

REGISTERED POST/BY HAND

No.N-11026/1/2009/BSUP/JNNURM -Vol. II  
Government of India  
Ministry of Housing and Urban Poverty Alleviation

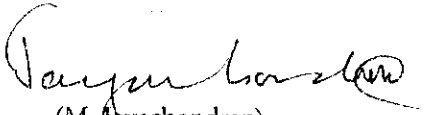
Room No. 201, G Wing  
New Delhi, dated 31<sup>st</sup> January, 2009

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 49<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 15<sup>th</sup> January, 2009 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 action 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 011-2306 1519

**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 School Education & Literacy, 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. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.
2. Shri Vivek Bharadwaj, Special Secretary, UD Department and Secretary, KMDA, Government of West Bengal, DF-8, Sector-I, Salt Lake, Kolkata-64
3. Shri Kousik Das, Additional Chief Engineer, ME Directorate Department of Municipal Affairs, Government of West Bengal, 1<sup>st</sup> Floor, Bikash Bhavan, Kolkata-700 091

4. The Additional CEO, Gujarat Urban Development Mission (GUDM), GMFB Building, GUDM Office, Sector 10-A, Gandhinagar, Gujarat.

**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 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, Urban Administration & Development Department, Government of Chhattishgarh, Room NO 316, DKS Bhawan, Mantralaya, Raipur -492 001.	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 2 <sup>nd</sup> Floor, TRIDA Building, Chalakupuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	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
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001

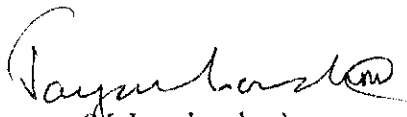
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department Government of Mizoram, Civil Secretariat, Aizwal-796 001.	The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001
The Commissioner & Secretary, Works & Housing, Government of Nagaland 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 <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 Principal Secretary (UD), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN – 248 001.
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun – 248 001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan DF-8, Sector1, Bidhannagar, Kolkata 700 064	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	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 <sup>nd</sup> Floor, Secretariat, Silvassa - 396 230.

Copy to:

1. The Joint Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. The Joint Secretary (PP), Ministry of Minority Affairs, Room No.1125, 11<sup>th</sup> Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
6. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi
7. Director (UPA), Ministry of HUPA
8. OSD (JNNURM), Ministry of HUPA.
9. Director (Administration), Ministry of HUPA
10. DS(JNNURM), Ministry of HUPA
11. US(JNNURM), Ministry of HUPA
12. DD(JPC), NBO, Ministry of HUPA
13. DD(Data & MIS), NBO, Ministry of HUPA
14. DD (NRC), NBO, Ministry of HUPA
15. SO (IHSDP), Ministry of HUPA
- ✓ 16. Monitoring Cell (JNNURM), Ministry of HUPA
17. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
18. The CMD, HPL, Jangpura, New Delhi-110014
19. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
20. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
21. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand - 247 667

Copy to:- Guard folder on JNNURM

  
(M. Jayachandran)  
Deputy Director (BSUP)

**MINUTES OF THE 49<sup>TH</sup> MEETING OF THE CENTRAL  
SANCTIONING AND MONITORING COMMITTEE (CSMC)  
OF THE SUB-MISSION ON BASIC SERVICES TO THE  
URBAN POOR (BSUP) UNDER JAWAHARLAL NEHRU  
NATIONAL URBAN RENEWAL MISSION (JNNURM)**

**Nirman Bhawan, New Delhi, 15<sup>th</sup> January, 2009**

The 49<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee (CSMC) of the Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 15<sup>th</sup> January, 2009. The list of participants is at **Annexure – I**.

2.1. Joint Secretary & Mission Director (JNNURM) welcomed the Chairperson and the Members of the CSMC. He made a presentation showing the details of progress under BSUP and IHSDP and the pictures of some housing colonies/units completed under these schemes in different parts of the country. He requested the States/UTs to share their best practices with other States/UTs in order to facilitate cross-learning and improvement in the quality of execution of projects and reforms under JNNURM. He informed the members present that the Planning Commission has made an additional allocation of Rs.500 Crores as ACA during the current financial year 2008-09 under the new fiscal stimulus package announced by the Government for the revival of the economy. This amount, as indicated by the Planning Commission, is to be utilized taking into account the ability of the States/UTs to spend, start or complete projects under BSUP and IHSDP. As we are in the last quarter of the financial year, the States/UTs will need to come up with necessary project proposals quickly, seeking ACA out of the balance of the 7-year Mission period allocation and the new package - latest by the end of first week of February 2009. Any delay or inability on the part of the States/UTs to submit adequate number of proposals and in completing the already sanctioned projects would go against their claim for additional allocation of ACA under the new package. Joint Secretary (JNNURM) also requested States/UTs to take all steps to achieve the Mid-term targets committed before Hon'ble Prime Minister which were communicated earlier to State Chief Secretaries [vide DO. Letter No.N-11027/42/2007-BSUP/JNNURM dated 8<sup>th</sup> August, 2007 from Secretary (HUPA)].

2.2. Joint Secretary (JNNURM) suggested that before proposals for new projects or 2<sup>nd</sup> and subsequent installments for projects sanctioned earlier are presented by the State/UT representatives to the CSMC/CSC, a brief account of the progress of projects sanctioned and reforms implemented must be presented. HUDCO & BMTPC were also requested to ensure that adequate number of copies of DPRs is obtained at the stage of appraisal itself. At least two copies must be kept with the appraising agency and two copies be sent to OSD, JNNURM for record. The appraising agencies will also be responsible for maintaining records in connection with furnishing information under the Right to Information Act 2005.

2.3. Joint Secretary & Mission Director (JNNURM) brought to the notice of the members the stipulations earlier made by the CSMC/CSC that the chief executive of the State Level Nodal Agency (SLNA)/State Secretary should satisfy that the DPRs placed before the Committee are in accordance with the Guidelines of JNNURM (BSUP and IHSDP), Model DPR document circulated by the Ministry and the guidelines issued by the CSMC/CSC from time to time. They should certify that the estimates prepared for the DPRs conform to the latest Schedule of Rates brought out by the State Government, that the bills of quantities are correct, that necessary technical certification / approval from the competent State engineering authorities as per PWD Code / State Government Orders are on record and that the State Government and ULB concerned are prepared to meet their shares. JS (JNNURM) suggested that all the States/UTs must ensure that the approval to the DPRs is obtained from the State Level Steering Committee (SLSC)/State Level Coordination Committee (SLCC), as the case may be, before the same is sent to Government of India for consideration. The details of SLSC / SLCC approval along with appraisal report by the Appraising Agency must be placed before the CSMC/CSC for consideration.

2.4. Drawing the attention of the States/UTs to the setting up of PMUs/PIUs, Joint Secretary (JNNURM) reiterated that though the Ministry has sanctioned Central assistance, experts are yet to be engaged by States/UTs for their PMU/PIUs. The States/UTs should make use of the Central assistance effectively by putting in place qualified personnel to man the PMU/PIUs. They may avail the services of town planning and engineering experts for their PMU/PIUs to ensure that DPRs are prepared and implemented following the appropriate town planning norms and PWD rules. Joint Secretary (JNNURM) drew attention of the States/UTs towards undertaking capacity building programmes under

JNNURM for which funds were released. Ironically, many States / UTs are yet to come up with proposals for second installment of Central assistance to take up capacity building activities. It was brought to the notice of the officers present that any more delay on the part of States/UTs to submit UCs for funds released earlier for capacity building activities under BSUP and IHSDP may lead to the stoppage of further releases of Central assistance by the Finance Ministry not only under JNNURM but also under other schemes like SJSRY.

2.5. JS & Mission Director (JNNURM) reiterated the important points emphasized by the Chairperson in the earlier meetings of CSMC / CSC for adherence/implementation by the States/UTs/ULBs (**Annexure-II**).

3.1. Secretary (HUPA) & Chairperson, CSMC suggested that every SLNA/PMU should have adequate engineering expertise to ensure and certify that the estimates in DPRs (rates and bills of quantities) conform to State Government/PWD rules. It should also have adequate town planning expertise to ensure that the appropriate town planning norms are followed. Without ensuring the implementation of proper area development plans with the provision of internal and approach roads and water and sewer infrastructure so as to give individual water connections and toilets connected to sewers, the slums would remain as slums and the purpose of JNNURM would be defeated. She informed that the State Governments would have flexibility to engage professional technical/town planning experts in their PMU/PIUs using the ACA funds released. Secretary (HUPA) further informed that it would be the responsibility of the appraising agency to ensure that all the guidelines, norms and standards are satisfied before they send appraisal reports to OSD (JNNURM) for placing the same before the CSMC/CSC. In particular, the appraising agency would be responsible to ensure that land proposed for housing is free of encumbrance, DPRs/estimates (rates and bills of quantities) are certified by the competent authority, eligible beneficiaries are identified, action is taken for biometric identification, whole slum approach is adopted, a definite plan of action is worked out to put the place vacated by slum dwellers to productive use in the case of relocation projects, town planning norms as applicable under State laws are followed, State and ULB shares are available, beneficiaries have agreed to pay for their contribution and the Guidelines of JNNURM, Toolkits and instructions issues by the CSMC/CSC are followed.

3.2. Secretary (HUPA) & Chairperson, CSMC reiterated that the standards of environment and amenities provided to slum-dwellers should



not be inferior to those for general city residents. Infrastructure requirements such as sanitation and water supply should be properly catered to while formulating BSUP/IHSDP projects. Individual toilets and individual water connections should be invariably provided for all the houses being constructed for the urban poor / slum-dwellers. The Chairperson emphasized that urban renewal cannot be achieved without meeting the requirements of sanitation of these disadvantaged segments. The States/ULBs should not give preference to community toilet unless it is absolutely essential or unavoidable. They should also focus on providing social infrastructure needed in the colonies being developed under BSUP and IHSDP. Facilities such as health centre, schools/additional class rooms, livelihood centre, community centre, etc., should be incorporated in the DPR. The Chairperson suggested that where colonies are constructed under BSUP and IHSDP, other requirements such as police station, public transport services, bus stop, taxi stand, local shops, market complex, electricity transformer and sub-station, water supply reservoir/overhead tank, hospital, garbage dumping bins, etc., should be ensured in case such facilities are not available. She desired that all care must be taken to ensure that avenue plantations, green belts, parks and playgrounds are developed in all BSUP and IHSDP colonies. Tall seedlings may be planted on road sides and open spaces in these colonies to ensure that they get established quickly so as to create green and eco-friendly habitats for the urban poor.

3.3. Secretary (HUPA) & Chairperson, CSMC emphasized that infrastructure components under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line infrastructure facilities, either already existing or being developed. Infrastructure connectivity between slum and city should be taken up under UIG / UIDSSMT or State Government programme. Only if such connectivity is not feasible under the existing schemes, the same may be proposed under BSUP and IHSDP. If higher expenditure on infrastructure in slum development projects is justified, the States/ULBs should not hesitate to come up with the required proposals. The States/ULBs need to ensure proper coordination amongst various agencies engaged in the implementation of JNNURM and other schemes to see that slums and low-income communities are linked to city-wide infrastructure projects. The appraisers of UIG, UIDSSMT, BSUP and IHSDP projects should also ensure such linkage.

3.4. Referring to the issues of cost escalation in projects under BSUP and IHSDP, Secretary (HUPA) said that States/UTs should take action to

ensure that beneficiaries are not unduly burdened on account of escalation in cost. While securing approval of projects from SLSC/SLCC, it should be clearly stated that any cost escalation with reference to what is to be sanctioned by CSMC/CSC would have to be borne by the State/ULB. Only where beneficiaries have gone for higher specification of housing design compared to what was approved by the SLSC/SLCC/CSMC/CSC, they would need to bear additional costs in the event of escalation in project cost - in excess of the proportionate share fixed initially. Secretary (HUPA) said that States/UTs should increase their budget allocations under BSUP and IHSDP to meet additional share needed in cases where costs of the projects have gone up due to escalation. This will avoid making the poor beneficiaries bear additional burden beyond their payment capacity.

3.5. The Chairperson, CSMC and Secretary (HUPA) suggested that States/UTs should take all measures to improve the quality of life of the urban poor / slum-dwellers and achieve the goal of slum-free cities. She said that the objective of alleviating urban poverty would be achieved if only proper action is taken for the convergence of various schemes such as UIG, UIDSSMT, Sarva Siksha Abhiyan, SJSRY, etc., with BSUP and IHSDP. The convergence of these schemes would lead to an improvement in the living environment of the poor, creation of employment and income generation opportunities and their empowerment. Secretary (HUPA) suggested that where BSUP and IHSDP projects are being taken up, the State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This would provide the urban poor with access to livelihoods and enable them to overcome poverty. Secretary (HUPA) stated that shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. Skill development, self-employment, and community development are necessary to facilitate sustained improvements in their living conditions.

3.6. Secretary (HUPA) drew attention of the States/UTs towards the problems faced by beneficiaries under BSUP and IHSDP when they come to occupy their houses in the relocation sites. These poor beneficiaries are not accustomed to living in a multi-storeyed complex environment. They lose the close contact they had with friends and relatives in their earlier locations. They either lose their jobs / livelihoods or are forced to travel long distance to reach their workplaces in the absence of proper public transport facilities. To ensure a smooth adjustment process, the ULB concerned should not only ensure the provision of all basic amenities, they

should also initiate a process of community engagement through social counselors / community-based organizations / reputed NGOs with the close involvement of their community development department / community organisers. Secretary (HUPA) desired that the States/UTs may work out suitable arrangements for the maintenance of houses / colonies constructed under BSUP and IHSDP through the formation of resident welfare associations etc.

3.7. Drawing attention to the need for implementation of broader urban policy and sector reforms, the Chairperson, CSMC and Secretary (HUPA) requested States/UTs to take concerted action for the development of clear State level legal/regulatory frameworks to guide the ULBs. She expressed the view that the earmarking within the urban local body budget for basic services to the urban poor would help in the successful completion of BSUP and IHSDP projects without the constraint of funding, maintenance of assets after they are constructed and pursuing the agenda of slum-free city. Such earmarked budget should be related to Urban Poverty Sub-Plan of the city/town and needs to be made non-lapsable, as quite often the ULBs may not be able to completely utilize the earmarked funds within a financial year. Thus, each ULB may constitute a Basic Services to the Urban Poor Fund with separate account. The State Government / UT Administration may provide guidelines for the establishment of BSUP Fund, preparation of P-Budget (linked to Urban Poverty Sub-Plan) and accounting of what constitutes pro-poor expenditure. Secretary (HUPA) brought to the notice of the members the proposal mooted by the expert committee on affordable housing for the levy of an affordable housing/shelter/slum cess on all taxes levied in urban areas to achieve the goal of slum-free cities. She reminded that slums develop due to the need of growing cities for unskilled and semi-skilled labour, when the city authorities fail to plan for holding areas for migrants including construction labourers and other informal sector workers.

3.8. Secretary (HUPA) & Chairperson, CSMC called upon the State Governments to restructure their laws and regulations relating to town planning, urban development and municipal administration so that the Master Plans, Zonal Plans, Local Area Plans and Layouts make adequate reservation of land and FSI for the urban poor to ensure that the reform regarding 20-25% of developed land in housing colonies being reserved for EWS/LIG housing is implemented in letter and spirit. She emphasized that city-wide policies and planning are required to enable the poor to have adequate place for living, working and vending. She suggested that

not only the existing realities but also the likely urban growth in a horizon of 15-20 years must be taken into account simultaneously.

4. For the CSMC Meeting, the following items were put up as part of the agenda, brief details of which are at **Annexure-III:-**

- (i) 3 new BSUP projects (2 from Maharashtra and 1 from West Bengal);
- (ii) Proposals seeking 2<sup>nd</sup>/3<sup>rd</sup> instalment:-
  - a) 2<sup>nd</sup> instalment for 3 projects (2 from West Bengal and 1 from Maharashtra); and
  - b) 3<sup>rd</sup> instalment for 3 projects (1 each in West Bengal, Maharashtra and Gujarat).

### New Projects

#### West Bengal

5.1. The representative of the State of West Bengal made a presentation on 1 project in Asansol. The Committee observed the following:-

- There should not be two environmental standards in a city - for projects under BSUP or IHSDP and those under UIG or UIDSSMT. Slums being developed under BSUP or IHSDP must be provided with water and sewerage facilities connected or proposed to be connected with city-wide systems. Plans drawn under UIG and UIDSSMT must ensure connectivity to slums and low income settlements;
- The State has to come up with more BSUP projects to secure commitment for the entire allocation of ACA for the Mission period (2005-12). As the Ministry intends to complete all sanctions shortly so as to ensure that adequate time is available for completion of projects in accordance with the Mission target of 15 lakh houses, a State not coming up with adequate DPRs may face the consequence of its "indicative" allocation being diverted to other States;
- The State should monitor the quality of effluent discharged by digester and develop master plan for sewerage to ensure that all slums are connected with the city trunk sewers; and
- The State would need to take action to improve the progress in the implementation of BSUP and IHSDP projects on ground. It may consider providing additional State share to ensure that the houses sanctioned under BSUP and IHSDP are completed without time-

and cost-overruns. It was pointed out that in some States the contribution provided by the State Government per dwelling unit under BSUP /IHS DP exceeds Rs.50,000. Many State Governments have provided for additional allocation in their budgets to facilitate the completion of houses sanctioned under BSUP and IHS DP in time.

5.2. The State certified that the effluent discharged by digester would be connected to the trunk sewer leading to STP. Taking into consideration the comments of the appraisal agency (HUDCO), the Committee approved the project. **Abstracts of the approved components are at Statement-I of Annexure-IV.**

### Maharashtra

6.1. The representative of the State of Maharashtra made a presentation on 2 projects (1 each in Greater Mumbai and Nagpur). The Committee observed the following on the project for Greater Mumbai:-

- As per the guidelines of BSUP, the targeted beneficiaries have to be identified. Biometric identification process must be initiated and the beneficiaries must agree to pay their contribution;
- The beneficiary contribution proposed (Rs.2.14 lakh for EWS and Rs.5.30 lakh for EWS high rise DU) is very high and this may lead to improper targeting;
- While State policy and JNNURM may be synchronized, the proposed project should conform to JNNURM guidelines broadly and the State should ensure this; and
- While the carpet area of dwelling unit should be at least 25 square metres, the Central share may be worked out on the basis of this minimum and not on the large carpet area being proposed.

6.2. As regards the project for Greater Mumbai, the appraising agency informed that the following information / documents / undertakings were needed to be furnished by the State.

- (i) Copy of SLSC minutes approving the above mentioned project;
- (ii) List of beneficiaries to whom the EWS tenements (EWS I, EWS II) would be allotted by MHADA / State Government;
- (iii) List of locations / sites from where the beneficiaries would be shifted to the new locations;
- (iv) Cost estimates prepared on current schedule of rates, preferably 2008-09 which need to be technically approved as

- per State PWD code/ Chief Engineer of MHADA / State Government;
- (v) Details of convergence of health, education and social security including those of socio-economic and livelihood surveys;
  - (vi) Detailed electrification estimates for 7522 Dwelling Units;
  - (vii) Extract of CDP indicating conformity of the instant proposal;
  - (viii) The following undertakings need to be submitted:
    - (a) Transit accommodation would be used as temporary accommodation by beneficiaries of dilapidated buildings for the first two cycles and subsequently allotment of the units would have to be done, preferably during the Mission period;
    - (b) Beneficiary contribution would be ensured as per the BSUP guidelines;
    - (c) Certificate from the nodal agency to the effect that the instant proposal has been formulated in conformity with the land use (residential) as per the Master Plan provisions and City Development Plan approved by the Government of India; and
    - (d) Land possession certificate indicating that all the sites are in possession of implementing agency and are free from encroachment and encumbrances for construction of EWS units (EWS I & II) and transit houses.

6.3. With reference to the observations by the CSMC, the Government of Maharashtra, vide their letter dated 16.01.2009, has indicated the following:

- (i) For transit shelters, the houses would be permanently allotted to beneficiaries eligible under BSUP after two cycles of usage of dwelling units as transit tenements;
- (ii) The EWS dwelling units would be allotted to eligible beneficiaries, particularly residents of old and dilapidated buildings whose houses are falling under the road widening and other development plan / public reservations;
- (iii) The list of beneficiaries would be provided in due course of time;
- (iv) The construction cost estimates are based on SoR decided by the Cabinet sub-committee of the State in the year 2003-04 which is still valid. The escalation over and above the approved rates would be borne by MHADA; and

- (v) As per SoR 2003-04, the appraised cost of EWS-I & EWS-II houses (excluding common area) is Rs 3.39 lacks & Rs 4.88 lakhs respectively.

6.4. The CSMC desired that the State needs to indicate the locations/sites from which beneficiaries are to be shifted to the new locations, profiles of these beneficiaries, procedures to be followed to allocate the dwelling units, Central share worked out for a carpet area of about 25 square meters, availability of State share, beneficiary contribution, conformity to land use in Master Plan.

6.5. The Committee deferred the proposal from Greater Mumbai to ensure compliance to JNNURM guidelines by the State Government is ensured.

6.6. The Committee, based on reporting by the appraisal agency and financial statement furnished by Commissioner, Nagpur Municipal Corporation approved the project for Nagpur. **Abstracts of the approved project components are at Statement-II of Annexure-IV.**

#### **Release of 2<sup>nd</sup>/3<sup>rd</sup> installment**

7.1. Deputy Secretary (JNNURM) and representatives of the respective State Governments briefed the Committee about the proposals.

#### **West Bengal:**

7.2. **2<sup>nd</sup> Instalment for 2 projects (1 project each in Kolkata and Asansol) and 3<sup>rd</sup> Instalment for 1 project in Kolkata:**

The Committee observed the following:-

- The State should come up with proposals seeking 2<sup>nd</sup> instalment for a large number of projects under BSUP in Kolkata and Asansol. There are significant time-overruns;
- The State should take steps to expedite the execution of projects and advance the implementation of key reforms; and
- Implementation of e-governance in ULBs should be expedited.

7.3. The representative of the State informed that the slow progress in the implementation of e-governance is on account of some technical problem with the agency concerned. This is, however, being sorted out. Taking into consideration the information furnished by the representative

of the State and the check lists presented by Deputy Secretary (JNNURM), the Committee approved the proposals. **Details of the approval are at Annexure-V.**

**Maharashtra:**

**7.4. 2<sup>nd</sup> instalment for 1 project and 3<sup>rd</sup> instalment for 1 project in Greater Mumbai:**

The Committee observed the following:-

- Progress in implementation of Community Participation Law is slow; and
- Considerable delay in releasing of Central assistance from State Finance Department to ULB is noticed and the same should be eliminated.

7.5. Taking into consideration the information furnished by the representative of the State and the check lists presented by Deputy Secretary (JNNURM), the Committee approved the proposals. **Details of approval are at Annexure-V.**

**Gujarat:**

**7.6. 3<sup>rd</sup> Instalment for 1 project in Rajkot:**

Taking into consideration the information furnished by the representative of the State and the check lists presented by Deputy Secretary (JNNURM), the Committee approved the proposal subject to the State Government releasing its matching State share within a month. **Details of approval are at Annexure-V.**

8. Concluding the meeting, Secretary (HUPA) & Chairperson of CSMC suggested that all efforts should be made by the State Governments/UTs/ULBs/implementing agencies to ensure that the projects sanctioned under BSUP and IHSDP are implemented without time and cost over-runs and with utmost quality. For this, they should establish PMU/PIUs expeditiously, engage professional experts, institute TPIMA, gear up JNNURM implementation process by fixing milestones for progress, ensure integration of UIG and BSUP (UIDSSMT and IHSDP), undertake regular monitoring/review and develop supporting policy and regulatory frameworks at State and city levels. The Chairperson, CSMC reiterated the need for capacity building to effectively implement JNNURM. She suggested that the States/UTs should take measures to build institutional capacity by strengthening their Urban Local Bodies with functions, finances and functionaries in accordance with the



Constitution 74<sup>th</sup> Amendment Act. She emphasised the need for sensitisation of the ULBs for implementation of projects and reforms with the close participation of the poor and other stakeholders. Revitalising the functioning of ULBs would help these institutions in the discharge the functions devolved by State Governments on them effectively, leading to better urban planning, governance and service delivery. Without implementation of urban planning and local government reforms, taking into account the current issues as well as future urban growth, JNNURM would remain a mere infrastructure upgradation programme, and none of the policy changes for sustainable urban development it hoped to drive would materialize. Thus, institutional reforms will have to go hand in hand with well-designed programmes for human resource capacity-building.

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

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## ANNEXURE-I

### LIST OF PARTICIPANTS IN THE 49<sup>th</sup> MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 15.1.2009

1. Ms. Kiran Dhingra, Secretary, ..... in Chair  
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary (JNNURM)  
and Mission Director, 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 Lalit Kapur, Director, Ministry of Environment & Forests, New Delhi
8. Shri P.L. Negi, Director, Ministry of Social Justice and Empowerment, New Delhi
9. Shri R. Srinivas, Associate Town & Country Planning Organisation, E-Block, Vikas  
Bhavan, IP Estate, New Delhi-2
10. Shri Sunil Kansal, Section Officer (Urban Health), Ministry of Health & Family  
Welfare, New Delhi
11. Shri S.Bandyopadhyaya, Accounts Officer (JNNURM) Ministry of HUPA
12. Shri Ashok Kumar Sharma, SO (IPC), Ministry of HUPA
13. Shri P.K. Ugale, City Engineer, Kalyan, Maharashtra
14. Shri Sitaram Kunte, Secretary, Housing Department, Government of Maharashtra
15. Shri Vivek Bharadwaj, Special Secretary, Urban Development Department,  
Government of West Bengal
16. Shri S. Mahapatra, CEO, ADDA, West Bengal, 1<sup>st</sup> Admn Buildings, City Centre,  
Durgapur
17. Shri Govind Rathod, Commissioner, Kalyan Dombivli Corporation, Maharashtra
18. Shri Arpan Chattopadhyay, Town Planner, ADDA, West Bengal
19. Dr. Dinesh Pardeshi Vice President, Vaijapur Municipal Council, Maharashtra
20. Dr. Shailesh Kumar Agrawal, Executive Director, BMTPC, New Delhi.
21. Shri S.K.Tripathi, Director (CP), HUDCO, New Delhi.
22. Ms. Usha P. Mahavir, Dy. Chief, HUDCO, New Delhi
23. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
24. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi.
25. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
26. Shri D.R. Hadadare, Chief Engineer, MHADA, Maharashtra
27. Shri Vijay Anadkat, City Engineer (Special), Rajkot Municipal Corporation, Rajkot
28. Shri Ranjit Ambastha, Senior Program Manager, CHF International, Nagpur
29. Shri R.K. Khatke, Ex- Engineer, Slum Rehabilitation Authority, NMC, Nagpur
30. Shri K.G. Tatnikar, Architect/Urban Planner, Aurangabad
31. Shri Jatin L. Rathi, Project Consultant, Ramdeobaba Charitable Society, Akola,  
Maharashtra

32. Shri Harshwardhan Nagpur, Architect, Urban Designer, CHE International,  
Nagpur
33. Shri R.B. Shirke, City Engineer, Ulhasnagar Municipal Corporation, Ulhaspur,  
Maharashtra
34. Shri Y.A. Sonawane, Commissioner, Malegaon Municipal Corporation, Maharashtra
35. Shri Asish Jana, Ex-Engineer, ME Directorate, West Bengal
36. Shri K.R. Bachhan, Deputy Engineer, Malegaon Municipal Corporation,  
Maharashtra
37. Shri Subhash G. Patil, Architect, Consultant, KDMC, Kalyan, Maharashtra
38. Shri Sukumar Mukherjee, Municipal Engineer, Asansol Municipal Corporation,  
West Bengal
39. Shri Naba Kr. Das, Assistant Engineer, Asansol Durgapur Development Authority,  
Durgapur
40. Shri M. Jayachandran, Deputy Director, Ministry of HUPA

## ANNEXURE-II

### IMPORTANT POINTS REGARDING FORMULATION AND EXECUTION OF BSUP AND IHSDP PROJECTS

- In case there is time constraint, a regular socio-economic survey can be preceded by *a rapid survey for identifying beneficiaries, their main and subsidiary occupations, their educational and skill profile and felt-needs so as to design appropriate social infrastructure for each project.* Willingness of the beneficiaries should also be taken for any rehabilitation/relocation projects.
- Affordability of the urban poor should be kept foremost in view while working out Beneficiary Contribution. Any contribution amount beyond their financial capacity may lead to the imposition of undue burden on them. Therefore, special care needs to be taken while deciding upfront beneficiary contribution or EMI payment. Overall construction cost of the housing unit should be kept at a minimum. The housing component should generally be at least 50% of the total project cost with a view to giving primacy to provision of shelter to the urban poor except where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments. Further, considering the difficulties and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered.
- Each project should be accompanied by a list of beneficiaries based on socio-economic survey and ULBs should go for bio-metric cards and ensure that houses are allotted to properly targeted beneficiaries and the possibility of sale/misuse of housing units is avoided. The list should be notified and placed in the website of the ULB/JNNURM.
- The layout plan must be socially cohesive and should facilitate social interaction. Efforts may be made for providing at least 30% open spaces with 15% green area in the layouts and adequate social and livelihoods infrastructure.
- Adequate space must be provided for community activities, 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/ULBs may adopt some of the innovative designs and layouts of houses, multi-purpose community centres, informal sector markets and animal pens, etc. prepared and compiled by HUDCO and BMFPC. The Toolkit published in this regard may be referred to.
- 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 generally completed in 12 to 15 months, it is generally expected that any escalation in the project cost is borne by the State Government/ULB concerned. For reducing escalation in the cost projects, the following option could be exercised:-
  - i) Purchasing materials (cement, steel, sanitary pipes, electrical items) in bulk, wherever considered prudent and feasible with a view to reducing cost;
  - ii) Encouraging labour contribution from the beneficiaries under the supervision of qualified personnel;
  - iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
  - iv) Creating/using a revolving "Basic Services for Urban Poor (BSUP) Fund" earmarked out of the municipal budget and supplemented by other innovative measures like cross-subsidization for meeting cost escalation.
- Wherever informal sector markets are taken up as a part of social infrastructure, their operation on a time-sharing basis by inhabitants for enabling wider coverage of beneficiaries can be considered by the ULB concerned.

- Adequate provision should be made for solid and liquid waste disposal and digester technology could be adopted in place of dual-pits/septic tanks, wherever feasible.
- Road-side plantations with tree guards and green belts are advisable.
- Responsibility of the technical specifications (adherence to 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 technically competent authority as per State Government Public Works code.
- **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.* In this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate upto 15% of targets and outlays under BSUP and IHSDP for the minorities. Similarly, priority should be given to accommodate physically challenged beneficiaries.
- **Capacity Building Activities:** In the year 2006-07, the Ministry of HUPA had released fund to the State Governments for capacity building activities including Research and Training towards implementation of BSUP and IHSDP projects. Unless the States submit utilisation certificates for the funds released earlier, further release of Central Assistance would be held up, as utilisation certificates have to be furnished within 12 months from the date of closure of the financial year to which financial sanction pertains.
- **Status of Project Implementation:** The States/ULBs should present Quarterly Progress Reports/Monthly Progress Reports as per prescribed format, without fail to enable the Ministry to report to Prime Minister's Office in time. Further, one page abstract on the status of implementation of projects and reforms must be presented before presenting the details of project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.
- **Setting up of PMU/PIA/PIU:** The States/UTs should submit proposals to the o/o OSD (JNNURM) which will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent method should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such

appointments should not be permanent in nature but only in terms of short-term engagements. The appointments should not be seen as a place for parking the dead-wood. Each appointment should be based on prescribed terms of reference and the deliverables should be measured. Various activities, tasks and outcomes have to be clearly spelt out in the TORs. States/ULBs should exercise utmost caution in making such appointments on a contract basis. The States/ULBs should try and ensure minimum expenditure by selecting/appointing professionals at an appropriate fee rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a reasonably high level. If need be, qualified persons from Central/State Government/ULBs could be taken in PMU/PIA/PIU on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency / ULBs.

- **Fees for Preparation of DPRs:** The States should submit proposals to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency should submit proposals to the Ministry for releasing Central Assistance towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee. After approval, recommendation will be sent to the Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants. The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided in the Central Sanctioning & Monitoring Committee /Central Sanctioning Committee meetings earlier.
- **Community Development Network (CDN):** The States / UTs should prioritise and get necessary approval from SI/SC/SLCC to the proposals concerning Community Development Network (CDN) so as to seek Community Participation Fund. Such proposals received in the Ministry of HUPA will be appraised by a

team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee.

Community Development Networks involving Neighbourhood Groups, Neighbourhood Committees and Community Development Societies should be promoted so that the dynamics of the CDN lead to fraternity in the neighbourhoods and the issues of alienation of all sorts are eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.

- **Third Party Inspection and Monitoring (TPIM) mechanism:** TPIM should be instituted to bring transparency and quality in the implementation of BSUP and IHSDP projects. The Ministry is giving necessary assistance to the States for TPIM. Toolkit has been prepared and communicated to the State Governments.
- **Quality of Projects:** Housing for the poor does not mean poor quality housing. Utmost emphasis must be given to the quality of houses for the poor. A vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP.
- **Socio-economic Survey:** No efforts should be spared for conducting socio-economic surveys of potential beneficiaries. This would facilitate assessing the needs of the beneficiaries, especially for schools, health centres and other social/community facilities. Based on the socio-economic survey, biometric identity cards should be issued to the beneficiaries to ensure that they do not sell the dwelling units and squat elsewhere. Such surveys should cover housing, health, educational and livelihood profiles of the urban poor. The surveys would assist in designing good BSUP/IHSDP projects by taking into account important aspects such as dependency load in the existing schools, capacity of hospitals for in- and out-patients, need for multi-purpose community centres including livelihood centre and informal sector markets. *HUDCO and BMTPC have developed good designs of houses, colonies and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published.*



- **City Poverty Reduction Strategy Report.** The city of Rajkot (Gujarat) has brought out a City Poverty Reduction Strategy Report. Other cities/towns may bring out similar reports.
- **Convergence of Health, Education and Social Security:** It is necessary to integrate provisions of Health, Education and Social Security with Housing for the Poor to enable them to lead a better quality of life. The Urban Local Bodies and State Governments have a critical role to play to ensure proper convergence of facilities under the already available schemes for education, health and social security implemented through different departments/fields. The projects should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare measures so that timely remedial measures in accordance with the socio-economic survey can be taken up. Provision of adequate infrastructure for school and health care should be taken at the formulation of the project itself. A mere statement that adequate number of schools/health centres is available in the vicinity of the proposed housing colony would not be sufficient. The State/ULB/ implementing agency should certify that such facilities available in the vicinity are also accessible to the slum dwellers. Similarly proper convergence of schemes in the realm of social security such as old age pension, health insurance, maternity benefit scheme, etc. should be accessed to benefit the urban poor selected under JNNURM.
- **Educational facilities:** Proposals for additional schools or additional rooms in existing schools must be part of the DPRs. The capacity of the existing schools to absorb the children from colonies being developed under BSUP and IHSDP needs to be studied. The estimate of school-going children (including those from the new colonies) and demand for classrooms in terms of prevailing norms, capacity in existing schools and the additional capacity required should be worked out. Similar exercise should be done for providing health care facilities. Further, action needs to be taken to provide other community infrastructure and facilities. Detailed estimates of requirements as per norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.
- **Projects for in-situ development:** States should come up with projects for in-situ development with good lay-outs and type designs. The emphasis should be to provide a better and supportive atmosphere for living and working. The in-situ development should

not end up with creation of another cluster of houses without access to water, sanitation and social infrastructure.

- **Sense of belongingness:** To create a sense of belongingness, the slums may be named in consultation with the intended beneficiaries. Provision of a low cost enclosure around open spaces in the slum pocket being covered under BSUP/IHSDP could be considered by States/ULBs, if the cost is not prohibitive.
- **O&M System for Maintenance:-** Maintenance of the assets and upkeep of cleanliness and hygiene in the housing complexes / colonies developed under BSUP and IHSDP should be given importance. State Governments/ULBs should evolve a viable mechanism for maintenance of the assets created under BSUP and IHSDP projects, especially the houses and common facilities constructed.
- **Three key reforms core to the urban poor:** Special attention should be paid for the implementation of the three key reforms stipulated under JNNURM that are critical to the urban poor: (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the implementation of 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.
- **IEC activity:** In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate greater awareness among the targeted sections so that they received what is intended for them by the Government. Any awareness campaign should have a national appeal and recall value with consistent and coherent slogans and themes. The States/ULBs could bring out advertisements in vernacular languages with local adaptation of the templates prepared by the Ministry of HUPA. States/ULBs should ensure that the local adaptation does not deviate from the letter and spirit of the national templates and the messages conveyed are only about the programme and related policy advocacy. They should also ensure that all such media campaign is in accordance with the relevant rules and regulations applicable. Cost of such campaign, in accordance with Government approved rates, would be reimbursed to the States/ULBs under IEC component of JNNURM subject to limits fixed by CSMC. Reimbursement will be made if prior approval of the Mission Directorate/CSMC/CSC in the Ministry of HUPA was obtained before launching such campaign. Proposals

for reimbursement of such expenditure will be submitted through HUDCO which will put up the same to the Central Sanctioning and Monitoring Committee for its consideration and approval of reimbursement through Department of Expenditure, Ministry of Finance or Ministry of Home Affairs, as the case may be.

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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)*

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Amount of install-ments for approval	Brief Summary	Page No.
A.	Rajkot, Gujarat	Request for 3 <sup>rd</sup> Installment : Construction of 2640 DU at different EWS housing proposed revised plots of different T.P. Schemes in Rajkot, Gujarat				4.14	<ul style="list-style-type: none"> <li>The project had been approved in 9<sup>th</sup> CSMC meeting held on dated 02.02.2007.</li> <li>Two installments of Rs. 4.14 Cr. each had been released of total ACA commitment.</li> <li>The % Utilisation (Utilization vs released) for central share and state share is 81.20%.</li> <li>The work order had been issued for 2032 DUs out of 2640 DUs sanctioned. No dwelling unit has been completed.</li> <li>The internal earmarking of funds for urban poor and constitution of BSUP fund has been achieved under ULB level reforms.</li> <li>The ULB has earmarked 24% of developed land for urban poors.</li> </ul>	01 to 02
B.	Khardah, West Bengal	Request for 3 <sup>rd</sup> Installment : Construction of 1246 DU in BSUP Scheme at Khardah, West Bengal				1.57	<ul style="list-style-type: none"> <li>The project had been approved in 8<sup>th</sup> CSMC meeting held on dated 29.12.2006.</li> <li>Two installments of Rs. 1.57 Cr. each had been released of total ACA commitment.</li> <li>The % Utilisation (Utilization vs released) for central share and state share is 78.53%.</li> <li>The work order had been issued to all the 1246 DUs. 240 dwelling unit has been completed out of which</li> </ul>	03

23/3/09

**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)

				<p>222 dwelling units have already been occupied.</p> <ul style="list-style-type: none"> <li>The internal earmarking of funds for urban poor and constitution of BSUP fund has been achieved under ULB level reforms.</li> <li>The ULB earmarking of developed land in housing project is not indicated.</li> </ul>	
C	Kalyani, West Bengal	Request for 2nd Installment for rehabilitation of 13 slums in Kalyani, West Bengal	2.23	<p>The project had been approved in 7<sup>th</sup> CSMC &amp; 8<sup>th</sup> CSMC meetings held on dated 14.12.2006 &amp; 29.12.2006 respectively.</p> <ul style="list-style-type: none"> <li>one installment of Rs. 2.23 Cr. had been released of total ACA commitment.</li> <li>The % Utilisation (Utilization vs released) for central share and state share is 97.16%.</li> <li>The work order had been issued to all the 899 DUs.</li> <li>178 dwelling units has been completed. But no dwelling unit have been occupied.</li> <li>The internal earmarking of funds for urban poor and constitution of BSUP fund has been achieved under ULB level reforms.</li> <li>The ULB earmarking of developed land in housing project in progress.</li> </ul>	4
D.	Asansol, West Bengal	Request for 2nd Installment for rehabilitation of slums in Asansole Urban Area West Bengal through ADDA. Asansol, West Bengal	11.12	<p>The project had been approved in 6<sup>th</sup> CSMC meetings held on dated 28.11.2006</p> <ul style="list-style-type: none"> <li>one installment of Rs. 11.12 Cr. had been released of total ACA commitment.</li> <li>The % Utilisation (Utilization vs released) for central share is 78.84%</li> <li>The work order had been issued to all the 1751 DUs.</li> <li>840 dwelling units has been completed. But no</li> </ul>	5

20/1/09  
23/1/09

**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)*

									dwelling unit have been occupied. <ul style="list-style-type: none"> <li>The internal earmarking of funds for urban poor and constitution of BSUP fund has been achieved under ULB level reforms.</li> <li>The ULB earmarking of developed land in housing Project is not indicated.</li> </ul>			
E.	Mumbai, Maharashtra	Request for 3rd Installment Construction of 6832 DUs at Permanent Transit Camp in Mumbai City, Maharashtra					28.55	<ul style="list-style-type: none"> <li>The project had been approved in 7<sup>th</sup> CSMC meetings held on dated 14.12.2006</li> <li>Two installments of Rs. 57.10 Cr. had been released of total ACA commitment.</li> <li>The % Utilisation (Utilization vs released) for central share is 71.80%</li> <li>The work order had been issued to all the 6832DUs. 2184 dwelling units has been completed. But no dwelling unit have been occupied.</li> <li>The internal earmarking of funds for urban poor and constitution of BSUP fund has been achieved under ULB level reforms.</li> <li>The ULB earmarking of developed land in housing Project is under negotiation.</li> </ul>	6			
F.	Durgapur city, Distt. Burdwan, West Bengal	BSUP Scheme for the Town of Durgapur(Rehabilitation)Burdwan, West Bengal					11.55	5.71	5.84	1.43	<ul style="list-style-type: none"> <li>SLS have approved the Project.</li> <li>Local Body is in existence.</li> <li>MOA for the reforms have been signed.</li> <li>Housing &amp; Infrastructure is 67%:33%of the total Project cost.</li> <li>Proper layout plan for the Project showing the proposed features with land use pattern has been prepared &amp; submitted.</li> </ul>	7 to 20

27/03/09

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"> <li>• Biometric identification of beneficiary needs to be carried out.</li> <li>• The cost per Du is Rs. 192225/-.</li> <li>• The Beneficiaries share is Rs.20127/-</li> <li>• The project duration is 12 months.</li> </ul>	
	TOTAL	11.55	5.71	5.84	49.04		

26/5/09  


**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)*

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Amount of install-ments for approval	Brief Summary	Page No.
A.	Mumbai City, Maharashtra	Construction of permanent Transit Shelter with multi storeyed RCC structure for occupants of old dilapidated buildings and EWS tenements under BSUP at Mumbai City, Maharashtra	484.81	230.86	253.95	57.71	<ul style="list-style-type: none"> <li>• SLSC approval yet to be obtained.</li> <li>• MOA for the reforms have been signed.</li> <li>• Housing &amp; Infrastructure is 63%:37%of the total Project cost.</li> <li>• The appraised cost per Du of Transit tenements (built-Up area 29.075sq.Mt. G+7) is Rs.2.74 lacs, EWS Type -1(build-up are 35.98Sq.m. G+7) is Rs.3.39 Lacs and EWS Type -2(built-up area 33.99Sq.m. Stilt+24) is Rs 4.88 Lacs. CSMC may take a view regarding restriction of Central Share.</li> <li>• Housing cost estimates are based on Mumbai DSR 2003-04 with 10% tender premium &amp; infrastructure estimates are based on Mumbai DSR 2006-07.</li> <li>• MAHA has to submit undertaking that the construction proposed is with in the broader guidelines of DC rules and permissible FSI.</li> <li>• The project duration is 21 months.</li> </ul>	01 to 18
B.	Jat Tarodi slum, Distt.Nagpur Maharashtra	Implementation of BSUP at Jat Tarodi slum, Distt.Nagpur	62.06	27.71	34.35	6.93	<ul style="list-style-type: none"> <li>• SLSC has approved the Project.</li> <li>• The local body is in existence.</li> <li>• The Socio Economic Survey was conducted.</li> <li>• Housing &amp; Infrastructure is 67%:33%of the total Project cost.</li> </ul>	19 to 32

49<sup>th</sup> CS&MC meeting, dated: 15.01.2009 (Supp. Agenda Brief)

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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)

	Maharashtra					<ul style="list-style-type: none"> <li>The a cost per Du is 2.95 lacs.</li> <li>1282 Dus with the built up area 33.00 Sq.mt. of G+2 structures with all the basic infrastructure.</li> <li>Housing cost estimates are based on of the year 2008-09 of Nagpur region.</li> <li>Most of the identified beneficiaries belong to SC/ST/OBC category.</li> <li>The project duration is 21 months.</li> </ul>	
C	Mumbai , maharashtra	Request for 2nd Installment - for BSUP Tax-tile mills worker houses plus transit shelter, Mumbai, Maharashtra	61.87			<ul style="list-style-type: none"> <li>The project had been approved in 7<sup>th</sup> CSMC meetings held on dated 14.12.2006.</li> <li>The central share is Rs. 247.46 Cr.</li> <li>The ratio of central and state share is 34%:66%.</li> <li>One installment of Rs. 61.87 Cr. had been released of total ACA commitment.</li> <li>The % Utilisation (Utilization vs released) for central share and state share is 71.68%.</li> <li>The work order had been issued in r/o 7100 DUs.</li> <li>The work for 5188 DUs has been started. NO dwelling units has been completed. Yet</li> <li>The internal earmarking of funds for urban poor and constitution of BSUP fund has been achieved under ULB level reforms.</li> <li>The ULB earmarking of developed land in housing Project in progress. (10% for EWS and 10% LIG).</li> </ul>	33
	TOTAL		546.87	258.57	288.3	126.51	

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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	1st instalment (25 % of Central Share)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	West Bengal	Asansol (Durgapur)	<b>BSUP Scheme for Durgapur, Distt. Bardhaman, Asansol Urban Region, West Bengal</b>				
			Relocation - Construction of 400 new Dwelling units @ Rs.1,92,225/- per DU having carpet area 25.00 sqm, G+1 storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and balcony. After construction, Dus would be allotted in the name of the female member or in joint name.	768.90	384.45	384.45	96.11
			<b>Sub Total (A)</b>	<b>768.90</b>	<b>384.45</b>	<b>384.45</b>	<b>96.11</b>
			<b>A</b>	<b>98.36</b>	<b>49.18</b>	<b>49.18</b>	<b>12.30</b>
			1. Water supply	5.15	2.58	2.58	0.64
			2. Storm water drains	65.09	32.55	32.55	8.14
			3. Roads & Pavements	51.30	25.65	25.65	6.41
			4. Street lights	21.29	10.65	10.65	2.66
			5. Boundary/Guard wall & landscape	46.59	23.30	23.30	5.82
			6. Community Centre	11.81	5.91	5.91	1.48
			7. Informal sector market	23.94	11.97	11.97	2.99
			8. Rain water harvesting	13.71	6.86	6.86	1.71
			9. Site development	48.78	24.39	24.39	6.10
			10. Sewerage				
			<b>Sub Total (B)</b>	<b>386.02</b>	<b>193.01</b>	<b>193.01</b>	<b>48.25</b>
			<b>Project Cost (A+B)</b>	<b>1154.92</b>	<b>577.46</b>	<b>577.46</b>	<b>144.37</b>
			<b>Total</b>				

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		Rs. in lakh					
Sl. No.	Name of the State	Name of the City	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment (25 % of Central Share)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2.	Maharashtra	Nagpur	BSUP Scheme for construction of 1282 Dus in 4 slums in Nagpur, Maharashtra				
	STATEMENT-II		In situ redevelopment - Construction of 1282 new Dwelling units @ Rs.2,95,000/- per DU having carpet area 25.00 sqm. G+2 comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and balcony. After construction, Dus would be allotted to the beneficiaries, in the name of wife or in joint name.				472.74
	Details of State Share	(Rs in lacs)	Sub Total (A)				472.74
1)	State grant	1,624.67	1. Sewerage	3781.90	1890.95	1890.95	
2)	ULB share	830.47	2. Roads & drains	49.48	24.74	24.74	6.19
3)	Beneficiaries share	416.01	3. Water supply	598.87	299.44	299.44	74.86
4)	Other charges	564.21	4. Underground sump well	16.79	8.40	8.40	2.10
	Total State Share	3435.35	5. Street lighting	10.25	5.13	5.13	1.28
	Per DU Finance	(Rs.)	6. Retaining wall	130.37	65.19	65.19	16.30
1)	Central share	147500.00	7. Fence to protect open spaces	241.17	120.59	120.59	30.15
2)	State grant	88500.00	8. Solid waste management	15.39	7.70	7.70	1.92
3)	ULB share	26550.00	9. Fire fighting arrangements	0.85	0.43	0.43	0.11
4)	Beneficiaries share	32450.00	10. Common spaces like staircase	0.32	0.16	0.16	0.04
	Total	295000.00	11. Demolition, disposal & demarkation	166.24	83.12	83.12	20.78
			12. Site development	190.23	0.00	100.23	0.00
			13. Lavelhood centre	75.17	37.59	37.59	9.40
			14. Anganwadi	124.03	62.02	62.02	15.50
			15. Primary Health Centre	48.00	24.00	24.00	6.00
			Sub Total (B.1)	24.00	12.00	12.00	3.00
			Total (A+B.1)	1601.16	750.47	850.70	187.62
			16. Transit Housing & mobilization	5383.06	2641.42	2741.65	660.35
			Sub Total (B.2)	259.00	129.50	129.50	32.38
			Total (A+B.1+B.2)	259.00	129.50	129.50	32.38
			1. A&OE @ 5%	282.10	0.00	282.10	0.00
			2. DPR prep charges @ 5%	282.10	0.00	282.10	0.00
			Sub Total (C)	564.21	0.00	564.21	0.00
			Project Cost (A+B+C)	6206.27	2770.92	3435.35	692.73
			Grand Total (2 States/2 projects)				
			West Bengal (1 project)	1154.92	577.46	577.46	144.37
			Maharashtra (1 project)	6206.27	2770.92	3435.35	692.73
			Grand Total (2 States/2 projects)	7361.19	3348.38	4012.81	837.09

Annexure-V  
to the minutes of 49th CSMC (BSUP)  
Rs. in lakh

Name of the State	Name of city	Name of Project	Total Project Cost	Total central share Approved	State Share approved (excluding A&OE, IEC)	Central share Released so far			Amount of Central share utilised	%of utilisation	Amount of State+ ULB share released	Amount of State+ ULB share utilised	%of utilisation	Amount recommended for release as 2 <sup>nd</sup> /3 <sup>rd</sup> installment		% of amount recommended to the total central share approved
						1st installment	2nd installment	Total						2nd installment	3rd installment	
Gujarat	Rajkot	JNNURM - BSUP Housing Scheme (Construction of 2640 Dus) at different EWS Housing proposed reserved plots for different town planning schemes at Rajkot	3415.87	1658.19	1658.19	414.55	414.55	829.10	673.23	81%	541.58	439.77	81%	0.000	414.55	25%
		Construction of 6832 Transit Shelters at Mumbai under the under the Sub Mission of Basic Services to the Urban Poor (BSUP) under JNNURM.	24553.5	11420.24	11420.24	2855.06	2855.06	5710.12	4100.00	72%	6567.11	4600.00	70%	0.000	2855.06	25%
Maharashtra	Greater Mumbai	BSUP proposal for LIG houses for Texnile Mill Workers and Transit shelter for tenants of old dilapidated buildings at Mumbai.	73778.4	24746.27	43884.83	6186.57	0.00	6186.57	4434.32	72%	12009.26	8786.68	73%	6186.568	0.00	25%
		Total for Maharashtra												6186.568	2855.06	

31/09/20

Annexure-V  
to the minutes of 49th CSMC (BSUP)

Rs. in lakh

Name of the State	Name of city	Name of Project	Total Project Cost	Total central share Approved	State Share approved (excluding A&OE, IEC)	Central share Released so far			Amount of Central share utilised	% of utilisation	Amount of State+ ULB share released	Amount of State+ ULB share utilised	% of utilisation	Amount recommended for release as 2 <sup>nd</sup> /3 <sup>rd</sup> instalment of ACA			% of amount recommended to the total central share approved	
						1st instalment	2nd instalment	Total						2nd instalment	3rd instalment			
West Bengal	Kolkata (Kalyani)	Rehabilitation of 13 slums in Kalyani ( Phase-I) : Kolkata, West Bengal	1780.66	890.33	890.33	222.58	0.00	222.58	216.26	97%	186.22	180.93	97%	222.583	0.00	25%		
			Asansol	Asansol, Asansol Urban Area, West Bengal (through ADDA), West Bengal	8895.00	4446.00	4449.00	1111.88	0.00	1111.88	876.68	79%	641.51	641.51	100%	1111.125		25%
					Kolkata (Khardah)	BSUP Scheme for the town of Khardah, West Bengal.	1288.91	629.49	629.49	157.37	157.37	247.17	79%	307.72	241.64	79%	0.000	157.37
Total for West Bengal													1333.708	157.37				
Grand Total													7520.275	3426.98				

2nd instalment approved for Maharashtra  
Rs. 6186.568 lakh

West Bengal  
Rs. 1333.708 lakh

Total 2nd instalment  
Rs. 7520.275 lakh

3rd instalment approved for Gujarat  
Rs. 414.548 lakh

Maharashtra  
Rs. 2855.060 lakh

West Bengal  
Rs. 157.373 lakh

Total 3rd instalment  
Rs. 3426.980 lakh

Grand Total of 2nd and 3rd instalment approved  
Rs. 10947.255 lakh

22/23  
22/23