

34 (a)

Minutes of 4th SLSMC Meeting for Pradhan Mantri Awas Yojana – Housing for All – Urban (PMAY – HFA(U)) held on 5th June 2017 under the Chairmanship of Chief Secretary of Govt. of Assam, in his Conference Room, Block –C, Secretariat, Dispur.

List of Members present in Annexure 1

The 4th SLSMC meeting was Chaired by Chief Secretary to Govt of Assam, Sri V.K. Pipersenia and was attended by officials from UDD, GDD, Finance, Revenue Department and PMAY – HFA(U) Mission Directorate. The Mission Director made a presentation on issues with PMAY – HFA(U) Mandatory conditions and implementation of scheme guidelines. A detailed discussion was held on the issues presented and the following decisions and action points were made, -

Point 1. As per PMAY - HFA (U) Guidelines, the Mandatory Conditions as per the Section 11.1, “States shall remove the requirement of separate Non-Agricultural (NA) Permission in case land falls in the residential zone earmarked in the Master Plan of city/town”. The Non- Agricultural use & Reclassification of Land is regulated by The Assam Agricultural Land (Regulation of Reclassification and Transfer for Non-Agricultural Purpose) Act, 2015. Section 16 Clause (i) of the act allows for exemptions from the act by a notification by Govt of Assam.

- **SLSMC Decision:** SLSMC directed Revenue Dept. to take necessary action to exempt Residential zone of the Notified Master Plan Area from the ambit of The Assam Agricultural Land (Regulation of Reclassification and Transfer for Non-Agricultural Purpose) Act, 2015 by a notification under Section 16 clause (i) of the said act. In this regard the Revenue Dept. agreed to move a Cabinet Memorandum. MD, PMAY – HFA(U) was directed to provide necessary support to Revenue Department as required.

Action: Revenue Department

Point 2. Proposal to address problems faced during Demand Survey with respect to obtaining land documents by beneficiaries:-

- (a). Delay in getting Land Documents such as Jamabandi and Land Holding Certificates for PMAY Urban beneficiaries from Circle Offices
- (b). Pending Mutation and Partition of lands as it is through Office Mutation in ULB Areas.

To ensure availability of clear land documents to the PMAY - HFA (U) beneficiaries who are urban poor and to reduce their vulnerability from issues like expulsion, availing bank loans, etc., MD, PMAY – HFA (U) proposed that Revenue camps should be in the ULB Areas by Revenue Department.

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- **SLSMC Decision:** Revenue Department to issue a circular to all revenue officials mandating that all applicants participating in PMAY – HFA (U) Demand Survey must be issued relevant documents such as Jamabandi, Land Holding Certificate, Mutation & Partition within **three working days** of submission of application. The Revenue department, led by the respective Circle Officers, may organise camps at all the ULBs to provide relevant documents to the Beneficiaries by taking an undertaking from them that the documents are meant for PMAY – HFA (U) demand survey purposes.

Action: Revenue Dept. for issue of Circular

Point 3. To mitigate the challenges faced by people having possession of Annual Patta land across Assam PMAY - HFA (U) Mission Directorate proposed that the Revenue Department may exempt the Economically Weaker Section Beneficiaries with Kuccha houses from payment of Premium for conversion from Annual Patta to Periodic Patta so that they can benefit under PMAY - HFA (U).

SLSMC Decision: It was stated that as Govt. of Assam has already created an enabling environment of converting Annual Patta land to Periodic Patta by payment of Govt premium, therefore no other action in this regard is required to be undertaken.

Point 4: Based on the feedback received from ULBs during PMAY – HFA(U) workshops, the installment release schedule approved in 3rd SLSMC was proposed to be reworked in the 4th SLSMC meeting. In consultation with the Finance Department, the following Installment Schedule has been proposed.

S.No	Insta-llment	Stage of Construction	Geo Tagging	Amount		
				Central Share	State Share	Total
1		Issue of Letter of Intent	Existing Status of the House	-	-	-
2	1 st	Commencement of Foundation Work		30,000	20,000	50,000
3	2 nd	After Completion of Sill Level		60,000	0	60,000
4	3 rd	After Completion of Plate Level		30,000	30,000	60,000
5	4 th	After Completion of the House		30,000	0	30,000
				150,000	50,000	2,00,000

SLSMC Decision: SLSMC approved the Schedule proposed by the Mission Directorate.

Action: Mission Director, PMAY – HFA (U)

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Point 5: In the last SLSMC meeting the Committee approved the constitution of a new Housing Body in the state to take up projects under PMAY - HFA (U). It is proposed that a Housing Corporation Model be adopted for this purpose. In this regard, during the meeting of NHB MD & CEO with Mission Director - PMAY - HFA(U) - Assam, NHB has agreed to help in arriving at an appropriate structure for the new body for the state of Assam. MD, PMAY - HFA(U) requested that SLSMC may approve and authorise the him to take up the matter with National Housing Bank.

SLSMC Decision: SLSMC directed that instead of going for a new housing body the Assam State Housing Board (ASHB) under Urban Development Department maybe restructured into a Housing Corporation. The existing liabilities of the ASHB may be addressed by the state once a restructuring plan is worked out. MD, PMAY - HFA (U) is authorised to work out the structure of the Housing Corporation with the assistance of National Housing Bank and other consultants as required.

Action: Mission Director, PMAY - HFA (U)

Point 6: It is seen that there is a need for improving the offtake of Loans under the Credit Linked Subsidy Scheme (CLSS) Vertical. In order to look into the reasons for the failure of Housing Finance under Credit Linked Subsidy Scheme of PMAY - HFA (U) and take remedial measures, SLSMC may approve and authorise the Mission Director to initiate a proposal with National Housing Bank to lead a Committee of Banks having Housing Loan products and Housing Finance Companies.

SLSMC Decision: SLSMC directed that PMAY - HFA (U) must create an enabling interface for receiving applications under CLSS. PMAY - HFA (U) Mission Directorate must undertake the following actions: -

- PMAY - HFA (U) Mission Directorate should propagate the salient features of the scheme and increase awareness among the potential beneficiaries.
- Mission Directorate should receive applications from those who are intending to be part of this vertical of the mission.
- Shortlist banks with whom a tie-up in this matter is required and work out strategies for better implementation.
- Enter into an MOU with banks to improve performance under the CLSS vertical
- Committee of these Banks, NHB etc. may be formed for necessary and timely coordination

Action: Mission Director, PMAY - HFA (U)

Point 7. Aadhaar Number has been made mandatory in the new Credit Linked Subsidy Scheme - Middle Income Group I & II launched with effect from 01.01.2017. Exemption from the requirement of Aadhaar for Beneficiaries

SLSMC Decision: SLSMC authorised MD, PMAY - HFA (U) to take up the issue with Mission Directorate, MoHUPA seeking exemption from this criterion for the state of Assam.

Action: Mission Director, PMAY – HFA(U)

Point 8. Guwahati Demand Survey activity has not taken off in the expected manner. The Scale of activities involving both GMC & GMDA necessitates a Steering Committee headed by a Senior Officer. Project Steering Committee model has been successful in other Districts. Hence it is proposed that the SLSMC may approve the constitution of a Project Steering Committee for Guwahati Metropolitan Area except North Guwahati Town Limits with the following functions:

Functions of Committee:

1. To Support and oversee the Implementation of the Demand Survey, Preparation of Detailed Project Reports, Implementation of approved Projects.
2. To address the issues that may arise during the Implementation of the Project.
3. To monitor the implementation of the Project.
4. To undertake all such measures necessary to promote affordable housing to EWS, LIG section of Population.
5. Promote Credit Linked Subsidy Scheme.
6. The Committee shall meet at least once in a month to review the progress of PMAY - HFA (U)
7. The views of the Mayor, MLAs, MPs shall be taken into consideration.
8. The kind approval of SLSMC is solicited to notify the committee.

SLSMC Decision: A Project Steering Committee shall be notified by GDD in the following manner:

Designation	Role
Deputy Commissioner, Kamrup Metro District	Chairperson
Commissioner, Guwahati Municipal Corporation	Members
Chief Executive Officer, Guwahati Metropolitan Development Authority	
Mission Director, PMAY – HFA(U), Assam	
Deputy Director, Town & Country Planning, Kamrup Metro	
District Lead Bank Manager	
Project Director, PMAY – HFA(U) - Guwahati	Member Secretary -

3/10/15

Point 9: PMAY – HFA(U) Mission is currently covering 97 ULBs. Due to the need for travel of the Mission Director to the Mission Cities and to Delhi for review meetings and in the interest of institutional memory of the Mission there is a need to have an Additional Mission Director for the Mission belonging to the Directorate of Town and Country Planning.

SLSMC Decision: SLSMC approved the attachment of a Dy. Director or Executive Engineer of Directorate of Town & Country Planning as an Additional Mission Director to PMAY - HFA (U) Mission Directorate from the Directorate of Town & Country Planning. UDD will be requested by Mission Director, PMAY(U) accordingly.


Action: Urban Development Department

Point 10: Langhin has been notified as a Town Committee vide Notification No: KAAC/TCA 2014/15-16/537 dated 12th October, 2015. The Town Committee has written to the Mission Directorate for inclusion of the Town as a part of the Mission.

It was proposed that the SLSMC may kindly approve the inclusion of Langhin Town Committee as a part of the Mission.

SLSMC Decision: SLSMC approved the inclusion of Langhin as part of the Mission. SLSMC directed the Mission Director to write to the Central Sanctioning and Monitoring Committee and initiate the process of Demand Survey in Langhin at the earliest

Action: Mission Director, PMAY – HFA (U)



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

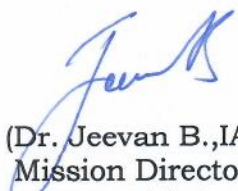
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Memo No: MD/PMAY/8/2017/ -A

dated Dispur, the 07th June, 2017

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/ Principal Secretary to the Govt. of Assam, Finance Department, Dispur, Guwahati-6
3. The PS to the Addl. Chief 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 Principal Secretary to the Govt. of Assam, UDD & GDD Dispur, Guwahati-6
6. The Convener, State level bankers Committee, Dispur, Guwahati-6
7. The Principal Secretary , Karbi Anglong Autonomous Council, Diphu
8. The Addl. Secretary to the Govt. Of Assam, Urban Development Department, Dispur, Guwahati-6 for information
9. The Director, Town and Country Planning, Assam, Dispur, Guwahati-6.
10. The Managing Director, Assam State Housing Board, Guwahati-6.
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.


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