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Government of India  
Ministry of Housing and Urban Poverty Alleviation  
JNNURM Directorate

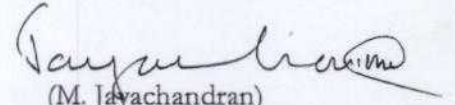
Room No. 201, G Wing  
New Delhi, dated 3<sup>rd</sup> October, 2007

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 17<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 13.9.2007 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

2. The appraisal agencies (i.e. HUDCO, BMTPC and NBCC) 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 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 011-23061519

**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 Education, 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. Ms. S. Aparna, Municipal Commissioner, Surat, Municipal Sevasadan, Muglisarai, Surat, Gujarat.
2. Ms. Mamta Verma, Additional CEO, Gujarat Urban Development Mission (GUDM), GMFB Building, GUDM Office, Sector 10-A, Gandhinagar, Gujarat.
3. Shri Malay Shrivastava, Commissioner and Secretary, Urban Development Department, Government of Madhya Pradesh, Shivaji Nagar, Bhopal, MP.
4. Shri Rameshwar Gupta, Commissioner, Ujjain Municipal Corporation, Grand Hotel campus, Madhav Nagar, Ujjain, Madhya Pradesh
5. Shri N. Sehgal, Secretary, Urban Development Department & SUDA, Government of Uttar Pradesh, Lucknow
6. Shri Trilok Nath, Chief Engineer, Lucknow Development Authority, Gomti Nagar, Lucknow
7. Shri Barun Kumar Ray, Secretary, Kolkata Metropolitan Development Authority, Government of West Bengal, DD 1, Sector-I, Salt Lake, Kolkata
8. Shri S.K. Adhikari, Superintending Engineer, M.E. Directorate, Government of West Bengal, 61/1, Bhubanmohan Roy Road, Kolkata

**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:-**

Shri S.P. Singh, Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	Shri A.K. Parida, Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
Smt Pushpa Subramaniam, Secretary, Municipal Administration Department, Government of Andhara Pradesh, L-Block Secretariat, Hyderabad-500 002.	Miss Bandana Deori, Principal Secretary, Urban Development & Tourism, Government of Arunchal Pradesh, Civil Secretariat, Itanagar.
Shri Biren Dutta, Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	Smt. S. Jalja Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
Dr. Safeena. A .N., Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	Shri Surendra Prasad Sinha, Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015



Shri C.K. Khaitan, Secretary, School Education & UD/LSG, Government of Chhatisgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	Shri R. P. Pal, Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
Shri S.R. Rao, Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 <sup>th</sup> Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
Shri P.K. Gupta, Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	Shri Deepak Sanan, Principal Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002
Ms. Naseem Lanker, Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	Shri P. C. Kapoor, Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002
Shri G.A. Qureshi, Director, Urban Local Bodies J&K , Jammu, 151-A/D, Gandhi Nagar, Jammu.	Shri R.K. Shrivastava Secretary (UD) Government of Jharkhand, Ranchi -834 004.
Shri N. N. Sinha Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	Smt. Shamim Banu, Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 <sup>nd</sup> Floor, Vikas Sauda Dr. B.R. Ambedkar Road, Bangalore-560 001
Shri K Jyotiramalingam Principal Secretary to Government UD Department, Government of Karnatka Room No.436, 4 <sup>th</sup> Floor, Vikas Sauda Dr. B.R.Ambedkar Road Bangalore 560 001	Shri L. Radhakrishnan, Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
Shri S.M. Vijayanand, Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	Shri T.K. Jose, Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001

The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala State Municipal House Vazhuthacaud Thiruvananthapuram	Shri Ashok Das, Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
Dr. Devraj Berdi, Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	Shri Malay Shrivastava, Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
Shri Ramanand Tiwari, Addl. Chief Secretary(UD), Government of Maharashtra, Mantralaya, Mumbai-400 032.	Shri S.S. Kshatriya, Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 <sup>nd</sup> Floor, Mantralaya, Mumbai-400 032
Shri T C Benjamin, Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 <sup>th</sup> floor Mantraalaya, Mumbai-400 032	Shri P.W. Ingty, Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001
Shri Prashant Kumar Singh, Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	Shri Haukhum Hauzel, Commissioner & Secretary (LAD), Government of Mizoram, Civil Secretariat, Aizwal-796 001.
Dr. S.C.Deorani, Principal Secretary, Urban Development Department, Government of Nagaland, Kohima - 797 001	Shri Mhathung Kithan, Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima - 797 001
Shri N.C. Vasudevan, Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001	Shri D. S. Bains, Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001
Shri Arun Goyal, Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001	Shri Parvinder Singh Panwar, Principal Secretary, UDH & LSG Department, Government of Rajasthan Romm No. 29, Main Building, Secretariat, Jaipur




Dr. Manjit Singh, Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.	Shri Tobjor Dorji, Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok – 737 101
Shri R. Sellamuthu, Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai –600 009	Shri K. Deenabandu, Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 <sup>th</sup> Floor, Ezhilagam Annexe, Chepauk, Chennai- 600 009
Shri Sudip Roy, Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001	Shri Govindan Nair, Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 <sup>th</sup> floor, Babu Bhawan, Lucknow – 226 001
Shri Mohinder Singh, Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhavan, Lucknow – 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.
Shri Shatrughna Singh, Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN	Shri P.K. Pradhan, Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001
Shri S.K. Sandhu, Finance Secretary and Secretary in-charge of UD & Housing, Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001	Dr. A. C. Verma, Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001
Shri T.M. Balakrishnan, Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001	Shri Rakesh Mehta, Principal Secretary (UD), Government of NCT of Delhi, 9 <sup>th</sup> Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.

Shri S.K. Saxena, Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002	Shri P.K. Gupta, Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101
Shri Dharmendra, Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220	Shri Dharmendra, Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220

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. PS to JS (JNNURM) and Mission Director, Ministry of HUPA
5. Director (UPA), Ministry of HUPA
6. OSD in JNNURM Directorate, Ministry of HUPA.
7. DS(JNNURM), Ministry of HUPA
8. The CMD, HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
9. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
10. The CMD, HPL, Jangpura, New Delhi-110014
11. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
12. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.

  
(M. Jayachandran)  
Deputy Director (BSUP)

✓ Copy to:- Guard folder on JNNURM



MINUTES OF THE 17<sup>th</sup> MEETING OF THE CENTRAL  
SANCTIONING AND MONITORING COMMITTEE (CSMC) OF  
SUB-MISSION ON BASIC SERVICES TO THE URBAN POOR  
(BSUP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN  
RENEWAL MISSION (JNNURM)

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Nirman Bhawan, New Delhi, September 13, 2007

The seventeenth meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairmanship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 13<sup>th</sup> September, 2007. List of participants is at **Annexure – I**.

2. At the outset Chairman, CSMC and Secretary (HUPA) drew attention of the representatives of the State Governments and appraisal agencies towards the important Guidelines issued earlier by the Government of India/Central Sanctioning and Monitoring Committee for preparation and implementation of projects under JNNURM. The State/UT Governments were urged in the Minutes issued in the past to undertake specific measures for smooth implementation of the projects under BSUP and IHSDP. These are at **Annexure-II**.

3. In the meeting four project proposals (one each from Gujarat, Madhya Pradesh, Uttar Pradesh and West Bengal) were put on the agenda, brief details of which are at **Annexure-III**. The Chairman of CSMC requested representatives of the State Governments to give an account on the following:

- (i) Brief details of physical and financial progress of already approved projects including the actual availability of Central share, State share, ULB share, beneficiary contribution, loan component; tentative schedule for seeking 2<sup>nd</sup> instalment of Central share, number of houses actually constructed, stage of progress of housing and infrastructure etc.
- (ii) Basic details of the present proposals such as total project cost and its break up into housing and infrastructure components (percentages); break-up of cost of housing and infrastructure under Central Share, State share, ULB share, Beneficiary contribution, loan, other, etc.

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4. Representative of the State Government of Gujarat made a presentation on the project for Surat city. She informed the Committee that necessary orders have already been issued that State/ULB share will be grant. The Committee suggested that in the design of the Dwelling Units, a provision could be made to include community space on different floors and further, one community block could face another to encourage social interaction amongst the Slum Dwellers. After detailed deliberations the Committee approved the project subject to the condition that the State/ULB/implementing agency will take measures to observe the important guidelines/points (**Annexure-II**) for implementing the project(s).

**Abstract of the approved project is at Statement-I of Annexure-IV.**

5. The representative of the State Government of Madhya Pradesh made a presentation on the project for Ujjain city. After detailed deliberations the Committee approved the project subject to the condition that the State/ULB/implementing agency will take measures to observe the important guidelines/points (**Annexure-II**) for implementing the project(s).

**Abstract of the approved project is at Statement-II of Annexure-IV.**

6. The representative of the State Government of West Bengal made a presentation on the project for the Kolkata Metropolitan Area (North Barrackpore). After detailed deliberations, the Committee approved the project subject to the condition that the State/ULB/implementing agency will take measures to observe the important guidelines/points (**Annexure-II**) for implementing the project. The committee also suggested for inclusion of the following within the total approved project cost

- Individual Bath & Toilet facilities to each family
- Interim measures for proper Sanitation such as use of Dual Pits or Digesters etc.
- The beneficiary component to be recovered in 3-4 instalments in line with the progress of the construction of different phases

**Abstract of the approved project is at Statement-III of Annexure-IV.**

7. Representative of the State Government of Uttar Pradesh made a presentation on the project for Lucknow city. He informed the Committee that following the visit by Secretary (HUPA) to Lucknow and meeting with

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Chief Secretary to Government of Uttar Pradesh, State/ULB share is full grant for which necessary orders will be issued very soon. After detailed deliberations and taking into consideration the observations of representatives of the appraisal agency (HUDCO), CPHEEO, IF Division and other members of the Committee, the Committee approved the project subject to the following conditions:-

- (i) the State/ULB/implementing agency will take measures to observe the important guidelines/points (**Annexure-II**) for implementing the project;
- (ii) first instalment of Central share will be recommended for release after the State Government, through the appraisal agency, furnishes documentary proof that the State/ULB share is full grant.

**Abstract of the approved project is at Statement-IV of Annexure-IV.**

8. The Chairman of CSMC reiterated the importance of observing the important guidelines and points (**Annexure-II**) and once again urged the States/UTs/ULBs/implementing agencies/appraisal agencies to take these measures for smooth implementation of the projects. Minutes issued in the past may also be referred to while implementing specific projects.

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

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## ANNEXURE-I

### LIST OF PARTICIPANTS IN THE 17<sup>TH</sup> MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) HELD UNDER THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 13.9.2007.

1. Dr. Harjit S. Anand, Secretary, ..... In chair  
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, JS(JNNURM) and Mission Director, Ministry of HUPA
3. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of Urban Development.
4. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
5. Shri Yogesh Sharma, Director, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
6. Shri B.B. Barman, Additional Director, NRCDC, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
7. Shri N. Venugopalan, Deputy Secretary, Ministry of Urban Development.
8. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA.
9. Shri M. Sankaranarayanan, Deputy Adviser (PHE), CPHEEO, Ministry of Urban Development
10. Shri Deena Nath, Deputy Director (PF-I), Ministry of Finance, North Block, New Delhi
11. Shri J.A. Vaidyanathan, Under Secretary (JNNURM), Ministry of HUPA
12. Shri Umraw Singh, Deputy Director, NBO, Ministry of HUPA
13. Shri N. Sehgal, Secretary, Urban Development Department & SUDA, Government of Uttar Pradesh, Lucknow
14. Shri Trilok Nath, Chief Engineer, Lucknow Development Authority, Gomti Nagar, Lucknow
15. Shri Amit Sardana, Consultant, Lucknow Development Authority
16. Shri Barun Kumar Ray, Secretary, Kolkata Metropolitan Development Authority, Government of West Bengal, DD 1, Sector-I, Salt Lake, Kolkata
17. Shri S.K. Adhikari, Superintending Engineer, M.E. Directorate, Government of West Bengal, 61/1, Bhubanmohan Roy Road, Kolkata
18. Ms. S. Aparna, Municipal Commissioner, Surat, Municipal Sevasadan, Muglisarai, Surat, Gujarat.
19. Ms. Mamta Verma, Additional CEO, Gujarat Urban Development Mission (GUDM), GMFB Building, GUDM Office, Sector 10-A, Gandhinagar, Gujarat.
20. Shri Lekhan Thakkar, Director (F), GUDM, Gandhinagar, Gujarat.
21. Shri H.B. Parikh, Assistant Engineer, Surat Municipal Corporation, Surat.
22. Shri Malay Shrivastava, Commissioner and Secretary, Urban Development Department, Government of Madhya Pradesh, Shivaji Nagar, Bhopal, MP.
23. Shri Rameshwar Gupta, Commissioner, Ujjain Municipal Corporation, Grand Hotel campus, Madhav Nagar, Ujjain, Madhya Pradesh
24. Shri Neeraj Mandloi, Commissioner, Municipal Corporation of Indore, Madhya Pradesh
25. Shri P.S. Kushwah, Assistant Engineer, Ujjain Municipal Corporation, Ujjain.
26. Shri Hitendra Mehta, Consultant, Ujjain Municipal Corporation, 102, Navneet Plaza, Indore
27. Shri R.K. Celly, Executive Director, BMTPC, Core 5-A, India Habitat Centre, Lodhi Road, New Delhi-110 003.
28. Shri I.J.S. Sidhu, Chief (PM&T), BMTPC, New Delhi.



29. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
30. Shri S.K. Chaudhary, Executive Director, HUDCO, India Habitat Centre, Lodhi Road, New Delhi-110 003.
31. Shri S.K. Tripathi, Director (Corporate Planning), HUDCO, New Delhi.
32. Dr. D. Subrahmanyam, Executive Director, HUDCO Regional Office, Kolkata.
33. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi.
34. Shri A.P. Tiwari, Assistant Chief (P) HUDCO, New Delhi
35. Shri Sudeep Das, AO(P), HUDCO, New Delhi.
36. Shri Arvind Gupta, AO, HUDCO Regional Office, Lucknow.
37. Ms Sukanya Ghosh, Assistant Chief (Projects), HUDCO Regional Office, Kolkata.
38. Shri Anil Bansal, Programme Manager, IPE, C-2, Green Park Extension, New Delhi-16
39. Shri M. Jayachandran, Deputy Director (BSUP), Ministry of HUPA.

## IMPLEMENTATION OF BSUP AND IHSDP PROJECTS

### SPECIFIC MEASURES TO BE UNDERTAKEN

#### Project Preparation:

1. Undertake biometric identification of beneficiaries and place the lists on the State / Municipal / JNNURM websites with a view to ensuring utmost transparency in the implementation of housing and slum development programmes under JNNURM;
2. In all the projects the aim should be to cover the poorest among the poor under housing who are not in a position to build houses on their own rather than spending money only for infrastructure facilities for the already built houses (excepting in the cases of VAMBAY and EWS Scheme projects). When large numbers of poor people are living in slums with no land tenure, the States may give preference for integrated development of slums. Where only infrastructure facilities are to be provided, the State Government may consider providing their own fund for such activities. The ultimate objective should be to cover first the needy people who require shelter so that the poor get the maximum benefit out of the scheme. This also assumes importance considering the estimated shortage of about 24.7 million houses in the country at the beginning of the 11<sup>th</sup> Plan with 98% of the same being under EWS/LIG categories.
3. State/ULB/implementing agency should ensure that all procedures are followed as per the State PWD Code regarding technical scrutiny, administrative sanction and financial propriety before projects are put up to the State Level Steering Committee/State Level Coordination Committee.
4. Detailed Project Reports need to be prepared with more technical inputs in areas such as structural design, connectivity of local infrastructure systems with city-wide trunk lines, costing of projects based on approved schedule of rates and appropriate local verification to avoid over-invoicing. DPRs should include status and capacity of the existing services and the demand-gap situation. The DPRs should specially include the following aspects:
  - (i) Status of availability and quality of water supply to slum dwellers/to their new improved houses, connectivity to trunk



## ANNEXURE-II

to the Minutes of the 17<sup>th</sup> CSMC (BSUP)

- water lines, level of water table (in case of tube well), provision of overhead tanks, etc.;
- (ii) Technical details of the proposed sewerage and storm drainage lines such as invert level, outfall parameters and their proper connectivity to city-wide systems;
  - (iii) Details of the existing schools should contain data about their distance from slum/low-income neighbourhood and intake capacity, whether they can accommodate children from the family of those slum dwellers for whom houses are existing/or are being constructed under BSUP/IHSDP; whether the schools are run by Government or private agency; etc.
  - (iv) Status of health facilities such as availability of health centres/sub-centres/maternity centres and their OPD and bed strength capacity, details of hospital facilities (whether they can adequately serve the slum population or not), distance of facilities from the slum locality etc.; and
  - (v) Proximity of all infrastructure facilities proposed in the slum area/low-income neighbourhood to the city-level infrastructure and their proper integration with trunk supply networks.
5. The inputs as mentioned above, along with details of statutory requirements, should be inbuilt into DPRs for both slum level and city level projects under JNNURM at the stage of preparation of Detailed Project Reports. The various reports will need to be technically verified, certified and signed by the engineers of appropriate levels as per the State/UT Public Works Code.

### Appraisal Agencies

6. Appraisal agencies should pay more attention to the structural and technical aspects and if necessary site visits should be conducted before writing the appraisal report. Assistance from technically competent academic institutions/agencies must be secured where required. Good quality DPRs are necessary for ensuring construction of quality houses and civic amenities without wastage of resources. The appraisal agencies need not be on a fault-finding mission; they need to provide expert inputs that would facilitate proper convergence between components of projects and governmental schemes.
7. Appraisal agencies should look into the above mentioned aspects before bringing any project proposals for consideration of the Committee. They should ensure that the ratio of cost of housing and infrastructure components in a project proposal is within a reasonable limit in general,



say about 40 to 60 per cent for housing and remaining for infrastructure. This would ensure that more numbers of houses are constructed for the poor under JNNURM.

**Action to be taken by State Government for implementation of project**

8. Ensure that the funds for providing housing and related infrastructure facilities to the urban poor are not thinly spread. On the contrary, sanctioned projects should be implemented in 12-18 months to ensure tangible and quantifiable outcome in the field so that the poor are benefited.
9. As the primary objective of JNNURM is to assist the urban poor, the subsidy from the Central Government should be passed on to the urban poor. Further, the concerned State/UT Government should provide a subsidy in keeping with the intent and spirit of BSUP/IHSDP so that the loan burden of a poor EWS or LIG household does not exceed between 12 to 25 per cent of the total cost of the EWS or LIG dwelling unit.
10. Ensure that the assets created for the urban poor are of good quality. The houses built under BSUP/IHSDP should preferably have two rooms with attached bath, latrine and kitchen and the covered area should range between 25 to 30 square metres. The beneficiaries should have individual water connection and individual toilet;
11. Take up city-wide infrastructure development by using Urban Infrastructure and Governance Sub-Mission /Urban Infrastructure Development Scheme for Small and Medium Towns/State Plan/Municipal funds to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.
12. Ensure convergence of facilities under education, health and social security with physical amenities and other services in coordination with respective programmes such as Sarva Shiksha Abhiyan.
13. Prepare State / Municipal / Slums urban poverty profiles with due attention to the 7-Point Charter, namely land tenure, shelter, water, sanitation, education, health and social security and other amenities;
14. Develop State / City / Slums development plans with a vision of slum-free city and devise phasing plan with time-bound action to provide all basic amenities to the urban poor within the Mission period as contemplated under reform agenda for JNNURM;
15. Establish State / Municipal Poverty Alleviation & Livelihood Development Cells to plan, develop, monitor and assist in the



- implementation of JNNURM with the full involvement of all stakeholders;
16. Computerize database and MIS on slums and the urban poor and prepare State / City Strategy for Urban Poverty Alleviation for which part funding is provided under JNNURM. Put in place a computerized tracking system to track the physical and financial progress of projects sanctioned under JNNURM, slum-wise and beneficiary-wise and stage of construction-wise;
  17. Establish quality control systems – internal and external – to ensure that the constructions are undertaken with utmost quality to represent value for money. They should also constitute beneficiary committees which would supervise construction at various levels – foundation, basement, lintel, roof, completion, occupation etc. and undertake social audit of the projects after completion;
  18. Ensure that there is no delay in implementation of the projects. Since housing projects for the urban poor involve beneficiary contribution and sometimes a small loan component, delay in implementation will severely hamper their ability to meet EMI requirements.
  19. In so far as security of tenure is concerned, a mechanism may be evolved to prevent resale of such properties before a reasonable period of say 10-15 years. The pattas granted to the beneficiaries could be mortgaged to banks in the case of beneficiaries taking loans. In case no loan component is involved, the ownership of such houses could vest in a society of the beneficiaries themselves. With bio-metric identification of beneficiaries and proper control by the Registrar of Cooperatives, such a mechanism could be a desirable option. All the State Governments/UT Administration should ensure that biometric identification of beneficiaries, in the case of approved projects, is completed as early as possible. Where occupancy rights are not granted, the same should be given to the beneficiaries within 6 months.

### Monitoring Reports

20. The Mid-Term Targets fixed during the review meeting held by the Hon'ble Prime Minister recently should be achieved. All the State Governments have been informed about this through a DO letter from Secretary (HUPA) to the Chief Secretary and the concerned Secretary in the State Government/ UT Administration. *States/UTs are required to send quarterly progress reports on physical and financial progress and reforms for which formats have been sent to the State Secretaries and Nodal agencies.*

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21. The States/UTs which have already been sanctioned projects under BSUP/IHSDP should expeditiously implement them with the 1<sup>st</sup> instalment from the Central Government and appropriate State share and submit UCs for 70% of the Central share and State share. *[UCs should specifically mention the Central share received and utilized.]* This would facilitate the Ministry for releasing 2<sup>nd</sup> instalment of the share of the Central Government.

**Meeting of Central Sanctioning and Monitoring Committee/  
Central Sanctioning Committee**

22. In all the meetings of CSMC/CSC, the schedule will be first to review the already approved projects and then take up fresh projects. The representatives of the States/UTs would give an account on the following in every meeting of CSMC/CSC:

- (i) brief details of physical and financial progress of already approved projects including the actual availability of Central share, State share, ULB share, beneficiary contribution, loan component; tentative schedule for seeking 2<sup>nd</sup> instalment of Central share, number of houses actually constructed, stage of progress of housing and infrastructure etc.
- (ii) basic details of the present proposals such as total project cost and its break up into housing and infrastructure components (percentages); break-up of cost of housing and infrastructure under Central Share, State share, ULB share, Beneficiary contribution, loan, other, etc.

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**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION OF 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	Project Cost	Central Share	State Share	1st Install - ment (25% of Central Share)	Comments
A.	Surat, Gujarat	Detail-Project Report for Construction of Housing Units for Urban Poor at 15, various locations at Surat City, Gujarat	114.25	54.37	57.63	13.59	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• Recommendation of this project is still awaited from State Nodal agency.</li> <li>• Information regarding elected local body is not furnished.</li> <li>• G+3 and G+4 housing structure is proposed.</li> <li>• 7-point charter compiled with.</li> <li>• List of beneficiaries is yet to be provided.</li> <li>• Estimates are based on SSR 2005-2006-EWS- Infstrcture.</li> <li>• Duration of the Project is 1.5 years.</li> </ul>
B.	Ujjain City, Madhya Pradesh	Slum Rehabilitation Scheme at Ujjain City, Madhya Pradesh	17.41	13.26	4.15	3.32	<ul style="list-style-type: none"> <li>• CDP approved and MoA signed.</li> <li>• Information regarding SLSC recommendation is not given.</li> <li>• Information regarding elected local body is not furnished.</li> <li>• G+2 housing structure with RCC framed has been proposed.</li> <li>• 7-point charter compiled with.</li> <li>• Estimates are based on Unified Schedule of Rate (SOR) for Building Works of M.P. PWD, November, 1999, PHE 1st September, 2002, PWD</li> </ul>

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C.	North Barrackpore, District-24 Parganas, Kolkata Metropolitan Area, West Bengal	BSUP Scheme for 29 slums in the town of North Barrackpore, District-24 Parganas, Kolkata Metropolitan Area, West Bengal	28.01	13.31	14.70	3.33	<ul style="list-style-type: none"> <li>* Electrical SOR. An escalation of 15% over SOR in case of Building blocks &amp; infrastructure components has been charged to match present prevailing rate.</li> <li>* List of Beneficiaries is not furnished</li> <li>* The dwelling unit will be allotted in joint name and complete ownership will be transferred after the full payment of loan.</li> <li>* Duration of the Project is 24 months.</li> <li>* CDP approved and MoA signed.</li> <li>* The project has been approved by SLSC.</li> <li>* Elected Local Body is in existence.</li> <li>* 7-point charter complied with.</li> <li>* Beneficiaries list has been submitted.</li> <li>* It will be ascertained that either the property title is in the name of female member of family or at least female family member is the co-owner of the holding / property.</li> <li>* Estimates are based on PWD schedule of rates 2002.</li> <li>* Duration of the Project is 3 years.</li> </ul>
	<b>Total</b>		<b>159.67</b>	<b>80.94</b>	<b>76.48</b>	<b>23.55</b>	

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Sl. No	Mission City/ State	Project Title	Project Cost	Central Share	State Share	Instal - ment (25% of Central Share)	Comments
T-A.	Lucknow, Uttar Pradesh	Implementation of BSUP at Lucknow, Uttar Pradesh	182.46	82.19	100.27	25.07	<ul style="list-style-type: none"> <li>* CDP approved and MoA signed.</li> <li>* Project has been approved by SLSC.</li> <li>* Information regarding elected local body is not furnished.</li> <li>* G+3 housing structure is proposed.</li> <li>* List of beneficiaries has been submitted.</li> <li>* Estimates are based on SOR 2007 (Lucknow).</li> <li>* Duration of the Project is not given.</li> <li>* Convergence / provisions of Health, Education &amp; Social security have not been defined.</li> </ul>
		<b>Total</b>	<b>182.46</b>	<b>82.19</b>	<b>100.27</b>	<b>25.07</b>	

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Sl.No.	Name of the State	Name of the City	BSUP Project Name/Components	Total project cost	Central Share	State Share	25% of Central share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Gujarat	Surat	Detail Project Report for " Construction of Housing Units for Urban Poor at 15 various Locations of Surat "				
STATEMENT-I							
Details of State Share							
			A	10358.39	5179.193	5179.193	1294.80
			B				
			Infrastructure:-				
	1) State Grant	Rs. 2725.12 lakhs	i) Internal Roads	163.84	81.920	81.920	20.48
	2) ULB	Rs.1087.06 lakhs	ii) Drainage	59.04	29.520	29.520	7.38
	3) Beneficiary Contribution (only for DUs)	Rs. 2175.26 lakhs	iii) Water Supply	129.07	64.536	64.536	16.13
		Total	iv) Street Light	24.54	12.269	12.269	3.07
		Per DU finance(excluding contingency & work charge / establishment charges)	v) Compound Wall	85.94	42.972	42.972	10.74
	1) Central share	Rs.67,227.35	vi) Storm water line	39.30	19.651	19.651	4.91
	2) State Grant	Rs.26,890.94	vii) Entrance gate	14.28	7.139	7.139	1.78
	3) ULB Share	Rs.12,100.92	Sub Total(B)	516.01	258.01	258.01	64.50
	4) Beneficiary contribution (upfront -Rs.5,000/- & the balance amount in monthly installments of about Rs.350/- for a period of 10 years)	Rs.28,235.49	Contingency (3%)	326.23	0.00	326.23	0.00
		Total	Workcharge & establishment charge (2%)	224.01	0.00	224.01	0.00
			Sub Total (C)	550.24	0.00	550.24	0.00
			Project Total (A+B+C)	11424.64	5437.20	5987.44	1359.30

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Sl.No.		Name of the State	Name of the City	BSUP Project Name/Components	Total project cost	Central Share	State Share	25% of Central share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2.	Madhya Pradesh	Ujjain	Slum Rehabilitation Schemes at Ujjain					
STATEMENT-II Details of State Share								
1)	State Grant	Rs.215.54 lakh	A	EWS Housing Units (1320 Nos@ Rs.1,05,839/ per unit). Rehabilitation G+2; built up area 30 sq.m. with 2 rooms the DUs to be allotted on lease basis and the title of the DU in joint name	1397.07	1117.65	279.41	279.41
2)	ULB	Rs.31.31 lakh	B	Infrastructure:-				
3)	Beneficiary Contribution (only for DUs)	Rs.167.65 lakh		i)Roads-C C	116.57	93.25	23.31	23.31
	Total	Rs.414.5 lakh		ii)Sewer System & Septic Tanks	43.23	34.59	8.65	8.65
	Per DU finance(excluding contingency, A & M charges)			iii)Water Supply including Water tanks	58.77	47.02	11.75	11.75
1)	Central share	Rs.84,670.90		iv)External Electrification	28.51	22.81	5.70	5.70
2)	State Grant	Rs.8,467.09		v)Park & Water Recharging Pit	5.90	4.72	1.18	1.18
3)	ULB Share	Nil	C	vi)Community Hall	7.96	6.37	1.59	1.59
	Beneficiary contribution (Upfront -Rs.1200 & balance amount in equated monthly installments for a period of 4-9 years depending upon financial condition of individual beneficiary)			Total(B)	260.94	208.75	52.19	52.19
	Total	Rs.105,838.63		A&M (2%) & Contingency (3%)	82.90	0.00	82.90	0.00
				Sub Total (C)	82.90	0.00	82.90	0.00
				Project Total (A+B+C)	1740.91	1326.41	414.50	331.60

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Sl.No.		Name of the State		Name of the City		BSUP Project Name/Components		Total project cost		Central Share		State Share		25% of Central share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
3.	West Bengal	North Barrackpore (Kolkata)	BSUP Scheme for the town of North Barrackpore (Kolkata region), West Bengal												
STATEMENT - III															
Details of state share															
A															
New Housing Units - 1526 nos @ Rs 1,00,000/- per unit, in-situ ground floor structure only, built up area 25.00 sq.m. with 2 rooms and Land ownership is with beneficiary family and will be subsequently transferred to female member.															
B															
1)	State Grant	Rs 589.49 lacs	i) WATER SUPPLY DISTRIBUTION LINE	128.82	763.00	763.00	190.75								
2)	ULB share	Rs 436.88 lacs	ii) STORM WATER DRAINAGE	260.43	64.41	64.41	16.10								
3)	Beneficiaries contribution (only for Dus)	Rs 305.20 lacs	iii) ROADS (Black Topped)	626.14	130.22	130.22	32.55								
Total		Rs 1331.57 lacs	iv) STREET LIGHT	55.07	27.54	27.54	6.88								
Incentive (Reimbursible by centre)		Rs 138.17 lacs	v) COMMUNITY BATH	5.09	2.55	2.55	0.64								
Total State share		Rs 1469.74 lacs	vi) COMMUNITY TOILETS	20.10	10.05	10.05	2.51								
Per DU finance															
1) Central share		Rs 50,000.00	vii) COMMUNITY SEVA KENDRA	14.73	7.37	7.37	1.84								
2) State Grant		Rs 20,000.00	Sub Total B	26.75	13.38	13.38	3.34								
3) ULB share		Rs 10,000.00	Total (A+B)	1137.13	568.57	568.57	142.14								
4) Beneficiaries contribution (Own savings)		Rs 20,000.00	Incentive	2663.13	1331.57	1331.57	332.89								
Total		Rs 1,00,000.00	Project Total (A+B+C)	138.17	0.00	0.00	0.00								
				2801.30	1331.57	1469.74	332.89								

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Sl.No. (1)	Name of the State (2)	Name of the City (3)	BSUP Project Name/Components (4)	Total project cost (5)	Central Share (6)	State Share (7)	25% of Central share (8)
4.	Uttar Pradesh	Lucknow	BSUP Scheme for Lucknow City, Uttar Pradesh				
STATEMENT - IV							
Details of state share							
1)	State Grant	Rs 2711.06 lacs	A i) Water Supply	14411.52	7205.76	7205.76	1801.44
2)	ULB share	Rs 4066.64 lacs	B ii) Sewerage	543.56	271.78	271.78	67.95
3)	Beneficiaries contribution (only for Dus)	Rs 1441.15 lacs	iii) CC Pavements / Road Works	318.99	159.50	159.50	39.87
			iv) Storm Water Drains	214.76	107.38	107.38	26.85
			v) Street Lighting	316.39	158.20	158.20	39.55
	HEC cost, consultancy etc (Reimbursible by Centre)	Rs 1315.02 lacs	vi) Dev. Of open space, parks etc	71.22	35.61	35.61	8.90
	<b>Total State share</b>	<b>Rs 9533.87 lacs</b>	<b>Sub Total B</b>	<b>2026.18</b>	<b>1013.09</b>	<b>1013.09</b>	<b>253.27</b>
	<b>Per DU finance</b>		<b>Total (A+B)</b>	<b>16437.70</b>	<b>8218.85</b>	<b>8218.85</b>	<b>2054.71</b>
1)	Central share	Rs 81,000.00	C i) IEC cost, consultancy etc. (5%)	821.89	0.00	821.89	0.00
2)	State Grant	Rs 25,920.00	ii) Contingency (3%)	493.13	0.00	493.13	0.00
3)	ULB share	Rs 38,880.00	<b>Sub Total C</b>	<b>1315.02</b>	<b>0.00</b>	<b>1315.02</b>	<b>0.00</b>
4)	Beneficiaries contribution (Own savings)	Rs 16,200.00	<b>Project Total (A+B+C)</b>	<b>17752.72</b>	<b>8218.85</b>	<b>9533.87</b>	<b>2054.71</b>
	<b>Total</b>	<b>Rs 1,62,000.00</b>					

First instalment of Central share for this project will be recommended for release after the State Government, through the appraisal agency, furnishes documentary proof that the State/ULB share is full grant

Grand Total for all States							
Gujarat (1 project)	11424.64	5437.20	5987.44	1359.30			
Madhya Pradesh (1 project)	1740.91	1326.41	414.50	331.60			
West Bengal (1 project)	2801.30	1331.57	1469.74	332.89			
Uttar Pradesh (1 project)	17752.72	8218.85	9533.87	2054.71			
<b>Grand Total</b>	<b>33719.57</b>	<b>16314.02</b>	<b>17405.55</b>	<b>4078.51</b>			

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