


Room No. 201, G Wing
New Delhi, dated 22nd February, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 59th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 20th 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 Raghav Chandra, Principal Secretary, UA & Development Department, Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal 462 016.
2. Shri D K Shukla, Special Secretary, Urban Devevelopment & Housing Department, Government of Bihar, Vikas Bhavan, New Secretariat, Patna.
3. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.

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 & Kahsmir, 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 Sauda 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 Sauda 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, Chalakuzhy 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 Mantraalaya, 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

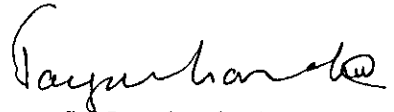
The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, 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 59th 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, 20th February, 2009

The 59th 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 20th 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 were informed by the Mission Directorate as well as CSMC/CSC to come up with the necessary project proposals seeking ACA by 15.2.2009. The date was subsequently extended by CSMC/CSC based on the requests of some States/UTs till 20.2.2009. States/UTs were requested to come up with proposals for release of ACA out of (i) the balance of the 7-year Mission period allocation and (ii) the new fiscal stimulus package to revive the economy. It was informed 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) informed the Appraising Agencies to be in touch with the States/UTs regarding prioritization of proposals and submit the list of DPRs received conforming to JNNURM Guidelines by 23.2.2009 so that subject to the availability out of 7-year allocation indicated by the Planning Commission and the shelf of projects sanctioned so far against the fiscal stimulus package, meetings of the CSMC/CSC can be planned. OSD (JNNURM) would compile the list of duly appraised projects and put up the same for consideration by CSMC/CSC by 23.2.2009.

2.2. JS (JNNURM) requested the State/UT representatives to come up with adequate number proposals for the release of 2nd/3rd/4th installments for projects sanctioned earlier so as to maintain the pace of implementation of projects sanctioned earlier. He reminded that Mid-term target of 5 lakh houses for the urban poor has been committed by the Ministry before Hon'ble Prime Minister. The Ministry also envisages a

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target of 15 lakh houses over the Mission period. JS (JNNURM) requested OSD (JNNURM), Deputy Secretary (JNNURM) and the Chiefs of Central Appraising Cells in BMTPC and HUDCO to report to the CSMC/CSC regarding the number of projects completed, number of houses completed and number of houses under construction as on 01.03.2009 and the number of houses that are likely to be completed by 30.9.2009 and the number likely to remain in progress by 30.9.2009. He informed that the above officers must maintain copies of duly corrected and signed DPRs, appraisal reports, colony layout plans duly approved and estimates duly authenticated. The records should be got ready for inspection by Secretary (HUPA) by 07.3.2009. JS (JNNURM) informed that the States/UTs and Appraising Agencies must follow the JNNURM Guidelines and instructions issued by CSMC/CSC from time to time (Annexure II).

2.3. JS (JNNURM) emphasized some key instructions issued by Secretary (HUPA) & Chairperson, CSMC as follows:

(i) At least the basic minimum town planning norms must be followed in housing colonies being taken up under BSUP and IHSDP. Otherwise, the slums will remain as slums and the purpose of JNNURM would be defeated.

(ii) The DPRs should ensure the provision of water and sewerage infrastructure, storm water drainage, roads, community facilities, open spaces, etc. as per the town planning norms applicable to EWS/low-income housing. Steps should be taken to develop green habitats.

(iii) A 'whole slum' approach with total sanitation needs to be adopted. BSUP and IHSDP should aim at de-notification of slums after development. Pucca houses of the urban poor not having toilet facilities must also be provided with the same. Urban renewal cannot be achieved without meeting the requirements of basic sanitation for the urban poor.

(iv) Every beneficiary household under BSUP and IHSDP must be given individual water connection and individual toilet - connected to city water and sewer systems respectively and enabled to have individual electricity connection.

(v) 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

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developed under UIG / UIDSSMT or State Government programmes in accordance with CDPs.

(vi) 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.

(vii) The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure the linkages between slum infrastructure facilities and city infrastructure networks.

(viii) TPIMA should be instituted without any further loss of time in addition to internal quality assurance mechanisms. High level teams must be deputed to ensure utmost quality in housing for the poor.

(ix) Beneficiary Committees must be constituted to supervise and closely involve in the execution of works. States/UTs must take action for conduct of social audit of BSUP and IHSDP projects following guidelines similar to that for NREGA.

3.1. Secretary (HUPA) & Chairperson, CSMC desired that the appraising agencies take care to ensure that DPRs posed to the Mission Directorate in MoHUPA satisfy JNNURM Guidelines and Toolkits, instructions issued by CSMC/CSC from time to time, State PWD Code and relevant State Government Orders, that the land proposed for housing is available and free of encumbrances, DPRs/estimates (rates and bills of quantities) are certified by the competent authority, eligible beneficiaries are identified, action is taken for the biometric identification of beneficiaries, '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 in designing layouts, State/ULB shares are available and beneficiaries agree to pay for their contribution.

3.2. Secretary (HUPA) impressed upon the need for updating all records and keeping them in safe custody for future reference. OSD (JNNURM), DS (JNNURM) and the Appraising Agencies were instructed to devote special attention to the systematic maintenance of all project-related reports/records including DPRs, duly corrected and signed, List of Beneficiaries, Appraisal Reports, CSMC/CSC Meeting Minutes, Copies of Layout Plans and Housing Designs duly signed by the Planning

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Authority/SLNA, Copies of Estimates in the DPR duly certified by the Competent Authority as per State PWD Code/Government Rules and Orders from Finance Ministry releasing ACA. The Appraising Agencies, OSD (JNNURM) and the Mission Directorate must conduct a drive to ensure that all the required records are secured, if not available, and placed in safe custody. There is also a need to track expenditures by State Governments/State Level Nodal Agencies vis-à-vis the estimates cleared by the CSMC/CSC. If tendered amount is lower than what was cleared when DPRs was approved by CSMC/CSC, a refund of ACA will be due.

4. For the CSMC Meeting, 12 new project proposals (2 projects from Bhopal, Madhya Pradesh, 9 projects from Patna, Bihar and 1 project from Nagpur, Maharashtra) and a proposal seeking 2nd instalment for 2 projects in Nashik, Maharashtra were put up for consideration. Brief details of the agenda are at **Annexure-III:-**

New Projects

Madhya Pradesh - Bhopal

5.1. The Principal Secretary, Urban Development & Administration, made presentation on two projects of Bhopal which were deferred from the 54th Meeting of the CSMC.

5.2. The Committee made the following observations:

- Land is in the possession of the Bhopal Development Authority. A 'whole slum' approach is proposed to be adopted. The slums should be de-notified after the projects are executed.
- The State must ensure that in case any pucca houses in slums are not taken up, they are provided with individual toilets and water connections.
- Authenticated copies of estimates included in the DPR and layout plans to the scale along with housing designs must be submitted.
- Biometric identification of beneficiaries must to be completed within 1 month.
- The State should review the position with regard to sanction and execution of projects and may come up with revised proposals, if any pending, by 24.2.2009.
- PMUs/PIUs and TPIMA should be established without loss of any more time.

5.3. The Appraisal Agency (BMTPC) informed that the layouts and designs of the proposed projects conform to the Guidelines circulated by the Ministry. The land belongs to Bhopal Development Authority.

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Housing is more than 85% in both the projects. The project is for in situ development, list of beneficiaries has been furnished, State share is committed and SLCC approval is available.

5.4. Taking into account the presentations made, comments of the Appraising Agency the Committee approved the two projects subject to availability of ACA under the fiscal stimulus package and commitment by the State Government that in the eventuality of non-availability of ACA by Government of India, the State Government would provide funding to complete the projects. The projects are:-

- Slum Redevelopment and Rehabilitation of – Part-I (Bharatmata Nagar , Naya Basera and Arjun nagar)
- Slum Redevelopment and Rehabilitation of – Part-II .

The details of the project components are in Statements I and II of Annexure IV.

Bihar - Patna

6.1. The Special Secretary, Urban Development and Housing, Government of Bihar, presented proposals for 9 BSUP projects in 42 slums - 1 in situ and 41 relocation sites -- in Patna. The Committee made the following observations:

- (1) The planning model presented by HUDCO is innovative. The overall layout has been planned based on the neighbourhood planning concept, i.e. from cluster level to neighbourhood level, to sector level and then finally to the community level with a hierarchy of facilities. It is informed that the proposed arrangement is expected to lead to the optimum utilization of land as well as a situation where the community can maintain the cluster open spaces and pathways.
- (2) The list of beneficiaries is not fully furnished. The list should be firmed up within a month and published;
- (3) The State is contributing Rs. 1.04 lakhs per dwelling unit under the BSUP projects under consideration;
- (4) Bio-metric identification of the beneficiaries must be completed within 2 months;
- (5) The relocation sites must have all facilities including transport services so that the beneficiaries are not put into inconvenience and have no temptation to go back to their old sites;
- (6) The State should ensure that social workers/community organizers are engaged to work closely with the beneficiaries to

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- ensure that the adjustment process in connection with movement to the new sites is smooth, and not traumatic.
- (7) Action is taken for establishing PMU and PIUs and TPIMA within next 1-2 months;
 - (8) A definite plan of action is chalked out to ensure that the land vacated by slum dwellers is put to productive use and not allowed to be encroached upon;
 - (9) A report on the discrepancy in the figures of slum population between the 2001 Census and the slum population figure reported in the CSMC Meeting needs to be submitted within a month to enable submission to the Expert Committee looking into the Definition of Slum, Census methodology and other aspects; and
 - (10) SLSC approval for revised cost due to incorporation of 2009 SOR should be furnished

6.2. The Special Secretary, Urban Development and Housing, Government of Bihar informed that the State Government is ready to comply with the requirements placed by the CSMC. Considering the innovative planning concept presented, the information furnished by the State Government and the remarks by the Appraising Agency (BMTPC), the CSMC approved 9 BSUP projects in 42 slums in Patna.

The details of the project components approved are in **Statements III to XI of Annexure IV**. Release of **ACA** will be subject to **SLSC** approval.

Maharashtra - Nagpur

7.1. The Commissioner, Nagpur Municipal Corporation & the Chief Executive Officer of the Slum Redevelopment Authority, Nagpur presented 1 project proposal.

7.2 The Committee made the following observations:

- (1) SRA, Nagpur will be both planning and executing authority for the two projects.
- (2) The proposals have been worked out after Plain Table Survey and Socio-economic Surveys of slum beneficiaries.
- (3) The latest schedule of rates applicable has been adopted for the two projects.
- (4) The majority of the houses in the slums selected are kutchha houses.

- (5) Reforms, as required by the Nagpur Municipal Corporation, would be implemented as the CEO, SRA is also the Commissioner of the Nagpur Municipal Corporation.
- (6) The State Government must transfer the land for the project at earliest

7.3. The Appraisal Agency informed that NIT has furnished an NOC stating that NIT has no objection for implementation of project on NIT land by Nagpur Municipal Corporation. Considering the presentation made, the documents furnished by the State Government and the remarks by the Appraising Agency (HUDCO), the CSMC approved the project in Nagpur to be taken up by SRA, Nagpur. The approved project components are at **Statements XII of Annexure IV**

8. At the request of the Commissioner, NMC & CEO, SRA, Nagpur, a presentation was made on the innovative PPP model worked out by SRA, Nagpur, a concept paper on which was presented to the CSMC some time back. The Commissioner, NMC informed that the State Government has issued a Government Resolution (GR) for implementation of the PPP model in the BSUP (JNNURM) framework. He informed that one of the important goals of JNNURM is to promote P-P-P and that is why SRA, Nagpur and the Government of Maharashtra have embarked on the initiative. The CSMC showed very keen interest in the innovative proposals of Nagpur and endorsed the broad concepts contained therein. However, as agenda for the day did not include the Nagpur PPP model, the CSMC decided that the proposals would be formally presented to the CSMC in its 60th Meeting on 21.2.2009 for consideration. A copy of the GR issued by the Government of Maharashtra is at **Annexure V**. A Note on the Nagpur PPP model for housing slum dwellers is at **Annexure VI**.

2nd Instalment

Nashik, Maharashtra

9. In the absence of any representative of the State Government and original documents (UCs) the proposal seeking 2nd instalment for 2 projects in Nashik was deferred.

10.1 Concluding the meeting, Secretary (HUPA) & Chairperson, CSMC emphasized the need for execution of high quality houses for the urban poor along with basic civic facilities without time- and cost- over-runs. She called upon the State/UT Secretaries/CEOs of State Level Nodal Agencies to take all necessary steps to ensure that the Mid-term and

Mission targets are attained as committed. She suggested that PMUs/PIUs and TPIMAs should be instituted positively by the end of March 2009. It must be ensured 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/UT Secretary may send high level teams to fields to check the quality of construction regularly. Further, beneficiary committees must be constituted in all cases to plan, supervise and monitor the construction of houses and basic amenities being taken up.

10.2. Secretary (HUPA) & Chairperson desired that the State/UT Secretaries undertake a detailed review by 28.2.2009 and submit action plans for starting and completing the projects already sanctioned so far with clearly specified milestones. They should also send action plans for instituting PMU/PIUs and TPIMA.

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

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**LIST OF PARTICIPANTS IN THE 59th MEETING OF CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP
HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON
20.2.2009**

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 S. Surendra, Town & Country Planner, TCPO, Ministry of Urban Development
6. Ms. Aparna Sharma, Deputy Secretary (UH), Ministry of Health and Family Welfare
7. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
8. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance
9. Shri Malay Chatterjee, Executive Director, HUDCO, Chandigarh
10. Shri Hitendra Mehta, Indore
11. Shri Anand Mohan, Ex. Engg, Bhopal Development Authority
12. Shri M.S Khan, S.E, Bhopal Development Authority
13. Shri Santosh Mehta, Dy. Mayor, Patna Municipal Corporation
14. Shri D K Shukla, Spl. Secretary, Urban Dev. & Housing Dept., Bihar
15. Shri Amar Chaterjee, Dy. Secretary, Urban Dev. & Housing Dept., Bihar
16. Shri R K Khatke, Ex. Engg, SRA, Nagpur, Maharashtra
17. Shri D.C Sahy, S.E (MCF), Municipal Corporation, Faridabad
18. Shri D K Mittal, DGM, NBCC
19. Shri R S Tomar, Project Manager, NBCC
20. Shri Ashok Kumar Sharma, Statistical Officer, Ministry of HUPA
21. Ms Manju Safaya, Chief (DD), HUDCO, New Delhi
22. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
23. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
24. Shri Deepak Bansal, AC (P), HUDCO
25. Ms Poonam K Banerjee, SPAO, HUDCO
26. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi
27. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
28. Shri Pankaj Gupta, Development Officer, BMTPC

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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/UTs 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/UTs. 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 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 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.

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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 SLNA 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.
- 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

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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 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 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.

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- 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/UIIDSSMT.
 - 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;
 - 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/UTs 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/UTs 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

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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/UTs 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 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

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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 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.

Public-Private Partnerships

- States/UTs should promote innovative public-private-partnerships involving the construction of EWS and LIG houses. The developers may be given spatial incentives such as additional FSI, TDR, reduction in planning permission fees, etc. to enable them to cross-subsidise EWS/LIG houses.
- The Government of India has circulated the innovative practices followed by select States regarding provision of land for affordable housing for the urban poor. Comprehensive frameworks may be developed by the States/UTs in this regard. The Master Planning approach needs to be revamped.

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-storeyed 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 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; 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-II))**

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st Installment	Brief Summary	Page No.
1	Bhopal, Madhya Pradesh	Slum Redevelopment and rehabilitation of identified slums (Housing Dept.) Part-I (Bharat Mata Nagar, Naya Basera & Arjun Nagar), Bhopal, MP	55.68 ✓	26.41	29.27	6.60	<p align="center">Brief Summary</p> <p>(Rs. in Crores)</p> <ul style="list-style-type: none"> > CDP had been approved. > The Project had been approved by SLSC > The housing to infrastructure ratio is 89%: 11% of total project cost > Agency has proposed 2858 no. of houses in 16 dwelling units + parking on ground floor and 24 DUs on each floor design structure in 3 slums. The built up area is 39.80 sq. ft. per unit. Basic Infrastructure facilities are also proposed along with social infrastructure. > The land for all 3 slum location is on possession of BDA for the present scheme > Beneficiaries list has been submitted. > The cost estimates are based on MPPWD & B.O.R. 1999, PHE (w.e.f. 2002) and PWD electrical SOR (with till date amendments). > The project duration may be reduced to 18 months from 24 months as proposed. 	01 to 06
2	Bhopal, Madhya Pradesh	Slum Redevelopment and rehabilitation of identified slums (Housing Dept.) Part-II, Bhopal, MP	46.75 ✓	22.21	24.54	5.55	<ul style="list-style-type: none"> > CDP had been approved. > The Project had been approved by SLSC > The housing to infrastructure ratio is 85%: 15% of total project cost > Agency has proposed 2299 no. of houses in 16 dwelling units + parking on ground floor and 24 DUs on each floor design structure in 5 slums. The built up area is 	

59th ES&MC meeting, dated : 20.02.2009 (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)

						<ul style="list-style-type: none"> > 39.80 sq. ft. per unit. Basic Infrastructure facilities are also proposed along with social infrastructure. > The land for all 5 slum location is on possession of BDA for the present scheme > Beneficiaries list has been submitted. > The cost estimates are based on MPPWD & B.O.R. 1999, PHE (w.e.f. 2002) and PWD electrical SOR (with fill date amendments). > The project duration may be reduced to 18 months from 24 months as proposed. 	07 to 12	
C.	Nagpur, Maharashtra	BSUP scheme at Gopal Nagar, Bh. Anand Kausalyayan Nagar Slums in Nagpur Ph- VI, Maharashtra	30.20	13.73	16.47	3.43	<ul style="list-style-type: none"> > CDP had been approved. > The Project had been approved by SLSC. > Elected local body is in existence. > The housing to infrastructure ratio is 73%: 27% of total project cost > Agency has proposed 642 no. Of houses in G + 2 structure having carpet area of 25.00 sq. mtr. Under in-situ redevelopment. The Basic Infrastructure facilities are also proposed along with social infrastructure. > The ownership of land is with Nagpur Improvement Trust. > Beneficiaries list has been furnished by the agency. > The cost estimates are based on DSR for the year 2008-09 of Nagpur region. > The project duration is 2 years. 	13 To 26
	TOTAL		132.63	62.35	70.28	15.58		

59th CS&MC meeting, dated : 20.02.2009 (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)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st Installment	Brief Summary	Page No.
1	Patna, Bihar	BSUP scheme Sector-1, Phase-V, West Patna, Patna City, Bihar	34.43 42.51	16.71	17.72	4.18	<ul style="list-style-type: none"> > CDP approved and MoA had been signed > The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. > Elected local body is in existence. > The housing to infrastructure ratio is 75%: 25% of total project cost > Agency has proposed 992 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. > The land is under process of possession of local body and allotted on lease to beneficiaries. > The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. > The cost estimates are worked out as per SOR 2009. > The project duration is proposed to be one year. 	01 to 08
2	Patna, Bihar	BSUP scheme Sector-2, Phase-V, West Patna, Patna City, Bihar	38.44	14.43	24.00	3.61	<ul style="list-style-type: none"> > CDP approved and MoA had been signed > The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. > Elected local body is in existence. > The housing to infrastructure ratio is 70%:30% of total project cost > Agency has proposed 832 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. 	09 to 16

59th ESS&MC meeting, dated : 20.02.2009 (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)

(Rs. in Crores)

						<ul style="list-style-type: none"> > The land is under process of possession of local body, and allotted on lease to beneficiaries. > The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. > The cost estimates are worked out as per SOR 2009. > The project duration is proposed to be one year. 	
C	Patna, Bihar BSUP scheme Sector-3, Phase-V, West Patna, Patna City, Bihar	32.54 40.18 ✓	15.77	16.78	3.94	<ul style="list-style-type: none"> > CDP approved and MOA had been signed > The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. > Elected local body is in existence. > The housing to infrastructure ratio is 74%:36% of total project cost > Agency has proposed 928 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. > The land is under process of possession of local body and allotted on lease to beneficiaries. > The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. > The cost estimates are worked out as per SOR 2009. > The project duration is proposed to be one year. 	17 to 24
D	Patna, Bihar BSUP scheme Sector-4, Phase-V, West Patna, Patna City, Bihar	40.19 ✓	15.77	24.42	3.94	<ul style="list-style-type: none"> > CDP approved and MOA had been signed > The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. > Elected local body is in existence. > The housing to infrastructure ratio is 74%:36% of total project cost 	25 to

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)						
E.	Patna, Bihar	BSUP scheme Sector-1, Phase-VI, south Patna, Patna City, Bihar	42.52 ✓	16.71	25.81	4.18	<ul style="list-style-type: none"> ➤ Agency has proposed 928 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. ➤ The land is under process of possession of local body and allotted on lease to beneficiaries. ➤ The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. ➤ The cost estimates are worked out as per SOR 2009. ➤ The project duration is proposed to be one year. 	32
F.	Patna, Bihar	BSUP scheme Sector-2, Phase-VI south Patna, Patna City, Bihar	34.17 ✓ 38.43 ✓	14.43	16.69	3.61	<ul style="list-style-type: none"> ➤ CDP approved and MoA had been signed ➤ The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. ➤ The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. ➤ The cost estimates are worked out as per SOR 2009. ➤ The project duration is proposed to be one year. 	33 40 40

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

(Rs. in Crores)

						<ul style="list-style-type: none"> > Elected local body is in existence. > The housing to infrastructure ratio is 70%:30% of total project cost > Agency has proposed 832 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. > The land is under process of possession of local body and allotted on lease to beneficiaries. > The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. > The cost estimates are worked out as per SOR 2009. > The project duration is proposed to be one year. 	41 to 48
G.	Patna, Bihar	BSUP scheme Sector-3, Phase-VI, south Patna, Patna City, Bihar	32.54 40.18	15.77	16.78	<ul style="list-style-type: none"> > CDP approved and MoA had been signed > The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. > Elected local body is in existence. > The housing to infrastructure ratio is 74%:36% of total project cost > Agency has proposed 928 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. > The land is under process of possession of local body and allotted on lease to beneficiaries. > The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. > The cost estimates are worked out as per SOR 2009. > The project duration is proposed to be one year. 	49 to 56

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)

H.	Patna, Bihar	BSUP scheme Sector-4, Phase-VI, south Patna, Patna City, Bihar	40.19	15.77	24.42	3.94	<ul style="list-style-type: none"> ➤ CDP approved and MoA had been signed ➤ The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. ➤ Elected local body is in existence. ➤ The housing to infrastructure ratio is 74%:36% of total project cost ➤ Agency has proposed 920 no. of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. ➤ The land is under process of possession of local body and allotted on lease to beneficiaries. ➤ The mode of Beneficiaries contribution needs to be indicated along with details of beneficiaries. ➤ The cost estimates are worked out as per SOR 2009. ➤ The project duration is proposed to be one year. 	57 to 64
1.	Patna, Bihar	BSUP scheme at Adalatgani, Patna, Bihar	19.64	7.85	11.75	1.96	<ul style="list-style-type: none"> ➤ CDP approved and MoA had been signed ➤ The approval of SLSC has been indicated through SLSC approval for higher amount of project cost needed. ➤ Elected local body is in existence. ➤ The housing to infrastructure ratio is 55%:45% of total project cost ➤ Agency has proposed 416 no. Of houses in G + 3 structure having carpet area of 25.23 sq. mtr./per unit. Basic infrastructure facilities are also proposed. ➤ The land is under process of possession of local body and allotted on lease to beneficiaries. ➤ The Beneficiary list of 698 beneficiary has been 	65 to 72

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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)

Nasik, Maharashtra	Request for 2 nd installment- recommendation for 2 nd installment for 2 project from Nasik City, Maharashtra	0	0	0	14.14	<ul style="list-style-type: none"> ➤ furnished. The 415 allottees were choose by lottery system as indicated. ➤ The cost estimates are worked out as per SOR 2009. ➤ The project duration is proposed to be one year. ➤ CSMC had approved both the project in its 6th meeting held on 28.11.2006. ➤ It appears that the utilisation is more than 70% both in due and released and appears to be satisfactory. ➤ Internal earmarking of funds for urban poor and constitution of basic service to urban poor have been completed. ➤ Other ULB level reforms are also achieved. 	73 to 74
TOTAL		311.58	133.21	178.37	47.44		

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Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25 %)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
1.	Madhya Pradesh	Bhopal	Slum Redevelopment and Rehabilitation of Identified Slums (Housing Development) Part-I (Bharat Mata Nagar, Naya Basera & Arjun Nagar)					
STATEMENT-I								
Details of State Share (Rs. in lacs)								
1)	State grant	2066.76	<p>In situ construction of 2858 dwelling Units @1,65,360/DU for slum dwellers at 3 various locations in the City limit. Each DU consist of two room, kitchen, bath and toilet. The carpet area of a unit proposed is 28 Sq mt. The title of the DU is proposed in the joint name of husband & wife of beneficiary family.</p> <p>A</p> <p>1) Roads C.C</p> <p>2) Water Supply</p> <p>3) Sewerage & Septic tank</p> <p>4) Electrification</p> <p>5) Play field and Water recharging pit</p> <p>6) Solid Waste Management</p> <p>7) Community Hall</p> <p>B</p> <p>Contingency and A& OE expenses @ 5%</p> <p>C</p>	4725.989	2362.99	2362.99	590.75	
2)	ULB share	0.00						
3)	Beneficiaries share	850.68						
Total State Share								2917.44
Per DU Finance (Rs.)								
1)	Central share	82680.00						
2)	State grant	33072.00						
3)	ULB share	19843.00						
4)	Beneficiaries share (In easy monthly installments)	29765.00						
Total								165360.00
Sub Total (A)				4725.99	2362.99	2362.99	590.75	
Sub Total (B)				266.614	0.00	266.61	0.00	
Sub Total (C)				266.61	0.00	266.61	0.00	
Project Cost (A+B+C)				5568.26	2650.82	2917.44	662.71	

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		(Rs in lakh)					
Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25 %)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2.	Madhya Pradesh	Bhopal	Slum Redevelopment and Rehabilitation of Identified Slums (Housing Development) Part - II				
	STATEMENT-II		In Situ construction of 2299 dwelling Units @ Rs.165360/DU for slum dwellers at 5 various locations in the City limit. Each DU shall consist of two room, kitchen, bath and toilet. The carpet area of a unit proposed is 28 Sq mt. The title of the DU is proposed in the joint name of husband & wife of beneficiary family.	3801.630	1900.82	1900.82	475.20
	Details of State Share	(Rs. in lacs)	A	3801.63	1900.82	1900.82	475.20
1)	State grant	1775.12	1) Roads C.C	215.554	107.78	107.78	26.94
2)	ULB share	0.00	2) Water Supply	122.635	61.32	61.32	15.33
3)	Beneficiaries share	684.30	3) Sewerage & Septic tank	125.304	62.65	62.65	15.66
	Total State Share	2459.42	4) Electrification	101.432	50.72	50.72	12.68
	Per DU Finance	(Rs.)	5) Play Field and Water recharging pit	25.780	12.89	12.89	3.22
1)	Central share	82680.00	6) Solid Waste Management	2.268	1.13	1.13	0.28
2)	State grant	33072.00	7) Community Hall	56.677	28.34	28.34	7.08
3)	ULB share	19843.00		649.65	324.82	324.82	81.21
	Beneficiaries share (In easy monthly installments)	29765.00		233.778	0.00	233.78	0.00
	Total	165360.00	C	224.28	0.00	233.78	0.00
			Contingency and A& OE expenses @ 5%	4675.55	2225.64	2459.42	556.41
			Project Cost (A+B+C)	10243.82	4876.46	5376.86	1219.12
			Total for Madhya Pradesh (2 projects)				

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Sl. No.	Name of the State/UT	Name of the city	(Rs in lakh)			
			Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(5)	(6)	(7)	(8)
3.	Bihar	Patna				
STATEMENT-III						
Details of State Share			(Rs in lacs)			
1)	State grant		1067.20			
2)	ULB share		0.00			
3)	Beneficiaries share		108.18			
	Total State Share		1175.38			
	Per DU Finance		(Rs.)			
1)	Central share		130023.00			
2)	State grant		104018.00			
3)	ULB share		0.00			
	Beneficiary contribution (in easy monthly installments)		26004.00			
	Total		260045.00			
			A			
			In-situ Construction of 416 new Dwelling units @ Rs.2,60,045/-per DU having carpet area 25.23 sqm, comprising of of two rooms, kitchen, bath, WC & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.			
			Sub Total (A)			
			1081.78	540.89	540.89	135.22
			1081.78	540.89	540.89	135.22
			20.44	10.22	10.22	2.56
			80.45	40.23	40.23	10.06
			58.15	29.08	29.08	7.27
			20.43	10.22	10.22	2.55
			23.06	11.53	11.53	2.88
			1.96	0.98	0.98	0.25
			18.99	9.50	9.50	2.37
			55.69	27.85	27.85	6.96
			17.02	0.00	17.02	0.00
			151.94	75.97	75.97	18.99
			24.63	12.32	12.32	3.08
			33.21	16.61	16.61	4.15
			505.97	244.48	244.48	61.12
			103.20	0.00	103.20	0.00
			158.78	0.00	158.78	0.00
			111.01	0.00	111.01	0.00
			372.99	0.00	372.99	0.00
			1960.74	785.37	1175.38	196.34
			Sub Total (C)			
			Project Cost (A+B+C)			
			C			

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		(Rs in lakh)				
Sl. No.	Name of the State/UT	Name of the city	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(5)	(6)	(7)	(8)
4.	Bihar	Patna				
STATEMENT-IV						
Details of State Share						
1)	State grant		2322.72			
2)	ULB share		0.00			
3)	Beneficiaries share		257.96			
	Total State Share		2580.68			
	Per DU Finance		(Rs.)			
1)	Central share		130023.00			
2)	State grant		104018.00			
3)	ULB share		0.00			
4)	Beneficiary contribution (in easy monthly installments)		26004.00			
	Total		260045.00			
			A			
			Construction of 992 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of of two rooms, kitchen, bath, WC & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.			
			Sub Total (A)	2579.65	1289.83	1289.83
			1.CC Roads & Paving	63.22	31.61	31.61
			2.Water Supply	116.05	58.03	58.03
			3.External Electricity	59.16	29.58	29.58
			4.Storm Water Drain & Culverts	16.05	8.03	8.03
			5.Sewer line & Digester	34.91	17.46	17.46
			6.Solid Waste Management	1.76	0.88	0.88
			7.Livelihood Centre, Informal Market, Kiosks & Works Shed	32.26	16.13	16.13
			8.Community Building	55.70	27.85	27.85
			9.Site Levelling	35.76	0.00	35.76
			10.Common Area	362.32	181.16	181.16
			11.Landscaping	10.46	5.23	5.23
			12.Boundary Wall	7.40	3.70	3.70
			13.School building	64.95	0.00	64.95
			14.Toilet	2.94	1.47	1.47
			15.Dust Bins	0.50	0.25	0.25
			Sub Total (B)	863.44	381.37	482.08
			Add 6.5% Centrage Charge	223.80	0.00	223.80
			A & OE Cost & Project Preparation @ 10% of the Project Cost	344.31	0.00	344.31
			Escalation Amount	240.67	0.00	240.67
			Sub Total (C)	808.78	0.00	808.78
			Project Cost (A+B+C)	4251.87	1671.19	2580.68
						417.80

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Annexure IV
to the minutes of the 59th CSMC (BSUP)
(Rs in lacs)

Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
5.	Bihar	Patna	BSUP Scheme Sector-2, Phase-V, West Patna				
			Construction of 832 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of two rooms, kitchen, bath, WC & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.				
Details of State Share (Rs in lacs)							
1)	State grant			2163.57	1081.79	1081.79	270.45
2)	ULB share			2163.57	1081.79	1081.79	270.45
3)	Beneficiaries share			56.49	28.25	28.25	7.06
	Total State Share			2163.57	1081.79	1081.79	270.45
	Per DU Finance (Rs.)			2600.00	1300.23	1300.23	325.00
1)	Central share			1300.23	650.12	650.12	162.50
2)	State grant			104018.00	52009.00	52009.00	13002.25
3)	ULB share			0.00	0.00	0.00	0.00
4)	Beneficiary contribution (in easy monthly installments)			26004.00	13002.00	13002.00	3250.00
	Total			260045.00	130022.50	130022.50	32500.00
A							
			1.CC Roads & Paving				
			2.Water Supply				
			3.External Electricity				
			4.Storm Water Drain & Culverts				
			5.Sewer line & Digester				
			6.Solid Waste Management				
			7.Livelihood Centre, Informal Market, Kiosks & Works Shed				
			8.Community Building				
			9.Site Levelling				
			10.Common Area				
			11.Landscaping				
			12.Boundary Wall				
			13.School building				
			14.Toilet				
			15.Dust Bins				
			Sub Total (A)	2163.57	1081.79	1081.79	270.45
B							
			Add 6.5% Contingency Charge				
			A & OE Cost & Project Preparation @ 10% of the Project Cost				
			Escalation Amount				
			Sub Total (B)	948.91	361.56	361.56	90.39
C							
			Sub Total (C)	731.12	0.00	731.12	0.00
			Project Cost (A+B+C)	3843.60	1443.35	2400.26	360.84

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Sl. No.	Name of the State/UT	Name of the city	(Rs in lakh)				
			Total Project Cost	Central Share	State Share	1st instalment of Central share (25 %)	
6.	Bihar	Patna					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	STATEMENT-VI		BSUP Project Name / Components				
			BSUP Scheme Sector-3, Phase-V, West Patna				
			Construction of 928 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of of two rooms, kitchen, bath, W/C & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.				
	Details of State Share	(Rs in lacs)					
1)	State grant	2200.61					
2)	ULB share	0.00					
3)	Beneficiaries share	241.32					
	Total State Share	2441.93					
	Per DU Finance	(Rs.)					
1)	Central share	130023.00					
2)	State grant	104018.00					
3)	ULB share	0.00					
4)	Beneficiary contribution (in easy monthly installments)	26004.00					
	Total	260045.00					
			A				
			1.CC Roads & Paving	64.60	32.30	32.30	8.08
			2.Water Supply	114.87	57.44	57.44	14.36
			3.External Electricity	54.63	27.32	27.32	6.83
			4.Storm Water Drain & Culverts	15.30	7.65	7.65	1.91
			5.Sewer line & Digester	38.34	19.17	19.17	4.79
			6.Solid Waste Management	1.76	0.88	0.88	0.22
			7.Livelihood Centre, Informal Market, Kiosks & Works Shed	33.53	16.77	16.77	4.19
			8.Community Building	55.70	27.85	27.85	6.96
			9.Site Levelling	35.76	0.00	35.76	0.00
			10.Common Area	338.94	169.47	169.47	42.37
			11.Landscaping	11.54	5.77	5.77	1.44
			12.Boundary Wall	7.40	3.70	3.70	0.93
			13.School building	64.95	0.00	64.95	0.00
			14.Toilet	2.94	1.47	1.47	0.37
			15.Dust Bins	0.80	0.40	0.40	0.10
			Sub Total (B)	841.06	370.18	470.89	92.54
			Add 6.5% Centage Charge	211.53	0.00	211.53	0.00
			A & OE Cost & Project Preparation @ 10% of the Project Cost	325.43	0.00	325.43	0.00
			Escalation Amount	227.47	0.00	227.47	0.00
			Sub Total (C)	764.43	0.00	764.43	0.00
			Project Cost (A+B+C)	4018.71	1576.79	2441.93	394.20

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Sl. No. (1)	Name of the State/UT (2)	Name of the city (3)	BSUP Project Name / Components (4)	(Rs in lakh)			
				Total Project Cost (5)	Central Share (6)	State Share (7)	1st instalment of Central share (25%) (8)
7.	Bihar	Patna	BSUP Scheme Sector 4, Phase V, West Patna				
Construction of 928 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of two rooms, kitchen, bath, WC & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.							
STATEMENT-VII							
Details of State Share (Rs in lacs)							
1)	State grant	2200.61		2413.22	1206.61	1206.61	301.65
2)	ULB share	0.00		2413.22	1206.61	1206.61	301.65
3)	Beneficiaries share	241.32		64.60	32.30	32.30	8.08
Total State Share							
Per DU Finance (Rs.)							
1)	Central share	130023.00		114.87	57.44	57.44	14.36
2)	State grant	104018.00		54.63	27.32	27.32	6.83
3)	ULB share	0.00		15.30	7.65	7.65	1.91
4)	Beneficiary contribution (in easy monthly installments)	26004.00		38.34	19.17	19.17	4.79
Total							
260045.00							
260045.00							
A							
1.CC Roads & Paving							
2.Water Supply							
3.External Electricity							
4.Storm Water Drain & Culverts							
5.Sewer line & Digester							
6.Solid Waste Management							
7.Livelihood Centre, Informal Market, Kiosks & Works Shed							
8.Community Building							
9.Site Levelling							
10.Common Area							
11.Landscaping							
12.Boundary Wall							
13.School building							
14.Toilet							
15.Dust Bins							
Sub Total (A)							
				2413.22	1206.61	1206.61	301.65
B							
Add 6.5% Contingency Charge							
A & OE Cost & Project Preparation @ 10% of the Project Cost							
Escalation Amount							
Sub Total (B)							
				841.06	370.18	470.89	92.54
C							
Sub Total (C)							
				227.47	0.00	227.47	0.00
Project Cost (A+B+C)							
				4018.71	1576.79	2441.93	394.20

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Annexure IV
to the minutes of the 59th CSMC (BSUP)

					(Rs in lakh)			
Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
8.	Bihar	Patna	BSUP Scheme Sector-1, Phase-VI, South Patna					
			Construction of 992 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of two rooms, kitchen, bath, WC & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.					
				Sub Total (A)				
1)	State grant	(Rs. in lacs)	1.CC Roads & Paving	2579.65	1289.83	1289.83	322.46	
2)	ULB share		2.Water Supply	63.22	31.61	31.61	7.90	
3)	Beneficiaries share		3.External Electricity	116.05	58.03	58.03	14.51	
	Total State Share	2580.68	4.Storm Water Drain & Culverts	59.16	29.58	29.58	7.40	
	Per DU Finance	(Rs.)	5.Sewer line & Digester	16.05	8.03	8.03	2.01	
1)	Central share	130023.00	6.Solid Waste Management	34.91	17.46	17.46	4.36	
2)	State grant	104018.00	7.Livelihood Centre, Informal Market, Kiosks & Works Shed	1.76	0.88	0.88	0.22	
3)	ULB share	0.00	8.Community Building	32.26	16.13	16.13	4.03	
4)	Beneficiary contribution (in easy monthly instalments)	26004.00	9.Site Levelling	55.70	27.85	27.85	6.96	
	Total	260045.00	10.Common Area	35.76	0.00	35.76	0.00	
				Sub Total (B)				
				863.44	381.37	482.08	95.34	
				Sub Total (A+B)				
				223.80	0.00	223.80	0.00	
				Add 6.5% Centage Charge				
				344.31	0.00	344.31	0.00	
				A & OE Cost & Project Preparation @ 10% of the Project Cost				
				240.67	0.00	240.67	0.00	
				Escalation Amount				
				808.78	0.00	808.78	0.00	
				Sub Total (C)				
				4251.87	1671.19	2580.68	417.80	
				Project Cost (A+B+C)				

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Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	(Rs in lakh)			
				Total Project Cost	Central Share	State Share	1st instalment of Central share (25 %)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
9.	Bihar	Patna	BSUP Scheme Sector-2, Phase-VI, South Patna				
Construction of 832 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of two rooms, kitchen, bath, W/C & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.							
Details of State Share				(Rs. in lacs)			
1)	State grant			2163.58	1081.79	1081.79	270.45
2)	ULB share			56.49	28.25	28.25	7.06
3)	Beneficiaries share			84.92	42.46	42.46	10.62
	Total State Share			2163.58	1081.79	1081.79	270.45
	Per DU Finance			2400.26	1200.13	1200.13	300.04
1)	Central share			130023.00	65011.50	65011.50	16252.88
2)	State grant			104018.00	52009.00	52009.00	13002.25
3)	ULB share			0.00	0.00	0.00	0.00
4)	Beneficiary contribution (in easy monthly installments)			26004.00	13002.00	13002.00	3250.50
	Total			260045.00	130022.50	130022.50	32506.25
A				Sub Total (A)	2163.58	1081.79	1081.79
	1.CC Roads & Paving			56.49	28.25	28.25	7.06
	2.Water Supply			84.92	42.46	42.46	10.62
	3.External Electricity			59.16	29.58	29.58	7.40
	4.Storm Water Drain & Culverts			15.84	7.92	7.92	1.98
	5.Sewer line & Digester			29.80	14.90	14.90	3.73
	6.Solid Waste Management			1.76	0.88	0.88	0.22
	7.Livelihood Centre, Informal Market Kiosks & Works Shed			95.95	47.98	47.98	11.99
	8.Community Building			55.70	27.85	27.85	6.96
	9.Site Levelling			35.76	0.00	35.76	0.00
	10.Common Area			303.88	151.94	151.94	37.99
	11.Landscaping			8.48	4.24	4.24	1.06
	12.Boundary Wall			7.40	3.70	3.70	0.93
	13.School building			190.03	0.00	190.03	0.00
	14.Toilet			2.94	1.47	1.47	0.37
	15.Dust Bins			0.80	0.40	0.40	0.10
B				Sub Total (B)	948.91	361.56	587.35
	Add 6.5% Contage Charge			202.31	0.00	202.31	0.00
	A & OE Cost & Project Preparation @ 10% of the Project Cost			311.25	0.00	311.25	0.00
	Escalation Amount			217.56	0.00	217.56	0.00
C				Sub Total (C)	731.12	0.00	731.12
Project Cost (A+B+C)				3843.61	1443.35	2400.26	360.84

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Annexure IV
to the minutes of the 59th CSMC (BSUP)

		(Rs in lakh)					
Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25 %)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
10.	Bihar	Patna	BSUP Scheme Sector-3,Phase-VI, South Patna				
	STATEMENT-X						
	Details of State Share	(Rs in lacs)					
1)	State grant	2200.61					
2)	ULB share	0.00					
3)	Beneficiaries share	241.32					
	Total State Share	2441.93					
	Per DU Finance	(Rs.)					
1)	Central share	130023.00					
2)	State grant	104018.00					
3)	ULB share	0.00					
4)	Beneficiary contribution (in easy monthly installments)	26004.00					
	Total	260045.00					
			A				
			Construction of 928 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of of two rooms, kitchen, bath, WC & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.	2413.22	1206.61	1206.61	301.65
			Sub Total (A)	2413.22	1206.61	1206.61	301.65
			1.CC Roads & Paving	64.60	32.30	32.30	8.08
			2.Water Supply	114.87	57.44	57.44	14.36
			3.External Electricity	54.63	27.32	27.32	6.83
			4.Storm Water Drain & Culverts	15.30	7.65	7.65	1.91
			5.Sewer line & Digester	38.34	19.17	19.17	4.79
			6.Solid Waste Management	1.76	0.88	0.88	0.22
			7.Livelihood Centre, Informal Market, Kiosks & Works Shed	33.53	16.77	16.77	4.19
			8.Community Building	55.70	27.85	27.85	6.96
			9.Site Levelling	35.76	0.00	35.76	0.00
			10.Common Area	338.94	169.47	169.47	42.37
			11.Landscaping	11.54	5.77	5.77	1.44
			12.Boundary Wall	7.40	3.70	3.70	0.93
			13.School building	64.95	0.00	64.95	0.00
			14.Tolier	2.94	1.47	1.47	0.37
			15.Dust Bins	0.80	0.40	0.40	0.10
			Sub Total (B)	841.06	370.18	470.89	92.54
			Add 6.5% Cengage Charge	211.53	0.00	211.53	0.00
			A & OE Cost & Project Preparation @ 10% of the Project Cost	325.43	0.00	325.43	0.00
			Escalation Amount	227.47	0.00	227.47	0.00
			Sub Total (C)	764.43	0.00	764.43	0.00
			Project Cost (A+B+C)	4018.71	1576.79	2441.93	394.20

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Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25 %)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
11.	Bihar	Patna	BSUP Scheme Sector-4, Phase-VI, South Patna				
STATEMENT-XI							
Details of State Share (Rs in lacs)							
1)	State grant			2413.22	1206.61	1206.61	301.65
2)	ULB share			2413.22	1206.61	1206.61	301.65
3)	Beneficiaries share			0.00	32.30	32.30	8.08
	Total State Share			241.32	57.44	57.44	14.36
	Per DU Finance (Rs.)			54.63	27.32	27.32	6.83
1)	Central share			15.30	7.65	7.65	1.91
2)	State grant			38.34	19.17	19.17	4.79
3)	ULB share			1.76	0.88	0.88	0.22
4)	Beneficiary contribution (in easy monthly installments)			33.53	16.77	16.77	4.19
	Total			55.70	27.85	27.85	6.96
				A			
Construction of 928 new Dwelling units at relocated site @ Rs.2,60,045/- per DU having carpet area 25.23 sqm, comprising of two rooms, kitchen, bath, W/C & balcony. The Dwelling Units are to be allotted on lease basis for 99 years and the title of the DUs shall be in joint name of husband and wife of the beneficiary family.							
				2413.22	1206.61	1206.61	301.65
				64.60	32.30	32.30	8.08
				114.87	57.44	57.44	14.36
				54.63	27.32	27.32	6.83
				15.30	7.65	7.65	1.91
				38.34	19.17	19.17	4.79
				1.76	0.88	0.88	0.22
				33.53	16.77	16.77	4.19
				55.70	27.85	27.85	6.96
				35.76	0.00	35.76	0.00
				338.94	169.47	169.47	42.37
				11.54	5.77	5.77	1.44
				7.40	3.70	3.70	0.93
				64.95	0.00	64.95	0.00
				2.94	1.47	1.47	0.37
				0.80	0.40	0.40	0.10
				841.06	370.18	470.89	92.54
				211.53	0.00	211.53	0.00
				325.43	0.00	325.43	0.00
				227.47	0.00	227.47	0.00
				764.43	0.00	764.43	0.00
				4018.71	1576.79	2441.93	394.20
				Sub Total (C) Project Cost (A+B+C)			
				34226.53	13321.58	20904.95	3330.40
				Total for Bihar (9 projects)			

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Sl. No.	Name of the State/UT	Name of the city	A	(Rs in lakh)				
				Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)	
12	Maharashtra	Nagpur	Integrated Delivery of Basic Services to the Urban Poor in Gopal Nagar & Bh. Anand Kausalyayan Nagar Slum for the construction of 642 DUs in Nagpur, Maharashtra					
			Insitu redevelopment - Construction of 642 Dwelling units @ Rs.310,494/- per DU having carpet area 25 sqm, G+2 includes 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC, Provision for open verandah/ balcony, and Provision for adequate parking. Houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member.	1993.37	996.69	996.69	249.17	
			Sub Total (A)	1993.37	996.69	996.69	249.17	
			STATEMENT - XII					
			Details of State Share (Rs in lacs)					
1)	State grant			786.07				
2)	ULB share			367.46				
3)	Beneficiaries share			219.27				
4)	Other charges etc			274.56				
	Total State Share			1647.37				
	Per DU Finance (Rs.)							
1)	Central share			155,247				
2)	State grant			93,148				
3)	ULB share			27,944				
4)	Beneficiaries share			34,154				
	Total			310,494				
			B					
			Sub Total (B)	726.74	363.37	363.37	90.84	
			C					
			Transit Housing & Mobilization Project Cost (A+B+C)	25.50	12.75	12.75	3.19	
			Project Cost (A+B+C)	2745.61	1372.81	1372.81	343.20	
				137.28	0.00	137.28	0.00	
			1. DPR Prep. Charges @ 5%	137.28	0.00	137.28	0.00	
				274.56	0.00	274.56	0.00	
			D					
			Sub Total (D)	274.56	0.00	274.56	0.00	
			Total Project Cost (A+B+C+D)	3020.17	1372.81	1647.37	343.20	
			Grand Total (3 States/12 projects)					
			Madhya Pradesh (2 projects)	10243.82	4876.46	5376.86	1219.12	
			Bihar (9 projects)	34226.53	13321.58	20904.95	3330.40	
			Maharashtra (1 project)	3020.17	1372.81	1647.37	343.20	
			Grand Total (3 States/12 projects)	47490.52	19570.85	27929.17	4892.71	

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Implementation of BSUP in
Nagpur on the basis of
Public Private Partnership
(PPP)

GOVERNMENT OF MAHARASHTRA

Housing Department

Resolution No.Grundho-2009/CR 49/GND-2

Mantralaya, Mumbai 400 032

Dated the February, 2009

Read: Government Resolution, Housing Department,
No.JNNURM-2007/CR 52/GND-2, dated 25th June, 2007

PREAMBLE:

Government of Maharashtra has been implementing BSUP scheme in Nagpur city since 2006. According to 2001 census Nagpur city has about 30% of its population (8,03,871) living in 424 slums out of which 289 are notified slums. These slums exist on lands belonging to various agencies of government as well as private land owners. Out of 289 slums, 33 slums exist on the lands that belong to various institutions such as Nagpur Improvement Trust (NIT), Nagpur Municipal Corporation (NMC), State/Central Government, railway lands or are reserved for public utilities, play grounds or are declared as green belt. Therefore, these slums need to be rehabilitated on alternate land to free up the reserved spaces and put them to designated use as per sanctioned Development Plan.

To rehabilitate these slum dwellers an area of 24 Ha. is required. In view of the paucity of government land, it has become imperative to mobilize private lands for resettlement of the aforesaid slum dwellers. Further it has now become necessary to implement Public Private Partnership model for this purpose by suitably improvising on the BSUP scheme.

RESOLUTION:

1. State Government has therefore decided to implement the slum relocation and rehabilitation program in Nagpur city as mentioned above through implementation of BSUP scheme in a Public Private Partnership (PPP) framework.
2. The scheme will be implemented as follows:
 - 2.1 Slum Rehabilitation Authority (SRA), Nagpur will be the Project Implementing Agency.

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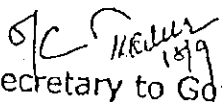
- 2.2 CEO, SRA, Nagpur shall call Expression Of Interest (EOI) from persons owning private lands or developers, under this PPP scheme to make available the land, develop the layout as per the guidelines of BSUP, for constructing the dwelling units of 25 sq.mtr. carpet area that are in conformity to the DC rules applicable for SRA in Nagpur, level the slum land getting vacated with compound wall.
- 2.3 The selection of developer shall be done by a transparent process.
- 2.4 As this scheme is a BSUP scheme implemented by SRA, FSI of 2.50 is applicable as per Govt. Resolution No.TPS-1107/UOR-36/C.R.135/08/UD-9, dated 24th December, 2008. If the FSI utilized in the project is less than 2.50, the balance FSI shall remain with SRA to be used for EWS/ Slum housing in the future in the same zone. SRA will be the Planning Authority for the same.
- 2.5 The balance cost of the project i.e. a part of the state share and ULB share of the project cost and any excess amount over and above resulting from cost escalation shall be met out of the TDR (Transfer Development Rights) to be released by SRA to the developer.
- 2.6 FSI required for development of the reservation freed under the scheme, shall be made available to concerned agency by SRA free of cost. Remaining FSI will be available with SRA to be leveraged for development of slum rehabilitation or slum prevention schemes.
- 2.7 In case the owner / developer offers any premium, it shall be obtained by SRA in terms of extra dwelling units so that these dwelling units shall be used either for rehabilitation of other slums or for designing slum prevention schemes like rental housing or affordable housing.
- 2.8 The proposal so received and on being found suitable shall be put up to SRA committee of Nagpur for approval along with the comments of State Level Nodal Agency (SLNA) i.e. Maharashtra Housing & Area Development Authority (MHADA) on them.
- 2.9 After the approval by SRA, Private Land Owners or Developers will be called upon to hand over the lands

- proposed to SRA in lieu of 1/3rd of TDR admissible as a compensation for land thus handed over.
- 2.10 Private Land Owners or the developers will start the construction of the dwelling units and development of layout including infrastructure and social amenities in accordance with the sanction given by SRA and the grants would be released in stages as per the actual construction. These grants would be paid from the funds received by SRA from Government of India, Govt. of Maharashtra and Beneficiaries.
- 2.11 After the completion of the construction, SRA will take over the dwelling units after giving another 1/3rd of TDR admissible as compensation for land thus handed over.
- 2.12 Dwelling units will be allotted to the slum dwellers and after completion of the project, including leveling and compound wall of the vacated slum land, SRA will release remaining 1/3rd TDR admissible as compensation for land thus handed over to the Private Land Owner or the Developer.
- 2.13 In addition to TDR as a mode of compensation for land component to be released in 3 installments as aforesaid SRA will also give construction TDR to enable the developer to recover the part of the cost of construction not met by the grants released by SRA. SRA shall adopt suitable methodology based on ready reckoner value of land to determine the quantum of construction TDR.
- 2.14 Beneficiaries will be identified by SRA Nagpur in consultation with the land owning authorities.
- 2.15 The Govt. of Maharashtra's contribution will be 5-10% of the project cost.

3. This Govt. Resolution is being issued in concurrence with Urban Development Department, Govt. of Maharashtra.

4. This Govt. Resolution is available on Govt. of Maharashtra's web site no. <http://www.intranet.maharashtra.gov.in> & computer code no. is

By order and in the name of the Governor of Maharashtra,


(Sitaram Kunte)
Secretary to Government of Maharashtra.

Copy to:

1. Secretary to Hon. Governor of Maharashtra. Raj Bhavan, Mumbai.
 2. Principal Secretary to Hon. Chief Minister
 3. Secretary to Hon. Dy. Chief Minister
 4. Chief Secretary. Govt. of Maharashtra, Mantralaya, Mumbai
 5. Private Secretaries to all Ministers and State Ministers,
 6. Principal Secretary, Urban Development Department, Government of India, New Delhi.
 7. Vice President & Chief Executive Officer, MHADA, Mumbai 400 051
 8. Chief Executive Officer, SRA, Nagpur
 9. Commissioner, Nagpur Municipal Corporation
 10. Collector, Nagpur
 11. Chairman, N I T, Nagpur
 12. Dy. Secy, Housing Department, Mantralaya, Mumbai (GND - 2).
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ANNEXURE

(GROUP-A)

DETAILS OF SLUMS ON RESERVED AREAS AS PER D P

Sr.No.	Owner of land	No. of slums	Total DU's	Area of slum (Ha.)
1	NMC	1	137	0.50
2	NIT	5	413	5.61
3	GOVT.	11	3148	14.20
4	MIX USE	7 (Govt.)	2380	12.655
5	RAILWAY	7	995	11.69
6	UNIVERSITY	2	71	0.71
	TOTAL	33	7144	45.365

DETAILS OF SLUM ON NMC LAND
(NOTIFIED SLUM)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Sudarshan Nagar	East	39	137	5.88	Industrial

DETAILS OF SLUMS ON NIT LAND
(NOTIFIED)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Laxmi Nagar	West	125	103	0.53	Public utility
2	Kafila wasti	South	267	74	0.6	Industrial

DETAILS OF SLUMS ON NIT LAND
(NOT NOTIFIED)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Tiber market swapper colony	South	398	191	1.49 Ha.	Industrial
2	North west of Sanjay Nagar	West	947	9	0.28	Road
3	North of Wathoda	East	932	36	2.71	Road

DETAILS OF SLUMS ON RAILWAY LAND
(NOTIFIED SLUM)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Dhobi Nagar	Central	321	394	4.96	Railway
2	Harjhan Basti	Central	324	100	1.98	Railway
3	Shanti Nagar crpf colony	East	34	99	0.35	Railway

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**DETAILS OF SLUMS ON RAILWAY LAND
(NOT NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Bhim Nagar	North	909	148	2.8	Railway
2	West of Noga factory	North	955	110	0.8	Railway
3	East of Kafila basti	South	958	47	0.4	Railway
4	North of Kumbhartoli Chandani Nagar	South	938	97	0.4	Railway

**DETAILS OF SLUMS ON GOVT. LAND
(NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Rahul Nagar	West	352	158	0.58	Public utility
2	Manvata Nagar	West	153	352	4.42	Green belt
3	Adhiwasl Nagar	East	4	272	1 ha.	Green belt
4	Azad Nagar	West	93	1082	1.67	Green belt
5	North of Raj Nagar	West	920	326	1.85	Public utility

**DETAILS OF SLUMS ON GOVT. LAND
(NOTIFIED SLUM)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Along nag nalla keshav Nagar	East	Q943	7	0.2	Public Institution
2	North of Raj Nagar	West	720	326	4.85	Public utility
3	Zopadpatti near Yashwant stadium	South	286	173	0.6	Open space
4	East of gattigodam	Central	230	94	0.52	Railway
5	East of Hanuman Nagar Shiv Nagar Pardhi	East	933	83	1.49	Road
6	South of Rajiv Nagar	West	919	15	0.17	Road

**DETAILS OF SLUMS OF MIX OWNERSHIP
(NOTIFIED)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Takiya Dhantoli	South	246	128	0.6	Public Institution
2	Gayatri Nagar	West	79	185	0.89	Public Institution
3	Hatti Nallah	East	44	1736	4.38	Green belt (G R)
4	Ambika Nagar	West	118	61	0.53	Zudpi jangal
5	Takiya Dhantoli (Saraswati Nagar)	South	258	260	1.00	Zudpi jungal

**DETAILS OF SLUMS OF MIX OWNERSHIP
(NOTIFIED)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Indira Nagar	North	235	311	6.9	Govt. office & Quarters
2	Sudam Nagar	West	157	579	5.35	Community Centre
3	South of Indira Mata Nagar	North	930	93	0.7	Play ground
4	Central part of kachi pura	West	936	74	0.62	Agriculture
5	West of kachipura-2	West	951	38	0.25	Agriculture
6	Jaitala village	West	145	1093	1.62	Zudpi jangal
7	East of Dhobi Nagar	Central	926	38	.62	Railway
8	Jyoti Nagar	West	156	78	0.31	Zudpi jangal
9	South of Takshasheela Nagar	North	902	20	0.46	Road
10	South of Zingabal Takall	West	904	66	1.08	Ring Road

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**PPP MODEL FOR DEVELOPMENT OF HOUSING AND
OTHER BASIC URBAN SERVICES FOR URBAN POOR IN
NAGPUR, MAHARASHTRA**

A. RATIONALE AND MODEL

1. Out of total 424 slums in Nagpur, 55 slums exist on reserved lands that cannot be used for in situ development and allotment to the slum dwellers and thus there is no option but to get alternate lands for relocation. Government lands are not available to this extent and wherever available are either themselves earmarked for some other purpose or are so located that slum dwellers cannot practically relocate there. The PPP model proposed is to involve private developers/ owners for relocation of these slums.
2. Under this model, private developer is to make available a private land for the relocation site and is to develop the infrastructure and social amenities at relocation site and construct housing as required by BSUP guidelines.
3. For the land that a private developer is making available, he or she is to be compensated in terms of TDR for the land.
4. For this development of layout and housing, he or she is to be compensated in part by the funds received under BSUP from Central and State Governments, beneficiary contribution and in part by the construction TDR for the balance construction cost. That is, if the total development cost as per approved project is X and if he or she is getting an amount Y from state and central share as well as beneficiary contribution then his extra cost of (X-Y) is to be made available through construction TDR (Construction TDR is calculated in ratio of cost of construction to valuation of the land per square feet as per government valuation).
5. The site that is offered by the private developer, on account of being a relocation and slum rehabilitation site, enjoys 2.5 FSI. Also in this site, developer is allowed 25% commercial exploitation, making this scheme viable.

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6. In case of positive viability, premium is to be taken in form of extra dwelling units to be handed over to the SRA; in case of negative viability despite of above mentioned benefits, SRA will give the viability gap by leveraging slum TDR created by clearing the Slums.

B. IMPLEMENTATION PROCEDURE

1. Expression of interest will be called from the private parties with details of lands and layout development plans.
2. After scrutinizing these plans and other necessary documents like ownership documents, against BSUP guidelines and SRA rules, they will be placed in front of SRA board chaired by Hon'ble Chief Minister of Maharashtra.
3. After clearance by the board, these projects will be taken to the slums for their consent and choice.
4. After obtaining the choice of the slum dwellers, chosen sites will be transferred to SRA by the private owner. He or she will be released 1/3rd TDR for this land.
5. Private developer will start developing the layout and housing and will be paid as per the progressive construction stages out of the government funding to the extent of the ratio to total cost and construction TDR for balance.
6. After physical completion of the scheme, developer will be given 1/3rd TDR again for the land.
7. Beneficiary contribution will be taken during the shifting of them into the new dwelling units and remaining 1/3rd TDR will be paid along with these once shifting is complete.

C. BENEFITS OF THE SCHEME

- Alternate lands become available at no cost at the location preferred by the slum dwellers.
- Area under slums gets available for reservation development.
- Extra housing in form of premium gets available to SRA for slum prevention and improvement schemes.

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- As the layout developed are fully comprehensive in terms of provision of infrastructure and social amenities, slum dwellers get upgradation of their living standards. All points covered in seven point charter as per JnNURM guidelines get satisfied.
- As the areas offered by private developers will be well spread in the city, services of these dwellers and hence the opportunities for these dwellers will be available all over the city with minimum requirement of mobility. Generally growth centers in the city get unplanned slums all around to service them and this phenomenon can be avoided.
- There is a good possibility of getting some of these private lands in prime areas as TDR generated in these areas fetch more revenue.
- This model involves private developers without much requirement of liquidity from their side. This will make construction more attractive and feasible giving boost to these activities in the city giving rise to more direct and indirect employment for the Urban Poor.

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