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No.N-11026/10/2007/BSUP/JNNURM-Vol.XII  
Government of India  
Ministry of Housing and Urban Poverty Alleviation

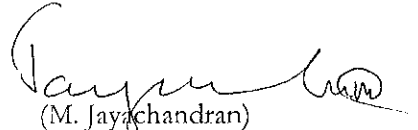
Room No. 201, G Wing  
New Delhi, dated 31<sup>st</sup> December, 2007

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 27<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 27<sup>th</sup> December, 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.

  
(M. Jayachandran)  
Deputy Director (BSUP)  
Telephone 011-23061519

**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.
9. The Chief Planner, Town and Country Planning Organisation (TCPO), I.P. Estate, New Delhi.
10. The Adviser, CPHEEO, Ministry of Urban Development, Nirman Bhavan, 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. Ms. Sarada Muralcedharan, Executive Director, Kudamdashree, State Poverty Eradication Mission, Governmental of Kerala, Medical College (PO), Thiruvananthapuram, Kerala.

2. Shri N. L. Singh, C.F. (NZ), Delhi Development Authority, 18th Floor, Vikas Minar, DDA Building, I.P. Estate, New Delhi-110001
3. Shri B. Dutta, Director (Urban Affairs), Government of Meghalaya, Shilong
4. Shri P. K. Pradhan, Principal Secretary, M. A. & U. D. Department, Writer's Building, Kolkata-700 001
5. Mrs. S. Jalaja, Principal Secretary, Urban Development, Government of Bihar, Patna
6. Shri Barun Kumar Ray, Secretary, Kolkata Municipal Development Authority, DD-1, Sector-I, 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:-**

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad -- 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad -- 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunchal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna -- 800 015
The Secretary, School Education & UD/ISG, Government of Chhatisgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 <sup>th</sup> Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar -- 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh -- 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla -- 171 002


The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla -- 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 <sup>nd</sup> Floor, Vikas Souda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 <sup>th</sup> Floor, Vikas Souda Dr. B.R. Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram -- 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala State Municipal House Vazhuthacaud Thiruvananthapuram	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 <sup>th</sup> floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 <sup>nd</sup> Floor, Mantralaya, Mumbai-400 032

The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	The Commissioner & Secretary (IAD), Government of Mizoram, Civil Secretariat, Aizwal-796 001.
The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima -- 797 001	The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima -- 797 001
The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001	The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001
The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001	The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur
The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.	The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok -- 737 101
The Secretary (Housing & UD), Government of Tamil Nadu, Port St. George, Secretariat, Chennai --600 009	The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 <sup>th</sup> Floor, Ezhilagam Annexe, Chepauk, Chennai- 600 009
The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001	The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 <sup>th</sup> floor, Bapu Bhawan, Lucknow -- 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu Bhawan, Lucknow -- 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.
The Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEERADUN	The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001

The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001	The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Principal Secretary (UD), Government of NCT of Delhi, 9 <sup>th</sup> Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.
The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002	The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101
The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220	The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220

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 (FI), 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(JPC), 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, Uttarkhand - 247 667

  
(M. Jayachandran)  
Deputy Director (BSUP)

Copy to:- Guard folder on JNNURM

**MINUTES OF THE 27<sup>th</sup> 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)**

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Nirman Bhawan, New Delhi, 27<sup>th</sup> December, 2007

The twenty-seventh 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 27<sup>th</sup> December, 2007. List of participants is at Annexure – I.

2. Joint Secretary (JNNURM) welcomed the participants. He informed the Committee that the overall progress in implementation of BSUP and IHSDP is good as shown in the quarterly progress reports. The State of Madhya Pradesh has also come up with a proposal for release of second instalment giving details of progress in the prescribed proforma.

3. At the outset, Chairman, CSMC and Secretary (HUPA) urged all states to strive for achieving mid-term targets which have been committed by the Ministry in the review meeting taken by the Hon'ble Prime Minister on 15.6.2007. The mid-term targets were communicated to the States vide DO. Letter No.N-11027/42/2007-BSUP/JNNURM dated 8<sup>th</sup> August, 2007 from Secretary (HUPA) to Chief Secretaries. Secretary (HUPA) called upon the State Government representatives to take all steps to complete the houses sanctioned earlier. He suggested that States must come up with proposals for release of second installment of Central assistance. Special attention should be paid for implementation of the three reforms stipulated under JNNURM that are critical 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 in accordance with agreed timelines; (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.

4. Chairman, CSMC and Secretary (HUPA) said that many points are brought out in the minutes of the meeting. Though some of them are of repetitive in nature, they should not be ignored. Some of the points are

further fine tuned taking into consideration new aspects being brought to the notice of the Committee. Accordingly, care should be taken to read these points and also to take necessary follow up action. The following aspects were emphasized by the Chairman:-

- Utmost importance must be accorded to identification of beneficiaries. A socio- economic survey must be conducted including the occupation or livelihood profile of the beneficiaries. In case there are difficulties in conducting a detailed survey, a rapid survey may be conducted to identify the beneficiaries, their occupations and needs so as to design appropriate social infrastructure including livelihood infrastructure. Willingness of the beneficiaries should also be taken for any rehabilitation project.
- Beneficiary contribution including loan may be restricted to an upper limit of Rs.40,000 per dwelling unit as beyond this amount it will be difficult for the poor beneficiaries to bear.
- Overall cost of one dwelling unit under BSUP project, in general, be restricted to Rs.2.50 lakh. The housing component should normally be at least 50% of the total project cost. Earlier it was decided that a housing project must have at least 20 dwelling units in a slum. **Considering the difficulties and special needs in some locations, it has now been decided that on a case to case basis, housing projects for locations having lesser number of houses, say not less than 15 houses, can also be considered.**
- Housing for the poor does not mean poor quality housing. Utmost emphasis must be given on quality of houses for the poor. A vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP.
- The layout plan must be socially cohesive and facilitate social interaction. Efforts must be made for providing at least 30% open spaces with 15% green area in the lay-outs and adequate social and livelihoods infrastructure.
- Adequate space must be provided for informal sector markets, pen for animals, space to take care of convergent services such as health, education and recreation conforming to the specific needs of each of the slum pockets and the beneficiaries.
- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in

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the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.

- The state authorities/ULBs may adopt some of the innovative designs and layouts of houses, multi-purpose community centres, informal sector markets and animal pen etc. prepared and compiled by HUDCO and BMIPC.
- The State authorities in consultation with appraisal agencies should ensure that necessary clearances such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use, clearance, etc. are obtained. They should also ensure that necessary technical approvals are secured from the competent agencies as per State PWD Code
- Any cost over-run over approved project cost will have to be borne by the concerned State Government/ULBs. Since these projects are required to be completed in 12 to 18 months, it is only reasonable that no escalation of the project cost is provided for.
- A low cost boundary of barb wire or low-height brick structure may be constructed around the project site (slum location) to give a sense of belongingness to the inhabitants of that slum.
- Wherever informal sector markets or shops are provided they should be operated on a time-sharing basis by inhabitants.
- Adequate provision should be made for solid and liquid waste disposal and digester technology should be adopted in place of dual-pits/septic tanks.
- Road-side plantations with tree guards must be taken up. In all relocation projects at least 15-18% green area may be provided.

5. Chairman, CSMC and Secretary (HUPA) further said that the responsibility of the technical specifications and their approval lies with the ULBs/State Level Nodal Agency. The appraisal agencies must ensure that technical specifications are approved by the competent authority. He said that similar instructions and measures have been conveyed to the States/UTs/ULBs/parastatals/implementing agencies/appraisal agencies to ensure improved, affordable and quality housing and other civic/infrastructural facilities for the urban poor as envisaged under the outcomes for JNNURM. They are once again enumerated below:-

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- *Land tenure and affordable houses are among the 7-point charter and core to the urban reforms under JNNURM. While formulating the projects under BSUP and IHSDP, the other components of the 7-point charter, viz., water supply, sanitation, health, education and social security must be ensured. But the planned provision of these important factors warrants in-depth study. 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 be required to find out the exact needs and also the economic capacity of the beneficiaries. While conducting such surveys emphasis should be given to:*
  - *Mapping of slum, poverty and livelihood profiles of the poor to assess the needs for infrastructure including livelihoods infrastructure, basic services needed by the poor so as to prioritise projects etc.*
  - *Ascertaining the status of capacity of the existing schools to accommodate children of the proposed beneficiaries under BSUP & IHSDP projects;*
  - *Ascertaining the status of health facilities such as availability of a female doctor, timings of the primary health centre -- whether it suits the convenience of the slum dwellers who mostly keep away from their dwellings during the day.*

*Based on the survey, necessary remedial measures would have to be proposed while preparing projects for implementation under BSUP & IHSDP.*

- *A need-based multipurpose Community Centre including a study area to take care of special needs of the children besides other community facilities such as work-shed for the urban poor to facilitate 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 up 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. If technical specifications and estimates are changed during appraisal, the revised estimates must be duly approved. It should be ensured by the State level authorities that no escalation, departmental charges or contingencies are incorporated in the project cost.*
- *Emphasis should be given to ensure that good quality houses are constructed within a 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 to the poor. The design and layout of the houses should incorporate following features*
  - i) Carpet area of the house should not be less than 25 square meters under BSUP.*
  - ii) House should have two rooms, kitchen, balcony and separate bath and toilet.*
  - iii) Design of the houses should ensure proper ventilation and natural lighting. Entrance doors and windows should have a wire mesh.*
  - iv) An innovative approach should also be adopted while designing the inner layout 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 store things.*
  - v) While constructing multi-storey structure efforts should be made to make it disabled-friendly. Construction of ramps instead of conventional staircases is an alternative.*
  - vi) There must be sufficient open space and green area within the colony.*
  - vii) Layout of the houses should facilitate social interaction among the residents and row-by-row houses are not desirable. The layout design must be socially cohesive.*
  
- *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 as revealed by National Commission for Enterprises in the Unorganized Sector (NCEUS) Report. This aspect 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 house is affordable for the urban poor people, and common structures/common facilities/common spaces such as stair-case for a multi-storey building, landing area, common water sump, soak-pits etc. 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 including VAMBAY). This would ensure that more numbers of houses are constructed for the poor under JNNURM.*

- *The beneficiary share component may be recovered in about 4 installments as stepped up equity in accordance with the progress of the construction of different phases as the poor cannot pay amounts in one installment.*
- *In all the projects undertaken under BSUP and HSDP effort should be taken for inclusion of the following within the total approved project cost*
  - *Measures for proper sanitation such as Digesters where sewerage system is not available.*
  - *Adequate open space and community infrastructure facilities;*
  - *Linkage to outside infrastructures; city-wide infrastructure will have to be provided under UIG/State/ULB plan budgets.*
- *The States/UTs should work towards achieving the Mid-Term Targets by 31<sup>st</sup> 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<sup>nd</sup> instalment of Central assistance. States/UTs are to furnish quarterly progress report on the stage of implementation of projects (physical and financial) along with progress of key reforms. In addition to this, all the States/UTs should furnish a single page abstract of the progress by 5<sup>th</sup> of every month to the Ministry of HUPA.*

#### ***Project Preparation:***

- *The State Governments/Nodal Agencies/ULBs should 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 VAMBAY 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 with security of tenure. 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 JNNURM. This also assumes importance considering the estimated shortage of about 24.7 million houses in the country at the beginning of the 11<sup>th</sup> Plan with 98% of the same being under EWS/LIG categories.*

- *State/ULB/implementing agencies 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. They should ensure that General Financial Rules are followed.*
- *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. 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/HISDP; 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.*
  - *Availability of community, including livelihoods infrastructure suiting the needs of local population.*
- *The inputs as mentioned above, along with details of statutory requirements, should be inbuilt 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.*

***Project Appraisal:***

- *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 and possibility of cost and time over-runs. 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 various 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 at least 50 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.*

### **Project Implementation**

*As stipulated in earlier minutes, the State Government should take all necessary action for effective implementation of projects and:*

- *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, who are contributing money, are benefited in time.*
- *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 high quality. The houses built under BSUP/IHSDP should preferably have two rooms with attached bath, latrine and kitchen and the carpet area should be at least 25 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, Health Mission etc.*
- *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 and develop online MIS;*
- *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 – professionally equip PMUs in SLNAs and PIU/PIA in ULBs;*
- *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 including Third Party Implementation Monitoring – 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.*

**Project Monitoring**

- *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 Minister for Housing & Urban Poverty Alleviation to Chief Ministers and from Secretary (HUPA) to the Chief Secretaries and the concerned Secretaries 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 and also one page reports on summary of achievements every month.*
  
- *The States/UTs which have already been sanctioned projects under BSUP/IHSDP should expeditiously implement them with the 1<sup>st</sup> 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 2<sup>nd</sup> instalment of the share of the Central Government.*

6. For the meeting 6 projects were put up in the agenda:-

Name of the State	Number of projects
Kerala	2
Delhi	1
West Bengal	2
Meghalaya	1
<b>Total</b>	<b>6</b>

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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, U.I.B share, beneficiary contribution, loan component; tentative schedule for seeking 2<sup>nd</sup> 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, U.I.B share, Beneficiary contribution, loan and parastatals.
- (iii) Design of colony layout and house layout proposed.

7. Representative of the State Government of Kerala made a presentation on the two projects (1 each for Koch and Thiruvananthapuram cities). These projects were earlier given in principle approval in the 21<sup>st</sup> meeting of the CSMC held on 29.10.2007. From the earlier considered proposals the State Government has now excluded the dwelling units coming under the Coastal Regulation Zone (1455 units in Thiruvananthapuram and 625 units Kochi). The Hon'ble Chief Minister of Kerala and Chairman of the SLSC has approved the projects. Accordingly, the Committee approved these two projects.

**Abstracts of the approved projects are at Statement-I and II of Annexure-III.**

8. The representative of the State Government of West Bengal made a presentation on 2 projects put up in the agenda. He requested the Committee to also consider one project for Kolkata (Bansberia). He informed the Committee that for this project requisite modifications have been made in the design and lay-out plan and also adequate open space and green areas have been provided as was decided by the Committee in its 26<sup>th</sup> meeting held on 20.12.2007.

8.1. The Committee appreciated the provision of boundary walls, green areas, and suggested to have walking track along with boundary wall with brick on edges. The green areas will need to be barricaded to allow tiny tots



to play safely. After detailed deliberations, the Committee approved the three projects (including the project for Bansberia), subject to the following conditions:-

- i) The beneficiary contribution should preferably not exceed more than Rs.30,000 per dwelling unit;
- ii) Wherever possible informal sector market should be provided based on survey or livelihood needs;
- iii) Number of community toilets should be reduced to two (in the project 3 community toilets have been proposed for Bansberia);
- iv) Bio-metric details of the beneficiaries should be put on the web-site within 1 month

Abstracts of the approved projects are at Statement-III, IV and V of Annexure-III. The beneficiary contribution has been restricted to Rs.30,000 per DU and the revised cost estimates of the proposed components covered in the DPRs have been submitted by the State Government. The number of community toilets for Bansberia project has been reduced to 2 community toilets (from the proposed 3 community toilets).

8. The representative of the Delhi Development Authority (DDA) made a presentation on the lone project for Delhi. The Committee noted that the design of the units needs improvement. The Committee also observed that the beneficiary contribution proposed is on the higher side (Rs.91,614). This needs to be reduced. The Committee suggested increasing the number of facility centres from the proposed 4 to 6 (to provide one such facility centre for informal sector market and one for livelihood centre). After detailed deliberations, the Committee approved the project subject to the following conditions:-

- (i) SLSC approval should be obtained within 1 week
- (ii) The beneficiary contribution should be reduced to a reasonable level (not more than Rs.40,000 per DU). **The representative of the Government of NCT Delhi agreed in the meeting that the beneficiary contribution would be restricted to Rs.40,000 per DU including loan component);**
- (iii) The design of the house should be modified in consultation with the appraisal agency;
- (iv) A socio economic survey should be conducted within 1 month. In accordance with the outcome of the socio

economic survey, need based livelihood centre/informal sector market should be provided

- (v) Bio-metric details of the beneficiaries should be put on the web-site within 1 month
- (vi) There would be six facility centres instead of 4 proposed in the project report.
- (vii) Bio-metric details of the beneficiaries should be put on the web-site within 1 month

**Abstract of the approved project, based on the revised design and statement, is at Statement VI of Annexure-III. The first instalment of Central share for the project would be released on receipt of SLSC approval.**

9. Representative of the State Government of Meghalaya made a presentation on the Phase-II project for Shillong. The Committee noted that the design of the house needs improvement. Separate bathroom and toilet have to be provided with facility to have independent access from the two rooms. After detailed deliberations, the Committee approved the project, subject to the following conditions:-

- (i) The design of the house proposed should be modified to provide for separate bath and toilet with independent access from the two rooms;
- (ii) A socio economic survey should be conducted within 1 month. In accordance with the outcome of the socio economic survey, need based livelihood centre/informal sector market should be provided
- (iii) Bio-metric details of the beneficiaries should be put on the web-site within 1 month
- (iv) Informal sector market/livelihood centre may be developed in addition to common facility centre/community hall at State Government cost.

**Abstract of the approved project, based on the revised design and statement, is at Statement-VII of Annexure-III.**

10. The Principal Secretary (Urban Development), Government of Bihar requested the Committee to consider one project for Bodh Gaya. Accordingly she made a presentation. The project seeks to provide 2000 houses and related infrastructure with a total project cost of Rs.62.33 crore.

Since the project was not circulated in the agenda and also an appraisal has to be done by the appraisal agency, the Committee approved the project in principle. After appraisal, the project will be considered in the next meeting of the CSMC.

11. The Committee considered the proposal from the State Government of Madhya Pradesh for release of 2<sup>nd</sup> instalment of Central share for four BSUP projects in Bhopal. The State Government has furnished requisite information on the progress of the project in the prescribed proforma. In each project more than 70% of the 1<sup>st</sup> instalment (Central and State share) has been utilised. State Government has also furnished details of physical achievement and progress of reforms. Accordingly, the Committee approved the proposal for release of second instalment of Central share to the State Government of Madhya Pradesh as per details at **Annexure-IV**.

12. Concluding the meeting, the Chairman of CSMC and Secretary (HUPA) once again urged the States/UTs/ULBs/parastatals (e.g., Development Authority)/implementing agencies/appraisal agencies to adhere to the guidelines/undertake measures for smooth implementation of the projects to benefit the poor. Guidelines in minutes issued in the past may also be referred to while implementing specific projects

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

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ANNEXURE-I

LIST OF PARTICIPANTS IN THE 27<sup>TH</sup> MEETING OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CSMC) HELD UNDER THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 27.12.2007.

1. Dr. Harjeet S. Anand, Secretary (HUPA),  
Ministry of Housing & Urban Poverty Alleviation ..... **In chair**
2. Dr. P.K. Mohanty, Joint Secretary & Mission Director (JNNURM), Ministry of HUPA
3. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
4. Shri V. K. Gupta, Deputy Financial Adviser, Ministry of Urban Development
5. Shri Vivek Nangia, Deputy Secretary (JNNURM) Ministry of HUPA
6. Shri N. Venugopalan, Deputy Secretary (NURM), Ministry of Urban Development
7. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance
8. Shri Umraw Singh, Deputy Director, Ministry of HUPA
9. Shri P. K. Pradhan, Principal Secretary, M. A. & U. D. Department, Writer's Building, Kolkata-700 001
10. Mrs. S. Jalaja, Principal Secretary, Urban Development, Government of Bihar, Patna
11. Shri Barun Kumar Ray, Secretary, Kolkata Municipal Development Authority, DD-1, Sector-1, Salt Lake, Kolkata-700 064
12. Dr. D. Subramaniam, Executive Director, HUDCO, Kolkata
13. Shri I.J.S. Sidhu, Chief (PM&I), BMTPC, New Delhi.
14. Shri S.K. Chaudhary, HD (W&D) HUDCO, New Delhi
15. Ms. Usha P Mahavir, Deputy Chief, HUDCO, New Delhi.
16. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
17. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi
18. Shri A. K. Kapoor, Consultant (Ungg.), Hindustan Prefab Limited, New Delhi
19. Shri Rohit Kumar, S. E., Civil Circle-11, Delhi Development Authority (DDA), Pitampura, New Delhi
20. Shri N. L. Singh, C.E. (NZ), Delhi Development Authority, 18th Floor, Vikas Minar, DDA Building, I.P. Estate, New Delhi-110001
21. Ms. Suchhanda Kanjilal, Architect, STUP Consultants P. Ltd., 1112, Vishal Tower, Janakpuri Dist. Centre, New Delhi-110 058
22. Shri H. T. Suresh, Regional Chief, HUDCO, Thiruvananthapuram
23. Shri B. Dutta, Director, Urban Affairs Department, Government of Meghalaya, Raitong Building, Shillong - 793 001
24. Shri O. P. Gupta, Assistant Engineer, Bhopal Municipal Corporation, Bhopal
25. Shri U.K. Sadhav, Joint Director, Urban Administration and Development, Government of Madhya Pradesh, Palika Bhavan, Shivaji Nagar, Bhopal- 462 016
26. Shri Promod Adlakha, Adlakha Associate Pvt. Ltd., Consultants for Delhi Development Authority, F-70, Bhagat Singh Market, New Delhi-110 001
27. Shri V.K. Sethi, Adlakha Associate Pvt. Ltd., Consultants for Delhi Development Authority, F-70, Bhagat Singh Market, New Delhi-110 001
28. Shri Sudip Datta, Director, Bengal Urban Infrastructure Development Ltd., Kolkata
29. Shri Biswanath Sen, Deputy Chief Engineer, Kolkata Improvement Trust, P-16, India Exchange Place Extension (8th Floor), Kolkata-700073
30. Shri Kousik Das, S. E. (Hq.), M. E. Directorate, Government of West Bangal, 1st Floor, Bikash Bhavan, Salt Lake, Kolkata-700 091
31. Shri G. Das, Chief Engineer, M.E. Directorate, M. A. Department, Government of West Bangal, Bikash Bhavan, Bidhannagar, Kolkata-700 004
32. M. Jayachandran, Deputy Director (BSUP), Ministry of HUPA

ANNEXURE-II  
(27th CSMC)

**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING & MONITORING  
COMMITTEE (CS&MC) UNDER BASIC SERVICES TO THE URBAN POOR (Sub-Mission-II)**

Rs. in Crores

Sl. No.	Name of Mission City/ State	Project Title	Project Cost	Central Share	State Share	1st Installment (25% of Central Share)	Brief Summary	Pa N
A.	Thiruvananthapuram, Kerala	BSUP project (Phase-III) for Thiruvananthapuram Corporation, Kerala.	147.14	115.59	31.54	28.89	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• Agency has to submit the SLSC approval for the proposal.</li> <li>• Elected body is in existence.</li> <li>• Necessary socio-economic, topographical and engineering survey has been already conducted.</li> <li>• Designs and drawing of all buildings and Services have not been yet approved by Coastal zonal regulations.</li> <li>• The ratio of housing to infrastructure is 85: 15 of total Project Cost</li> <li>• 7 point charter has been addressed.</li> <li>• List of Beneficiaries has been submitted but agency needs to verify the list.</li> <li>• The project duration is proposed to be 12 months.</li> <li>• The Schedule of rates adopted is Kerala PWD SOR 2007 with current market rate for cement, steel. No Cost escalation, contingencies etc. are permitted.</li> </ul>	

27th Meeting of CS&MC, Dated: 27.12.2007 (Agenda Brief)

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**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICES TO THE URBAN POOR (Sub-Mission-II)**

(Rs. in Crores)

B.	Kochi, Kerala	BSUP project (Phase-II) for Kochi Cooperation, Kerala	135.60	67.80	67.80	16.95	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• Agency has to submit the SLSC approval for the proposal.</li> <li>• Elected body is in existence.</li> <li>• Necessary socio-economic, topographical and engineering survey has been already conducted.</li> <li>• Designs and drawing of all buildings and Services have not been yet approved by Coastal zonal regulations.</li> <li>• The ratio of housing to infrastructure is 85: 15 of total Project Cost</li> <li>• 7 point charter has been addressed.</li> <li>• G+2 structure with carpet area 29.67 sq. mtr. per D.U. for construction in six slums and scattered housing in another 12 locations in Urban Agglomeration Area.</li> <li>• The project duration is proposed to be 12 months.</li> <li>• The Schedule of rates adopted is Kerala PWD SOR 2007 with current market rate for cement. No Cost escalation, contingencies etc. are permitted.</li> </ul>
	Total		282.74	183.39	99.34	45.84	

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**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICE TO THE URBAN POOR (Sub Mission II)**

		(Rs. in Crores)						
C.	Shillong, Meghalaya	Housing for EWS, LG and Urban Poor including slum rehabilitation at Nongmynsong, Shillong (Ph.-II), Meghalaya.	16.54	12.20	4.34	3.05	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• SLSC approval has not been indicated.</li> <li>• 12% VAT need to be clarified.</li> <li>• The project envisages resettling the 300 households, out of the 21 identified slum/clusters.</li> <li>• 300 DUs has been proposed in G+3 RCC framed structure with plinth area of 25.70 Sq. mtr.</li> <li>• No detail regarding the connectivity of City level services like sewerage, drainage etc.</li> <li>• The project duration is 18 months.</li> </ul>	2 1 2
			217.6	93.16	124.44	23.29		

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**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICE TO THE URBAN POOR (Sub Mission II)**

(Rs. in Crores)

Sl. No.	Name of Mission City, State	Project Title	Project Cost	Central Share	State Share	Ist install-ment (25% of Central Share)	Brief Summary	Page No.
A.	Delhi, Delhi	Project Report on relocation of slum under BSUP scheme at Narela (Phase-III), Near Siraspur Village, Delhi	193.56	77.21	116.35	19.30	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• SISC approval has not been indicated.</li> <li>• Total 4740 DUs are proposed for construction in G+4 RCC framed structure on relocation site.</li> <li>• The percentage ration of Housing: Infrastructure is 82%:18 %.</li> <li>• The beneficiaries contribution of Rs. 91,614/- is towards housing &amp; infrastructure both. The beneficiary share is restricted to 10 to 12% of housing cost as per guidelines.</li> <li>• Beneficiaries list has not been furnished.</li> <li>• Project is to be completed in year 2011. The project duration should be restricted to 15 months.</li> <li>• Structural design and details of the building block has not been furnished</li> <li>• The estimates have been worked out as per DSR-2002 plus 56.63% (Cost index). Through no escalation of cost is permitted.</li> </ul>	01 To 07

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**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICE TO THE URBAN POOR (Sub Mission II)**

<p>8.</p> <p><i>Kolkata, West Bengal</i></p>	<p>BSUP scheme for the town of Kamarhati (Phase-II), West Bengal</p>	<p>7.50</p>	<p>3.75</p>	<p>3.75</p>	<p>0.94</p>	<p align="right"><i>(Rs. in Crores)</i></p> <ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• SLSC approved the project.</li> <li>• Elected local body is in existence.</li> <li>• The project is revised as per the observation of CSMC meeting held on 20.12.07.</li> <li>• The 7-point charter is adhered with.</li> <li>• The percentage ratio housing and infrastructure cost is 68%:32%. Total open space is 57% of project area.</li> <li>• G+3 RCC structure with plinth area 26.11 Sq. mtr. per DU. The floor height is within the provision of National Buildings Code. The land use of area is residential.</li> <li>• State Govt. has decided to take 20% of housing cost as beneficiary contribution, which can be restricted.</li> <li>• Land tenure is with the ULB/Municipality. The pattas of dwelling units will be issued after biometric identification.</li> <li>• The estimate for housing works is on the basis of PWD SOR 2007. PWD SOR 2006 for black topped road, Metropolitan drainage circle (MDC) Rate, 06 for drainage and current market rate for concrete paved road, street lights.</li> <li>• The project duration is 01 year.</li> </ul>
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**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICE TO THE URBAN POOR (Sub Mission II)**

(Rs. in Crores)

Sl. No.	Name of Mission City, State	Project Title	Project Cost	Central Share	State Share	Ist installment (25% of Central Share)	Brief Summary	Page No.
A.	Kolkata, West Bengal	Integrated Housing project for slum dwellers at KMC ward no. 32, Borough-III, Ultadanga, Kolkata	28.27	14.14	14.13	3.53	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• SLSC approved the project.</li> <li>• Elected local body is in existence.</li> <li>• G+4 RCC structure with plinth area 25.51 Sq. mtr. per DU. The floor height is within the provision of National Buildings Code. The land use of area is residential.</li> <li>• The percentage ratio of cost for housing &amp; infrastructure is 54%:46%.</li> <li>• The estimates are based on PWD SOR - 2007 for housing and infrastructure.</li> <li>• The project duration is 18 months.</li> </ul>	0 T 2
B.	Madhya Pradesh	Recommendation for release of IInd instalment	4.77	4.77		3.53	<ul style="list-style-type: none"> <li>• Total IInd installment for 04 projects in Bhopal City.</li> </ul>	

Sl No.	Name of the State	Name of the City	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Kerala	Thiruvananthapuram	BSUP (Phase III) at Thiruvananthapuram with a minimum carpet area of 25 sq meters in all locations; two rooms, kitchen, bath and toilet. In case of in-situ land owned by beneficiaries. In re-location land will be transferred to the beneficiaries.				
<b>STATEMENT - I</b>							
<b>Details of State Share</b>							
		(Rs. in lakhs)					
1) State Grant		647.12	Construction of 254 Dus @ Rs.1,23,500/-	313.69	250.95	62.74	62.7
2) ULB share		647.12	Construction of 220 Dus @ Rs.1,19,628/-	263.18	210.55	52.64	52.6
3) Beneficiaries Contribution (only for Dus)		1223.12	Construction of 20 dus @ Rs.1,30,698/-	2614	20.91	5.23	5.2
		<b>Total State Share</b>	Construction of 8071 dus (scattered Houses) @ Rs.1,23,500/-	9967.69	7974.15	1993.54	1993.5
			Improvement of 233 units @ Rs.25,000/-	58.25	46.60	11.65	11.6
			<b>SUB TOTAL (A)</b>	<b>10628.95</b>	<b>8503.16</b>	<b>2125.79</b>	<b>2125.7</b>
			i) Roads & Pathways	437.39	349.91	87.48	87.4
			ii) Storm Water Drains	330.14	264.11	66.03	66.0
			iii) Water Supply	416.55	333.24	83.31	83.3
			iv) Electrification	16.11	12.89	3.22	3.2
			v) Sewerage	2.31	1.85	0.46	0.4
			vi) Solid Waste Management	48.51	38.81	9.70	9.7
			vii) Community Facilities	594.37	475.50	118.87	118.8
			viii) Tree plantation/ landscaping	35.22	28.18	7.04	7.0
			ix) Livelihood support components	77.23	61.78	15.45	15.4
			<b>SUB TOTAL (B)</b>	<b>1957.83</b>	<b>1566.26</b>	<b>391.57</b>	<b>391.5</b>
			<b>Total Project Cost (A + B)</b>	<b>12586.78</b>	<b>10069.42</b>	<b>2517.36</b>	<b>2517.3</b>
			Total Beneficiary Contribution in towards Improvement cost ( SC-10% & Gen-12 %)	Rs 6.50 lacs			
			<b>Fer DU Finance( only for new unit)</b>	<b>Rs.</b>			
			1) Central Share	98800.00			
			2) State Share	6175.00			
			3) ULB share	6175.00			
			4) Beneficiaries Contribution (only for Dus)	12350.00			
			<b>Total</b>	<b>123500.00</b>			

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Sl No.	Name of the State	Name of the City	BSUP Project Name / Components	Rs. in lakh			
				Total Project Cost	Central Share	State Share	25 % Central Share
(1)	(2)		(4)	(5)	(6)	(7)	(8)
	Kerala	Kochi	BSUP (Phase II) at Kochi, Kerala with a minimum carpet area of 25 sq meters in all locations; two rooms, kitchen, bath and toilet. In case of in-situ land owned by beneficiaries. In re-location land will be transferred to the beneficiaries.				
<b>STATEMENT - II</b>							
<b>Details of State Share</b>							
1) State Grant		2088.99	Construction of 18 Dus @ Rs.1,45,600/-	26.21	13.10	13.10	3.2
2) ULB share		1954.28					
3) Beneficiaries Contribution (only for Dus)		1179.20	Construction of 108 dus @ Rs.1,44,500/-	156.06	78.03	78.03	19.5
		<b>Total State Share</b>	Construction of 7510 dus (scattered Houses) @ Rs.1,21,000/-	9087.10	4543.55	4543.55	1155.8
			<b>SUB TOTAL (A)</b>	9959.67	4979.83	4979.83	1244.9
			<b>B</b>				
			i) Roads & Pathways	15.83	7.92	7.92	1.9
			ii) Drains	55.24	27.61	27.61	6.9
			iii) Water Supply	75.87	37.94	37.94	9.4
			iv) Electrification	27.01	13.51	13.51	3.3
			v) Sewerage/solid waste management	60.83	30.42	30.42	7.6
			vi) Multi-purpose community centre	54.15	27.08	27.08	6.7
			vii) Tree plantation/ landscaping	5.58	2.79	2.79	0.7
			viii) Common areas like stairs/lobby in housing	190.74	95.37	95.37	23.8
			<b>SUB TOTAL (B)</b>	485.22	242.61	242.61	60.6
			<b>Total Project Cost (A + B)</b>	10444.89	5222.44	5222.44	1305.6
			<b>Total for Kerala (2 projects)</b>	23031.66	15291.86	7739.80	3822.9

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Sl No.	Name of the State (2)	Name of the City (3)	BSUP Project Name / Components (4)	Rs. in lakh				
				Total Project Cost (5)	Central Share (6)	State Share (7)	25 % of Centra Share (8)	
(1)	West Bengal	Kolkata (Bansberia)	BSUP Scheme for the town of Bansberia (Ph-II), West Bengal	786.80	393.40	393.40	98.31	
STATEMENT-III				A				
				Insitu (13 slumps) - Construction of 562 new Dus @ Rs.1,40,000/- per unit, with Carpet area of 26.11 sq.m, two rooms, a kitchen, bath and a WC. The title is with beneficiaries.				
				SUB-TOTAL A				
1) State share				786.80	393.40	393.40	98.31	
2) KNDA share				152.80	76.40	76.40	19.11	
3) Bansberia municipality				170.65	85.33	85.33	21.31	
4) Beneficiaries Contribution				145.41	72.71	72.71	18.11	
				11.70	5.85	5.85	1.46	
				8.14	4.07	4.07	1.01	
Per DU Finance				689.19	344.59	344.59	87.23	
				80.73	40.37	40.37	10.08	
1) Central Share				70000.00	35000.00	35000.00	87.50	
2) State share				42000.00	21000.00	21000.00	52.50	
3) ULB share				0.00	0.00	0.00	0.00	
4) KNDA A share				0.00	0.00	0.00	0.00	
5) Beneficiaries Contribution				28000.00	14000.00	14000.00	35.00	
Total				140000.00	70000.00	70000.00	17.50	
				B				
				Multi-utility Community seva Kendra				
				Guard Wall				
				22.15	11.08	11.08	2.77	
				Sub-Total B				
				591.58	295.79	295.79	73.91	
				Total (A+B)				
				1378.38	689.19	689.19	172.51	

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Sl No.	Name of the State	Name of the City	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % Cent Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	West Bengal	Kolkata (Kamarhati)	Integrated Housing Project for Slum Dwellers of Kamarhati (Phase-II) under BSUP	510.91	255.45	255.45	63.3	
STATEMENT-IV								
A				Relocation (slum no 66)- Construction of 256 new Dws @ Rs. 1,99,573/- per unit, G+3 with a pinth area of 35.88 sqm (Carpet area of 26.11 sq.m), two rooms, a kitchen, bath and a W.C. The title will be transferred to the beneficiaries on non-saleable right in the name of female member of the family.				
B				SUB-TOTAL A				
	Details of State Share		(Rs in lacs)					
1)	State share		225.13	19.34	9.67	9.67	2.4	
2)	KNDA share		35.94	57.84	28.92	28.92	7.2	
3)	Kamarhati municipality		37.36	40.99	20.50	20.50	5.2	
4)	Beneficiaries Contribution		76.80	9.24	4.62	4.62	1.2	
Total State Share			375.23	11.27	5.64	5.64	1.5	
Per DU Finance				B				
1)	Central Share		99786.50	57.64	28.82	28.82	7.4	
2)	State share		59871.90	16.75	8.37	8.37	2.2	
3)	TLB share		9214.60	Boundary Wall with gate	16.92	8.46	8.46	2.2
4)	KNDA share		0.00	Multi-utility Community seva Kendra	9.58	4.79	4.79	1.2
5)	Beneficiaries Contribution		30000.00	Informant's Market	239.55	119.78	119.78	29.4
Total			199573.90	Total (A+B)	750.46	375.23	375.23	93.3

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Sl No.	Name of the State	Name of the City	BSUP Project Name / Components	Rs. in lakh			25% of Central Share
				Total Project Cost	Central Share	State Share	
(1)	(2) West Bengal	Kolkata (Ultradanga)	(4) BSUP Scheme for the town of Ultradanga, West Bengal	(5)	(6)	(7)	(8)
STATEMENT-V				A			
Insitu redevelopment - Construction of 887 new DUs and relocation of 273 DUs in G-4 @ Rs.2,07,772/- per unit, with Carpet area of 25.51 sqm, two rooms, a kitchen, bath and a WC. DUs will be allotted on 99 years non-saleable lease in the name of female head of the family or joint name with her male counter part.				2409.64	1204.82	1204.82	301.1
SUB-TOTAL A				2409.64	1204.82	1204.82	301.1
Details of State Share				(Rs in lacs)			
1)	State share	848.19	Water Supply	51.17	25.59	25.59	6.7
2)	KAMDA share	202.17	Drainage & Sewerage	34.00	17.00	17.00	4.2
3)	Beneficiaries Contribution	348.00	Roads	19.45	9.73	9.73	2.7
			Street Light	218.89	109.45	109.45	27.2
			Plantation	7.90	3.95	3.95	0.9
			Rain water harvesting	29.18	14.59	14.59	3.6
			Boundary wall	25.50	12.75	12.75	3.1
			Garbage disposal	0.98	0.49	0.49	0.1
			Multi-utility Community seva Kendra	30.58	15.29	15.29	3.8
			Sub-Total B	417.65	208.83	193.54	52.2
			Total (A+B)	2827.29	1413.65	1398.36	353.3
			Total for West Bengal (3 projects)	4956.13	2478.07	2462.78	619.3

26/29  
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Sl No.	Name of the State	Name of the City	Details of State Share	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Delhi	Delhi		Detail Project Report on "Relocation of slum under BSUP Scheme at Narala Phase-III, Near Siyapur Village, Delhi."	11882.77	5941.39	5941.39	1485.34
				EWS Housing Units (4740 Nos @ Rs.2,50,692/- per unit), Relocation, G+4 carpet area of 26.15 sq.m. with 2 rooms, kitchen, separate bath & Toilet facility and storage space, the DUs to be allotted on lease or patta basis for 99 years in the name of voting card holder				
				A of voting card holder				
				B Infrastructure:-				
				i) Common area (stairs) etc	225.39	112.70	112.70	28
				ii) Water supply	197.96	98.95	98.95	24
				iii) Sewerage	380.54	190.27	190.27	47
				iv) Drains	122.37	61.19	61.19	15
				v) Roads and Pavements	614.52	307.26	307.26	76
				vi) Street Light	191.06	95.53	95.53	23
				vii) Parks	130.37	65.19	65.19	16
				viii) Boundary Wall	99.46	49.73	49.74	12
				ix) Transferrers	400.00	200.00	200.00	50
				x) Land Filling	293.41	146.70	146.70	36
				xi) Rain Water Harvesting	27.26	13.63	13.63	3
				Sub Total(B)	2592.25	1194.42	1397.83	258
				Sub Total(A+B)	14475.02	7135.81	7339.22	1783
				Facility center(s) Nos) i.e. anganwadi, shishu vankar, primary health center	999.75	499.88	499.88	124
				C				
				i) Primary Schools (4 Nos)	1048.00	0.00	1048.00	0
				ii) Secondary Schools (1 Nos)	577.35	0.00	577.35	0
				iii) Community work center (1 Nos)	167.46	83.73	83.73	20
				iv) Convient shopping center (1 nos)	259.24	0.00	259.24	0
				v) Informal market place	23.60	11.80	11.80	2
				Sub Total (C)	3075.40	595.41	2480.00	148
				Project Total (A+B+C)	17550.42	7731.21	9819.21	1932
				Contingency 3% @ (A+B+C)	526.51	0.00	526.51	0
				Total(D)	18076.93	7731.21	10345.72	1932
				Departmental charges @ 7% on D	1265.39	0.00	1265.39	0
				Preparation of DPRs @ 1.5% on (A+B+C)	263.26	0.00	263.26	0
				Total Project cost	19605.57	7731.21	11874.36	1932

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Sl No.	Name of the State	Name of the City		BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
1	Meghalaya	Shillong		Housing for EWS, LIG and Urban Poor including Slum Rehabilitation at Nongmyrsong, Shillong - Meghalaya (phase-II)	975,000	877,500	97,500	219.2	
STATEMENT-VIII									
Details of State Share									
State Grant/ULB(ULB & State nodal agency is same, including contingency, VAT & agency charges)					63,009	56,778	6,311	14.2	
2)	Beneficiary Contribution (only for Dus)	Rs. 97,500	Lakh		6,611	5,978	0,666	1.2	
Per DU finance					115,622	104,066	11,556	26.4	
1)	Central share	Rs. 292,500.00	Lakh	i) Sewer system	60,722	54,641	6,081	13.6	
2)	State Grant/ULB Share	Nil		ii) Cost of Retaining wall(stone masonry)	60,732	54,661	6,071	13.6	
Beneficiary contribution (upfront-Nil Entire amount as loan component to be initially funded by State Govt. & recoverable in 10-15 years)					73,752	66,388	7,364	16.3	
Total					11,962	10,671	1,199	2.7	
Total					Rs. 325,000.00				
					vi) Wellhead Center				
					Sub Total (B)	392,382	353,144	39,244	88.2
					C Contingency (3%)	41,022	0.00	41,022	9.1
					VAT(12% of (A+B))	123,066	0.00	123,066	28.3
					Agency Charges(10%)	136,774	0.00	136,774	31.0
					Sub Total (C)	300,822	0.00	300,822	69.4
					Project Total (A+B+C)	1,668,211	1,230,644	437,566	307.6
Grand Total for all States									
					Kerala (2 projects)	23031.66	15291.86	7739.80	3822.9
					West Bengal (3 projects)	4956.13	2478.07	2462.78	619.5
					Delhi (1 project)	19605.57	7731.21	11874.36	1932.8
					Meghalaya (1 project)	1668.21	1230.64	437.56	307.6
					Total (7 projects)	49261.58	26731.78	22514.50	6682.9

\* Cost of Dwelling unit for the purpose of Central assistance has been kept as 3.25 lac/DU. Any additional expenses is to be borne by State Govt.

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ANNEXURE-IV  
(27th CSMC)

Statement showing utilization of fund vis-à-vis ACA released

State	Name of Mission city	Sl. No.	Name of Projects	Amount of 1st installment released of Central Share (25% of Central Share)	Amount of funds utilized	% of Utilization	State Share released (including ULB share)	Amount of funds utilized	% of Utilization	Recommendation for 2nd installment of Central Share (25% of Central Share i.e. same as 1st installment)	Rs. in Lakhs	
											348.75	335.21
Madhya Pradesh	Bhopal	1	Housing with basic infrastructure facilities (development of Weekly market at Kotra	117.00	117.00	100%	222.22	222.22	100%	117.0		
		2	Housing with infrastructure facilities at Shyam Nagar	200.00	186.46	93%	200	186.46	93%	200.0		
		3	Housing with infrastructure facilities at Inderpuri, Kalpana nagar	31.75	31.75	100%	88.25	88.25	100%	31.7		
				348.75	335.21	96%	510.47	496.93	97%	348.7		

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