

N-11027/83/2011-RAY-II  
Government of India  
Ministry of Housing and Urban Poverty Alleviation  
(RAY-II)


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Nirman Bhawan, New Delhi  
Dated 22.03.2012

OFFICE MEMORANDUM

**Sub: Minutes of the 2<sup>nd</sup> Meeting of the central sanctioning and monitoring committee (CSMC) to consider pilot projects of states and setting of financial norms for preparatory & other activities under Rajiv Awas Yojana (RAY) held on 19<sup>th</sup> January 2012 at New Delhi**

The undersigned is directed to enclose herewith a copy of the Minutes of the 2<sup>nd</sup> Meeting of the central sanctioning and monitoring committee (CSMC) to consider pilot projects of states and setting of financial norms for preparatory & other activities under Rajiv Awas Yojana (RAY) held under the Chairmanship of Secretary (HUPA) on 19<sup>th</sup> January 2012 at New Delhi for information and further necessary action.

  
(Shobana Pramod)

Under Secretary to the Government of India  
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Members of the CSMC as follows:-

1. Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi.
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, N. D.
3. Senior Advisor (HUA), Planning Commission, Yojana Bhawan, New Delhi.
4. Secretary, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. Secretary, Ministry of Social Justice and Empowerment, Shastri Bhavan, N.D.
6. Secretary, Department of Health and Family Welfare, Nirman Bhawan, N. Delhi.
7. Secretary, Department of School Education and Literacy, Department of School Education & Literacy, Room No. 124, "C" Wing, Shastri Bhavan, New Delhi.
8. Secretary, Department of Financial Services, Ministry of Finance, Jeevan Deep Building, Parliament Street, New Delhi.
9. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi
10. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, CGO Complex, New Delhi.
11. Additional Secretary, Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.

12. Joint Secretary and Financial Adviser, Ministry of Urban Development & Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.
13. Mission Directors (JNNURM): Ministry of Urban Development & Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.
14. Chief Planner, Town and Country Planning Organisation (TCPO), I.P. Estate, New Delhi.
15. Adviser, CPHEEO, Ministry of Urban Development, Nirman Bhavan, New Delhi.
16. Member Secretary, Joint Secretary in charge of RAY, Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.

**Copy to:**

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2. Dr. Vijay Kumar, Secretary to Government of AP & Commissioner UPA, the Government of Andhra Pradesh, L- Block Secretariat, Hyderabad-500002. Tele: 040-23454965, Fax: 040-23450085.
3. Shri S. P. S. Parihar, Principal Secretary (UA & Dev) Government of Madhya Pradesh, Room no 307, Mantralaya, Vallabh Bhawan, Bhopal-462004, Tel: 0755-2442055, Fax: 0755-2574524, 2558796
4. Dr. Saurabh Garg I.A.S., Commissioner Cum Secretary (Housing & UD), Govt. of Orissa, Orissa Sectt., BHUBANESWAR-751001, Tel: 0674-2536903, Fax: 0674-2394984/2532524
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6. Shri Vaibhav Galriya, ED, RUIFDCO, Old Working Womens Hostel, Lal Kothi, Jaipur, Tel: 0141-2742240, Fax: 0141-2742263
7. Chairman & Managing Director, HUDCO, HUDCO House, India Habitat Centre, Lodi Road, New Delhi.
8. Executive Director, BMTPC, India Habitat Centre, Lodi Road, New Delhi.

(Shobana Pramod)

Under Secretary to the Government of India

**Copy for information to:-**

1. PS to HM(HUPA & C)
2. PSO to Secretary (HUPA)
3. PS to AS&MD (JNNURM)
4. PPS to JS(RAY)
5. PS to Dir(JNNURM)
6. PS to Director NBO & OSD (JNNURM & RAY)

(Shobana Pramod)

Under Secretary to the Government of India



## **2<sup>nd</sup> MEETING OF THE CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) TO CONSIDER PILOT PROJECTS OF STATES AND SETTING OF FINANCIAL NORMS FOR PREPARATORY & OTHER ACTIVITIES UNDER RAJIV AWAS YOJANA (RAY)**

The 2<sup>nd</sup> Meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Rajiv Awas Yojana was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation (MoHUPA) in New Delhi on 19<sup>th</sup> January 2012 at 120, G-wing Nirman Bhawan, New Delhi. The meeting began with a welcome to all CSMC members and the State Principal Secretary/Secretaries, Municipal Commissioners and other state level officials by Director (RAY). The list of participants is at **Annexure A**.

2. Director (RAY) introduced the agenda of the CSMC meeting. Secretary (HUPA) suggested that as some of the members of the CSMC may not be aware of the process of planning and preparation as envisaged under RAY, the meeting may begin with a presentation on a Slum Free City Plan of Action (SFCPoA) and a Pilot DPR. This would also facilitate the CSMC to take a decision on the issue of setting norms for financial assistance for preparatory and other activities under RAY. He also requested the States to highlight the issues regarding credit enablement so that the Additional Secretary Department of Financial Services is apprised of the field level situation and is able to issue necessary directions.
3. Dr. Vijay Kumar, Secretary, UD & MA, Govt. of Andhra Pradesh stated that as part of Slum Free City Planning Scheme (the preparatory phase of RAY) and USHA, the socio-economic survey has been completed in 125 ULBs of which 27 ULBs have been identified for the first phase of RAY. All these 27 ULBs in an advanced stage of GIS mapping, GIS-MIS integration and preparation of SFCPoAs. Community Participation during this preparatory exercise is being done by the District Project Management Units (DPMUs) involving the Town Level Federations (TLFs), Slum Level Federations (SLFs) and Self Help Groups (SHGs). Mr. Krishna Babu, Municipal Commissioner, Hyderabad then presented

the draft SFCPoA prepared for Hyderabad. The presentation is enclosed at **Annexure B** and highlighted the following points:

- a) Process and approach adopted for preparation of SFCPoA.
- b) Analysis of data collected through socio-economic survey
- c) Prioritisation of slums on an 8 x 8 matrix with poverty, infrastructure and land value indices.
- d) Active involvement of community through Area Sabhas, Mohalla Sabhas etc. during the preparation of SFCPoA

4. Commissioner, GHMC, stated that the total investment requirement for redevelopment of 1467 slums over a period of 5 years has been estimated at Rs.12, 054 crores. He explained that the Type of Development (Development of Infrastructure only without housing, Development of housing and Infrastructure (Gap filling), Remodelling and Gap filling, Relocation and the mode of implementation (Public – Public Partnership, Public – Private Partnership and GHMC) has been conceptualised in consultation with the area sabhas and mohalla sabhas. He further stated that the value of land is a key factor influencing the selection of the mode of implementation and GHMC has made efforts to plan a strategy focusing on PPP.
5. Mr. Udayan Chatterjee, Deputy Secretary (PF-II), Department of Expenditure suggested that the development of slums existing on private land is likely to meet with resistance from owners and also face problems of litigation etc. Therefore, strategy of development on private land should be carefully thought through. He also pointed out that the baseline data of slum dwellers is an important matter as it keeps on changing with new entrants, day to day migration and the State/City may think of measures to prevent an artificial increase in the number of beneficiaries. He suggested that while selecting slums, availability of city wide services should also be considered.
6. Secretary (HUPA) in response stated that the strategy of **development on private lands** is a matter to be separately decided by the States and suggestions in this regard have been made in the Draft Model Property Rights to the Slum

Dwellers Act 2011. Commissioner GHMC apprised that the socio-economic survey data which has been digitised and is available on the website will serve as the baseline which will be used by the authorities concerned while deciding the legal entitlements. Secretary (HUPA) also mentioned that the plan implementation period may extend well beyond 5 years and the State should consider their financial commitment carefully, keeping in mind the likely share of Gol as per RAY guidelines. Further, he advised that upgradation of all existing semi pucca houses may not be necessary, as it entails a huge cost burden and the residents may not like to upgrade/construct new dwelling unit by demolishing their existing houses. Therefore the State may relook the strategies so that a realistic programme is arrived at.

7. Commissioner, GHMC then made a presentation on the **Pilot project of Keshavnagar slum**. The salient features of the project and issues highlighted by appraisal agencies are summarised as follows:

i. Salient Features

- The estimated cost of the project is Rs. 58.74 Crores which envisages construction of 334 new dwelling units on 240 plots along with basic infrastructure in in-situ redevelopment mode while adopting whole slum approach & participation of community. The additional houses have been proposed to accommodate 97 additional families presently living together with 237 families in the slum. Commissioner GHMC stated that a whole slum approach is being followed and all the beneficiaries who do not have *patta* will be given a *patta* as per government rules.
- The 334 dwelling units have been proposed in various mixes including G, G+1, G+2 for the redevelopment of the existing slums in 5 different variations of plot sizes ranging from 36 sq.m. to 50 sq.m. based on tenorial status & type of existing housing. In consultation with community, the upper stories in the plots (G+1 & G+2) type have been proposed for additional families. Except for one category (type-V) in which carpet area is 24.8 sq.m., the carpet area of 25.16 sq.m. have been uniformly maintained.

- Further, provision for 894 transit housing in two categories of 15.96 sq.m. (288 Nos) & 11 sq.m. (576 Nos) carpet areas in G+3 structures have been proposed.
  - The cost of the dwelling unit is inclusive of staircase & plot boundary wall and ranges from Rs.3.17 Lakhs/ unit to Rs. 4.58 Lakhs/unit. The beneficiary contribution has been proposed as 30% of the housing cost which ranges from Rs. 95,158/- to Rs.1,37,198/- for which a 20 years EMI has been worked out as Rs 1048/- to Rs. 1147/-.
  - The Social infrastructure includes one Urban Health Centre, One Anganwadi, One Primary School, One livelihood Centre and One Civic Amenity Centre.
  - The total estimated cost of Rs. 58.74 Crores includes other various elements such as - a) Consultancy charges for DPR preparation/ TPQC/ PMC @ 2%; b) Contingencies @ 3%; c) O&M charges @ 2%; d) Price Escalation @10%; e) Tender Premium @ 5% and f) Project Management charges of implementing agency @ 5% of project cost.
  - Innovative/important components
    - Comprehensive community participation
    - Compensation packages evolved with size of the plot
    - Type of structure
    - Age of structure
    - Freeing of 1.5 acres of land
    - Solar Energy to minimise electricity bill and
    - Strategy worked out for operation and maintenance of created assets.
- ii. The Appraisal Agency (BMTPC) apprised the CSMC of the following issues:
- List of 237 beneficiaries has been included in the DPR as against 334 DUs. List of additional families needs to be furnished.
  - Disaster Management certification is to be provided.

- DPR needs to be duly authenticated. The cost estimate needs to be duly certified by competent technical authority at ULB/SLNA level.
- The details of the tie up with financial institutions have not been clearly spelt out.
- Operational mechanism of the proposed social infrastructure needs to be indicated.
- State/ULB level clearances e.g. planning, fire, environment etc. need to be obtained as applicable
- The SLSC approval of the project is still awaited.

8. Secretary, UD &MA, GoAP apprised the CSMC that the SLSC has approved the project on 16<sup>th</sup> January 2012.

9. Secretary (HUPA) observed that the states should take the initiative of ensuring credit enablement of the beneficiaries. He stated that as regards the funding of the components of the proposed social infrastructure a view may be taken by the CSMC after the presentation of other States. Secretary UD & MA, GoAP explained the rationale for inclusion of contingency charges, price escalation, tender premium etc. in the project cost. After discussion, the CSMC decided that the charges of contingency, tender premium, price escalation will not be admissible and to avoid cost escalation, the States are advised to ensure that the projects are prepared on the current Schedule of Rates (SoR) and the process of tendering is expedited. However, where the SoRs are not current, the project cost may be appropriately estimated by adopting the cost index approved by the State Government. As regards O&M charges, after detailed discussion and consideration of the views of the States and Urban Local Body officials, the CSMC decided that O&M cost @2% of Project Cost would be allowed. The contribution of Gol would be 1% of project cost (one time) with balance to be borne by the State/ULBs as per State policy. The maintenance fund should be utilised as a corpus fund and placed at the disposal of ULBs to administer, involving the communities.

10. Secretary (HUPA) requested Mr. Rakesh Singh, Additional Secretary, Department of Financial Services (DFS) to give his suggestions on enabling the flow of institutional credit to the slum dwellers so as to assist them in meeting their share. The Additional Secretary, Department of Financial Services stated that the GoI is committed to ensure flow of credit for the urban poor including the slum dwellers. He informed that the DFS would support the Ministry of HUPA in facilitating implementation of RAY, as this is a programme of national importance. He further informed that the Hon'ble Finance Minister has directed the CMDs of all Nationalised Banks to give special attention to the issue of housing credit for the urban poor. He opined that disbursement of housing loans to urban poor (EWS/LIG) has not been significant, primarily due to lack of documentary evidence of re-paying capability of the borrowers and requested the States to take necessary measures to provide the requisite comfort to the Bankers at the local level. He further stated that the establishment of Credit Risk Guarantee Fund (CRGF) as proposed by MoHUPA will definitely help the cause. However, the States need to ensure that the banks are given correct information showing the repayment capability of the borrowers. He further suggested that this issue may be included as a regular agenda item in the State Level Bankers Committee's (SLBC) deliberations as the SLBC mechanism has been considerably strengthened now. Secretary (HUPA) requested that the DFS may issue a letter to all the CMDs specifically requesting the banks to support the States by giving loans to the slum dwellers. Secretary (HUPA) suggested that during the preparation of DPRs, banks/financial institutions may also be involved so that the issue of bank credit for beneficiaries is resolved. He also suggested that the concerned ULBs should ensure that benefits of SJSRY are also extended to the beneficiaries being covered under the projects so that their income levels are enhanced and they are able to pay their share.

11. Secretary (HUPA) opined that the SFCPoAs received from various cities/states should be reviewed in detail to ensure that the strategies adopted – both curative and preventive are adequately developed. He stated that a **Planning Committee** would be constituted to review the SFCPoAs in terms of the process followed, prioritisation and selection of slums, financial strategy etc. This committee would



then give its comments which would be considered by the CSMC. Commissioner UADD, GoMP requested that the preventive strategy has to be basically decided at the State level and as the requisite technical expertise may not be available, GoI may provide technical support in this regard. Director (RAY) suggested that as funds are available in the DFID supported SNPUPR project, these can be utilised to provide the necessary technical support at the State level.

12. Secretary (HUPA) directed Director (RAY) to present the item-wise proposals on setting of financial norms for preparatory and other activities under Rajiv Awas Yojana (RAY). A presentation was made by Director (RAY) and is enclosed at **Annexure C**. The Committee was apprised that the proposal had been discussed in the 1<sup>st</sup> CSMC of RAY held on 21<sup>st</sup> November 2011 and the CSMC had decided to take a decision after receiving comments from the DoE. Director (RAY) informed that discussions were held with Department of Expenditure (DoE), Registrar General of India (RGI) and the revised proposal has been circulated to all the CSMC members, which is now submitted for consideration of the CSMC. Secretary (HUPA) requested the States to also give their views on the proposals so that the norms decided, are realistic and workable. The item-wise discussions and decisions taken there-on are summarized below:

**a) Establishment of State and City level Technical Cell**

Director (RAY) informed the CSMC that after discussion with DoE on the proposed provisions put forward in the previous CSMC meeting held on 21<sup>st</sup> November 2011, the proposed remuneration pattern has been revised to include an additional bracket of remuneration for City level cells to be established in cities with population less than 3 lakh.

After deliberating on the proposed remuneration pattern of the technical cells, the committee decided the following:

- i. For State and City level Cells (Cities with >than 10 Lakh population) – Rs. 75000 per Expert per month (limited to 6 experts) with the flexibility to vary the remuneration of the proposed experts as per qualification

and experience, subject to the overall ceiling of Rs. 5,40,000 per month per cell.

- ii. For City level Cells [Medium Cities (3-10 Lakhs population)] – Rs. 50,000 per Expert per month (limited to 6 experts) with the flexibility to vary the remuneration of the proposed experts as per qualification and experience subject to the overall ceiling of Rs. 3,00,000 per month per cell.
- iii. For City level Cells [Small Cities (< 3 Lakhs population)] – Rs. 40,000 per Expert per month (limited to 6 experts) (In the case of smaller cities, more than one city may be clubbed together) with the flexibility to vary the remuneration of the proposed experts as per qualification and experience subject to the overall ceiling of Rs. 2,40,000 per month per cell.
- iv. Technical cells may be constituted either by recruiting individual experts or recruiting an agency having the requisite experts through an open and transparent bidding procedure.
- v. In the 82 CSMC meeting held on 18<sup>th</sup> March 2010, it was decided that in all matters regarding engagement of technical teams the States/UTs will follow a transparent process guided by a committee with Secretary in charge of RAY as Chairperson and in case of Mission cities the commissioners of the mission city may also be involved by the State Secretaries. Further it was also decided that in all matters regarding engagement of experts, the State/UT Government will invite a representative from Government of India. RAY has been approved and as 250 cities are proposed to be covered by the end of 12<sup>th</sup> five year plan, the CSMC opined that it would not be feasible to nominate a representative of the Ministry and decided that the States will undertake the recruitment for the State and City level technical cells following an open and transparent procedure except for the Cities with a population of more than 1million, where this recruitment may be done by the concerned ULB.

- vi. State/Cities are to utilise the services of the existing positions available in the PMU/PIU sanctioned under BSUP and only recruit for the sectoral positions which are not included in the existing set-up.
- vii. The assistance for the technical cells will be provided only till the end of the 12 FYP.
- viii. The contract issued to the experts of the SLTC/CLTCs may be initially for 2 years and extension will be subject to continuation of the project and performance of the experts.
- ix. Administrative and overhead expenditure under RAY will be in the ratio of 25:75 to the staff salary where, A & OE component includes
  - Travel Expenses
  - System Support
  - Overheads & Miscellaneous
- x. The bills and vouchers regarding the expenditure incurred under this head are to be examined and approved at the SLNA level and a utilisation certificate be submitted under this head to the Ministry.

**b) Unit Costs of slum survey and development of web-enabled slum MIS**

Director (RAY) informed the CSMC that the indicative rates for various preparatory activities under SFCP Scheme as proposed were already discussed and deliberated on various forums e.g. the meeting of State Secretaries on 13<sup>th</sup> March 2010, meeting of GIS-MIS subcommittee formed under the National Technical Committee, National Technical Committee and National Steering Committee and the 1<sup>st</sup> CSMC held on 21st November 2011. After detailed discussions the CSMC decided the following:

- i. For socio-economic survey including printing of forms, Canvassing etc.: **Rs. 25 per slum HH, Rs. 50 per slum household for North Eastern States including Sikkim and Special Category States**
- ii. For Data entry from slum surveys, data verification and cleaning, compilation and collation at zonal level (including cost of data entry

and data collation, training of personnel at zone level, cost of hardware for such entry and storage at zonal level for slum-wise and zonewise database). The collation should be able to generate web-enabled city level data base and baseline reports for city level technical cell: **Rs. 20 per slum HH, Rs. 45 per slum household for North Eastern States including Sikkim and Special Category States**

- iii. As regards socio-economic survey, States while submitting proposal for seeking central assistance shall be required to certify that the survey has not been done earlier under any scheme. As data on some of the fields is also expected to be available once Census 2011 including SECC information is made public, the rates proposed for socio-economic survey will then be revisited by CSMC.

**c) Unit Costs of GIS Mapping and GIS-MIS Integration**

- i. Cost of Satellite (Carto Sat I /Carto Sat II) images and others - to be procured from ISRO/NRSC: **Rs. 150/- per sq.k.m. (for bigger cities which may have Cartosat I/II images) and Rs.1500/sq.km. (for Smaller Cities/NE and Special Category States) for which Cartosat I/II images may not be available and subject to demand and justification from the concerned States.**
- ii. Preparation of Geo-referenced base map (capable of being integrated into GIS platform) of entire urban agglomeration after digitization of different features (including cost of engaging different partner agencies of NRSC/ISRO): **Rs. 7500 per sq. km.**
- iii. Conducting total station survey, contour survey, plane table survey & creation of geo-referenced digitized maps for all identified slum pockets and vacant lands in the city (including mapping of basic infrastructure network- in & around slum pockets & plot boundaries based on land titles). This will include cost of engaging technical agencies, training of ULB survey personnel engaged etc .: **Rs. 7.00**

**Lakhs per sq.km; This will be undertaken only for prioritised slums while preparing the DPRs**

- iv. Cost of integrating the said geo-referenced maps/spatial data into GIS platform & integrating with socio-economic database /slum MIS to create GIS enabled Slum MIS (This will include cost of engaging technical agency (ies), cost of training ULB officials, cost of hardware for storage of spatial data, large format printer/plotter for printing maps etc.) : **Rs. 8 - 15/ household**

**d) Preparation of Slum Redevelopment/Rehabilitation Plans, Zonal Plans and City level slum free plans of Action (SFCPoAs)**

The proposed rate for analysis of spatial data and Socio-economic data to create city level spatial and socio-economic reports to facilitate slum level dialogues for developing slum redevelopment/rehabilitation plans and preparation of Slum Free City Plans were discussed. The state representatives suggested that the rate proposed for cities having less than 3 lakh population is inadequate as the effort required is almost the same as that of a larger city. After deliberations, the CSMC decided the following:

- Rs. 25 Lakh for cities with population more than 15 lakh
- Rs. 20 lakh for cities with population between 10-15 lakhs
- Rs. 15 lakh for cities with population between 3-10 lakhs and
- Rs. 10 lakh for cities with population less than 3 lakh.
- For Mega-cities i.e. for cities with population more than 4 million such as Delhi, Greater Mumbai, Kolkata, Chennai, Bangalore, Hyderabad, Ahmedabad (as per Census 2001), the rates may be higher on a case by case basis.
- Final installments for this particular component will be subject to the satisfaction of the CSMC with regard to the overall quality, depth of analysis and understanding of the exercise undertaken



**e) Engagement of NGOs/CBOs to guide / anchor community mobilization activities for preparation of SFCPoAs**

This activity included engagement of NGOs/CBOs to guide/anchor community mobilisation activities for Slum Survey, Data Validation and Development of slum-wise redevelopment/ upgradation models to prepare SFCPoAs. *For cities where slum survey has been completed under SFCP/USHA the data collected is to be ratified by the community.* After deliberations the CSMC decided the rate for this particular activity as Rs. 15-40 per slum HH subject to ring fencing the amount as follows:

- Rs. 6L (for cities with population less than 3 Lakhs)
- Rs. 15L (for cities with population of 3 to 10 Lakhs)
- Rs. 25 L (for cities with population of 10 to 15 Lakhs)
- Rs. 45L (for cities with population of more than 15 Lakhs)
- For mega-cities i.e. cities with population more than 4 million such as Delhi, Greater Mumbai, Kolkata, Chennai, Bangalore, Hyderabad, Ahmedabad (as per Census 2001) the rates may be higher on a case by case basis.

The above rates will be applicable only when the agencies are selected through an Open transparent bidding process.

**f) Bio-metric identity capture of all households in slums:**

The CSMC opined that this may not be considered for funding under RAY as Biometric survey is to be done under the UIDAI initiative

**g) DPR preparation**

Director (RAY) apprised that the DPR preparation and appraisal charges for pilot projects have been already approved by the CSMC in its 1<sup>st</sup> Meeting held on 21<sup>st</sup> November 2011. She informed that as regards preparation of pilot projects, the CSMC has decided that current JNNURM rates for preparation of DPRs will be followed, as applicable. For appraisal of pilot projects, the CSMC has approved adoption of the JNNURM rates with an enhancement of 10%.

The proposal under consideration now, is regarding the charges for preparation of DPRs under RAY once the SFCPoA is prepared and approved. The rates have been proposed as a percentage of the project cost and the DPRs are expected to be prepared on a continuous basis over a period of time depending on the number of slums to be covered as per the financial commitment of the State and ULB.

After deliberations and discussion with the State government representatives, the ceilings approved by CSMC for preparation of DPR and Construction supervision including quality control were as follows:

- i. **DPR Services: 0.75% of the project cost** including service tax, as applicable which shall inter-alia include the following
  - o Carrying out Total Station Survey
  - o Detailed designs of buildings and infrastructure cost estimates, assistance in obtaining required approvals and project sanction etc.
- ii. **CSC Services** including quality assurance (Record Measurement by Client): **0.75% of the project cost** including service tax, as applicable which shall include inter-alia the following
  - o Preparation of tender documents
  - o Assistance in tender evaluation
  - o Supervision of construction
  - o Quality management and
  - o Quality Assurance of the project
- iii. **DSC Full Service** i.e. One single organization to carry out both DPR preparation, Construction Supervision and Quality assurance: **1.25% of the project cost** including service tax as applicable

The above rates will be applicable only when the agencies are selected through an Open transparent bidding process.

If DPRs are prepared in-house or by a State agency (such as Urban Poverty Alleviation cells, Administrative Training Institutes, Research Institutions, Public Sector Undertakings etc):

- i. Rs. 25 Lakhs (subject to the same terms and conditions as applicable under JNNURM for Cities with population more than 10 lakhs)
- ii. Rs. 15 Lakhs (subject to the same terms and conditions as applicable under JNNURM for Cities with population less than 10 lakhs)

#### **h) Community Participation during DPR preparation**

In order to engage community during preparation of DPR i.e. to undertake micro-planning, CSMC, after deliberations, approved the following rates:

- o Rs. 18-25/- per slum HH for cities with population more than 3 lakh and
- o Rs. 35/- per slum HH for cities with population less than 3 lakh.

13. Director (RAY) also apprised the CSMC that regarding charges for Third Party Inspection and Monitoring Agencies, Community Mobilisation during implementation, Concurrent Evaluation and Social Audit of pilot projects, it was decided in the 1<sup>st</sup> meeting of the CSMC held on 21<sup>st</sup> November 2011 that the provisions under JNNURM may be retained for the pilot projects.

14. The CSMC decided that the unit Costs/Cost Ceilings as decided above would serve as ceilings for limit of Central Assistance and States/ULBs will have to adopt an open and transparent bidding procedure for procurement of these services. States would accordingly be given funds as per the ceiling or actuals, whichever is lower. Secretary, UD & MA, Govt. Of Andhra Pradesh and Secretary Govt. of Odisha suggested that as these funds are to be used for preparatory activities, to prevent delays, the release by Gol may be made directly to the State level Nodal Agencies. Secretary (HUPA) stated that this may be examined by the RAY Directorate in consultation with IFD/Budget Division.

15. Secretary (HUPA) requested GoMP to make a presentation on the SFCPoA of Indore and pilot projects prepared by the State. Mr. Sanjay Shukla, Commissioner, UADD, GoMP made a detailed presentation on both of these and a copy of the presentation is enclosed at **Annexure D**. He apprised the CSMC that SFCPoAs of Indore, Jabalpur, Gwalior and Sagar have been prepared and approved by the SLSC on 23<sup>rd</sup> November 2011 while the SFCPoAs of Bhopal and Ujjain are under preparation. He also informed that the cut off date for eligibility of beneficiaries under RAY has been decided as 1<sup>st</sup> November, 2011 in the 1<sup>st</sup> meeting of the SLSC. The presentation outlined the following main points:

- a) Process and approach adopted for preparation of SFCP. The SFCPoA proposes relocation of 61 slums, in-situ re-development of 65 slums and in-situ upgradation and improvement of 473 slums.
- b) Prioritisation of slums analysed with 3x3x3 matrix using poverty, infrastructure and housing deficiency as parameters.
- c) The share of the beneficiary is 30% of the housing cost.
- d) The SFCPoA incorporates Preparation of Geo-referenced City Base Map, Slum Socio-economic Survey , Preparation of Slum MIS with GIS Integration, Strategies and Options for slum redevelopment and Financial Outlay & Investment Phasing
- e) An outlay of 5680.34 Crores is estimated for the implementation of the Slum Free City Plan of Action over the next five years.

The Commissioner, UADD, GoMP stated that Head of National Resource Centre for Urban Poverty, SPA New Delhi (Prof Neelima Risbud) has visited Indore for appraisal of the SFCPoA and has been guiding the process. Further, appointment of Lead NGO has is expected to be completed by end of Feb 2012.

16. Mr. Sanjay Shukla, Commissioner, UADD, GoMP further apprised the CSMC about the salient features of the pilot projects. He informed that the beneficiaries covered under the pilot DPRs submitted by MP will be assigned property rights for the DUs on lease for 30 years in the name of husband and wife. The City wise salient features of the projects and issues highlighted by appraisal agency are summarised as follows:

a) **Pilot DPR of Indore:**

i. Salient Features

- DPR is for 6 slums (Mahadev Nagar, Indrajeet Nagar, Anna Bhau Sathe Chikitsak Nagar -2, Nipaniya Gram Kakad, Anna Bhau Sathe Chikitsak Nagar -1 and Rahul Gandhi Nagar) in Indore Municipal Corporation.
- 1463 dwelling units (1309 – in-situ redevelopment and 154 - transit accommodation to be later used for rental housing) with necessary infrastructure have been proposed. Whole slum is being covered.
- Total project cost (including only cost of housing and infrastructure) is Rs. 80.10 crores, excluding cost under other charges (DPR preparation, project management, supervision & quality control, capacity building, community mobilization, social audit & TPIM etc). Cost is based on SOR 2011 plus 10% extra.
- Proposed social infrastructure in DPR includes community centre (5 Nos) and 32 Nos. of informal shops.
- The cost of the dwelling unit ranges from Rs.3.35 lakhs to Rs.3.73 lakhs per dwelling unit. Beneficiaries are proposed to contribute 30% of dwelling unit cost.
- Innovative component
  - Livelihood Integration
  - Participatory approach in project development
  - Integrated Layout Planning

ii. The main issues raised by the Appraisal Agency are as follows:

- The estimate is based on GoMP UADD SOR of 2011 plus 10% extra
- DPR lists a total of 1122 household with additional 239 adult needing additional dwelling units. The list of 239 adults may be provided.
- The details of beneficiary tie up to pay 30% contribution of dwelling unit cost needs to be provided.



- The project land in respect of 4 slums, namely, Mahadev Nagar, Indrajeet Nagar, Nipaniya Gram Kankad and Rahul Gandhi Nagar (Bajrang Nagar) belongs to Government of Madhya Pradesh Nazul land. Agency has indicated that transfer of same in the name of Indore Municipal Corporation (IMC) is in progress. Land transfer certificate in the name of the IMC needs to be given.
- Out of 6 sites, in 2 sites namely Mahadev Nagar and Nipaniya Gram Kankad, the land-use is PSP (Public Semi Public). Agency has certified that as per Clause 6.3(6) of Indore Development Plan 2021 (which in Force), Slum Rehabilitation Projects are Permissible on any land use apart from Environmentally Sensitive/Hazardous Areas, Recreational Use and Transportation Use.
- Disaster Management certification is to be provided.
- O&M cost comes to 4.42% of core Project Cost (Housing and Infrastructure). Agency is required to furnish finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Government rules.

**b) Pilot DPR of Jabalpur:**

**i. Salient Features**

- DPR is for 4 slums (Behind MLB School, Sarra Peepar, Choudhari Mohalla and Ravi Das Nagar) in Jabalpur Municipal Corporation. In-situ redevelopment of all 4 slums is proposed, involving 740 DUs in G, G+1, G+ 2, and G+3 constructions. Whole slum approach is being followed.
- Proposed social infrastructure in DPR includes community centre (3 Nos) and livelihood centre (3 Nos.).
- The estimated cost of the Project is Rs. 36.28 crores excluding cost under other charges (DPR preparation, project management, supervision & quality control, capacity building, community

mobilization, social audit & TPIM etc). Cost is based on SOR 2011 plus 10% extra.

- Ownership of slum land rests with Government of Madhya Pradesh and it is being transferred in the name of the ULB.
- The cost of dwelling unit ranges from Rs.3.46 to Rs.4.50 lakhs, with 30% proposed to be given by the beneficiary.
- Innovative approach adopted includes:
  - Participatory approach in project development
  - Use of Non-conventional Energy source for street lighting and
  - Rain water harvesting

ii. The main issues raised by the Appraisal Agency are as follows:

- The estimate is based on GoMP UADD SOR of 2011 plus 10% extra.
- The details of beneficiary tie up with bank to pay 30% needs to be ensured.
- Agency is required to furnish finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code/ Town Planning Regulations/ State Govt rules.
- Disaster Management certification as part of whole slum approach to be provided.

c) **Pilot DPR of Gwalior:**

i. Salient Features

- DPR is for 5 slums (Sharma Farm 2, Sharma Farm 1, Shanti Nagar Ward No. 21, Cancer Ki Pahadi, Mehelgaon Ki Pahadi) in Gwalior Municipal Corporation of which 4 slums are proposed for redevelopment and 1 (Cancer Ki Pahadi) for relocation.
- Ownership of slum land rests with Government of Madhya Pradesh and it is being transferred in the name of the ULB.

- A total of 934 dwelling units (680- relocation and 254 - redevelopment) with necessary infrastructure have been proposed. 253 DUs (part of relocation layout) are to be used as transit accommodation for future slum rehabilitation after which these DUs will be used for Rental Housing for urban poor. Whole slum approach is being followed.
- Proposed social infrastructure in DPR includes community centre (5 Nos.), 23 nos. informal shops and Primary School (1 No.).
- The total project cost is Rs. 54.47 crores, excluding cost under other charges (DPR preparation, project management, supervision & quality control, capacity building, community mobilization, social audit & TPIM etc).
- Cost of dwelling unit ranges from Rs.4.34 to 4.35 lakhs and 30 % of this is proposed to be contributed by the beneficiary.
- Innovative approach adopted includes:
  - Livelihood Integration
  - Participatory Approach in project development (micro planning)
  - Participatory mode of Operation & Maintenance has been developed

ii. The main issues raised by the Appraisal Agency are as follows:

- The estimate is based on GoMP UADD SOR of 2011 plus 10% extra
- The details of beneficiary tie up (@30% of cost of DUs) are to be provided.
- Ownership of slum land rests with Government of Madhya Pradesh. The same needs to be transferred in the name of the ULB.
- Out of 4 sites, in 2 sites namely Sharma Farm No - 1 & 2, the land-use is Market Garden and in 1 site namely, Shanti Nagar Ward 21, the land-use is InDUstrial. Agency has certified that as per the Clause 4.34 and 4.35 of Gwalior Development Plan 2005 (which in Force), Slum Rehabilitation Projects are Permissible on any land

use apart from Environmentally Sensitive/Hazardous Areas, Recreational Use and Transportation Use.

- DPR lists a total of 493 households with additional 188 adults needing additional dwelling units. The 188 adults requiring dwelling units may be clarified and the list may be provided.
- Agency is required to furnish finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt rules.
- Disaster Management certification as part of whole slum approach to be provided.
- O&M cost comes to 4.11% of core Project Cost (Housing and Infrastructure).

**d) Pilot DPR of Sagar:**

**i. Salient Features**

- DPR is for 3 slums (Slum near Kishor Nyayalay, Slum behind Khurai Bus Stand and Kasai Basti) in Sagar Municipal Corporation. 1 slum is proposed for redevelopment and 2 for relocation (slum behind Kurai bus stand and Kasai Mandi slum), as these are on Railway land.
- A total of 780 dwelling units (529 - insitu redevelopment and 251 – transit accommodation) with necessary infrastructure have been proposed. 251 DUs to be used as transit accommodation for future slum rehabilitation after which these DUs to be used for Rental Housing for urban poor. Whole slum approach is being followed.
- Proposed social infrastructure in DPR includes community centre (1 No.), Primary Health Centre (1 No.), Primary School (1 No.), Livelihood Centre (1 No.) and Animal Pen (1 No.).
- The total project cost is Rs. 3382.61 Lakhs, excluding cost under other charges (DPR preparation, project management, supervision & quality control, capacity building, community mobilization, social audit & TPIM etc).

- The cost of dwelling unit ranges from Rs.2.42 lacs to 3.52 lakhs and 30% of the housing cost is proposed to come from the beneficiary.
- Innovative approach adopted includes:
  - Housing layout planned considering livelihood of slum dwellers, wherever it is linked to DU
  - Participatory approach in project development
  - Use of Non-conventional Energy source for street lighting
  - Rain water harvesting

ii. The main issues raised by the Appraisal Agency are:

- The land of all the slums belongs to Government of Madhya Pradesh (Nazul land). Agency has indicated that Transfer of the same in the name of Sagar Municipal Corporation is in Progress.
- The estimate is based on GoMP UADD SOR of 2011 plus 10% extra
- The beneficiary tie up with banks to pay 30% contribution of dwelling unit cost is to be provided.
- Agency is required to furnish finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code/ Town Planning Regulations/ State Govt rules.
- O&M cost comes to 3.34% of core Project Cost (Housing and Infrastructure).
- Disaster Management certification as part of whole slum approach to be provided.
- An undertaking to the effect that Parks and Playgrounds will be developed and maintained by Sagar Municipal Corporation, which has not been incorporated in the DPR.

17. Director (RAY) apprised that the pilot DPRs of Thiruvananthapuram and Bhubaneswar after amendment and the appraisal report could not be circulated to CSMC due to lack of time but the States have been invited to make their



presentation. Secretary (HUPA) directed that these pilots may be considered in the meeting.

18. Mr. James Varghese, Principal Secretary (LSGD), Government of Kerala, then made a presentation on the **Pilot DPR of Vizhinjam (Thiruvananthapuram)**. The estimated cost of the project is Rs.75.17 crores spread over two phases. He also informed that the whole slum is being covered and property rights in the form of right to built up space is being provided under the project. The salient features of the project, issues highlighted by appraisal agency and clarifications given thereon are summarised as follows:

a) **Pilot DPR of Thiruvananthapuram:**

i. Salient Features

- DPR is for Vizhinjam Mathipuram under Thiruvananthapuram Corporation. The slum is proposed for in-situ development and relocation to adjacent land/plot. All the slum households belong to the minority community.
- A total of 1032 dwelling units (985- in-situ redevelopment and 47 – upgradation) with necessary infrastructure have been proposed. Whole slum approach is ensured.
- The land belongs partly to the Muslim Jamath and Harbour Engineering Department who have agreed to give the land. The formal process of land transfer is expected to be completed shortly.
- The beneficiary contribution is 10%, while state and ULB share are 30% and 10% respectively.
- Proposed social infrastructure includes Community Centre (1 Nos.), Health Centre (2 Nos.), Library cum Study centre (4Nos.), Aaganwadi (1No.), Stores for fishermen (6 Nos.), Informal Market (2 Nos.), Night Vending Kiosks (5 Nos.), Grocery & vegetable Market (6 Nos.)
- The total project cost is Rs. 74.40 crores, excluding O & M cost. An amount of Rs. 253.98 Lakhs pertaining to 'Dry Fish Unit',

'Community work centres' & 'Garment unit' is booked under **PPP share & excluded** from calculation of GOI share

- Innovative approach adopted includes;
  - Balanced regional planning
  - Community participation in project development
  - Integration with Livelihood
  - Financial innovation through Public Private Partnership
  - Green Building approach
  - Cluster Planning
  - Land Pooling
  - Gender Sensitive Approach
  - Environmentally Sensitive Design

ii. The main issues raised by the Appraisal Agency and clarifications provided by the State thereon are as follows:

- **Clearances from CRZ:** The agency has indicated that the area falls under CRZ – II which means that the existing road separating the slum from the sea existed since prior to 1992, hence CRZ clearance may not be required. However, NoC from Kerala CZMA is required. To this Principal Secretary Kerala stated that the necessary NOC will be obtained before initiating construction.
- **Variation in the cost of dwelling units:** It was clarified by the State that the additional cost is due to provision of RCC foundation as the site is sloping and apportioned common area cost.
- **Allotment of shops to individual beneficiaries:** The proposal includes grocery/vegetable shops, kiosks for night vending & informal market (amounting to Rs 21.48 lakh), in which shops will be allotted to individual beneficiaries. Secretary (HUPA) stated that central funding for only those assets can be provided which are either owned by the State/ULB or by a collective of the slum community. The Secretary, Govt.of Kerala stated that they are willing to accept this condition.

- The cost estimates have been worked out on the basis of Schedule of Rates 2010 of Kerala PWD with 15% extra for Civil works and 10% extra for Electrical works over SOR 2010, as per G.O.(Rt).No.1151/2011/PWD/ dtd.03/09/11 & 5% for Overhead charges as per GO.No.2480/2010 /LSGD dtd.09/07/2010) to bring at par with the prevalent market rates.
- The project land is not covered under the City Master Plan, as the proposed location has been agglomerated in Thiruvananthapuram Corporation only recently w.e.f. 1st November 2010. To this, Principal Secretary Kerala clarified that the preparation of revised Master Plan is in progress and the project area would be covered in the revised Master Plan and the land use of the project site would be continued 'as is where basis'.
- **Assignment of Property Rights:** ULB has proposed to give the rights over built up area only to the tenants with a power to transfer only after a period of seven years and the Rights of Land vests with the ULB permanently. It was clarified by Principal Secretary that the ULB would be giving property rights which is mortgageable for accessing credit from banks / FIs with a lock in period of seven years.
- Since the DPR was revised during appraisal process, agency is required to furnish finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt rules.
- In dwelling unit cost estimates, lumpsum provisioning for 2-3% for plumbing & sanitary and 6% for electrification has been taken for which detailed cost estimates need to be furnished.

19.Mr. Vishal Dev, Commissioner, Bhubaneshwar Municipal Corporation made a presentation on the **Pilot DPR of Rangamatia**. He informed that Rangamatia is a cluster of 5 slum settlements of which 4 slums are authorized (people have patta) and one is unauthorized (people do not have patta). The salient features of the

project , issues highlighted by the appraisal agency and decisions taken by CSMC thereon are summarised as follows:

a) **Pilot DPR of Rangamatia:**

i. Salient Features

- Based on the survey of five slums, there are 576 households (comprising of owners as well as renter households), both in-situ upgradation & rehabilitation in the form of G + 3 structures (608 new Units) on Govt. land within the cluster has been proposed. In addition, transit accommodation through 384 units has also been proposed. Whole slum approach is being followed, as 157 households will be given technical assistance to upgrade their houses also.
- Out of 608 new DUs proposed, 94 dwelling units are proposed to be allotted to renter households (115) of Rangamatia as these households have agreed to contribute towards the cost of the house. Remaining 514 dwelling units have been proposed to be allotted to residents of nearby slums of Mancheswar Munda Sahi and Mancheswar Basti CS Pur as these two settlements are untenable and their residents need to be relocated. The slum dwellers will be given ownership rights over the house. The proposed transit housing may be converted to rental housing in future.
- Total estimated project cost is Rs.44.76 crores.
- Beneficiary contribution is 15%, ULB share 5%, State Share is 30% of the total housing cost. The State share for Infrastructure is 30% and that of ULB is 20%.
- Proposed social infrastructure in DPR includes upgradation of a Primary School, construction of community hall and parks.
- Innovative approach adopted includes:
  - Community participation in project development
  - Use of salvage material for incremental housing

- Cluster Planning
- Design of transit housing units

ii. The main issues raised by the Appraisal Agency and clarifications provided by the State thereon are as follows:

- **Cost estimation of 157 dwelling units:** The cost of up gradation 157 dwelling units as occupied by owner households primarily of semi-pucca & kuccha nature, has been estimated @ 75% of the estimated cost of new unit, proposed in G+3 configuration (Rs. 3.10 Lakhs / per unit).
- **Improvement in General Lay Out:** It was clarified by Commissioner BMC that in this area the width of internal roads is generally 4 m or less and the households are not willing to give up their land for road widening. Secretary (HUPA) directed that BMC should make efforts for improving the lay out by taking the people into confidence. He also directed BMC to prepare a separate Detailed Project Report for in-situ redevelopment of these 157 DUs and any increase/decrease with respect to the estimated cost given in the DPR should be suitably adjusted at the time of the 2<sup>nd</sup> installment.
- **Detailed estimate for transit accommodation:** It was pointed out that it has been estimated @ 5% higher than the cost of new block of 16 dwelling units. Mr. D.K. Singh, Vice Chairman, Bhubaneswar Development Authority, clarified that the built up area has been increased by approximately 5% and accordingly, the dwelling unit cost has been increased by 5%. This was accepted by the CSMC.

20. Secretary (HUPA) suggested that BMC should negotiate with the Railways to get financing in lieu of land which is being freed from slums. He stated that the Ministry may be informed of the response of the Railways so that it may be taken up at the central level also. Secretary (HUPA) directed that a whole slum approach needs to be ensured. The Vice Chairman, Bhubaneswar Development Authority clarified that this is being ensured and the details of the slums which are

being relocated will be provided to Ministry. On the operation and maintenance of the transit housing he informed that this is proposed to be done by BDA as it has more resources at its command which was accepted by the CSMC.

21. Commissioner, BMC also apprised the CSMC that Bhubaneswar is at an advanced stage of preparation of Slum free City Plan of Action and the same is expected to be ready by mid February.

22. Mr. Vaibhav Gallaria, Executive Director, RUIFDCO then presented the Pilot DPR of **Kiron Ki Dhani**, Jaipur, Rajasthan prepared by Jaipur Development Authority. He informed that an undertaking to give property right in name of husband and wife has been given by JDA while legislation of the same is under consideration of State Government. He also informed that Jaipur is at an advanced stage of preparing their SFCPoA. The salient features of the project, issues highlighted by the appraisal agency and discussions thereon are summarised as follows:

a) **Pilot DPR of Kiron Ki Dhani:**

i. Salient Features

- The existing slum is relocated at the adjoining plot owned by JDA, thereby approximately a land area of 6.98 ha. is being released by using G+ 2 construction.
- The population of the slum is 3765 with 920 families/households.
- A total of 1104 dwelling units (920 relocation and 184 rental accommodation) with necessary infrastructure have been proposed. The 17 remaining families have not agreed to contribute their share. The development includes 184 surplus dwelling units, which JDA proposes to use as Rental Housing.  
Secretary (HUPA) directed JDA to negotiate with the remaining 17 families for inclusion, failing which they may be included for rental housing.
- The land belongs to JDA.

- For housing, the State and ULB shares are 20% each. The share of the beneficiary is proposed at 10-12% with an EMI of Rs. 500. The cost of dwelling unit is Rs.3.78 per unit. .
- A livelihood centre is proposed with flatted factory. Shops as part of commercial centre are also proposed.
- Proposed social infrastructure in DPR includes community hall cum women training centre (1 Nos.), Primary School (1 No.), Primary Health Centre (1 No.) and livestock camp.
- The total project cost is Rs. 56.35 crores, excluding O & M cost.
- Innovative approach adopted includes;
  - Adoption of Green Building concept through use of Fly Ash
  - Adoption of Cluster housing model
  - Use of solar street lighting
  - Provision of Work shed/Cattle shed with Bio gas plant
  - Water harvesting

ii. The main issues raised by the Appraisal Agency and clarification provided thereon are:

- **Approval of Layout plan by Town Planning Department:** The Executive Director, RUIFDCO clarified that this is under process, which shall be shortly completed.
- **Detailed estimates of water supply, sanitary and electrification in community hall, health centre, school and shops:** Executive Director, RUIFDCO clarified that detailed estimates of these would be furnished to the Ministry.
- **Commitment from the agency to ensure availability of potable water before giving possession:** Executive Director, RUIFDCO clarified that water availability has been ensured and under the project arrangements to bring water from the existing Bisalpur water supply

project has been made. He also clarified that the cost of bringing this connecting line has been shared by other agencies/authorities and consequently the cost of only 1MLD which is required for this project has been proposed.

- Under Solid Waste Management, 27 no. plastic bins, 5 no. Dumper bins and 1 Dumper (vehicle) amounting to Rs 19.22 Lakh has been proposed. CSMC decided that the vehicle will not be eligible for central funding.
- Details of management of O&M funds. Executive Director, RUIFDCO clarified that information on this would be provided.

23. After deliberation on the pilot projects submitted by the States, the CSMC decided that the following components **will not be eligible** for Central Assistance under RAY:

- i. Contingencies, price escalation, tender premium, departmental charges of implementing agency etc.
- ii. Any mark-up above the current Schedule of Rates (SOR).
- iii. Primary schools. These are to be funded from *Sarva Shiksha Abhiyan* or any other similar schemes.
- iv. Health sub-centres/Centres. However, these would be admissible only if funds are not available from any other State/National schemes.
- v. Commercial complex/civic centre including post office etc. However, shops proposed to be rented or allotted to the slum community would be eligible.

24. The CSMC also decided that the following components **will be eligible** for Central Assistance under RAY:

- i. As part of the DPR, if Children Play ground is proposed, cost of fixed play equipments.



- ii. O&M Cost @2% of project cost, of which Gol would contribute 50% of the same. The State/ULB should bear the balance cost. The maintenance fund should be utilised as a corpus fund and placed at the disposal of ULBs to administer involving the communities.

25. The State representatives apprised the CSMC that although list of identified beneficiaries/slum dweller families has been provided as a part of the DPR, the situation may change during implementation and they should be given the flexibility to make modifications in this list as per the rules prescribed by the State Government. The CSMC agreed with this approach and decided that at the DPR submission stage, the list of beneficiaries of the proposed slum should be preferably complete and in exceptional cases a list consisting of at least 85% of the identified beneficiaries/slum dwellers be submitted with the rest being provided at the time of submission of the proposal for second instalment. The CSMC also decided as the situation in a slum is dynamic the States will be allowed to make a modification in the indicated list of beneficiaries as per their prescribed procedure to the extent of 5-10%.

26. After discussions and taking into account the admissibility of the various components as mentioned above, the CMSC approved the pilot DPRs subject to the States/ULBs fulfilling the conditions mentioned against the concerned projects. The admissible charges for DPR preparation, quality control, community mobilization, social audit, TPIM etc. will be reimbursed separately as per the approved norms. The abstract of the approved projects is at **Statement - I**.

**a) Pilot DPR on Keshavnagar Slum, Hyderabad:**

- i. Finalised DPR duly authenticated and certified is to be submitted. The size of the dwelling unit should be a minimum of 25 sq. m. carpet area (Type-V).
- ii. Agency shall submit an undertaking that a whole slum approach is being followed incorporating the details of the legal entitlements being given to the beneficiaries.
- iii. Copy of SLSC approval shall be submitted.

- iv. State/ULB level clearances e.g. planning, fire, environment etc. as applicable shall be obtained before beginning the construction.
- v. Before release of 2<sup>nd</sup> installment, the following are to be submitted:
  - a) List of additional 97 families which have not been indicated in the DPR.
  - b) Disaster Management certification.
  - c) The details of the tie up with financial institutions
  - d) Operational mechanism of the proposed social infrastructure and transit accommodation
  - e) Seven point charter to be mandatorily converged
  - f) As regards the urban health centre certificate to be furnished by Agency that no funding is available from the concerned department.

**b) Pilot DPRs (Indore, Gwalior, Sagar and Jabalpur) of Madhya Pradesh:**

- i. Submission of finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt. rules.
- ii. O&M cost to be restricted to 2% of the project cost which will be shared on 50:50 basis between Centre and the State/ULB.
- iii. Before release of 2<sup>nd</sup> installment, the following documents/ details will have to be submitted:
  - a) Land Transfer certificate in the name of the ULB for the slums concerned in Indore, Gwalior, Sagar and Jabalpur
  - b) The list of beneficiaries of additional families in Indore, Gwalior to be provided.
  - c) The details of the tie up with banks/financial institutions.
  - d) Disaster Management certificate to be provided.

- e) An undertaking to the effect that Parks and Playgrounds will be developed and maintained by the concerned Municipal Corporation.
- g) Seven point charter to be mandatorily converged
- h) As regards the Primary health centre proposed for Sagar, certificate to be furnished by Agency that no funding is available from the concerned department.

**c) Pilot DPR of Thiruvananthapuram, Kerala**

- i. Land Transfer Certificate in the name of the ULB to be given.
- ii. Finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt rules.
- iii. The proposed grocery/vegetable shops, kiosks for night vending & informal market are to be owned by the State/ULB or by a collective of the slum community.
- iv. Before release of 2<sup>nd</sup> installment, the following needs to be submitted:
  - a) Detailed cost estimates of plumbing, electrification & sanitary arrangements of DUs.
  - b) Seven point charter to be mandatorily converged
  - c) As regards the health centre certificate to be furnished by Agency that no funding is available from the concerned department.

**d) Pilot DPR of Rangmatia, Odisha**

- i. DPR needs to be duly authenticated. The cost estimate needs to be duly certified by competent technical authority at ULB/SLNA level.

- ii. Agency shall submit an undertaking that a whole slum approach is being followed incorporating the details of the legal entitlements being given to the beneficiaries.
- iii. Before release of 2<sup>nd</sup> installment, following needs to be submitted:
  - a) List of the proposed beneficiaries who are being relocated from the nearby slums of Mancheswar Munda Sahi and Mancheswar Basti and the 94 renters.
  - b) BMC will prepare a separate DPR for 157 units and any increase/decrease from the estimated cost in the DPR will be communicated at the time of second installment to enable suitable adjustment.
  - c) Seven point charter to be mandatorily converged
  - d) Disaster Management certificate.
  - e) Details of Management of O&M
  - f) The details of the tie up with banks/financial institutions.

**e) Pilot DPR of Kiron Ki Dhani, Rajasthan**

- i. Finalized 4 copies of DPRs containing all building designs drawings, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt. rules to be submitted before release of 1st installment.
- ii. Agency shall submit an undertaking that a whole slum approach is followed.
- iii. Before release of 2<sup>nd</sup> installment, following needs to be submitted:
  - a) Layout plan as approved by Town Planning Department.
  - b) Detailed estimate of water supply, sanitation and electrification of community hall, health centre, school and shops
  - c) Seven point charter to be mandatorily converged
  - d) Disaster Management certificate
  - e) Details of Management of O&M

- f) The details of the tie up with banks/financial institutions.
- g) As regards the primary health centre certificate to be furnished by Agency that no funding is available from the concerned department.

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

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**Annexure A**

<b>Sl. No.</b>	<b>Name &amp; Designation</b>	<b>Organisation</b>
1.	Mr. Arun Kumar Misra, Secretary	Ministry of Housing and Urban Poverty Alleviation
2.	Mr. R. K. Singh, Additional Secretary	Department of Financial Services
3.	Dr. P. K. Mohanty, Additional Secretary & Mission Director (JN)	Ministry of Housing and Urban Poverty Alleviation
4.	Mr. Prem Narain, Senior Advisor	Planning Commission
5.	Ms. Aruna Sundararajan, Joint Secretary (RAY)	Ministry of Housing and Urban Poverty Alleviation
6.	James Vargese, Principal Secretary	LSGD, Kerala
7.	Dr. Vijay Kumar, Principal Secretary	Andhra Pradesh
8.	C. Radhakrishna Kurup, Additional Secretary	Corporation of Thiruvananthapuram, Kerala
9.	Ms. Deepti Gaur Mukerjee, Director (RAY)	Ministry of Housing and Urban Poverty Alleviation
10.	M.T. Krishnababu, Commissioner	Greater Hyderabad Municipal Corporation, Hyderabad
11.	D.K.Singh, Vice Chairman, State Nodal Officer	Bhubaneshwar, Development Authority, Odisha
12.	Sanjay Kumar Shukla, Commissioner	Urban Administrative and Development Department, M.P.
13.	Mr. Vaibabh Galeria, Executive Director	RUIFDCO, Rajasthan
14.	M.B. Reddy, Mission Director (RAY)	Andhra Pradesh
15.	Vishal Dev, Commissioner	Bhubaneshwar Municipal Corporation

<b>Sl. No.</b>	<b>Name &amp; Designation</b>	<b>Organisation</b>
16.	Yogendra Sharma, Commissioner	Indore Municipal Corporation , M.P.
17.	D. P. Singh, W.C. (HQ)	M/o Labour and Employment
18.	J. B. Kshirsagar, Chief Planner	TCPO, MoUD
19.	Gajanan Mali, Research Officer	Planning Commission
20.	K. Ramachandran, Dy FA	MoHUPA
21.	Mr. Chatterjee	Department of Expenditure
22.	S. Sivakumar, Executive Engineer	Corporation of Thiruvananthapuram, Kerala
23.	Ashok Khare, Chief Engineer	Urban Administrative and Development Department, M.P
24.	Sunil Singh, DD	UADD, Bhopal, M.P.
25.	Parmesh Jalote	Jabalpur Municipal Corporation, M.P.
26.	Anil Jain, Executive Engineer	Indore Municipal Corporation , M.P.
27.	Sunil Dubey	Jabalpur Municipal Corporation, M.P.
28.	Karthikeyans, Programme Officer	Kudumbashree, Kerala
29.	Dr. Achala Mediratta, Research Officer	TCPO, MoUD
30.	V. K. Garg, Team Leader	RUIFDCO
31.	S. Narendra	Arvee Associates, Jaipur
32.	Hitendra Mehta, Urban Planner Consultant	Mehta & Associates, M.P.
33.	S.M. Shubhani, Managing Director	NCPE, Hyderabad
34.	Aloke Shrivastava, Director	DMG Consulting Ltd. (JMC, M.P.)
35.	Zameer Ahmed, Director (Technical)	NPCE, Hyderabad
36.	Y. M. Patil	UIT, Kota Consultant

<b>Sl. No.</b>	<b>Name &amp; Designation</b>	<b>Organisation</b>
37.	S. Singh, Consultant	Bhubaneswar Municipal Corporation
38.	Usha Prasad Mahavir, Deputy GM (Projects)	HUDCO
39.	Sailesh Kumar Agarwal, Executive Director	BMTPC
40.	Radha Roy, Deputy GM (Projects)	HUDCO
41.	C.N. Jha, Deputy Chief (S&PD)	BMTPC
42.	Amarjeet Singh	HUDCO
43.	Sudip Das	HUDCO
44.	Augustin Maria	World Bank
45.	Vasudha Thawakar, Urban Analyst	World Bank
46.	Bernice Van Bronkhokst, Sr. Urban Specialist	World bank
47.	Archana S. Hinduja	SNPUPR
48.	B. Datta	SNPUPR
49.	Shubhagato Dasgupta, Team Leader	SNPUPR
50.	Aparajita Ghatak	SNPUPR
51.	Anindita Mukherjee	SNPUPR



## Statement I

				<i>(Rs in lakh)</i>			
Sl. No	Name of the State/UT	Name of the city	RAY Project Name / Components	Total Project Cost	Central Share	State Share	Central share (1/3rd)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Andhra Pradesh	Hyderabad	<b>DPR of Kesava Nagar Slum In-situ Redevelopment, Greater Hyderabad Municipal Corporation under RAY (Pilot project)</b>				
			<b>A</b>				
	<b>STATEMENT-I</b>		<b>Housing</b>				
			In-Situ Redevelopment project for construction of 334 Dwelling units @ Rs.3.904 lacs (avg)/DU. 275 DUs with G/G+1/G+2 with carpet area of 25.16 sqmt. 59 DUs with G/G+1/G+2 with carpet area of 24.8 sqmt.	1303.91	651.96	651.96	217.32
			Construction of transit housing (G+3) - 288 nos @ Rs. 2,80,597/ DU with carpet area -15.96 sqmt. & 576 DUs @ Rs.1,89,990/ DU with carpet area of 11sqmt.	1902.46	951.23	951.23	317.08
	<b>Details of State Share</b>	<b>(Rs. in lacs)</b>	<b>Sub Total (A)</b>	<b>3206.37</b>	<b>1603.19</b>	<b>1603.19</b>	<b>534.40</b>
			<b>B1</b>				
			<b>Utility infrastructure</b>				
1)	State share	889.91	1. Water supply	247.09	123.55	123.55	41.18
2)	Beneficiaries share	391.17	2. Sewerage	103.24	51.62	51.62	17.21
3)	ULB share	943.70	3. Storm water Drains	34.67	17.34	17.34	5.78
4)	Other charges, Civic centre & Pr school	1425.03	4. Roads	293.94	146.97	146.97	48.99
	<b>Total State Share</b>	<b>3649.81</b>	5. Water supply and sewerage connection charges	55.49	27.75	27.75	9.25
	<b>Avg. per DU Finance ( In-situ -334)</b>	<b>(Rs.)</b>	6. External Electrification	207.07	103.54	103.54	34.51

## Statement I

				(Rs in lakh)			
Sl. No	Name of the State/UT	Name of the city	RAY Project Name / Components	Total Project Cost	Central Share	State Share	Central share (1/3rd)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Andhra Pradesh	Hyderabad	<b>DPR of Kesava Nagar Slum In-situ Redevelopment, Greater Hyderabad Municipal Corporation under RAY (Pilot project)</b>				
1)	Central share	195,196.00	7. Solid waste management	9.50	4.75	4.75	1.58
2)	State share	78,078.40	<b>Sub total(B.1)</b>	<b>951.00</b>	<b>475.50</b>	<b>475.50</b>	<b>158.50</b>
3)	ULB share	0.00	<b>B.2 Social infrastructure</b>				
4)	Beneficiary share	117,117.60	8. Community centre cum Livelihood centre	79.04	39.52	39.52	13.17
	<b>Total</b>	<b>390,392.00</b>	9. Anganwadi	9.80	4.90	4.90	1.63
			10. Urban Health Centre*	15.58	7.79	7.79	2.60
			11. Primary school	26.47	0.00	26.47	0.00
			12. Civic amenity centre	63.43	0.00	63.43	0.00
	<b>Avg. per DU Finance ( Transit- 864 )</b>	<b>(Rs.)</b>	13. Parks	98.76	49.38	49.38	16.46
	Central share	110,096.00	<b>Sub Total (B.2)</b>	<b>293.08</b>	<b>101.59</b>	<b>191.49</b>	<b>33.86</b>
	State share	44,038.40	<b>Sub Total B(B.1+B.2)</b>	<b>1244.08</b>	<b>577.09</b>	<b>666.99</b>	<b>192.36</b>
	ULB share	66,057.60	<b>Sub Total (A+B)</b>	<b>4450.45</b>	<b>2180.28</b>	<b>2270.18</b>	<b>726.76</b>
	Beneficiary share	Nil	<b>C O &amp; M charges @ 2%</b>	89.01	44.51	44.51	14.84
	<b>Total</b>	<b>220,192.00</b>	<b>Sub Total (C)</b>	<b>89.01</b>	<b>44.51</b>	<b>44.51</b>	<b>14.84</b>
			<b>Sub Total (A+B+C)</b>	<b>4539.46</b>	<b>2224.78</b>	<b>2314.68</b>	<b>741.59</b>
			<b>D Other Charges</b>				
			1. Consultancy charges for DPR preparation/TPQC/PMC etc (@ 2%)	89.01	0.00	89.01	0.00
			2. Admissible charges contingencies @ 3%	133.51	0.00	133.51	0.00

## Statement I

					<i>(Rs in lakh)</i>			
Sl. No	Name of the State/UT	Name of the city		RAY Project Name / Components	Total Project Cost	Central Share	State Share	Central share (1/3rd)
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)
1.	Andhra Pradesh	Hyderabad		<b>DPR of Kesava Nagar Slum In-situ Redevelopment, Greater Hyderabad Municipal Corporation under RAY (Pilot project)</b>				
				3. Provision for Price escalation @ 10%	667.57	0.00	667.57	0.00
				4. Provision for tender premium @ 5%	222.52	0.00	222.52	0.00
				5. Provision for project management charges of implementing agency @ 5%	222.52	0.00	222.52	0.00
				<b>Sub Total (D)</b>	<b>1335.13</b>	<b>0.00</b>	<b>1335.13</b>	<b>0.00</b>
				<b>Project Cost (A+B+C+D)</b>	<b>5874.59</b>	<b>2224.78</b>	<b>3649.81</b>	<b>741.59</b>
* Certificate needs to be furnished by Agency that no funding is available from respective department.								

(Rs in lacs)

**Statement I**

Sl. No.	Name of the State/ UT	Name of the city / District		RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)
	Madhya Pradesh	Indore		<b>Pilot DPR of Identified Slums (Mahadev Nagar, Indrajeet Nagar, Anna Bhau Sathe Chikitsak Nagar -2, Nipaniya Gram Kakad, Anna Bhau Sathe Chikitsak Nagar -1 and Rahul Gandhi Nagar [Bajrang Nagar]) as per the Slum Free City Plan of Indore Metropolitan Area (1463 DUs) under Rajiv Awas Yojana (RAY)</b>				
			<b>A</b>	<b>Housing</b>				
				In-Situ Redevelopment - construction of Type 1A 184 DUs @ Rs.339769/- per DU, Type 2A 114 DUs @ Rs.315077/-, Type 3A 150 DUs @ Rs.305407/-, Type 4A 378 DUs @ Rs.312250/-, Type 4B 21 DUs @ Rs.331974/-, Type 5A 98 DUs @ Rs.322637/-, Type 6A 364 DUs @ Rs.322637/-, G+3 storied house with carpet area of 25.80 sq.mt. and for Type 4B 25 sqmt having 2 rooms, Kitchen, Wc & Bath. Property rights will be given on 30 years lease basis in the name of the wife or husband & wife jointly.	4183.08	2091.54	2091.54	697.11
				Transit/ Rental Housing of 154 DUs @ Rs.312250/- per DU) G+3 storied house with carpet area of 25.80 sq.mt. having 2 rooms, Kitchen, Wc & Bath.	480.87	240.43	240.43	80.14
	<b>Details of State Share</b>	<b>(Rs in lacs)</b>		<b>Sub Total (A)</b>	<b>4663.94</b>	<b>2331.97</b>	<b>2331.97</b>	<b>777.25</b>
1)	State grant	1,533.37	<b>B.1</b>	<b>Utility Infrastructure</b>				
2)	ULB share	1,149.65		1. Water Supply	128.29	64.15	64.15	21.38

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	<b>Madhya Pradesh</b>	<b>Indore</b>	<b>Pilot DPR of Identified Slums (Mahadev Nagar, Indrajeet Nagar, Anna Bhau Sathe Chikitsak Nagar -2, Nipaniya Gram Kakad, Anna Bhau Sathe Chikitsak Nagar -1 and Rahul Gandhi Nagar [Bajrang Nagar]) as per the Slum Free City Plan of Indore Metropolitan Area (1463 DUs) under Rajiv Awas Yojana (RAY)</b>				
3)	Beneficiaries share	1,254.92	2. Sewerage	191.96	95.98	95.98	31.99
4)	Other Charges	766.69	3. Storm Water Dain	51.91	25.95	25.95	8.65
	<b>Total State Share</b>	<b>4704.63</b>	4. Roads, Culverts, Pavements	1173.26	586.63	586.63	195.52
	<b>Per DU Finance (Type 1A)</b>	<b>(Rs.)</b>	5. Electrifications	326.86	163.43	163.43	54.47
1)	Central share	169,885	6. Solid Waste Management	6.25	3.13	3.13	1.04
2)	State grant	67,954	7. Compound Wall	359.10	179.55	179.55	59.84
3)	ULB share	-	8. Transit Housing	178.50	89.25	89.25	29.75
4)	Beneficiaries share	101,931	<b>Sub Total (B.1)</b>	<b>2416.14</b>	<b>1208.07</b>	<b>1208.07</b>	<b>402.65</b>
	<b>Total</b>	<b>339,769</b>	<b>B.2 Social Infrastructure</b>				
	<b>Per DU Finance (Transit/ Rental)</b>	<b>(Rs.)</b>	9. Community Hall	72.59	36.30	36.30	12.10
1)	Central share	156,125	10. Informal Sector Market	121.02	60.51	60.51	20.17
2)	State grant	62,450	11. Parks	37.93	18.96	18.96	6.32

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Madhya Pradesh	Indore	Pilot DPR of Identified Slums (Mahadev Nagar, Indrajeet Nagar, Anna Bhau Sathe Chikitsak Nagar -2, Nipaniya Gram Kakad, Anna Bhau Sathe Chikitsak Nagar -1 and Rahul Gandhi Nagar [Bajrang Nagar]) as per the Slum Free City Plan of Indore Metropolitan Area (1463 DUs) under Rajiv Awas Yojana (RAY)					
3)	ULB share	93,675	<b>Sub Total (B.2)</b>	231.54	115.77	115.77	38.59	
4)	Beneficiaries share	-	<b>Sub Total B (B.1+B.2)</b>	2647.67	1323.84	1323.84	441.23	
	<b>Total</b>	<b>312,250</b>	<b>Sub Total (A+B)</b>	<b>7311.61</b>	<b>3655.81</b>	<b>3655.81</b>	<b>1218.48</b>	
			<b>C</b>	O&M cost as proposed in DPR *	355.25	73.12	282.13	24.37
				<b>Sub Total (C)</b>	<b>355.25</b>	<b>73.12</b>	<b>282.13</b>	<b>24.37</b>
				<b>Sub Total (A+B+C)</b>	<b>7666.86</b>	<b>3728.92</b>	<b>3937.94</b>	<b>1242.85</b>
			<b>D</b>	1. DPR Preparation, project management, Supervision & Quality Control-@ 5%	383.34	0.00	383.34	0.00
				2. Capacity Building, Community mobilization, Social Audit & TPIM-@ 5%	383.34	0.00	383.34	0.00
				<b>Sub Total (D)</b>	<b>766.69</b>	<b>0.00</b>	<b>766.69</b>	<b>0.00</b>
				<b>Total Project Cost (A+B+C+D)</b>	<b>8433.55</b>	<b>3728.92</b>	<b>4704.63</b>	<b>1242.85</b>

\* Central Share restricted to 50% of 2% of core project cost (i.e. 50% of Rs.146.23 lacs). The balance amount is to be borne by ULB.

(Rs in lacs)

**Statement I**

Sl. No.	Name of the State/ UT	Name of the city / District		RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)
	Madhya Pradesh	Jabalpur		<b>Pilot DPR of Identified Slums (1 Behind MLB School 2 Sarra Peepar 3 Choudhari Mohall 4 Ravi Das Nagar) as per the Slum Free City Plan of Jabalpur Municipal Area (740 DUs) under Rajiv Awas Yojana (RAY)</b>				
			<b>A</b>	<b>Housing</b>				
				In-Situ Redevelopment - construction of Type 1A 48 DUs @ Rs.363387/- per DU G+3 storied, Type 2A 16 DUs @ Rs.409866/- G+2 storied, Type 3A 256 DUs @ Rs.315259/- G+3 storied, Type 4A 157 DUs @ Rs.357487/- G+1 storied, Type 5A 182 DUs @ Rs.346000/- G. F. storied house with carpet area of 25.39 sq.mt. having 2 rooms, Kitchen, Wc & Bath. Property rights will be given on 30 years lease basis in the name of the wife or husband & wife jointly.	2238.04	1119.02	1119.02	372.97
				Rental Housing of model-1 20 DUs @ Rs.409866/- per DU G+2 storied, model-2 26 DUs @ Rs.315259/- G+3 storied, model-3 31 DUs @ Rs.357487/- G+1 storied and model-4 4 DUs @ Rs.346000/- G.F. house with carpet area of 25.39 sq.mt. having 2 rooms, Kitchen, Wc & Bath.	288.60	144.30	144.30	48.10
	<b>Details of State Share</b>	<b>(Rs in lacs)</b>		<b>Sub Total (A)</b>	<b>2526.64</b>	<b>1263.32</b>	<b>1263.32</b>	<b>421.07</b>
1)	State grant	672.94	<b>B.1</b>	<b>Utility Infrastructure</b>				

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	<b>Madhya Pradesh</b>	<b>Jabalpur</b>	<b>Pilot DPR of Identified Slums (1 Behind MLB School 2 Sarra Peepar 3 Choudhari Mohall 4 Ravi Das Nagar) as per the Slum Free City Plan of Jabalpur Municipal Area (740 DUs) under Rajiv Awas Yojana (RAY)</b>				
2)	ULB share	347.25	1. Water Supply	44.56	22.28	22.28	7.43
3)	Beneficiaries share	671.41	2. Sewerage	75.56	37.78	37.78	12.59
4)	Other Charges	329.87	3. Storm Water Dain	134.83	67.41	67.41	22.47
	<b>Total State Share</b>	<b>2021.48</b>	4. Roads	257.63	128.81	128.81	42.93
	<b>Per DU Finance (Avg.)</b>	<b>(Rs.)</b>	5. Electrifications	34.45	17.22	17.22	5.74
1)	Central share	179,200	6. Solid Waste Management	0.90	0.45	0.45	0.15
2)	State grant	71,680	7. Rain Water harvesting	61.26	30.63	30.63	10.21
3)	ULB share	-	8. Dismantling/ Site Clearance of existing houses	18.50	0.00	18.50	0.00
4)	Beneficiaries share	107,520	<b>Sub Total (B.1)</b>	<b>627.69</b>	<b>304.60</b>	<b>323.10</b>	<b>101.52</b>
	<b>Total</b>	<b>358,400</b>	<b>B.2</b>	<b>Social Infrastructure</b>			
	<b>Per DU Finance (Rental) Avg.</b>	<b>(Rs.)</b>	9. Plantation	13.00	6.50	6.50	2.17
1)	Central share	178,577	10. Open Area Development	37.21	18.60	18.60	6.20
2)	State grant	71,431	11. Livelihood Centre	52.13	26.06	26.06	8.69



**Statement I**

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Madhya Pradesh	Jabalpur	<b>Pilot DPR of Identified Slums (1 Behind MLB School 2 Sarra Peepar 3 Choudhari Mohall 4 Ravi Das Nagar) as per the Slum Free City Plan of Jabalpur Municipal Area (740 DUs) under Rajiv Awas Yojana (RAY)</b>					
3)	ULB share	107,146	12. Community Centre	42.06	21.03	21.03	7.01	
4)	Beneficiaries share	-	<b>Sub Total (B.2)</b>	<b>144.40</b>	<b>72.20</b>	<b>72.20</b>	<b>24.06</b>	
	<b>Total</b>	<b>357,153</b>	<b>Sub Total B (B.1+B.2)</b>	<b>772.09</b>	<b>376.80</b>	<b>395.30</b>	<b>125.59</b>	
			<b>Sub Total (A+B)</b>	<b>3298.73</b>	<b>1640.12</b>	<b>1658.62</b>	<b>546.65</b>	
			<b>C</b> O&M cost @ of 2% as proposed in DPR	65.97	32.99	32.99	10.99	
			<b>Sub Total (C)</b>	<b>65.97</b>	<b>32.99</b>	<b>32.99</b>	<b>10.99</b>	
			<b>D</b> 1. DPR Preparation, project management, Supervision & Quality Control-@ 5%	164.94	0.00	164.94	0.00	
			2. Capacity Building, Community mobilization, Social Audit & TPIM-@ 5%	164.94	0.00	164.94	0.00	
			<b>Sub Total (D)</b>	<b>329.87</b>	<b>0.00</b>	<b>329.87</b>	<b>0.00</b>	
			<b>Total Project Cost (A+B+C+D)</b>	<b>3694.58</b>	<b>1673.10</b>	<b>2021.48</b>	<b>557.65</b>	

(Rs in lacs)

## Statement I

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Madhya Pradesh	Gwalior	<b>Pilot DPR of Identified Slums (Sharma Farm 2, Sharma Farm No 1, Shanti Nagar Ward No – 21, Cancer Pahadi, Mehelgaon Ki Pahadi)) as per the Slum Free City Plan of Gwalior Municipal Area (934 DUs) under Rajiv Awas Yojana (RAY)</b>					
			<b>A</b>	<b>Housing</b>				
				In-Situ Redevelopment/ Relocation - construction of Type 1A 65 DUs @ Rs.395422/- per DU, Type 2A 87 DUs @ Rs.395193/-, Type 3A 102 DUs @ Rs.395225/-, Type 4A 427 DUs @ Rs.395472/-, G+2 storied house with carpet area of 25 sq.mt. having 2 rooms, Kitchen, WC & Bath. Property rights will be given on 30 years lease basis in the name of the wife or husband & wife jointly.	2692.64	1346.32	1346.32	448.73
				Transit/ Rental Housing of 253 DUs @ Rs.395472/- per DU) G+2 storied house with carpet area of 25 sq.mt. having 2 rooms, Kitchen, Wc & Bath.	1000.54	500.27	500.27	166.74
	<b>Details of State Share</b>	<b>(Rs in lacs)</b>		<b>Sub Total (A)</b>	<b>3693.18</b>	<b>1846.59</b>	<b>1846.59</b>	<b>615.47</b>
1)	State grant	1039.19	<b>B.1</b>	<b>Utility Infrastructure</b>				
2)	ULB share	822.59		1. Water Supply	128.17	64.09	64.09	21.36
3)	Beneficiaries share	807.79		2. Sewerage	192.10	96.05	96.05	32.01
4)	Other Charges	519.59		3. Storm Water Dain	25.72	12.86	12.86	4.29
	<b>Total State Share</b>	<b>3189.16</b>		4. Roads, Pavements	284.17	142.09	142.09	47.36
	<b>Per DU Finance</b>	<b>(Rs.)</b>		5. Electrifications	179.51	89.76	89.76	29.92

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	<b>Madhya Pradesh</b>	<b>Gwalior</b>	<b>Pilot DPR of Identified Slums (Sharma Farm 2, Sharma Farm No 1, Shanti Nagar Ward No – 21, Cancer Pahadi, Mehelgaon Ki Pahadi)) as per the Slum Free City Plan of Gwalior Municipal Area (934 DUs) under Rajiv Awas Yojana (RAY)</b>				
	<b>(Type 1A)</b>						
1)	Central share	197,711	6. Solid Waste Management	4.70	2.35	2.35	0.78
2)	State grant	79,084	7. Compound and Retaining Wall	231.23	115.61	115.61	38.53
3)	ULB share	-	8. Transit Housing	83.32	41.66	41.66	13.88
4)	Beneficiaries share	118,627	<b>Sub Total (B.1)</b>	<b>1128.92</b>	<b>564.46</b>	<b>564.46</b>	<b>188.13</b>
	<b>Total</b>	<b>395,422</b>	<b>B.2</b>	<b>Social Infrastructure</b>			
	<b>Per DU Finance (Rental/ Transit)</b>	<b>(Rs.)</b>	9. Community Hall	55.64	27.82	27.82	9.27
1)	Central share	197,736	10. Informal Sector Market	44.58	22.29	22.29	7.43
2)	State grant	79,094	11. Parks	30.96	15.48	15.48	5.16
3)	ULB share	118,642	12. School Building	18.33	0.00	18.33	0.00
4)	Beneficiaries share	-	<b>Sub Total (B.2)</b>	<b>149.51</b>	<b>65.59</b>	<b>83.92</b>	<b>21.86</b>
	<b>Total</b>	<b>395,472</b>		<b>Sub Total B (B.1+B.2)</b>	<b>1278.43</b>	<b>630.05</b>	<b>648.38</b>
				<b>Sub Total (A+B)</b>	<b>4971.61</b>	<b>2476.64</b>	<b>825.46</b>
			<b>C</b>	O&M cost as proposed in DPR *	224.32	49.72	174.60
				<b>Sub Total (C)</b>	<b>224.32</b>	<b>49.72</b>	<b>174.60</b>
				<b>Sub Total (A+B+C)</b>	<b>5195.93</b>	<b>2526.36</b>	<b>842.03</b>

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	<b>Madhya Pradesh</b>	<b>Gwalior</b>	<b>Pilot DPR of Identified Slums (Sharma Farm 2, Sharma Farm No 1, Shanti Nagar Ward No – 21, Cancer Pahadi, Mehelgaon Ki Pahadi)) as per the Slum Free City Plan of Gwalior Municipal Area (934 DUs) under Rajiv Awas Yojana (RAY)</b>					
			<b>D</b>	1. DPR Preparation, project management, Supervision & Quality Control-@ 5%	259.80	0.00	259.80	0.00
				2. Capacity Building, Community mobilization, Social Audit & TPIM-@ 5%	259.80	0.00	259.80	0.00
				<b>Sub Total (D)</b>	<b>519.59</b>	<b>0.00</b>	<b>519.59</b>	<b>0.00</b>
				<b>Total Project Cost (A+B+C+D)</b>	<b>5715.52</b>	<b>2526.36</b>	<b>3189.16</b>	<b>842.03</b>

\* Central Share restricted to 50% of 2% of core project cost (i.e. 50% of Rs.99.04 lacs). The balance amount is to be borne by ULB.

(Rs in lacs)

**Statement I**

Sl. No.	Name of the State/ UT	Name of the city / District		RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)
	Madhya Pradesh	Sagar		<b>Pilot DPR of Identified three Slums (Slum near Kishor Nyayalay, Slum behind Khurai Bus Stand and Kasai Basti) as per the Slum Free City Plan of SAGAR Metropolitan Area (780 DUs) under Rajiv Awas Yojana (RAY)</b>				
			<b>A</b>	<b>Housing</b>				
				In-Situ Redevelopment/ Relocation - construction of Type 1A 540 DUs @ Rs.320363/- per DU, G+1 storied house with carpet area of 25.39 sq.mt. having 2 rooms, Kitchen, Wc & Bath. Property rights will be given on 30 years lease basis in the name of the wife or husband & wife jointly.	1729.96	864.98	864.98	288.30
				Transit/ Rental Housing of 240 DUs @ Rs.220604/- per DU) G+1 storied house with carpet area of 23.45 sq.mt. having 2 rooms, Kitchen, WC & Bath.	529.45	264.72	264.72	88.23
	<b>Details of State Share</b>	<b>(Rs in lacs)</b>		<b>Sub Total (A)</b>	<b>2259.41</b>	<b>1129.70</b>	<b>1129.70</b>	<b>376.53</b>
1)	State grant	638.42	<b>B.1</b>	<b>Utility Infrastructure</b>				
2)	ULB share	531.89		1. Water Supply	57.74	28.87	28.87	9.62
3)	Beneficiaries share	518.99		2. Sewerage	55.20	27.60	27.60	9.20
4)	Other Charges	319.21		3. Storm Water Dain	180.52	90.26	90.26	30.08
	<b>Total State Share</b>	<b>2008.51</b>		4. Roads	151.67	75.84	75.84	25.28
	<b>Per DU Finance (Type 1A)</b>	<b>(Rs.)</b>		5. Electrifications	113.85	56.93	56.93	18.97
1)	Central share	160,182		6. Solid Waste Management	0.48	0.24	0.24	0.08

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)			
	Madhya Pradesh	Sagar	<b>Pilot DPR of Identified three Slums (Slum near Kishor Nyayalay, Slum behind Khurai Bus Stand and Kasai Basti) as per the Slum Free City Plan of SAGAR Metropolitan Area (780 DUs) under Rajiv Awas Yojana (RAY)</b>							
2)	State grant	64,073	<b>Sub Total (B.1)</b>	<b>559.46</b>	<b>279.73</b>	<b>279.73</b>	<b>93.23</b>			
3)	ULB share	-	<b>B.2</b>	<b>Social Infrastructure</b>						
4)	Beneficiaries share	96,109		7. Community Centre	33.96	16.98	16.98	5.66		
	<b>Total</b>	<b>320,363</b>		8. Livelihood Centre	25.26	12.63	12.63	4.21		
	<b>Per DU Finance (Rental)</b>	<b>(Rs.)</b>		9. Primary School	131.00	0.00	131.00	0.00		
1)	Central share	110,302		10. Primary Health Centre **	50.00	25.00	25.00	8.33		
2)	State grant	44,121		11. Animal Pen	15.19	7.60	7.60	2.53		
3)	ULB share	66,181		12. Plantation along the road	0.82	0.41	0.41	0.14		
4)	Beneficiaries share	-		<b>Sub Total (B.2)</b>	<b>256.24</b>	<b>62.62</b>	<b>193.62</b>	<b>20.87</b>		
	<b>Total</b>	<b>220,604</b>		<b>Sub Total B (B.1+B.2)</b>	<b>815.70</b>	<b>342.35</b>	<b>473.35</b>	<b>114.11</b>		
				<b>Sub Total (A+B)</b>	<b>3075.11</b>	<b>1472.05</b>	<b>1603.05</b>	<b>490.64</b>		
			<b>C</b>	O&M cost for maintenance for 5 years as proposed in DPR *	117.00	30.75	86.25	10.25		
				<b>Sub Total (C)</b>	<b>117.00</b>	<b>30.75</b>	<b>86.25</b>	<b>10.25</b>		
			<b>Sub Total (A+B+C)</b>				<b>3192.11</b>	<b>1502.81</b>	<b>1689.30</b>	<b>500.89</b>
			<b>D</b>	1. DPR Preparation, project management, Supervision & Quality Control-@ 5%	159.61	0.00	159.61	0.00		

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	<b>Madhya Pradesh</b>	<b>Sagar</b>	<b>Pilot DPR of Identified three Slums (Slum near Kishor Nyayalay, Slum behind Khurai Bus Stand and Kasai Basti) as per the Slum Free City Plan of SAGAR Metropolitan Area (780 DUs) under Rajiv Awas Yojana (RAY)</b>				
			2. Capacity Building, Community mobilization, Social Audit & TPIM-@ 5%	159.61	0.00	159.61	0.00
			<b>Sub Total (D)</b>	<b>319.21</b>	<b>0.00</b>	<b>319.21</b>	<b>0.00</b>
			<b>Total Project Cost (A+B+C+D)</b>	<b>3511.32</b>	<b>1502.81</b>	<b>2008.51</b>	<b>500.89</b>

\* - Central Share restricted to 50% of 2% of core project cost (i.e. 50% of Rs.61.50 lacs). The balance amount is to be borne by ULB.

\*\* a certificate needs to be provided by the agency that no funding is available from State Health department.

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Kerala	Thiruvananthapuram	<b>Pilot project for Mathipuram Colony, Vizhinjam, Thiruvananthapuram (1032 DUs), Kerala under Rajiv Awas Yojana (RAY)</b>					
			<b>A</b>	<b>Housing</b>				
				In-Situ Construction of 985 new dwelling units @ Rs.3.53 - 6.19 lacs with carpet area of more than 25 sq.mt. having 2 rooms, Kitchen, Wc & Bath. Property rights are given to beneficiary over built up area and rights over land belongs to ULB.	5148.56	2574.28	2574.28	858.01
				In-Situ Upgradation of 47 dwelling units @ Rs.0.54 - 1.11 lacs with carpet area of more than 25 sq.mt. having 2 rooms, Kitchen, Wc & Bath.	75.13	37.57	37.57	12.52
	<b>Details of State Share</b>	<b>(Rs in lacs)</b>		<b>Sub Total (A)</b>	<b>5223.69</b>	<b>2611.85</b>	<b>2611.85</b>	<b>870.53</b>
1)	State grant	2,083.52	<b>B.1</b>	<b>Utility Infrastructure</b>				
2)	ULB share	866.64		1. Water Supply	116.93	58.47	58.47	19.49
3)	Beneficiaries share	522.37		2. Sewerage	391.80	195.90	195.90	65.29
	<b>Total State Share</b>	<b>3472.53</b>		3. Storm Water Drain	147.03	73.52	73.52	24.50



**Statement I**

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District		RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)
	Kerala	Thiruvananthapuram		<b>Pilot project for Mathipuram Colony, Vizhinjam, Thiruvananthapuram (1032 DUs), Kerala under Rajiv Awas Yojana (RAY)</b>				
				4. Roads	143.51	71.76	71.76	23.92
	<b>Per DU Finance (lowest)</b>	<b>(Rs.)</b>		5. Electrification	288.18	144.09	144.09	48.03
1)	Central share	176,500		6. Solid Waste Management	35.24	17.62	17.62	5.87
2)	State grant	105,900		7. Rain Water Harvesting	91.20	45.60	45.60	15.20
3)	ULB share	35,300		8. Landscaping	20.36	10.18	10.18	3.39
4)	Beneficiaries share	35,300		9. Land Development	104.55	52.28	52.28	17.42
	<b>Total</b>	<b>353,000</b>		10. Transit facilities	81.21	40.61	40.61	13.53
	<b>Per DU Finance (Highest)</b>	<b>(Rs.)</b>		<b>Sub Total (B.1)</b>	<b>1420.01</b>	<b>710.01</b>	<b>710.01</b>	<b>236.64</b>
1)	Central share	309,667	<b>B.2</b>	<b>Social Infrastructure</b>				
2)	State grant	185,800		11. Library cum Study Centre	37.84	18.92	18.92	6.31
3)	ULB share	61,933		12. Anganwadi	6.00	3.00	3.00	1.00
4)	Beneficiaries share	61,933		13. Community Hall	17.54	8.77	8.77	2.92
	<b>Total</b>	<b>619,333</b>		14. Dry Fish Unit (under PPP)	33.41	0.00	0.00	0.00

**Statement I**

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Kerala	Thiruvananthapuram	<b>Pilot project for Mathipuram Colony, Vizhinjam, Thiruvananthapuram (1032 DUs), Kerala under Rajiv Awas Yojana (RAY)</b>				
	<b>Per DU Finance (upgradation)</b>	<b>(Rs.)</b>	15. Community work centres (part PPP Rs.11.60 lacs)	23.20	5.80	5.80	1.93
1)	Central share	55,500	16. Garment Unit (under PPP)	196.88	0.00	0.00	0.00
2)	State grant	33,300	17. Health Centre *	10.70	5.35	5.35	1.78
3)	ULB share	11,100	18. Grocery, vegetable shops	6.48	3.24	3.24	1.08
4)	Beneficiaries share	11,100	19. Kiosks for night vending	5.40	2.70	2.70	0.90
	<b>Total</b>	<b>111,000</b>	20. Stores for Fishermen	124.08	62.04	62.04	20.68
			21. Informal Markets	8.52	4.26	4.26	1.42
			<b>Sub Total (B.2)</b>	<b>470.05</b>	<b>114.08</b>	<b>114.08</b>	<b>38.02</b>
			<b>Sub Total B (B.1+B.2)</b>	<b>1890.06</b>	<b>824.09</b>	<b>824.09</b>	<b>274.67</b>
			<b>Sub Total (A+B)</b>	<b>7113.75</b>	<b>3435.93</b>	<b>3435.93</b>	<b>1145.20</b>
		<b>C</b>	O&M cost as proposed in DPR	73.19	36.60	36.60	12.20
			<b>Sub Total (C)</b>	<b>73.19</b>	<b>36.60</b>	<b>36.60</b>	<b>12.20</b>
			<b>Total Project Cost (A+B+C)</b>	<b>7186.94</b>	<b>3472.53</b>	<b>3472.53</b>	<b>1157.39</b>

\* a certificate needs to be provided by the agency that no funding is available from State Health department.

**Statement I**

(Rs in lakh)

Sl. No.	Name of the State/UT	Name of the city	RAY Plot Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share(1/3rd)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Orissa	Bhubaneswar	<b>DPR for Rangamatia Cluster Improvement Project , Bhubaneswar, Orissa under RAY (Pilot Project)</b>				
			<b>A Housing</b>				
	<b>STATEMENT-I</b>		Conversion through in-situ upgradation of semi pucca/kuccha Housing Units to pucca units with carpet area of 25 sq. m. @ Rs.2.328 lacs/DU (Total 157 DUs)	365.50	182.75	182.75	60.92
			Construction of New Housing Units @ Rs.3.104 lacs/ DU (Total 608 DUs) G+3 with 25 sqmt carpet area each having two rooms & kitchen with toilet and bath	1887.41	943.71	943.71	314.57
			Transit accommodation 384 @ 1.63 lacs with G+3 with about 12.5 sq m carpet area having one room & kitchen with separate access sharing common toilet and bath	625.82	312.91	312.91	104.30
		<b>Details of State Share</b>	<b>(Rs. in lacs)</b>	<b>Sub Total (A)</b>	<b>2878.73</b>	<b>1439.37</b>	<b>1439.37</b>
			<b>B.1 Utility Infrastructure</b>				
1)	State share	1,092.34	1.HH toilets connection to city network	24.55	12.28	12.28	4.09
2)	ULB share	277.65	2.Water supply	163.12	81.56	81.56	27.19
3)	Beneficiaries share	450.58	3.Public stand post	1.00	0.50	0.50	0.17
4)	Other charges	835.46	4.Sewerage	67.55	33.78	33.78	11.26
	<b>Total State Share</b>	<b>2656.04</b>	5.Storm Water Drainage with main disposal	116.93	58.46	58.46	19.49

**Statement I**

(Rs in lakh)

Sl. No.	Name of the State/UT	Name of the city		RAY Plot Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share(1/3rd)
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)
1.	Orissa	Bhubaneswar		<b>DPR for Rangamatia Cluster Improvement Project , Bhubaneswar, Orissa under RAY (Pilot Project)</b>				
				drains				
				6. Roads	139.43	69.71	69.71	23.24
	<b>Per DU Finance(Up Grada)</b>	<b>(Rs.)</b>		7. Solid waste management	2.50	1.25	1.25	0.42
1)	Central share	116400.00		8. External Electrification	37.20	18.60	18.60	6.20
2)	State share	69840.00		<b>Sub Total ( B.1)</b>	<b>552.27</b>	<b>276.14</b>	<b>276.14</b>	<b>92.05</b>
3)	Beneficiary share	46560.00	<b>B.2</b>	<b>Social Infrastructure</b>				
4)	ULB share	Nil		9.UP Gradation of Primary school*	15.65	7.82	7.82	2.61
	<b>Total</b>	<b>232800.00</b>		10.Parks	39.59	19.80	19.80	6.60
				11.Community hall	83.51	41.75	41.75	13.92
	<b>Per DU Finance (New DUs)</b>	<b>(Rs.)</b>		<b>Sub Total (B.2)</b>	<b>138.75</b>	<b>69.37</b>	<b>69.37</b>	<b>23.12</b>
1)	Central share	155215.00		<b>Sub Total B (B.1+B.2)</b>	<b>691.02</b>	<b>345.51</b>	<b>345.51</b>	<b>115.17</b>
2)	State share	93129.00	<b>C</b>	O & M charges @ 2% of Project cost	71.40	35.70	35.70	11.90
3)	Beneficiary share	62086.00		<b>Sub Total ( C)</b>	<b>71.40</b>	<b>35.70</b>	<b>35.70</b>	<b>11.90</b>
4)	ULB share	Nil		<b>Sub Total (A+B+C)</b>	<b>3641.15</b>	<b>1820.57</b>	<b>1820.57</b>	<b>606.86</b>
	<b>Total</b>	<b>310430.00</b>	<b>D</b>	<b>Other Charges</b>				
				1.Detailed engineering survey and design	22.00	0.00	22.00	0.00
				2.Land ownership/ title confirmation	0.27	0.00	0.27	0.00
	<b>Per DU Finance</b>	<b>(Rs.)</b>		3.Project Management Consultancy	71.40	0.00	71.40	0.00

**Statement I**

(Rs in lakh)

Sl. No.	Name of the State/UT	Name of the city	RAY Plot Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share(1/3rd)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Orissa	Bhubaneswar	DPR for Rangamatia Cluster Improvement Project , Bhubaneswar, Orissa under RAY (Pilot Project)				
	(transit)						
1)	Central share	81487.50	4.Proof consultant	17.85	0.00	17.85	0.00
2)	State share	48892.50	5.Tender premium	713.95	0.00	713.95	0.00
3)	Beneficiary share	Nil	6.DPR preparation cost (in house)	10.00	0.00	10.00	0.00
4)	ULB share	32595.00	<b>Sub Total (D)</b>	<b>835.46</b>	<b>0.00</b>	<b>835.46</b>	0.00
	<b>Total</b>	<b>162975.00</b>	<b>Total Project Cost (A+B+C+D)</b>	<b>4476.61</b>	<b>1820.57</b>	<b>2656.04</b>	<b>606.86</b>

\* Certificate needs to be furnished that no funding is available from respective department

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Rajasthan	Jaipur	<b>Pilot project for Kiron Ki Dhani Slum, Jaipur (1104 DUs), Rajasthan under Rajiv Awas Yojana</b>					
			<b>A</b>	<b>Housing</b>				
				Relocation - construction of 920 new dwelling units (@ Rs.378,867/- per DU) G+2 storied house with carpet area of 25.25 sq.mt. having 2 rooms, Kitchen, WC & Bath. Property rights will be given in the name of the wife or husband & wife jointly.	3485.58	1742.79	1742.79	580.87
				Rental Housing of 184 DUs @ Rs.378,867/- per DU) G+2 storied house with carpet area of 25.25 sq.mt. having 2 rooms, Kitchen, WC & Bath.	697.12	348.56	348.56	116.17
	<b>Details of State Share</b>	<b>(Rs in lacs)</b>		<b>Sub Total (A)</b>	<b>4182.69</b>	<b>2091.35</b>	<b>2091.35</b>	<b>697.05</b>
1)	State grant	1,145.84	<b>B.1</b>	<b>Utility Infrastructure</b>				
2)	ULB share	1,448.24		<b>1. Water Supply</b>				
3)	Beneficiaries share	375.15		1.1 UGSR	41.05	20.53	20.53	6.84
	<b>Total State Share</b>	<b>2969.23</b>		1.2 Pipeline	236.00	118.00	118.00	39.33
				1.3 Service Quarters	13.46	6.73	6.73	2.24
	<b>Per DU Finance</b>	<b>(Rs.)</b>		1.4 Pump station etc.	28.96	14.48	14.48	4.83
1)	Central share	189,434		1.5 Share cost of water from Bisalpur	320.00	160.00	160.00	53.33

## Statement I

(Rs in lacs)

Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	<b>Rajasthan</b>	<b>Jaipur</b>	<b>Pilot project for Kiron Ki Dhani Slum, Jaipur (1104 DUs), Rajasthan under Rajiv Awas Yojana</b>				
2)	State grant	75,773	1.6 Chlorination plant	6.00	3.00	3.00	1.00
3)	ULB share	75,774	2. Sewerage	140.95	70.48	70.48	23.49
4)	Beneficiaries share	37,886	3. Storm Water Drain	137.15	68.58	68.58	22.86
	<b>Total</b>	<b>378,867</b>	4. Roads	101.21	50.61	50.61	16.87
	<b>Per DU Finance (Rental) (Rs.)</b>	<b>(Rs.)</b>	5. Electrification	106.65	53.33	53.33	17.77
1)	Central share	189,434	6. Solid Waste Management	19.22	3.23	15.99	1.08
2)	State grant	75,773	7. Rain Water Harvesting	12.00	6.00	6.00	2.00
3)	ULB share	113,660	<b>Sub Total (B.1)</b>	<b>1162.65</b>	<b>574.95</b>	<b>587.71</b>	<b>191.63</b>
4)	Beneficiaries share	-	<b>B.2</b>	<b>Social Infrastructure</b>			
	<b>Total</b>	<b>378,867</b>	8. Community Hall cum Women Training Centre	24.00	12.00	12.00	4.00
			9. Primary Health Centre *	8.00	4.00	4.00	1.33
			10. Primary School Building	63.50	0.00	63.50	0.00
			11. Commercial Complex	133.00	0.00	133.00	0.00
			12. Work Shed/ Living stock camp	9.75	4.88	4.88	1.62
			13. Parks	52.35	26.18	26.18	8.72
			<b>Sub Total (B.2)</b>	<b>290.60</b>	<b>47.05</b>	<b>243.55</b>	<b>15.68</b>
			<b>Sub Total B (B.1+B.2)</b>	<b>1453.25</b>	<b>622.00</b>	<b>831.26</b>	<b>207.31</b>
			<b>C</b>	O&M cost as proposed in DPR	93.26	46.63	46.63

## Statement I

(Rs in lacs)


Sl. No.	Name of the State/ UT	Name of the city / District	RAY Pilot Project Name / Components	Total Project Cost	Central Share	State Share	1/3rd of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Rajasthan	Jaipur	Pilot project for Kiron Ki Dhani Slum, Jaipur (1104 DUs), Rajasthan under Rajiv Awas Yojana				
			<b>Sub Total (C)</b>	<b>93.26</b>	<b>46.63</b>	<b>46.63</b>	<b>15.54</b>
			<b>Total Project Cost (A+B+C)</b>	<b>5729.20</b>	<b>2759.97</b>	<b>2969.23</b>	<b>919.90</b>

\* - a certificate needs to be provided by the agency that no funding is available from State Health department.




12<sup>th</sup> January, 2012

# WELCOME

  
**Ministry of Housing and Urban Poverty Alleviation  
Government of India**

**An Experience of  
Greater Hyderabad Municipal Corporation for development of  
slums under Rajiv Awas Yojana and DPR of Pilot Project**

by  
**M.T.Krishna Babu, IAS  
Commissioner, GHMC**

*Prepared by*  
  
**GREATER HYDERABAD MUNICIPAL CORPORATION**

Design Consultant  
**NCFE Infrastructure India Pvt. Ltd.**  
12-2-826/A/22, LIC Colony, Madhapur, Hyderabad - 500028.  
Tel.: 040-2551.7558, Fax: 040-2551.4679, Cell: 0-9648095877, 9648095877



## Slums – An Urban Malady Slum Development – A Social Challenge

**RAJIV AWAS YOJANA – a  
'RAY' of hope for the slum  
dwellers**

## Development Perspectives

### Adaptive Approach Vs. Proactive Approach

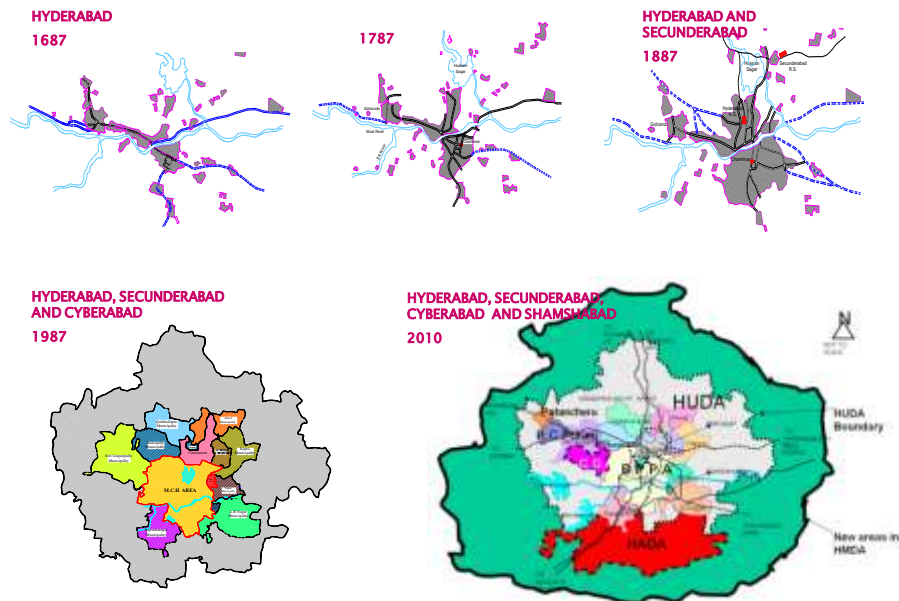
#### ADAPTIVE APPROACH (Slum Development Options)

1. Security of land tenure through issue of ownership rights which may require new legislations in the area of urban land use.
2. Provision of adequate physical infrastructure like water supply, sanitation, sewerage, drainage, roads and electricity.
3. Provision of adequate health infrastructure through primary health centres.
4. Provision of appropriate education facilities through primary schools.
5. Provision of livelihood centres / skill improvement programmes for economic betterment.

#### PROACTIVE APPROACH (Slum prevention Options)

1. Earmarking adequate land for EWS and LIG segments of the Society with tenure security, thereby addressing the issues of demand for land, housing, physical and social infrastructure
2. The city bylaws should be practically formulated in order to provide greater FSI to these sections of the society.
3. Provision of adequate physical, social, and economic infrastructure in rural areas in order to discourage migration to urban centres.
4. Development of satellite towns, cluster towns, and urban corridors with employment opportunities in order to decongest the core urban area and reduce land demand for housing.
5. Devise and implement "Regional Development Plan" in conjunction with the CDP in order to reduce regional imbalances and encourage development of counter-magnet towns.

## Growth of Hyderabad



## Slums in GHMC



**Total** - 1476  
 Notified - 1179  
 Non-notified - 297

Core area of the erstwhile MCH has 985 slums (66%) and the remaining 491 slums (34%) are spread in the surrounding erstwhile municipalities

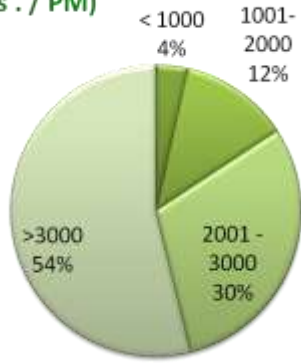
S.No.	Circle	No. of Slums
1	Circle 1 (Kapra)	-51 Slums
2	Circle 2 (Uppalli)	-29 Slums
3	Circle 3 (L.B.Nager)	-75 Slums
4	Circle 4 (Old Circle I)	-221 Slums
5	Circle 5 (Old Circle II)	-94 Slums
6	Circle 6 (Rajendranagar)	-45 Slums
7	Circle 7 (Old Circle IV)	-147 Slums
8	Circle 8 (Old Circle VI)	-38 Slums
9	Circle 9 (Old Circle III)	-193 Slums
10	Circle 10 (Old Circle V)	-160 Slums
11	Circle 11	-28 Slums
12	Circle 12	-33 Slums
13	Circle 13 (Patancheru)	-7 Slums
14	Circle 14 (Kukatpally)	-68 Slums
15	Circle 15 (Quthbullapur)	-64 Slums
16	Circle 16 (Alwal)	-49 Slums
17	Circle 17 (Malkajgiri)	-42 Slums
18	Circle 18 (Old Circle VII)	-132 Slums
	<b>TOTAL</b>	<b>-1476 Slums</b>

## Data Analysis

1. Slum Level
2. Land Status
3. Demographic
4. Housing status
5. Economic status of households
6. Occupation status of households
7. Access to physical infrastructure
8. Education facilities
9. Health facilities
10. Social development / welfare

## Average Household Monthly Income

**Average Monthly Income (Rs . / PM)**



**Average Monthly Income** = Rs. 4114/- P.M.

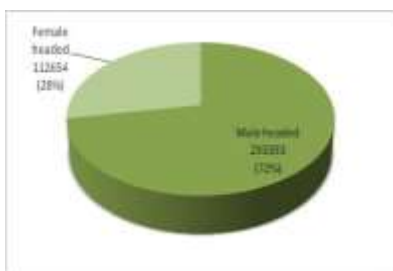
**Average Monthly Expenditure Average** = Rs. 4164/- P.M.

**Average debt Outstanding per household** = Rs. 23,620 /-

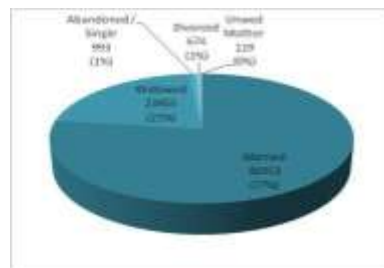


## Family head status in slums of GHMC

**Total**



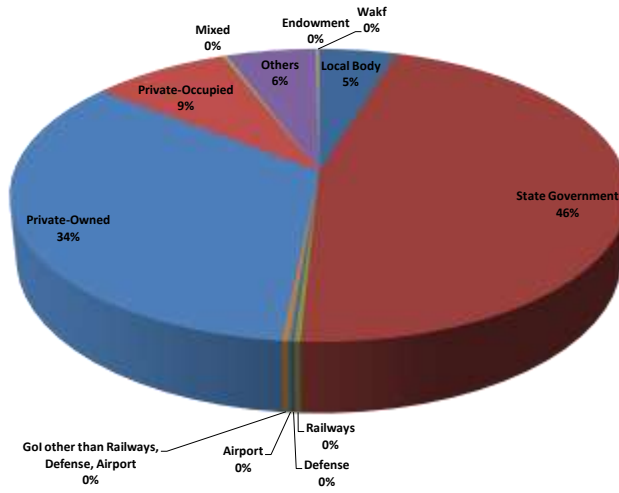
**Within Female Headed**



**STATUS OF LAND OWNERSHIP IN SLUMS OF GREATER HYDERABAD MUNICIPAL CORPORATION**

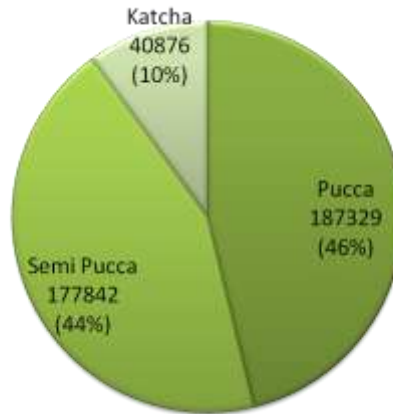
Sl. No	Name of the Circle	Total Slums	Updated Slums	Ownership of the Land														Total		
				Local Body	State Government	Railways	Defense	Airport	Govt other than Railways, Defense, Airport	Private-Owned	Private-Occupied	Mixed	Others	Endowment	WAKF	PSU	ULC Land			
1	Circle 16 Alwal	49	49																49	49
2	Circle 1 (Kapra)	51	51		48						3									51
3	Circle 14 (Kukatpally)	68	68		68															68
4	Circle 3 (L.B.Nagar)	75	75		75															75
5	Circle 17 (Malkajgiri)	42	42		31	1					8	2								42
6	Circle 13 (Patancheruvu)	7	7		2		1				2		1	1						7
7	Circle 15 (Quthbullapur)	64	64		64						-									64
8	Circle 6 (Rajendra Nagar)	45	45	24	7						-			14						45
9	Circle 12 (Serilingampally North)	33	33		21						12									33
10	Circle 2 (Uppal)	29	29	2	25						2									29
11	Circle 4 (Old Circle 1)	221	221	2	36	1					152	28		2						221
12	Circle 5 (Old Circle 2)	94	94	1	19						69	3	1	1						94
13	Circle 9 (Old Circle 3)	193	193	5	71	1					113	3								193
14	Circle 7 (Old Circle 4)	147	147	33	5		1	2	3	42	60		1							147
15	Circle 10 (Old Circle 5)	160	160	1	79					1	42	28	1	8						160
16	Circle 8 (Old Circle 6)	38	38	2	15						17	1			1	2				38
17	Circle 18 (Old Circle VII)	132	132		86	1					40			5						132
18	Circle 12 (Serilingampally South)	28	28		28															28
	<b>TOTAL</b>	<b>1476</b>	<b>1455</b>	<b>72</b>	<b>680</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>502</b>	<b>125</b>	<b>3</b>	<b>81</b>	<b>1</b>	<b>2</b>					<b>1476</b>

**STATUS OF LAND OWNERSHIP IN GHMC SLUMS**



## Type of structure of houses

Type structure –  
No. of Households



Note : 47 % are tenants

Type of Structure : Katcha Houses



Type of Structure : Semi Pucca Houses



Type of Structure : Semi Pucca and Pucca Houses





**Type of Structure : Pucca Houses**



**Infrastructure Deficiency**

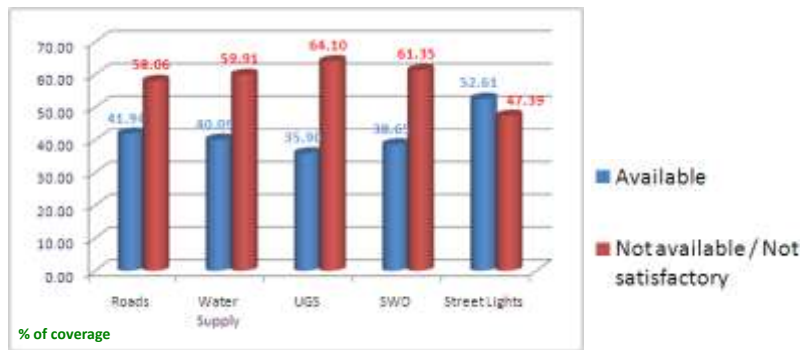




### Infrastructure Deficiency



## Availability of physical infrastructure facilities



## How are strategies conceptualized?

Strategies are Conceptualized based on answers to the questions of

**What ?** (is to be done)

And

**How?** (it is to be done)



## How are strategies conceptualized?

### What?

#### Type of Development

- Development of Infrastructure only without housing
- Development of housing and Infrastructure (Gap filling)
- Remodelling
- Remodelling and Gap filling
- Relocation

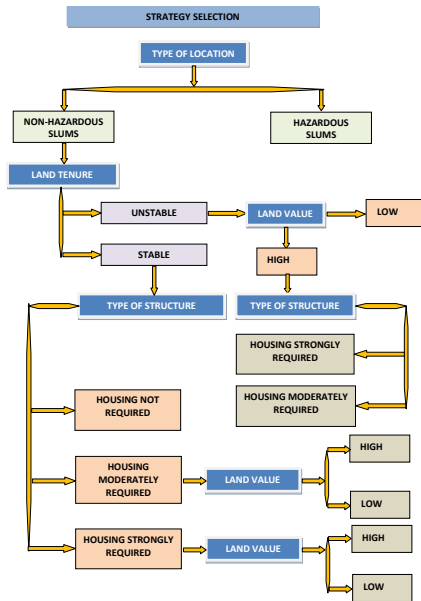
### How?

#### Mode of Implementation

- Public – Public Partnership
- Public – Private Partnership
- GHMC

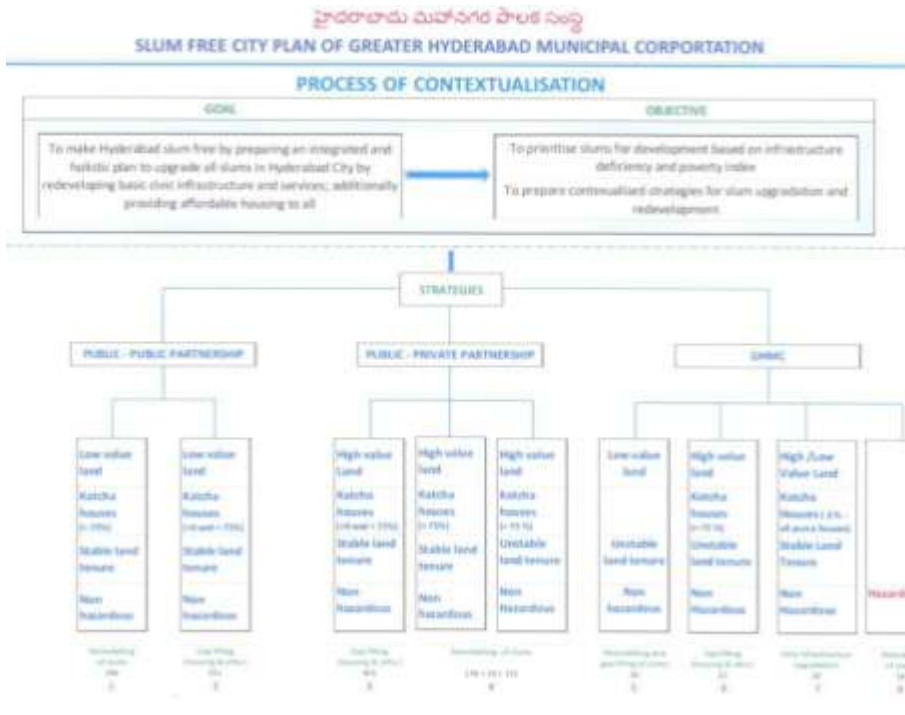


# Strategy Conceptualization and criteria

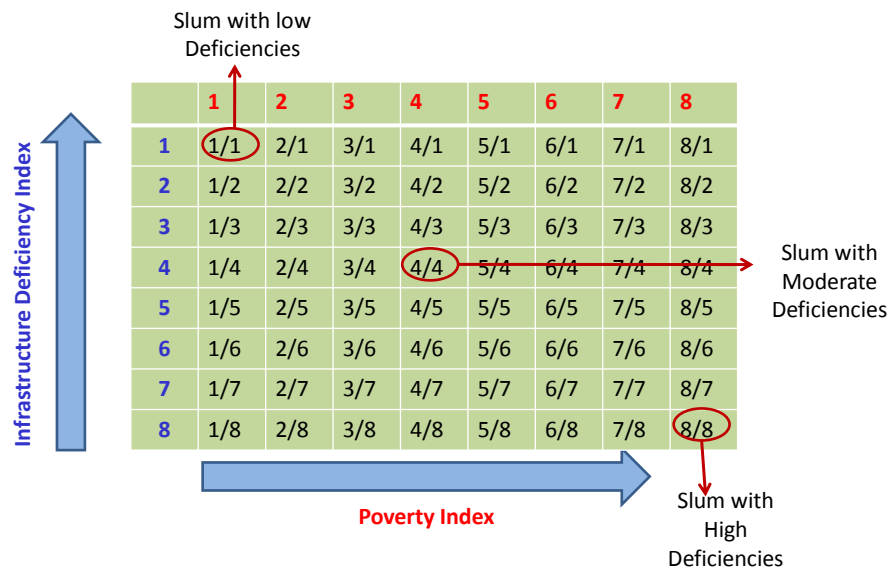


### Criteria

- Type of Location (Level 1)
- Land Tenure Indicator (Level 2)
- Type of Structure (Level 3)
- Land Value (Level 4)



## Prioritization and phasing



## Indicators – Poverty Index

- BPL Population
- SC Population
- ST Population
- Minority Population
- Literacy

## Indicators – Infrastructure Index

- Water Supply
- Drainage System
- Underground Sewerage System
- Roads
- Type of structure



## Prioritization of slums in GHMC

### Poverty Index

	1	2	3	4	5	6	7	8
Infrastructure Index	163, 957	584, 609, 727, 837, 845, 916, 953, 959, 1277, 1367	400, 406, 669, 670, 677, 741, 828, 864, 868, 870, 949, 956, 1376, 1380	561, 573, 632, 633, 665, 687, 755, 771, 801, 802, 835, 836, 848, 925, 1301, 1362, 1366, 1383	212, 572, 654, 668, 784, 792, 794, 816, 826, 911, 919, 921, 1354, 1379	210, 218, 411, 797, 929, 1316, 1328, 1363	273, 804	758
	1041	409, 568, 847, 880, 958, 1311, 1358	151, 269, 443, 509, 566, 617, 652, 696, 724, 736, 750, 760, 859, 862, 884, 910, 922, 924, 963, 977, 1052, 1171, 1303, 1306, 1307, 1308, 1315, 1356	154, 183, 490, 621, 629, 666, 738, 749, 753, 765, 830, 846, 866, 878, 890, 895, 968, 978, 1297, 1334, 1351, 1369, 1371, 1382	270, 549, 565, 585, 612, 671, 680, 686, 705, 740, 854, 900, 920, 951, 1119, 1317, 1333, 1340, 1365, 1370, 1377, 1394	405, 1338, 1374, 1391, 1399	1359	
	915	560, 674, 879, 897	176, 177, 403, 546, 648, 709, 714, 716, 730, 772, 790, 795, 908, 912, 982, 1011, 1030, 1121, 1172, 1285, 1300, 1302, 1310, 1320, 1331	171, 179, 579, 627, 639, 721, 763, 774, 856, 914, 961, 964, 980, 1031, 1104, 1286, 1314, 1318, 1332	168, 431, 453, 553, 558, 613, 684, 685, 694, 703, 762, 811, 851, 860, 877, 1337, 1339, 1381	162, 419, 918, 1050, 1287, 1341, 1378	1294	
	606	404, 421, 543, 661, 701, 717	882, 211, 268, 413, 551, 559, 569, 570, 660, 681, 691, 706, 717, 793, 840, 843, 855, 871, 909, 962, 1026, 1042, 1113, 1122, 1276, 1282, 1295, 1401	172, 175, 184, 544, 550, 610, 618, 622, 624, 638, 751, 770, 869, 882, 905, 965, 1040, 1283, 1292, 1313, 1325, 1329, 1355, 1360	153, 556, 735, 769, 823, 849, 857, 1048, 1290, 1299, 1324, 1353	152, 165, 213, 634, 658, 676, 682, 817, 888, 1322, 1372, 1399	688	
	386	173, 630, 649, 673, 885, 1006, 1033, 1148	169, 415, 541, 548, 692, 732, 782, 803, 887, 983, 989, 1038, 1045, 1049, 1291, 1312, 1319, 1330	178, 181, 499, 557, 574, 625, 626, 695, 734, 737, 768, 777, 967, 984, 991, 1003, 1063, 1281, 1321	420, 554, 767, 821, 947, 1275, 1278, 1336, 1384, 1386	1397		
	188	645, 781, 883, 993, 1005, 1105	643, 662	623, 876, 972, 1357, 1385, 1395, 1396	698	408, 1326		
		611, 981	1028	636, 995, 1012	418, 1279			
		412						

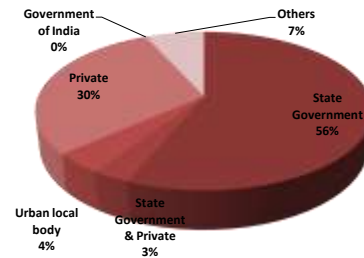


## DETAILS OF SLUMS PRIORITISED IN DIFFERENT STRATEGIES

Sl. No.	Implementation Year	STRATEGY - I		STRATEGY - II		STRATEGY - III				TOTAL
		Public Public Partnership		Public Private Partnership		GHMC				
		Stable land tenure, Katcha houses(>75%), Low value land	Stable land tenure, Katcha houses(>0 and < 75%), Low value land	Stable land tenure, Katcha houses(>0 and < 75%), High value land	Stable/Unstable land tenure, Katcha houses(>75%), High value land	Unstable land tenure, Low value land	Unstable Land Tenure, Katcha houses(< 75%), High value land	Stable Land Tenure, Katcha houses(0% - all pucca houses), High and Low value lands	Hazardous slums	
1	1 <sup>st</sup> Year	42	111	81	28			28		290
2	2 <sup>nd</sup> Year	44	118	86	34	7	6		4	299
3	3 <sup>rd</sup> Year	44	118	86	34	7	6		4	299
4	4 <sup>th</sup> Year	44	118	86	34	7	6		4	299
5	5 <sup>th</sup> Year	42	116	86	30	7	4		4	289
	<b>TOTAL</b>	<b>216</b>	<b>581</b>	<b>425</b>	<b>160</b>	<b>28</b>	<b>22</b>	<b>28</b>	<b>16</b>	<b>1476</b>
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	

## Land Tenure Details ( 1<sup>st</sup> year slums)

Land Ownership	No. of Slums	% to total
State Government	163	56.21
State Government & Private	9	3.10
Urban local body	12	4.14
Private	86	29.66
Government of India	1	0.34
Others	19	6.55
<b>Total</b>	<b>290</b>	<b>100.00</b>



**GHMC - Abstract of Slum Free City Proposal (Rs. In Lakhs - 5 years)**

Sl. No.	Component wise Proposals	2010-11		2011-12		2012-13		2013-14		2014-15		Total	
		No. of Proposals	Amount (2010-11)	No. of Proposals	Amount (2010-11)	No. of Proposals	Amount (2010-11)	No. of Proposals	Amount (2010-11)	No. of Proposals	Amount (2010-11)	No. of Proposals	With Price Escalation (10% per AnnUm)
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Housing	47787	167255	50799	177110	54221	209644	47917	205867	32771	158696.7	233495	918573
2	Environmental Infrastructure (On site and Off site )	290 slums	34951	299 slums	23075.1	299 slums	27702	299 slums	30371.1	299 slums	27192.79	1476 slums	143292
			18148		16070.6		19877.7		22077.4		20365.32		96539
3	Social Infrastructure		8906		1245.75		1509.48		1496.71		1684.447		14842
4	Capacity Building		46.4		49.808		54.7888		60.2677		61.60933		273
5	Project Preparation (GIS,DPR,3 <sup>rd</sup> Party, PMC etc.)		5392.34		6147.35		7292.1		7336.58		5763.21		31932
<b>Total</b>		<b>47787</b>	<b>234699</b>	<b>50799</b>	<b>223699</b>	<b>54221</b>	<b>266080</b>	<b>47917</b>	<b>267209</b>	<b>32771</b>	<b>213764</b>	<b>233495</b>	<b>1205451</b>

12054.5 Cr

## Area Sabhas

### Area Sabhas

- The success of Slum Free City Plan depends to a large extent on the acceptance of the strategy by the slum dwellers who are the stake holders.
- This aspect of community participation is ensured by GHMC through holding of Area/Mohalla Sabhas in which representatives of GHMC, NGO's, Community Social Organizations, Slum Development Organizations and local leaders/Corporators interact with the slum dwellers in order to gather information about their needs and disseminate information about the strategies under RAY.
- The Slum Free City Plan thus incorporates the aspirations of the community in a realistic manner.

## Area Sabha Meetings



Brahmanwadi slum, Circle-10



## Area Sabha Meetings



Indira Nagar Slum  
Kachiguda Division – Circle-9

Indira Nagar slum  
Golnaka Division – Circle-9





# Area Sabha at Kapra Circle-1



Surya Nagar slum



Mallikarjuna Nagar slum

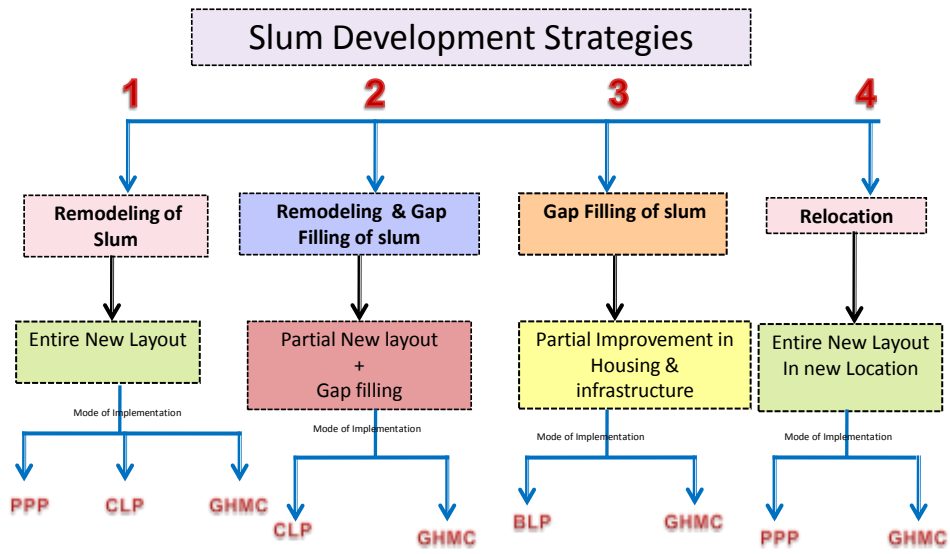
ಗ್ರೇಟರ್ ಬಡ್ಡೆಟ್...

# ಜಿತ್...



ಕೆಎಂಎಲ್ ಸಿಬಿಎಂಪಿ ಅಧೀನದಲ್ಲಿರುವ ಕಾರ್ಯಾಲಯ ವಾಣಿಜ್ಯ ಭವನದಲ್ಲಿ ನಡೆಯಿತು. 19911.14 ಕೋಟಿ ಇವೆರಡೇ ಅನಿರೀಕ್ಷಿಸಿದ ರೂಪಾಯಿಯನ್ನು ಉಪಯೋಗಿಸಿ ಸಿಬಿಎಂಪಿ ಸಿಬಿಎಂಪಿ. ಇದು 199 ದಿನದಿಂದ ಬಡ್ಡೆಟ್ ಕೆಎಲ್ 7.ATHELT ಕೋಟಿ ಅಂದರೆ. ಕೆಎಲ್ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಗಳಿಗಾಗಿ ಸಾರ್ವಜನಿಕವಾಗಿ ಸಮರ್ಥನೆಯನ್ನು ಅನುಮತಿಸಿತು. ಈ ಬಡ್ಡೆಟ್ ಸ್ವಲ್ಪ ಕಡಿಮೆಯಾದ ಇವೆರಡೇ ಸಾಕ್ಷಿ ಉದ್ದೇಶಗಳಾಗಿ ಉಪಯೋಗಿಸಿದ ಅನಿರೀಕ್ಷಿಸಿದ. ಉಳಿದ ಬಡ್ಡೆಟ್ ಅನಿರೀಕ್ಷಿಸಿದ ನಡೆಯಿತು. ಉಳಿದ 7 1928.2X ಕೋಟಿ ಬಡ್ಡೆಟ್ ರೂಪಾಯಿಯನ್ನು ಸ್ವೀಕರಿಸಲು ಸಾಧ್ಯವೆಂದರೆ 207 198.30 ಕೋಟಿ ರೂಪಾಯಿಯನ್ನು ಉಪಯೋಗಿಸಿ ಅನಿರೀಕ್ಷಿಸಿದ.

ಉಪಸ್ಥಿತರಾದವರು: 71716.53 ಕೋಟಿ  
 ಉಪಸ್ಥಿತರಾದವರು: 71276.35 ಕೋಟಿ  
 ಉಪಸ್ಥಿತರಾದವರು: 7437.18 ಕೋಟಿ  
 ಉಪಸ್ಥಿತರಾದವರು: 71294.81 ಕೋಟಿ  
 ಉಪಸ್ಥಿತರಾದವರು: 72031.79 ಕೋಟಿ



- **PPP** - Public –Private Partnership
- **CLP** -Community led participation
- **BLP** -Beneficiary led participation
- **GHMC** -Greater Hyderabad Municipal Corporation



# Financial Norms for preparatory activities under Rajiv Awas Yojana (RAY)



Ministry of Housing and Urban Poverty Alleviation  
Government of India

## Rajiv Awas Yojana

### RAJIV AWAS YOJANA

- Rajiv Awas Yojana envisages a '*Slum-Free India*' with inclusive and equitable cities with every citizen having access to basic social and civic services.
- The Scheme proposes to create the enabling conditions to encourage States to tackle the problem of slums by
  - Bringing the slums within the formal system and providing same amenities as the rest of the city/town and
  - Tackling the shortages of urban land and housing that keeps housing out of the reach of the poor.

### **RAY: Pattern of Central Support**

- 50% of slum redevelopment costs , including provision of basic civic/ social infrastructure and housing including rental and transit housing
- State share for infrastructure to be 20% of the cost.
- Affordable Housing in Partnership Scheme and Interest Subsidy Scheme for Housing the Urban Poor (ISHUP) to be dovetailed with RAY
- 10 % for Capacity Building, Preparatory Activities, IEC & Community Mobilization
- Credit Mortgage Fund of Rs 1000 Cr for credit enablement
- 250 cities to be covered by end of 12<sup>th</sup> Plan

### **Rajiv Awas Yojana Design**

RAY is designed on the learnings of JNNURM and the distinguishing features of the scheme are:

- Adoption of a whole city all slums approach which is reflected in the requirement of preparation of a SFCPoA
- Involvement of community in planning, implementation and post implementation, O&M and
- Conduct of social audit and concurrent evaluation.

### RAY: List of Activities

- Conduct of Slum Survey across the city for all slums whether notified or non-notified
- Development of web-enabled slum MIS and collation of data to generate reports on the slum profile of the city and the slum wise profiles.
- Development of City Base Map & Slum Maps using GIS
- Integration of the geo-referenced maps/spatial data into GIS platform socio-economic database/slum MIS to create GIS enabled slum MIS
- Development of slum wise/zone wise redevelopment models and strategies in consultation with the

Contd..

community. Innovative Pilot Projects may also be prepared by the City with the objective of evolving, demonstrating and establishing models that can thereafter be up-scaled.

- Preparation of SFCPoA delineating the overall strategy, models and phasing of implementation and financing plan.
- DPR Preparation and Project Implementation
- Engagement of TPIMA, conduct of Social Audit and Concurrent Evaluation

## Proposals for CSMC

### **Establishing State & City Level Technical Cells**

- For State/City level Cells (Cities with >than 10 Lakh population) –Rs. 75000 per Expert per month (limited to 6 experts)
- For City level Cell [Medium Cities (3-10 Lakhs population)] – Rs. 50,000 per Expert per month (limited to 6 experts)
- For City level Cell [Small Cities (< 3 Lakhs population)] – Rs. 40,000 per Expert per month (limited to 6 experts) (In the case of smaller cities, more than one city may be clubbed together).
- The State/Cities will only recruit the sectoral experts who are not included in the existing set-up of PMU/PIU sanctioned under BSUP-JNNURM.

Contd...

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- The above ceilings will be maintained till the end of the 12th FY plan.
- States shall be given the flexibility to fix the remuneration as per qualification and experience of each expert and GoI support would be limited upto an overall ceiling of Rs. 4,50,000 per Cell per month (calculated as Rs. 75000 x 6 experts) for State Cells and City level cells for cities with population more than 10 lakhs, Rs. 3,00,000 per Cell per month (calculated as Rs. 50000 x 6 experts) for cities with population 3-10 Lakhs and Rs. 2,40,000 per Cell per month (calculated as Rs. 40000 x 6 experts) for cities with population less than 3 Lakhs.

#### **Provision of Administrative and Overhead Expenses (A&OE)**

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- The administrative component for both the State and City level Cells would cover the expenses of travel, System Support and Overheads & Miscellaneous. The ratio between staff remuneration and other expenses would be limited to 75:25
- The administrative component for both the State and City level Cells would cover the following expenses similar to the provisions under JNNURM:
  - Travel Expenses
  - System Support
  - Overheads & Miscellaneous

## Unit Costs of Slum Surveys, Development of Web-Enabled Slum MIS System, Development of City Base Map and Slum Map using GIS

Sl. No.	Item of Preparatory Activity	Parameter for Estimation of cost	Proposed Rate/Ceiling
1.	<b>Slum Survey for generating slum Profile</b>		
1.1	Estimated cost for socio-economic survey	Based on an estimate of slum population / Number of slum Households	Rs. 25/- per household Rs 50/- per household extra for hilly area
2.	<b>Development of web-enabled slum MIS System</b>		
2.1	Entry of data from Slum Surveys, data verification and cleaning, compilation and collation at zone level. The collation should be able to generate web-enabled city level database and baseline reports for city level technical cell	Estimate cost based on total slum households in each zone	Rs. 20/- per household Rs. 45 per household for Special Category States

Sl. No.	Item of Preparatory Activity	Parameter for Estimation of cost	Proposed Rate/Ceiling
3.	<b>Development of City Base Map &amp; Slum Maps using GIS</b>		
3.1	Cost of Satellite (Carto Sat I /Carto Sat II) images and others - to be procured from ISRO/NRSC	Estimate based on urban/city agglomeration areas to be mapped	<b>Rs. 150/- per sq.km.</b> (for bigger cities which may have Cartosat I/II images) <b>Rs.1500/sq.km.</b> (for Smaller Cities/Special Category States/for which Cartosat I/II images may not be available and subject to demand and justification from the concerned States)
3.2	Preparation of Geo-referenced satellite data / base map / cover details (capable of being integrated into GIS platform) of entire urban agglomeration	Estimate based on area to be mapped & associated features to be geo-referenced and digitized	Rs. 7500 / sq. km.
3.3	Conducting total station survey, contour survey, plane table survey & creation of geo-referenced digitized maps for all identified slum pockets and vacant lands in the city	Estimate based on cumulative area of all slum pockets and vacant lands identified	Rs. 7.00 lacs per sq.km <b>[Has to be undertaken only for prioritised slums while preparing the DPRs]</b>



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Sl. No.	Item of Preparatory Activity	Parameter for Estimation of cost	Proposed Rate/Ceiling
3.4	Cost of integrating the said geo-referenced maps/spatial data into GIS platform & integrating with socio-economic database /slum MIS to create GIS enabled Slum MIS	Based on the number of slum households and cumulative area of slum pockets & vacant lands surveyed / mapped	Rs. 8 - 15/ household
4.	<b>Preparation of Slum Redevelopment /Rehabilitation Plans, Zonal plans and city level slum free plans of action</b>		
4.1	Analysis of spatial and socio-economic data to create city level spatial and socio-economic reports to facilitate slum level dialogues for developing slum redevelopment /rehabilitation plans and preparation of Slum free City Plans	Based on aggregate slum population	<ul style="list-style-type: none"> <li>• Rs. 5 Lacs (for cities with population less than 3 lacs)</li> <li>• Rs. 8 lacs (for cities with population of 3 to 10 lacs)</li> <li>• Rs. 17 lacs (for cities with population of 10 to 15 Lacs) and</li> <li>• Rs. 25 lacs (for cities with population of more than 15 Lacs)</li> </ul> <p><i>Note: These ceilings may be considered till the end of phase 1 of RAY. For mega-metros i.e. cities with population more than 5million, such as Delhi, Mumbai, Kolkata, Bangalore, Chennai, Hyderabad, Ahmedabad, Pune (as per 2011 Census), the rates may be higher on a case by case basis.</i></p>

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Sl. No.	Item of Preparatory Activity	Parameter for Estimation of cost	Proposed Rate/Ceiling
	Analysis of spatial and socio-economic data to create city level spatial and socio-economic reports to facilitate slum level dialogues for developing slum redevelopment /rehabilitation plans and preparation of Slum free City Plans	Based on aggregate slum population	Final instalment for this particular component will be subject to the satisfaction of the CSMC with regard to the overall quality, depth of analysis and understanding of the exercise undertaken
4.2	Engagement of NGOs/CBOs to guide / anchor community mobilization activities for : <ul style="list-style-type: none"> <li>• Slum Survey</li> <li>• Data Validation</li> <li>• Development of slum-wise redevelopment/ upgradation models to prepare SFCPoAs</li> </ul> <p><i>Note: For cities where slum survey has been completed under SFCP/USHA the data collected is to be ratified by the community</i></p>	Based on aggregate slum population and activities to be undertaken	<p>A range of Rs. 15-40 per slum HH is suggested depending on the population of the city subject to ring fencing the amount as follows:</p> <ul style="list-style-type: none"> <li>• Rs. 6L (for cities with population less than 3 lacs)</li> <li>• Rs. 15L (for cities with population of 3 to 10 lacs)</li> </ul>

Sl. No.	Item of Preparatory Activity	Parameter for Estimation of cost	Proposed Rate/Ceiling
4.2	Engagement of NGOs/CBOs to guide / anchor community mobilization activities for : <ul style="list-style-type: none"> <li>• Slum Survey</li> <li>• Data Validation</li> <li>• Development of slum-wise redevelopment/ upgradation models to prepare SFCPoAs</li> </ul>	Based on aggregate slum population and activities to be undertaken	<ul style="list-style-type: none"> <li>• Rs. 25 L (for cities with population of 10 to 15 Lacs)</li> <li>• Rs. 45L (for cities with population of more than 15 Lacs)</li> </ul> <p>The above range has been suggested keeping in mind the models suggested in the community participation and the model adopted by the ULBs as per their local conditions</p> <p><i>Note: These ceilings may be considered till the end of phase 1 of RAY. For mega-metros i.e. cities with population more than 5million, such as Delhi, Mumbai, Kolkata, Bangalore, Chennai, Hyderabad, Ahmedabad, Pune (as per 2011 Census), the rates may be higher on a case by case basis.</i></p>
5.	Estimated cost for bio-metric identity capture of all households in slums	Based on an estimate of slum population / Number of Households	<b>Not proposed as Biometric survey is to be done under the UIDAI initiative</b>

- The unit Costs/Cost Ceilings intended to serve as ceilings for limit of Central Assistance, States would accordingly be given funds as per the ceiling or actuals, whichever is lower. The States are expected to adopt an open and transparent bidding procedure for procurement of these services.
- **As regards socio-economic survey States while submitting proposal for seeking central assistance shall be required to certify that the survey has not been done earlier under any scheme. As data on some of the fields is also expected to be available once Census 2011 including SECC information is made public, the rates proposed for socio-economic survey will then be revisited.**

## DPR preparation & Project Implementation

If done by External Agency	
Models	Proposed Rates (as a percentage of Project Cost)
Model A: DPR Services	0.38% (for cities with population less than 3 lacs) 0.5% (for cities with population of 3 to 10 lacs) 0.5% (for cities with population of more than 10 Lacs)
Model A: CSC Services including quality assurance (Record Measurement by Client)	0.6% (for cities with population less than 3 lacs) 0.75% (for cities with population of 3 to 10 lacs) 0.75% (for cities with population of more than 10 Lacs)
Model B: DSC Full Service i.e. Consultant for preparation of DPR and for Supervision of Construction including Quality assurance	1.1% (for cities with population less than 3 lacs) 1% (for cities with population of 3 to 10 lacs) 1% (for cities with population of more than 10 Lacs)

If work is done In-House	
DPR Preparation & Project Implementation	Proposed Provisions for RAY
If the work is done in-house or by a State Agency (such as Urban Poverty Alleviation cells, Administrative Training Institutes, Research Institutions, Public Sector Undertakings etc.)	Rs. 25 Lakhs (subject to the same terms and conditions for Cities with population more than 10 lakhs)
	Rs. 15 Lakhs (subject to the same terms and conditions for Cities with population less than 10 lakhs)

## Community Participation during DPR Preparation

Communities are to be involved in micro-planning for preparation of DPRs

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Proposed Rate/Ceiling	
Cities with population more than 3 L	Cities with population <3L
Rs. 18 -25 per slum HH	Rs. 35 per slum HH

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# THANK YOU

# Slum Free City Plan for Indore Metropolitan Area

## OVERVIEW

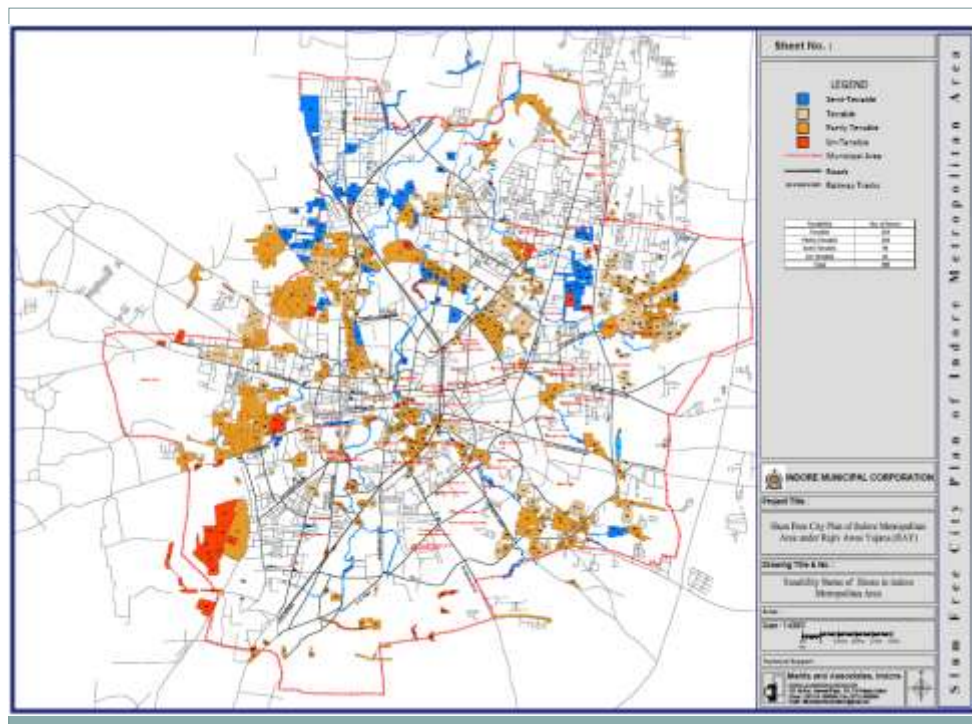
### Status of Slum Free City Plan for Indore

- Slum Free City Plan has been Completed and a Final Draft has been submitted to Central Government. The SFCPoA incorporates
  - Preparation of Geo-referenced City Base Map
  - Slum Socio-economic Survey , Preparation of Slum MIS with GIS Integration
  - Slum Strategies and Options, Financial Outlay and Investment Phasing
- Slum Free City Plan has an outlay of 5680.34 Crores for the Next Five years.
- Head of National Resource Center for Urban Poverty, SPA New Delhi (Prof Neelima Risbud) has visited Indore for appraisal of the Works and has expressed her satisfaction on the Proposals
- Appointment of Lead NGO has to be done which is expected to be appointed by Feb 2012 end
- 61 Relocation Slums, 65 In situ Redevelopment Slums and 473 In-Situ Up gradation & Improvement slums have been Identified under Slum Free City Plan



## Categorization of Slums

	Categorization of Slums	No.of slums	% of Slums
Land Ownership	Public	306	51.09
	Private	155	25.88
	Partially Public and Private	36	6.01
	Cooperative Society	37	6.18
	Trust	4	0.67
	Un-Tenable Slums	61	10.18
Density	Below 150	41	6.8
	150-300	129	21.5
	Above 300	368	61.4
	Un-Tenable Slums	61	10.2
Land values	Below 4000	154	25.7
	4000-20000	316	52.8
	Above 20000	68	11.4
	Un-Tenable Slums	61	10.2



## Slum Free City Plan for Indore Proposed Slum Strategies

### 1. Relocation Strategy :

- Cost of Complete Slum Relocation of 13618 Households in 61 slums is 571.38 Crores and
- Cost of Relocation of 20880 untenable households on 231 partially tenable slums is 835.21 Crores.

### 2. In-Situ Up gradation and Improvement Strategy:

- Cost of In-situ Up gradation and Improvement of 117847 Households in 473 slums is 1373.25 Crores and
- Cost of Gap filling Housing for 21501 numbers of Kutcha Houses in 436 Slums is Rs 645.01 Crores

### 3. In-Situ Redevelopment Strategy:

- Cost of In-situ Redevelopment of 16391 Households with Housing and Infrastructure and
- 5640 Households with Infrastructure only in 65 slums is 763.04 Crores.

### 4. Prevention Strategy:

- The cumulative need of Affordable Housing Units during next five years at the rate of 7200 units per year is 36000 Units, which will cost around 1492.47 Crores.

## Slum Free City Plan for Indore Proposed Investment

S.No	Strategy	No. of Slums	Investment in Rs Crs
1	Relocation Strategy	61	1406.59
2	In situ Redevelopment Strategy	65	2018.26
3	In-Situ Up gradation & Improvement Strategy	473	763.04
4	Prevention Strategy		1492.47
	<b>Total</b>	<b>599</b>	<b>5680.36</b>



