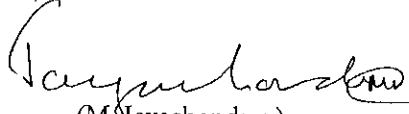


Room No. 201, G Wing
New Delhi, dated 19th February, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 58th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 14th February, 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 Navneet Sehgal, Secretary, Urban Development Department, Government of Uttar Pradesh, Lucknow.
2. Shri Chintamani, Director, SUDA, Government of Uttar Pradesh, 10-Ashok Marg, Navchetna Kendra, Lucknow

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 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.436, 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 2 nd 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 th floor Mantralaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd 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

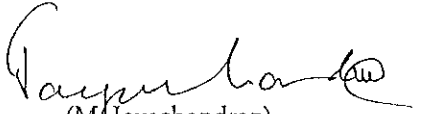
The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, 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 th 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 th 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 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	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 nd 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, 11th 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 58th 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, 14th February, 2009

The 58th 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 14th February, 2009. The list of participants is at **Annexure – I**.

2.1. Welcoming the Chairperson and the Members of CSMC, Joint Secretary & Mission Director (JNNURM) informed that as the financial year is coming to a close, all States/UTs have been informed to immediately come up with necessary project proposals, seeking ACA out of (i) the balance of the 7-year Mission period allocation and (ii) the new fiscal stimulus package - latest by 15th February 2009. The deadline has been extended to enable some States/UTs to send projects for availing Additional Central Assistance under the new fiscal stimulus package to revive the economy. JS (JNNURM) said that the Mission Directorate in the Ministry of Housing & Urban Poverty Alleviation would require some time for the issue of minutes and processing of proposals for release of funds by Finance Ministry, which in turn would take time to release ACA. JS (JNNURM) requested the representatives of the Government of Uttar Pradesh to come up with adequate number proposals for the release of 2nd/3rd/4th installments for projects sanctioned earlier and 1st installment in the case of new projects under BSUP and IHSDP by 20th February 2009. They should also send progress report on the sanctioned projects and reforms.

2.2. Informing the officers present that Mid-term target of 5 lakh houses for the urban poor has been committed by the Ministry before Hon'ble Prime Minister, JS (JNNURM) requested the State Secretary/Director (SUDA), GoUP to establish PMU/PIUs expeditiously, institute TPIMA, establish quality control systems, gear up the JNNURM implementation process by fixing clear milestones for progress project-wise, undertake regular monitoring, submit UCs in time, develop supporting frameworks

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at State and city levels for effective institutional coordination and undertake capacity building programmes. JS (JNNURM) recalled the instructions of Secretary (HUPA) & Chairperson, CSMC that the States/UTs would have flexibility to engage technical experts in their PMU/PIUs using the ACA funds released by GoI so as to provide professional support available for the implementation of BSUP and IHSDP.

2.3. Joint Secretary (JNNURM) reminded the SINAs and appraising agencies that they should ensure that the estimates included in the DPRs conform to the latest Schedule of Rates brought out by the State Government. Further, the bills of quantities would need to be certified to be correct by the competent authority. The State Level Nodal Agency must ensure that the competent State engineering authority specified in the PWD Code / State Government Orders has certified/accorded necessary technical endorsement to the estimates included in the DPRs before the same are placed before the State Level Steering Committee (SLSC) / State Level Coordination Committee (SLCC), as the case may be, for approval. The details of SLSC / SLCC approval and check lists along with appraisal reports must be placed by the Appraising Agency before the CSMC/CSC for consideration. 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 emphasized the need for the preparation and implementation of well-formulated slum development plans following the basic minimum town planning criteria. These plans should ensure the provision of water and sewerage infrastructure, storm water drainage, roads, community facilities, open spaces, etc. as per the norms applicable to EWS/low-income housing. In the absence of proper physical planning, the slums would remain as slums and the purpose of JNNURM would be defeated. Secretary (HUPA) emphasized the need for a 'whole slum' approach. Under this, pucca houses of the urban poor not having toilet facilities must also be provided with the same. She suggested that every beneficiary household under BSUP and IHSDP must be given individual water connection, individual toilet - connected to city water and sewer systems respectively and enabled to have individual electricity connection. Secretary (HUPA) expressed that urban renewal cannot be achieved without meeting the requirements of basic sanitation for the urban poor.

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3.2. Secretary (HUPA) & Chairperson, CSMC said that the infrastructure networks being developed under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line city infrastructure facilities, either already existing or being developed under UIG / UIDSSMT or State Government programmes in accordance with CDPs. She suggested that the State/ULBs should ensure proper coordination amongst various agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes to make sure that slums and low-income communities are linked to city-wide infrastructure systems. The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure such type of linkages.

3.3. The Chairperson reminded the appraising agencies to take care to ensure that DPRs posed to the Mission Directorate in MoHUPA satisfy JNNURM guidelines, instructions issued by CSMC/CSC from time to time, State PWD Code and relevant State Government Orders. She emphasized that the appraising agencies 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/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 adhered to.

3.4. Secretary (HUPA) called upon the State Secretary/Director (SUDA), GoUP to take all necessary steps to ensure that the Mid-term and Mission targets are attained. She requested the State Secretary to undertake a detailed review and submit action plans for starting and completing projects sanctioned so far with clearly specified milestones. She emphasized the need for (i) construction of high quality houses for the urban poor without time- and cost- overruns and (ii) institution of TPIMA expeditiously.

4. For the CSMC Meeting, 5 new projects from Uttar Pradesh (Agra 2; Allahbad 2 and Meerut 1) were presented as part of the agenda, brief details of which are at Annexure-III:-

New Projects

Uttar Pradesh

5.1. The representative of Uttar Pradesh made presentation on the 5 proposed projects (2 from Allahbad, 2 from Agra and 1 from Meerut). The State Secretary in charge of BSUP and IHSDP informed that the Government of Uttar Pradesh has developed an elaborate, full-proof system for effective appraisal and sanction of projects and quality assurance in execution. He said that all projects costing above Rs.5.00 crores go to the Expenditure Finance Committee for proper appraisal and sanction.

5.2. The Committee observed the following:

- A 'whole slum' approach must be adopted and all slums should be de-notified after the projects are executed.
- Biometric identification of beneficiaries must to be completed within 1 month.
- Authenticated copies of estimates and layout plans along with housing designs must be submitted before appraisal is undertaken.
- In respect of the pucca houses of a slum which are not taken up under the project, the State must furnish an undertaking that all these pucca houses meet the requirements of JNNURM guidelines and are not required to be redeveloped or upgraded.
- For the project of Agra, the State must ensure adequate area in pucca houses with individual toilet facility.
- The State must ensure the provisioning of all 233 dwelling units in the proposed layout plan for Naini, Allahabad .
- The State is coming up with projects with lesser housing to infrastructure ratio which makes it difficult to meet the Mission targets in respect of dwelling units. In the 52nd meeting of CSC, the Committee had already advised the State to correct the ratio for future projects. However, in the project of Meerut presented in the meeting, the ratio is skewed in favour of infrastructure. The number of beneficiaries in some slums is even less than 15. The State must come up with a revised proposal for the project of Meerut by carrying out a detailed survey of beneficiaries. The State should take up projects for general infrastructure under UIG/UIIDSSMT programmes and not under BSUP/IHSDP.

The Committee further observed that

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- The State must adopt a whole slum approach for all its future projects and carry out a detailed socio-economic survey of beneficiaries. The survey should not only analyse space requirements but also assess the income levels of the people. The pucca houses which meet the minimum standards of JNNURM guidelines in terms of area of house and quality may only be left out. Other pucca houses belonging to the poor which need modification may be proposed for upgradation under the project. The kucha houses proposed for redevelopment under a DPR should necessarily cover BPL beneficiaries.
- The State must appoint a TPIM Agency without any further loss of time.
- All future proposals, combined together, must ensure an overall housing to infrastructure ratio of 60:40 for the State as a whole.

5.3. The Appraisal Agency has since informed that the State has furnished the necessary information/certificates, plans, drawings and authenticated estimates. The Committee approved the 2 projects of Agra and 2 projects of Allahabad. The project from Meerut was deferred to enable the State to come up with revised proposal. The details of approved projects are at Statements I to IV of Annexure- IV.

6.1. Concluding the meeting, Secretary (HUPA) & Chairperson, CSMC, requested the Secretary in charge of BSUP & IHSDP and Director, SUDA from the State of Uttar Pradesh to take all steps to avoid time and cost over-runs in the projects already sanctioned and achieve the Mid-term and Mission targets. She desired that the State/SLNA conduct detailed project-wise reviews and furnish targets dates set for completion of all the projects so far sanctioned to the Ministry by 28th February 2009. She suggested that the State Secretary in charge of BSUP and IHSDP should take adequate measures to ensure utmost quality in the construction in housing projects for the urban poor. She desired that both internal and external quality assurance mechanisms (including TPIMA) must be established within one month to ensure that every house sanctioned under BSUP and IHSDP is constructed with utmost quality so as to become a place of pride for the poor person who has been deprived of access to affordable shelter and basic amenities for so long. She suggested that the State Secretary may send high level teams to fields to check the quality of construction. Further, beneficiary committees must be constituted in all

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cases to plan, supervise and monitor the construction of houses and basic amenities being taken up.

6.2. Secretary (HUPA) & Chairperson, CSMC emphasized the need for the convergence of BSUP and IHSDP with other schemes such as UIG, UIDSSMT, Sarva Sikhsa Abhiyan, National Social Assistance Programme, Aam Aadmi Bima Yojana, Rashtriya Bima Yojana, Prime Minister's Employment Generation Programme, Skill Development Initiative, SJSRY, etc. She was of the view that shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. She suggested that the State Government/SJNA/ULBs should make effort to dovetail the implementation of SJSRY and skill development programmes with JNNURM. This step would provide the urban poor with access to better livelihoods and enable them to overcome poverty. Secretary (HUPA) stated that programmes for skill development, self-employment, and community empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and move towards the goals of poverty-free, slum-free and inclusive cities.

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

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 58th MEETING OF CENTRAL SANCTIONING (CSC) OF IHSDP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 14.2.2009

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 HUPA
5. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
6. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance
7. Shri A.K. Sharma, Statistical Officer (JPC), Ministry of HUPA
8. Shri N. Sehgal, Secretary (UD), Government of U Uttar Pradesh
9. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
10. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
11. Shri Arun Rana, Appraisal Officer, HUDCO, Lucknow
12. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
13. Shri D.P. Singh, Development Officer, BMTPC, New Delhi
14. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
15. Shri A.K. Singhal, Project Manager, NBCC
16. Shri Kalika Prasad, EE, UP Samaj Kalyan Nirman Nigam Ltd., Allahabad
17. Shri Shailendra Bhushan, Project Officer, DUDA, Allahabad
18. Shri A.K. Sinha, Chief Engineer, UP Samaj Kalyan Nirman Nigam Ltd., Lucknow
19. Shri Ramesh Kumar Kardam, PO, DUDA, Agra, Uttar Pradesh
20. Shri Rajesh Bahal, DGM, NBCC, New Delhi
21. Shri Chintamani, Director, SUDA, Uttar Pradesh
22. Mrs. Manju Safaya, Chief (DD), (HUDCO), New Delhi
23. Ms Madushree Dutta, IPE, Delhi
24. Ms. Daljeet Kaur, IPE Delhi
25. Shri A.K. Singh, Programme Officer, SUDA, Lucknow
26. Shri A.S. Chauhan, PO, DUDA, Surajkund, Meerut
27. Shri Rahul Tripathi, Design Point, Lucknow
28. Shri Ramendra Kumar, DUDA, Meerut
29. Shri G. Singh, JE, DUDA, Meerut
30. Shri Arunaday Tyagi, JE, Mathura
31. Shri Anil Kumar Srivastava, MD, Snow Fountain Consultants, Lucknow
32. Shri V.K. Soni, Principal Consultant, Shristi Urban Infrastructure Development Ltd., New
Delhi

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IMPORTANT POINTS REGARDING FORMULATION, EXECUTION & MONITORING OF BSUP AND IHSDP PROJECTS

CDPs and Slum Development Plans

- The first generation CDPs have not addressed the requirements of housing and infrastructure in slums/low-income settlements adequately. States/UT's should revisit their CDPs, identify all the slums in their cities and towns – both notified and non-notified, develop database, and assess the needs for both *in situ* and relocation projects. As far as possible, priority should be accorded to *in situ* development of slums, keeping the livelihood needs of the urban poor in view. Time-bound Slum Development Plans need to be prepared for all cities and towns to pursue the agenda of Slum-free Cities/Towns in view of the mandatory reform regarding the provision of entitlements and amenities to the urban poor in accordance with the 7-Point Charter of JNNURM.

Slum & Socio-economic Surveys

- Survey of slums and potential beneficiaries for coverage under BSUP and IHSDP projects is a must for the meaningful formulation of DPRs. All efforts should be made for the proper conduct of detailed slum surveys and household socio-economic surveys to identify the projects/facilities to be included under DPRs. The SLNAs concerned would be responsible for the conduct of various surveys under the guidance of the State Secretary concerned. OSD (JNNURM) will coordinate the conduct of surveys in BSUP cities/towns and other cities and towns covered / proposed to be covered under IHSDP. He will communicate necessary guidelines / formats for the conduct of Slum, Household and Livelihoods Surveys in States/UT's. Training programmes as required for effective survey works should be organised by SLNAS, coordinated by OSD (JNNURM).
- Surveys would facilitate the assessment of the felt-needs of slum-dwellers/urban poor, especially for housing and physical and social infrastructure including schools, health care centres and other social /community facilities like community halls, common facility centres etc. Such surveys should cover health, education and livelihood

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profiles of the urban poor. The survey findings must be utilized for designing good BSUP/IHSDP projects, taking into account important aspects such as dependency load in the existing schools, capacity in hospitals for in- and out-patients, need for multi-purpose community centres including livelihood centres, informal sector markets, etc. depending on the occupational profiles of the beneficiaries and the likely numbers.

- In case there is time constraint, *regular slum survey and household socio-economic survey* can be preceded by *rapid slum and socio-economic surveys* for the purposes of assessing the state of basic amenities in slums and the felt-needs of beneficiaries, duly considering their broad social, economic, educational and skill profiles, main and subsidiary occupations etc. so that appropriate physical and social infrastructure facilities can be proposed in the DPRs.
- Each DPR should be accompanied by a list of beneficiaries based on the socio-economic survey. Efforts should be made to develop slums inhabited predominantly by SCs, STs and other weaker sections living in sub-human conditions. States/ULBs should ensure that houses under BSUP and IHSDP are provided to the needy and the properly targeted sections. The list of beneficiaries should be notified and placed in the website of the ULB/JNNURM.
- States/UTs should go in for issues of bio-metric identity cards to beneficiaries based on the socio-economic survey and computerization of data/records. This is to ensure that they do not sell the dwelling units and squat elsewhere. Further, the States/ULBs may impose conditions that the houses constructed under JNNURM cannot be transferred over a specified period or that the same would be on a long-term lease. The possibility of sale/alienation/misuse of housing units constructed under BSUP and IHSDP should be prevented.

Consultation with Beneficiaries

- Consultation with beneficiaries is a must before deciding on preparation of DPRs. Willingness of the beneficiaries should be taken for any rehabilitation/relocation projects proposed and also for payment of beneficiary contribution.
- 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

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while deciding upfront beneficiary contribution or EMI payment. States/UTs may arrange loans under Differential Rate of Interest scheme for beneficiaries to enable them to meet their share. Overall construction cost of the housing unit may also be kept at a minimum.

Mandatory Clearances/Approvals

- The State Level Nodal Agency/implementing bodies should ensure that the necessary clearances/approvals such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are in place before the DPRs are posed to the State Level Steering Committee/State Level Coordination Committee, as the case may be, for consideration. The CEO of the SI/NA and State Secretary concerned should place the necessary technical clearances/approvals under various laws, including Environmental, Town Planning and Municipal laws, etc. and certificate that the estimates contained in the DPRs are authenticated/certified by the technically competent authorities under the State PWD Core/rules before the SLSC/SLCC.
- The layouts proposed for housing colonies under BSUP and IHSDP, showing various land uses and facilities proposed must conform to the prevalent Town Planning Rules/norms, as applicable to low income housing/informal settlements. Copies of layouts and housing designs must invariably accompany DPRs when the same are sent to Appraising Agencies.

Housing & Infrastructure Components

- The Ministry of Housing & Urban Poverty Alleviation has circulated Model DPR document to all States/UTs. The same is also placed in the Ministry's web site for JNNURM. A 'whole slum' approach will need to be adopted covering provision of land tenure, affordable housing and basic services. The whole slum proposed for development/redevelopment/relocation should be de-notified after the BSUP or IHSDP project is implemented. However, considering the difficulties in practice and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered. Under the whole slum approach, it must be ensured that pucca houses left out of housing programme should be provided with individual toilet facilities with a view to achieving total sanitation.

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
- The housing component should generally be at least 50% of the total project cost with a view to achieving the targets fixed under the Mission and also giving primacy to the provision of shelter to the urban poor except in cases where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments.
- Adequate provision should be made for water supply, sewerage, drainage, solid and liquid waste disposal in the colonies proposed for development under BSUP or IHSDP. Individual water and sewer connection should be provided. Digester technology, where immediate connections to city sewer systems are not feasible, could be adopted in the place of dual-pits/septic tanks, wherever feasible.

Education, Health & Other 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 carefully 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 – hospitals, health centres, maternity centres etc.
- Action needs to be taken to ensure that other community infrastructure facilities like electrical sub-stations, transformers, water supply reservoirs, parks, playgrounds, bus stops, local markets, post offices etc. are also made available to the poor.
- Detailed estimates of community facility requirements as per planning norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.

Colony Layouts & Housing Designs

- The colony layout plan should be socially cohesive and should facilitate social interaction amongst the dwellers. Efforts should be made for providing at 30% open areas along with 15% organised green area in the layouts.
- Adequate space must be provided in the layouts for community facilities including social and livelihoods infrastructure. The layout plan must include designated space to take care of convergent

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services such as health, education and recreation, informal sector markets, livelihood centres, pens for animals (if permitted and required) etc. in accordance with 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.
- In the case of more than G+3 structures, provisions for ramp/lifts may be made to ensure that the old, disabled and children are not put to inconvenience.
- While priority should be given to accommodate physically challenged beneficiaries in the colonies, suitable barrier-free environments need to be provided for them in the proposed projects.
- The Ministry of HUPA, with the help of HUDCO and BMTPC, has developed good designs of houses, colonies, ramps and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published in this regard. The same may be referred to.
- The State Level Nodal Agency/ULBs/other implementing agencies may adopt innovative designs for layouts and houses for the poor, multi-purpose community centres, informal sector markets, animal pens, etc. not only in BSUP and IHSDP projects but also in their own programmes taken up by Housing Corporations/Boards etc. duly considering the models presented by HUDCO and BMTPC in the Toolkit published by the Ministry.

Developing Green Habitats

- States/UTs should take action to develop green habitats for the urban poor duly providing as many green belts, parks, avenue plantations, etc. as possible. Road-side plantations with tree guards and block plantations in the colonies taken up under BSUP and IHSDP should be given priority by the ULBs/Departments dealing with Parks, Plantations and Urban Forests.

- Tall seedlings, say 4-5 years old may be procured and planted in BSUP and IHSDP colonies so that they get established quickly without the need for careful nurture and maintenance.

Connectivity to City Infrastructure

- The infrastructure networks being developed under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line city infrastructure facilities, either already existing or being developed under UIG / UIDSSMT or State Government programmes in accordance with CDPs.
- The States / ULBs should ensure proper coordination amongst various agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes to make sure that slums and low-income communities are linked to city-wide infrastructure systems. The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure such type of linkages.
- Infrastructure facilities provided to slum-dwellers/urban poor in the BSUP and IHSDP colonies should not be inferior to those in the surrounding areas.

O&M - Maintenance of Assets

- Proper maintenance of assets and upkeep of cleanliness and hygiene in the housing complexes / colonies developed under BSUP and IHSDP should be given utmost importance. States/UTs must develop viable and sustainable mechanisms for the maintenance of the houses and common infrastructure facilities created under BSUP and IHSDP through suitable mechanisms such as colony welfare associations, local body-residents partnerships, institutional arrangements of collection of monthly maintenance charges etc.
- Wherever informal sector markets are taken up as a part of social infrastructure facilities in colonies, their operation on a time-sharing basis by inhabitants or their associations can be considered by the ULB concerned for enabling wider coverage of beneficiaries, without allotting space to any one person permanently.

Prime Minister's New 15-Point Programme for Welfare of 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

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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 up to 15% of targets under BSUP and IHSDP for the minorities.

Appraisal Check Lists

- Responsibility for the technical specifications in DPRs (adherence to State PWD Code and Government Orders) and their endorsement/approval by the competent authority lies with the ULB/implementing authority/State Level Nodal Agency. The appraisal agencies must also ensure that the technical specifications are duly certified by the technically competent authorities as per State Government Public Works Code/Government Orders. Authenticated estimates (rates and bills of quantities) duly signed by appropriate authorities must accompany the DPRs/Appraisal Reports.
- The SLNAs/Appraisal Agencies should specially devote attention to the following aspects:
 - Land availability for housing the poor – verification of ownership;
 - Land tenure status – patta, temporary patta, occupancy right etc.;
 - Availability of State share, ULB share, Beneficiary contribution as per Guidelines of BSUP/IHSDP;
 - Willingness of beneficiaries to pay for their contribution.
 - Housing design – two rooms, kitchen, balcony, individual toilet, individual water connection - refer to the Design Manual circulated by the Ministry;
 - Adherence to town planning norms – Layout plans/designs should conform to town planning regulations applicable and be duly signed by competent municipal authority/SLNA officer;
 - Provision of adequate open space in layouts – for green belts, parks, playgrounds, avenue plantations, roads etc.;
 - Authentication by competent engineering authority as per State Government PWD Code/Order duly signed by engineers of appropriate level and SLNA Chief Executive Officer;

- Identification of eligible beneficiaries - process for issue of biometric identity cards must be completed within one month after sanction of projects, in general;
- Rapid/detailed socio-economic survey of beneficiaries – details to be provided;
- Proper identification of needs of community infrastructure
 - Provision of required civic infrastructure including social infrastructure such as community hall, livelihood centre, information sector market, animal pen, etc. Estimation of requirements must be based on judicious norms.
 - Connectivity of slum infrastructure facilities with city-wide trunk infrastructure networks – water supply, sewerage, storm drainage, roads etc. – ensuring connectivity of local infrastructure being taken up under BSUP/IHSDP with facilities being created under UIG/UIDSSMT.
- Availability/provision of basic amenities like post offices, bus stops, transport services, local shopping complexes, electricity transformers, sub-stations, water supply overhead tanks/ground level service reservoirs etc.
- SLSC/SLCC approval, project-wise (not in a block) with all details clearly indicating estimates, plans, availability of State share and agreement to meet cost escalation.

Time & Cost Over-runs

- The BSUP and IHSDP projects are generally required to be completed in 12 to 15 months. In the case of Special Category States/UTs and projects requiring special considerations, 3 to 6 months additional period could be provided. It is expected that any escalation in the project cost would be borne by the State Government/ULB concerned.
- For reducing escalation in the cost of projects, the following options could be exercised by the implementing agencies:-
 - 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 technical personnel;

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- 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, State Government support etc. for meeting cost escalation.

Setting up of PMU/PIUs

- The States/UT's should submit proposals to OSD (JNNURM) who will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent methods 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. No appointment should be seen as a place for parking the dead-wood. States/UT's must take all care to ensure that the PMU/PIUs have competent personnel.
- Each appointment to PMU/PIU 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. They should try and ensure minimum expenditure by selecting / appointing professionals at an appropriate remuneration 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/PIU on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency / ULBs. These personnel should also assist in the implementation of other programmes like SJSRY.

Fees for Preparation of DPRs

- The States/UT's should submit proposals for reimbursement of fees 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

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Committee/Central Sanctioning Committee. The Appraisal Agency should submit report to the Ministry for releasing Central Assistance for reimbursement of charges 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/Central Sanctioning 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. While sending proposals for reimbursement of project preparation' charges, the appraising agency must ensure that two copies of DPRs (duly revised based on decisions of CSMC/CSC) are provided to OSD (JNNURM) for record. The Appraising Agency should also keep two copies of DPRs with it in safe custody so as to be able to meet requests for information under the RTI Act, 2005.

Community Development Network (CDN)

- The States / UTs should prioritise and get necessary approval from SLSC/SLCC to the proposals concerning Community Development Network (CDN) so as to seek support from the 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 for consideration.
- 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 issues of alienation of all sorts could be 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.

Quality in Execution of Projects

- Housing for the poor does not mean poor quality housing. Utmost emphasis must be accorded to the quality execution of houses and infrastructure facilities for the poor. High quality construction, functional units, vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP. States/UTs should establish both internal and external quality assurance mechanisms in the case of all BSUP and IHSDP projects.
- State Secretaries in charge of BSUP and IHSDP should ensure that all the projects approved are inspected by independent high level teams from time to time to ensure quality in execution and timely completion of projects through removal of all hurdles
- Beneficiary committees must be constituted to supervise construction of houses. States/UTs should take steps for conducting social audit of projects under BSUP and IHSDP similar to NREGA.

Third Party Inspection and Monitoring (TPIM)

- TPIM should be instituted to bring in transparency and quality in the implementation of all BSUP and IHSDP projects. The Ministry will be providing necessary financial and technical assistance to the States / UTs for TPIM. A Toolkit has been prepared and communicated to the States /UTs.
- Those States/UTs who have not been able to establish TPIMA for BSUP and IHSDP projects may use the services of independent review and monitoring agencies engaged for UIG, UIDSSMT or other programmes.
- Before final installment is released under BSUP and IHSDP projects, TPIM or quality inspection report until such time a TPIMA is engaged, will be required from the concerned States/UTs unless the CSMC/CSC is of the opinion that the release need not be stopped for the present in the interest of completing houses for the urban poor, who have contributed their share.

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/UTs submit utilisation certificates for the

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funds released earlier, further releases 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.

- Capacity building is one of the biggest constraints in the execution of projects and reforms under JNNURM. The States/UTs may take full advantage of the IEC facilities under JNNURM, the National Programme on Capacity Building for Urban Poverty Alleviation and the programme of National Network of Resource Centres (NNRCs).

City/Town Poverty Reduction Strategy

- The city of Rajkot (Gujarat) has brought out a City Poverty Reduction Strategy Report. Other cities/towns may bring out similar reports. They may prepare comprehensive Slum Development Plans with a view to pursuing the goal of Slum-free City. The toolkit prepared by the National Strategy for the Urban Poor project may be referred to.
- States/UTs must develop agenda for Slum-free Cities and Towns and prepare and implement time-bound action plans with specified milestones for progress.

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. States/UTs must develop broad state level policy frameworks to facilitate the implementation of these reforms in all cities and towns.
- The issues of land availability for housing the urban poor and providing them security of land tenure are important issues to be addressed by States/UTs/ULBs if the goals of JNNURM are to be attained. States/UTs need to develop a policy framework including tangible reforms in master planning paradigm and process urgently.

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Convergent Delivery of Social Services

- It is necessary to integrate provisions of health, education and social security with land tenure, housing and other amenities for the urban poor to enable them to lead a decent quality of life. Urban Local Bodies and State Governments have a critical role to play to ensure the proper convergence of facilities under the already available schemes for education, health, social security, etc. implemented through different Departments/Agencies. The DPRs should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare and other facilities so that timely remedial measures can be taken up in accordance with the socio-economic survey. Provision of adequate infrastructure by way of school/additional class rooms and health care centres should be taken at the formulation of the DPR 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 agencies concerned 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, widow pension, disability pensions, health insurance, maternity benefit scheme, etc. should be ensured to benefit the urban poor selected under JNNURM and other programmes.
- The States/UTs must take all steps to ensure the convergence of BSUP and IHSDP with other ongoing schemes such as UIG, UIDSSMT, Sarva Sikhsa Abhiyan, Health Mission, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, National Social Assistance Programme, Prime Minister's Employment Generation Programmes, SJSRY etc. Shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. In particular, State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This step would provide the urban poor with access to livelihoods and enable them to overcome poverty. Programmes for skill development, self-employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

Projects for *in situ* Development

- States /UTs should come up with adequate number of 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 projects should not end up with creation of another cluster of unplanned houses without access to water, sanitation and social infrastructure. Suitable planning and infrastructure provision norms must be adopted. The quality of infrastructure provided to housing colonies under BSUP and IHSDP projects should not be inferior to those available for surrounding areas.

Handholding in Relocation

- In the case of relocation projects, the process of shifting to a new environment with inadequate facilities, near-loss of contact with close relatives and being far off from work places can be very traumatic. The States/UTs should engage social counselors and Community Development Department personnel/Community Organisers in ULBs to work closely with the beneficiaries and ensure that the process of transition to the new multi-storied housing complex/environment/location is as smooth as possible.
- Time-bound programmes must be implemented to provide all basic amenities to the urban poor in the relocation colonies, including city transport services and local market complexes.

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.
- Beneficiaries must be closely involved in the planning, identification, implementation, monitoring, review and social audit of JNNURM projects.

IEC Activities – Awareness Building

- In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate awareness amongst both the targeted so that they are able to receive what is intended for them by the Government. Awareness needs to be generated amongst the non-targeted sections so as to improve urban policy and highlight how the concerns of the urban poor are very relevant to them. Any awareness campaign should have a national tone, tenor, appeal and

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recall value, backed by 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 being conveyed are only about the programme and related policy advocacy. They should also ensure that all such media campaigns are in accordance with the relevant rules and regulations applicable. Cost of such campaigns, in accordance with Government approved rates, would be reimbursed to the States/ULBs under the IEC component of JNNURM subject to limits fixed by CSMC/CSC. 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.

Progress Reports on Implementation

- The States/ULBs should send Quarterly Progress Reports/Monthly Progress Reports on projects as well as reforms as per prescribed formats, without fail to enable the Ministry to report to the Prime Minister's Office in time. Further, one page abstract on the status of implementation of projects and reforms must be presented before posing the details of project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.
- State/UT Secretaries in charge of BSUP and IHSDP should take monthly review of the implementation of projects and reforms under BSUP and IHSDP. Copies of the minutes of such review meetings should be sent to the Mission Directorate in MoHUPA.

Focus on Urban Policy

- There is an urgent need for States/UTs to focus on broader urban policy and urban management reforms to address not only the backlog and current urban issues but also the challenges of future urban growth, say in the next 20-25 years, so that the conditions that led to urban decay are prevented well in time. We should not be in a situation where we are perpetually chasing slum upgradation;

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States/UTs should plan proactively in anticipation of the future patterns of urban growth due to the factors of rural-urban migration, urban-urban migration, reclassification and natural increase. Without the implementation of urban planning and local government reforms and capacity building for effective urban management, JNNURM would remain a mere infrastructure upgradation programme, and none of the policy changes for vibrant, productive, sustainable and inclusive cities that JNNURM hopes to drive would materialize.

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

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st installment	Brief Summary	Per
A.	Allahabad, Uttar Pradesh	Implementation of BSUP project for construction of 233 DUs with infrastructure facilities at Naini, Allahabad City, Uttar Pradesh	7.39	3.42	3.97	0.85	<ul style="list-style-type: none"> CDP approved and MoA signed. SLSC approval has to be obtained. Elected local body is in existence. Livelihood survey and necessary socio-economic survey have been done. Total 233 DUs have been taken from Naini to another site of Naini, which is at a distance of approx. 1.5 KM. Beneficiary list duly certified has been submitted. The ratio of housing and infrastructure is 68%:34% of total project cost. It is a Govt. Nazool land and pattas will be handed over to the beneficiary. The project envisages construction of 233 DUs in RCC frame G, G+1 & G+2 structure, having carpet area of 26.30 sq. mtr. and supporting basic infrastructure facilities. 1 no. of Community Centre, Livelihood centre, community parks, Rickshaw stand and compound wall are proposed under social infrastructure. The Cost estimates are based on UP PWD SOR 2008 (Allahabad). The project duration is 18 months. 	
B.	Allahabad, Uttar Pradesh	Implementation of BSUP project for construction of 244	15.14	7.01	8.13	1.75	<ul style="list-style-type: none"> CDP approved and MoA signed. SLSC approval has to be obtained. Elected local body is in existence. Livelihood survey and necessary socio-economic survey 	

58th CS&MC meeting, dated : 14.02.2009 (Agenda Brief)

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

(Rs. in Crores)

	DUs with infrastructure facilities at Allahabad City, Uttar Pradesh					<ul style="list-style-type: none"> • have been done. • Beneficiary list duly certified has been submitted. • The ratio of housing and infrastructure is 34%:66% of total project cost. • The land tenure is with the beneficiaries • The project envisages construction of 244 DUs of 2 EWS models in RCC frame G, G+1 & G+2 structure, having carpet area of 26.30sq.mtr. to 25.50 sq. mtr. and supporting basic infrastructure facilities. • 1 no. of Community Centre, Livelihood centre, community parks, Rickshaw stand and compound wall are proposed under social infrastructure. • The Cost estimates are based on UP PWD SOR 2008 (Allahabad). • The project duration is 18 months.
C.	Meerut, Uttar Pradesh Implementation of BSUP project for construction of 681 DUs with infrastructure facilities at Meerut, Uttar Pradesh	34.24	16.15	18.09	4.04	<ul style="list-style-type: none"> • CDP approved and MoA signed. • SISC has approved the project. • Elected local body is in existence. • Livelihood survey and necessary socio-economic survey have been done • Beneficiary list duly certified has been submitted. • The ratio of housing and infrastructure is 40%: 60% of total project cost. • The project envisages construction of 681 DUs in RCC frame single storey structure having carpet area of 25.86 to 26.30 sq. mtr. and supporting infrastructure facilities. • All beneficiaries have their own patta/ land. • The Cost estimates are based on UP PWD SOR 2008 Bagpat Meerut Circle & UP Jal Nigam, UPSEB DSR for

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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-1D)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st installment	Brief Summary	Page No.
A.	Agra City, Uttar Pradesh	Implementation of BSUP project for construction of 2335 DUs at Agra City, Uttar Pradesh	95.18	44.06	51.12	11.02	<p align="center">Brief Summary</p> <p align="right">(Rs. in Crores)</p> <ul style="list-style-type: none"> • CDP approved and MoA signed. • SLSC has approved the project. • Elected local body is in existence. • Livelihood survey and necessary socio-economic survey have been done. • Beneficiary list duly certified has been submitted. • The ratio of housing and infrastructure is 53%:47% of total project cost. • Total 2335 DUs have been taken from Bodhala slum having 4 colonies, under whole slum approach. • The housing units proposed are on Beneficiary land. • Agency has proposed 4 type of housing units, having carpet area of 33.7, 35.4, 37.0 & 32.30 sq. mtr for construction of 2335 DUs in single storey structure with on site basic infrastructure facilities. • Agency has proposed 6 multipurpose community centers in G+1 structure and parks under social infrastructure. • The Cost estimates are based on UP PWD SOR 2008 of Agra Circle. • The project duration is 15 months. • CDP approved and MoA signed. • SLSC has approved the project. • Elected local body is in existence. • Livelihood survey and necessary socio-economic survey have been done. • Beneficiary list duly certified has been submitted. 	01 to 12
B.	Agra City, Uttar Pradesh	Implementation of BSUP project at Agra Nagar Nigam for the construction of 1536 DUs at	71.34	33.03	38.31	8.26		

53rd CS&MC meeting, dated: 14.02.2009 (Supplementary 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)

	Agra City, Uttar Pradesh					
					<ul style="list-style-type: none"> The ratio of housing and infrastructure is 47%:53% of total project cost. Total 1536 DUs have been taken from Narainich slum having 4 colonies, under regularized in-situ approach. The housing units proposed are on Beneficiary land. Agency has proposed 4 types of housing units, having carpet area of 25, 25.4, 25.8 & 25.2.30 sq. mtr for construction of 1536 DUs in single storey structure with on site basic infrastructure facilities. Agency has proposed 3 multipurpose community centers in G+1 structure, 3 livelihood centre in G+2 structure and rickshaw stand under social infrastructure. The Cost estimates are based on UP PWD SOR 2008 of Agra Circle. The project duration is 15 months. 	14 10 25
	Total	166.52	77.09	89.43	19.28	

(Rs. in Crores)

58th CS&MC meeting, dated: 14.02.2009 (Supplementary Agenda Brief)

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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.	Uttar Pradesh	Allahabad (Naini)	BSUP Scheme for the construction of 233 DUs in Naini, Allahabad, Uttar Pradesh	5	6	7	8
<p>Insitu - Construction of 233 new Dwelling units @ Rs.1,98,500/- per DU having carpet area 26.30 sqm, single, G+1, G+2 storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and verandah. After the construction of the DUs, the same would be allotted in the name of the female member or joint name.</p>							
STATEMENT-I							
Details of State Share				(Rs in lacs)			
1)	State grant			462.51	231.25	231.25	57.81
2)	ULB share			32.55	16.28	16.28	4.07
3)	Beneficiaries share			36.51	18.26	18.26	4.56
4)	Other charges			23.60	11.80	11.80	2.95
	Total State Share			21.15	10.58	10.58	2.64
	Per DU Finance	(Rs.)		33.07	16.54	16.54	4.13
1)	Central share			20.89	10.45	10.45	2.61
2)	State grant			10.61	5.31	5.31	1.33
3)	ULB share			10.92	5.46	5.46	1.37
4)	Beneficiaries share			5.31	2.66	2.66	0.66
	Total			1.75	0.88	0.88	0.22
				16.99	8.50	8.50	2.12
				7.96	3.98	3.98	1.00
Sub Total (B)				221.31	110.66	110.66	27.66
Total (A+B)				683.82	341.91	341.91	85.48
1. A&OE @ 4%				27.35	0.00	27.35	0.00
2. DPR Prep charges @ 4%				27.35	0.00	27.35	0.00
Sub Total (C)				54.71	0.00	54.71	0.00
Project Total (A+B+C)				738.52	341.91	396.61	85.48

Note : Agency has proposed 12.5% contingency charges which has been excluded from the Project Cost

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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.	Uttar Pradesh	Allahabad	BSUP Scheme for the construction of 244 DUs in Allahabad, Uttar Pradesh				
STATEMENT-II							
Details of State Share				(Rs in lacs)			
1)	State grant			483.83	241.92	241.92	60.48
2)	ULB share			97.65	48.83	48.83	12.21
3)	Beneficiaries share			109.53	54.77	54.77	13.69
4)	Other charges			214.62	107.31	107.31	26.83
	Total State Share			160.76	80.38	80.38	20.10
				78.09	39.05	39.05	9.76
Per DU Finance (Model-1)				(Rs.)			
1)	Central share			124.62	62.31	62.31	15.58
2)	State grant			8.16	4.08	4.08	1.02
3)	ULB share			100.27	50.14	50.14	12.53
4)	Beneficiaries share			15.93	7.97	7.97	1.99
	Total			5.25	2.63	2.63	0.66
				3.17	1.59	1.59	0.40
Per DU Finance (Model-2)				(Rs.)			
1)	Central share			918.05	459.03	459.03	114.76
2)	State grant			1401.88	700.94	700.94	175.24
3)	ULB share			56.08	0.00	56.08	0.00
4)	Beneficiaries share			56.08	0.00	56.08	0.00
	Total			112.15	0.00	112.15	0.00
				1514.03	700.94	813.09	175.24
Project Total (A+B+C)							
Sub Total (A)				483.83	241.92	241.92	60.48
Sub Total (B)				918.05	459.03	459.03	114.76
Sub Total (C)				112.15	0.00	112.15	0.00
Project Total (A+B+C)				1514.03	700.94	813.09	175.24

Note : Agency has proposed 12.5% charge charges which has been excluded from the Project Cost.

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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 installment (25% of Central Share)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
3.	Uttar Pradesh	Agra	BSUP Scheme for the construction of 2335 Dus in Agra, Uttar Pradesh				
STATEMENT-III				A			
			Insitu - Construction of 2335 new Dwelling units, single storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and verandah. The title of the land belongs to the beneficiaries.				
			1. Type-A 235 Dus @ Rs 2,01,258/- per DU having carpet area 25.00 sqm	472.96	236.48	236.48	59.12
			2. Type-B 955 Dus @ Rs 2,02,332/- per DU having carpet area 25.40 sqm	1932.27	966.14	966.14	241.53
			3. Type-C 641 Dus @ Rs 2,06,206/- per DU having carpet area 25.80 sqm	1321.78	660.89	660.89	165.22
			4. Type-D 504 Dus @ Rs 1,95,895/- per DU having carpet area 25.20 sqm	987.31	493.66	493.66	123.41
			Sub Total (A)	4714.32	2357.16	2357.16	589.29
			1. Water supply	729.95	364.98	364.98	91.24
			2. Sewerage	329.47	164.74	164.74	41.18
			3. Storm water drains	571.64	285.82	285.82	71.46
			4. Roads & Pavements	1643.21	821.61	821.61	205.40
			5. Development of Parks	117.09	58.55	58.55	14.64
			6. Community spaces	214.23	107.12	107.12	26.78
			7. Street lighting	196.53	98.27	98.27	24.57
			8. Livelihood Centre	243.61	121.81	121.81	30.45
			9. Rickshaw stand	52.92	26.46	26.46	6.62
			Sub Total (B)	4098.65	2049.33	2049.33	512.33
			Total (A+B)	8812.97	4406.48	4406.48	1101.62
			1. A&OE @ 4%	352.52	0.00	352.52	0.00
			2. DPR Prep charges, IEC @ 4%	352.52	0.00	352.52	0.00
			Sub Total (C)	705.04	0.00	705.04	0.00
			Project Total (A+B+C)	9518.01	4406.48	5111.52	1101.62
Note : (1) Beneficiary contribution is same for all types of Dus. (2) Agency has proposed 12.5% cante charge which has been excluded from the Project Cost.							

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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	1st installment (25% of Central Share)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
4.	Uttar Pradesh	Agra	BSUP Scheme for the construction of 1536 Dus in Agra, Uttar Pradesh				
	STATEMENT-IV						
			A				
			Insitu - Construction of 1536 new Dwelling units, single storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and verandah. The title of the land belongs to the beneficiaries.				
			1. Type-A 277 Dus @ Rs 2,01,258/- per DU having carpet area 25.00 sqm	557.48	278.74	278.74	69.69
			2. Type-B 279 Dus @ Rs 2,02,332/- per DU having carpet area 25.40 sqm	564.51	282.25	282.25	70.56
			3. Type-C 815 Dus @ Rs 2,06,206/- per DU having carpet area 25.80 sqm	1680.58	840.29	840.29	210.07
			4. Type-D 165 Dus @ Rs 1,95,895/- per DU having carpet area 25.20 sqm	323.23	161.61	161.61	40.40
			Sub Total (A)	3125.80	1562.90	1562.90	390.72
			1. Water supply	685.70	342.85	342.85	85.71
			2. Sewerage	493.85	246.92	246.92	61.73
			3. Storm water drains	382.03	191.02	191.02	47.75
			4. Roads & Pavements	1274.01	637.01	637.01	159.25
			5. Development of Parks	202.78	101.39	101.39	25.33
			6. Community spaces	107.11	53.56	53.56	13.39
			7. Street lighting	173.46	86.73	86.73	21.68
			8. Livelihood Centre	121.81	60.91	60.91	15.23
			9. Rickshaw stand	38.83	19.42	19.42	4.85
			Sub Total (B)	3479.56	1739.78	1739.78	434.95
			Total (A+B)	6605.36	3302.68	3302.68	825.67
			1. A&OE @ 4%	264.21	0.00	264.21	0.00
			2. DPR Prep charges, IEC @ 4%	264.21	0.00	264.21	0.00
			Sub Total (C)	528.43	0.00	528.43	0.00
			Project Total (A+B+C)	7133.79	3302.68	3831.11	825.67
			Grand Total (4 Projects in Uttar Pradesh)	18904.34	8752.01	10152.33	2188.00

Note: (1) Beneficiary contribution is same for all types of Dus. (2) Agency has proposed 12.5% cottage charges which has been excluded from the Project Cost.

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