

STATE URBAN DEVELOPMENT AGENCY

“ইলগাস ভবন”, এইচসি ব্লক, সেক্টর-৩, বিধাননগর, কলকাতা-৭০০ ১০৬, পশ্চিমবঙ্গ
“ILGUS BHAVAN”, HC Block, Sector-III, Bidhannagar, Kolkata - 700 106, West Bengal

SUDA-1501/2025/ ৭৩৭৩

Date: 10.12.2025

OPERATIONAL GUIDELINES FOR Housing For All (Urban)

Sub: Procedure of implementation of project under PMAY-U 2.0 in the Urban Local Bodies & Development Authority of the West Bengal: regarding

The Ministry of Housing & Urban Affairs, Government of India, has since launched the PMAY U 2.0 version in September 2024. The new version has the following 4 (four) verticals:

- (i) Beneficiary Led Construction (BLC)
 - (ii) Affordable Housing in Partnership (AHP)
 - (iii) Affordable Rental Housing (ARH)
 - (iv) Interest Subsidy Scheme (ISS)
2. The State Urban Development Agency has been designated as State Level Nodal Agency on behalf of the Urban Development & Municipal Affairs Department, Government of West Bengal, for the implementation of the Scheme in urban areas across the State. The ULBs & Development Authorities and other parastatal agencies shall submit their proposals for approval to the State Level Appraisal Committee (SLAC), followed by recommendation of State Level Sanctioning and Monitoring Committee (SLSMC) and subsequent approval of the Central Sanctioning and Monitoring Committee (CSMC).
 3. The houses sanctioned under PMAY-U which got curtailed by the Central Sanctioning and Monitoring Committee (CSMC) after 31.12.2023 due to any reason, on the recommendation of the State, shall not be sanctioned in PMAY-U 2.0.
 4. Under the scheme, **beneficiary family** comprises of husband, wife, unmarried sons and/ or unmarried daughters. Families belonging to Economically Weaker Section (EWS)/ Low Income Group (LIG)/ Middle Income Group (MIG) category, living in urban areas, should not own a pucca house /an all-weather Dwelling Unit (DU) either in his/ her name or in the name of any member of his/ her family in anywhere in India.
 5. The State Government has notified the **annual income ceiling of EWS at Rs.216000**, vide Notification No. 1079-UDMA-22012(99)/6/2022-ESTT-TCP-SEC dated 30.06.2023 (copy annexed- **Annexure-I**)

Signature
10-12-2025

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7. Preference under the scheme to be given to Widows, Single Women, Persons with Disabilities, Senior Citizens, Transgenders, Persons belonging to Scheduled Castes/ Scheduled Tribes, Minorities and other weaker and vulnerable sections of the society.

8. ULBs should also identify and include beneficiaries from Special Focus Group (SFG). The SFG shall include **Safai Karmis (Conservancy Workers), Street Vendors, Artisans, Anganwadi Workers, Building and other Construction Workers, residents of slums and other groups.**

9. A ULB Level Committee to be constituted for monitoring and supervision of the implementation of the scheme. The Housing/HFA section of the ULB will scrutinize the applications as per the prescribed guidelines. All eligible applications will be placed for onward submission as projects to the State.

The Committee to be headed by Chairperson for Municipalities and Commissioner for Municipal Corporations.

The other members of the Committee to be as follows:

- Secretary / Executive Officer
- Controller of Finance / Finance Officer of the ULBs
- Member Mayor In Council/ Chairman In Council, looking after the Housing Schemes
- Member Mayor In Council/ Chairman In Council, looking after the Mission Nirmal Bangla (Urban) Programme
- Executive Engineer, MED or his representatives
- The Block Land & Land Reforms Officer
- Assessment In Charge (Property Tax) of ULB
- Sr. Engineer of the ULB: **Member Convener**
- Urban Planner / City Mission Manager of SWAYAMSIDDHA programme
- All Experts of the City Level Technical Cell (HFA-U) programme, to act as key personnel for implementation of the scheme (from validation of the applicants to till completed in all respect the units).

10. ULBs will undertake a rapid assessment of housing demand under different verticals through **suitable means** for assessing the actual demand of housing.

Shankar
10.12.2021

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ULBs may take up the following activities :

- App based survey with real time latitude & longitude to be captured of all land identified by the applicant
- Public notification mentioning the eligibility criteria of the beneficiaries
- Advertisements to invite applications.

11. The beneficiaries can register themselves for housing demand with all details on the Unified Web-portal, i.e. https://pmaymis.gov.in/PMAYMIS2_2024/PmayDefault.aspx. Since, the web-portal is OTP based, the applicant shall get an OTP on his or her registered mobile number and this OTP has to be entered in the relevant field to enable him/her enter the further details.

12. **Mobile number to be mandatorily linked with Aadhar & Bank Account of the applicant.**

13. After the applications are received, the beneficiaries will be validated by ULBs as per the eligibility criteria of the scheme guidelines. The Engineers from ULBs shall physically verify the land proposed by the beneficiaries for construction of DUs and shall also verify the documents as mentioned at point no.14 below. **ULBs should verify and exclude the beneficiary families from the list who already owns a pucca house in rural areas and migrated to the city to take benefit of PMAY-U 2.0 or found to be otherwise ineligible.**

14. **The ULB shall verify the following documents submitted by the applicants:**

- Active Bank Account details of the applicant (Account Number, Bank Name, Branch, IFSC code) linked with Aadhaar.
- Income proof certificate duly endorsed by SDO/ Executive Officer of the concerned ULBs
- Caste certificate (In case of SC, ST or OBC) issued by the competent authority.
- Land document (In case of the vertical Beneficiary Led Construction).

15. Some applications are to be **reverified by the State on the ground.**

16. **An undertaking from the beneficiary** will be taken as a declaration of the fulfilment of eligibility criteria of income and not owning a pucca house anywhere in India on his/her name or

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any other family members in a specified format as per **Annexure A & B** (copies annexed - **Annexure-II & III**).

17. ULBs to complete the online format of the City-wise Housing Plan on the Unified Web-portal (copy annexed – **Annexure-IV**).

18. The beneficiaries under the scheme to be allowed to **construct all-weather pucca house of minimum 30 sqm. and maximum of 45 sqm. carpet area**, conforming to the building safety and design standards provided in National Building Code (NBC).

19. The new pucca house constructed under this vertical shall have combination of at least 2 (two) rooms, kitchen, and a toilet/ bathroom. **Enhancement, extension, and renovation of the existing house are not permissible under the Scheme.**

20. ULBs will be encouraged to ensure **convergence with other Centrally Sponsored Schemes** viz. Atal Mission for Rejuvenation and Urban Transformation (AMRUT 2.0), Smart Cities Mission, Swachh Bharat Mission (SBM-U 2.0) & other Government Schemes to converge civic amenities and infrastructure development in fringe areas of the cities.

21. Under the scheme, there shall be a mandatory lock-in period of 5 (**five**) years from the date of completion of house and the beneficiary **shall not be allowed either to sell or transfer the house during the lock-in period.**

22. A suitable **Grievance Redressal System** would be set up at City level to address the grievances of stakeholders in implementation of the Scheme

23. After sanction of Dwelling Units, funds will be released in instalments based on the geo-tagging of projects/houses as updated in the Unified Web portal. ULBs will mandatorily display the logo prominently in front of all completed housing units under the Scheme.

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Beneficiary Led Construction (BLC):

- i. Under the BLC vertical, the **construction is to be done by the beneficiary himself/ herself** by procuring materials and engaging labour.
- ii. Every beneficiary is required to **open a Aadhar linked bank account** in a bank among the list of banks as per the order issued by Finance Department, Govt. of West Bengal, vide no. 9668-F(Y) dated 30.11.2012 exclusively for the programme. The ULBs shall facilitate to open bank accounts by the beneficiary.
- iii. Beneficiaries should be provided with a **pre-approved building plan** issued by the competent authority. If the design of the unit is different from the pre-approved building plan due to non-availability of proper shape of land, a site-specific plan should be submitted by the beneficiary to the competent authority. This is to be duly approved by the competent authority of Municipal Engineering Directorate.
- iv. The assigned Engineer shall ensure to provide the layout of Dwelling Unit before the commencement of construction work.
- v. **Each Dwelling Unit shall be geotagged at 5 (five) stages of construction :**
 - a) 1st at Layout and completion of excavation work
 - b) 2nd at the Foundation level
 - c) 3rd at the Lintel level
 - d) 4th at the Roof level
 - e) 5th at the Completed level (after receipt of field level verification report of complete Dwelling Unit)
- vi. The ULBs/implementing agencies will be required to approve the geo-tagging as captured by the ULB, **failing which the geo-tagging will be auto approved in the system.**
- vii. **The first instalment of the funds shall be released from the State after the beneficiary has reached the Foundation Level utilising his/ her own resources.**
- viii. During construction stage of the Dwelling Unit, the beneficiary may inform for assistance from the Engineers of the ULB at different stages of construction, i.e. Foundation, Lintel, Roof Casting etc.

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- ix. The Engineer of the ULB shall make periodic inspection to ensure quality of work and adherence to design and specifications, reinforcement of the beam, lintel and the roof slab should be checked and verified by the Engineer of the ULB.
- x. **Funding pattern: In addition to the Central share of Rs.1.50 lakh per unit, the State will provide financial assistance as per the proportion mentioned below:**
 - a) Cities in Hilly areas : Rs. 2.666 lakh
 - b) Above 5 lakh population cities : Rs. 1.83 lakh
 - c) Below 5 lakh population cities : Rs. 1.93 lakh
- xi. For Cities with the population of more than 5 lakh, there shall be a beneficiary contribution of Rs.0.35 lakh and for Cities with population less than 5 lakh, the beneficiary contribution shall be Rs.0.25 lakh.
- xii. Instalment-wise funds shall be released to the beneficiaries based on stages of construction as reflected through geotagging only, stages of which are as detailed below:
 - a) Foundation
 - b) Lintel
 - c) Roof
 - d) Completed (after receipt of field level verification report of complete Dwelling Unit) and adherence to all compliances
- xiii. After release of each instalment to the beneficiary, at least 75% of progress of construction of the Dwelling Unit upto the level for which funds has been released needs to be reflected in the Unified Web portal and only on fulfilment of this condition, further funds shall be devolved. This modality of release of funds to the beneficiaries who fulfil the criteria shall ensure they are not deprived of getting the benefit of timely assistance due to slow progress of other beneficiaries of the said project.
- xiv. All houses should be completed within a maximum of 120 (one hundred & twenty) days from the date of commencement of construction work, and detailed timeline should be clearly mentioned in the implementation methodology of the project proposals.
- xv. After completion of work, the beneficiaries should submit a work completion certificate in prescribed format (copy annexed – Annexure-V) to the effect that the funds placed at his/her disposal along with his/her own contribution has been utilised in full and that the unit has been completed in all respect. The certificate shall be countersigned by the Chairperson/

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Executive Officer of the Municipality / Commissioner/ Joint or Deputy Commissioner for Municipal Corporation together with the Municipal Engineer of the ULB after proper field level verification.

- xvi. Third Party Quality Monitoring Agency (TPQMA), engaged by State will assist to ensure quality of construction by visits to the project site. There shall be at least 3 (three) visits by the TPQMA preferably at the **Foundation, Roof and Complete** level.

Affordable Housing in Partnership (AHP):

- i. **Under the AHP vertical**, affordable houses with a carpet area of **30–45 sqm** (preferably **G+3** with 4 flats per floor and 16 flats per block) shall be constructed by Public/Private Agencies for the **EWS category**.
- ii. **The land on which the project is planned to be implemented should belong to the Implementing Agency.**
- iii. AHP vertical is a supply side intervention adopting two models:

Model-1:

- Construction of houses by Public Sector Agencies / parastatals on **encumbrance-free land**.
- Ownership documents must be submitted along with a **comprehensive DPR** covering housing and all related infrastructure services.

Model-2:

- Private sector projects developed on **PPP mode** on their own encumbrance-free land.
- Projects may be:
 - a) Exclusively for EWS category.
 - b) Mixed housing project of at least 25% of the houses in the project for EWS category and a single project has at least 100 (one hundred) houses.
- iv. a. The Detailed Project Report (DPR) for AHP projects shall be prepared as per the prevailing PWD Schedule of Rates (SoR), appraised by SLAC, and approved by SLSMC before submission to CSMC as per **Annexure-5B (Annexure-VI)**.
- b. For exclusive EWS and mixed housing projects, developers shall submit proposals as per **Annexure-5C (Annexure-VII)** to the concerned ULB for scrutiny, approval by SLSMC for whitelisting, sanction by CSMC, and listing on the Unified Web Portal.
- v. The **DPR** must include land ownership documents, model drawings, design, layout, estimates, beneficiary list, implementation methodology and must be approved by **SLSMC**.

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- vi. AHP projects adopting **innovative construction technologies** approved by MoHUA shall receive a **Technology Innovation Grant (TIG)** of **₹1,000 per sqm**, up to **30 sqm carpet area per dwelling unit**.
- vii. The **upper ceiling of sale price** shall be finalized by the implementing agency in consultation with the State to ensure affordability for the intended beneficiaries.
- viii. Implementing agencies may collect a **minimum booking amount** from eligible beneficiaries to prevent non-serious applicants. This amount shall be adjusted against the beneficiary share.
- ix. All AHP projects must be registered under WBRERA as per the Real Estate (Regulation and Development) Act, 2016.
 - Change in implementing agency or construction agency shall **not be permitted**.
 - Registration must be done in the **same name** as the agency for whom CSMC has sanctioned the project.
- x. **Geo-tagging** of AHP projects shall be carried out at five stages—layout, foundation/plinth, superstructure, finishing, and completion with infrastructure. Project location, number of towers, and number of flats per tower shall be captured through the **BHARAT App**.
- xi. All AHP projects must be **completed within 24-36 months** from the date of receiving statutory approvals. All statutory approvals, including NOCs shall be obtained within **90 days** from the date of CSMC approval.
- xii. Allotment of houses shall be made following a **transparent procedure** approved by SLSMC, giving priority to **persons with disabilities and senior citizens** for ground-floor or lower-floor units.
- xiii. **Third Party Quality Monitoring Agency (TPQMA)**, engaged by State will assist in ensuring quality of construction by visits to the project sites at least 3 (three) times during the project period.
- xiv. **Funding pattern:** In addition to the Central share of **Rs.1.50 lakh per unit**, the State will provide financial assistance of **Rs.2.79 lakh per unit**. There shall be a mandatory beneficiary contribution of Rs.0.50 lakh.
- xv. Any additional cost beyond this (Central, State & Beneficiary contribution) shall be borne by the Implementing agency.

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xvi. Fund Release pattern:

Instalment	Compliance
1 st (40%)	- Identification of Developer and Issuance of work order. - Registration of projects under WBRERA. - Attachment of 50% beneficiary in MIS portal through Aadhaar seeding.
2 nd (40 %)	- Attachment of 100% beneficiary in MIS portal through Aadhaar seeding. - Submission of UC of 100% of fund released (1st instalment) and corresponding physical progress. - Geo-tagging of current stage of construction of the project
3 rd (20%)	- Submission of UC of 100% utilization of earlier fund releases. - Completion Certificates in respect of the projects / blocks. - Geo-tagging of completed stage of construction of projects/blocks.

Note: The 2nd & 3rd instalment under AHP will only be released for houses / blocks where construction has started, including infrastructure and verified through Geo-tagging in MIS.

Dhandhu
10.12.21

Director, SUDA &
State Mission Director, PMAY-HFA(U)

Government of West Bengal
Department of Urban Development and Municipal Affairs
Town and country Planning Branch
NAGARAYAN, DF - 8, Sector - I, Salt Lake, Kolkata- 700064

No. 1080 - UDMA-22012(99)/6/2022-ESTT-TCP SEC

Dated Kolkata, the 30.6., 2023

NOTIFICATION

Sub: Modification in Table A in the Department of Urban Development and Municipal Affairs' Notification vide no. 1448/T&CP/C-2/3A-2/2011 dated 20.07.2011

WHEREAS, as per the Department of Urban Development and Municipal Affairs' Notification vide no. 1448/T&CP/C-2/3A-2/2011 dated 20.07.2011, the Income limits for Economically Weaker Sections (EWS) and Lower Income Group (LIG) are Rs. 6,000/- p.m. and Rs. 10,000/- p.m. respectively.

NOW THEREFORE, after careful consideration and in partial modification of the aforesaid Notification vide no. 1448/T&CP/C-2/3A-2/2011 dated 20.07.2011, the income limit of Economically Weaker Sections (EWS) in Table A is modified as below:

TABLE-A

1	2	3	4	5	6
Sl Nos.	Beneficiary Category	Beneficiary Monthly family income	Carpet Area in case of walk up Apartment per family unit	Plot Size in case of plotted development per family unit	Minimum project (Housing/ sub-division of plot or land) area allowed under W.B. Municipal (Building Rules), 2007 where it is applicable
1.	EWS	Up to Rs. 18,000/-	Not less than 20 sq.m.	Not less than 30 sq.m.	5000 sq.m.
2	LIG	**	Not less than 34 sq.m.	35 sq.m. to 65 sq.m.	5000 sq.m.

This has concurrence of Finance Department vide UO no. Group T/2023-2024/0198 dated 31.05.2023.

** The income limit of Lower Income Group (LIG) would be notified in due course.


Principal Secretary to the
Government of West Bengal

(Annexure-II)

Annexure-2A
(Para 1.10 of the Guidelines)

Pradhan Mantri Awas Yojana – Urban 2.0 (PMAY-U 2.0)
Self-Undertaking by Beneficiary under BLC

I _____, [Beneficiary's Full Name] son/daughter/wife of
[Parent/Spouse's Name], born on _____ presently residing in _____
_____ (Address) _____ [Name of City/Town
_____ State _____ Mobile/ Contact number]
_____ (Aadhar number) do hereby solemnly affirm and declare as under:

1. That there is no pucca house in my name or any family member name in any part of India.
2. That I belong to EWS category, as my annual household income from all sources is up to ₹ **2,16,000/- (Rupees Two Lakh Sixteen Thousand Only)**.
3. That I am the owner of the land/property with valid documents where the construction is proposed situated at _____. The said land is free from all legal disputes and is suitable for the construction of house under the PMAY-U 2.0 Scheme.
4. That I or my family member have not availed benefits under any other housing Scheme of the Government of India or State Government in last 20 years.
5. That I am willing to contribute my share of money for the construction of my house under PMAY-U 2.0, within stipulated time period i.e. Twelve (12) Months from the date of receipt of first instalment under the PMAY-U 2.0 Scheme.
6. That I shall use the house constructed under PMAY-U 2.0 Scheme only for residential purpose and shall not use for any other activities.
7. That I shall not sell-out/transfer the house constructed under PMAY-U 2.0 Scheme for a period of Five (5) years from the date of completion of my house.
8. That I have not applied/availed benefit under any other vertical of PMAY-U 2.0
9. That I shall adhere to all terms and conditions of the PMAY-U 2.0 Scheme.

I hereby declare that all the above information provided by me in the application form is true and correct to the best of my knowledge and belief. I also understand that non-compliance with respect to eligibility or submission of false information will lead to legal consequences, including but not limited to, disqualification from the Scheme and recovery of any benefits already received under PMAY-U 2.0 Scheme.

Signature of the applicant

(Annexure-III)

Annexure-2B
(Para 1.10 of the Guidelines)

Pradhan Mantri Awas Yojana – Urban 2.0 (PMAY-U 2.0)
Self-Undertaking by Beneficiary under AHP

I _____, [Beneficiary's Full Name] son/daughter/wife of
[Parent/Spouse's Name], born on _____ presently residing in _____
_____ (Address) _____ [Name of City/Town
_____ State _____ Mobile/ Contact number]
_____ (Aadhar number) do hereby solemnly affirm and declare as under:

1. That there is no pucca house in my name or any family member name in any part of India.
2. That I belong to EWS category, as my annual household income from all sources is up to ₹ 3,00,000/- (Rupees Three lakh Only).
3. That I or my family member have not availed benefits under any other housing Scheme of the Government of India or State Government in last 20 years.
4. That I am willing to contribute my share of money for the construction of my house under PMAY-U 2.0, within stipulated time period as mentioned in Agreement under the PMAY-U 2.0 Scheme.
5. That I shall not sell-out/transfer the house constructed under PMAY-U 2.0 Scheme for a period of Five (5) years from the date of completion/registration/ allotment/possession of my house.
6. That I shall use the house constructed under PMAY-U 2.0 Scheme only for residential purpose and shall not use for any other activities.
7. That I shall adhere to all terms and conditions of the PMAY-U 2.0 Scheme.
8. That I have not applied/availed benefit under any other vertical of PMAY-U 2.0.

I hereby declare that all the above information provided by me in the application form is true and correct to the best of my knowledge and belief. I also understand that non-compliance with respect to eligibility or submission of false information will lead to legal consequences, including but not limited to, disqualification from the Scheme and recovery of any benefits already received under PMAY-U 2.0 Scheme.

Signature of the applicant

(Annexure-IV)

City-wise Housing Plan to be filled by ULB/Implementing Agency
on the Unified web-portal

Verticals of PMAY-U 2.0	City-wise Housing Plan with Number of Beneficiaries and Central Assistance Required (₹ in crore)											
	2024-25		2025-26		2026-27		2027-28		2028-29		Total	
	No	Amount	No	Amount	No	Amount	No	Amount	No	Amount	No	Amount
Beneficiary Led Construction												
Affordable Housing in Partnership												
Affordable Rental Housing												
Interest Subsidy Scheme												
Total												

Signature with seal
Chairperson of ULB level committee

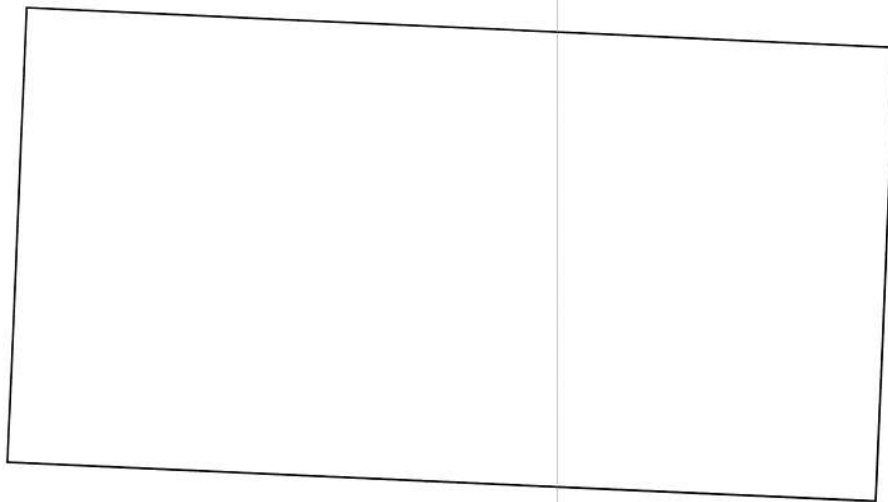
(Annexure-V)

Completion Certificate

of
Dwelling Units constructed through Beneficiaries under PMAY U 2.0

Certified that the amount credited in my A/C No _____ in Branch of _____ Bank by _____ Municipal corporation / Municipality for construction of Dwelling Unit in holding No. _____ Road/Slum No. _____ Slum Name _____ Ward No _____ along with my contribution of Rs. _____ has been fully utilized for the purpose for which these amounts were paid.

- The Dwelling Unit has been completed in all respect for project year 20 - 20 (to be filled) as per the prescribed drawing and conforming to the specifications laid down and following the procedure of implementation guidelines laid down and following the Operational Guidelines by State Urban Development Agency.
- A photograph of the completed Dwelling Unit is furnished below.



Signature of Beneficiary
Beneficiary Code

Signature of Municipal Civil Engineer (CLTC)

Signature of Chairperson/Administrator

Annexure-5B

**Format for Projects under Affordable Housing in Partnership (AHP) on
Government Land**

(Land title should be in the name of Govt./Public agency only)

(To be filled by States/UTs/ULBs for Sanctioning projects by CSMC)

Basic information of the Project		
1	Name of the State	
2	Name of the ULB/UDA	
3	Project Name and Project Code	
4	State-Level Nodal Agency	
5	Implementing Agency (Urban Local Body, Development Authority/Housing Board/ Urban Improvement Trust)	
6	Project type (Land existing on Slum/ greenfield Land)	
7	Whether encumbrance free land in the name of proposing agency is available for the project or not? Details thereof.	
8	Comments of SLAC after techno economic appraisal of DPR	
9	Date of approval by State Level Sanctioning and Monitoring Committee (SLSMC)	
10	Mode of Tendering: (i) Engineering Procurement Construction (EPC) (ii) Public Private Partnership (PPP) (iii) Any other, please specify	
11	Technology: (i) Innovative Technology (technology should be identified through transparent manner) Please specify the details. (ii) Conventional Technology Please specify the details.	
12	Identified Approved Innovative Technology Proposed	
13	Whether design of houses are as per guidelines/ norms? (Yes/No)	
14	Whether disaster resistant features and durability of the structure as per relevant Indian Standards is being ensured? (Yes/ No)	
15	Whether structure design has been vetted by IIT/ NIT or any other? (Yes/No)	

16	DPR uploaded on portal? (Yes/No) (Upload DPR online prior to approval of CSMC)					
17	Incentives under affordable housing policy as per PMAY-U -2.0 guidelines (Please specify the details)					
18	No. of locations covered in project	Name of Location	No. of beneficiaries	Whether Slum/non slum (y/n)	If yes: 1, if notified: 2, if recognised: 3 if identified:4	If Slum, whether it gets completely re-habilitated y/n
19	No. of T...	S...				

19	No. of Towers/Block covered in Project	Serial numbers/ Name of Tower	No. of floors in the tower	No. of houses per floor in the tower	Total no. of beneficiaries in Tower
		A			
		B			
		C			
	Total:				

20	No. of EWS beneficiaries covered in the project [Use (a,b,c) for single project in multiple locations]	Name of location	Gen	SC	ST	OB C	Total	Minority	Person with Disability
		A							
		B							
		C							
	Total:								

20 A	No. of beneficiaries covered under Special Focus Group	
a.	Anganwadi workers	
b.	Artisans under PM-Vishwakarma Scheme	
c.	Building & Construction Workers	
d.	Safai Karmi	
e.	Slum/Chawl Residents	
f.	Beneficiary of PM SVANidhi	
g.	Others	

21	No. of beneficiaries covered in Project		Name of location	Male (01)	Female (02)	Transgender (03)
		A				
		B				
		C				
	Total:					

22	[No. of houses constructed/acquired Please specify ownership (any of these)]		Name of location	Joint (01)	Male (02)	Female (03)	Transgender (04)
		A					
		B					
		C					
	Total						

23	(a) Whether beneficiaries have been selected as per PMAY-U 2.0 Guidelines? (Yes/No)	
	(b) Whether the beneficiaries have been validated by district/city level committee? (Yes/No)	

Project Cost Details

24	Project Cost (₹ in Lakh)	:	Housing	Infrastructure	Other	Total

25	Construction Cost of EWS Unit (₹ in Lakh)	
26	Project Duration (in months)	
27	Whether Sale Price is approved by State/UT?	
28	No. of EWS houses eligible for Central Assistance	
29	If yes, Sale price of EWS unit (₹ in lakh):	
30	Carpet area of EWS unit in sqm. and Built-up Area	
31	Total No of houses proposed in the Project	
	i) No. of EWS units	
	ii) No. of LIG units	
	iii) No. of MIG units	
	iv) No. of HIG units	
	v) No of Commercial units, if any	
32	Whether open and transparent procedure: has been envisaged to select private partner, if private partner has been considered?	
33	Funding Pattern	
	(a) Total Project Cost (₹ in lakh)	
	(b) GoI contribution (eligible EWS house) (₹ in lakh)	
	(c) Technology Innovation Grant (TIG) @₹1000 per sqm. up to 30 sqm carpet area per DU, if any (₹ in Lakh)	
	(d) State share (₹ In Lakh)	
	(e) State TIG (₹ In Lakh)	
	(f) Implementing Agency/ULBs share, if any (₹ in Lakh)	
	(g) Beneficiary Share (₹ in Lakh)	

Infrastructure details		
34	Whether technical specification/ design for housing have been ensured as per Indian Standards/NBC/State norms?	
35	Whether trunk infrastructure is existing or: is being provided through AMRUT or any other Scheme? (Yes/No) Details thereof.	
36	Whether the provision of Civic infrastructure has been made as per applicable State norms/ CPHEEO/IS Code/ NBC (Yes/No) Details thereof	
	a. Internal Infrastructure	
	i) Roads	
	ii) Drainage	
	iii) Electricity	
	iv) Storm Water Drains	
	v) Provision of solar lights in common area within the project periphery	
	vi) Any Other, Specify	
	b. Social Infrastructure	
	i) Health Centre	
	ii) Anganwadi	
	iii) Creche	
	iv) Community Centre	
	v) Provision of ramp facility	
	vi) Any Other, Specify	
	c. Neighbourhood Commercial-	
	i) Street Shops	
	ii) Grocery Store	
	iii) Medical Shops	
	iv) Milk Booths	
	v) ATM	
	vi) Any Other, Specify	
	d. External Infrastructure and its connectivity with internal infrastructure (Yes/No) Details thereof	
	i) Water Supply	
	ii) Sewerage	
	iii) Road	
	iv) Storm Water Drainage	
	v) External Electrification	
	vi) Solid Waste Management	
	vii) Any Other, Specify	
	Number of trees to be planted at project site	
37	Whether adequate social infrastructure facilities covered in the project; If no, whether the same are available in vicinity?	

38	Whether disaster (earthquake, flood, cyclone, landslide etc.) resistant features have been adopted in concept, design and implementation of the project? Details thereof.		
39	Whether Quality Assurance is part of the Project, if not, how it is proposed to be ensured? Details thereof.		
40	Whether O&M is part of Project, if yes, for how many years?		
41	Whether any innovative/cost effective/ Green technology adopted in the project? Details thereof		
42	Project brief including any other information ULB/State would like to furnish.		
43	Whether convergence with other Central/ State Schemes has been ensured? Furnish details. a. Swachh Bharat Mission b. AMRUT c. Smart Cities Mission d. PM Surya Ghar: Muft Bijli Yojana e. National Urban Livelihoods Mission f. PMVishwakarma g. PMSVANidhi e. Any other Central/ State Scheme		

It is hereby confirmed that State/UT and ULB have checked all the details of beneficiaries as per Scheme Guidelines of PMAY-U 2.0. It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including the Interest Subsidy Scheme (ISS) vertical of the Mission.

Signature

Chairman / Chairperson / Commissioner

Signature

Director, SUDA

Signature

Principal Secretary / Secretary

(Annexure-VI)

Annexure-5C

Format for Affordable Housing in Partnership by private developers on Private Land (Whitelisted project)

1	Name of the State		
2	Name of the City		
3	Name of the Project		
4	Location of the Project		
5	Project Code		
6	Administrative Department		
7	Name and address of the Private Developer		
8	Total No. of houses proposed in the Project		
9	Total No. of EWS houses proposed in the Project		
10	Nature of Project (Exclusively EWS/Mixed Housing)		
	If mixed housing specify the details		
	(i) No. of EWS units		
	(ii) No. of LIG units		
	(iii) No. of MIG units		
	(iv) No. of HIG units		
	(v) No. of Commercial units, if any		
11	Innovative Construction Technology used: (Yes/No)		
	If Yes, Name of Innovative Technology approved by CWPDP/MoHUA under GHTC/ PACS by BMTPC or any other (please specify)		
	Whether the developer is the innovative technology provider (Yes/No)		
	If No, please specify the mode of selection of technology. (Please upload the documents i.e. tender documents etc)		
12	Whether the project is Eligible for TIG (Yes/No)		
13	Details of Conventional Technology used in the project		

14	Incentives to Private Partner		
i)	Existing FSI in the area		
ii)	Additional FSI provided in the project, if any		
iii)	Other Incentives, if any like exemption on land use conversion charges, EDC, Building plan sanction fee, Stamp duty, fast track approval etc.		
15	Land details of project site		
i)	Type and status of land- Purchased		
ii)	Land Use (as per Master Plan)- Residential, Agriculture/ Other		
iii)	If land use is other than residential, whether necessary permission available for residential use		
iv)	Area details (in sqm)		
v)	Whether the developer has got the possession of the land (yes/no)		
	If yes, please upload/attach the documents		
16	Date of appraisal by State Level Appraisal Committee (SLAC), please attach the minutes		
17	Date of approval by State Level Sanctioning and Monitoring Committee (SLSMC), please attach the minutes		
	whether the developer has identified the beneficiaries? Yes/No		

18	If the project is in multiple location:									
a.	No. of EWS beneficiaries covered in the project		Name of location	Gen	SC	ST	OBC	Total	Minority	Person with Disability
		A								
		B								
		C								
	Total									
b.	No. of beneficiaries covered in project		Name of location	Male (01)	Female (02)		Transgender (03)			
		A								
		B								
	Total									

c.	No. of houses constructed/ acquired Please specify ownership (any of these)		Name of location	Joint (01)		Female (02)		Male (03)		Transgender (04)
		A								
		B								
		C								
	Total									

19	Project Cost (₹ in Lakh)		Housing	Infrastructure	Other	Total

20	Whether beneficiary has been selected as per PMAY-U 2.0 Guidelines? (Yes/No)		
21	Construction Cost of per EWS Unit (₹ in Lakh)		
22	Project Construction Duration (in months)		
23	Sale Price approved for per EWS house by State/UT (Rs in lakh)		
24	Carpet area of EWS unit in sqm. (Carpet area min 30 Sqm)		
25	Built-up area of EWS unit in sqm.		
26	No. of EWS houses eligible for Central Assistance		
27	Funding Pattern		
	a) Total Project Cost (₹ In Lakh)		
	b) Gol contribution (eligible EWS house) (₹ In Lakh)		
	i) Redeemable housing Vouchers (RHV) (Rs in Lakh)		
	ii) TIG @₹1000 per sqm. up to 30 sqm carpet area per DU (Rs in Lakh)		
	c) State/ULB Share (₹ In Lakh)		
	i) Redeemable housing Vouchers (RHV) (Rs in Lakh)		
	ii) Technology Innovation Grant (TIG) (Rs in Lakh)		
	d) Beneficiary Share (Rs in Lakh)		
28	Whether technical specification/ layout/design for housing have been ensured as per Indian Standards/NBC/ State norms? (Yes/No)		

29	Whether structure design has been vetted by IIT/ NIT or any other? (Yes/No) please upload/attach the documents		
30	DPR uploaded on portal? (Yes/No) (Upload DPR online prior to approval of CSMC)		
31	Whether trunk infrastructure is existing or is being provided through AMRUT or any other Scheme? (Yes/No) Details thereof		
32	Whether the provision of Civic infrastructure has been made as per applicable State norms/ CPHEEO/ IS Code/ NBC		
	i. Water Supply (Yes/No)		
	ii. Sewerage (Yes/No)		
	iii. Road (Yes/No)		
	iv. Storm water Drain (Yes/No)		
	v. External Electrification (Yes/No)		
	vi. Solar Light (Yes/No)		
	vii. Solid Waste management (Yes/ No)		
	viii. Adequate plantation with the project site (Yes/No)		
	ix. Provision of ramp facility		
	x. Any other, specify		
33	Whether adequate social infrastructure facilities covered in the project; If no, whether the same are available in vicinity? Details thereof		
34	Whether disaster (earthquake, flood, cyclone, land-: slide etc.) resistant features have been adopted in concept, design, and implementation of the project? Details thereof		
35	Whether Quality Assurance is part of the Project, if not, how it is proposed to be ensured?		
36	Whether O&M is part of Project, if yes, for how many years?		
37	Whether any innovative/cost effective/ Green technology adopted in the project? Details thereof		

38	Project brief including any other information ULB/ State would like to furnish?		
39	Whether convergence with other Central/ State Schemes has been ensured? Furnish details. a. Swachh Bharat Mission b. AMRUT c. Smart Cities Mission d. PM Surya Ghar: Muft Bijli Yojana e. National Urban Livelihoods Mission f. PMVishwakarma g. PMSVANidhi e. Any other Central/ State Scheme		

It is hereby confirmed that State/UT and ULB have checked all the project details as per Scheme Guidelines of PMAY-U 2.0. It is also submitted that no beneficiary has been selected for more than one benefit under the Mission including Interest Subsidy Scheme (ISS) component of the Mission.

Signature

CEO / MD / Others of Implementing Agency

Signature

Director, SUDA

Signature

Principal Secretary / Secretary