

## **Minutes of the 14<sup>th</sup> State Level Appraisal Committee (SLAC) meeting of PMAY (Urban)**

**Date : 19.03.2018, 12.30 PM**

**Venue: Chamber of Secretary, LSGD (Urban)**

The meeting started at 12.00 PM. Secretary, LSGD (Urban) presided over the meeting. List of participants is enclosed as **Annexure 1**

### **Agenda Item No.1**

#### **Confirmation of the minutes of SLAC meeting held on 23.01.2018**

The 13<sup>th</sup> meeting of State Level Appraisal Committee held on 23.01.2018 at 10.30 AM in Kudumbashree State Mission Office, Thiruvananthapuram for the techno-economical appraisal of DPRs, considered projects of 52 Urban Local Bodies and recommended to State Level Sanctioning and Monitoring Committee (SLSMC), for its approval. Minutes of the meeting is enclosed as **Annexure 2**.

#### **Decision taken by the committee**

**The Committee ratified the minutes of the meeting.**

### **Agenda Item No. 2**

#### **Action taken report of State Level Appraisal Committee held on 21.11.2017**

Detailed Project Reports of 52 Urban Local Bodies, under the 4<sup>th</sup> vertical, ie, Beneficiary led Individual Construction for the construction of 9461 houses to the tune of Rs. 283.83 Crore were recommended for the consideration of State Level Appraisal Committee held on 23.01.2018. The projects recommended by SLAC were approved by the State Level Sanctioning and Monitoring Committee (SLSMC) chaired by Chief Secretary on 27.01.2018 and Central Sanctioning and Monitoring Committee(CSMC) of Ministry of Housing and Urban Affairs held on 07.02.2018.

Instruction was given to Urban Local Bodies for initiating the implementation of the projects. In pursuance of the same, Urban Local Bodies have started the execution of agreement and issuance of building permit

**Decision taken by the committee**

**SLNA is directed to ensure timely signing of agreement, issuing building permit and releasing the installments in time.**

**Agenda Item No. 3**

**Progress of sanctioned projects in PMAY**

The Ministry of Housing and Urban Affairs has approved 77414 dwelling units in 93 Urban Local Bodies till date. Construction of 1580 dwelling units has been completed. First instalment has been released to 20882 beneficiaries. Building permit has been issued to 27304 beneficiaries.

Detailed progress of implementation of the DPRs is attached as **Annexure.3**

The committee reviewed the progress of implementation of approved projects. The committee observed that the implementation progress needs to be expedited.

**Agenda Item No. 4**

**Appraisal of Detailed Project Reports (DPR) under vertical 4, ie Beneficiary led Individual Construction of 32 ULBs for the construction of 5073 DUs to the tune of Rs. 202.92 Crore**

<b>Rs. in lakhs</b>						
<b>Sl No</b>	<b>City ULB</b>	<b>DUs Proposed</b>	<b>Total Project Cost@ Rs.4 lakh/DU</b>	<b>Central Share @ Rs.1.5 lakh/DU</b>	<b>State Share @ Rs.0.5 lakh/DU</b>	<b>ULB Share@ Rs.2 lakh/DU</b>
1	Adoor	52	208	78.00	26.00	104.00
2	Alappuzha	500	2000	750.00	250.00	1000.00
3	Chalakydy	39	156	58.50	19.50	78.00
4	Erattupetta	141	564	211.50	70.50	282.00

5	Irinjalakuda	120	480	180.00	60.00	240.00
6	Irritty	24	96	36.00	12.00	48.00
7	Kalpetta	44	176	66.00	22.00	88.00
8	Kannur	54	216	81.00	27.00	108.00
9	Kayamkulam	160	640	240.00	80.00	320.00
10	Kochi	734	2936	1101.00	367.00	1468.00
11	Kodungallur	47	188	70.50	23.50	94.00
12	Koduvally	82	328	123.00	41.00	164.00
13	Kottarakkara	81	324	121.50	40.50	162.00
14	Kozhikode	201	804	301.50	100.50	402.00
15	Kunnamkulam	505	2020	757.50	252.50	1010.00
16	Malappuram	108	432	162.00	54.00	216.00
17	Manjeri	195	780	292.50	97.50	390.00
18	Nedumangad	128	512	192.00	64.00	256.00
19	Palai	24	96	36.00	12.00	48.00
20	Palakkad	123	492	184.50	61.50	246.00
21	Parapinangadi	220	880	330.00	110.00	440.00
22	Payyannur	60	240	90.00	30.00	120.00
23	Payyoli	120	480	180.00	60.00	240.00
24	Perinthalmanna	136	544	204.00	68.00	272.00
25	Ponnani	120	480	180.00	60.00	240.00
26	Sulthanbathery	59	236	88.50	29.50	118.00

27	Thalassery	29	116	43.50	14.50	58.00
28	Thiruvananthapuram	588	2352	882.00	294.00	1176.00
29	Thodupuzha	58	232	87.00	29.00	116.00
30	Tirurangadi	53	212	79.50	26.50	106.00
31	Valanchery	23	92	34.50	11.50	46.00
32	Wadakkanchery	245	980	367.50	122.50	490.00
		<b>5073</b>	<b>20292</b>	<b>7609.5</b>	<b>2536.5</b>	<b>10146</b>

**Decision taken by the committee**

The committee appraised Detailed Project Reports (DPR) in detail under vertical 4, ie Beneficiary led Individual Construction of 32 ULBs for the construction of 5073 DUs to the tune of Rs. 202.92 Crore and recommended the same for the consideration of SLSMC.

**Agenda Item No. 5**

**Additional Fund requirement of Urban Local Bodies due to enhanced unit cost of dwelling unit to Rs. 4 lakhs – arranging loan to Local bodies.**

Vide G.O (M.S) No.29/2018/LSGD dated 28.02.2018, sanction was accorded to enhance the unit cost of dwelling units under PMAY (Urban) from Rs.3 lakhs to Rs.4 lakhs. (Central Share Rs.1.5 lakhs, Sate Share Rs.0.5 lakhs, ULB share Rs. 2 lakhs). All beneficiaries of PMAY(U), who have executed agreements after 1st April ,2017 are eligible for the enhanced assistance.

Accordingly, due to the increase in unit cost, the financial commitment of Urban Local Bodies for the financial year 2018-19 is Rs.1228 Crore .Details are given in **Annexure 4**.

The committee observed that the project has been merged with LIFE Mission and observed that LIFE Mission has already taken a decision to avail a loan of Rs.3,000 Crore from HUDCO, which is inclusive of the gap amount required for PMAY(U).

### **Decision taken by the Committee**

Since, LIFE Mission has already taken a decision in this regard, there is no need for a decision from SLAC. Those Municipalities, who are not able to repay the loan within a period of 15 years, may be invited for a special meeting to devise a strategy to resolve the issue.

### **Agenda Item No. 6**

**Amendment by Ministry of Housing and Urban Affairs in the guidelines of PMAY (Urban) Mission – flexibility given to states for including notified towns in the planning/Development areas.**

As per the amendment made by Ministry of Housing and Urban Affairs in the PMAY (U) guideline, areas falling within notified Planning/Development area, under the jurisdiction of an Industrial Development Authority /Special Area Development Authority/Urban Development Authority or any Development Authority under State legislation, which is entrusted with the functions of Urban planning and regulations shall also be included in the coverage of PMAY (U). So the beneficiaries in the waiting list of PMAY (G) will have the flexibility for opting for a house under PMAY (U). Copy of amendment is attached as **Annexure 5**

There are 22 Panchayath coming under the jurisdiction of Greater Cochin Development Authority (GCDA) and 5 Panchayath coming under the jurisdiction of Trivandrum Development Authority (TRIDA). As per the amendment made by Ministry of Housing and Urban Affairs, State has the flexibility to include 27 Panchayath under the Mission. List of GPs is attached as **Annexure 6**.

After, detailed deliberations, the committee decided to include the Gramapanchayaths under the jurisdiction of TRIDA, Greater Cochin Development Authority and Goshree Islands Development Authority. The committee also decided to take up the matter of including all Census Towns, Urban Agglomeration within the scope of PMAY(U).

### **Decision taken by the Committee**

**The committee decided to include the Gramapanchayaths under the jurisdiction of Trivandrum Development Authority, Greater Cochin Development Authority and Goshree**

**Islands Development Authority as allowed by Govt. of India. The committee also decided to take up the matter of including all Census Towns, Urban Agglomeration within the scope of PMAY (U), with the Ministry separately.**

### **Agenda Item No. 7**

#### **Adhoc Mechanism to resolve the issues emerged due to the enhancement of Unit Cost**

Vide G.O (M.S) No.29/2018/LSGD dated 28.02.2018, sanction was accorded to enhance the unit cost of dwelling units under PMAY (Urban) from Rs.3 lakhs to Rs.4 lakhs. (Central Share Rs.1.5 lakhs, State Share Rs.0.5 lakhs, ULB share Rs. 2 lakhs). As per the G O, the ULB share raise to Rs.2 lakhs (instead of Rs. 0.5 lakhs) and the beneficiary contribute has been waived off. Since the ULBs are finding it very difficult to raise this share, ULBs are not in a position to disburse the assistance @ Rs.4 lakhs. Also, Urban Local Bodies have requested to give a clarification /assistance regarding the modalities for fund disbursement in view of the enhanced assistance. After detailed deliberations, the committee has taken the following decisions regarding the modalities for fund release in terms of the enhanced assistance.

#### **Decision taken by the Committee**

The committee has taken the following decisions regarding the modalities for fund release in view of the enhanced assistance.

1. The beneficiary need not remit their share.
2. The ULB shall release assistance @ Rs.3 lakhs to the beneficiaries, for the time being. If the ULB has enough fund at their disposal, they can release assistance @ Rs.4 lakhs. Once the ULB share is adequate at their disposal, they can release the arrear if any @ Rs.4 lakhs.
3. Do not release the arrears, for the time being and it can be done, once the ULB share is adequate at their disposal.
4. Since the PMAY has been merged with LIFE Mission, the ULB can utilise the 20% Development Fund earmarked for LIFE mission for 2018-19.

The committee also decided to place the decision of State Level Appraisal Committee, before the State Level Sanctioning and Monitoring Committee , scheduled on 21.3.2018, for information.

### **Agenda Item No. 8**

#### **Release of title deed/exclusion of a beneficiary from the approved DPR.**

It has been observed that many approved beneficiaries, who have executed agreement with the ULB for availing assistance under PMAY and surrendered the document, are approaching the ULB to exclude them from the list. Such beneficiaries are ready to remit the assistance, they have received with interest. They demand title deed, for selling the property to meet their debt or unexpected commitments. There is no mechanism to exclude the beneficiary from the list. Ministry has informed that, since the beneficiary has been approved by the Ministry and it has to be forwarded the same to the Ministry for exclusion. It will consume time and it has to be routed as that of submitting a DPR. Decision of State government is required for releasing the title deed.

After detailed deliberations, the committee entrusted SLNA to release the title deed, by considering the urgency/merit of the case, after conducting field verification.

#### **Decision taken by the Committee**

**The committee entrusted SLNA to release the title deed of beneficiaries who are in dire need of title deed due to different reasons and to consider the request of the beneficiary to exclude him from the project in due process, viz, considering the urgency/merit of the case, after conducting field verification, and with the approval of Ministry of Housing and Urban Affairs.**

### **Agenda Item No. 9**

#### **Agenda allowed by the Chair**

8.1 Since, PMAY(U) has been merged with LIFE Mission, whatever decisions taken by Government regarding the financial aspects, including the relaxations ,if any ,with respect to LIFE Mission may also be made applicable to PMAY(U) without infringing Govt. of India norms.

- 8.2 The committee discussed the scope of CLSS in the rural areas, in view of the beneficiaries identified under LIFE Mission. The Committee observed that, it is a viable scheme for the homeless in rural areas and hence decided to forward a proposal to Ministry of Rural Development and Ministry of Housing and Urban Affairs to explore the scope of extending Credit Linked Subsidy Scheme to the beneficiaries of LIFE Mission residing in rural areas.
- 8.3 To conduct review meeting of Urban Local Bodies whose performance is very poor, on a regular basis.
- 8.4 It has been observed, that more than 3500 applications are pending in various Urban Local Bodies, which includes applications awaiting CRZ clearance. The Committee directed Executive Director, Kudumbashree to arrange a meeting with authorities of Kerala Coastal Zone Management Authority to expedite CRZ clearance to PMAY beneficiaries

The meeting ended at 2 PM

**(S/d)**  
**Secretary to Government (Urban)**  
**Local Self Govt. Department**  
**Govt. of Kerala**



