

Meeting of the State Level Sanctioning and Monitoring Committee (SLSMC) on Affordable Rental Housing Complexes (AHRCs) under the Chairmanship of worthy Adviser to Administrator, UT Chandigarh held on 09.07.2021 at 12.00 Noon in the Committee Room at UT Secretariat

The following members were present:

- (i) Shri Ravi Kant Sharma, Mayor, Municipal Corporation, Chandigarh
- (ii) Shri Arun Kumar Gupta, IAS, Home Secretary and Finance Secretary
- (iii) Shri Kamal Kishor Yadav, IAS, Municipal Commissioner and Deputy Commissioner
- (iv) Shri C.B. Ojha, Chief Engineer, UT Chandigarh
- (v) Shri Kapil Setia, Chief Architect, UT Chandigarh

2. The following officers also attended the meeting:

- (i) Shri Yashpal Garg, IAS, CEO, Chandigarh Housing Board
- (ii) Shri Rajeev Singla, Chief Engineer, Chandigarh Housing Board
- (iii) Ms. Radhika Singh, HCS, Secretary Chandigarh Housing Board
- (iv) Shri Anoop Bhatia, Ex. En (Civil), Chandigarh Housing Board

3. At the outset, the CEO, Chandigarh Housing Board (CHB) gave a presentation about the features of the Affordable Rental Housing Complexes (ARHCs) scheme launched by the Ministry of Housing and Urban Affairs, Govt of India. The CEO further informed that among all the States/UTs, Chandigarh is first in the Country to implement the Affordable Rental Housing Complexes (ARHCs) Scheme. He further informed that the last meeting of the SLSMC was held on 29.09.2020 and so far following decisions/actions, have been taken:

- i. A Memorandum of Agreement (MoA) has been signed by Chandigarh Administration, Chandigarh with MoHUA, Govt of India on 20.08.2020.
- ii. The UT Administration has decided to go with Model-1. CHB has been appointed as State Level Nodal Agency (SLNA) and the Secretary, CHB has been nominated as Nodal Officer for the scheme. CHB to make required expenditure in implementation of ARHCs and the same to be reimbursed on actual basis.
- iii. A Committee with following composition was constituted to assess affordable rent:
 - a) Secretary, CHB- Chairperson
 - b) Asst. Estate Officer- Member
 - c) SE(Civil), CHB- Member - Member
 - d) SE(Civil), UT Chandigarh - Member
 - e) SE (Civil), Municipal Corporation - Member
 - f) Chief Account Officer, CHB - Member

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- iv. As recommended by the Committee for fixation of affordable rent, initial monthly rent of Rs 3000/- per dwelling unit to be charged from the beneficiaries with biennially enhancement by 8% subject to maximum increase of 20% in aggregate over a period of 5 years effective from the date of signing of the contract. The same mechanism to be followed over the entire rental period of 25 years.
- v. CHB has been appointed as the concessionaire and will Operate & Maintain the complexes in accordance with the scheme. The UT Administration may decide about maintenance charges and Collection & Administrative charges to be retained by the CHB out of the collected rent and also about appropriation of the balance collected rental amount.
- vi. The CHB being concessionaire to allot the flats on monthly rental basis in accordance with the Scheme. However, in case particular clusters/habitations are targeted for shifting and allotment of flats on affordable rent under the scheme, then a Committee comprising officers from CHB, Estate Office and Municipal Corporation may finalise the list of the persons to be allotted flats under the scheme.
- vii. 2195 vacant small flats constructed at Maloya-1 under JNNURM to be taken under Model-1 of ARHCs. Out of these 1707 flats have been allotted to un-authorized occupants of pre-fab shelters at Sector-52 and Sector-56. Government land worth about Rs. 1200 crores has been cleared and its possession has been taken over by the Engineering Department of UT Administration after securing it with barbed wire fencing.

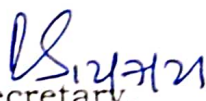
4. The SLSMC appreciated the work done so far for implementation of the ARHCs Scheme in UT Chandigarh. After detailed deliberations, the following decisions were taken:

- i. The balance 488 earmarked flats (2195-1707) of ARHCs and the remaining vacant houses of Small Flat Scheme may be utilised for allotment to those persons of Colony No.4 whose names were included in the biometric survey of 2006 but their allotments are pending due to some dispute or deficiency in documentation. The list of such persons to whom allotments to be made under ARHCs is to be provided by the Estate Office.
- ii. All such persons may be allotted flats under ARHCs @ Rs. 3000/-pm with an assurance that the allotment will be converted into Small Flat Scheme @ Rs. 800/-pm with retrospective effect, if and when the said issues are resolved and they are declared eligible by Estate Office under the Small Flats Scheme. In the event of such conversion, the excess rental paid under ARHCs will be either refunded or adjusted in future rent.
- iii. Since most of the eligible families of Colony No.4 have already been shifted to Maloya-I and Maulijagan etc, once the remaining persons as per the list provided by the Estate Office are allotted flats under the ARHCs, the Estate Office to clear and secure the reclaimed area at Colony No.4 and ensure that no further encroachment is allowed.

In case of any encroachments on the demolished sites and at fresh land, responsibility of the concerned officers to be fixed by the Estate Office.

- iv. Regarding utilisation of the rent collected under the ARHCs, the SLSMC recommends as follows:
- a) The CHB may be allowed administrative charges @ 5% of the collected rent on the lines of Small Flats Scheme.
 - b) The balance 95% of the collected rent may be utilised as under:
 - Maintenance charges for the complex to CHB on actual basis
 - Cost of Sanitation and cleanliness of the complex to the Municipal Corporation, on actual basis
 - Remaining collected rent to be deposited in the Consolidated Fund of India
- v. The reclaimed area of about 28 acres (25+3) at Sector-52 & 56, after shifting of more than 1700 families to Maloya-I under ARHCs, to be kept secure by the Engineering Department. The Department of Urban Planning to prepare a comprehensive plan on priority for its development.

The meeting ended with a vote of thanks to the Chair.


Secretary,
Chandigarh Housing Board



**CHANDIGARH
HOUSING BOARD**
A CHANDIGARH ADMINISTRATION UNDERTAKING

8, Jan Marg, Sector 9-D, Chandigarh
0172-4601826

No. CHB/EE(PMAY)/2021/ 9139-1945

Dated: 12.07.2021.

To

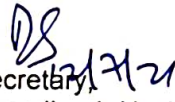
1. Mayor, Municipal Corporation, Chandigarh
2. Home Secretary, Chandigarh Administration
3. Finance Secretary, Chandigarh Administration
4. Commissioner, Municipal Corporation, Chandigarh
5. Deputy Commissioner, U.T., Chandigarh
6. Chief Engineer, U.T., Chandigarh
7. Chief Architect, U.T., Chandigarh

Subject: - Minutes of Meeting of Inter-departmental State Level Sanctioning & Monitoring Committee (SLSMC) held on 09.07.2021 at 12:00PM in the Committee Room at U.T. Secretariat, Chandigarh.

The copy of minutes of meeting of Inter-departmental State Level Sanctioning & Monitoring Committee (SLSMC) held on 09.07.2021 for implementation of Affordable Rental Housing Complexes (ARHCs) under PMAY (Urban), is enclosed herewith for information and necessary action please.

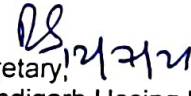
DA/As above

Endst No. CHB/EE(PMAY)/2021/9146


Secretary,
Chandigarh Hosing Board,
Chandigarh.
Dated: 12.07.2021

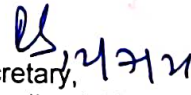
A copy of above minutes is forwarded to PS to Adviser to the Administrator, U.T., Chandigarh for kind information of the Worthy Adviser to the Administrator, U.T., Chandigarh, please.

Endst No. CHB/EE(PMAY)/2021/ 9147-9148


Secretary,
Chandigarh Hosing Board,
Chandigarh.
Dated: 12.07.2021.

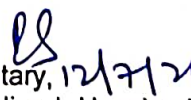
A copy of above minutes is forwarded to PA to Chairman, CHB and PA to Chief Executive Officer, CHB for kind information of officers please.

Endst No. CHB/EE(PMAY)/2021/ 9149-1952


Secretary,
Chandigarh Housing Board,
Chandigarh.
Dated: 12.07.2021/.

A copy of above minutes is forwarded to the following for kind information please.

1. Joint Secretary (Housing), Chandigarh Administration.
2. Assistant Estates Officer, Chandigarh Administration.
3. Chief Engineer, CHB.
4. Chief Accounts Officer, CHB.


Secretary,
Chandigarh Hosing Board,
Chandigarh.