

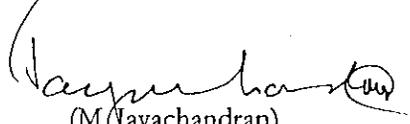
Room No. 201, G Wing
New Delhi, dated 28th February, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 62nd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 26th 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, BMIPC) are requested to convey the decisions of the Central Sanctioning & Monitoring Committee to all the State implementing agencies/nodal agencies for BSUP and IHSDP to take appropriate follow up action as per the minutes of the meeting.

3. A copy of the minutes is forwarded to the Secretaries in-charge of BSUP and IHSDP in the States/UTs with a request to take further follow up action.


(M. Jayachandran)
Deputy Director (BSUP)
Telephone 011-2306 1519

Encl: Minutes of the meeting

To

Members of the CSMC as follows:

1. The Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi.
2. The Secretary, Ministry of Finance, Department of Expenditure, New Delhi.
3. The Principal Adviser (HUD), Planning Commission, Yojana Bhavan, New Delhi.
4. The Secretary, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. The Secretary, Ministry of Social Justice and Empowerment, Shastri Bhavan, New Delhi.
6. The Secretary, Ministry of Health and Family Welfare, Nirman Bhavan, New Delhi.
7. The Secretary, Department of School Education & Literacy, Shastri Bhavan, New Delhi.
8. The Joint Secretary and FA, Ministry of Urban Development and Ministry of HUPA, New Delhi.
9. The Chief Planner, Town and Country Planning Organisation (TCPO), I.P. Estate, New Delhi.
10. The Adviser, CPHEEO, Ministry of Urban Development, Nirman Bhavan, New Delhi.
11. The CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
12. The Joint Secretary (JNNURM)/Mission Director, Ministry of Housing and Urban Poverty Alleviation, New Delhi – Member-Secretary

Copy to the concerned officers in respect of projects considered in the meeting:-

1. Shri Navneet Sehgal, Secretary, Urban Development Department, Government of Uttar Pradesh, Lucknow.
2. Shri Chintamani, Director, SUDA, Government of Uttar Pradesh, 10-Ashok Marg, Navchetna Kendra, Lucknow
3. Shri Vivek Bharadwaj, Special Secretary, UD Department and Secretary, KMDA, Government of West Bengal, DF-8, Sector-I, Salt Lake, Kolkata-64

4. Shri Kousik Das, Additional Chief Engineer, MP Directorate Department of Municipal Affairs, Government of West Bengal, 1st Floor, Bikash Bhav
5. Shri Shailesh Kumar Singh, Secretary, Urban Development Department, Government of Jharkhand, Project Building, HEC, Dhurva, Ranchi.
6. Shri T.M. Balakrishnan, Secretary (LAD), Government of Puducherry, Chief Secretariat, Beach Raod, Puducherry 605 001
7. Shri Raghav Chandra, Principal Secretary, UA & Development Department, Government of Madhya Pradesh, Ballabh Bhavan, Bhopal 462 016

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad -- 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad -- 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna -- 800 015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room NO 316, DKS Bhawan, Mantralaya, Raipur -492 001.	The Secretary (Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary (UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar -- 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh -- 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla -- 171 002

The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas 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, Babu Bhawan, Lucknow – 226 001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhawan, Lucknow – 226 001
The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.	The 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, Dharanpur, 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)

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 including slum-dwellers.

(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 developed under UIG/UIDSSMT or State Government programmes in accordance with CDPs. States/UTs must develop action plans to connect all the slums to city-wide infrastructure networks in a time-bound manner.

(vi) The States/ULBs should ensure proper coordination amongst the 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 taken up under UIG and UIDSSMT.

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

(viii) TPIMA should be instituted without any further loss of time. This must be in addition to internal quality assurance mechanisms to be put in place. In case there is delay in appointing TPIMA under BSUP and IHSDP, States/UTs may engage independent review and monitoring agencies appointed under programmes like UIG/UIDSSMT/State Government schemes for inspection of BSUP and IHSDP projects. High level teams must be deputed by the State/UTs to ensure that there is utmost quality in the construction of housing and basic amenities in the projects sanctioned 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 the conduct of social audit of BSUP and IHSDP projects following guidelines similar to that for NREGA.

(x) Suitable arrangements must be made for the maintenance of houses and common facilities after they are developed - through resident welfare associations/committees etc.

2.2. JS (JNNURM) emphasized that the States/UTs and Appraising Agencies must follow the BSUP and IHSDP Guidelines and instructions issued by CSMC/CSC from time to time (**Annexure II**).

2.3. Informing the members present that the last date for submission of projects to avail ACA under the fiscal stimulus package was 24.2.2009, JS (JNNURM) said that the last CSMC/CSC meeting for the Financial Year 2008-09 to consider ACA under fiscal stimulus package would be on 28.2.2009.

3.1. Secretary (HUPA) & Chairperson, CSMC stressed the need for the execution of the projects already sanctioned without time- and cost-overruns. She requested State/UT Secretaries to closely monitor the construction of houses for the urban poor along with all basic civic facilities as per set timelines. She called upon the State/UT Secretaries/CEOs of State Level Nodal Agencies to take all action to ensure that the Mid-term and Mission targets are achieved as committed.

3.2. Secretary (HUPA) suggested that PMUs/PIUs and TPIMAs should be instituted by all States/UTs positively by the end of March 2009. It must be ensured that every house sanctioned under BSUP and IHSDP is constructed with such high quality 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 Secretaries may organize independent inspection teams to check the quality of construction regularly. Further, beneficiary committees must be constituted to monitor the construction of houses and basic amenities and report to the executing agencies/SLNAs concerned.

4. For the CSMC Meeting, the following items were put up in the agenda:-

- **Uttar Pradesh (4 New Projects)**
- **Madhya Pradesh (1 New Project)**
- **West Bengal (2 New Projects)**
- **Jharkhand (1 New Project)**
- **Puducherry (1 New Project)**
- **2nd/3rd instalment proposals for 3 projects in West Bengal**
- **Proposal on Support to Comprehensive Capacity Building Programmes**
- **DPR Charges for Joint Ventures**

Brief details of the agenda are at Annexure-III:-

New Projects:

5.0 Uttar Pradesh – Varanasi & Kanpur

5.1. Director (SUDA) Government of Uttar Pradesh made detailed presentation on the following projects of Varanasi and Kanpur:

- Varanasi - 2 New Projects (i. Sarai Nandan & Nagwan and ii. Aaktha & Koniya)
- Kanpur - 2 New Projects (i. Ambedkar Nagar & Paharpur and ii. Simra, Tarbagiya, Sanjay Nagar)

5.2. Director (SUDA), GoUP informed that in Uttar Pradesh after the approval accorded by SLSC/SIACC, there is also a process of approval by Expenditure Finance Committee (EFC) before projects are posed to the CSMC/CSC at the Central level for consideration. The DPRs undergo a process of due scrutiny before they are posed to GoI for sanction. The representative of State Government informed that in the case of all the projects proposed, the necessary layout plans and estimates have been authenticated by the concerned technical authorities and the projects are in accordance with the JNNURM guidelines and State Government norms.

5.3. The Committee made the following observations:

- The State must adopt a 'whole slum' approach. It must ensure that in case any pucca houses in slums are not taken up, they are provided with individual toilets and individual water connections, duly connected to city-wide infrastructure facilities being taken up under UIG or State Government programmes.
- Biometric identification of beneficiaries, which is reported to have been started, must to be completed within 1 month. The State should take action to use the multi-purpose bio-metric cards for the purpose of tracking various benefits provided by the Central and State Governments.
- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.
- In the case of relocation projects, a mechanism of handholding through community organizers/social workers needs to be put in place to assist the beneficiaries in a process of adjustment to new surroundings as smoothly as possible. The State may dovetail the implementation of SJSRY with JNNURM so to ensure that the beneficiaries are provided with opportunities for self-employment and skill development. Further, all the relocation sites need to be provided with adequate public transport facilities to enable the beneficiaries to commute to their workplaces without difficulties.

- The State should review the position with regard to sanction and execution of projects so far and come up with proposals for the release of 2nd, 3rd and 4th installments.
- The Secretary, UEPA, GoUP should make a thorough review of all the projects sanctioned earlier and fix milestones/dates for achieving definite progress, e. g. issue of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along with the schedule for completion of projects/houses may be sent to the Mission Directorate in MoHUPA.
- Copies of estimates included in the DPR and layout plans to the scale along with housing designs duly authenticated by the competent authorities must be submitted to the Mission Directorate for all the projects sanctioned so far.
- SLSC approval is to be furnished all the projects

5.4. The Appraising Agency, namely HUDCO, informed that all the documentation works and approvals have been completed in the case of all the projects; beneficiaries have been identified by the State Government; layout norms, PWD Code, JNNURM and other relevant guidelines have been followed and that the proposals are in order. Taking into account the presentations made, the documents furnished by GoUP, the assurance given by Director (SUDA) regarding PMU/PIU, TPIMA, etc. and remarks by the Appraising Agency, the CSMC approved the projects as listed above. The details of the project components approved are in **Statements I to IV of Annexure-IV. Revised SLSC approval is required in these projects for recommendation of release of ACA.**

6.0 Madhya Pradesh

6.1. The following proposals of Indore city in Madhya Pradesh was presented by the State Government representative:

- Indore (CP Chandrasekar Nagar, Palda I, Palda II, Bangarda I, Bangarda II, & Nipaniya)

The Committee made the following observations:

- A 'whole slum' approach with focus on total sanitation needs to be adopted. The slums taken up for development would need to be denotified.
- Biometric identification of beneficiaries must to be completed within 1 month.
- Copies of estimates in the DPR and Layout Plans to the scale along with housing designs duly authenticated by competent authorities

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must be submitted to the Mission Directorate for all the projects sanctioned so far.

- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.
- In the case of the relocation projects, a mechanism of handholding through community organizers/social workers needs to be put in place. This would assist the beneficiaries in a process of adjustment to new surroundings as smoothly as possible.
- The State may dovetail the implementation of SJSRY with JNNURM so to ensure that the beneficiaries are provided with opportunities for self-employment and skill development. Further, all the relocation sites need to be provided with adequate public transport facilities to enable the beneficiaries to commute to their workplaces without difficulties.
- The State should review the position with regard to sanction and execution of projects so far and come up with proposals for the release of 2nd, 3rd and 4th installments as early as possible.
- The Secretary in charge of BSUP and IHSDP should make a thorough review of all the projects sanctioned earlier and fix milestones/dates for achieving definite progress e.g. issue of tender, work order, foundation, lintel, roof, completion in all respects etc. Similarly, a review of the status of reform is also required. A copy of the Minutes along with the schedule for completion of projects/houses may be sent to the Mission Directorate in MoHUPA.
- The State may develop a plan for Slum-free City in the case all major cities and towns with time-bound action plans for development/redevelopment/relocation of slums (only where absolute necessary). PPP models may be explored to develop slums situated on lands with high values using land as a resource. The State may study the PPP projects sanctioned for Nagpur and Pimpri-Chinchwad in Maharashtra.
- The CP Chandrasekar Nagar slum which is located in the heart of the city and which is linked to the proposed River Front development project may be developed based on a PPP framework. The same needs to be excluded from the present proposal.
- List of Beneficiaries to be submitted within one month
- Breakup of State share needs to be submitted.
- Revised SLCC approval needs to be submitted.

6.2. The Appraisal Agency has informed that the project proposal is revised by the State by excluding C P Chandrasekhar site. Taking into

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account the presentations made, the documents furnished by GoMP and remarks by the Appraising Agency, the CSMC approved the project. The details of the project components approved are in **Statement V of Annexure-IV**. The release of funds will be subject to availability of **Additional Central Assistance**.

7.0 West Bengal

7.1. The representative of the State Government made presentation on the following projects:

- Kolkata (i. Bally Phase II and ii. Vidhannagar Phase II)

The Committee made the following observations:

- Biometric identification of beneficiaries must to be completed within 1 month.
- Copies of estimates in the DPR and Layout Plans to the scale along with housing designs duly authenticated by competent authorities must be submitted to the Mission Directorate for all the projects sanctioned so far.
- In the case of the relocation projects, a mechanism of handholding through community organizers/social workers needs to be put in place.
- The State should review the position with regard to sanction and execution of projects so far and come up with proposals for the release of 2nd, 3rd and 4th installments.
- The State may fix milestones/dates for achieving definite progress, e. g. issue of tender, work order, foundation, lintel, roof, completion in all respects etc. Similarly, milestones must be fixed for achieving the key reforms. A copy of the Minutes along with the schedule for completion of projects/houses and reforms may be sent to the Mission Directorate in MoHUPA.
- The State may develop a plan for Slum-free City in the case all major cities and towns with time-bound action plans for development/redevelopment/relocation (where absolutely necessary) of slums. PPP models may be explored to develop the slums situated on lands with high values, using land as a resource. The State was earlier requested to explore a component of EWS housing in its existing PPP model for provision of LIG, MIG and HIG housing. The State may study the PPP projects sanctioned for Nagpur and Pimpri-Chinchwad in Maharsashtra and come up with a State level framework to implement the reform relating to reservation of land for housing the poor in public/private colonies.
- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.

7.2. Taking into account the presentations made, the documents furnished by GoWB, assurance given by the State representative and remarks by the Appraising Agency, namely HUDCO, the CSMC approved the projects of GoWB. The details of the project components approved are in **Statement- VI & VII of Annexure-IV.**

8.0 Jharkhand

8.1. The representative of the State Government made presentation on 1 project of Jamshedpur (covering slums from Adityapur, Jugsalai and Mango Municipal Councils).

8.2. The State representative informed that the ongoing litigation pertains to Jamshedpur NAC only and that the projects proposed pertain to Adityapur Municipal Council, Jugsalai and Mango NACs. In the case of Adityapur, elected municipal council is in place. For Jugsalai and Mango, municipal elections are yet to take place. The State also indicated that the two slum sites namely Baldeo basti slum and Garib Nawaz Colony are to be excluded from the project as the slums are out of the Municipality area and on Railway land respectively. The project cost would now be reduced to Rs 15.09 crores as against Rs 26.32 crores proposed earlier.

8.3. The Committee made the following observations:

- Approved CDP will be sent by the State Government along with details of Supreme Court judgment;
- In the proposed project four slum sites i.e. Borgidih, Bandi Krishnapur, Tetuldanga, Uttamdih pertain to Adityapur area and remaining three slums namely Baldeo basti, Garib Nawaz Colony, Islamnagar pertain to Jugsalai Municipality.
- State will exclude two slums of Baldeo basti and Garib Nawaz colony as indicated for the reasons mentioned.
- MoA will need to be signed with Gol.
- Biometric identification of beneficiaries must to be completed within 1 month.
- Copies of estimates in the DPR and Layout Plans to the scale along with housing designs duly authenticated by competent authorities must be submitted to the Mission Directorate for all the projects sanctioned so far.
- The State should review the position with regard to sanction and execution of projects so far and come up with proposals for the release of 2nd, 3rd and 4th installments.

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- The State may fix milestones/dates for achieving definite progress, e. g. issue of tender, work order, foundation, lintel, roof, completion in all respects etc. Similarly, milestones must be fixed for achieving the key reforms. A copy of the Minutes along with the schedule for completion of projects/houses and reforms may be sent to the Mission Directorate in MoHUPA.
- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.

8.4. Taking into account the presentations made, the documents furnished by the State and remarks by the Appraising Agency, the CSMC approved the project. The details of the project components approved are in **Statement-VIII of Annexure-IV**. First instalment of ACA will be released on signing of MOA.

9.0 Puducherry

9.1. The Committee considered the Feasibility Report posed by the Government of Puducherry. No representative of the UT was present. It was learnt that the UT Cabinet has decided to enhance the area of the city agglomeration and a CDP for the larger area is prepared. It was observed that no DPR was prepared. The State should first get the CDP approved, prepare DPR and then approach the CSMC for sanction. With these remarks, the Feasibility Report was **not considered by the Committee**. The Government of UT was requested to come up with a project of reasonable size adhering to the JNNURM guidelines. The present cost proposed is too high compared to the ACA allocation for 7-years indicated by the Planning Commission.

2nd Installment Proposals

West Bengal

10.1. The Committee approved the 2nd instalment proposal for:-

- Rehabilitation of 1 slum in Champdany municipality (Phase-1) Kolkata .

The Committee also approved 3rd instalment proposal for:-

- Rehabilitation of slums in Rajarhat Gopalpur (Phase-I) , Kolkata .

The State will furnish a report in respect of compliance to CSMC conditions imposed at the time of sanction of projects before it comes up for release of next instalment in these 2 projects i.e., 3rd and 4th instalment respectively.

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10.2. The Committee then considered the utilization certificate of the project titled "**Housing for Urban poor with Kolkata Municipal Corporation (KEIP)**". The State representative informed that the request of State Government to release of funds in this project was reconsidered by the Committee in its 57th meeting held on 13.2.2009. The Committee noted that the decision to release the funds has been approved by the competent authority now.

The State representative stated that Rs. 13.02 crores have been utilized out of sanctioned project cost of Rs. 15.77 crores which is more than 80% and, as such, the project is entitled for release of all 4 instalments. The committee considered the request and decided to release 3 instalments in this case and the State was asked to come up for the 4th instalment proposal to be accompanied by the TPIM report.

10.3. The details of approved proposals are at Annexure- V

Reimbursement of DPR Preparation Charges

11. The Committee considered the Note circulated by the Mission Directorate regarding the sanction of charges towards the cost of preparation of projects (**Annexure-VI**). After deliberations, the Committee decided that in the case of joint ventures of State Governments with reputed private sector companies, a via-media between the scales of fees applicable to private consultants engaged through open tender and that payable for in-house preparation of projects through State agencies should be adopted. It was decided that in the case of joint venture companies, the reimbursement for DPR preparation charges would be half of the DPR given to consultants (i.e., currently 1% for BSUP and 0.5% for IHSDP) with a ceiling of Rs.35 lakhs in the case of BSUP and Rs.20 lakh in the case of IHSDP projects. The Government of West Bengal was requested to provide detailed proposals claiming reimbursement of DPR preparation charges which would be recommended to Finance Ministry. As regards public sector companies like HUDCO, BMIPC and NBCC engaged by States/UTs, the Committee suggested that the Mission Directorate may put up a statement of costs required to be incurred by these agencies for various works relating to the preparation of DPRs.

Comprehensive Capacity Building Plans

12. The Committee considered the Note circulated by the Mission Directorate (**Annexure-VII**) with reference to the proposal of the Government of Himachal Pradesh regarding undertaking a comprehensive capacity building programme for functionaries of municipalities and other

authorities engaged in the delivery of civic amenities and services and implementation of urban sector reforms in the context of JNNURM, SJSRY and other programmes. The Committee was agreeable to supporting the State Government's proposal, but found it bereft of any detail regarding execution, i.e., Nodal institution, kind of courses, development of resource material, cost of resource personnel and sourcing, etc. The Committee, therefore, agreed in principle to the proposal but asked the Mission Directorate to get a Plan of Action for the implementation of various components prepared by the State Government. Simultaneously, action will be taken to develop a Toolkit and circulate the same to the States/UTs to enable them prepare comprehensive capacity building plans seeking support from GoI under the IEC component of JNNURM. The Committee did not agree to placing a ceiling of 0.5 per cent of the allocation to a State/UT suggested by the Mission Directorate as the limit of support to States/UTs for capacity building programmes. The Committee was of the opinion that the IEC and A&OE charges should be clubbed and that within the limit for all State/UT Governments, IEC/capacity building and other support could be claimed, i.e., for CDP/DPR preparation charges, PMU/PIUs, payment to TPIMA, Capacity building, Communication campaign, etc., on demand based approach. There would be no State-wise allocation. Support to States/UTs would be provided from a Central pool so that weak States/UTs requiring additional support for capacity building, e. g. North Eastern States, can receive the required support without linking the same to their meager allocations.

13.1. Concluding the Meeting, Secretary (HUPA) & Chairperson, CSMC suggested to the SLNAs and Appraising Agencies to ensure that DPRs posed to the Mission Directorate in MoHUPA satisfy the 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 free of encumbrances, a 'whole slum' approach is adopted, eligible beneficiaries are selected, action is taken for the biometric identification of beneficiaries, town planning norms as applicable under State laws are followed in designing layouts, DPRs/estimates (rates and bills of quantities) are certified by the competent authorities, State/ULB shares are available, beneficiaries agree to pay for their contribution and a definite plan of action is worked out to put the places vacated by slum-dwellers to productive use in the case of relocation projects.

13.2. Secretary (HUPA) & Chairperson, CSMC requested the State/UT Secretaries/Nodal Officers to take all steps to implement the projects

sanctioned without time and cost over-runs and achieve the Mid-term and Mission targets. She suggested that the State / UT Secretaries in charge of BSUP and IHSDP should take adequate measures to ensure utmost quality in the construction of housing projects for the urban poor. She desired that both internal and external quality assurance mechanisms (including TPIMA) must be established by March 2009 to ensure that every house sanctioned under BSUP and IHSDP is constructed with utmost quality so as to become a place of pride for the poor person who has been deprived of access to affordable shelter and basic amenities for so long. She suggested that the State/UT Secretaries may send high level teams to fields to check the quality of construction. Further, beneficiary committees must be constituted in all cases to plan, supervise and monitor the construction of houses and basic amenities being taken up.

13.3. Secretary (HUPA) desired that every State/UT Secretary concerned conducts a detailed reviews of all the projects sanctioned so far and fix milestones/dates for achieving definite progress, e.g. issues of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along with schedule for completion of projects/ houses sanctioned for the urban poor may be sent to the Mission Directorate in MoHUPA by 15.3.2009.

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

**LIST OF PARTICIPANTS IN THE 62nd MEETING OF
CENTRAL SANCTIONING AND MONITORING COMMITTEE
(CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP
OF SECRETARY (HUPA) ON 26.2.2009**

1. Ms. Kiran Dhingra, Secretary, in Chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary (JNNURM) and Mission Director,
Ministry of HUPA
3. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
4. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
5. Shri Vivek Nangia, DS (JNNURM), Ministry of HUPA
6. Shri Deena Nath, Dy Director, Min. of Finance
7. Shri Vivek Bharadwaj, Spl Secretary, UD & Secy KMDA, West Bengal
8. Shri Chhanda Sircar, Director, SUDA, West Bengal, Kolkata
9. Shri Sudip Datta, Director, Bengal Urban Infrastructure Ltd
10. Shri Kousik Das, Additional Chief Engineer, ME Directorate, Government of West
Bengal
11. Ms Chandana Roy Chowdhury, IL & FS IDC, Kolkata
12. Shri Rahul Tripathi, Design Point, Lucknow
13. Shri V.N. Triapthi, DUDA, Lucknow
14. Shri Vivek Singh, Commissioner, Indore Municipal Corporation, Indore
15. Shri Hitendra Mehta, Consultant, IMC, Indore
16. Shri Gajanand Ram, General Manager, GRDA (SLNA), Government of Jharkhand,
2nd Floor, Pragati Sadan, Kachary Road, Ranchi – 834 001
17. Ms Madhushree Dutta, IPE Consultant
18. Ms Daljeet Kaur, IPE Consultant
19. Shri R. Anbu, SPAO, HUDCO, Chennai
20. Dr D Subramanyam, ED, HUDCO, Kolkata
21. Ms.Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
22. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
23. Shri Pankaj Gupta, Development Officer, BMTPC
24. Shri C N Jha, Development Officer, BMTPC

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.

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 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/UT's 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/UIDSSMT.
 - Availability/provision of basic amenities like post offices, bus stops, transport services, local shopping complexes, electricity transformers, sub-stations, water supply overhead tanks/ground level service reservoirs etc.

- SLSC/SLCC approval, project-wise (not in a block) with all details clearly indicating estimates, plans, availability of State share and agreement to meet cost escalation.

Time & Cost Over-runs

- The BSUP and IHSDP projects are generally required to be completed in 12 to 15 months. In the case of Special Category States/UTs and projects requiring special considerations, 3 to 6 months additional period could be provided. It is expected that any escalation in the project cost would be borne by the State Government/ULB concerned.
- For reducing escalation in the cost of projects, the following options could be exercised by the implementing agencies:-
 - i) Purchasing materials (cement, steel, sanitary pipes, electrical items) in bulk, wherever considered prudent and feasible with a view to reducing cost;
 - ii) Encouraging labour contribution from the beneficiaries under the supervision of qualified technical personnel;
 - 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

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

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.

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 /UT's 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/UT's 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)

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st Install - ment	Brief Summary	Page No.
A.	Puducherry,	Construction of 3000 EWS Houses for SC Beneficiaries of Puducherry Union Territory, Puducherry	156.64	125.32	31.32	31.33	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Elected body is in existence. > The housing to infrastructure ratio is 71%: 29% of total project cost > Agency has proposed to construct 3000 nos. of houses for EWS/BPL categories in Puducherry and Karaikal Region. > The project envisages resettlement at new locations with individual plots to be allotted to the beneficiaries. > Proposed built up area per DUs is 31.43 Sq. Mt. > Per Du Cost is 3,70,000/- > Site Specific layouts need to be included in the DPR. > Individual septic tanks have been proposed for sewerage. > Whole Slum approach to be taken for identification of beneficiaries. 	01 To 05
B.	Bally, West Bengal	BSUP Scheme for the town of Bally(ph.-)	32.44	16.22	16.22	4.06	<ul style="list-style-type: none"> > The SLSC has approved the project on 26/09/2007. > MOA has been signed. 	

62nd CS&MC meeting, dated : 26.02.2009 (Agenda Brief)

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**• JEEF 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)	
	II) Kolkata Metropolitan Area, Howrah, West Bengal					<ul style="list-style-type: none"> > Elected body is in existence. > The housing to infrastructure ratio is 50%: 50% of total project cost > Agency has proposed to construct 1108 nos. of houses in 21 nos of slums . > Proposed built up area per DUs is 30.00 Sq. Mt.in single storey structure . > Per Du Cost is 1,47,300/- > Beneficiaries share is Rs.29,460/- > The cost estimates are based on PWD SOR w.e.f. May 2008 for dwelling unit. > The Duration of the project is 15 months 	6 to 22
c.	Varanasi city, Uttar Pradesh Implementation of BSUP Scheme with Construction of 768 DUs at Varanasi city, Dist. Varanasi, Uttar Pradesh.	32.26	14.93	17.33	3.73	<ul style="list-style-type: none"> > The SLSC approval is yet to be obtained . > GDP has been approved and MOA has been signed. > Elected body is in existence. > The housing to infrastructure ratio is 50%: 50% of total project cost > Agency has proposed to construct 768 new DUs with the area of the house is 34.40& 33.03 Sq. Mt. in ground floor, G+1 & G+2 structure with all the basic infrastructure facilities. 	23 to 35

62nd CS&MC meeting, dated : 26.02.2009 (Agenda Brief)

**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"> ➤ Digester is proposed in this DPR. ➤ Per Du Cost is 1,98,500/- ➤ Beneficiaries share is Rs.19850/- ➤ The cost estimates are based on PWD SOR 2008 Varanasi. ➤ The Duration of the project is 18 months 	
D.	Varanasi city, Uttar Pradesh	43.36	20.07	23.29	5.02	<ul style="list-style-type: none"> ➤ The SLSC approval is yet to be obtained. ➤ Elected body is in existence. ➤ The housing to infrastructure ratio is 53%: 47% of total project cost ➤ Agency has proposed to construct 1068 new DUS& 41 upgradation with the area of the house is 34.40 & 33.03 Sq .Mt. in ground floor, G+1 & G+2 structure with all the basic infrastructure facilities. ➤ Digester is proposed in this DPR. ➤ Per Du Cost is 1,98,500/- ➤ Beneficiaries share is Rs.19850/- ➤ The cost estimates are based on PWD SOR 2008 Varanasi circle. 	36 to 48

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

(Rs. in Crores)

						<ul style="list-style-type: none"> ➤ The Duration of the project is 18 months 		
E.	Indore, Madhya Pradesh	Slum Redevelopment and Rehabilitation of identified slums(Housing Development), Indore, Madhya Pradesh	92.83	44.20	48.63	11.05	<ul style="list-style-type: none"> ➤ The SLSC approval has not been indicated. ➤ CDP has been approved and MOA has been signed. ➤ Elected body is in existence. ➤ The housing to infrastructure ratio is 53%: 47% of total project cost ➤ Agency has proposed to construct 3412 DUS for slum dwellers at 1 in-situ & 5 relocation places in the city limit in G+3 structure with all the basic infrastructure facilities. ➤ The break up of beneficiary & ULB contribution needs to be furnished ➤ Per Du Cost is 2,14,382/- ➤ The cost estimates are based on MPPWD& B SOR 1999 and PWD Electrical SOR(with till date amendments) has been adopted. ➤ The duration of the project is suggested to be reduced to 18 months. 	49 to 55
F.		Comprehensive Capacity Building				2.50	<ul style="list-style-type: none"> ➤ 	

62nd CS&MC meeting, dated : 26.02.2009 (Agenda Brief)

**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)

	Programme for the state of Himachal Pradesh							
G.	DPR Charges for Joint venture and other					>		
	TOTAL	357.53	220.74	136.79	57.69			

62nd CS&MC meeting, dated : 26.02.2009 (Agenda Brief)

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C.	Kolkata West Bengal	Slum improvement work including Housing in Cham pdany Municipality(Ph	13.58	6.79	6.79	5.43	1.59	180	16
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Central Sanctioning & Monitoring Committee (CSMC)

SIXTY SECOND MEETING

(26.02.2009)

BASIC SERVICES TO THE URBAN POOR(BSUP)

Table Agenda

Sl. No.	ULB, State	Project Title	Project Cost	Central Share	State Share	Ist installment (25% of Central Share)	No. of dwelling units proposed	Project duration (months)	Page No.
A.	Jameshedpur ,Jharkhand	Basic Services for the Urban Poor at Jamsheedpur (Ph-1)	26.32	12.53	13.79	3.13	635	18	1 to 15
B.	Kanpur,Uttar Pradesh	BSUP Scheme for 2 slums for the town of Kanpur, Dist. Kanpur, Uttar Pradesh	31.36	14.72	16.64	3.68	793	15	16to30
C.	Kanpur,Uttar Pradesh	BSUP Scheme for 3 slums for the town of Kanpur, Dist. Kanpur, Uttar Pradesh	30.66	14.40	16.26	3.60	726	15	31 to 45
			88.34	41.65	46.69	10.41	2155		

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Central Sanctioning & Monitoring Committee (CSMC)
SIXTY SECOND MEETING
(26.02.2009)

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BASIC SERVICES TO THE URBAN POOR(BSUP)

Table Agenda-II

Sl. No.	ULB, State	Project Title	Project Cost	Central Share	State Share	Ist installment (25% of Central Share)	No. of dwelling units proposed	Project duration (months)	Page No.
A.	Bidhannagar, West Bengal	BSUP Scheme for the Town of Bidhannagar(Phase-II), North 24 Paraganas, Kolkata Metropolitan area, West	13.58	6.79	6.79	1.70	180	15	110 14
B.	Kolkata, West Bengal	Request for Sanction Of IInd Instalment for rehabilitation of 9 slum in rajarhat Gopalpur(Phase-				2.14			15

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Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
				(5)	(6)	(7)	(8)
1.	Uttar Pradesh	Kanpur	BSUP Scheme for for 2 slums for the town of KANPUR, Distt. KANPUR, UP				
			A				
			In-situ - Construction of 793 new Dwelling units @ Rs.198,439/- per DU having carpet area is 26.30 sqmt, ground floor structure consists 2 rooms with independent access to toilet, kitchen, separate WC & bath room and balcony. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/transferring restriction.	1573.62	786.81	786.81	196.70
			B				
			Sub Total (A)	1573.62	786.81	786.81	196.70
			1. Water Supply	380.88	190.44	190.44	47.61
			2. Sewerage	180.80	90.40	90.40	22.60
			3. Storm Water Drains	61.42	30.71	30.71	7.68
			4. Roads & Pathways	308.74	154.37	154.37	38.59
			5. Street lighting	165.63	82.82	82.82	20.70
			6. Community centre(NO.2)	72.63	36.32	36.32	9.08
			7. Livelyhood centre(NO.2)	92.47	46.24	46.24	11.56
			8. Dev. of green areas & soil test	108.34	54.17	54.17	13.54
			Sub Total (B)	1370.91	685.46	685.46	171.36
			Total (A+B)	2944.53	1472.27	1472.27	368.07
			C				
			1. DPR prep. Charges, IEC @ 3.5%	103.06	0.00	103.06	0.00
			2. A & OE @ 3%	88.34	0.00	88.34	0.00
			Sub Total (C)	191.39	0.00	191.39	0.00
			Total Project Cost (A+B+C)	3135.93	1472.27	1663.66	368.07
			Note : Agency has proposed additional centrage charges of 12.50% of project cost.				

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Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
3.	Uttar Pradesh	Varanasi	Implementation of BSUP scheme with construction of 768 DUs at Varanasi City, Dist. Varanasi				
			A Regularized In-situ - Construction of 768 new Dwelling units (529 Dus @ Rs.198,500/- and 239 @ Rs.197,200/- per DU) having carpet area is 26.30 & 25.50 sqm, ground floor, G+1, G+2 structure consists two rooms with independent access to toilet, kitchen, separate WC and bath. All the beneficiaries have their own patta / land papers. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/ transferring restriction.	1521.37	760.69	760.69	190.17
			B	Sub Total (A)	1521.37	760.69	760.69
1)	State grant	(Rs. in lakh)	1. Community Centre (2 Nos)	76.96	38.48	38.48	9.62
2)	ULB share	0.00	2. Lively Hood Centre (2 Nos)	85.78	42.89	42.89	10.72
3)	Beneficiaries share	152.14	3. Cement Concrete Road	369.88	184.94	184.94	46.24
4)	Other charges	238.94	4. Storm Water & KC Drain	190.19	95.10	95.10	23.77
	Total State Share	1732.33	5. Water Supply System	160.79	80.40	80.40	20.10
	Per DU Finance (Model-1)	(Rs.)	6. Sewerage System	343.74	171.87	171.87	42.97
1)	Central share	99,250	7. Community Park	14.96	7.48	7.48	1.87
2)	State grant	79,400	8. Street Lighting	185.55	92.78	92.78	23.19
3)	ULB share	-	9. Rickshaw Stand	8.60	4.30	4.30	1.08
4)	Beneficiaries share	19,850	10. Rain water Harvesting	3.80	1.90	1.90	0.48
	Total	198,500	11. Common Areas Like Staircase	25.16	12.58	12.58	3.15
			Sub Total (B)	1465.41	732.71	732.71	183.18
			Total (A+B)	2986.78	1493.39	1493.39	373.35
			C	Sub Total (C)	238.94	0.00	0.00
			1. DPR prep. Charges, IEC @ 4%	119.47	0.00	119.47	0.00
			2. A & OE @ 4%	119.47	0.00	119.47	0.00
			Total Project Cost (A+B+C)	3225.73	1493.39	1732.33	373.35

Note : Agency has proposed additional centage charges of 12.50% of project cost.

(Rs. in lakh)

Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	Central Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(8)
4.	Uttar Pradesh	Varanasi	Implementation of BSUP scheme with construction of 1109 DUs at Varanasi City, Dist. Varanasi	2115.81	1057.90	1057.90	264.48	
			A Regularized In-situ - Construction of 1068 new Dwelling units (747 Dus @ Rs.198,500/- and 321 @ Rs.197,200/- per DU) having carpet area is 26.30 & 25.50 sqm, ground floor, G+1, G+2 structure consists two rooms with independent access to toilet, kitchen, separate WC and bath. All the beneficiaries have their own patta / land papers. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female Upgradation (41 Nos @ Rs 0.418 lacs)	17.14	8.57	8.57	2.14	
			B	Sub Total (A)	2132.95	1066.47	1066.47	266.62
1)	State grant		1. Community Centre (2 Nos)	76.96	38.48	38.48	9.62	
2)	ULB share		2. Lively Hood Centre (2 Nos)	85.78	42.89	42.89	10.72	
3)	Beneficiaries share		3. Cement Concrete Road	536.78	268.39	268.39	67.10	
4)	Other charges		4. Storm Water & KC Drain	199.07	99.54	99.54	24.88	
	Total State Share		5. Water Supply System	184.12	92.06	92.06	23.02	
	Per DU Finance (Model-I)		6. Sewerage System	452.44	226.22	226.22	56.56	
			7. Community Park	14.96	7.48	7.48	1.87	
1)	Central share		8. Street Lighting	269.62	134.81	134.81	33.70	
2)	State grant		9. Rickshaw Stand	8.60	4.30	4.30	1.08	
3)	ULB share		10. Rain water Harvesting	3.80	1.90	1.90	0.48	
4)	Beneficiaries share		11. Common Areas Like Staircase	49.35	24.68	24.68	6.17	
	Total		Sub Total (B)	1881.48	940.74	940.74	235.19	
			Total (A+B)	4014.43	2007.21	2007.21	501.80	
			C	1. DPR prep. Charges, IEC @ 4%	160.58	0.00	160.58	0.00
			2. A & OE @ 4%	160.58	0.00	160.58	0.00	
			Sub Total (C)	321.15	0.00	321.15	0.00	
			Total Project Cost (A+B+C)	4335.58	2007.21	2328.37	501.80	
			Total for Uttar Pradesh (4 projects)	13763.56	6412.46	7351.10	1603.12	

Note : Agency has proposed additional centrage charges of 12.50% of project cost.

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(2)

(Rs. in lakh)

Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
6.	West Bengal	Kolkata (Bally)	BSUP Scheme for the Town of Bally (Phase-II), Kolkata Metropolitan Area, Howrah West Bengal.				
			A In-situ construction of 1108 new dwelling units @ Rs.1,47,300/- per DU single storied house with carpet area of 25.00 sq.mt. each in 21 slum pockets having 2 rooms with independent access to toilet, kitchen, separate WC & bath room and verandah with provision for storage and built-in cupboard. Title of the property is owned by individual beneficiaries and it will be ensured before implementation that female member of the family is the owner/co-owner of the property.	1632.08	816.04	816.04	204.01
			B				
	Details of State Share			1632.08	816.04	816.04	204.01
		(Rs. in lakh)					
1)	State grant	973.25	1. Water pipeline, Pond Strengthening & RWH	298.25	149.13	149.13	37.28
2)	ULB share	80.60	2. Drainage	213.90	106.95	106.95	26.74
3)	KMDA Share	241.81	3. Sewerage	296.18	148.09	148.09	37.02
	Beneficiaries share	326.42	4. Road, Boundary Wall & Jogging Track	352.11	176.06	176.06	44.01
	Total State Share	1622.08	5. Solid Waste Management	4.59	2.30	2.30	0.57
	Per DU Finance	(Rs.)	6. Street Light	72.36	36.18	36.18	9.05
1)	Central share	73,650	7. Community Centre	193.20	96.60	96.60	24.15
2)	State grant	44,190	8. Livelihood Centre	31.77	15.89	15.88	3.97
3)	ULB share	-	9. Informal Market	149.73	74.87	74.87	18.72
4)	Beneficiaries share	29,460					
	Total	147,300	Sub Total (B)	1612.09	806.05	806.04	201.51
			Project Cost (A+B)	3244.17	1622.09	1622.08	405.52

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(Rs. in lakh)

Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
7.	West Bengal	Kolkata (Bidhannagar)	BSUP Scheme for the Town of Bidhannagar (Phase-II), North 24 Paraganas, West Bengal				
			A	748.41	374.21	374.20	93.55
			In-situ (164 Dus) & Relocation (336 dus) - construction of 164 new dwelling units (@ Rs.1,47,300/- per DU) single storied house with carpet area of 25.00 sq.mt. each and G+3 construction of 336 dwelling units in 21 nos. of blocks @1,50,845/- per DU with carpet area of 25.51 sq.mt. having 2 rooms with independent access to toilet, kitchen, separate WC & bath room and verandah with provision for storage and built-in cupboard. Title of the property in case of in-situ housing is owned by individual beneficiaries and it will be ensured before implementation that female member of the family is the owner/co-owner of the property.				
			B	152.44	76.22	76.22	19.06
			1. Water pipeline, OHR, Pond Strengthening & RWH & Pump House including Pump.				
			2. Drainage	49.04	24.52	24.52	6.13
			3. Sewerage	105.65	52.83	52.83	13.21
			4. Road, Boundary Wall & Jogging Track	63.36	31.68	31.68	7.92
			5. Solid Waste Management	1.42	0.71	0.71	0.18
			6. Street Light	18.24	9.12	9.12	2.28
			7. Plantation	3.00	1.50	1.50	0.38
			8. Staircase in housing blocks	118.85	59.43	59.43	14.86
			9. Community Centre (G+1 & G+2)	51.91	25.96	25.96	6.49
			10. Livelihood Centre	7.94	3.97	3.97	0.99
			11. Informal Market	37.43	18.72	18.72	4.68
			Sub Total (B)	609.28	304.64	304.64	76.16
			Project Cost (A+B)	1357.69	678.85	678.84	169.71
			Total	147,300			4.68
			Per DU Finance (G+3) (Rs.)				
			1) Central share	73,650			
			2) State grant	44,190			
			3) ULB share	-			
			4) Beneficiaries share	29,460			
			Total	147,300			
			Per DU Finance (G+3) (Rs.)				
			1) Central share	75,423			
			2) State grant	45,963			
			3) ULB share	-			
			4) Beneficiaries share	29,460			
			Total	150,845			
			Sub Total (A)	748.41	374.21	374.20	93.55
			Total for West Bengal (2 projects)	4601.87	2300.94	2300.93	575.23

(Rs. in lakh)

Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
8.	Jharkhand	Jamshedpur	Basic Services for the Urban Poor at Jamshedpur (Ph-I), Jharkhand				
			A Redevelopment - Construction of 336 new Dwelling units @ Rs.2,16,997/- per DU having carpet area 25 sqm, G+2/ G+3 structure consists one bed room with a balcony, one multi-purpose room/ living area, a kitchen space with attached toilet facilities, passage. Land Patra/ DUs documents will be handed over to the beneficiaries in due course by the agency, and tenural rights are available in the name of Wife or Husband and wife jointly.	729.11	364.55	364.55	91.14
			B				
			1. Roads and Pathways	729.11	364.55	364.55	91.14
			2. Development of Green Areas	172.18	86.09	86.09	21.52
			3. Water Supply	18.74	9.37	9.37	2.34
			4. Sewerage	53.25	26.63	26.63	6.66
			5. Storm Water Drains	56.44	28.22	28.22	7.06
			6. Community Spaces	37.54	18.77	18.77	4.69
			7. Electrification	64.28	32.14	32.14	8.04
			8. Livelihood Centre	21.63	10.82	10.82	2.70
			9. Staircase & Corridor	78.02	39.01	39.01	9.75
			10. Rickshaw Stand	155.89	77.95	77.95	19.49
			11. Local Carriage of Materials	7.72	3.86	3.86	0.97
			Sub Total (B)	42.61	21.31	21.31	5.33
			Total (A+B)	708.30	354.15	354.15	88.54
			C				
			1.IEC, Capacity Building(@3%)	1437.41	718.70	718.70	179.68
			2.DPR Preparation Cost(@2%)	43.12	0.00	43.12	0.00
			Sub Total (C)	28.75	0.00	28.75	0.00
			Total Project Cost (A+B+C)	71.87	0.00	71.87	0.00
			Total for Jharkhand (1 Project)	1509.28	718.70	790.58	179.68
				1509.28	718.70	790.58	179.68

STATEMENT-VIII

Details of State Share (Rs. in lakh)

1)	State grant	574.96
2)	ULB share	70.83
3)	Beneficiaries share	72.91
4)	Other Charges	71.87
	Total State Share	790.58
	Per DU Finance (Rs.)	
1)	Central share	108,499
2)	State grant	86,799
3)	ULB share	-
4)	Beneficiaries share	21,700
	Total	216,997

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Annexure IV
to the minutes of 62nd CSMC (BSUP)

(Rs. in lakh)

Sl. No. (1)	Name of the State (2)	Name of the city / District (3)	BSUP Project Name / Components (4)	Total Project Cost (5)	Central Share (6)	State Share (7)	25 % of Central Share (8)
			Grand Total (4 States/8 projects)				
			Uttar Pradesh (4 projects)	13763.56	6412.46	7351.10	1603.12
			Madhya Pradesh (1 project)	8153.84	3882.78	4271.06	970.70
			West Bengal (2 projects)	4601.87	2300.94	2300.93	575.23
			Jharkhand (1 project)	1509.28	718.70	790.58	179.68
			Grand Total (4 States/8 projects)	28028.55	13314.89	14713.66	3328.72

Note: 1. Revised SLSC approval is required for all the projects in Uttar Pradesh before releasing ACA.

Note: 2. Release of Central assistance for the project in Madhya Pradesh is subject to availability of ACA

Note: 3. Release of 1st instalment of Central assistance for the project in Janshdedpur, Jharkhand is subject to signing of MoA.

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Name of the State	Name of city	Name of Project	Total Project Cost	Approved central share	State share approved (excluding A&OE, IEC)	Central share Released so far			Amount of State+ULB share released	Total of Central & State+ULB share released	Amount of Central+State share utilised	% of utilisation of Central and State + ULB share	Amount recommended for release as 2 nd /3 rd instalment of ACA			% of amount recommended to the total central share approved						
						1 st instalment	2 nd instalment	Total					1 st instalment #	2 nd instalment	3 rd instalment		Total					
West Bengal	1 Kolkata (Chandpany)	Rehabilitation of 1 slum in Chandpany: Kolkata, West Bengal	1398.91	635.87	763.04	158.970	0.00	158.970	145.380	304.350	304.35	100%	158.97	0.00	158.97	25%						
	2 Kolkata (Rajarhat Gopalpur)	Rehabilitation of 9 slums in Rajarhat Gopalpur (Phase-I): Kolkata, West Bengal	1885.27	856.95	1028.33	214.240	214.24	428.480	335.360	549.600 *	645.31	117%	214.24	214.24	214.24	0%						
	3 Kolkata	Housing for Urban Poor within Kolkata Municipal Corporation (KEIP)	1577.34	788.67	788.67	0.00	0.00	0.000	1302.000	1302.000	1302.00	100%	197.17	197.17	197.17	75%						
Total												964.72										
* The State informed that the 2nd instalment earlier approved by CSMC is yet to be received by ULB.																						
# The first has not been released. Vide para 10.2 of the minutes of the 62nd meeting of CSMC, release of 1st, 2nd and 3rd instalment together has been approved.																						
Grand Total for West Bengal																						
												2 nd instalment	Rs. 158.97 lakh	3 rd instalment	Rs. 214.24 lakh	1 st , 2 nd & 3 rd instalment	Rs. 591.51	Total	964.72 lakh			

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62ND MEETING OF THE CENTRAL SANCTIONING & MONITORING
COMMITTEE - SUPPLEMENTARY AGENDA

REIMBURSEMENT OF DPR PREPARATION CHARGES

Guidelines of Basic Services for the Urban Poor (Basic Services for the Urban Poor) stipulate -

- "In order to enable cities to prepare City Development Plan, Detailed Project Reports (DPRs), training & capacity building, community participation, information, education and communication (IEC), a provision of 5% of the grant (Central & State) or the actual requirement, whichever is less, would be set apart for cities covered under the Mission.
- In addition, not more than 5% of the grant (Central and State) or the actual requirement, whichever is less, may be used for Administrative and Other Expenses (A&OE) by the States".

2. Guidelines of Integrated Housing & Slum Development Programme (IHSDP) stipulate that "after due assessment of status of implementation of activities for which incentives are sought, Central Sanctioning Committee/State Level Coordination Committee may sanction/recommend additional Central grant upto a maximum of 10% to incentivise implementing agencies as indicated below:

- For adoption of innovative approaches and adoption of proven and appropriate technologies
- For information, Education and communication (IEC)
- For training and capacity building relating to project/scheme
- For preparation of Detailed Project Reports
- For bringing about efficiencies in the projects".

3. The CSMC/CSC had earlier approved reimbursement of DPR charges as per the following:

- (a) Through consultants: at 2% of project cost up to a ceiling of Rs. 70 lakhs for BSUP and Rs. 40 lakhs for IHSDP.
- (b) In house projects: Rs. 10 lakhs for projects under BSUP and Rs. 5 lakhs under IHSDP or 2% of project cost whichever is less.

4. The Government of West Bengal has come with a proposal that the State is following a via-media approach by establishing a joint-venture company with

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reputed private sector partner to prepare project reports. The State Government has requested that for project preparation by joint venture companies of State Governments, 0.5% of the total cost or Rs. 40 lakhs, whichever is less may be agreed to.

5. The CSMC is requested to consider the following:

- In case of projects prepared through joint venture companies floated by State Governments for the purpose of project preparation and hand holding assistance/specialized agencies like HUDCO, BMTPC, HPL, NBCC and public-private joint venture companies etc., reimbursement may be on the basis of the following scales:
 - i) 0.5% of project cost or Rs. 37.5 lakhs (50% of what is admissible to private consultants), whichever is lower in case of BSUP projects.
 - ii) 0.5% of project cost or Rs. 20 lakhs, whichever is less in case of IHSDP projects.

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COMPREHENSIVE CAPACITY BUILDING PROGRAMME FOR URBAN
DEVELOPMENT AND POVERTY ALLEVIATION
SUPPORT TO STATES/UTs

The Ministry of Housing & Urban Poverty Alleviation has been assisting States and UTs by way of limited support for capacity building programmes: workshops, seminars, training modules, training programmes and professional support. Under the National Programme on Capacity Building for Urban Poverty Alleviation launched with the approval of Hon'ble Minister for Housing & Urban Poverty Alleviation, scales have been fixed for various activities to simplify procedure and eliminate unnecessary delays at different levels.

2. Several State Governments have informed that capacity building is the biggest bottleneck in implementation of JNNURM, SJSRY and other programmes and that there is a need for comprehensive capacity building programmes to be undertaken systematically. They have also requested support under 4% IEC/A&O funds of JNNURM meant for State Governments.

3. Hon'ble Prime Minister has also observed from time to time that there is a need to focus on capacity building for ULBs and other agencies delivering civic services and infrastructure.

4. In the above context, Government of Himachal Pradesh has given a proposal for capacity building called "Capacity Building Scheme for Urban Local Bodies (CBULB)" addressing capacity building not only in connection with human resource but also institutional capacity upgradation. A copy of the project report of Government of Himachal Pradesh is enclosed. The project cost is Rs. 2.62 crore and it covers capacity building of Municipal functionaries and public representatives of urban local bodies' (Executive Officer/Secretaries), public representatives, technical staff like Municipal Engineers/Junior Engineers/Draughtsman, administrative staff, superintendents, assistants, clerks, town planner/ATP/RO of UD and TCP Department, sanitary staff, sanitary inspector/supervisor etc.

5. Principal Secretary (UD), Government of Himachal Pradesh, who was present in connection with CSMC/CSC meeting recently, has also requested that professional support to engage experts in training and hand-holding programmes should also be provided.

6. Kind attention is invited to the following provisions in the guidelines of JNNURM:

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(12)

6.1 Guidelines of Basic Services for the Urban Poor (Basic Services for the Urban Poor) stipulate -

- *"In order to enable cities to prepare City Development Plan, Detailed Project Reports (DPRs), training & capacity building, community participation, information, education and communication (IEC), a provision of 5% of the grant (Central & State) or the actual requirement, whichever is less, would be set apart for cities covered under the Mission.*
- *In addition, not more than 5% of the grant (Central and State) or the actual requirement, whichever is less, may be used for Administrative and Other Expenses (A&OE) by the States".*

6.2 Guidelines of Integrated Housing & Slum Development Programme (IHSDP) stipulate that "after due assessment of status of implementation of activities for which incentives are sought, Central Sanctioning Committee/State Level Coordination Committee may sanction/recommend additional Central grant upto a maximum of 10% to incentivise implementing agencies as indicated below:

- *For adoption of innovative approaches and adoption of proven and appropriate technologies*
- *For information, Education and communication (IEC)*
- *For training and capacity building relating to project/scheme*
- *For preparation of Detailed Project Reports*
- *For bringing about efficiencies in the projects".*

7. In view of the proposal of Government of Himachal Pradesh, need for Comprehensive Capacity Building for Urban Development and Poverty Alleviation and the guidelines of JNNURM, the following proposals are put up to CSMC for kind consideration:

- i) States and UTs may be requested to prepare comprehensive capacity building programmes for human resource and institutional capacity, development/upgradation with special focus on urban poverty alleviation, slum upgradation, housing and habitat development.
- ii) Although 4% of the project cost under A&O is meant for IEC related activities in States a limit of 0.5% may be fixed per State/UT to address requirements of comprehensive capacity building programmes.

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- iii) Earlier the CSMC had considered that all IEC and related activities should be met from the Central Pool equal to 4% of the total JNNURM project costs rather than making state-wise earmarking. This is necessary as capacity building needs vary from State to State and there may be a need to support weak States and weak municipalities with more funds than what can be given as per pre-determined formula.
- iv) The 7-year allocation for Himachal Pradesh under BSUP is Rs. 21.29 crore and Rs. 16.19 crore, totaling to Rs. 39.48 crore. 0.5% of this is about Rs. 2.00 crore. While according in-principle approval for 0.5% of the total allocation of every State, including Himachal Pradesh, as the eligible amount for capacity building support, we may request the Government of Himachal Pradesh to send a revised proposal for consideration.
- v) We may also ask other State Governments/UTs to submit proposals for Comprehensive Capacity Building for Urban Development and Poverty Alleviation.

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