

Minutes of the 3rd State Level Sanctioning Monitoring Committee Meeting held on 23-03-2017 at the Conference Hall of the Chief Secretary, Assam:

Member present at Annexure-I

The meeting started with the briefing about PMAY-HFA (U) by Vice-Chairman, State Level Sanctioning & Monitoring Committee (SLSMC).

He explained about the following proposals to the committee.

1. Mission structure at the State Level & district level:

- I. Proposal for formation of a Society named “**Assam State Urban Housing Society**” that would be the implementing agency for PMAY Urban.
- II. Proposal for the Notification of a **District level Project Steering Committee** for the ULBs other than Guwahati with the following Members:
 - i. District Development Commissioner - Chairman
 - ii. Deputy Commissioner’s Representative - Vice-Chairman
 - iii. Sub Divisional Officer(Civil) - Member
 - iv. Executive Officers of all ULBs in District - Members
 - v. Executive Engineer, PWD(Building)
 - vi. Executive Engineer, PHE
 - vii. Executive Engineer, Urban Water Supply and Sewerage Board
 - viii. Executive Engineer, PWD(State Roads and Rural Roads)
 - ix. District Social Welfare Officer
 - x. District Lead Bank Manager
 - xi. Deputy Director/Assistant Director, Town and Country Planning - Member Secretary

Functions of Committee

- A. To Support and oversee the Implementation of the Demand Survey, Preparation of Detailed Project Reports, Implementation of approved Projects in the District.
- B. To address the issues that may arise during the Implementation of the Project.
- C. To monitor the implementation of the Project.
- D. To undertake all such measures necessary to promote affordable housing to EWS, LIG section of Population.
- E. Promote Credit Linked Subsidy Scheme in the District by Awareness Programmes.
- F. The Committee shall meet at least once in a month to review the progress of PMAY(U)
- G. The views of the local MLA, MPs shall be taken into consideration.

SLSMC observation: SLSMC approved the proposal for constitution of “Assam State Housing Society” and the District Level Project Steering Committee for overall implementation of the Mission in the state. The Mission Director was entrusted the task to facilitate the early formation of the said bodies.

- III. **Deputy Director/Assistant Director** of Town and Country Planning Department may be designated as **Project Director, PMAY-HFA(Urban)** for the respective district
The Office of the Project Director may be assisted by **District Level Technical Cell** appointed by State Mission Directorate of PMAY (Urban). **(annexure-i)**

Functions of Project Director

- i. Implementation of PMAY-HFA(Urban) at the ULBs in the District as per PMAY-HFA(Urban) Guidelines and as per the directions issued by State Mission Directorate.

- ii. Supervise the District Level Technical Cell in the implementation of the Mission.

SLSMC observation: The proposal to designate Deputy/Assistant Director, Town & Country planning Assam as Project Director was approved by SLSMC. However, Additional Commissioner, Guwahati Municipal Corporation shall be the project Director for Kamrup (M). Moreover, in the Districts, where the Office of Town & Country Planning Assam is yet to be set up, the DC concerned shall depute one ADC as Project Director for the Mission.

2. Engagement of personnel at Mission Directorate, SLTC & CLTC:

- A. Authorization to State Mission Director to engage personnel as per merit list finalized by Screening Committee constituted by Govt. of Assam

SLSMC observation: SLSMC approved the proposal.

- B. Approval of the proposal regarding replacing the Capacity Building Specialist and Urban Planner in CLTC with Social Development Specialist and Municipal Finance Expert respectively

The proposal for the change of category of post/s at CLTC was placed at State Level Appraisal Committee (SLAC) Meeting on 16-03-2017 and the Committee recommended it for approval from SLSMC.

SLSMC observation: The proposal of replacement has been approved by SLSMC in the following manner-

Sl.No	Existing Category	Approved revised Category
1	Capacity Building Specialist	Social Development Specialist
2	Urban Planner	Municipal Finance Specialist

Approval is sought for renaming City level Technical Cell into **District level Technical Cell (DLTC)** and Engagement of the 4 category of Personnel in each Cell. They will support the **Project Director, PMAY-HFA (Urban)** in the Implementation of PMAY-U Projects.

* Civil Engineer- 32 Nos

* MIS Specialist-32 Nos

* Municipal Finance Specialist-32 Nos

* Social Development Specialist-32 Nos

The Detailed Proposal has been Enclosed (Annexure-III).

SLSMC observation: SLSMC approved the proposal and instructed the Mission Director to obtain necessary approval from CSMC in this regard.

- C. Authorization to State Mission Director to engage personnel in remaining vacant posts through Fresh Advertisement.

SLSMC observation: SLSMC approved the proposal.

- D. Approval for engagement of support staff at SLTC

As verbally consented by Joint Secretary and Mission Director, PMAY-HFA(U) at the MoHUPA, Mission directorate at the State Level may engage support staff in order to ensure smooth flow of the daily office work.

Therefore, it has been proposed to engage an Accountant along with two Multi Tasking Workers (MTW) at the Office of Mission Directorate.

The SLSMC may kindly consider the proposal for approval

SLSMC observation: SLSMC approved the proposal and instructed Mission Director to obtain approval from CSMC if necessary.

3. Approval of Annual Capacity Building Plan under PMAY-HFA (U) for Assam for further approval of CSMC.

(Detailed plan at **annexure-IV**) Placed for SLSMC approval.

SLSMC observation: SLSMC approved the capacity building plan. Considering the urgency of a dedicated Urban Institute in the state, SLSMC directed that an institute of urban Development/Centre for Urban development shall be constituted at Assam Administrative Staff College (AASC). Mission Director shall sign an MoU with Assam Administrative Staff College

4. Approval of the proposal to conduct demand survey with the Survey application.

SLSMC observation:

SLSMC approved the proposal and instructed Mission director to obtain approval from CSMC if necessary.

5. Implementation Issues

- Approval to collect mandatorily beneficiary's **AADHAR numbers** and get the same linked to the bank A/C before subsidy disbursement.

SLSMC observation:

SLSMC approved the proposal with the note that all concerned line departments may be geared up in order to facilitate AADHAR registration in the state with preference to the beneficiaries of the PMAY-HFA(U) Assam

- Approval to collect **Sale Deed, Gift Deed and Partition Deed** from potential beneficiaries as proof of ownership when it is not available in the name of Self/Spouse.

It is placed before SLSMC for kind consideration and approval.

SLSMC observation: SLSMC approved the proposal.

- Inclusion of **notified planning area** into the mission in towns with notified plans

SLSMC observation:

The committee approved the proposal to include all notified planning area under the PMAY-Urban Mission. However, the matter shall be intimated to Panchayat & Rural Development Department, Govt. of Assam which is the state implementing agency for PMAY-Gramin so that duplication of beneficiaries' can be avoided.

- Approval for the release of Govt. subsidy to the beneficiaries under BLC in **4 installments.(Annexure-V)**

The guidance of SLAC was sought in this regard.

SLSMC observation: The 1st installment shall be released to the beneficiary at the time of issuing the letter of intent.

Sl.No	Installment	Stage of Construction	Amount
1	1 st Installment	At the time of issuing letter of intent	Rs. 60,000.00
2	2 nd Installment	After Completion of sill level	Rs. 50,000.00
3	3 rd Installment	After Completion of the plate level	Rs. 60,000.00
4	4 th Installment	After Completion of all items	Rs. 30,000.00

SLSMC observation: SLSMC approved all 5 model building estimates prepared by the Mission Directorate and 4 other models developed following the UNICEF model design subject to the conformity to the prescribes norms set by the PMAY-U mission.

6. Approval of DPR for BLC vertical for the Tezpur(Ph-I), Dibrugarh (Ph-II) and Tinsukia (Ph-II) for BLC vertical

Key features regarding the 3 DPRs-

Sl.No	Name of the Town	Vertical	No. of beneficiary	Total project cost
1	Tezpur (Ph-I)	BLC	1923	5753.62
2	Tinsukia (Ph-II)	BLC	466	1394.272
3	Dibrugarh (Ph-II)	BLC(N)	1255	4200.05
		BLC(E)	390	

SLSMC Observation:

After threadbare discussion on the DPRs, SLSMC approved all 3 DPRs and forwarded it CSMC Govt. of India for final approval and sanction.

7. Promotion of New Building Technologies.

- Approval for **demonstration Housing project** using proven/green and emerging technologies by Building Material and Technology Promotion Council (BMTPC).

SLSMC Observation:

SLSMC approved the proposal of demonstration housing projects. Since the Govt. of Assam needs to provide required land for the project, concerned DC, Kamrup (M) may allot required quantum of land for the purpose. The matter shall be taken up by Mission Director with concerned DC..

- Approval for **Inclusion of CPWD Delhi Schedule of Rates 2016 for new construction technologies into PWD schedule of rates for Assam**

The 3 new Technologies for quicker adoption may be included into PWD SoR. Otherwise, Projects on Turnkey Basis has to be taken up for which not all of our agencies have the capacities.

- Monolithic Concrete Construction System using Aluminum Framework.
- Industrialized 3-S system using Cellular Lightweight Concrete Slabs and Precast Columns(Precast/Prefab)
- Monolithic Construction System using Plastic-Aluminum Framework.

SLSMC Observation: SLSMC approved the proposal. The PWD (Building Division) Department is to take necessary action of inclusion within 2 months and Action Taken Report (ATR) to the Chairman, SHPSC.

8. Formation of a technical working committee to look into the following PMAY related technical issues-

A. Status of land pooling scheme in Assam

B. Review of Building Bye-Laws for EWS Housing

The section under Earmarking/ Reservation of Dwelling Units for EWS/ LIG Category in Group Housing Schemes (GHS) in The Guwahati Building Construction (Regulation) Byelaws, 2014 under section 36 (2) and The Assam Notified Urban Areas (Other than Guwahati) Building Rules, 2014.under section 81 (4) which allows for

“Servant quarters constructed shall be reckoned towards EWS housing requirements in Group Housing Scheme.”

Wly

- c. State/UTs shall put in place a single-window- time bound clearance system for layout approvals and building permissions.
- d. 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.
- e. States/UTs shall legislate or amend existing rent laws on the lines of the Model Tenancy Act circulated by the First Party.
- f. 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

A Working Committee to review the mandatory reforms under PMAY and other relating issue was constituted with the following members-

1. Secretary to the Govt. Of Assam, UDD & GDD-----Chairman
2. CEO,GMDA----- Member
3. Director, T&CP Assam-----Member
4. Director, MAD Assam-----Member
5. Commissioner/Additional Commissioner, GMC-----Member
6. MD, PMAY-HFA (U) Assam-----Member Convener.
7. Experts from relevant field may be invited during the deliberation of the Committee as and when deemed necessary.

The ToR for the said Committee -

- I. To Review the current status of the above mentioned reforms(A,B &C)and any other regulatory reform measures related to EWS and LIG housing in Assam
 - i. The detailed measures to be undertaken to implement the regulatory reforms for EWS/LIG housing in letter and spirit.
 - ii. To study the best practices in other states in area of land pooling and its feasibility in Assam

Any other regulatory reforms referred to the Committee by SLAC and SLSMC.

The said committee was approved by the SLAC.

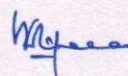
The working committee was approved by SLAC and now it is submitted before SLSMC for approval.

SLSMC Observation: SLSMC approved the proposal to remove the clauses "Servant quarters constructed shall be reckoned towards EWS housing requirements in Group Housing Scheme" from the existing bye -laws. SLSMC approved the committee. The secretary to the Revenue Department, Govt. of Assam shall be included in the working Committee. The Committee shall submit its report within 1(one) month for approval of SLSMC.

9. Proposal for setting up of a Task Force under Assam Housing Board for implementation of Slum Redevelopment Projects

SLSMC Observation: SLSMC directed to constitute a new Housing Body in the state to take up projects under PMAY-U. However, the committee directed State Mission Director to take steps for supporting the capacity building of State Housing Board.

Encl: As above

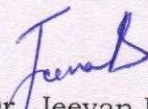


(V.K. Pipersenia, IAS)
Chief Secretary, Assam

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Copy for information to:

1. The PS to the Addl. Chief Secretary to the Govt. of Assam, UDD & GDD Dispur, Guwahati-6
2. The PS to the Addl. Chief Secretary/ Commissioner & Secretary to the Govt. of Assam, Finance Department, Dispur, Guwahati-6
3. The PS to the Principal Secretary/Commissioner & Secretary/Secretary to the Govt. of Assam, Revenue & Disaster Management Department, Dispur, Guwahati-6
4. The Principal Secretary/Commissioner & Secretary/Secretary to the Govt. of Assam, Environment & Forest Department, Dispur, Guwahati-6
5. The PS to the Commissioner & Secretary to the Govt. of Assam, UDD & GDD Dispur, Guwahati-6
6. The Convener, State level bankers Committee, Dispur, Guwahati-6
7. The Addl. Secretary to the Govt. Of Assam, Urban Development Department, Dispur, Guwahati-6 for information
8. The Executive Officer, Tinsukia/ Dibrugarh/ Tezpur for information.
9. The Deputy Director, Town & Country Planning District Office, Dibrugarh/ Tezpur for information.
10. The Executive Engineer, D&S Division, Tinsukia, T&CP Assam for information.
11. The Director (HFA-Div V), Ministry of Housing & Urban Poverty Alleviation, Room No-3, Technical Cell, Gate No-7, Nirman Bhawan, Maulana Azad Road, New Delhi-110011 for information.


(Dr. Jeevan B., IAS)
Mission Director,
PMAY-HFA (U) Assam
Dispur, Guwahati-6

