

REGISTERED POST/BY HAND

No.N-11028/1/2009/IHSDP/JNNURM -Vol.IX
Government of India
Ministry of Housing and Urban Poverty Alleviation
JNNURM Directorate

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

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 55th meeting of the Central Sanctioning Committee of Ministry of Housing and Urban Poverty Alleviation held on 11th February, 2009 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Integrated Housing and Slum Development Programme (IHSDP).

2. The appraisal agencies (i.e. HUDCO and BMTPC) are requested to convey the decisions of the Central Sanctioning Committee to the State implementing agency/nodal agency for IHSDP to take appropriate follow up actions 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 No. +91-11-23061519

Encl: Minutes of the meeting

To

Members of the CSC as follows:

1. The Joint Secretary (JNNURM) and Mission Director, Ministry of HUPA.
2. The JS&FA, Ministry of Urban Development, Nirman Bhavan, New Delhi.
3. The Joint Secretary (UD), Ministry of Urban Development, Nirman Bhavan, New Delhi.
4. The CMD, HUDCO, India Habitat Centre, Lodhi Road, New Delhi.
5. The Director (UPA), Convenor, Ministry of HUPA

Copy to the Joint Secretary (PF-I), Department of Expenditure, Ministry of Finance, North Block, New Delhi.

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

1. Shri Anup Thakur, Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building, Shillong 793 001.
2. Shri Sundarlal Singh, Secretary, Urban Development, Government of Manipur, Civil Secretariat, Imphal 795 001
3. Shri R.K. Sinha, Secretary (UD), Government of Mizoram, Civil Secretariat, Block-C, Treasury Square, Aizawl.

4. Shri S.K. Roy, Commissioner & Secretary, Urban Development Department, Government of Tripura, Civil Secretariat, Pt. Nehru Complex, Agartala 799 001
5. Shri Biren Dutta, Commissioner & Secretary, Urban Development Department, Government of Assam, Assam Secretariat, Dispur, Guwahati 781 006.

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

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 Chhattisgarh, 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, Chalakupuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development .. Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor 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

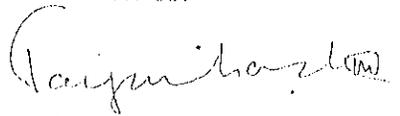
The Principal Secretary (LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.119, Mini Secretariat, Sector-9 Chandigarh 160 001
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, 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, Dharmpur, Dehradun - 248 001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan DI-8, Sector 1, 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 (I-I), 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 (U1), 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, IPL, Jangpura, New Delhi-110014
19. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
20. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
21. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand - 247 667

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 55th MEETING OF THE CENTRAL
SANCTIONING COMMITTEE (CSC) OF THE INTEGRATED
HOUSING AND SLUM DEVELOPMENT PROGRAMME
(IHSDP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN
RENEWAL MISSION (JNNURM)

Nirman Bhawan, New Delhi, 11th February, 2009

The 55th meeting of the Central Sanctioning Committee (CSC) of the Integrated Housing and Slum Development Programme (IHSDP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 11th February, 2009. The list of participants is at Annexure – I.

2.1. Welcoming the Chairperson and the Members of CSC, Joint Secretary & Mission Director (JNNURM) requested the States/UTs should come up with necessary project proposals, seeking ACA out of (i) the balance of the 7-year Mission period allocation and (ii) the new fiscal stimulus package - latest by 20th of February 2009. He informed that if proposals do not come forth before 15th February 2009, it will not be possible for the Mission Directorate to appraise the same and process for release of funds by the Ministry of Finance.

2.2. JS (JNNURM) requested the State Secretaries/Chief Executive Officers of State Level Nodal Agencies to take all necessary steps to ensure that the Mid-term target of 5 lakh houses for the urban poor committed by the Ministry before Hon'ble Prime Minister and Mission target of 15 lakh houses along with infrastructure facilities are attained. He further requested them to establish PMU/PIUs expeditiously, institute IPTMA, establish quality control systems, gear up the JNNURM implementation process by fixing clear milestones for progress, undertake regular monitoring and reviews, submit UCs in time, develop supporting frameworks at State and city levels and undertake capacity building programmes. The State Secretaries were requested to undertake a detailed review meeting and submit clear action plans for starting, achieving milestones and completing projects sanctioned.

2.3. Joint Secretary & Mission Director (JNNURM) emphasized the need for construction of high quality houses for the urban poor without

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time- and cost- overruns and reiterated the important points emphasized by the Chairperson in the earlier meetings of CSMC / CSC for adherence/implementation by the States/UTs/ULBs (Annexure-II).

3.1. Secretary (HUPA) & Chairperson, CSC stated that for those States for which commitment for the 7-year Mission Period allocation has already been secured, to enable the sanction of additional funds from out of the fiscal stimulus package, an undertaking would need to be provided that in the eventuality of second or subsequent ACA installments not forthcoming, the State Government would provide funds from its own resources and complete the houses sanctioned.

3.2. Secretary (HUPA) observed that the completion of housing projects for the poor is getting inordinately delayed in the case of some States/UTs. These delays must be addressed by the Secretaries concerned personally. It is observed that delays are occurring in the release of Central and State Share by State Finance Departments to Nodal Agencies (SLNAs) and from the latter to Urban Local Bodies/Executing Agencies, release of ULB share to project accounts, verification / identification of beneficiaries, issue of biometric identity cards, making the beneficiaries pay for their contributions, floating of tenders, need for re-tendering due to contractors not coming forward, land disputes, court litigation, problems in arranging temporary relocation of beneficiaries in the case on *in situ* projects, escalation in project costs due to rise in prices of building materials like cement and steel, etc. She called upon the State Secretaries/SLNAs in charge of BSUP and HSDP to take urgent action to ensure that bottlenecks are removed so as to ensure that the projects sanctioned are completed in time and the targets for housing - Mission period (15 lakhs) and Mid-term (5 lakhs) - are achieved.

3.3. Secretary (HUPA) desired that both SLNAs and Appraising Agencies must take care to ensure that the DPRs satisfy JNNURM guidelines, instructions issued by CSMC/CSC from time to time, State PWD Code and relevant State Government Orders. They should specifically devote attention to the following aspects:

- Proper physical planning of slums, low-income neighbourhoods and colonies/layouts being taken up under BSUP and HSDP - with reference to town planning laws/rules/notms;
- Provision of adequate civic infrastructure including social infrastructure facilities - the amenities being provided in the

BSUP/IHSDP colonies for the urban poor should not be inferior to those in surrounding areas;

- Connectivity of slum infrastructure facilities like water supply, drainage, sewerage, roads, electricity, etc. with city-wide trunk infrastructure networks being taken under UIG, UIDSSMT and other similar programmes;
- Provision of individual toilets for the 'whole slum' taken up for *in situ* development even if for some beneficiaries with pucca dwelling structure, houses are not proposed under BSUP or IHSDP;
- Availability/provision of other 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 and plans duly authenticated by the competent authorities, availability of State share and agreement to meet cost escalation.
- 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.

3.4. Secretary (FIUPA) & Chairperson, CSC reiterated that the appraising agencies would be responsible to ensure that land proposed for housing is free of encumbrance, DPRs/estimates (rates and bills of quantities) are certified by the competent authority, eligible beneficiaries are identified, action is taken for biometric identification, whole slum approach is adopted, a definite plan of action is worked out to put the place vacated by slum-dwellers to productive use in the case of relocation projects and denotify the developed slums, town planning norms as applicable under State laws are followed, steps are taken to facilitate individual, water, sewer and electricity connections, State/ULB matching shares are available and beneficiaries have agreed to pay for their contribution

4. For the CSC Meeting, 8 new projects (Meghalaya - 2; Manipur-1, Tripura-2, and Assam -3) were presented as part of the agenda, brief details of which are at Annexure-III. In addition 5 deferred projects from 51st meeting of CSC held on 30.1.2009 (Mizoram 5 projects) were also discussed.

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New Projects

Meghalaya

5.1. 2 projects of Meghalaya were considered by the CSC based on presentation by the State Government representative.

- i. Integrated housing and slum development programme under JNNURM at Nongpoh, Ri-Bhoi, Meghalaya. The project was earlier deferred in the CSC meeting held on 21.1.2009.
- ii. IHSDP scheme for Williamnagar, Meghalaya.

5.2. The Committee made the following observations:

- The project at Nongpoh was deferred in the CSC meeting held on 21st January, 2009 as the CSC had made certain suggestions for the rationalization of infrastructure cost, particularly the cost of retaining walls. Further, there was a need for improving the structural design of the houses. The project cost was Rs.12.52 crore.
- The State must furnish confirmation regarding possession of land in the case the Nongpoh project.
- SLCC approval is yet to be submitted for the Nongpoh project.
- Out of 8 existing slums in Williamnagar the proposal is for the development of only 5 slums. Also the 5 slums have been proposed to be covered partly. Whole slum approach has not been adopted by the State.
- Elected local body does not exist in nay of the two towns.
- The State must furnish the list of beneficiaries for the projects within one month.
- Any escalation in the project cost would need be borne by the State Government/ULB.

5.3. The Appraisal Agencies (HUDCO for Williamnagar and BMTPC for Nongpoh) have informed that

- SLNA has confirmed the approval of revised DPRs for Nongpoh accorded by the Chairperson, SLCC and minutes of the SLCC would follow.
- Land is under the process of being purchased by the State Government in Nongpoh. The State Government has confirmed that the land owners have agreed to sell the land. Land valuation report from Dy. Commissioner (Revenue) has been obtained
- The State has indicated that the remaining beneficiaries of the proposed slums in Williamnagar would be taken up in the 2nd phase for which project proposal is under preparation.
- The State has indicated that for Williamnagar, the Town Committee was upgraded to Municipal Board in 1997 which is functioning.

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• Town Committee is in existence in Nongpoh.

5.4. The Committee suggested that the State should take action to place elected local bodies in position. Considering the assurance given by the State Government representative and report by the appraising agencies, the Committee approved the projects. Details of approved project components are at Statement-I & II of Annexure-IV. First instalment of ACA for Nongpoh will be released on submission of SLSC approval.

Manipur

6.1. 1 project for Integrated Housing & Slum Development Programme, Moirang (Manipur) was considered by the Committee.

6.2. The Committee made the following observations:

- List of 663 beneficiaries has been included in the DPR. However, project cost has been arrived for construction of houses for 400 beneficiaries. Since the State Government is not in a position to finalize the list of 400 beneficiaries out of 663 beneficiaries at this stage, the State must revise the project cost with 663 beneficiaries.
- The State must ensure that the infrastructure facilities proposed in slums are connected with city-wide infrastructure networks – water supply, sewerage, drainage, roads etc.
- Biometric identification must be carried out for all projects within 2 months.
- Escalation, if any, during the execution of the project will be borne by the State Govt.

6.3. The Appraisal Agency (BMTPC) has informed that

- State Govt. has submitted revised DPR with project cost of Rs.10.83 crore.
- SLNA has given a certificate that SLCC approval for revised cost would be submitted shortly.
- SLNA has also certified that cost escalation, if any, during the execution of project will be borne by the State Govt.

6.4. Taking into account the information received and report of the appraising agency, the Committee approved the project. Details of approved project components are at Statement-III of Annexure-IV. ACA will be released on submission of SLCC approval.

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Mizoram

7.1. 5 IHSDP projects from Mizoram were presented before the CSC by the State Government representatives. These were earlier deferred in the 51st meeting of CSC held on 31.1.2009. The projects are:

- i. Detailed Project Report under IHSDP for Saiha, Mizoram
- ii. Detailed Project Report under IHSDP for Kolasib Phase II, Mizoram
- iii. Detailed Project Report under IHSDP for Champhai Phase Mizoram
- iv. Detailed Project Report under IHSDP for Serchhip, Mizoram
- v. Detailed Project Report under IHSDP for Mamit, Mizoram

7.2. The Committee made the following observations:

- The State must furnish layout plans for 5 projects to the scale within one month;
- Biometric identification must be carried out for all projects within 2 months.

7.3. The Committee approved the projects for which SCSC approval has been secured. Details of approved projects are at Statement-IV to VIII of Annexure-IV.

Tripura

8.1. 2 projects from Tripura were presented before the Committee.

- i. IHSDP scheme for Belonia town, Distt. South Tripura, Tripura
- ii. IHSDP scheme for Ranibazar town, Distt. West Tripura, Tripura

8.2. The Committee observed that

- Cost estimates are based on Tripura PWDSOR 2002 with 45% cost index. The State needs to furnish Government notification regarding applicable cost index.
- Approval of SLCC for the revised costs is to be furnished.

8.3. The Appraisal Agency (HUDCO) has since informed that

- The State has furnished the certificate of cost estimates.

8.4. Taking into account the information furnished by the State Government and report of the appraising agency, the Committee approved the projects. Details of approved project components are at Statement-IX & X of Annexure-IV. First instalment of ACA will be released on submission of SLCC approval.

Assam

- 9.1. 3 IHSDP projects from Assam were presented before the Committee:
- i. Integrated housing and slum development programme at Tihu town, Assam.
 - ii. Improvement of Nagaon slums and other slums at Nagaon, Distt. Guwahati, Assam.
 - iii. Deferred project of Silchar town.

9.2. The Committee observed that

- In the Tihu IHSDP proposal the State need to furnish layout plans to the scale indicating land holdings of all existing plots, proposed plots, roads/pathways, amenities etc. within a period of one month.
- The State needs to furnish the SLCC approval for the revised project
- In the Nagaon IHSDP proposal, the State indicated that only 12 upgradation units are on the Govt. land. They are not land owners and the State may not be able to provide tenurial rights due to some difficulties. The State must provide either tenurial rights or leasehold rights or patta to all the beneficiaries covered under DPR.
- The beneficiary contribution is only Rs. 1345/- which is only 1.18% of cost of unit which must be as per guidelines
- The State should increase the dwelling unit cost with better specification, additional area and higher beneficiary contribution.
- Detailed layout plans to the scale must be furnished within one month
- For project of Silchar, the State must explore the possibility of in-situ development and submit a revised proposal.

9.3. The Appraisal Agency (HUDCO) has since informed that

- Regarding Nagaon IHSDP proposal, the State has certified that Nagaon Municipal Board has agreed to give tenurial rights to all the covered beneficiaries
- The dwelling unit cost has now been revised to Rs 1,29,201/- against Rs 1,13,845/- by enriching the specification and the beneficiaries contribution has also been increased to Rs 11,250/- for the new DU, against Rs 1,345/- proposed earlier.

9.4. Taking into account the presentations made and the information received, the Committee approved the projects excepting Silchar which was deferred with a view to exploring in situ slum development possibilities. Details of approved projects are at Statement-XI & XII of Annexure-IV. ACA will be released on submission of SLCC approval.

10.1. Concluding the meeting, Secretary (HUPA) & Chairperson, CSC, requested the States/UTs to take all steps to avoid time and cost over-runs in projects and achieve the Mid-term and Mission targets. She desired that all the

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State/UT Secretaries conduct detailed project-wise reviews and submit the targets dates set for completion of various projects so far sanctioned to the Ministry by 28th February 2009. She suggested that the State Secretaries in charge of BSUP and IHSDP should take adequate measures to ensure utmost quality in the construction in housing projects for the urban poor. She desired that both internal and external quality assurance mechanisms (including TPIMA) must be established to ensure that every house constructed under BSUP and IHSDP becomes 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 Secretaries may send high level teams to fields to check quality of construction. Further, beneficiary committees must be constituted in all cases to plan, supervise and monitor houses and basic amenities being taken up.

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

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

LIST OF PARTICIPANTS IN THE 55th MEETING OF CENTRAL
SANCTIONING COMMITTEE (CSC) OF IHSDP HELD UNDER THE
CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 11.02.2009

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 VK Gupta, Deputy Financial Adviser, Ministry of Urban Development
5. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
6. Ms. Priya Nair, Assistant Director, Department of Expenditure, Ministry of Finance
7. Shri P. Srivastava, Principal Secretary & Resident Commissioner, Tripura, Tripura Bhavan,
New Delhi.
8. Ms. Usha P. Mahavir, Deputy Chief, HUDCO Ltd, New Delhi
9. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
10. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi
11. Shri Surendra Kumar, Regional Chief, HUDCO, Guwahati
12. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
13. Shri DP Singh, Development Officer, BMTPC, New Delhi
14. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
15. Shri B.K. Panda, Director, Meghalaya Urban Development Agency, Shillong, Meghalaya
16. Shri R.K. Phukan, Appraisal Officer, HUDCO, Guwahati
17. Shri Anup Kr Das, Assistant Director, Town & Country Planning Dist Office, Nalbari,
Assam
18. Shri Medozho Zango, Regional Chief, HUDCO, Kohima
19. Shri Kijum Jini, Development Officer, HUDCO, Kohima
20. Shri R. Negi, Assistant Director, Town and Country Planning, Government of Assam
21. Shri P. Bhattacharya, Town & Country Planner, Government of Tripura, 503-D, B.K.
Road, Palance Compound (East), P.O. Agartala, Tripura
22. Shri Y. Narmada, Associate Planner (Architect), Town Planning Department,
Government of Manipur
23. Shri M. Manas Singh, Junior Town Planner, Town Planning Department, Manipur
24. Shri M. Nishikanta Singh, HUDCO, Imphal.

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

CDPs and Slum Development Plans

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

Slum & Socio-economic Surveys

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

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

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

Consultation with Beneficiaries

- Consultation with beneficiaries is a must before deciding on preparation of DPRs. Willingness of the beneficiaries should be taken for any rehabilitation/relocation projects proposed and also for payment of beneficiary contribution.
- Affordability of the urban poor should be kept foremost in view while working out beneficiary contribution. Any contribution amount beyond their financial capacity may lead to the imposition of undue burden on them. Therefore, special care needs to be taken

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

Mandatory Clearances/Approvals

- The State Level Nodal Agency/implementing bodies should ensure that the necessary clearances/approvals such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are in place before the DPRs are posed to the State Level Steering Committee/State Level Coordination Committee, as the case may be, for consideration. The CEO of the 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

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services such as health, education and recreation, informal sector markets, livelihood centres, pens for animals (if permitted and required) etc. in accordance with the specific needs of each of the slum pockets and their beneficiaries.

- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.
- In the case of more than G+3 structures, provisions for ramp/lifts may be made to ensure that the old, disabled and children are not put to inconvenience.
- While priority should be given to accommodate physically challenged beneficiaries in the colonies, suitable barrier-free environments need to be provided for them in the proposed projects.
- The Ministry of HUPA, with the help of HUDCO and BMTPC, has developed good designs of houses, colonies, ramps and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published in this regard. The same may be referred to.
- The State Level Nodal Agency/ULBs/other implementing agencies may adopt innovative designs for layouts and houses for the poor, multi-purpose community centres, informal sector markets, animal pens, etc. not only in BSUP and IHSDP projects but also in their own programmes taken up by Housing Corporations/Boards etc. duly considering the models presented by HUDCO and BMTPC in the Toolkit published by the Ministry.

Developing Green Habitats

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

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

Connectivity to City Infrastructure

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

O&M - Maintenance of Assets

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

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

- An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities. In

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this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate up to 15% of targets under BSUP and IHSDP for the minorities.

Appraisal Check Lists

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

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

Time & Cost Over-runs

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

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- iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
- iv) Creating/using a revolving “Basic Services for Urban Poor (BSUP) Fund” earmarked out of the municipal budget and supplemented by other innovative measures like cross-subsidization, State Government support etc. for meeting cost escalation.

Setting up of PMU/PIUs

- The States/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

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Committee/Central Sanctioning Committee. The Appraisal Agency should submit report to the Ministry for releasing Central Assistance for reimbursement of charges towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. After approval, recommendation will be sent to the Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants.

- The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided in the Central Sanctioning & Monitoring Committee /Central Sanctioning Committee Meetings earlier. While sending proposals for reimbursement of project preparation charges, the appraising agency must ensure that two copies of DPRs (duly revised based on decisions of CSMC/CSC) are provided to OSD (JNNURM) for record. The Appraising Agency should also keep two copies of DPRs with it in safe custody so as to be able to meet requests for information under the RTI Act, 2005.

Community Development Network (CDN)

- The States / UTs should prioritise and get necessary approval from SLSC/SLCC to the proposals concerning Community Development Network (CDN) so as to seek support from the Community Participation Fund. Such proposals received in the Ministry of HUPA will be appraised by a team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee for consideration.
- Community Development Networks involving Neighbourhood Groups, Neighbourhood Committees and Community Development Societies should be promoted so that the dynamics of the CDN lead to fraternity in the neighbourhoods and issues of alienation of all sorts could be eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.

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Quality in Execution of Projects

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

Third Party Inspection and Monitoring (TPIM)

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

Capacity Building Activities

- In the year 2006-07, the Ministry of HUPA had released fund to the State Governments for capacity building activities including research and training towards implementation of BSUP and IHSDP projects. Unless the States/UTs submit utilisation certificates for the

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funds released earlier, further releases of Central Assistance would be held up, as utilisation certificates have to be furnished within 12 months from the date of closure of the financial year to which financial sanction pertains.

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

City/Town Poverty Reduction Strategy

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

Key Reforms - Core to the Urban Poor

- Special attention should be paid for the implementation of the three key reforms stipulated under JNNURM that are critical to the urban poor: (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the implementation of 7-Point Charter in accordance with agreed timelines; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization. States/UTs must develop broad state level policy frameworks to facilitate the implementation of these reforms in all cities and towns.
- The issues of land availability for housing the urban poor and providing them security of land tenure are important issues to be addressed by States/UTs/ULBs if the goals of JNNURM are to be attained. States/UTs need to develop a policy framework including tangible reforms in master planning paradigm and process urgently.

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 Siksha Abhiyan, Health Mission, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, National Social Assistance Programme, Prime Minister's Employment Generation Programmes, SJSRY etc. Shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. In particular, State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This step would provide the urban poor with access to livelihoods and enable them to overcome poverty. Programmes for skill development, self-employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

Projects for *in situ* Development

- States /UTs should come up with adequate number of projects for in-situ development with good lay-outs and type designs. The emphasis should be to provide a better and supportive atmosphere

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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.

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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 THSDP should take monthly review of the implementation of projects and reforms under BSUP and THSDP. 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

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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 SUPPLEMENTARY AGENDA -III FOR CONSIDERATION OF CENTRAL
SANCTIONING COMMITTEE (CSC) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT
PROGRAMME (IHSDP)**

Rs. in Crores

Sl. No.	State/ UIB	Project Title	Project Cost	Central Share	State Share	Est. install - ment	Project Brief	Page No
A.	Williamnagar, Meghalaya	IHSDP Scheme for Williamnagar, Meghalaya	10.47	6.34	4.13	3.17	<ul style="list-style-type: none"> > SICC has approved the project. > DPR adheres to 7-point charter. > Constitution of elected local Body under proposal. > Biometric identification of beneficiaries of slum is to be carried out. > Beneficiaries list is to be submitted. > The ratio of housing and infrastructure is 50%:44% of project cost. > Agency has selected 225 beneficiaries from 5 slums instead of 216 proposed in the project, as backup in case some of the beneficiaries back out. > Project envisages construction of 216 new DUs and having built-up area of 25,31.15 sq. mtrs. in single storey and G+1 structure with basic infrastructure facilities. 	01 02 12

55th Meeting of CSC, dated: 11.02.2009 (Supp. Agenda Stage)

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							> The cost estimates are prepared on the basis of Meghalaya PWD SOR 2007 - 2008 > The project duration is 12 months.
TOTAL		10.47	6.34	4.13	3.17		

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**BRIEF SUMMARY OF AGEND FOR CONSIDERATION OF CENTRAL SANCTIONING COMMITTEE (CSC) UNDER
INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)**

Sl. No.	State/ULB	Project Title	Project Cost	Central Share	State Share	Est. Installment	Project Brief
A.	Silchar, Assam	IHSDP under JNNURM at Silchar, Distt. Cachar, Assam	16.66	14.62	2.04	7.31	<p>Project has approved the</p> <ul style="list-style-type: none"> List of beneficiaries has been submitted without Photograph. The ratio of housing and infrastructure is 33% : 67% of project cost. Per Du cost is 1.22 Lacs. Beneficiaries share is RS 5000/- The proposed project envisages to resettle 452 families from 10 identified Slums. The new 452 housing unit of single storey with the built up area 25.75 Sq. Mt. The cost estimates are

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B.	Nongpoh/Ri-Bhoi, Meghalaya	IHSDP under JNNURM at Nongpoh, Ri-Bhoi, Meghalaya	9.18	7.10	2.08	3.55	<ul style="list-style-type: none"> • based on SCR 2004-05 .cost index of 13% has been added which is calculated on the basis of State Govt. circular for increase in cost of steel and cement. Some items have been taken on DSR 2007 and market rate which were not available in State SOR. • The duration of the project is 18 months. • SLCC has approved the Project. • The ratio of housing and infrastructure is 44% : 56% of project cost. • Per Du cost is 1.66 Lac. • Beneficiaries share is Rs 15000/- • Household survey of the slums has been conducted. • Biometric identification of beneficiaries has to be done in two month. • The proposed 240 housing
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55th Meeting of CSC, dated: 11.02.2009 (Agenda- Brief)

29/12/09

						<ul style="list-style-type: none"> Units single story with built up area of 21.43 Sq. M. The cost estimates are based on SOR 2004-05 cost index of 13% has been added which is calculated on the basis of State Govt. circular for increase in cost of steel and cement. Some items have been taken on DSR 2007 and market rate which were not available in State SOR. The duration of the project is 15 months.
TOTAL		25.84	21.72	4.12	10.86	

55th Meeting of CSC, dated: 11.02.2009 (Agenda- Brief)

30/12/08


Page 3 of 3

**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING
COMMITTEE (CSO) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)**

Rs. in Crores

Sl. No.	State/ ULB	Project Title	Project Cost	Central Share	State Share	Ist install-ment	Project Brief	Page No.
A.	Belonia town, Distt.- South Tripura, Tripura	IHSDP scheme for Belonia town, Distt.- South Tripura, Tripura	8.74	7.63	1.11	3.82	<ul style="list-style-type: none"> • SLCC has approved the project, but approval for revised project cost is yet to be obtained. • Elected local body is in existence. • Agency has stated the slums are selected on the basis of slum population and socio-economic survey. • The ratio of housing to infrastructure is 60%-40% of total project cost. • The cost of new DU is 1.11 Lakhs/ unit and cost of up-gradation is Rs. 19,500. • The beneficiary list has been furnished. • The project envisages construction of 457 new dwelling units and 42 DUs up-gradation. The minimum built up area of dwelling unit is 25.00 sq. mtr. Houses proposed. New construction and upgradation units do not have bath & WC facility attached with dwelling units on the same plot. • The proposed houses are with ferroceam/ C.G.I. wall with C.G.I. roof. • The Land ownership is with the ULB/ beneficiaries family and will be subsequently transferred to beneficiaries as per IHSDP guidelines. • Agency has proposed 4 single storey community centre under social infrastructure. 	01 to 15

Spill Meeting of CSC, dated: 11.02.2009 (Supplementary Agenda Brief)

21/02/09

BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING COMMITTEE (CSO) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)

Rs. in Crores

						<ul style="list-style-type: none"> The cost estimate is based on Tripura PWD SOR 2002 (latest) with 45% cost index. The project duration is 2 years.
3.	Ranibazar town, Distt.- West Tripura, Tripura	IHSDP scheme for Ranibazar town, Distt.- West Tripura, Tripura	11.27	9.68	1.39	<ul style="list-style-type: none"> 4.94 ✓ SLCC has approved the project, but approval for revised project cost is yet to be obtained. Elected local body is in existence. Agency has stated the slums are selected on the basis of slum population and socio-economic survey. The ratio of housing to infrastructure is 59%:41% of total project cost. The cost of new DU is 1.11 Lakhs/ unit and cost of up-gradation is Rs. 19,500. The beneficiary list has been furnished The project envisages construction of 584 new dwelling units and 67 DUs up-gradation. The minimum built up area of dwelling unit is 25.00 sq. mtr. Houses in 8 notified slums. The ownership of land is with the ULB/ beneficiaries and subsequently transferred to beneficiaries as per IHSDP guidelines. Agency has proposed 4 single storey community centre under social infrastructure. The cost estimates are based on Tripura PWD SOR 2002 with 45% cost escalation adopted. The project duration is 2 years.

15
10
3-

3/11/2009 Meeting of CSO, dated: 11.02.2009 (Supplementary Agenda Item)

3/11/2009

BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING COMMITTEE (CSO) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)

Rs. in Crores

C.	Tihu Town, Distt.- Nalbari Assam	Integrated housing and slum development programme at Tihu town, Assam	3.92	3.26	0.67	1.63	<ul style="list-style-type: none"> • SLCC has approved the project. • Elected local body is in existence. • Agency has stated the slums are selected on the basis of slum population and socio-economic survey. • The ratio of housing to infrastructure is 50%:50% of total project cost. • The slums are located on low lying areas and prone to flooding. • Project envisages construction of 162 dwelling units in single storey (Assam Type) on built up area of 25.01 sq. mtr. in 7 slums on in-situ basis with basis infrastructure facilities • Agency has also proposed 2 community hall for social multipurpose activities. • The ownership of land is with the ULB/ beneficiaries and subsequently transferred to beneficiaries as per IHSDP guidelines. • The lay out map of both housing existing and proposed is indicative and not to the scale. • The cost estimates are based on Assam PWD SCR of 2004-05 with 45% cost escalation adopted. • The project duration is 15 months.
D.	Nagon, Distt.- Guwahati, Assam	Improvement of Nagon slums and other slums at Nagon, Distt.-Guwahati, Assam	14.93	11.36	3.57	5.68	<ul style="list-style-type: none"> • SLCC has approved the project, but approval for revised project cost is yet to be obtained. • Elected local body is in existence. • Agency has stated the 9 slums are selected on the basis of slum population and socio-economic survey.

Site Meeting of CSO, dated: 10.09.2019 (Supplementary Agenda Brief)

33/42


BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING COMMITTEE (CSC) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)

Rs. in Crores

E.	Moirang town, Manipur	Integrated Housing & Slum Development programme at Moirang, Manipur	6.85	5.29	1.56	3.43	<ul style="list-style-type: none"> • The ratio of housing to infrastructure is 47%:53% of total project cost. • The beneficiary list, duly certified has been submitted. • Agency has proposed in-situ new housing 520 units and up-gradation 274 units, all in single storey units totaling 802 beneficiaries spread out in 9 slums who are living in Non-serviceable temporary or Semi-permanent houses. • The Built up area of new houses is 26.6 sq. metres in single storey structure with cost per welling unit is Rs. 1.14 Cr. • Agency has also proposed 2 community centers for Haibargaon west and Faudari pathi under social infrastructure. • The ownership of land is with the ULB/ beneficiaries and subsequently transferred to beneficiaries as per IHSDP guidelines. • The lay out map of both housing existing and proposed is indicative and not to the scale. • The cost estimates for housing and infrastructure are based on APWD (buildings) schedule of rates 2004 - 2005. • The project duration is restricted to 15 months. • SLCC has approved the project. • Elected local body is in existence. • The beneficiary list has been submitted. • The ratio of Housing to infrastructure is 75:25 of total project cost.
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34th Meeting of ESC, dated 16.12.2009 (Supplementary Agenda Item)

34/12/09

Page 5 of 5

Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st Instalment of Central Share (20%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Meghalaya	Williamnagar	IHSDP Scheme for Williamnagar, East Garo Hills, Meghalaya				
STATEMENT-1							
Details of State Share (Rs in lacs)							
A							
1)	State grant	553.81	Relocation - Construction of 216 new Dwelling units @ Rs.2,70,597/- per DU having built-up area 25.31 sqm single storey and G+1, consists of 2 rooms, Kitchen, WC & Bath with balcony. Land ownership is with Government. DUs alongwith apportioned share of land will be subsequently transferred to the female members.	554.49	218.70	365.79	109.35
2)	ULB share	0.00		584.49	218.70	365.79	109.35
3)	Beneficiaries share	58.32		19.13	17.12	1.91	8.60
Total State Share							
Per DU Finance (Rs.)							
1)	Central share	101250		99.66	59.69	9.97	44.85
2)	State grant	142347		42.58	38.32	4.26	19.13
3)	ULB share	0		25.08	22.50	2.58	11.25
4)	Beneficiaries share	27000		2.50	2.25	0.25	1.13
Total				18.08	16.20	1.88	8.10
B							
Sub Total (B)				239.70	215.75	23.97	107.87
Project Cost (A+B)				463.31	417.05	46.34	208.52
				1047.86	635.73	412.13	317.87

36/147
(10)

				(Rs in lakh)			
Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2	Meghalaya	Nongpoh	Integrated Housing and slum development programme under JNNURM at Nongpoh, Ri-Bhoi, Meghalaya.				
STATEMENT-II							
Details of State Share				(Rs in laacs)			
1)	State grant			399.41	243.00	156.41	121.50
2)	ULB share			81.58	73.42	8.16	36.71
3)	Beneficiaries share			85.08	76.57	8.51	38.29
				9.80	8.82	0.98	4.41
	Total State Share			34.52	48.89	5.45	24.44
	Per DU Finance			92.12	82.90	9.21	41.45
1)	Central share			99.60	89.64	9.96	44.82
2)	State grant			0.80	0.72	0.08	0.36
3)	ULB share			31.17	28.05	3.12	14.02
4)	Beneficiary contribution			44.58	40.48	4.50	20.24
	Total			499.44	449.50	49.94	224.75
				B			
			Construction of 240 new Dwelling units @ Rs.166422/-per DU having built-up area 31.16 sqm, comprising of two rooms, kitchen, bath, toilet and washing area with access to some open or semi-open area. Ownership of the Dwelling units will be given in the name of women head.E3				
				A			
			1. Roads & Paths				
			2. Sewerage				
			3. Drainage				
			4. Water Supply including UG tanks				
			5. External Electric works				
			6. Retaining wall & Boundary wall & Kerb				
			7. Solid waste management				
			8. Community Center				
			9. Livelihood Center				
				B			
			Cost of land (9.927 acres)	19.30	17.37	1.93	8.69
				C			
			Sub Total (C)	19.30	17.37	1.93	8.69
				Project Cost (A+B+C)			
				918.15	709.87	208.29	354.93
				Total for Meghalaya (2 projects)			
				1966.01	1345.60	620.41	672.80

32/142
11/02

Sl. No.		Name of the State/UT		Name of the city		IHSDP Project Name / Components		Total Project Cost		Central Share		State Share		1st installment of Central share (50%)	
(1)		(2)		(3)		(4)		(5)		(6)		(7)		(8)	
3		Manipur		Moirang		Integrated Housing & Slum Development Programme, Moirang (Manipur)									
STATEMENT-III															
Details of State Share															
1)		State grant		(Rs in lacs)		A									
2)		ULB share		154.74		1. Semic tank		Sub Total (A)		552.15		571.29		180.84	
3)		Beneficiaries share		0.00		2. Community Center				103.03		92.73		180.83	
		Total State Share		95.65		Contingencies @ 5%		Sub Total (B)		74.43		68.79		10.30	
		Per DU Finance		250.39				Sub Total (C)		179.46		161.51		17.95	
1)		Central share		(Rs.)		C		Sub Total (C)		51.58		0.00		51.58	
2)		State grant		101250.00		Project Cost (A+B+C)				51.58		0.00		51.58	
3)		ULB share		12853.00						1083.19		832.80		250.39	
4)		Beneficiary contribution		0.00										416.40	
		Total		14427.00		Total for Manipur (1 project)				1083.19		832.80		250.39	
				128530.00										416.40	

CSO/HT
AM

		(Rs in lakh)						
Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components		Total Project Cost	Central Share	State Share	1st installment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
4	Mizoram	Saiba	Detailed Project Report under IHSDP for Saiba, Mizoram (IHSDP)					
STATEMENT-IV								
Details of State Share								
(Rs. in laes) A								
1)	State grant	149.27	i) Water Supply		326.00	202.50	123.50	101.25
2)	ULB share	NIL	ii) Septic Tank		5.94	5.35	0.59	2.67
3)	Beneficiaries share	16.40	iii) Storm water Drains		4.56	41.04	4.56	20.52
	Total State Share	165.67	iv) Roads & Pavements		10.41	9.57	1.04	4.68
	Per DU Finance (Rs.)		v) Community Centre		95.43	85.91	9.55	42.93
1)	Central share	101250.00	vi) Street Light		34.00	30.60	3.40	15.30
2)	State grant	53550.00	Contingencis @ 3%		16.73	15.06	1.67	7.53
3)	ULB share	0.00	Sub Total (B)		208.15	187.32	20.81	93.66
4)	Beneficiaries share	8200.00	Preparation of DPR 1%		5.34	0.00	5.34	0.00
	Total	163000.00	Sub Total (C)		21.36	0.00	21.36	0.00
			Project Cost (A+B+C)		555.49	389.82	165.67	194.91

29/1/24
M

Sl No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	Est. investment of Central share (50%)					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)					
5.	Mizoram	Kolasib	Integrated Housing & Slum Development Phase 2, Kolasib, Mizoram									
STATEMENT-V												
Details of State Share				(Rs. in lacs)								
1)	State grant	156.66	<p style="text-align: center;">A</p> <p>Insitu - Construction of 250 new Dwelling units @ Rs.1,46,000/- per DU having carpet area 25 sqm, single storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room & septic tank is provided for each DU. Pans are available in the name of the beneficiaries.</p>									
2)	ULB share	Nil										
3)	Beneficiaries share	16.25										
Total State Share		152.91										
Per DU Finance (Rs.)												
1)	Central share	101250.00						<p style="text-align: center;">B</p>				
2)	State grant	38250.00										
3)	ULB share	0.00										
4)	Beneficiaries share	5500.00										
Total		146000.00						<p style="text-align: center;">C</p>				
Contingends @ 3%		15.61										
Preparation of DPR 1%		5.54										
Sub Total (C)		22.15										
Sub Total (A)		365.00	Sub Total (B)		188.86	Sub Total (C)						
Sub Total (A)		365.00	Sub Total (B)		169.97	Sub Total (C)						
Sub Total (A)		9.84	Sub Total (B)		5.36	Sub Total (C)						
Sub Total (A)		47.25	Sub Total (B)		4.10	Sub Total (C)						
Sub Total (A)		4.56	Sub Total (B)		83.83	Sub Total (C)						
Sub Total (A)		93.14	Sub Total (B)		28.11	Sub Total (C)						
Sub Total (A)		5.95	Sub Total (B)		169.97	Sub Total (C)						
Sub Total (A)		15.61	Sub Total (B)		5.54	Sub Total (C)						
Sub Total (A)		22.15	Sub Total (B)		576.00	Sub Total (C)						
Sub Total (A)		423.09	Sub Total (B)		152.91	Sub Total (C)						
Sub Total (A)		576.00	Sub Total (B)		423.09	Sub Total (C)						
Sub Total (A)		152.91	Sub Total (B)		211.53	Sub Total (C)						

420 / 423

				(Rs in lakh)			
Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
6	Mizoram	Champhai	Detailed Project Report under IHSDP for Champhai, Phase-2, Mizoram(IHSDP)				
STATEMENT-VI							
Details of State Share				(Rs. in lacs)			
				A			
1)	State grant		D)Water Supplr	421.12	579.01	42.11	189.50
2)	UIB share		E)Septic Tank	8.13	7.32	0.81	3.66
3)	Beneficiaries share		F)Storm water Drains	74.31	66.88	7.43	33.44
	Total State Share		G)Roads & Pavements	5.48	4.93	0.55	2.47
	Per DU Finance		H)Community Centre	39.09	53.10	5.90	26.55
			I)Contingends @ 3%	31.09	27.90	3.10	13.95
1)	Central share		J)Preparation of DPR 1%	177.92	160.13	17.79	80.06
2)	State grant			17.97	0.00	17.97	0.00
3)	UIB share			5.95	0.00	5.95	0.00
4)	Beneficiaries share			23.96	0.00	23.96	0.00
	Total		Project Cost (A+B+C)	623.00	539.14	83.86	269.57

421.12
579.01
42.11

(Rs. in lakh)

Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
8.	Mizoram	Mamit	Detailed Project Report under IHSDP for Mamit, Mizoram (IHSDP)				
STATEMENT-VIII							
Details of State Share (Rs. in lacs)							
1)	State grant	82.92	A	219.00	151.88	67.13	75.94
2)	ULB share	Nil	i) Roads & Paths	26.66	23.99	2.67	12.00
3)	Beneficiaries share	9.75	ii) Septic tank (150 units)	30.6	27.54	3.06	15.77
	Total State Share	92.67	iii) Drainage (Side Drain)	2.20	1.98	0.22	0.99
	Per DU Finance (Rs.)		iv) Water Supply (2 Nos)	5.30	4.77	0.53	2.39
			v) Street Light, HPSV	6.43	7.59	0.84	3.79
1)	Central share	101250.00	vi) Market Shed	13.30	14.75	1.64	7.38
2)	State grant	38250.00	vii) Community Center	30.55	27.52	3.04	13.66
3)	ULB share	0.00		119.93	107.94	11.99	53.97
4)	Beneficiaries share	6500.00	Contingendis @ 3%	10.16	0.00	10.16	0.00
	Total	146000.00	Preparation of DPR 1%	3.32	0.00	3.32	0.00
			Sub Total (C)	13.55	0.00	13.55	0.00
			Project Cost (A+B+C)	352.48	259.91	92.67	129.91
			Total for Mizoram (5 projects)	2817.37	2127.41	689.96	1063.71

4/3/14
DPR

Sl. No.	Name of the State/UT	Name of the city	HSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central Share (50 %)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
9.	Tripura	Belonia town	Integrated Housing & Slum Development Programme for Belonia town (499 Dus), South Tripura, Tripura				
STATEMENT-IX							
Relocation - Construction of 457 new Dwelling units @ Rs.111,000/- per DU having built-up area 25 sqm single storey, consists of 2 rooms, kitchen, W.C, Bath. Land ownership is with Government. DU's alongwith apportioned share of land will be subsequently transferred to the female members. Up gradation of Toilet & Bath @ Rs. 19,500/- per unit (Total 42 units)				507.27	456.54	50.73	228.27
Details of State Share (Rs in lacs)				8.19	7.37	0.82	3.69
A				Sub Total (A)	515.46	463.91	231.96
1)	State grant	88.29	1. Water Supply	47.22	42.50	4.72	21.23
2)	ULB share	0.00	2. Storm Water Drain	83.22	74.90	8.32	37.45
3)	Beneficiaries share	18.57	3. Roads & Pathways	143.10	128.79	14.31	64.40
Total State Share				85.6	7.0	0.86	3.63
Per DU Finance (new) (Rs.)				2.08	1.87	0.21	0.92
1)	Central share	99900	6. Community facilities including sanitation	38.31	34.48	3.83	17.24
2)	State grant	7100	7. Land acquisition	14.71	13.24	1.47	6.62
3)	ULB share	0		337.20	303.48	33.72	151.74
4)	Beneficiaries share	4000		852.66	767.39	85.27	383.70
Total				111,000			
Per DU Finance (upgra.) (Rs.)				3.40	0.00	3.40	0.00
1)	Central grant	17550	1. Capaxity building	10.00	0.00	10.00	0.00
2)	State grant	1250	2. Preparation of DPR	6.23	0.00	6.20	0.00
3)	ULB share	0	3. Adoption in innovative technology	0.52	0.00	0.50	0.00
4)	Beneficiaries share	700	4. Public awareness about environmental aspects	1.53	0.00	1.53	0.00
Total				19,500	0.00	19.50	0.00
Total Project Cost (A+B+C)				574.26	767.39	106.87	383.70

44/47
(10/2)

		(Rs. in lakhs)					
Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
10	Tripura	Ranibazar	IHSDP Scheme for Ranibazar Town, Tripura (651 DUs), West Tripura, Tripura				
			Relocation - Construction of 584 new Dwelling units @ Rs.11,000/- per DU having built-up area 25 sqm single storey, consists of 2 rooms, kitchen, WC, Bath. Land ownership is with Government DU's alongwith apportioned share of land will be subsequently transferred to the female members. Up gradation of Toilet & Bath @ Rs. 19,500/- per unit (Total 67 units)	648.24	583.42	64.82	291.71
				13.07	11.76	1.31	5.88
			Sub Total (A)	661.31	595.17	66.13	297.59
			1) Water Supply	48.97	44.07	4.90	22.04
			2) Storm Water Drain	97.05	87.55	9.70	43.66
			3) Roads & Pathways	163.58	147.22	16.36	73.61
			4) Street Lighting	8.41	7.57	0.84	3.78
			5) Solid Waste Management	1.84	1.66	0.18	0.85
			6) Community facility including sanitation	49.89	44.90	4.99	22.45
			7) Land acquisition	72.52	65.09	7.23	32.54
			Sub Total (B)	442.04	397.84	44.20	198.92
			Project Cost (A+B)	1103.35	993.01	110.33	496.51
			1) Capacity building	3.43	0.00	3.40	0.00
			2) Preparation of DPR	16.03	0.00	10.00	0.00
			3) Adoption of innovative Technology	7.93	0.00	7.93	0.00
			4) Administrative & O.E.	0.50	0.00	0.50	0.00
			5) Environmental Aspects	1.50	0.00	1.50	0.00
			Sub Total (C)	23.30	0.00	23.30	0.00
			Total Project Cost (A+B+C)	1126.65	993.01	133.63	496.51
			Total for Tripura (2 Projects)	2009.91	1760.40	240.50	880.20

HS/HS
MIA

Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st installment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
11.	Assam	Tihu	Integrated Housing and Slum Development Programme at Tihu Town, Nabadi, Assam				
STATEMENT-XI							
Details of State Share (Rs in lacs)							
1)	State grant	32.85	<p>In-situ - Construction of 162 new Dwelling units @ Rs.115,179.4 per DU having built-up area 2501 sqm single storey consists of 2 rooms, 1 kitchen, 1 W/C and Bath. The land belongs to beneficiaries. Houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member.</p>				
2)	ULB share	0.00					
3)	Beneficiaries share	8.10					
4)	Other charges	18.51					
Total State Share			59.44				
Per DU Finance (Rs.)							
1)	Central share	101250	<p>Sub Total (A)</p> <p>186.59</p>				
2)	State grant	8929					
3)	ULB share	0					
4)	Beneficiaries share	5000					
Total			115,179				
				Total Project Cost (A+B+C)			
				388.74	329.50	59.44	164.65

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(100)

Sl. No.	Name of the State/UT	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (50%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
12.	Assam	Nagaon	Improvement of Nagaon slums (S02 Dus), Assam	682.19	334.59	147.58	267.39
STATEMENT-XII				In-situ - Construction of 528 new Dwelling units @ Rs.1,29,201/- per DU having built-up area 26.60 sqm single storey, consists of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and front entrance verandah. The land belongs to beneficiaries. Houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member.			
Details of State Share				Upgradation of 274 Dus @ Rs.39,057/- (avg)			
(Rs in lacs)				(Rs in lacs)			
1)	State grant	134.46	A	107.02	90.50	16.42	43.30
2)	ULB share	0.00	1. Water Supply	789.20	623.20	164.00	312.60
3)	Beneficiaries share	67.61	2. Sewerage	108.35	97.59	10.84	48.76
4)	Other charges	68.50	3. Storm Water Drains	49.91	44.92	4.99	22.46
Total State Share		290.57	4. Roads & Culverts	263.67	237.30	26.37	118.63
Per DU Finance (New)		(Rs.)	5. Street Lighting	94.41	84.97	9.44	42.48
1)	Central share	101.230	6. Solid Waste Management	17.75	15.98	1.78	7.99
2)	State grant	16701	7. Community Centres	1.72	1.51	0.17	0.77
3)	ULB share	0	8. Lavelhood Centre	14.65	13.19	1.47	6.59
4)	Beneficiaries share	11230	9. Recreation space	12.35	11.12	1.24	5.56
Total		129,201	10. Hawkers' zone with roller facilities	0.33	0.30	0.03	0.15
Per DU Finance (UPetra.)		(Rs.)	11. Informal market	13.81	12.43	1.38	6.21
1)	Central share	35036	Sub Total (A)		789.20	623.20	164.00
2)	State grant	2996	Sub Total (B)		530.74	1147.87	222.07
3)	ULB share	0	Project Cost (A+B)		1369.94	1471.87	573.93
4)	Beneficiaries share	2993	Sub Total (C)		68.50	0.00	68.50
Total		39,057	Total Project Cost (A+B+C)		1438.43	1471.87	290.57
C				Total for Assam (2 Projects)			
Grand Total (5 States/12 projects)				1827.18	1477.17	350.01	738.58
Grand Total (2 Projects)				1966.01	1343.60	620.41	672.80
Meghalaya (2 projects)				1083.19	832.80	250.39	416.40
Manipur (1 project)				2817.37	2127.41	689.96	1063.71
Mizoram (5 projects)				2000.91	1760.40	240.50	880.20
Tripura (2 projects)				1827.18	1477.17	350.01	738.58
Assam (2 projects)				9694.65	7543.38	2151.27	3771.69
Grand Total (5 States/12 projects)							

First instalment of ACA will be released after receipt of SLCC approval for the project in (1) Nongpoh, Meghalaya; (2) Moirang, Manipur; (3) Bafolin town and Karibazar in Tripura.

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