

No. N-11027/19/2015-HFA-1/FTS-12985
Government of India
Ministry of Housing & Urban Poverty Alleviation
HFA-IV Division

Nirman Bhawan, New Delhi
Dated: 27th June, 2017

To,

1. Principal Secretary / Secretary (States/UTs - as per list attached)
2. The Chairman & Managing Director, Housing and Urban Development Corporation Ltd., HUDCO Bhawan, Core-7A, India Habitat Centre, Lodhi Road, New Delhi-110003
3. The Managing Director & CEO, National Housing Bank, Core-5A, India Habitat Centre, Lodhi Road, New Delhi-110003.

Subject: Amendments in guidelines of the Pradhan Mantri Awas Yojana (Urban) Mission- regarding.

Sir,

I am directed to state that Pradhan Mantri Awas Yojana (Urban) Mission is being implemented by the Government of India with effect from 17th June, 2015. The salient features and other procedural requirements are detailed in the PMAY (Urban) Guidelines. The scheme guidelines, subsequent amendments and the FAQs are available on the website of the Ministry www.mhupa.gov.in.

2. I am further directed to say that certain amendments have been carried out in the PMAY (Urban) Mission Guidelines with the approval of the Competent Authority. A table of the Amendments is annexed herewith for reference and record.
3. The enclosed amendments would be effective from date of issue of this letter.
4. All are requested to provide wide publicity of the enclosed amendments to the relevant stakeholders including SLNA, ULBs and PLIs.
5. This issues with the approval of the Competent Authority.

Yours faithfully,



(S K Valiathan)

Deputy Secretary to the Government of India

Tele : 011-23061206

Copy to: Secretary, Department of Rural Development, Krishi Bhawan, New Delhi, for information.

Copy to:

1. Dir (HFA-I&V); DS (HFA-II&III); PA to JS&MD (HFA); PPS to JS(Housing); PPS to JS & FA, PPS to Secretary (HUPA)
2. Ms. Shikha, MIS, PMU, HFA Mission Directorate, New Delhi- with the request that these amendments in the PMAY(U) mission scheme guidelines (copy enclosed) may please be uploaded on the Ministry's website immediately.



(Rahul Mahna)
Under Secretary (HFA-4)
Telefax No. 23061285

AMENDMENTS APPROVED IN
PRADHAN MANTRI AWAS YOJANA (URBAN) – HOUSING FOR ALL MISSION
GUIDELINES

<i>Para number</i>	<i>Existing Paragraph/sub-paragraph</i>	<i>Amended Paragraph/sub-paragraph</i>
Definitions for the purpose of the Mission	Beneficiary: A beneficiary family will comprise husband, wife and unmarried children. The beneficiary family should not own a <i>pucca</i> house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.	Beneficiary: A beneficiary family will comprise husband, wife, unmarried sons and/ or unmarried daughters. The beneficiary family should not own a <i>pucca</i> house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India. An adult earning member (irrespective of marital status) can be treated as a separate household; Provided that he / she does not own a <i>pucca</i> (an all weather dwelling unit) house in his / her name in any part of India. Provided also that in the case of a married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the Scheme.
Definitions for the purpose of the Mission	Carpet Area: Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls.	Carpet Area: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. <i>Explanation.-</i> For the purpose of this definition, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net

Para number	Existing Paragraph/sub-paragraph	Amended Paragraph/sub-paragraph
		usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.
1.3	A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a <i>pucca</i> house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission.	A beneficiary family will comprise husband, wife, unmarried sons and/ or unmarried daughters. The beneficiary family should not own a <i>pucca</i> house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India. An adult earning member (irrespective of marital status) can be treated as a separate household; Provided that he / she does not own a <i>pucca</i> (an all weather dwelling unit) house in his / her name in any part of India. Provided also that in the case of a married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the Scheme.
2.1	All statutory towns as per Census 2011 and towns notified subsequently would be eligible for coverage under the Mission. Note: States/UTs will have the flexibility to include in the Mission the Planning area as notified with respect to the Statutory town and which surrounds the concerned municipal area.	All statutory towns as per Census 2011 and Statutory Towns notified subsequently would be eligible for coverage under the Mission. Note: In this Mission, States/UTs will have the flexibility to include the Planning Areas (to the exclusion of rural areas) as notified with respect to Statutory Towns and such Planning Areas (to the exclusion of rural areas) as notified by Development Authorities.