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**M-13015/03/2017-RH(A/c) Meeting (e.file no. 356283)**

**भारत सरकार / Government of India**

**ग्रामीण विकास मंत्रालय / Ministry of Rural Development**

**ग्रामीण आवास (लेखा) अनुभाग / Rural Housing (Accounts) Section**

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Krishi Bhawan, New Delhi.

Dated: 20<sup>th</sup> August, 2018

To  
Principal Secretary/ Additional Chief Secretary (RD),  
of all States/ UTs,  
Dealing with PMAY-G and IAY.

**Subject: Minutes of Meeting to take a view on Completion of pending IAY houses and Closure of the scheme held on 26<sup>th</sup> July, 2018.**

**Sir/ Madam,**

I am directed to refer to the subject mentioned above and to enclose herewith Minutes of Meeting to take a view on Completion of pending IAY houses and closure of the scheme held on 26th July, 2018 under chairmanship of Secretary (RD) in Civil Services Officers Institute, New Delhi for information and necessary action.

2. This issues with the approval of Secretary (RD).

Ecl: As above.



**(P.K. Singh)**

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Copy to:

- i) PPS to Secretary(RD)
- ii) PPS to SS & FA(RD)
- iii) PPS to JS(RH)
- iv) PS to Director (RH-I)
- v) PS to Director (RH-II)
- v) US(RH-I), US (RH-II)

**Minutes of Meeting to take a view on Completion of pending IAY houses and Closure of the scheme held on 26<sup>th</sup> July, 2018.**

A meeting under Chairmanship of Secretary, Rural Development (SRD) was held on 26<sup>th</sup> July, 2018 at Civil Services Officers Institute (CSOI), New Delhi with all the States/UTs to take a view on completion of incomplete IAY houses and closure of the scheme.

2. The list of participants is at Annexure -I.

3. At the outset JS (RH) welcomed the participants and made a detailed presentation on the status of the erstwhile rural housing scheme IAY and flagged various issues related to completion of incomplete IAY houses and modalities or action required for closure of the scheme across the country. States/UTs were also informed that the analysis presented was based on the data provided by them during the Annual Action Plan exercise and also on the basis of data provided by the States/UTs on various parameters as per Ministry's request.

4. It was informed that all states / UTs had provided requested data on IAY except Bihar, Goa, Gujarat and Andaman & Nicobar. JS (RH) also underlined the need for discussion on the issues pertaining to IAY to enable closure of the scheme. On the basis of the data reported by the States/UTs (except Bihar, Goa, Gujarat and Andaman & Nicobar) it was observed that 12,06,661 IAY houses were incomplete as of 1<sup>st</sup> April 2017. Out of which, 43.61% of the houses i.e. 5,26,282 houses were completed during 2017-18 and 4,61,327 houses stand incomplete as of 31<sup>st</sup> March 2018. At an aggregate level it was observed that 1,41,087 houses may never be completed which meant 3,20,240 houses can be completed (which is 69.41% of the incomplete houses as of 31<sup>st</sup> March 2018). This number may increase after incorporation of data from Bihar, Goa, Gujarat and Andaman & Nicobar islands.

5. It is also mentioned that out of 3,20,240 beneficiaries there are 76,878 beneficiaries who can complete their houses with the help of additional monetary assistance from the State Govt. The States / UTs were already communicated that no funds would be released after 31<sup>st</sup> March 2018 and hence the States / UTs had to mobilize sources on their own to get these houses completed. JS (RH) further brought into focus the important issue of closure of IAY accounts and emphasized on maintaining a single State Nodal Account (SNA) for PMAY-G program fund.

6. Chief Controller of Accounts (CCA), RD requested all the States / UTs to immediately de-map all the accounts that are mapped to Rural Housing account but do not belong to Rural Housing. SRD advised that necessary actions must be taken to ensure that de-mapping of accounts activity be completed in next 15 days.

6. Major issues that were deliberated upon and conclusions drawn / action(s) agreed upon them are as follows :

**(I). Beneficiaries who were not given even the 1st installment - 44,188 such cases were observed**

The issue was discussed in detail and it was agreed that names of all such beneficiaries may be removed from the IAY beneficiary list with immediate effect. On the query of States whether such beneficiaries could be considered for PMAY-G it was advised to submit a proposal on this so that a decision can be made on merit.

**(II). Beneficiary died without a legal heir – 12,571 such cases were reported and an amount of approximately Rs. 43.91 crores has been released to these beneficiaries**

On the issue of beneficiary died without a legal heir there could be two scenarios -

(i) if no funds have been released to the beneficiary - in such cases it was agreed that the names of such beneficiaries can be removed from the IAY beneficiary list with immediate effect.

(ii) If one or more installments have been released to the deceased beneficiary, then -

(a) states may consider writing off such cases with the financial burden to be borne by the State Govt. However, CCA (RD) mentioned that the financial burden of write-off will be borne by both the Centre and State in the same proportion as released to the beneficiary for the construction of the house.

(b) Another scenario could be the States may wish to complete the incomplete houses from the State funds and these completed house may be given to another beneficiary or may be used for public purposes.

**(III). Beneficiaries who migrated permanently – 17,190 such cases were reported and an amount of approximately Rs.51.80 crores has been released to these beneficiaries**

For those beneficiaries who have migrated permanently, there could be two scenarios -

(i) If no release has been made to the beneficiary - in such cases it was agreed that the names of such beneficiaries can be removed from the IAY beneficiary list with immediate effect.

(ii) If one or more installments have been released to the beneficiary. In such cases the beneficiary may be -

(A) non-traceable, then

(a) such cases may be written off; or alternatively

(b) States may get these incomplete houses completed out of State funds and these completed house may be given to another beneficiary or may be used for public purposes..

(B) In case the beneficiary is traceable and the beneficiary is willing to construct the house, the State may consider providing assistance to such beneficiaries from the State resources.

**(IV). Beneficiaries against whom recovery process started / FIR cases lodged – 47,480 such cases were reported and an amount of approximately INR 199 crore has been released to such beneficiaries**

A. The States / UTs were requested to review the list of beneficiaries against whom recovery process had been started or FIR were lodged. It was suggested that considering the economic and social profile of IAY beneficiaries, lodging of FIRs against them may not be taken recourse to and it should be avoided as far as possible. Alternatives of FIR may also be explored.

B. One of the suggestions was to blacklist all those beneficiaries against whom recovery proceedings have been started or FIR have been lodged from availing benefits from all Government of India schemes. Secretary Housing, Andhra Pradesh, however, was of the view that presently we do not have any mechanism to mark such defaulting beneficiaries for blacklisting across various welfare programmes.

C. Additional Chief Secretary, Manipur attracted attention of everyone towards the yardstick for lodging FIRs, i.e. on violation of which guidelines, parameters etc. a FIR may be lodged. It was suggested that FIR may be lodged after consultation with the Legal Department of the State / UT.

D. Another important point raised on lodging of FIRs was about those cases where the beneficiary has worked / constructed the house to the level which is equivalent to the amount of

financial assistance released to him / her. Hence, in such cases alternatives of FIR are to be thought of.

**(V). Beneficiaries who can complete their houses with the help of additional monetary help from the State Govt. – 76,878 cases and an amount of approximately INR 276 crore is required**

It was proposed that the States have to mobilize funds from their own resources for closure of IAY.

7. On request of the States / UTs to provide central assistance of previous years, which were due to them, SRD clarified that the request of States for release of Central share against the liabilities to complete pending IAY house could be considered only in reimbursement mode as this will be an indication of State's commitment and would also ensure speedy completion of these incomplete IAY houses. Therefore, the States were advised to complete the pending IAY houses from State's financial resources on priority basis and post-completion, the claim for reimbursement of the amount involved would be entertained by the Ministry. The States / UTs were assured that reimbursement towards their claim would be provided in shortest span of time after completion of IAY houses by the States. However, to avail benefit under reimbursement mode, the States will have to furnish a certificate that IAY accounts are closed and no funds are lying in any of their accounts other than State Nodal Account as program fund.

8. Some States expressed concern over shortage of financial resources, available with the States, for completion of incomplete IAY houses.

9. JS (RH) drew the attention of the States towards the difference in the number of incomplete and complete IAY houses as reported by States / UTs for Annual Action Plan and as reported by States for 26<sup>th</sup> July 2018 IAY closure meeting. The States were requested to look into the figures for complete/ incomplete IAY houses and take appropriate action for closure of the scheme.

10. Attention of States / UTs was drawn about the provision of single page entry on AwaasSoft for IAY houses wherein States can provide details, along with financial information, like cheque no. or RTGS reference no., of those beneficiaries who may avail IAY assistance.

11. The issue of Public Accounts Committee (PAC) observations in the Homestead scheme under IAY was placed before the States / UTs. As per PAC suggestions, Monitoring Division had to depute a team of NLMs to investigate the implementation of Homestead scheme under IAY in the States of Andhra Pradesh, Bihar, Karnataka, Kerala, Maharashtra, Rajasthan and Uttar Pradesh. The States were requested to examine the issue and furnish the status of funds released under Homestead scheme. It is understood that balance funds, if any, lying at district level had already been transferred to SNA.

12. On timelines for completion of pending IAY houses, it was agreed that the incomplete IAY houses will be completed latest by December 2018. However, few States committed to complete the IAY houses before December 2018 and they include : Himachal Pradesh – October 2018, Kerala – October 2018, Tamil Nadu – September 2018, Tripura – September 2018, Uttar Pradesh – November 2018, Uttarakhand – November, 2018.

13. In his concluding remarks SRD requested the States to revisit the number of incomplete IAY houses which could be completed to enable them to estimate the financial requirement for reimbursement from the Government of India. He quoted the study conducted by National Institute of Public Finance and Policy (NIPFP) which pointed out that on an average 114 days are required for completion of a PMAY-G house. Hence he said that with the active cooperation of the States / UTs incomplete IAY houses can be completed within the next 4-5 months. He also urged the states to monitor the time gap between various stages – Sanction, 1<sup>st</sup> installment, 2<sup>nd</sup> installment, 3<sup>rd</sup> installment etc. Abnormal delays between these stages may be an indication towards rent seeking or some major problem in the administrative or operational mechanism. He also requested the States for their full cooperation in timely achievement of PMAY-G target of constructing 1.0 crore houses by 2018-19.

14. After deliberation, following decisions / actions were agreed to in the Meeting -

- i. States / UTs to immediately reconcile the IAY incomplete houses figures and its breakup – as submitted during Annual Action Plan exercise and for 26<sup>th</sup> July, 2018 meeting.
- ii. The names of the beneficiaries who were not given even the first installment to be removed from IAY beneficiary list with immediate effect. There are total of 44,188 such beneficiaries' whose names can be removed from IAY list.
- iii. In 12,571 cases where the beneficiary died without a legal heir, then –

(i) if no funds have been released to the beneficiary then names of such beneficiaries can be removed from the IAY beneficiary list immediately.

(ii) If one or more installments have been released to the deceased beneficiary, then -

(a) States may consider writing off such cases with the financial burden to be borne by both the Centre and State in the same proportion as released to the beneficiary for the construction of the house.

(b) States may consider completion of these incomplete houses using the State funds and these completed house may be given to another beneficiary or may be used for public purposes. States have reported 12,571 such beneficiaries.

iv. For those 17,190 beneficiaries who have migrated permanently -

(i) If no release has been made to the beneficiary then the names of such beneficiaries can be removed from the IAY beneficiary list immediately.

(ii) If one or more installments have been released to the beneficiary. In such cases if the beneficiary is -

(A) non-traceable, then

(a) such cases may be written off; or alternatively

(b) States may get these incomplete houses completed out of State funds and these completed house may be given to another beneficiary or may be used for public purposes.

(B) In case the beneficiary is traceable and the beneficiary is willing to construct the incomplete IAY house, the State may consider providing assistance to such beneficiaries from the State resources.

v. States would review cases where recovery proceedings are on or FIR has been lodged and if required opportunity may be given to those willing beneficiaries for completion of their incomplete IAY houses.

vi. States to mobilize funds from their budget for closure of IAY scheme to provide additional monetary help to those beneficiaries who can complete their houses.

vii. The Central share for completion of incomplete IAY houses can be released but only in reimbursement mode i.e. States to construct the pending IAY houses from its financial resources and submit their claim for reimbursement from MoRD. However, issue of financial constraints of some of the states in providing funds in advance for completion of

incomplete IAY houses could be submitted with all the reasons and commitments of states for consideration of the Ministry.

- viii. States must not use PMAY-G fund for construction of IAY houses after 31<sup>st</sup> March 2018.
  - ix. States / UTs to do single page entry on AwaasSoft for incomplete IAY houses capturing the financial information etc. by 30.9.2018.
  - x. States to examine PAC observations in the Homestead Scheme under IAY and furnish the required details by 30.9.2018.
15. The meeting concluded with Vote of Thanks to the Chair.

**Annexure I**

S.No.	Name	Designation	State
1	Shri Amarjeet Sinha	Secretary RD	In the Chair
2	Shri Ajay Shankar Singh	CCA, RD	MoRD
3	Shri Prasant Kumar	Joint Secretary RD	MoRD
4	Shri B.C Behera	Director RH	MoRD
5	Shri Gaya Prasad	Director RH	MoRD
6	Shri S.S. Modi	Deputy Secretary	MoRD
7	Shri P.K Singh	Under Secretary RH	MoRD
8	Shri Rama Krishna	Under Secretary RH	MoRD
9	Shri Ashish Shinde	Deputy Director RH	MoRD
<b>Representative of the States/UTs</b>			
10	Shri K Shulleri	Monitoring-cum-evaluation expert	Meghalaya
11	Shri Badonlang Warjri	Program Manager	Meghalaya
12	Shri Amrit Vikas Topro	Director	Chhattisgarh
13	Dr Seema Mishra	Director COM	Chhattisgarh
14	Shri Deep Ghosh	MIS Nodal	Chhattisgarh
15	Ms. Shyama	Finance Expert	Jharkhand
16	Shri Kapil Choudhary	Director	Lakshadweep
17	Shri Kantilal Dande IAS	Secretary Housing	Andhra Pradesh
18	Shri Sriramulu.P	Senior Engineer Housing	Andhra Pradesh
19	Anurag Srivastava	Principal Secretary, RD	Uttar Pradesh
20	Shri Akhilesh Kumar Singh	Deputy Commissioner	Uttar Pradesh
21	Shri Sohail Mewar	APO	Dadra & Nagar Haveli
22	Shri Deep Kumar	Superintendent	Himachal Pradesh
23	K. Nirmala	Assistant Director	Tamil Nadu
24	Shri M.H. Khan	Addl. Chief Secretary	Manipur
25	Er Minmar Romya	T.E	Arunachal Pradesh
26	Ms.Sang Droma	OSD	Arunachal Pradesh
27	Shri Bhanu Gupta	PO, DRDA Solan	Himachal Pradesh, RDD
28	Shri Naveen Kumar	DD cum PO, DRDA, Kinnuar	Himachal Pradesh, RDD

29	Shri K.K. Sharma	SE, RD	Deptt of RD, Rajasthan
30	Shri Lokesh Pooniya	PO engineer	Deptt of RD, Rajasthan
31	Shri R.K. Jain	Executive Engineer RD	Deptt of RD, Rajasthan
32	Shri Kulmani Mishra	Deputy Secretary	Odisha
33	Shri Skum W. Bhutia	Under Secretary	Sikkim
34	Shri P.K. Chakravarty, IAS	Additional Secretary, RD Department	Tripura
35	Shri Vivek Kumar Upadhyay	Deputy Director, State DRDA cell	Uttarakhand
36	Shri K.C. Pant	Accountant State DRDA cell	Uttarakhand
37	Shri Churchill Kumar	State MIS Officer, (PMAY-G) SDRDA cell	Uttarakhand
38	Shri Dharanjay Mali	Director Rural Development	Maharashtra
39	Shri Arup Kr. Sarma	Joint Director, CPRD, Assam	Assam
40	Shri C. Venkent Ram Reddy	PM, IT	Telangana
41	Shri M. Chaitanya Kumar	SE, Housing	Telangana
42	Shri Kuldip Singh Thakur	Joint Resident Commissioner	Andaman and Nicobar
43	Shri F. Abdul Razick	Additional Director	Tamil Nadu
44	Shri S Kathiresan	Joint Director	Tamil Nadu
45	Shri Dattatrya U. Shindgi	Assistant General Manager	Karnataka
46	Shri J.S. Chauhan	Director RE	Madhya Pradesh
47	Shri Ajay Chaudhary	ADC Rewari	Haryana
48	Shri Sumit Kumar	Joint Director	Haryana
49	Shri S. Shabir Shafi	Director, RD	Government of J&K
50	Ms. Kukula Wangdi	State Program Officer	Sikkim
51	Shri V Santhosh Kumar	Additional Development Commissioner	Kerala
52	Ms.Sakshi Sawhney	ADC(D)	Punjab