OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 22nd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 7.11.2007 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

2. The appraisal agencies (i.e. HUDCO, BMTPC) are requested to convey the decisions of the Central Sanctioning & Monitoring Committee to all the State implementing agencies/nodal agencies for BSUP and IHSDP to take appropriate follow up actions as per the minutes of the meeting.

3. A copy of the minutes is forwarded to the Secretaries in-charge of BSUP and IHSDP in the States/UTs with a request to take further follow up action.

Encl: Minutes of the meeting

To
Members of the CSMC as follows:
1. The Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi.
2. The Secretary, Ministry of Finance, Department of Expenditure, New Delhi.
3. The Principal Adviser (HUD), Planning Commission, Yojana Bhavan, New Delhi.
4. The Secretary, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. The Secretary, Ministry of Social Justice and Empowerment, Shastri Bhavan, New Delhi.
6. The Secretary, Ministry of Health and Family Welfare, Nirman Bhavan, New Delhi.
7. The Secretary, Department of Education, Shastri Bhavan, New Delhi.
8. The Joint Secretary and FA, Ministry of Urban Development and Ministry of HUPA, New Delhi.
11. The CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
12. The Joint Secretary (JNNURM)/Mission Director, Ministry of Housing and Urban Poverty Alleviation, New Delhi – Member-Secretary

Copy to the concerned officers in respect of projects considered in the meeting:-
1. Shri Jigme D. Bhutia, Joint Secretary, UD & HD, Government of Sikkim, Gangtok
2. Shri T. K. Ramchandran, Managing Director, Tamil Nadu Slum Clearance Board, Kamaraja Salai, Chennai-600 005
3. Shri R. D. Shinde, Municipal Commissioner, Kalyan Dombivli Municipal Council Corporation (KDMC), Kalyan, District Thane, Maharashtra
4. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.
6. Shri Barun Kumar Ray, Secretary, Kolkata Metropolitan Development Authority, DD-1, Sector-1, Salt Lake, Kolkata-700 064

**Copy to the Secretaries in charge of Basic Services to the Urban Poor (BSUP) and Integrated Housing & Slum Development Programme (IHSDP) in the States/UTs:-**

<table>
<thead>
<tr>
<th>The Principal Secretary, Urban Development &amp; Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad - 500 002</th>
<th>The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad - 500 002</th>
</tr>
</thead>
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<tr>
<td>The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.</td>
<td>The Principal Secretary, Urban Development &amp; Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.</td>
</tr>
<tr>
<td>The Commissioner &amp; Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.</td>
<td>The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna.</td>
</tr>
<tr>
<td>The Additional Secretary &amp; Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.</td>
<td>The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015</td>
</tr>
<tr>
<td>The Secretary, School Education &amp; UD/LSG, Government of Chhattisgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.</td>
<td>The Secretary(Housing) Government of Goa, Secretariat Annex, EDC House, Panaji- 403 001</td>
</tr>
<tr>
<td>The Principal Secretary(UD) &amp; Housing, Government of Gujarat, Block No, 14, 9th Floor, New Sachivalaya, Gandhinagar-382 010.</td>
<td>The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.</td>
</tr>
<tr>
<td>The Commissioner &amp; Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec 7C, Chandigarh – 160 001.</td>
<td>The Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002</td>
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<td>The Secretary, Housing and UD Department, Government of Jammu &amp; Kashmir, New Secretariat, Srinagar</td>
<td>The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002</td>
</tr>
<tr>
<td>The Director, Urban Local Bodies Government of Jammu &amp; Kashmir, 151-A/D, Gandhi Nagar, Jammu.</td>
<td>The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.</td>
</tr>
<tr>
<td>The Secretary (Housing) Government of Jharkhand, Project Building, Dhusrwa, Ranchi-834004</td>
<td>The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2nd Floor, Vikas Souda Dr. B.R. Ambedkar Road, Bangalore-560 001</td>
</tr>
<tr>
<td>The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4th Floor, Vikas Souda Dr. B.R Ambedkar Road Bangalore 560 001</td>
<td>The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001</td>
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<tr>
<td>The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001</td>
<td>The Secretary, Local Self Government, Government of Kerala, Thiruvananthapuram-695 001</td>
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<tr>
<td>The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala State Municipal House Vazhuthacaud Thiruvananthapuram</td>
<td>The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032</td>
</tr>
<tr>
<td>The Principal Secretary (Housing &amp; Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032</td>
<td>The Commissioner, Urban Administration &amp; Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal - 462 016</td>
</tr>
<tr>
<td>The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4th floor Mantralaya, Mumbai-400 032</td>
<td>The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2nd Floor, Mantralaya, Mumbai-400 032</td>
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<tr>
<td>The Secretary, Housing, UD &amp; Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001</td>
<td>The Commissioner &amp; Secretary (LAD), Government of Mizoram, Civil Secretariat, Aizwal-796 001.</td>
</tr>
<tr>
<td>The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001</td>
<td>The Commissioner &amp; Secretary, Works &amp; Housing, Government of Nagaland Kohima – 797 001</td>
</tr>
<tr>
<td>The Principal Secretary (Housing &amp; UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001</td>
<td>The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001</td>
</tr>
<tr>
<td>The Secretary (Housing &amp; UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001</td>
<td>The Principal Secretary, UDH &amp; LSG Department, Government of Rajasthan Romm No. 29, Main Building, Secretariat, Jaipur</td>
</tr>
<tr>
<td>The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat, Jaipur 302 005.</td>
<td>The Secretary, Department of UD &amp; Housing, Government of Sikkim, NH 31A, Gangtok – 737 101</td>
</tr>
<tr>
<td>The Secretary (Housing &amp; UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai —600 009</td>
<td>The Secretary, Municipal Administration &amp; Water Supply, Government of Tamil Nadu, 6th Floor, Ezhilagam Annex, Chepauk, Chennai– 600 009</td>
</tr>
<tr>
<td>The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001</td>
<td>The Principal Secretary (UD &amp; MA) Government of Uttar Pradesh, Room No.825, 8th floor, Bapu Bhawan, Lucknow – 226 001</td>
</tr>
<tr>
<td>The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu Bhavan, Lucknow – 226 001</td>
<td>The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.</td>
</tr>
<tr>
<td>The Secretary (UD &amp; Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN</td>
<td>The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001</td>
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<tr>
<td>The Secretary (UD &amp; Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001</td>
<td>The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001</td>
</tr>
<tr>
<td>The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001</td>
<td>The Principal Secretary (UD), Government of NCT of Delhi, 9th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.</td>
</tr>
<tr>
<td>The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002</td>
<td>The Commissioner &amp; Secretary, (Relief &amp; Rehabilitation), UT of Andaman &amp; Nicobar Islands, Secretariat, Port Blair –744 101</td>
</tr>
<tr>
<td>The Secretary (Housing &amp; UD), UT of Daman &amp; Diu, Secretariat, Moti Daman-396 220</td>
<td>The Secretary (Housing &amp; UD), UT of Dadra &amp; Nagar Haveli, Secretariat, Silvassa-396 220</td>
</tr>
</tbody>
</table>

Copy to:
1. The Joint Secretary to Hon’ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon’ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. Director (UPA), Ministry of HUPA
6. OSD (JNNURM), Ministry of HUPA.
7. Director (Administration), Ministry of HUPA
8. DS(JNNURM), Ministry of HUPA
9. US(JNNURM), Ministry of HUPA
10. DD(IPC), NBO, Ministry of HUPA
11. DD(Data & MIS), NBO, Ministry of HUPA
12. The CMD, NBCC, “NBCC Bhavan”, Lodhi Road, New Delhi-110 003
13. The CMD, HPL, Jangpura, New Delhi-110014
14. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
15. The Director (Corporate Planning), HUDCO, “HUDCO Bhavan”, India Habitat Centre, Lodhi Road, New Delhi 110 003.
16. The Director, Indian Institute of Technology Delhi, Hauz Khas, New Delhi-110 016
17. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand – 247 667

(M. Jayachandran)
Deputy Director (BSUP)

Copy to:- Guard folder on JNNURM
MINUTES OF THE 22nd MEETING OF THE CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF SUB-MISSION ON BASIC SERVICES TO THE URBAN POOR (BSUP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

Nirman Bhawan, New Delhi, 7th November, 2007

The twenty-second meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairmanship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 7th November, 2007. List of participants is at Annexure – I.

2. Welcoming the participants, Joint Secretary and Mission Director drew attention of the States/UTs towards the urgent need for completing the projects approved earlier in a time-bound manner. States should also come up with proposals for release of second instalment of Central assistance. Special attention should be paid for implementation of three reforms that are core to the urban poor, i.e., (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the 7-point charter; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization.

3. Chairman, CSMC and Secretary (HUPA) said that some important measures mentioned in the minutes issued earlier, as consolidated below, should be properly taken up to facilitate smooth implementation of the projects:-

- In a letter to all the Chief Ministers recently, the Hon’ble Prime Minister has emphasised the need to prepare a time-bound action plan for each city for providing all entitlements and amenities envisaged in the 7-Point charter within the Mission period. A socio-economic survey would help in smooth implementation of 7-Point Charter.

- To ensure proper convergence of health, education and social security components, care should be taken to incorporate social infrastructure components in the projects. A need based multipurpose community centre, work-shed for the urban poor to
continue with their livelihood activities, pen for animal and informal sector markets should be built into the infrastructure component of the project.

- The State authorities/implementing agencies should ensure that adequate land free from disputes are available before the projects are brought before the State Level Steering Committee/State Level Coordination Committee. Requisite approval from the SLSC/SLCC should be obtained before the projects are brought up to the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. It should be ensured by the State level authorities that no escalation, departmental charges or contingencies are incorporated in the project cost. Since these projects are required to be completed in 12 to 15 months, no escalation of the project cost is permissible.

- Emphasis should be given to ensure that good quality houses are constructed within the reasonable period of time, say 12 to 18 months. An incentive would be given for projects completed and handed over to the beneficiaries within a period of 12 months. Separating the tendering process for housing and infrastructure components would facilitate early start of construction and completion of housing projects.

- In all the housing projects the aim should be to provide a decent place of living. The design and layout of the houses should incorporate following features:

  i) Carpet area of the house should not be less than 25 square metre.

  ii) House should have two rooms, kitchen, balcony and separate bath and toilet.

  iii) There must be sufficient open space and green area within the colony.

  iv) Design of the houses should ensure proper ventilation and natural lighting. Entrance doors & windows should have a wire mesh.

  v) An innovative approach should also be adopted while designing the inner lay out of the houses. For example, if a 3ft x 2ft section is extended in the wall in the room and a small section in the kitchen, the poor people would be able to improvise and use them as a shelf for keeping things.
vi) While constructing multi-storey structure efforts should be made to make it disabled-friendly. Construction of ramps instead of conventional staircases is an alternative.

vii) Layout of the houses should facilitate social interaction among the residents and row after row houses are not desirable

- All the urban poor people do not have enough capacity to pay huge amount of loan. Almost seventy per cent of them earn less than Rs.20 per day. These aspects should be kept in mind while deciding the EMI for the loan towards beneficiary contribution. Care should be taken to ensure that the cost of houses are affordable for the urban poor people, and wherever possible structures/common facilities/common spaces such as stair-case for a multi-storey building should be excluded from the unit cost of dwelling unit. Such cost is to be included under infrastructure component and not loaded on the beneficiary as cost of dwelling unit.

- Though no specifics have been provided in the BSUP and IHSDP guidelines regarding the percentage of cost of housing and infrastructure components, in the projects implemented under BSUP and IHSDP a reasonable limit would be about 50 to 60 per cent for housing and remaining for infrastructure (excluding colonies where EWS units were built/are being built with Central Government/State Government support). This would ensure that more numbers of houses are constructed for the poor under JNNURM.

- In all the projects undertaken under BSUP and IHSDP effort should be taken for inclusion of the following within the total approved project cost
  
  - Interim measures for proper sanitation such as use of Dual Pits or Digesters etc.;
  
  - The beneficiary component to be recovered in about 4 instalments in line with the progress of the construction of different phases

- The States/UTs should work towards achieving the Mid-Term Targets by 31\textsuperscript{st} August, 2008. Already approved projects need to be completed on a war footing and the States/UTs should come forward with proposals for release of 2\textsuperscript{nd} instalment of Central
assistance. States/UTs are to furnish quarterly progress report on the stage of implementation of projects (physical and financial). In addition to this, all the States/UTs should furnish a single page abstract of the progress by 5th of every month to the Ministry of HUPA.

**Project Preparation:**

- Undertake biometric identification of beneficiaries and place the lists on the State / Municipal / JNNURM websites with a view to ensuring utmost transparency in the implementation of housing and slum development programmes under JNNURM;

- In all the projects the aim should be to cover the poorest among the poor under housing who are not in a position to build houses on their own rather than spending money only for infrastructure facilities for the already built houses (excepting in the cases of V/AMBAY and EWS Scheme projects). When large numbers of poor people are living in slums with no land tenure, the States may give preference for integrated development of slums. Where only infrastructure facilities are to be provided, the State Government may consider providing their own fund for such activities. The ultimate objective should be to cover first the needy people who require shelter so that the poor get the maximum benefit out of the scheme. This also assumes importance considering the estimated shortage of about 24.7 million houses in the country at the beginning of the 11th Plan with 98% of the same being under EWS/LIG categories.

- State/ULB/implementing agency should ensure that all procedures are followed as per the State PWD Code regarding technical scrutiny, administrative sanction and financial propriety before projects are put up to the State Level Steering Committee/State Level Coordination Committee.

- Detailed Project Reports need to be prepared with more technical inputs in areas such as structural design, connectivity of local infrastructure systems with city-wide trunk lines, costing of projects based on approved schedule of rates and appropriate local verification to avoid over-invoicing. DPRs should include status and capacity of the existing services and the demand-gap situation. The DPRs should specially include the following aspects:
  
  - Status of availability and quality of water supply to slum dwellers/to their new improved houses, connectivity to trunk water lines, level of water table (in case of tube well), provision of overhead tanks, etc.;
  - Technical details of the proposed sewerage and storm drainage lines such as invert level, outfall parameters and their proper connectivity to city-wide systems;
  - Details of the existing schools should contain data about their distance from slum/low-income neighborhood and intake capacity, whether they can accommodate children from the family of those slum dwellers for whom
houses are existing/or are being constructed under BSUP/IHSDP; whether the schools are run by Government or private agency; etc.

- Status of health facilities such as availability of health centres/sub-centres/maternity centers and their OPD and bed strength capacity, details of hospital facilities (whether they can adequately serve the slum population or not), distance of facilities from the slum locality etc.; and
- Proximity of all infrastructure facilities proposed in the slum area/low-income neighborhood to the city-level infrastructure and their proper integration with trunk supply networks.

- The inputs as mentioned above, along with details of statutory requirements, should be intuited into DPRs for both slum level and city level projects under JNNURM at the stage of preparation of Detailed Project Reports. The various reports will need to be technically verified, certified and signed by the engineers of appropriate levels as per the State/UT Public Works Code.

**Appraisal Agencies**

- Appraisal agencies should pay more attention to the structural and technical aspects and if necessary site visits should be conducted before writing the appraisal report. Assistance from technically competent academic institutions/agencies must be secured where required. Good quality DPRs are necessary for ensuring construction of quality houses and civic amenities without wastage of resources. The appraisal agencies need not be on a fault-finding mission; they need to provide expert inputs that would facilitate proper convergence between components of projects and governmental schemes.

- Appraisal agencies should look into the above mentioned aspects before bringing any project proposals for consideration of the Committee. They should ensure that the ratio of cost of housing and infrastructure components in a project proposal is within a reasonable limit in general, say about 40 to 60 per cent for housing and remaining for infrastructure. This would ensure that more numbers of houses are constructed for the poor under JNNURM.

**Action to be taken by State Government for implementation of project**

- Ensure that the funds for providing housing and related infrastructure facilities to the urban poor are not thinly spread. On the contrary, sanctioned projects should be implemented in 12-18 months to ensure tangible and quantifiable outcome in the field so that the poor are benefited.

- As the primary objective of JNNURM is to assist the urban poor, the subsidy from the Central Government should be passed on to the urban poor. Further, the concerned State/UT Government should provide a subsidy in keeping with the intent and spirit of BSUP/IHSDP so that the loan burden of a poor EWS or LIG
household does not exceed between 12 to 25 per cent of the total cost of the EWS or LIG dwelling unit.

- Ensure that the assets created for the urban poor are of good quality. The houses built under BSUP/HISDP should preferably have two rooms with attached bath, latrine and kitchen and the covered area should range between 25 to 30 square metres. The beneficiaries should have individual water connection and individual toilet;

- Take up city-wide infrastructure development by using Urban Infrastructure and Governance Sub-Mission / Urban Infrastructure Development Scheme for Small and Medium Towns/State Plan/Municipal funds to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.

- Ensure convergence of facilities under education, health and social security with physical amenities and other services in coordination with respective programmes such as Sarva Shiksha Abhiyan.

- Prepare State / Municipal / Slums urban poverty profiles with due attention to the 7-Point Charter, namely land tenure, shelter, water, sanitation, education, health and social security and other amenities;

- Develop State / City / Slums development plans with a vision of slum-free city and devise phasing plan with time-bound action to provide all basic amenities to the urban poor within the Mission period as contemplated under reform agenda for JNNURM;

- Establish State / Municipal Poverty Alleviation & Livelihood Development Cells to plan, develop, monitor and assist in the implementation of JNNURM with the full involvement of all stakeholders;

- Computerize database and MIS on slums and the urban poor and prepare State / City Strategy for Urban Poverty Alleviation for which part funding is provided under JNNURM. Put in place a computerized tracking system to track the physical and financial progress of projects sanctioned under JNNURM, slum-wise and beneficiary-wise and stage of construction-wise;

- Establish quality control systems – internal and external – to ensure that the constructions are undertaken with utmost quality to represent value for money. They should also constitute beneficiary committees which would supervise construction at various levels – foundation, basement, lintel, roof, completion, occupation etc. and undertake social audit of the projects after completion;

- Ensure that there is no delay in implementation of the projects. Since housing projects for the urban poor involve beneficiary contribution and sometimes a small loan component, delay in implementation will severely hamper their ability to meet EMI requirements.

- In so far as security of tenure is concerned, a mechanism may be evolved to prevent resale of such properties before a reasonable period of say 10-15 years. The pattas granted to the beneficiaries could be mortgaged to banks in the case of beneficiaries taking loans. In case no loan component is involved, the ownership of such houses could vest in a society of the beneficiaries themselves. With bio-metric identification of
beneficiaries and proper control by the Registrar of Cooperatives, such a mechanism could be a desirable option. All the State Governments/UT Administration should ensure that biometric identification of beneficiaries, in the case of approved projects, is completed as early as possible. Where occupancy rights are not granted, the same should be given to the beneficiaries within 6 months.

Monitoring Reports

- The Mid-Term Targets fixed during the review meeting held by the Hon'ble Prime Minister recently should be achieved. All the State Governments have been informed about this through a DO letter from Secretary (HUPA) to the Chief Secretary and the concerned Secretary in the State Government/UT Administration. States/UTs are required to send quarterly progress reports on physical and financial progress and reforms for which formats have been sent to the State Secretaries and Nodal agencies.

- The States/UTs which have already been sanctioned projects under BSUP/IHSDP should expeditiously implement them with the 1st instalment from the Central Government and appropriate State share and submit UCs for 70% of the Central share and State share. [UCs should specifically mention the Central share received and utilized.] This would facilitate the Ministry for releasing 2nd instalment of the share of the Central Government.

4. For the meeting 5 projects were put up in the agenda as follows:

<table>
<thead>
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<th>Name of the State</th>
<th>Number of projects</th>
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<td>Sikkim</td>
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<tr>
<td>Maharashtra</td>
<td>1</td>
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<tr>
<td>Jammu &amp; Kashmir</td>
<td>1</td>
</tr>
<tr>
<td>West Bengal</td>
<td>1</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>5 projects</strong></td>
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Brief details of the agenda are at Annexure-II. The Chairman of CSMC and Secretary (HUPA) requested representatives of the State Governments to give an account on the following:

(i) Brief details of physical and financial progress of already approved projects including the actual availability of Central share, State share, ULB share, beneficiary contribution, loan component; tentative schedule for seeking 2nd instalment of Central share, number of houses actually constructed, stage of progress of housing and infrastructure etc.
(ii) Basic details of the present proposals such as total project cost and its break up into housing and infrastructure components (percentages); break-up of cost of housing and infrastructure under Central Share, State share, ULB share, Beneficiary contribution, loan and parastatals.

5. Representative of the State Government of Tamil Nadu made a presentation on the project for Chennai. It was observed during the discussion that average distance of the relocation of the slums is quite high (25 km) that would be adversely affecting the livelihood of the beneficiaries. Data on the exact distance of each slum to the proposed site (where beneficiaries are to be rehabilitated) was not readily available. The Committee also suggested that the lay-out and design of the building could be improved to provide for better living conditions (separate bath and WC to be provided, etc). Considering the proposed structure (G+7 storey) the Committee suggested exploring the possibility of providing ramps instead of lifts. To enable the State Government to modify the lay-out plan and design and come up with more specific details on various aspects of the rehabilitation project, including that of community infrastructural facilities, etc., the Committee decided to defer the project.

6. The representative of the State Government of Sikkim made a presentation on the project for Gangtok City. After detailed deliberations, the Committee approved the project subject to the following conditions:-

(i) The number of houses (with two rooms, kitchen, separate bath and toilet) needs to be increased to accommodate more beneficiaries. The committee suggested that almirah space in the bed room and kitchen could be left to enable the beneficiaries to keep things;
(ii) The ratio of the housing cost to infrastructure cost should be maintained at a reasonable level of 50:50
(iii) The beneficiary contribution should be 12% for general beneficiaries and 10% for SC/ST.
(iv) In accordance with the outcome of the socio economic survey, multipurpose community centres should have space for work-shed, informal sector markets, etc. A study area and a separate room (for women) could also be provided in such
centres. Proper convergence of health, education and social security should be ensured;

(v) The project should be completed within 12-15 months.

Abstract of the approved project is at Statement-I of Annexure-III.

7. One project for Greater Mumbai (Kalyan-Dombivli town) was presented by the representative of the State Government of Maharashtra. The Committee observed that the project, which envisages high rise building (G+7 structure), needs improvement. Apart from modification in the design of the building to explore the possibility of providing ramps, improvement is needed in the lay out plan to provide for more social amenities. Accordingly, the Committee decided to defer the project to enable the State Government to come up with an improved project.

8. Representative of the State Government of Jammu & Kashmir made a presentation on the project for Jammu city. After detailed deliberations, the Committee approved the project subject to the following conditions:

(i) The houses should have two rooms, kitchen, separate bath and toilet. The committee suggested that almirah space in the bed room and kitchen could be left to enable the beneficiaries to keep things. The structure of the building should be revised to accommodate more number of houses. Accordingly, instead of G+2 structure, the project is to be structured as G+3 leading to improved overall site lay out.

(ii) The representative of the State Government should furnish revised statements and designs to incorporate the changes suggested above, in consultation with the appraisal agency;

(iii) In accordance with the outcome of the socio economic survey, multipurpose community centres should have space for work-shed, informal sector markets, cow/pig pen, etc. A study area and a separate room (for women) could also be provided in such centres. Proper convergence of health, education and social security should be ensured;

(iv) Beneficiary list should be put on the website within 1 month
(v) The project should be completed within 12-15 months.

Abstract of the approved project is at Statement-II of Annexure-III.

9. A presentation for one project for Kolkata city (Baruipur town) was made by the representative of the Government of West Bengal. After detailed deliberations, the Committee approved the project subject to the following conditions:

i) The design of the dwelling unit needs to be improved to provide for independent access to the bath room and toilet from both the rooms; provision of verandah, built-in cupboards in the rooms, etc

ii) The building design of the community centre also needs to be modified to make it more functional in accordance with the requirement of the beneficiaries

iii) The project should be completed within a period of 12-15 months.

Abstract of the approved project is at Statement-III of Annexure-III.

10. The meeting ended with a vote of thanks to the Chair.
ANNEXURE-I

LIST OF PARTICIPANTS IN THE 22nd MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) HELD UNDER THE CHAIROMANSHIP OF SECRETAY (HUPA) ON 07.11.2007.

1. Dr. Harjeet S. Anand, Secretary, .......... in chair
2. Ministry of Housing and Urban Poverty Alleviation
3. Dr. P.K. Mohanty, Joint Secretary and Mission Director, Ministry of HUPA.
4. Ms. Babni Lal, Director, Department of Expenditure, Ministry of Finance
5. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
6. Shri V. K. Gupta, Deputy Financial Advisor, Ministry of Urban Development
7. Shri Vivek Nangia, Deputy Secretary, Ministry of HUPA
8. Shri N. Venugopalan, Deputy Secretary (NURM), Ministry of Urban Development
9. Shri M. Sankaranarayanan, Deputy Adviser (PHE), CPHEEO, Ministry of Urban Development
10. Shri A. K. Mishra, Deputy Director (Data & MIS), Ministry of HUPA
11. Shri Umraw Singh, Deputy Director (IPC), Ministry of HUPA
12. Shri S. K. Tripathy, Director (Corporate Planning), HUDCO, New Delhi.
13. Shri I. J. S. Sidhu, Chief (PM&T), BMTPC, New Delhi.
14. Dr. D. Subhramanyam, Executive Director, HUDCO, Kolkata.
15. Ms. Usha P. Mahavir, Deputy Chief (Project), HUDCO, New Delhi
16. Shri A. P. Tiwari, Assistant Chief (Project), HUDCO, New Delhi
17. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
18. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
19. Shri T. K. Ramchandran, Managing Director, Tamil Nadu Slum Clearance Board, Kamaraja Salai, Chennai-600 005
20. Shri R. D. Shinde, Municipal Commissioner, Kalyan Dombivli Municipal Council Corporation (KDMC), Kalyan, District Thane, Maharashtra
21. Shri G. K. Naik, CAO, KDMC, Kalyan, Maharashtra
22. Shri Sunil Joshi, Executive Engineer, KDMC, Kalyan, Maharashtra
24. Shri Rahul Srivastava, Regional Chief, HUDCO, Jammu.
25. Shri Jigme D. Bhutia, Joint Secretary, UD & HD, Government of Sikkim, Gangtok
26. Shri Dinkar Gurung, Assistant Town Planner, UD & HD, Government of Sikkim, Gangtok
27. Shri B.S.A. Murthy, Assistant Chief (Project), HUDCO, Mumbai
28. Ms. Vaijayant Mahabale, Appraisal Officer, HUDCO, Mumbai
29. Shri Selvanesanar, Assistant Chief, HUDCO, Chennai
30. Shri C. P. Singh, Assistant Director of Town Planning, KDMC, Kalyan, Maharashtra
31. Shri Arvind S. Joshi, Deputy Engineer, MHADA, Grih Nirman Bhavan, Bandra (E), Mumbai.
32. Shri Prateek S. Patil, Architectural Consultant, KDMC, Maharashtra
33. Shri G. Das, Chief Engineer, ME Directorate, Government of West Bengal, Bikash Bhavan, South Block, 1st Floor, PO: Bidhannagar, Kolkata-700 064.
34. Shri Barun Kumar Ray, Secretary, Kolkata Metropolitan Development Authority, DD-1, Sector-1, Salt Lake, Kolkata-700 064

11/19
| No. | Area | Project Title/Name | Cost | Central Share | State Share | Initial + | | | |
|-----|------|--------------------|------|---------------|-------------|-----------| | | |
| 3.31 | Gangtok, Sikkim (2nd stage) | Integrated Housing | 2.72 | 0.59 | 0.68 | | | |
| A. | Mission Chy/ S.L State | BDPF (Phase-I) of |  |  |  |  |  |  |  |  |
|  | | |  |  |  |  |  |  |  |  |

**Footnotes:**
- As in Crosses
- Committee (CSERC) Under Basic Services To the Urban Poor (SUP-Mission-II)
- Brief Summary of Agenda For Consideration Of Central Sanctioning & Monitoring

**Notes:**
- The ratio of housing to infrastructure is 2:7.
- Project duration is 2 years.
- SOF-2006.
- The estimate age passed on Sikkim 266 crore.
- May be reduced from 272 crore to Rs. 266 crore. The proposed central share is Rs. 266 crore.
- 7-year budget allocation is Rs. 3.
- 7-point charter is not specified clearly.
- C+2 with RCC framed.
- Proposed Housing Structure is C+3.
- The land is not given clearly.
- Information regarding ownership of land is not given clearly.
- Progress review meeting to be held by the Sikkim government on February 2008
- Assembly during March 2007 passed by the Sikkim government.
- Ministry of Urban Development, Housing, and Sikkim.
- Integrated Housing
- No developed local body is not existence of no given.
- Information regarding LSC approved is CDP approved and not signed.

<table>
<thead>
<tr>
<th>No.</th>
<th>Appraisal Brief</th>
<th></th>
<th></th>
<th></th>
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<td>206</td>
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<td>3636.95</td>
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The project duration is 60 years.

The estimates are based on PWD.

The scheme's scope includes:
- 22470 DUs
- 42 DUs
- 35 blocks
- 1426 houses

The land is suitable and adjacent to the city.

The project's budget is estimated at Rs. 383.25 crore.

The project has been approved by the MCA.

The site is located near the existing infrastructure.

The project is under implementation.
| Project Duration is Restricted to 11 months. The beneficiary share has been calculated as per the guidelines. It is also proposed that Rs. 10,000/- towards maintenance charges is Rs. 10,000/-.

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<thead>
<tr>
<th>Component</th>
<th>Cost</th>
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<td>Housing and Infrastructure</td>
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<tr>
<td>Land with Planning area of 22,000 sq. mtr.</td>
<td>Rs. 1,25,000</td>
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<td>RCC Frame G+7 Structures (2,15,000 sq. ft.)</td>
<td>Rs. 7,19,29,123.86</td>
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<tr>
<td>Total</td>
<td>Rs. 7,19,29,123.86</td>
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<th>Year</th>
<th>Total</th>
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<td>2008-09</td>
<td>Rs. 1,21,47,45</td>
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<td>2009-10</td>
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<tr>
<td>-----</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Jammu &amp; Kashmir, Nagpur, Under BSUP</td>
</tr>
<tr>
<td>2</td>
<td>Jammu &amp; Kashmir, Division of Slums</td>
</tr>
</tbody>
</table>

**Appraisal Brief**
- CDP has been approved and map has been signed.
- The project duration is 15 months.
- The project is 2 stories.
- Proposed housing structure is 2.5 storey.
- Proposed floor width of 10 ft and 12 ft have not been included in DPE.
- The proposed land is a govt. land and has been leased on an annual basis of 3% to 0%.
- Estimated cost is based on the PWD SOP.
- Estimated cost is based on the PWD SOP.

**SL. No.**
- West Bengal
- Kolkata, West Bengal
- Kolkata, Town of Belur
- BSUP Scheme for the West Bengal
- Kolkata, Belur
- Kolkata, Bengal

**Action Required**
- Submit the list of beneficiaries has not been addressed.
- Point number has been addressed.
- SC/ST has approved the project.
- CDP has been approved and map has been signed.

**Proposed Housing Scheme**
- The proposed housing structure is 2.5 storey.
- Proposed floor width of 10 ft and 12 ft have not been included in DPE.
- The proposed land is a govt. land and has been leased on an annual basis of 3% to 0%.
- Estimated cost is based on the PWD SOP.
- Estimated cost is based on the PWD SOP.

**Project Title/Name**
- Jammu & Kashmir, Nagpur, Under BSUP
- Jammu & Kashmir, Division of Slums

**Source of Funds**
- CDP has been approved and map has been signed.
- The project duration is 15 months.
- The project is 2 stories.
- Proposed housing structure is 2.5 storey.
- Proposed floor width of 10 ft and 12 ft have not been included in DPE.
- The proposed land is a govt. land and has been leased on an annual basis of 3% to 0%.

**Notes**
- The project is 2 stories.
- Proposed housing structure is 2.5 storey.
- Proposed floor width of 10 ft and 12 ft have not been included in DPE.
- The proposed land is a govt. land and has been leased on an annual basis of 3% to 0%.
- Estimated cost is based on the PWD SOP.
- Estimated cost is based on the PWD SOP.
<table>
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<tr>
<th>Year</th>
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<th>7.98</th>
<th>16.36</th>
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<td>2019</td>
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</table>

- The project duration is 2 years.
- Levy is due:
  - Non-Chattar and Non-Farm
  - Foundation Cost: $55.88
- Proposed Housing & Infrastructure cost: $1,242.

Rs. in Crores
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<thead>
<tr>
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<th>0.92</th>
<th>2.92</th>
<th>3.22</th>
<th>4.22</th>
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<tr>
<td>Rate of Loss</td>
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<td>3.22</td>
<td>4.22</td>
<td>5.22</td>
</tr>
</tbody>
</table>

**Details of Share**

- **C** (Central) 25%
- **S** (State) 25%
- **R** (Resident) 75%

**Statement**

- **C** (Central) 25%
- **S** (State) 25%
- **R** (Resident) 75%
### Project Details

<table>
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<th>Project Name</th>
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<tr>
<td>Jammu &amp; Kashmir 1 project</td>
<td>90,000.00</td>
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<td>Sydney 1 project</td>
<td>60,000.00</td>
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<tr>
<td>Total</td>
<td>250,000.00</td>
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</tbody>
</table>

### Details of State Share

- **Total State Share**: 40,000.00
- **Details**:
  - **Central State Share**: 30,000.00
  - **Other States Share**: 10,000.00

### Implementation

- **Component**:
  - **System Components**:
    - **Water Supply**: 27,000
    - **Sanitation**: 1,500

- **BSUP Scheme for the Town of Bhiwani (Kohima)**

### Notes

- The table includes details of the total project cost, state share, and component-wise breakdown.
- The implementation includes water supply and sanitation systems.
- The notes at the bottom are not fully legible, but they mention system components.