Development Deptt./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. Joint Director (IFD), MoHUA
6. Deputy Secretary (Budget), MoHUA
7. NITI Aayog, SP Divn./DR Divn. New Delhi
8. O/o CGA, Mahalekha Niyantarak Bhavan, New Delhi
9. DDG (HFA), MoHUA
10. PMU (MIS), HFA Directorate
11. Dy. Chief (MIS/DRMC), HFA Directorate for placing this sanction at appropriate place on the Website of the Ministry.
12. Sanction folder
13. File Copy



(B.K. Mandal)

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				To be released as 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	Other than SC/ST	SC	ST	Total	Other than SC/ST	SC	ST	Total				
																													(Rs. In lakhs)			
1	Chennai	Construction of 12 nos of EWS Tenements with infrastructure for Parvathi kakkann Colony in Chennai District (7B33803339002552) (Not Available)	29/08/2019	18.00	0	12	0	12	0	12	0	12	0	12	0.00	7.20	0.00	2	1	0.00	7.20	0.00	2	1	0.00	7.20	0.00	2	1	0.00	7.20	
2	Chennai	Construction of 162 tenements at Raja Thottam (7B33803339629698) (Not Available)	30/03/2022	243.00	77	75	10	162	33	50	1	84	77	75	10	162	46.20	45.00	6.00	2	1	19.80	30.00	0.60	50.40							
3	Chennai	Construction of 192 Tenements at North Ginnappa Road Old in Zone 9 of Greater Chennai Corporation under Housing for All (7B33803339629607) (Not Available)	30/03/2022	288.00	48	144	0	192	48	128	0	176	48	144	0	192	28.80	86.40	0.00	2	1	28.80	76.80	0.00	105.60							
4	Chennai	Construction of 243 Nos of tenements at Chetty Thottam (7B33803339629820) (Not Available)	30/03/2022	364.50	143	100	0	243	34	100	0	134	143	100	0	243	85.80	60.00	0.00	2	1	20.40	60.00	0.00	80.40							
5	Chennai	Construction of 450 tenements in NN Nagar and Chindanripet (7B33803339629983) (Not Available)	30/03/2022	675.00	0	450	0	450	0	337	0	337	0	450	0	450	39.00	231.00	0.00	2	1	-39.00	241.20	0.00	202.20							
6	Chennai	Construction of 500 tenements at Gandhi Nagar (7B33803339629195) (Not Available)	30/03/2022	750.00	94	406	0	500	92	401	0	493	94	406	0	500	56.40	243.60	0.00	2	1	55.20	240.60	0.00	295.80							
7	Chennai	Construction of 600 nos of EWS Tenements with infrastructure for Parvathi Kakkann Colony in Chennai Corporation (7B33803339002215) (Not Available)	30/01/2019	900.00	37	563	0	600	45	555	0	600	37	563	0	600	22.20	337.80	0.00	2	1	27.00	333.00	0.00	360.00							
8	Chennai	Construction of 86 Tenements at Dr. Thomas Road Ph II in Zone 9 of Greater Chennai Corporation under Housing for All (7B33803339629224) (Not Available)	30/03/2022	129.00	70	16	0	86	70	16	0	86	70	16	0	86	42.00	9.60	0.00	2	1	42.00	9.60	0.00	51.60							
9	Keeranur	Construction of 432 nos of EWS tenements with infrastructure at Anna Nagar in Dindigul District under PMAY - HFA (7B33803574629198) (Not Available)	30/03/2022	648.00	216	216	0	432	266	166	0	432	216	216	0	432	129.60	129.60	0.00	2	1	159.60	99.60	0.00	259.20							
10	Oddanchatram	Construction of 480 nos of EWS tenements with infrastructure at Oddanchatram in Dindigul District under PMAY - HFA (7B33803579629199) (Not Available)	30/03/2022	720.00	240	240	0	480	240	240	0	480	240	240	0	480	144.00	144.00	0.00	2	1	144.00	144.00	0.00	288.00							
11	Pallipalayam	Construction of 520 HH in Pallipalayam, Namakkal dt (7B33803486002789) (Not Available)	07/08/2020	780.00	470	50	0	520	469	50	0	519	470	50	0	520	282.00	30.00	0.00	2	1	281.40	30.00	0.00	311.40							
12	Chennai	Construction of 324 tenements in Govvathoppe (7B33803339629982) (336039998903396P601)	30/03/2022	486.00	0	324	0	324	0	222	0	222	0	324	0	324	27.00	167.40	0.00	2	1	-27.00	160.20	0.00	133.20							
13	Chennai	Construction of 168 Tenements at Badrakal Scheme in Corp.Dn. 113, Zone IX Greater Chennai Corporation under Housing for All (7B33803339629824) (Not Available)	30/03/2022	252.00	82	86	0	168	57	86	0	143	82	86	0	168	0.00	0.00	0.00	2	1	83.40	103.20	0.00	186.60							
14	Chennai	Construction of 1800 Tenements at Kotturpuram (7B33803339629821) (Not Available)	30/03/2022	2700.00	857	943	0	1800	857	943	0	1800	857	943	0	1800	0.00	0.00	0.00	2	1	1028.40	1131.60	0.00	2160.00							
15	Therli Allinagaram	Construction of 476 nos of slum tenement at Polaikalam Ph I (7B33803769629591) (Not Available)	07/08/2020	714.00	0	476	0	476	0	475	0	475	0	476	0	476	0.00	0.00	0.00	2	1	0.00	570.60	0.00	570.60							
Total				9667.50	2334	4101	10	6445	2211	3781	1	5993	2334	4101	10	6445	903.00	1491.60	6.00			1824.00	3237.60	0.60	5062.20							

Annexure - 8
(Para 14.60 of guidelines)

Form GFR 19-A
[See Rule 212 (1)]
Form of Utilization Certificate

Certified that out of Rs.16596.77702 lakh Grant-in-aid sanctioned during the year 2023 - 2024 in favour of Tamil Nadu Urban Habitat Development Board under this Ministry Department letter no. given in the table below and Rs. Nil on account of unspent balance of the previous year, a sum of Rs.16596.77702 lakh has been utilised for the purpose of Construction of 134905 tenements with Infrastructures at various cities for which it was sanctioned and that the balance of Rs.Nil lakh. Remaining unutilised at the end of the year has been surrendered to Government (vide No dated / will be adjusted towards the Grants-in-aid payable during the next year.

		Rs in Lakh
Sl. No.	Letter No & Date	Amount
1	F.No. N-11012/3/2022-HFA - II - UD (CN 9123600) dated:01.11.2022	243.71000
2	F.No. N-11012/3/2022-HFA - II - UD (CN 9123600) dated:01.11.2022	996.00000
3	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 25.01.2023	1099.80000
4	F.No. N-11012/39/2022-HFA - II - UD (CN 9130163) dated: 06.03.2023	9.00000
5	F.No. N-11012/39/2022-HFA - II - UD (CN 9130163) dated: 06.03.2023	198.00000
6	F.No. N-11012/39/2022-HFA - II - UD (CN 9130163) dated: 08.02.2024	486.60000
7	F.No. N-11012/39/2022-HFA - II - UD (CN 9130163) dated: 08.02.2024	1338.60000
8	F.No. N-11012/39/2022-HFA - II - UD (CN 9130163) dated: 08.02.2024	18.60000
9	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 08.02.24	17.34962
10	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 08.02.24	324.98110
11	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 08.02.24	1649.55000
12	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 07.02.2024	76.20000
13	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 07.02.2024	680.40000
14	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 07.02.2024	4012.20000
15	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 22.03.2024	4932.28360
16	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 22.03.2024	57.80270
17	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 22.3.24	302.40000
18	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 22.3.24	153.30000
Total		16596.77702

2. Certified that I have satisfied myself that the conditions on which the grants-in-aid was sanctioned have been duly fulfilled / are being fulfilled and that I have exercised the following checks to see that the money was actually utilised for the purpose for which it was sanctioned.

3. Physical progress of the projects, where Government of India grants have been utilised, is enclosed.

Kinds of Checks exercised

1. Site inspection and monitoring the work by the field officers.
2. Verify the test report of materials.
3. TPQMA Report

Name: V.Shanmugasundaram,
Designation: Chief Engineer - I,
TamilNadu Urban Habitat Development Board,
(Im CHIEF ENGINEER)

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
Kamarajar Salai, Chennai-600 005.

Name: Dr. S. Prabhakar,
Designation: Managing Director
TamilNadu Urban Habitat Development Board
State Level Nodal Agency

Managing Director

Principal Secretary to Government, Tamil Nadu Urban Habitat Development Board
Housing & Urban Development Dept. 5, Kamarajar Salai, Chennai-600 005.
Fort St. George,
Chennai - 600 009.

Annexure - 8
(Para 14.60 of guidelines)

Form GFR 19-A
[See Rule 212 (1)]
Form of Utilization Certificate

Certified that out of ~~RS.5265.90941 Lakh~~ Grant-in-aid sanctioned during the year 2024 - 2025 & 2025 - 2026 in favour of Tamil Nadu Urban Habitat Development Board under this Ministry Department letter no. given in the table below and Rs. Nil on account of unspent balance of the previous year, a sum of Rs.5265.90941 lakh has been utilised for the purpose of Construction of 22107 tenements with Infrastructures at various cities for which it was sanctioned and that the balance of Rs.Nil lakh. Remaining unutilised at the end of the year has been surrendered to Government (vide No, dated / will be adjusted towards the Grants-in-aid payable during the next year.

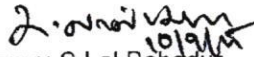
Rs in Lakh		
Sl. No.	Letter No & Date	Amount
1	F.No. N-11012/2/2024-HFA - II - MoHUA (CN 9170204) dated:08.05.2025	3282.60200
2	F.No. N-11012/2/2024-HFA - II - MoHUA (CN 9170204) dated:15.01.2025	9.67601
3	F.No. N-11012/2/2024-HFA - II - MoHUA (CN 9170204) dated:15.01.2025	370.30660
4	F.No. N-11012/2/2024-HFA - II - MoHUA (CN 9170204) dated:15.01.2025	1603.32480
Total		5265.90941

2. Certified that I have satisfied myself that the conditions on which the grants-in-aid was sanctioned have been duly fulfilled / are being fulfilled and that I have exercised the following checks to see that the money was actually utilised for the purpose for which it was sanctioned.

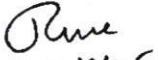
3. Physical progress of the projects, where Government of India grants have been utilised, is enclosed.

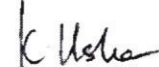
Kinds of Checks exercised

1. Site inspection and monitoring the work by the field officers.
2. Verify the test report of materials.
3. TPQMA Report


Name: S.Lal Bahadur,
Designation: Chief Engineer - II,
TamilNadu Urban Habitat Development Board,
(Implementing Agency)


Name: Shreya P Singh,
Designation: Managing Director
TamilNadu Urban Habitat Development Board
State Level Nodal Agency


10/9/25


Additional Chief Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George,
Chennai - 600 009.

4/6

3/6

3

Annexure - 8
(Para 14.60 of guidelines)

Form GFR 19-A
[See Rule 212 (1)]
Form of Utilization Certificate

Certified that out of Rs.6341.33520 lakh Grant-in-aid sanctioned during the year 2022 - 2023 & 2024 - 2025 in favour of Tamil Nadu Urban Habitat Development Board under this Ministry Department letter no. given in the table below and Rs. NIL on account of unspent balance of the previous year, a sum of Rs.6341.33520 lakh has been utilised for the purpose of Construction of 28149 tenements with Infrastructures at various cities for which it was sanctioned and that the balance of Rs.Nil lakh. Remaining unutilised at the end of the year has been surrendered to Government (vide No, dated / will be adjusted towards the Grants-in-aid payable during the next year.

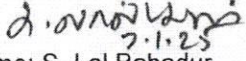
		Rs in Lakh
Sl. No.	Letter No & Date	Amount
1	F.No. N-11012/3/2022-HFA - II - UD (CN 9123600) dated:15.02.2022	1004.80210
2	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 27.09.2024	14.04110
3	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 27.09.24	62.35030
4	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 27.09.2024	957.39250
5	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 27.09.24	1039.47150
6	F.No. N-11012/38/2022-HFA - II - UD (CN 9130086) dated: 27.09.2024	1235.96650
7	F.No. N-11012/2/2024-HFA - II- MoHUA (CN 9170204) dated: 27.09.24	2027.31120
Total		6341.33520

2. Certified that I have satisfied myself that the conditions on which the grants-in-aid was sanctioned have been duly fulfilled / are being fulfilled and that I have exercised the following checks to see that the money was actually utilised for the purpose for which it was sanctioned.

3. Physical progress of the projects, where Government of India grants have been utilised, is enclosed.

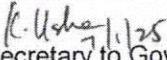
Kinds of Checks exercised

1. Site inspection and monitoring the work by the field officers.
2. Verify the test report of materials.
3. TPQMA Report


Name: S. Lal Bahadur,
Designation: Chief Engineer - I,
TamilNadu Urban Habitat Development Board,
(Implementing Agency)


Name: Dr.S.Prabhakar,
Designation: Managing Director
TamilNadu Urban Habitat Development Board
State Level Nodal Agency


TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
5, Kamarajar Salai, Chennai-600 005.


Additional Chief Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George,
Chennai - 600 009.


Managing Director
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

1/6