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Government of India
Ministry of Housing and Urban Poverty Alleviation

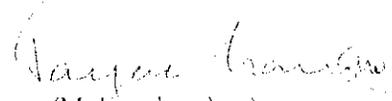
Room No. 201, G Wing
New Delhi, dated 5th February, 2008

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 28th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 9th January, 2008 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 HISDP to take appropriate follow up action as per the minutes of the meeting.

3. A copy of the minutes is forwarded to the Secretaries in-charge of BSUP and HISDP 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, CPIHEEO, 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. Mrs. S. Jalaja, Principal Secretary, Urban Development, Government of Bihar, Patna

2. Shri T.K. Ramachandran, Managing Director, Tamil Nadu Slum Clearance Board, Beach Road, Kamraj Salai, Chennai-600 005
3. Shri Barun Kumar Ray, Secretary, KMDA, Government of West Bengal, DD-1, Sector-1, Salt Lake, Kolkata

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, I-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, I-Block, A.P. Secretariat, Hyderabad – 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, I-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal 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/JSG, 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 th 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

3. Shri T.K. Ramachandran, Managing Director, Tamil Nadu Slum Clearance Board, Beach Road, Kamraj Salai, Chennai-600 005
4. Shri Barun Kumar Ray, Secretary, KMDA, Government of West Bengal, DD-1, Sector-1, Salt Lake, Kolkata

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/LSG, Government of Chhatishgarh, 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 th 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 nd floor, Vikas Souda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.136, 4 th 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 th floor Mantralaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai 400 032

The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	The Commissioner & Secretary (LAD), 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, Fort St. George, Secretariat, Chennai –600 009	The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annex, 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 th floor, Babu Bhawan, Lucknow - 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu 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 DEHRADUN	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 th 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 (II), 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 28th 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, 9th January, 2008

The 28th 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 9th January, 2008. List of participants is at **Annexure – I**.

2. Joint Secretary (JNNURM) welcomed the participants. He said that with the co-operation of all stakeholders, there has been overall good performance under both BSUP and HSDP upto the end of December, 2007.

3. At the outset, Chairman, CSMC and Secretary (HUPA) requested all States to come up with proposals in the prescribed format for second and subsequent instalment for already sanctioned projects. He emphasised that this should be based on the actual progress on the ground. He said that Central assistance released should not be parked. Instead it should be released to the ULBs/implementing agencies along with State share. It should be ensured by States/ULBs/parastatal agencies that their share in the project has been duly released. Any delay on this account would result in delay in the completion of projects that would put poor beneficiaries in undue hardships. In this connection he drew attention towards the commitment made by the Ministry of HUPA 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 8th 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. 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.

3.1. Chairman, CSMC and Secretary (HUPA) drew attention of the States/UTs towards the Prime Minister's New 15-Point Programme for the Welfare of the Minorities. An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities. While the underprivileged amongst the minorities are included in the target groups of such schemes, to ensure that the benefits of these schemes are flowing equitably to them, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever possible, upto 15% of targets and outlays under BSUP and IHSDP should be earmarked for minorities.

3.2. Chairman, CSMC and Secretary (HUPA) reiterated the need for conducting socio-economic surveys. Such a study would reveal important socio-economic aspects of the beneficiaries. This in turn would help design good BSUP/IHSDP projects by taking into account important aspects such as dependency load in the existing schools, hospitals, need for multi-purpose community centres including livelihood centre/informal sector market, etc. HUDCO and BMTPC have got good design of houses and social infrastructure which should be appropriately used while formulating project proposals.

4. Chairman, CSMC and Secretary (HUPA) said that many suggestions for improving the quality of life of the urban poor are brought out in the Minutes of various meetings. 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 main and subsidiary occupations, their educational profile 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 a reasonable upper limit keeping in view their capacity to pay. It is suggested that given the limited affordability of urban poor beneficiaries, overall cost of one dwelling unit under a BSUP project could be about Rs.2.50 lakhs with 25% extra for hill States. The housing component should generally be at least 50% of the total project cost with a view to giving primacy to housing units except where houses have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments. It was also decided that considering the difficulties

and special needs in some locations, clusters having 15 houses can also be considered.

- **Housing for the poor does not mean poor quality housing. Utmost emphasis must be given to 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, livelihood activities, pen for animals (if permitted and required), 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 their 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 the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, 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/UIBs 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 BMTPC.
- 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.
- Since these projects are required to be completed in 12 to 15 months, it is generally expected that any escalation of the project cost is borne by the State Government/UIB concerned.
- A low cost boundary of barbed wire or low-height brick structure may be considered for construction around the project site (slum location) to give a sense of belonging to the inhabitants of a slum, if the cost is reasonable.

The State Government/ULB is to take a final view on this as per the local conditions.

- Wherever informal sector markets are provided, their operation, on a time-sharing basis by inhabitants for enabling wider coverage of the beneficiaries, can be considered by the ULB concerned.
- Adequate provision should be made for solid and liquid waste disposal and digester technology can be adopted in place of dual-pits/septic tanks wherever feasible.
- Road-side plantations with tree guards are advisable. In all relocation projects, it will be desirable to provide 15-18% green areas.

5. Chairman, CSMC and Secretary (HUPA) further said that the responsibility of the technical specifications (State PWD Code) and their approval by the competent authority lies with the ULBs/State Level Nodal Agency. The appraisal agencies must ensure that technical specifications are duly approved by the competent authority. General principles of preparing high quality DPRs, Project appraisal, Implementation and Monitoring are given at **Annexure – II**.

6. For the meeting 7 projects were put up in the agenda:-

Name of the State	Number of projects
Bihar	1
Tamil Nadu	1
West Bengal	5
Total	7

Brief details of the agenda are at **Annexure-III**. 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.

(iii) Design of colony layout and house layout proposed.

7. Representative of the State Government of West Bengal made a presentation on the five projects for Kolkata. The Committee suggested:-

- That low cost boundary enclosures (where needed) and a walking track along the same could be provided for giving cohesiveness to the slum clusters. Some of the green areas/parks could be enclosed to allow tiny tots to play safely;
- To examine the possibility of adopting bio-digester technology in schemes where there is no sewerage instead of dual leach pit system ; and
- To include work-shed and training centre in the multi-purpose community centre for the beneficiaries based on the outcome of socio economic survey of intended beneficiaries.

After detailed deliberations, the Committee approved the five projects, subject to the following conditions:-

- (i) As an interim measure, till such time regular system is put in place, where required, tube-wells, storage tanks, digesters may be provided;
- (ii) Bio-metric details of the beneficiaries should be put on the web-site within 1 month; and
- (iii) The project be completed within a period of 12-15 months.

The State Government has agreed for adopting bio-digester technology wherever possible. The cinder track has been incorporated in the design and the project cost has been amended accordingly. **Abstracts of the approved projects, based on revised design and lay-out, are at Statement-I to V of Annexure-IV.**

8. Representative of the State Government of Bihar made a presentation on the project for Bodh Gaya. This project was given in principle approval in the 27th meeting of the CSMC. The Committee observed that the design of the house can be improved. The Committee also suggested that an Informal sector market/livelihood centre may be developed in addition to common facility centre/community hall. After detailed deliberations, the Committee approved the project, subject to the following conditions:-

- (i) A socio economic survey should be conducted within 1 month;
- (ii) Bio-metric details of the beneficiaries should be put on the web-site within 1 month; and
- (iii) The project be completed within a period of 12-15 months.

The State Government has revised the unit plan. The estimated cost of some of the components has been re-looked at and the new appraised cost has been furnished. **Abstract of the approved project, based on the revised improved design and statement, is at Statement-VI of Annexure-IV.**

9. The representative of the State Government of Tamil Nadu made a presentation on the project for Chennai city. The Committee suggested:-

- The proposed services under BSUP project should be integrated with the trunk services proposed along the IT corridor, funded by Ministry of UD.
- To prevent sea erosion, controlled pumping of water should be ensured.
- The agency should explore the possibility of increasing the area of open space to have minimum 15% instead of proposed 14.49%.

After detailed deliberations, the Committee approved the project, subject to the following conditions:-

- (i) 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;
- (ii) Bio-metric details of the beneficiaries should be put on the web-site within 1 month; and
- (iii) The project be completed within a period of 12-15 months.

Abstract of the approved project is at Statement-VII of Annexure-IV.

10. The Committee considered the proposals from the State Governments of Andhra Pradesh and Gujarat for release of 2nd instalment of Central share for BSUP projects in the cities of Hyderabad (4 projects), Visakhapatnam (3 projects), Surat (2 projects) and Ahmedabad (1 project). After discussion, the Committee decided:-

- (i) To recommend release of 2nd instalment for the following for which more than 70% of the 1st instalment (Central and State share) has

been utilised. State Government has also furnished details of physical achievement and progress of reforms :-

- (a) Rs. 16.74 crore for 4 projects in Hyderabad;
- (b) Rs. 4.39 crore for 3 projects in Visakhapatnam;
- (c) Rs. 11.90 crore for 1 project in Ahmedabad

Details of the approved proposals are at **Annexure-V**.

- (ii) To defer the proposal for release of second instalment for the projects in Surat to enable the State Government to come up with complete records of utilization.

11. 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 and undertake measures for smooth implementation of the projects to benefit the poor.

12. The Meeting ended with a vote of thanks to the Chair.

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 28TH MEETING OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CSMC) HELD UNDER THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 9.1.2008.

1. Dr. Harjeet S. Anand, Secretary, in chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary and Mission Director, Ministry of HUPA.
3. Shri D.S. Negi, Director (NBO) and 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 Mehar Singh, Deputy Secretary (NURM), Ministry of Urban Development
7. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance
8. Shri J.A. Vaidyanathan, Under Secretary (JNNURM), Ministry of HUPA
9. Shri Umraw Singh, Deputy Director, Ministry of HUPA
10. Shri P.K. Pradhan, Principal Secretary, M.A. & UD Department, Government of West Bengal,
Nagarayan DF-8, Sector I, Bidhannagar, Kolkata 700 064
11. Shri T.K. Ramachandran, Managing Director, Tamil Nadu Slum Clearance Board, Beach
Road, Kamaraj Salai, Chennai-600 005
12. Shri Barun Kumar Ray, Secretary, KMDA, Government of West Bengal, DID-1, Sector I, Salt
Lake, Kolkata-64
13. Shri S. Islam, Joint Municipal Commissioner, Kolkata Municipal Corporation, Kolkata
14. Shri Sudeep Datta, Director, Bengal Urban Infrastructure Development Ltd., Kolkata-700017.
15. Shri Kousik Das, S.E. (Hq), M.E. Directorate, Government of West Bengal, Bikash Bhavan,
1st Floor Bikash Bhavan, Salt lake, Kolkata-700 091.
16. Shri S. Rajaanna, Joint Director, Karnataka Slum Clearance Board, No.55, Abaya Sadan,
Sheshadri Puram, Bangalore-560020
17. Shri V. Arul Kumar, Deputy Chief (Projects), HUDCO, Bangalore
18. Shri Gautam Das, Chief Engineer M.E. Directorate, Government of West Bengal, Bikash
Bhavan, 1st Floor Bikash Bhavan, Salt lake, Kolkata-700 091.
19. Shri I.J.S. Sidhu, Chief (PM&I), BMTPC, New Delhi.
20. Shri J.K. Prasad, Officiating Executive Director, BMTPC, New Delhi.
21. Shri S.K. Chaudhary, Executive Director, HUDCO, New Delhi.
22. Dr. D. Subramanyam, Executive Director, HUDCO, Kolkata
23. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi.
24. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
25. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi.
26. Dr. H.S. Gill, Chief Economist, HUDCO, New Delhi.
27. Ms. Vaijayanti Mahabale, Appraisal Officer, HUDCO, Mumbai.
28. Shri Arun Kumar, Regional Chief, HUDCO, Patna.
29. Shri Arun Panda, Secretary, Housing and Urban Development, Government of Orissa,
Bhubaneswar – 751 001
30. Shri A.K. Mohapatra, Regional Chief, HUDCO, Bhubaneswar.

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Annexure – II

General principles of preparing high quality DPRs, Project appraisal, Implementation and Monitoring

- *Land tenure and affordable housing 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 animals (if permitted and required) 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 departmental charges or contingencies are not 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*
 - ii) Carpet area of the house should not be less than 25 square meters under BSUP.*
 - iii) House should have two rooms, kitchen, balcony and separate bath and toilet.*
 - iv) Design of the houses should ensure proper ventilation and natural lighting. Entrance doors and windows should have a wire mesh.*
 - v) 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 storing things.*
 - vi) While constructing multi-storey structures, efforts should be made to make it elderly friendly and disabled-friendly. Construction of ramps instead of conventional staircases is an option that can be considered.*
 - vii) There must be sufficient open space and green area within the colony.*
 - viii) Layout of the houses should facilitate social interaction among the residents and instead of row-by-row housing, the layout design could involve clusters which are 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 staircase 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.*
- *It is recommended that the beneficiary share component may be recovered in about 4 installments in terms of stepped-up equity in accordance with the progress of construction of different phases as the poor may not be able to pay the full amount in one installment.*

- *In all the projects undertaken under BSUP and IHSDP effort should be made for inclusion of the following, wherever possible, 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 ;and*
 - *Linkage to city-wide infrastructure to be provided under UIG/ State/ULB plan budgets.*
- *The States/UTs should work towards achieving the Mid-Term Targets by 31st 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 2nd 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 5th 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. 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 11th Plan with 99% 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/HSIDP; 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 about 50 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 20 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 and City Slums development plans with a vision of slum-free cities 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 FMI 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 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/HSDP 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.*

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)

Sl. No.	Name of Mission City/ State	Project Title	Project Cost	Central Share	State Share	1st Installment (25% of Central Share)	Brief Summary	Page No.
1.	Kolkata (Khardah town), West Bengal	BSUP scheme for the town of Khardah, Phase-II in Kolkata Metropolitan Area, West Bengal	33.55	16.78	16.77	4.19	<ul style="list-style-type: none"> • CDP approved and MoA signed. • SLSC has to be approved the project. • Elected body is in existence. • Selection & prioritization of slums as per Quick Slum Survey (QSS) carried by Changed Management Units (CMU). Total 26 slums in two clusters are selected in this phase. • Beneficiary contribution @ 20% of dwelling unit cost is on higher side. • The ratio of housing to infrastructure cost is 58: 42. • The land tenure is with the beneficiaries. • 1330 Single storey dwelling unit with carpet area of 25.00 sq. mtr. With two rooms, kitchen and separate bath & toilet. • The schedule of rates adopted is PWD SOR-2007. 	01 To 13

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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)

							<ul style="list-style-type: none"> The project implementation period is 01 years. 	
B.	Kolkata (Madhyamgram), West Bengal	BSUP Scheme for the town of Madhyamgram (Phase-II), Kolkata Metropolitan Area, West Bengal	39.73	18.97	20.76	4.74	<ul style="list-style-type: none"> CDP approved and MoA signed. SLSC has to be approved the project. Elected body is in existence. Beneficiary contribution @ 20% of dwelling unit cost is on higher side. The ratio of housing to infrastructure cost is 53:47. The land tenure is with the beneficiaries. Beneficiary contribution @ 20% of dwelling unit cost is on higher side. 1435 Single storey dwelling unit with carpet area of 25.00 sq. mtr. With two rooms, kitchen and separate bath & toilet. The schedule of rates adopted is PWD (Central Circle) SOR-2007. The project implementation period is 01 years. 	14 To 24
C.	Kolkata (Baranagar), West Bengal	BSUP scheme for the town of Baranagar (Phase-I), Kolkata, West Bengal	4.31	2.15	2.16	0.54	<ul style="list-style-type: none"> CDP approved and MoA signed. SLSC has to be approved the project. Elected body is in existence. Beneficiary contribution @ 20% 	

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

(Rs. in Crores)

							<ul style="list-style-type: none"> • of dwelling unit cost is on higher side. • The ratio of housing to infrastructure cost is 69:31. • The land tenure is with the beneficiaries. • Layout and building design drawing are approved. Land use is residential. • Beneficiary contribution @ 20% of dwelling unit cost is on higher side. • 202 Single storey dwelling unit with carpet area of 25.00 sq. mtr. With two rooms, kitchen and separate bath & toilet. • The schedule of rates adopted is PWD SOR-2007. • The project implementation period is 01 years. 	<p align="right">25 To 37</p>
D.	Kolkata, West Bengal	Integrated Housing and Slum Development Project for Anandanagar (Ward-59), Jalpara (Ward-58) & Garden Reach-I, (Ward-138) under BSUP	54.96	24.98	29.98	6.24	<ul style="list-style-type: none"> • CDP approved and MoA signed. • SLSC has to be approved the project. • Elected body is in existence. • The ratio of housing to infrastructure cost is 76:23. • The land tenure is with the ULB. • 2500 G+4 RCC framed structure Blocks with floor height as per 	<p align="right">38 To 52</p>

13/2/08
(M)

BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & MONITORING COMMITTEE (CSEMC) UNDER BASIC SERVICES TO THE URBAN POOR (Sub-Mission-II)
(Rs. in Crores)

						<ul style="list-style-type: none"> National Building Code and carpet area of 25.00 sq. mtr. With two rooms, kitchen and separate bath & toilet. The schedule of rates adopted is PWD SOR-2007, KMC SOR 94-95 for street lights with 50% premium over 1995 SOR. The project implementation period is 1.5 years. 	
Total		132.55	62.88	69.67	15.71	•	

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BRIEF SUMMARY OF SUPPLEMENTARY-AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & MONITORING COMMITTEE (CSM) 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	Page No.
1.	Kolkata (Naihat town), West Bengal	BSUP scheme for the town of Naihati in Kolkata Metropolitan Area, West Bengal	48.99	24.49	24.49	6.12	<ul style="list-style-type: none"> • CDP approved and MoA signed. • SLSC has to be approved the project. • Elected body is in existence. • Agency has furnished indicative layout plans for 33 slums by competent authority • The ratio of housing to infrastructure cost is 63:37. • The land tenure is with the beneficiaries and land use is as per the as per • 2325 Single storey dwelling unit with carpet area of 25.00 sq. mtr. With two rooms, kitchen and separate bath & toilet. • The Agency has proposed PWD SOR -2007 except for informal market sewer line-300mm dia SW and pond improve for SW and pond improvement for which current market is 	01 To 13

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

							<ul style="list-style-type: none"> considered. The project implementation period is 18 months. CDP approved and MoA signed. SISC has to be approved the project. Elected body is in existence. Agency has furnished unit plan 7 cluster layouts for all 7 locations but structural design and details of building block has not been furnished. The ratio of housing to infrastructure cost is 64:36. The land tenure is with panchayat, Bihar Govt. The DU will be given on lease for 99 years to beneficiaries. 2000 G+2 dwelling unit (1788-Relocation & 212 In-situ with carpet area of 27.42 sq. mtr. with provision two rooms, kitchen and separate bath & toilet. The estimates are work out as per SOR of Magadh Division, Bihar application w.c.f. 01.07.05 with 15% escalation 	
B.	Bodhgaya, Bihar	Project report for BSUP scheme at Bodhgaya (Phase-I), Bihar	58.33	41.52	16.81	10.38		14 To 22

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

C.	Chennai (Perumbakkam), Tamil Nadu	Construction of 9476 tenements at Perumbakkam (Ph-II), Chennai, TamilNadu	374.24	159.73	214.51	39.93	<ul style="list-style-type: none"> The project implementation period is 01 years. CDP approved and MoA signed. SLSC has to be approved the project. Elected body is in existence. 9476 G+7 RCC framed structure with carpet area of 25.08 sq. mtr. with provision two rooms, kitchen and separate bath & toilet though relocation method The ratio of housing to infrastructure cost is 65:35. The land tenure is in possession of TNSCB and proposal to relocate the slums I Chennai Corp. limit approx. at an orbit of 10-15 Kms radius. The Agency estimate the cost as per PWD SOR for the year 2007-08. It is further stated that necessary approvals from the competent authorizes will be obtained before commencing the project. The proposal to be implement in 15 months period 	23 To 43
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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	Central S
(1)	(2)	(3)	(4)	(5)	(6)	(7)	25
1.	West Bengal	Kolkata (Baranagar)	BSUP Scheme for the town of Baranagar Ph. I, West Bengal				
STATEMENT-I							
Details of State Share							
(Rs in lacs)							
1)	State share			297.55	148.77	148.77	3
2)	U/B contribution			3.95	1.98	1.98	2
3)	Beneficiaries Share			17.23	8.62	8.62	2
4)	KMIDA Share			43.26	21.63	21.63	2
Total State Share							
(Rs.)							
Per DU Finance							
1)	Central Share			38.25	19.13	19.13	2
2)	State share			0.65	0.33	0.33	2
3)	U/B share			0.56	0.28	0.28	2
4)	Beneficiaries Contribution			11.00	5.50	5.50	2
Total							
147300.00							
2.	West Bengal	Kolkata (Madhyangram)	BSUP Scheme for the town of Madhyangram Ph. II, West Bengal				
STATEMENT-II							
Details of State Share							
(Rs in lacs)							
1)	State share			2113.34	1056.67	1056.67	2
2)	U/B contribution			2113.34	1056.67	1056.67	2
3)	Beneficiaries Share			358.20	179.10	179.10	2
4)	KMIDA Share			536.49	268.25	268.25	2
Total State Share							
1986.64							
Per DU Finance							
(Rs.)							
1)	Central Share			50.49	25.25	25.25	2
2)	State share			500.08	250.04	250.04	2
3)	U/B share			1859.94	929.97	929.97	2
4)	Beneficiaries Contribution			3973.28	1986.64	1986.64	4
Total							
147271.00							
A							
B							
Total Project Cost (A+B)							
In-Situ Construction of 1435 Dwelling units for 51 slums (@ Rs.147271/- per DU) with living room, bed room, kitchen, separate bath & WC and verandah having a carpet area of 25.sq mt and a built up area of 36.50 sq.m. Land ownership is with beneficiaries.							
Sub Total (A)							
Sub Total (B)							
Total Project Cost (A+B)							
147300.00							

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Sl No.	Name of the State	Name of the City		BSCP Project Name / Components	Total Project Cost	Central Share	State Share	Central St
(1)	(2)	(3)	(Rs in lacs)	(4)	(5)	(6)	(7)	25%
3.	West Bengal	Kolkata (Khurdah)		BSCP Scheme for the town of Khurdah ph II, West Bengal				
	STATEMENT-III							
	Details of State Share							
			(Rs in lacs)					
1)	State share		1006.53		1938.70	979.35	979.35	24
2)	UJ.B contribution		69.82		23.23	11.62	11.62	24
3)	Beneficiaries Share		391.74		143.97	71.99	71.99	1
4)	KMIDA Share		209.46		1067.78	533.89	533.89	13
	Total State Share		1677.55		161.42	80.71	80.71	2
	Per DU Finance		(Rs.)		1396.40	698.20	698.20	17
1)	Central Share		73636.00		3355.40	1677.55	1677.55	41
2)	State share		44181.00					
3)	UJ.B share		600					
4)	Beneficiaries Contribution		29454.00					
	Total		147271.00					
4.	West Bengal	Kolkata (Nahau)		BSUP Scheme for the town of Nahari, West Bengal				
	STATEMENT-IV							
	Details of State Share							
			(Rs in lacs)					
1)	State share		1576.97		3424.73	1712.36	1712.36	42
2)	UJ.B contribution		91.60		495.84	247.92	247.92	6
3)	Beneficiaries Share		684.95		90.06	45.03	45.03	3
4)	KMIDA Share		274.79		180.93	90.47	90.47	3
	Total State Share		2628.31		160.75	80.38	80.38	2
	Per DU Finance		(Rs.)		279.58	139.79	139.79	3
1)	Central Share		73656.00		20.00	10.00	10.00	3
2)	State share		44190.00		5.44	2.72	2.72	3
3)	UJ.B share		600		221.02	110.51	110.51	3
4)	KMIDA Share		600		57.16	28.58	28.58	3
5)	Beneficiaries Contribution		29460.00		321.17	160.59	160.59	4
	Total		147300.00		1831.89	915.95	915.95	22
					5256.62	2628.31	2628.31	63

Institution - Construction of 2325 Dwelling units in 33 slams (62 Rs.147300.00 Per DU) with living room, bed room, kitchen, separate bath & WC and verandah having a carpet area 25.68 sq mt. majority of DUs owned by individual beneficiaries and balance will be transferred in the names of female members / joint names.

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MAY

Rs. in lakhs

Sl No.	Name of the State	Name of the City	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	Central
(1)	(2)	(3)	(4)	(5)	(6)	(7)	2
5	West Bengal	Kolkata (Anandnagar)	BSUP Scheme for Anandnagar, Jalpara, and Garden Reach, West Bengal				
STATEMENT-V							
Details of state share				(Rs. in laes)			
1	State Share			3,875.00	1937.50	1937.50	
2	UJJB contribution			255.56	127.75	127.75	
3	Beneficiaries Share			65.17	32.59	32.59	
4	KMIDA Share			174.71	87.36	87.36	
	TOTAL STATE SHARE			3,045.86			
Per DU Finance							
1	Central Share			78.19	39.10	39.10	
2	State Share			29.67	14.84	14.84	
3	UJJB Share			10.89	5.45	5.45	
4	Beneficiary contribution			507.64	0.00	507.64	
	TOTAL			155000.00			
				A			
				Development of Anandnagar (Ward-59), Jalpara (Ward-58) & Garden Reach-I (Ward-138) with construction of 2500 Dwelling Units @ Rs.1,55,000/- per DU) with living room, bed room, kitchen, separate bath & WC and Verandah having a carpet area of 25.04 sqmt. and a built up area of 28.90 sqmt, 5 storied (G+4) total 125 blocks. DUs will be allotted to the beneficiary on 99 years non-saleable lease in the name of the female head of the family and her male counterpart.			
				SUB-TOTAL A			
1. Building Common area including stair				3875.00	1937.50	1937.50	
2. External Electrical work				255.56	127.75	127.75	
3. Road Work				65.17	32.59	32.59	
4. Drainage & Open Sewerage				174.71	87.36	87.36	
5. Water Supply				460.90	230.45	230.45	
6. Park & Open Space				105.51	52.76	52.76	
7. Community Building & Child & Adult Education Centre				78.19	39.10	39.10	
8. Jaylhood Centre/ Work shed				29.67	14.84	14.84	
9. Jogging Track & Car/Rickshaw Parking Area				10.89	5.45	5.45	
				SUB-TOTAL B			
Incentive for preparation of DPR, Training, capacity Building & Administrative & other expenses				507.64	0.00	507.64	
				SUB-TOTAL C			
Total Project Cost (A+B+C)				5584.08	2538.22	3045.86	
Total for West Bengal (5 projects)				18600.44	9046.40	9554.04	
				C			

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(10)

Sl No.	Name of the State	Name of the City	Details of State Share		BSTIP Project Name / Components	Total Project Cost	Central Share	State Share	Central
(1)	(2)				(4)	(5)	(6)	(7)	2
6	Bihar	Bodhgaya			Detail Project Report for "BSTIP Scheme at Bodhgaya (Phase-I)"				
	STATEMENT-VI								
			Details of State Share						
	State Grant (includes DPR Pre, training, A & OE etc.)	Rs.1,245.63	Lakh		i)Water supply	184.234	147.388	36.847	36.847
	2) ULB	Nil			ii)Sewerage	122.933	98.346	24.587	24.587
	3) DUs)	Rs.340.00	Lakh		iii)Drainage	138.992	111.194	27.798	27.798
					iv)Roads	306.556	245.244	61.311	61.311
					v)Street Light & transformer	102.073	81.658	20.415	20.415
	Per DU finance	Rs.1,585.63	Lakh		vi)Common Services	162.708	130.166	32.542	32.542
	1) Central share	Rs.136,000.00			vii)Boundary Wall	65.332	52.266	13.066	13.066
	2) State Grant	Rs.17,000.00			viii)Land Filling	121.670	0.000	121.670	0.000
	Beneficiary contribution (upfront- Rs4,250/- & the balance amount in 3				ix)Multi purpose Community center	181.160	144.928	36.232	36.232
	3) Equal quarterly installments)	Rs.17,000.00			x) Livelihood Centre for Informal sector	69.321	55.457	13.864	13.864
					xi) Animal pen	49.000	39.200	9.800	9.800
					xii)Cost of Hand Pump	57.000	45.600	11.400	11.400
					Sub Total(B)	1560.98	1151.45	409.53	2
					Preparation of detailed PR, Training & capacity building, comm. participation etc. 5% of PC	248.049	0.000	248.049	0.000
					Administrative & other expenses @ 5% of PC	248.049	0.000	248.049	0.000
					Sub Total (C)	496.10	0.00	496.10	0
					Total for Bihar (A+B+C)	5457.08	3871.45	1585.63	5

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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	Central Share	25% of
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
7.	Tamil Nadu	Chennai	Construction of 9476 dwelling units and provision of infrastructure facilities at Perumbakkam, (Ph-2) Chennai					
			(Construction of 9476 New Dws (Relocation, G+7 storied) @ Rs. 2,43,954/- per unit with carpet area of 25.08 sqm comprising of 1 multi-purpose room, 1 bedroom, kitchen with cooking platform, cup board, bath, WC and balcony. The D's will be allotted to the eligible beneficiaries preferably in the name of women member of the family or husband and wife jointly.					
			A					
			i) Cost for common use space which includes Stairs, Landing, Ramp, head room and corridor, lift well, terrace finishing	6466.72	3233.36	3233.36	808.3	
			ii) Site Development Cost (Filling & Reversion)	161.74	80.87	80.87	20.22	
			iii) Roads / Pavements / Culverts / bridges	100.00	50.00	50.00	12.50	
			iv) Storm water Drains	161.92	80.96	80.96	20.2	
			v) Water supply	578.44	289.22	289.22	72.3	
			vi) Sewerage (L/GID)	668.67	334.34	334.34	83.54	
			vii) Electrification & Street Lighting	316.14	158.07	158.07	39.5	
			viii) Parks and Open spaces	16.16	8.08	8.08	2.0	
			ix) Multipurpose community facilities centres	359.04	179.52	179.52	44.8	
			x) Health centre and School	136.46	0.00	136.46	0.00	
			xi) Other facilities like Milk booth, Ration shop/shop, Creamarium, Dholghar, Police Station, Post Office, Bus Terminus	41.73	0.00	41.73	0.00	
			xii) Cost of lift & maintenance	1101.01	0.00	1101.01	0.00	
			xiii) Fire Extinguisher facilities, lightning arrester and generator	1559.86	0.00	1559.86	0.00	
			xiv) Connection charges	765.44	0.00	765.44	0.00	
			Sub Total of B	12433.33	4414.42	8018.92	1103.6	
			Total (A+B)	35550.41	15972.96	19577.46	3993.2	
			B					
			i) HFC	300.00	0.00	300.00	0.00	
			ii) Consular charges	373.89	0.00	373.89	0.00	
			iii) Admin. & supervision charges @ 2.5% of housing cost and 5% of infra. Cost	1199.59	0.00	1199.59	0.00	
			Sub Total of C	1873.48	0.00	1873.48	0.00	
			C					
			Project Total (A + B + C)	37423.89	15972.96	21450.94	3993.2	
			Total for Tamil Nadu (1 project)	37423.89	15972.96	21450.94	3993.2	
			Grand Total for all States					
			West Bengal (5 projects for Kolkata)	18600.44	9046.40	9554.04	2261.6	
			Bihar (1 project for Bodh Gaya)	5457.08	3871.45	1585.63	967.8	
			Tamil Nadu (1 project for Chennai)	37423.89	15972.96	21450.94	3993.2	
			Grand Total (7 projects)	61481.42	28890.80	32590.61	7222.7	

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				(Rs. In 'L)							
State	Name of Mission city	Sl. No.	Name of Projects	1st instalment of Central Share released (25% of total Central Share)	Amount of funds utilized	% of utilization	Share Share released (including ULB share)	Amount of funds utilized	% of utilization	Amount recommended for release of 2nd instalment	% of amount recommended to the total Central Share approved
Andhra Pradesh	Hyderabad	1	Hyderabad (Div. I to IV) Roads, Sewerage & Storm water drains, Community and other facilities.	256.58	256.58	100%	1010.33	1010.33	100%	256.58	25%
		2	Hyderabad (Div. V to VIII) Roads, Sewerage & Storm water drains, Community and other facilities	427.71	427.71	100%	1367.26	1367.26	100%	427.71	25%
		3	Hyderabad (Div. IX to XII) Roads, Sewerage & Storm water drains, Community and other facilities.	367.87	367.87	100%	705.36	705.36	100%	367.87	25%
		4	Infrastructure facilities of houses constructed under VANABAY	621.57	435.2	70.01%	591.39	478.69	80.94%	621.57	25%
		Total(A)			1673.73	1487.36	88.86%	3674.34	3561.64	96.93%	1673.73
Andhra Pradesh	Visakhapatnam	1	DPR on basic services to Urban Poor in steel plant rehabilitation colony at Yadihpudi in GVNIC area, Vishakhapatnam (AP) under INNURM	343.14	341.48	99.51%	343.13	245.34	71.50%	343.14	25%
		2	Basic Infrastructure facilities at Yathapalem Rehabilitation colony	67.4	67.4	100%	137	135	98.54%	67.4	25%
		3	Basic Infrastructure facilities to Sinagar Rehabilitation Colony	29.41	29.41	100%	40	39	97.50%	29.41	25%
		Total(B)			439.95	438.29	99.62%	520.13	419.34	80.62%	439.95
Gujarat	Ahmedabad	1	Houses for the urban poor (TEWS) at various locations in peripheral areas of Ahmedabad, phase-I, Gujarat	1190.95	1190.95	100%	2143.71	2143.71	100%	1190.95	25%
		Grand Total			3304.63	3116.6	94.31%	6338.18	6124.69	96.63%	3304.63

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