

Rajiv Awas Yojana (RAY)

Scheme Guidelines
2013-2022



Ministry of Housing & Urban Poverty Alleviation
Government of India



PREFACE

Hon'ble Prime Minister in his address to the Nation on 15th August 2009 stated “*We had started the Jawaharlal Nehru National Urban Renewal Mission for the urban areas. We will accelerate this programme also. Today, lakhs of our citizens live in slums which lack basic amenities. We wish to make our country slum free as early as possible. In the next five years, we will provide housing facilities to slum dwellers through a new scheme, Rajiv Awas Yojana.*”

In pursuance of this vision of “Slum free India”, Rajiv Awas Yojana (RAY) was launched in June 2011 in two phases; the preparatory phase for a period of two years which ended in June 2013 and implementation phase. Central Government has approved the implementation phase for the period of 2013-2022.

RAY envisages two-step implementation strategy i.e. preparation of Slum free City Plan of Action (SFCPoA) and preparation of projects for selected slum.

This is the main scheme guidelines which broadly describe the Scope, Coverage, Reforms, Implementation Approach, Central Assistance, Administrative and Implementation structure and Monitoring mechanisms under RAY.

Further, operational guidelines issued separately to deal with specific issues related to implementation of the scheme are as follows:

1. Guidelines for Reforms
2. Guidelines for GIS, MIS and GIS-MIS Integration
3. Guidelines for preparation of Slum-free City Plan of Action
4. Guidelines for Community Participation
5. Guidelines for preparation of Detailed Project Reports
6. Guidelines for Project Management
7. Guidelines for Social Audit



8. Guidelines for Capacity Building

9. Quality Assurance Manual

Guidelines for Affordable Housing in Partnership Scheme will be issued separately.

These guidelines supersede all earlier guidelines issued by the Ministry in this regard. The Ministry of Housing & Urban Poverty Alleviation may modify these Guidelines as required from time to time with the approval of Hon'ble Minister (HUPA).



1. **Vision**

Rajiv Awas Yojana (RAY) envisages a “Slum Free India” with inclusive and equitable cities in which every citizen has access to basic civic infrastructure, social amenities and decent shelter.

2. **Mission**

Encourage States/Union Territories (UTs) to tackle slums in a definitive manner, by focusing on:

- 2.1. Bringing all existing slums, notified or non-notified (including recognised and identified) within the formal system and enabling them to avail the basic amenities that is available for the rest of the city/UA;
- 2.2. Redressing the failures of the formal system that lie behind the creation of slums by planning for affordable housing stock for the urban poor and initiating crucial policy changes required for facilitating the same.

3. **Objectives**

- 3.1. Improving and provisioning of housing, basic civic infrastructure and social amenities in intervened slums.
- 3.2. Enabling reforms to address some of the causes leading to creation of slums.
- 3.3. Facilitating a supportive environment for expanding institutional credit linkages for the urban poor.
- 3.4. Institutionalizing mechanisms for prevention of slums including creation of affordable housing stock.
- 3.5. Strengthening institutional and human resource capacities at the Municipal, City and State levels through comprehensive capacity building and strengthening of resource networks.
- 3.6. Empowering community by ensuring their participation at every stage of decision making through strengthening and nurturing Slum Dwellers’ Association/Federations.



4. **Scope**

- 4.1. RAY is to be implemented in a mission mode and will provide financial support to States/UTs/Urban Local Bodies (ULBs)/Central Government Agencies, hereafter called implementing agencies, for providing housing and improvement of basic civic infrastructure and social amenities in each selected slums. Rental and transit housing will be admissible under the scheme. Operation and maintenance (O&M) of assets created under this scheme will also be eligible for funding.
- 4.2. RAY will also extend financial support to States for creation of affordable housing stock through public-private partnership (PPP) under the Affordable Housing in Partnership (AHP) component of the scheme.

5. **Duration**

The implementation phase of the scheme is for the period 2013-2022.

6. **Coverage**

- 6.1. The scheme is applicable to all cities/UAs of the country. The selection for seeking assistance under the scheme will be made by the States in consultation with the Centre. The cities/UAs covered under preparatory phase of RAY are automatically included under implementation phase of RAY. The following criteria may further be followed for selection of cities and UAs:
- 6.1.1. Cities/UAs with large proportion of slum dwellers should be given priority.
- 6.1.2. District headquarters, cities of religious, historic, cultural, heritage and tourist importance may be given preference.
- 6.1.3. Cities/UAs with predominance of SC/ST/minority population/other vulnerable section of the society may be accorded priority.
- 6.1.4. States/UTs will require to assess their own resource mobilisation capacity and availability of allocated funds under the scheme while selecting cities.
- 6.2. The scheme is applicable to all slums within a city, whether notified or non-notified (including identified and recognised), whether on lands belonging to Central



Government or its Undertakings, Autonomous bodies created under the Act of Parliament, State Government or its Undertakings, Urban Local Bodies or any other public agency and private sector. It is also applicable to “urbanized villages” inside the planning area of the city, urban homeless and pavement dwellers.

7. Implementation Approach

Two step implementation strategy would be adopted i.e. preparation of Slum-free City Plans of Action (SFCPoAs) on ‘whole city’ basis and Detailed Project Reports (DPRs) on ‘whole slum’ basis for selected slums. The implementation approach has the following main elements:

7.1. Preparation of Slum-free City Plans of Action (SFCPoA):

- 7.1.1. The SFCPoA will be an overall action plan of the ULB with investment requirements projected and prioritized for improving/developing the existing slums and providing houses including basic civic infrastructure and social amenities for the urban poor for the next 10-15 years.
- 7.1.2. Selected cities will draw up their SFCPoA in accordance with the detailed guidelines on the subject, with the overall goal of tackling the problem of slums in a systematic and time bound manner.
- 7.1.3. SFCPoAs would be for a city as a whole, but within a city the implementation of slum up-gradation/redevelopment may require to be phased out and paced as per the financial and resource capacity of the implementing agencies.
- 7.1.4. The strategy to tackle slums would need to be in two parts – a) Curative Strategy for slum redevelopment of all existing slums; and b) Preventive Strategy for containment of growth of future slums.
- 7.1.5. As described in the SFCPoA guidelines, under the curative strategy, the main steps are identification of all slums, slum mapping, profiling, tenability analysis, prioritisation based on assessment of housing and infrastructure deficiency in each slum, formulation of development options for each slum. Under the preventive strategy, the main steps would involve assessment of housing shortage for the urban poor, framing supply options for the urban poor and enabling policy reforms for supply of urban poor housing.



- 7.1.6. As preparation of SFCPoAs would take some time, States/UTs may submit projects of specific slums for consideration and sanction, pending the preparation of SFCPoAs in the first year of the scheme. Slums taken up for intervention under RAY should be part of prioritised slums in SFCPoAs. Projects approved in RAY pilot phase would be integrated in the RAY implementation phase and funding and release pattern as in implementation phase will be applicable for DPRs approved in pilot phase.
- 7.1.7. States would also require to develop mechanisms to implement all mandatory reforms under RAY, mechanisms and structures for community mobilisation, private sector participation and institutional and human resource capacity.
- 7.1.8. Each completed SFCPoAs will be submitted for technical review of the sub-committee under Central Sanctioning & Monitoring Committee (CSMC) and after incorporation of comments, it would be placed before the CSMC for consideration and acceptance.

7.2. Preparation of Detailed Project Reports for the Selected Slums

- 7.2.1. On the basis of prioritization of slums in SFCPoAs, cities would be required to prepare Detailed Project Reports (DPRs) following a 'whole slum' approach. In each selected slum, an integrated approach would be adopted with the provision of housing, basic civic infrastructure and social amenities. DPRs should include details of arrangements for convergence of inputs of health, education, social security, livelihoods and connectivity to city civic infrastructure from existing schemes and programmes of State/ULB/Centre.
- 7.2.2. Infrastructure components would include all basic civic infrastructure and social amenities like water supply, sewerage, drainage, solid waste management, approach and internal road, street lighting etc. and community facilities such as pre-schools, child care centres, health centres/sub-centres, livelihoods centres etc.
- 7.2.3. The detailed DPR preparation guidelines must be referred while preparing the DPRs. The DPRs will have the financial and revenue model including commitment of State/ULB share required to complete the projects. DPRs



submitted to the Ministry for consideration shall contain duly authenticated detailed cost estimates, relevant drawings, prescribed undertaking by States/UTs and implementing agencies, list of beneficiaries, copy of necessary approvals etc.

7.2.4. In-situ development of selected slum would be preferred to ensure that development does not lead to loss of livelihood linkages or additional commuting hours leading to loss of income. Interventions in selected slums can be on the following lines:

- **Redevelopment:** Development of entire slum by providing adequate housing and infrastructure (civic and social) to the slum dwellers after demolition of the existing built structures.
- **Upgradation:** Development of the entire slum by filling gaps in housing and infrastructure (civic and social) to the slum dwellers without complete demolition of the existing structures.

7.2.5. If temporary transit housing is required to accommodate the displaced slum dwellers of intervened slums, then it may also be proposed as part of the project DPR.

7.2.6. Slum relocation should preferably be selected as a method of slum-redevelopment for untenable slums and in such case, emphasis should be laid on providing mobility and recreating livelihood linkages. Such interventions would include adequate connected infrastructure (civic and social) on alternate site selected for such slum relocation.

7.2.7. Type of housing to be considered for slum upgradation/redevelopment/relocation, hereinafter referred to as slum intervention strategy, may include the following:

- **New housing:** Slum dwellers without *pucca* houses should be provided with new dwelling unit (Single storey or Multi-storied building) of carpet area between 21-27 sqm. with two rooms, kitchen, bathroom, water sealed toilet and individual potable water connection facility.
- **Incremental housing:** During the assessment of housing needs, it may be



determined that the existing dwelling units built by the slum dwellers may need improvement i.e. if the dwelling unit is a *pucca* construction but having less than the desired minimum floor space or rooms, additional provision of rooms, toilets etc. should be considered to meet the minimum criteria so as to facilitate housing unit up-gradation. In case land is not available for expansion, vertical development may be considered. Provision of individual water supply, sanitation etc. should also be considered, where so required. As specified in the para above, for incremental housing also the central support shall be limited to the carpet area of 21-27 sqm.

- **Rental Housing:** Rental housing may be the preferred choice to accommodate tenants of slums, labourers, floating population and urban homeless. Recognising that managing such rental premises is challenging, States/UTs will be required to clearly enunciate mechanisms for managing such premises including fixation of rent, operation and maintenance, vacancy norms etc. The size of rental DUs is expected to be between 16-20 sqm. with shared civic infrastructure. However, rental DUs with size 21-27 sqm. can also be proposed in exceptional cases.

7.2.8. With regard to housing, full flexibility of approach is available for the manner of construction and arrangement of funds. Following models for execution may be adopted:

- **Beneficiary-led Execution:** Beneficiaries may be involved for construction of DUs which would result in better monitoring and implementation. Implementing agencies should ensure timely availability of funds required for the smooth progress and completion of projects. Funds to beneficiary should be released in not more than four instalments, the first of which can be before commencement of construction (10%), second once construction is upto plinth level (30%), third after construction is upto roof level (40%) and final instalment on completion of construction (20%). The exact quantum may be varied by implementing agencies as per local conditions.
- **Executing Agencies:** Execution of housing projects may be taken up by ULBs or parastatal agencies like Housing Boards, Development Authorities etc.



- 7.2.9. It would be expected that the implementing agencies will take into account the provisions of the City Development Plan, City Sanitation Plan etc while planning its interventions under RAY so as to achieve synergy with ongoing schemes/ programmes. Each DPR would be submitted through the State Nodal Agency (SLNA) with approval of the SLSMC and would be considered for approval by Central Sanctioning and Monitoring Committee (CSMC). Each project would need to be in conformity with the SFCPoA except as mentioned in para 7.1.6.
- 7.2.10. Community should be involved at every stage, from planning through implementation and post-project sustenance, necessitating that the designing of slum development is done with people's participation, which will lead to community ownership and sustainability of the scheme. To have better coordination and participation in project formulation, implementation and post construction O&M, it is recommended that each slum should form cooperatives/ associations of the resident slum dwellers or any other such structure. These can act as the representative body for giving ownership/lease rights, rent management, operation and maintenance e.g. paying of electricity, water bills, day-to-day maintenance of the premises etc.



8. Funding Pattern

8.1. The funding pattern is as per the table below:

Category	Type of City/Urban Agglomerations (UA) as per 2011 Census	Component	Contribution of			Beneficiaries (%)
			Centre (%)	State (%)	ULB (%)	
A	Cities/ UAs with Population 5 lakhs and above	Housing	50	25	-	25
		Infrastructure	50	25	25	0
B	Cities/ UAs having population less than 5 lakhs	Housing	75	15	-	10
		Infrastructure	75	15	10	0
C	Cities / UAs in North-Eastern Region and special category States (Jammu & Kashmir, Himachal Pradesh & Uttarakhand)	Housing	80	10	-	10
		Infrastructure	80	10	10	0

8.2. There will be an upper ceiling of ₹ 5 lakh per DU for cities with population more than 5 lakhs. This ceiling would be at ₹ 4 lakhs per DU for smaller cities with population less than 5 lakhs. In North East (NE) and special category States, upper ceiling would be at ₹ 5 lakh per DU irrespective of population of the city. Upper ceilings, as above, would also include cost of civic infrastructure and social amenities.

8.3. Cost of civic infrastructure and social amenities per DU should not exceed 25% of the cost.

8.4. Land cost will not be admissible for Central Government funding under the scheme.

8.5. Funds available under MPLAD/MLALAD may be used as a substitute for ULB share. The ULB share can also be borne by the State/UT or vice versa.

8.6. Beneficiary contribution is necessary to bring sense of ownership among the beneficiaries and is provided at the minimum of 10% in the case of SC/ST/OBC/PH/single woman/other weaker and vulnerable sections and 12% in case of general category.



- 8.7. For the Financial Year 2013-14, RAY will be implemented as Additional Central Assistance (ACA) Scheme wherein funds would be released to State by Ministry of Finance on the recommendations of CSMC. Thereafter, RAY will be implemented as Centrally Sponsored Scheme wherein funds would be released by Ministry of Housing & Urban Poverty Alleviation to States/UTs as per recommendations of CSMC.
- 8.8. States/UTs would be required to sign a Memorandum of Agreement (MoA) with Central Government agreeing to follow the RAY guidelines and undertaking required mandatory reforms as pre-requisite for taking central assistance under the scheme. In turn, concerned ULBs will also be required to sign a MoA with concerned State/UT to commit themselves to follow the RAY guidelines and required mandatory reforms. A copy of these MoAs is enclosed at Annexure I and II respectively.
- 8.9. Maintenance of the assets created under the scheme should preferably be carried out by the beneficiary or their association, if necessary, in partnership with ULBs. Upto 4% of the project cost is permissible as O&M fund under the scheme. Central Government will contribute one-time to this O&M fund in the applicable ratio for the city i.e. 50:50 for cities with population more than 5 lakh, 75:25 for cities with population less than 5 lakh and 80:20 for cities in North Eastern and special category States.
- 8.10. O&M Fund should be utilized as a corpus and placed at the disposal of the ULB. This fund should be used for implementation of O&M plan as agreed by the community for maintenance of assets created under the scheme like common structure of multi storey buildings, community centres etc.
- 8.11. Following activities will also be funded by Central Government in the ratio 50:50 for Cities with population more than 5 lakhs, 75:25 for cities with population less than 5 lakhs and 80:20 for NE and special category States. The unit cost/financial norms for the following activities will be determined by the CSMC.
- 8.11.1. Preparation of SFCPoA and various preparatory activities like slum survey, data entry, MIS, GIS mapping of slums, GIS-MIS integration and engagement of consultants.
- 8.11.2. For State level Technical Cells (SLTCs) the sharing between State and Centre would be in the ratio 50:50 except for NE and special category States where it will be in the ratio 80:20.



- 8.11.3. For City level Technical Cells (CLTCs) the sharing between State and Centre would be in the ratio 50:50 or 75:25, as the case may be, except for NE and special category States where it will be in the ratio 80:20.
- 8.11.4. Preparation of DPRs, both for in-house or out-sourced.
- 8.11.5. Third Party Inspection and Monitoring Agency (TPIMA) and Project Management charges.
- 8.12. Procurement mechanisms as mandated by States/ULBs will be followed for all the activities prescribed under the scheme.
- 8.13. **Capacity Building, Administrative & Other Expenses (A&OE) and IEC activities:** 5% of the scheme allocation will be earmarked for these activities. Expenditure required for administering the Mission at the Ministry will also be met from this fund.
- 8.13.1. Ministry would be carrying out capacity building of State/City level officials dealing with slums and urban poverty, especially RAY and other stakeholders through training institutions as per the norms approved by the Ministry. Judicious mix of workshops and exposure visits will be conducted for building the capacities. Details will be provided in the guidelines being issued for this purpose. Ministry has been implementing the scheme of Urban Statistics for HR and Assessment (USHA) for development and maintenance of urbanization, slums, urban poverty and housing related statistics. USHA would be continued as a capacity building measure under RAY and will be further augmented and strengthened.
- 8.13.2. **A&OE:** For effective monitoring components such as Project Management Unit (PMU) at Central level, establishment of technical cells at both State and City levels, cost of preparation of SFCPoAs including preparatory activities for the same, preparation of DPRs, Third Party Inspection and Monitoring (TPIM) and Social Audit would be funded under this head.
- 8.13.3. **IEC:** IEC activities for dissemination and communication would be eligible for funding under this head.
9. **Reform Incentive Fund:** RAY is a reform driven scheme. As described below, apart from mandatory reforms, the scheme envisages to encourage optional reforms. In order to encourage States/UTs to take up optional reforms, a Reform Incentive Fund (RIF) has been



constituted. RIF is constituted out of funds remaining unutilized by States/UTs against their allocation for initial three years from the date of approval of the scheme. States/UTs carrying out optional reforms successfully will be eligible to pose projects for funding under this fund after three years of implementation of the scheme.

10. Reforms

RAY envisages reforms in urban governance by way of improving capacities, bringing in fiscal prudence, creation of land bank, simplified processes and procedures for creation of affordable housing stock, bringing in inclusive planning and providing security of tenure. Reforms are divided into mandatory reforms and optional reforms. The MoA as mentioned in para 8.8 above signed by States/UTs would include a timeline for implementation for mandatory reforms. Details will be provided in the guidelines being issued separately for the purpose.

10.1. Mandatory Reforms

- 10.1.1. Commitment and willingness to assign mortgageable and renewable, long-term (15 years) inheritable lease rights to slum dwellers who have been a resident of the slum for more than 5 years.
- 10.1.2. Reservation of 15% of residential FAR/FSI or 35% of dwelling units for EWS/LIG categories whichever is higher, with a system of cross-subsidisation in all future housing projects in accordance with guidelines to be prescribed by MoHUPA.

However, where Mission cities have given property rights or reserved land as per reform conditionalities under JNNURM and such orders/reservation is superior to the above, these reforms will not apply.
- 10.1.3. A non-lapsable earmarking of 25% of the budget of the municipality to provide basic services to the urban poor
- 10.1.4. Creating and establishing a municipal cadre for social/community development and urban poverty alleviation during the plan period.

10.2. Optional Reforms

- 10.2.1. Formulation of State Policy for Affordable Housing.
- 10.2.2. Amendments of Master Plans to provide for inclusive growth through inclusionary zoning and other measures for inclusive development.
- 10.2.3. Simplification of the processes and procedures of sanctioning buildings and



building byelaws concerning development and housing projects to provide single window based quick approvals in order to reduce transaction costs;

10.2.4. Amendments in the Rent Control Act balancing the interest of landlords and tenants

11. Central Government and Innovative Projects Fund: 10% of the proposed RAY allocation will be earmarked for development/ redevelopment/ rehabilitation of slums on lands of Central Government/Central Government Undertakings/ Autonomous bodies created under Acts of Parliament and for Innovative/Special projects.

11.1. Projects for slums on Central Government Land: Slums located on lands of Central Government/Central Government Undertakings/Autonomous bodies created under the Act of Parliament are also eligible for funding. The land owning agencies will have the discretion to prepare DPR on its own or in partnership with States/UTs and concerned ULBs. In case, DPR is prepared by the land owning agency on its own and no State/UT share is envisaged, then DPR may be directly submitted for consideration to the Ministry. If DPRs are prepared in partnership with States/ULBs, process of submission as enunciated in para 7.2.9 would be followed.

Funding pattern and process involved would be similar to those applicable for the States/UTs under RAY.

11.2. Innovative Projects: States/UTs are encouraged to come up with innovative projects for which fund is earmarked. The key objective is to incentivize innovation and encourage new approaches and solutions to improve the quality and quantity of shelter and services for the urban poor/slum dwellers. The innovative approaches may include:

- Innovations in planning, demonstrating integrated livelihoods, shelter and services or convergence
- Innovative or cost effective and green building design and technologies
- Financial innovation in the delivery of city/state wide programmes (e.g. community fund, incremental savings etc.)

Funding pattern and process involved would be similar to those applicable under RAY.



12. **Affordable Housing in Partnership (AHP) Scheme:**

In order to increase affordable housing stock, as part of the preventive strategy, Affordable Housing in Partnership (AHP) will be implemented as part of the scheme. Central support will be provided at the rate of ₹ 75,000 per EWS/LIG DUs of size upto 40 sqm. for housing and internal development components in affordable housing projects taken up under various kinds of partnerships. A project size of minimum 250 dwelling units will be considered under the scheme. The DUs would be a mix of EWS/LIG-A/LIG-B/Higher Categories/Commercial of which at least 60 percent of the FAR/ FSI will be used for dwelling units of carpet area of not more than 60 sqm. Detailed Guidelines for AHP scheme are issued by MoHUPA separately.

13. **Access to Credit:**

It is widely recognised that significant credit is not flowing from banks and financial institutions to the urban poor for housing. Following measures are undertaken to improve access to credit for EWS/LIG housing:

13.1. **Rajiv Rinn Yojana (RRY)**

The Interest Subsidy Scheme for Housing the Urban Poor (ISHUP) is proposed to be continued as a Central Sector Scheme and be called **Rajiv Rinn Yojana (RRY)** in the 12th Plan period. It will provide interest subsidy of 5% on long tenure loans of 15-20 years limited to ₹ 5 lakh borrowed by the EWS/LIG; with ceiling of ₹ 8 lakh loan for LIG making housing loan cheaper for this segment. Projects and beneficiaries getting assistance under RAY would also be eligible for assistance under RRY. Detailed Guidelines for RRY are issued by MoHUPA separately.

13.2. **Credit Risk Guarantee Fund (CRGF)**

13.2.1. A Credit Risk Guarantee Fund has been created to guarantee the lending agencies for loans to new EWS/LIG borrowers in urban areas seeking individual housing loans not exceeding a sum of ₹ 5 lakh for a housing unit of size upto 430 sqft (40 sqm) carpet areas without any third party guarantee or collateral security. The fund is operated by National Housing Bank.

13.2.2. The CRGF would enable the lending institutions to avail coverage upto 85% for loans from ₹ 2 lakhs to ₹ 5 lakhs and 90% in case of loans upto ₹ 2 lakhs. Further, it also benefits lending institutions by way of reduced risk weightage and



provisioning norms as allowed by RBI for such loan guaranteed by the CRGF.

13.2.3. The CRGF is expected to catalyse a flow of credit to the low income housing sector and create enabling environment for creation of affordable housing stock.

14. Release of Central Assistance

14.1. Indicative State wise allocation will be made based on urban population, estimated slum population or other suitable criteria as may be decided by the Ministry. Spill-over liabilities under JNNURM and RAY preparatory phase will also be taken into account.

14.2. Release for various activities leading to preparation of SFCPoAs would be made city wise through States/UTs in two instalments. The first instalment would be released after approval of the proposal for these activities submitted by the cities through States to CSMC. Second instalment will be released after receipt of Utilization Certificate (UC) for at least 70% of the earlier central release by the cities through State Governments. State share, as applicable, will also have to be released to the cities before claiming second instalment.

14.3. Funds related to Technical cells shall be released as follows:

14.3.1. States/UTs will be required to submit annual requirement for State level technical cells (SLTCs) including professional fees. Funds will be released in two instalments to States/UTs. First instalment will be released on the basis of the proposal submitted by States/UTs and second on receipt of 70% utilisation of the previous central share released for the purpose along with receipt of matching State/UT share.

14.3.2. Similarly, funds would be released to selected cities through States/UTs on the basis of the annual requirement, submitted for CLTCs, in two instalments. First instalment will be released on the basis of proposal submitted by the city while the second will be released on receipt of city wise utilisation of 70% of earlier fund release.

14.4. Central funds for project implementation in selected slums will be released in three instalments in the ratio 40:40:20:

14.4.1. The first instalment of 40% will be released to States/UTs following the sanction of DPRs by the CSMC.



- 14.4.2. Subsequent instalments will be released after Utilisation of 70% of the earlier central release along with State/ULB matching share is received.
- 14.4.3. Last instalment of 20% will be released on full receipt of State/ULB/beneficiary share and implementation of agreed reform agenda as per the MoA.
- 14.4.4. Central share for the O&M fund will be released with the last instalment.
- 14.4.5. Projects approved in pilot phase may also migrate to this pattern of fund release.
- 14.4.6. Interest accrued on the unutilised funds at the disposal of States/UTs will be adjusted as per directions issued by Department of Expenditure, Ministry of Finance from time to time.
- 14.5. States/UTs will identify agencies for the third party inspection and monitoring and will prepare annual action plan for TPIMA visits as mandated (para 17.4) in the scheme. Funds will be released in two instalments to the States for this purpose; first on receipt of the annual action plan. Final instalment will be released on receipt of undertaking of satisfactory performance by SLNA and 70% utilisation of earlier central release along with receipt of State/UT share.
- In case of Central Monitoring Agencies (CMA) appointed by the Ministry, funds will be released to these agencies by MoHUPA as per the agreed terms and conditions.
- 14.6. Charges for appraisal to the Appraisal Agencies will be released on reimbursement basis as decided by CSMC.
- 14.7. States/UTs will identify agencies for undertaking Social Audits and will prepare annual action plan for the identified projects. Funds will be released in two instalments to the States for this purpose; first on receipt of the annual action plan. Final instalment will be released on receipt of final report and 70% utilisation of earlier Central release along with performance report from State/UT.
- 14.8. Funds for capacity building will be released in two instalments to the training institutes as selected by the Ministry. Ministry will prepare annual training calendar in consultation with States/UTs and the training institutes. First instalment will be released on approval of the annual training calendar by Secretary (HUPA) and the final instalment on receipt of 70% of utilisation of earlier release.



15. Project Appraisal and Approval of Projects

- 15.1. States/UTs would submit proposal for the selected slums and cities with the approval of SLSMC to the Central Government.
- 15.2. Appraisal Agencies appointed by the Ministry (BMTPC, HUDCO) would appraise the DPRs submitted. Appraisal agencies will submit their appraisal reports with their comments and recommendations to the RAY Mission Directorate.
- 15.3. SFCPoAs prepared for selected cities will be submitted to RAY Mission Directorate. The Mission Directorate will appraise the SFCPoAs before placing it to CSMC for consideration and acceptance.
- 15.4. Central Sanctioning and Monitoring Committee will be the sanctioning authority for projects upto ₹ 100 crores.
- 15.5. Projects costing above ₹ 100 crore but less than ₹ 300 crores will be sanctioned with the approval of the Minister for Housing and Urban Poverty Alleviation, on recommendation of CSMC.
- 15.6. Projects costing upto ₹ 500 crores will be sanctioned with the approval of the Minister for Housing and Urban Poverty Alleviation and Finance Minister on recommendation of CSMC.
- 15.7. All projects costing above ₹ 500 crore will be approved by the competent authorities as envisaged in Ministry of Finance (Department of Expenditure) O.M. No.1 (26)-E. II(A)/2002 dated 21.12.2002 as amended from time to time.

16. Administration and Implementation Structure

The Programme will have a three-tier interdependent structure.

16.1. At National Level

- 16.1.1. National Steering Committee (NSC) already constituted under the chairpersonship of the Hon'ble Minister for Housing and Urban Poverty Alleviation, GOI, under RAY preparatory phase will continue to be NSC for RAY implementation phase (composition at Annexure III). The NSC is the policy-making body setting overall vision and direction to the Mission, consistent with



the national objectives. It will lay down priorities and review overall progress and development of the Mission.

16.1.2. The Central Sanctioning & Monitoring Committee (CSMC) already constituted under the chairpersonship of Secretary, MoHUPA, under the RAY preparatory phase will continue to be the CSMC under RAY implementation phase. CSMC will oversee the activities of the Mission and will approve/consider the SFCPoAs and projects submitted for slum redevelopment/ upgradation/relocation. The Committee ensures smooth functional linkages between different Missions, Ministries/Departments, etc. The Chairperson of the CSMC may nominate additional members to the Committee as per requirement. The composition of CSMC is at Annexure IV.

16.1.3. Mission Directorate (MD) formed under the Ministry to implement JNNURM is renamed as MD for RAY & JNNURM. This MD will implement RAY as per the direction and supervision of NSC and CSMC. The MD would be headed by Joint Secretary. The Mission Director will be supported by appropriate staff and a Programme Management Unit (PMU).

16.2. At State Level

16.2.1. State level Sanctioning and Monitoring Committee (SLSMC) established during the RAY preparatory phase under the Chairpersonship of Chief Minister of respective States/UTs, will continue to be the SLSMC for implementation phase. SLSMC will decide the priority of States/UTs with respect to projects and recommend the selected projects for consideration of the Ministry. The composition of SLSMC is at Annexure V.

16.2.2. Each State/UT will identify a State Level Nodal Agency (SLNA) under RAY wherein a State level Mission Directorate will be set up for RAY for coordination of the scheme and reform-related activities. Under RAY preparatory phase, States/UTs which have already identified SLNAs may continue with the existing set-up.

16.2.3. The State Mission Directorate should be supported by a State Level Technical Cell (SLTC). It is suggested to have the experts in the following fields on contract basis:



- MIS – 1
- GIS – 1
- Town Planning – 1
- Social Development – 1
- Project/Engineering – 1 and
- Capacity Building/Training -1

States have the option to engage experts/specialists of any other relevant field as may deem necessary. PMU sanctioned under JNNURM component of MoHUPA shall be merged with the proposed SLTCs. Under both JNNURM component of HUPA and RAY, Ministry will support a maximum of 6 resource persons and extend assistance to States on 50:50 basis.

16.3. **At City Level**

16.3.1. A city level Mission for selected cities should be set up under the chairpersonship of the Mayor or Chairman of the ULB as the case may be.

16.3.2. The City level Mission should be supported by a City Level Technical Cell (CLTC) suggested to have the experts on contract basis as recommended for SLTCs explained in para 16.2.3 above. PIU sanctioned under JNNURM for the city should be merged with the proposed CLTC. Under both JNNURM component of HUPA and RAY, Ministry will support a maximum of 6 resource persons and extend assistance to cities as per the applicable sharing pattern.

16.3.3. If State Capital and city of intervention is same and population of the City/UA is less than 5 lakh, States/UTs may decide to constitute a common technical cell for both State and city.

16.3.4. For other smaller cities, States/UTs in consultation with cities may decide to constitute CLTCs on a cluster basis. In such cases, States/UTs should create a necessary coordination mechanism.

16.4. Suitable grievance redressal system will be set up at both State and City level to address the grievances from various stakeholders including Central Government.

16.5. **At Community Level**

It would be essential for the implementing agencies to establish the structures necessary for community participation in various processes and activities under the



scheme. The participation and involvement of the slum dwellers from the stage of survey and planning through implementation and concurrent social audit of RAY are critical. To ensure community participation, cities are expected to create Slum Dwellers Association at each selected slum level and Slum Dwellers Federation at the city level. Community Structures created under National Urban Livelihood Mission (NULM) e.g. self help groups, area level federations and city level federations may also be used for this purpose.

17. **Monitoring & Evaluation**

- 17.1. RAY will be monitored at three levels: City, State and Central Government.
- 17.2. States/UTs/Cities/training agencies would be required to report to the Mission Directorate as prescribed by the Ministry.
- 17.3. The web based Integrated Poverty Monitoring System (IPoMS) developed by Ministry of Housing and Urban Poverty Alleviation (MoHUPA) for monitoring projects sanctioned under JNNURM shall be used to monitor and track progress of projects sanctioned under RAY. IPoMS has been strengthened to include pre-approval tracking system for project submitted under RAY, enabling submission of appraisal reports of the projects and for submitting field visit reports by TPIMA. Details of the IPOMS are at Annexure VI.
- 17.4. Monitoring of quality of projects executed by the implementing agencies will be done through Third Party Inspection and Monitoring Agency (TPIMA) at both Central and State level. At the State level, TPIMA would undertake desk review and field visits. Central assistance for this purpose will be limited to 3 visits including desk review while the States/Cities are free to include more field visit by TPIMA as may deem necessary. Each State/UT will report the progress of TPIMA on a quarterly basis through IPoMS. Ministry will be free to appoint Central Monitoring Agencies (CMA) at its discretion to monitor progress and quality of projects. Quality Assurance Manual will be issued by MoHUPA separately.
- 17.5. Monitoring of projects by States/ULBs should be done by conducting concurrent Social Audits during the project implementation in conformity with guidelines issued separately. It is recommended to undertake Social Audits for 5-10% of the sanctioned/ approved projects in each State/UT.





Annexure I

(Ref para 8.8)

RAJIV AWAS YOJANA (RAY)

Memorandum of Agreement (MoA)

Between

**The Ministry of Housing and Urban Poverty Alleviation
(Government of India)**

and

**The State / Union Territory Government of (Name of the State /
Union Territory)**

through

**Department of Urban Housing / Urban Development (concerned
department)**

Dated:





Memorandum of Agreement (MoA)

THIS AGREEMENT is made on this _____ day of _____ (month), 201__ (year) between the Government of India, through the Ministry of Housing and Urban Poverty Alleviation, hereafter referred to as First Party;

AND

The State/UT Government of _____ (name of the State/UT) through its Hon'ble Governor/Administrator, hereafter referred to as Second Party;

WHEREAS, the Second Party shall participate with the First Party, for carrying out its responsibilities under the Rajiv Awas Yojana (RAY);

AND WHEREAS the First Party and the Second Party have agreed to abide by the 'Scheme Guidelines', 'Reform Guidelines' and other 'Operational Guidelines' of the RAY, issued by the First Party;

AND WHEREAS the Second Party has agreed to implement the mandatory reforms as prescribed in the 'Reform Guidelines' of the RAY, issued by the First Party, whether at the level of the State/UT Government or the Urban Local Body, as the case may be, with timelines, as indicated in detail at Annexure 'A';

AND WHEREAS the First Party has considered the documents mentioned in Annexure 'A' and Annexure 'B' and found them consistent with the goals and objectives of the RAY.

NOW THE PARTIES WITNESSED as follows:

1. That the First Party shall release its share of central financial support as per the 'Scheme Guidelines' in the proportion as specified under the head 'Funding Pattern' and in the manners as specified under the head 'Release of Central Assistance', issued by the First Party, upon signing of this Memorandum of Agreement (MoA) and submission of the above mentioned documents, which are annexed with the agreement as Annexure 'A' and Annexure 'B'.



2. That the Second Party shall abide by its share of financial support as per the 'Scheme Guidelines' in the proportion as specified under the head 'Funding Pattern' issued by the First Party.
3. That the First Party shall not bear any escalation to the project cost due to any delays in execution or otherwise, and shall be borne by the Second Party and/or the Urban Local Body, as agreed to between them.
4. That the Second Party shall endeavour to implement the optional reforms as prescribed in the 'Reform Guidelines' of the RAY, issued by the First Party, whether at the level of the State/UT Government or the Urban Local Body, as the case may be, with timelines, as indicated in detail at Annexure 'B', and States/UTs carrying out the said optional reforms, will be eligible to pose projects for funding in the manner and for purposes as specified under the head 'Reform Incentive Fund' of the 'Scheme Guidelines' issued by the First Party.
5. That the Second Party has agreed to enter into a Memorandum of Agreement (MoA) with every Urban Local Body, implementing the RAY, for carrying out their responsibilities under the RAY, including financial support as per the 'Scheme Guidelines' in the proportion as specified under the head 'Funding Pattern' issued by the First Party;
6. That the Second Party shall set-up the 'Administrative and Implementation Structure' as specified in the 'Scheme Guidelines' of the RAY issued by the First Party.
7. That the Second Party shall comply with 'Monitoring and Evaluation' mechanisms and procedures as specified in the 'Scheme Guidelines' of the RAY issued by the First Party, including carrying out of 'Social Audit' and 'Third Party Inspection and Monitoring'.
8. That the Second Party, while implementing the RAY, shall adhere to the transparent procurement mechanisms as mandated by the State/UT Government or the Urban Local Body, as the case may be.
9. That the Parties to the agreement further covenant that in case of a dispute between the parties the matter will be resolved through mutual discussion.
10. That in case there is any delay in the implementation of the reforms agenda or submission of any periodic reports etc. by the Second Party, due to the circumstances beyond the



control of Second Party i.e. *Force Majeure*, or any other person, the decision on the matter of extension of time for the implementation of the goals and objectives of the RAY shall be at the discretion of the First Party.

11. That in case of any breach regarding the terms and conditions of the RAY, the First Party shall be entitled to withhold subsequent instalments of the central assistance.

IN WITNESS THEREOF, all the parties have signed on these presents of Memorandum of Agreement in the presence of witnesses.

SIGNATORIES:

1. For Government of India through the Ministry of Housing and Urban Poverty Alleviation (First Party)
2. For Government of (Name of State/UT) (Second Party)

WITNESSES:

1. _____

2. _____



Annexure 'A'

Mandatory Reforms

Sl No.	Reform (Either through Executive Order/ Notification/Legislation) (Either through Executive Order/ Notification/Legislation)	Year 1 (13-14)	Year 2 (14-15)	Year 3 (15-16)	Year 4 (16-17)
1.	Commitment and willingness to assign mortgage-able and renewable long-term (15 years) inheritable lease rights to slum dwellers who have been a resident of the slum for more than 5 years.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2.	Reservation of 15% of residential FAR/FSI or 35% of dwelling units for EWS/LIG categories whichever is higher, with a system of cross-subsidisation in all future housing projects in accordance with guidelines to be prescribed by the first party.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3.	A non-lapsable earmarking of 25% of the budget of the Municipality to provide basic services to the urban poor	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
4.	Creating and establishing a municipal cadre for social/community development and urban poverty alleviation during the plan period.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



Annexure 'B'

Optional Reforms

Sl No.	Reform	Year 1 (13-14)	Year 2 (14-15)	Year 3 (15-16)	Year 4 (16-17)
1.	Formulation of State Policy for Affordable Housing.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2.	Amendments of Master Plans to provide for inclusive growth through inclusionary zoning and other measures for inclusive development.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3.	Simplification of the processes and procedures of sanctioning buildings and building byelaws concerning development and housing projects to provide single window based quick approvals in order to reduce transaction costs	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
4.	Amendments in the Rent Control Act balancing the interest of landlords and tenants.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>





Annexure II

(Ref para 8.8)

RAJIV AWAS YOJANA (RAY)

Memorandum of Agreement (MoA)

Between

The Government of (Name of the State / Union Territory)

through

Department of Urban Housing / Urban Development

(concerned department)

and

The Urban Local Body (Name of ULB)

Dated:





Memorandum of Agreement (MoA)

THIS AGREEMENT is made on this _____ day of _____ (month), 201__ (year) between the Government of (Name of the State / Union Territory) through Department of Urban Housing / Urban Development (concerned department), hereafter referred to as First Party;

AND

The Urban Local Body _____ (Name of the ULB) through its Commissioner/ Chairperson, hereafter referred to as Second Party;

WHEREAS, the Second Party shall participate with the First Party, for carrying out its responsibilities under the Rajiv Awas Yojana (RAY) of the Ministry of Housing and Urban Poverty Alleviation, Government of India;

AND WHEREAS the First Party and the Second Party have agreed to abide by the 'Scheme Guidelines', 'Reform Guidelines' and other 'Operational Guidelines' of the RAY, issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India;

AND WHEREAS the Second Party has agreed to implement the mandatory reforms as prescribed in the 'Reform Guidelines' of the RAY, issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India, with timelines, as indicated in detail at Annexure 'A';

AND WHEREAS the First Party shall release the Central financial support received from Ministry of Housing and Urban Poverty Alleviation, Government of India, and its share of financial support as per the 'Scheme Guidelines' under the head 'Funding Pattern', issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India, upon signing of this Memorandum of Agreement (MoA) and submission of the above mentioned documents which are annexed with the agreement as Annexure 'A' and Annexure 'B', and in accordance with the terms and conditions specified hereinafter in this agreement.



NOW THE PARTIES WITNESSED as follows:

1. That the Second Party shall abide by its share of financial support as per the 'Scheme Guidelines' in the proportion as specified under the head 'Funding Pattern' of the RAY issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India.
2. That the First Party and the Second Party shall bear any escalation to the project cost, as mutually agreed, due to any delays in execution or otherwise. The First Party and the Second Party shall not claim any cost escalation from the Ministry of Housing and Urban Poverty Alleviation.
3. That the Second Party shall endeavour to implement the optional reforms as prescribed in the 'Reform Guidelines' of the RAY, issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India under the RAY, as indicated in detail at Annexure 'B'.
4. That the Second Party shall set-up the 'Administrative and Implementation Structure' as specified in the 'Scheme Guidelines' of the RAY issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India.
5. That the Second Party shall comply with 'Monitoring and Evaluation' mechanisms and procedures as specified in the 'Scheme Guidelines' of the RAY issued by the Ministry of Housing and Urban Poverty Alleviation, Government of India, including carrying out of 'Social Audit' and 'Third Party Inspection and Monitoring'.
6. That the Second Party, while implementing the RAY, shall adhere to the transparent procurement mechanisms as mandated by the First Party or the Second Party, as the case may be.
7. That the Parties to the agreement further covenant that in case of a dispute between the parties the matter will be resolved through mutual discussion.
8. That in case there is any delay in the implementation of the reforms agenda or submission of any periodic reports etc. by the Second Party, due to the circumstances beyond the control of Second Party i.e. *Force Majeure*, or any other person, the decision on the matter of extension of time for the implementation of the goals and objectives of the RAY shall be at the discretion of the Ministry of Housing and Urban Poverty Alleviation,



Government of India.

9. That in case of any breach regarding the terms and conditions of the RAY, the Ministry of Housing and Urban Poverty Alleviation, Government of India shall be entitled to withhold subsequent instalments of the central assistance.

IN WITNESS THEREOF, all the parties have signed on these presents of Memorandum of Agreement in the presence of witnesses.

SIGNATORIES:

3. For Government of (Name of State/UT) (First Party)
4. For Urban Local Body of (Name of ULB) (Second Party)

WITNESSES:

1. _____

2. _____



Annexure 'A'

Mandatory Reforms

Sl No.	Reform (Either through Executive Order/ Notification/Legislation)	Year 1 (13-14)	Year 2 (14-15)	Year 3 (15-16)	Year 4 (16-17)
1.	Commitment and willingness to assign mortgage-able and renewable long-term (15 years) inheritable lease rights to slum dwellers who have been a resident of the slum for more than 5 years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Reservation of 15% of residential FAR/FSI or 35% of dwelling units for EWS/LIG categories whichever is higher, with a system of cross-subsidisation in all future housing projects in accordance with guidelines to be prescribed by the first party.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	A non-lapsable earmarking of 25% of the budget of the Municipality to provide basic services to the urban poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Creating and establishing a municipal cadre for social/community development and urban poverty alleviation during the plan period.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Annexure 'B'

Optional Reforms

Sl No.	Reform	Year 1 (13-14)	Year 2 (14-15)	Year 3 (15-16)	Year 4 (16-17)
1.	Amendments of Master Plans to provide for inclusive growth through inclusionary zoning and other measures for inclusive development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Simplification of the processes and procedures of sanctioning building and building byelaws concerning development and housing projects to provide single window based quick approvals in order to reduce transactions costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Annexure III

(Ref para 16.1.1)

Composition of National Steering Committee (NSC)

1.	Minister for Housing and Urban Poverty Alleviation	Chairperson
2.	Secretary, Planning Commission	Member
3.	Secretary (Expenditure)	Member
4.	Secretary (Urban Development)	Member
5.	Secretary (Law & Justice)	Member
6.	Deputy Governor, RBI	Member
7.	Chairman, National Housing Bank	Member
8.	One Chairman, State Level Bankers Committee	Member by Rotation
9.	Two members representing civil society/social Organisation nominated by Ministry of Housing & Urban Poverty Alleviation	Member
10.	Secretary (HUPA)	Member-Secretary

**Annexure IV****(Ref para 16.1.2)****Central Sanctioning & Monitoring Committee for RAY: Composition**

1.	Secretary, Ministry of Housing and Urban Poverty Alleviation	Chairperson
2.	Secretary (UD), Ministry of Urban Development	Member
3.	Secretary, Ministry of Finance (Deptt. of Expenditure)	Member
4.	Principal Advisor (HUA), Planning Commission	Member
5.	Secretary, Ministry of Environment and Forests	Member
6.	Secretary, Ministry of Social Justice and Empowerment	Member
7.	Secretary, Ministry of Health and Family Welfare	Member
8.	Secretary, Department of Education	Member
9.	Secretary, Department of Banking, Ministry of Finance	Member
10.	Secretary, Ministry of Labour	Member
11.	Secretary, Ministry of Minority Affairs	Member
12.	Joint Secretary (Housing), Ministry of HUPA	Member
13.	Joint Secretary and Financial Adviser, Ministry of UD/HUPA	Member
14.	Mission Directors (JNNURM), Ministry of UD	Member
15.	CP, TCPO, Ministry of Urban Development	Member
16.	Adviser, CPHEEO, Ministry of Urban Development	Member
17.	Joint Secretary in charge of RAY, Ministry of Housing and Urban Poverty Alleviation	Member-Secretary

Note:-

1. The Chairperson of the CSMC will have the authority to co-opt any other member or invite special invitees to the meeting of the CSMC as and when need arises.

**Annexure V****(Ref para 16.2.1)****State Level Sanctioning & Monitoring Committee: Composition**

1.	Chief Minister of the State	Chairperson
2.	Minister for Urban Development/Municipal Administration/ Local Self-Government/Housing of the State	Vice-Chairman
3.	Ministers for Urban Development/Municipal Administration/Local Self-Government	Member
4.	Concerned Mayors/Chairpersons of ULBs	Member
5.	Concerned MPs/MLAs	Member
6.	Secretary, Finance of the State Govt.	Member
7.	Secretary (Municipal Administration/Urban Development/ Local Self Government/PHE) of the State Government	Member
8.	Secretary, Revenue/Land Administration	Member
9.	Secretary (Housing) of the State Govt.	Member
10.	Secretary in charge of Environment of the State Government	
11.	Secretary in charge of Law & Justice/Legal Affairs of the State Government	
12.	Two members representing civil society/social Organisation/ Persons of Prominence etc. to be nominated by Ministry of Housing & Urban Poverty Alleviation	
13.	Secretary (Municipal Administration/Urban Development /Local Self Government) of the State Government.	Member

Note: The State may include Secretaries of other Departments as per their requirement.

**Annexure VI****(Ref para 17.3)****Note on Management Information System (MIS)****Online Monitoring System for Slum, Household & Livelihood Survey¹**

To generate Socio-economic profile of the slums and households for preparation of Slum Free City Plan of Action (SFCPoA) and Detailed Project Report (DPR), a web based Online Monitoring System for Slum, Household & Livelihood Survey has been developed by Ministry of Housing and Urban Poverty Alleviation (MoHUPA). To facilitate data entry via offline facility (for Cities having poor internet connectivity), an offline data entry module has also been developed within the existing online system.

Integrated Urban Poverty Monitoring System (IPoMS)²

Integrated Urban Poverty Monitoring System (IPoMS) is Web Based System developed by Ministry of Housing and Urban Poverty Alleviation (MoHUPA) for monitoring the sanctioned BSUP and IHSDP project under JNNURM. The Project Monitoring System has the feature where the list of sanctioned projects appears for monthly data entry by respective ULB/SLNA to track the progress against the agreed action plan, monitor the physical and financial progress of the project. In addition to the existing Project Monitoring System the system has been revamped recently to accommodate the needs of Rajiv Awas Yojana (RAY) including Pre-Approval Tracking System and has following facilities –

- Online submission of DPRs to seek sanction under RAY at locations convenient to ULBs and their tracking.
- Online redressing of queries raised during course of appraisal process.
- Submitting appraisal of DPRs online in the system.

1. Available at <http://surveys.cgg.gov.in/>

2. Available at <http://ipoms.gov.in/>



- Record various sanctions, release orders and significant decisions.
- Online submission of physical and financial reports by ULBs, monitoring agencies and TPIM agencies.
- Provision for uploading pictures taken on the spot/site of construction activities.
- Integration of mobile numbers and email to enable the system to despatch stage-wise alerts through SMS and email of stakeholders such as sanction and release of funds in order to minimise idling of funds.
- Auto-generation of login ids and password and further intimation to stakeholders on mobile numbers to enable them to provide smooth access into the system.

RAY Vaarta³

RAY Vaarta is a community partnership website for stakeholders of “Rajiv Awas Yojana (RAY)”. This is also a platform through which the RAY Directorate can disseminate project related information and gather feedback and comments from all the stakeholders of RAY.

3. Available at <http://mhupa-RAY.gov.in/>