

F. No N-11011/53//2015- HFA-3 (FTS 14412)  
GOVERNMENT OF INDIA  
M/O HOUSING & URBAN POVERTY ALLEVIATION  
(HFA DIRECTORATE)


Nirman Bhawan, New Delhi,  
Dated: 28<sup>th</sup> December, 2015

**OFFICE MEMORANDUM**

**Sub: Minutes of the 4<sup>th</sup> meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (PMAY) Urban.**

The undersigned is directed to forward herewith a copy of the minutes of the 4<sup>th</sup> meeting of the Central Sanctioning-cum-Monitoring Committee (CSMC) for Pradhan Mantri Awas Yojana (PMAY)-Housing for All (Urban) Mission held on 21<sup>st</sup> December, 2015 at New Delhi with Secretary, Ministry of Housing & Urban Poverty Alleviation in chair, for information and necessary action.

Encl: As above

  
(Vinod Gupta)  
Under Secretary to the Govt. of India  
Tel: 011- 23062859

To,

Members of the CSMC as follows:


1. Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Secretary, Ministry of Social Justice and Empowerment Shastri Bhavan, New Delhi.
4. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
5. Secretary, Department of Financial Services, Ministry of Finance.
6. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
7. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, New Delhi
8. Joint Secretary (UPA), MoHUPA.
9. Joint Secretary (Housing), M/o HUPA
10. Joint Secretary and Financial Adviser, Ministry of U D & M/o HUPA, Nirman Bhavan, New Delhi.
11. Mission Director (Smart Cities), MoUD.
12. Joint Secretary & Mission Director –in charge of HFA, MoHUPA

**Special Invitees:**

1. The Secretary to Government, Housing Department, Govt. of West Bengal.
2. The Secretary, Housing and Urban Development Department, Government of Tamil Nadu, Secretariat, Chennai – 600009.
3. The Principal Secretary to Government, Municipal Administration & Urban Development Department, Government of Telangana, D-Block, 1st Floor, Secretariat, Hyderabad- 500022
4. The Secretary to Government, Housing Department, Government of Gujarat, 3rd Floor, Pragatinagar, Naranpura, Ahmedabad-380013.
5. The Secretary to Government, Housing Department, Govt. of Mizoram.
6. The Secretary to Government, Housing Department, Govt. of Odisha
7. The Secretary to Government, Housing Department, Govt. of MP.
8. The Secretary to Government, Housing Department, Govt. of Jharkhand

**Copy to:**

1. CCA, M/o (UD & HUPA)
2. CMD, HPL
3. ED (BMTPC), India Habitat Centre, Lodhi Road, New Delhi
4. DCP (Projects), HUDCO, India Habitat Centre, Delhi
5. Director-(HFA-1), M/o HUPA
6. Deputy Secretary (IFD)
7. Deputy Secretary-HFA-4
8. Deputy Secretary-HFA-3
9. Under Secretary-HFA-1
10. Under Secretary-HFA-2
11. Under Secretary-HFA-4

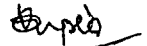


(Vinod Gupta)

Under Secretary to the Govt. of India

**Copy also to:-**

1. PPS to Secretary (HUPA)
2. PS to JS (UPA)
3. PS to JS (H)
4. P.S. to D G (NBO)
5. G.M (Projects), HUDCO, India Habitat Centre, Delhi
6. Dy. Chief MIS (HFA)
7. Head PMU. HFA mission.
8. Section Officer-HFA-1/HFA-2 /HFA-3/HFA-4
9. MIS Specialist (PMU)
10. Accounts Officer (JNNURM/HFA)



(Vinod Gupta)

Under Secretary to the Govt. of India

DPRs for these 73 AHP Projects . Proposals from remaining 31 towns will be subject to completion of requisite formalities in this regard.

The details of the projects are at **Annexure-12**.

**Agenda 10: Proposal for setting up of Regional Hubs/Technical Cells under Technology sub-mission of Pradhan Mantri Awas Yojana (Urban) Mission**

14.1 CSMC considered the proposal recommended by the Technology Sub-Mission in its meeting held on 28<sup>th</sup> August, 2015 for setting up Regional hubs and technical cells and approved:

- (i) setting up 6 Regional hubs with one Technical cell each under Technology Sub-mission with objectives and cost norms as given in **Annexure 5**;
- (ii) Cost norms for the various activities identified to be carried out by the Regional Technical Institutes (RTIs), as per **Annexure 6**.

14.2 As regards the cost norms, the proposed costs shall be the maximum eligible amount subject to actual amount whichever is lower.

14.3 The operationalisation of the Regional hubs and Technical cells will be as detailed in paragraph 4 of the agenda note.

**Technology Sub Mission:**

15. After consideration of the agenda items, Executive Director, BMTPC, presented on the Technology Sub-mission detailing the background of the Sub-mission, the initiatives taken so far and the expectations from the State/UT governments in leveraging the expertise from the technical institutions like the IITs/NITs with whom the Ministry is signing MoUs. Chairperson also mentioned after the presentation that, in the meetings of the CSMC, keeping in view the specific States that would be participating in the meetings, BMTPC would endeavour to highlight the specific aspects of new and innovative technologies that would be available with regard to the local needs and climatic conditions of those States.

Agenda Item no : **Proposal for setting up of Regional Hubs/Technical Cells under Technology sub-mission of Pradhan Mantri Awas Yojana (Urban) Mission**

Under the Pradhan Mantri Awas Yojana (Urban) Mission, a Technology Sub-mission has been constituted, inter-alia, to facilitate adoption of modern, innovative and green technologies and building material for faster and quality construction of houses.

2. In the first meeting of the Technology Sub-Mission held on 28<sup>th</sup> August, 2015, it was recommended to set up 6 regional hubs in the country, with one Technical Cell each that will act as a resource centre for the Technology Sub-Mission. The tentative constitution with cost norms for these hubs/technical cells and identified activities(with cost norms) to be undertaken by the participating Regional Technical Institutes(RTI), as recommended by the Sub-Mission are attached at **Annexure-I & Annexure-II** respectively.

3. 'In-principle' approval of Hon'ble Minister (HUPA) has been obtained. IFD has also agreed with the cost norms, with the condition that the proposed costs shall be maximum eligible amount subject to actual amount whichever is lower. Further, the cost norms for the activities that are to be decided on case to case basis by Technology Sub-mission may also be approved by the CSMC.

4. The Technical Cell is to be headed by a Professor of IIT/NIT (to be nominated by the institution) and would comprise six professional / staff. The exact location of the hubs / cells will be decided in consultation with the technical institutions and with the approval of Secretary (HUPA). The Cells are proposed to be for a period of 2 years initially which would be reviewed and continued, if justified, with the approval of CSMC. IITs / NITs identified as the hub would be asked to chalk out a list of three to four clear cut activities from the list or even include any other activity along with expected outcomes that will be achieved through these cells. Once this list of activities is received, the same will be examined in the Ministry and placed before the CSMC for approval. Approval for setting up the cells will be communicated along with this list of approved activities. The Technical cell would have to work out an annual work plan and forward to the Ministry through the approval of the regional hub. Funds could be released in two instalments with the approval of the CSMC. The second instalment would be released based on satisfactory progress being achieved of the identified task and on the recommendation of the regional hub concerned.

5. Proposal is placed before the CSMC for its consideration and approval to (i) setting up 6 Regional hubs with one Technical cell each under Technology Sub-mission with objectives and cost norms as reflected in Annexure-I above and (ii) cost norms for the various activities identified to be carried out by the Regional Technical Institutes (RTIs), as per Annexure-II above.

# ANNEXURE - 5

Proposed mandate and cost norms for the Technical cells attached with Regional hubs.

Sl No	Major Activities	Sub Activities	Proposed payment norms
1	2	3	4
1	Establishment of Technical Cell at each regional hub (6)	<p>Regional hubs (6 nos.) proposed for creation under Technology Sub-Mission will act as Technical Resource Centre for Technology Sub-Mission.</p> <p>Technical Cell at each regional hub may have following scope of work:</p> <ol style="list-style-type: none"> <li>i. Resolving issues that may arise at the time of the preparation/ scrutiny of Project proposals.</li> <li>ii. Random checks of the proposals as per requirement of the States.</li> <li>iii. Organizing orientation/ Refresher Programmes for preparation/ scrutiny of Project proposals.</li> <li>iv. Identify the type of strengthening required in terms of machinery and manpower for the testing facilities at other technical institutes participating in Technology Sub-mission.</li> <li>v. To advise on any region specific issues that will have a bearing on the design, execution and performance of projects.</li> <li>vi. To act as Resource Institutions to design and manage Regional Training Programmes for the City Planners, Structural Engineers, Consultants and Contractors by developing course material for different training modules.</li> <li>vii. Preparation of Quality assurance Plan (QAP) and guidance on quality related issues.</li> <li>viii. Evaluation, validation and certification of new/ Green technologies including code of practices, SOR and O/M using locally available materials for cost-effective projects.</li> <li>ix. Testing and R &amp; D.</li> <li>x. DPR preparation and implementation, using new technologies.</li> <li>xi. State specific solutions using conventional and new technologies.</li> </ol>	Rs. 50 Lakhs per annum* per cell.

Technical Cell at each Regional Hub (to be headed by a Professor of IIT/NIT) nominated by the Institution)

1. Senior Civil/ Structural engineer (M Tech)- 1 No.	Rs. 1,00,000.00
2. Civil Engineers with 3 years experience - 1 No.	Rs. 7,50,000.00
3. Architect/ Planner - 1 No	Rs. 75,000.00
4. Computer Operator-Rs 25000.00 * 2 No	Rs. 50,000.00
5. Office Support- 1 No	Rs. 15,000.00
<b>Total</b>	<b>Rs. 3,15,000.00</b>
6. Admin cost @ 25%	Rs. 85,000.00
7. Total per month	Rs. 4,00,000.00
8. Amount Per Year 4 lac * 12 Months	Rs. 48.00 Lakh
	Say Rs. 50 lakhs

Proposed norms for various activities under Technology Sub-Mission for Regional Technical Institutes (RTI).

Sl No	Major Activities	Sub Activities	Proposed payment norms
1	2	3	4
1	Identifying specific solutions and appropriate design considering local conditions and requirements	<p>Innovative model Plans of DUs, layouts, Designs using cost effective, locally available materials / alternate emerging and green technologies incorporating disaster resistant measures suiting to geo-climatic condition, as per prevailing NBC/State norms for at least five different types of affordable housing units with carpet area up-to 30 m<sup>2</sup> for:</p> <p>a. Single storeyed b. Multi storeyed</p> <p>The deliverable would be architectural drawings, structural drawings, detailed estimates and specification, analysis of rate in case of alternate technologies/ non scheduled items. The entire activity need to be developed in a form of a package which can be readily emulated by the States.</p>	<p>1. 5 lakhs for single storey house 2. 7.5 lakhs for multi-storeyed up-to G+4 3. 10 lakhs for G+5 and above</p>
2	Preparation of Manual and Guidelines	<p>Preparation of model DPR using conventional and new Technologies for all 3 verticals as per scheme guidelines of PMAY:</p> <p>a) In Situ Slum re-development b) Affordable Housing in partnership c) Beneficiary led individual House construction or enhancement</p>	Rs. 5 Lakhs for each verticals
		Health & Safety Manual	Rs. 3 Lakhs
		Quality Assurance Manual	Rs. 3 Lakhs
		Manual for Earthquake Resistant Design and construction	Rs. 3 Lakhs
		Manual for Multi Hazard Resistant Construction for Single story & Multi storey houses	Rs. 3 Lakhs
		Quality Assurance Plan for Single storey & Multi storey houses	Rs. 3 Lakhs
		Manual for Operation & Maintenance	Rs. 3 Lakhs
		Guideline for good construction practices for single and multi storied buildings	Rs. 3 Lakhs
		Guidelines for Green intervention at planning and implementation stage	Rs. 3 Lakhs