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No.N-11026/10/2007/BSUP/JNNURM-Vol.VIII
Government of India
Ministry of Housing and Urban Poverty Alleviation

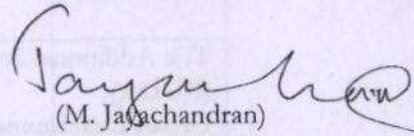
Room No. 201, G Wing
New Delhi, dated 27th November, 2007

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 23rd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 13.11.2007 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) 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. Shri Triloki Nath, Chief Engineer, Lucknow Development Authority, Gomati Nagar, Lucknow.
2. Shri H.V.L. Zarzoenga, Deputy Director, Urban Development & Poverty Alleviation Department, Government of Mizoram, Aizawl

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunchal 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, School Education & UD/LSG, Government of Chhatisgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.

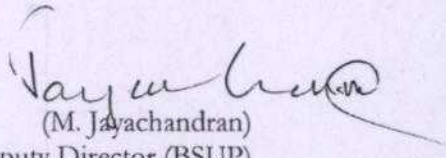
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Souda Dr. B R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 th Floor, Vikas Souda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director: Kudumbashree State Poverty Eradication Mission Government of Kerala State Municipal House Vazhuthacaud Thiruvananthapuram	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
The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	The Commissioner & Secretary (LAD), Government of Mizoram, Civil Secretariat, Aizwal-796 001.
The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001	The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001
The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001	The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001
The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001	The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur
The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.	The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok – 737 101
The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai –600 009	The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai– 600 009
The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001	The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Babu Bhawan, Lucknow – 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhavan, Lucknow – 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.

The Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN	The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001
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

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. Director (UPA), Ministry of HUPA
5. OSD (JNNURM), Ministry of HUPA.
6. DS(JNNURM), Ministry of HUPA
7. ✓ US(JNNURM), Ministry of HUPA
8. DD(JPC), NBO, Ministry of HUPA
9. DD(Data & MIS), NBO, Ministry of HUPA.
10. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
11. The CMD, HPI, Jangpura, New Delhi-110014
12. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
13. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
14. The Director, Indian Institute of Technology Delhi, Hauz Khas, New Delhi-110 016
15. The Director, Indian Institute of Technology Roorkee,
Roorkee, Uttarkhand - 247 667


(M. Jayachandran)
Deputy Director (BSUP)

Copy to:- Guard folder on JNNURM

MINUTES OF THE 23rd 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)

Nirman Bhawan, New Delhi, 13th November, 2007

The twenty-third 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 13th November, 2007. List of participants is at **Annexure – I**.

2. Welcoming the participants, Joint Secretary and Mission Director drew attention of the States/UTs towards the urgent need for completing the projects approved earlier in a time-bound manner. States should also come up with proposals for release of second instalment of Central assistance. Special attention should be paid for implementation of three reforms that are core to the urban poor, i.e., (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the 7-point charter; (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.

3. Chairman, CSMC and Secretary (HUPA) said that some important measures mentioned in the minutes issued earlier, as consolidated below, should be properly taken up to facilitate smooth implementation of the projects:-

- In a letter to all the Chief Ministers recently, the Hon'ble Prime Minister has emphasised the need to prepare a time-bound action plan for each city for providing all entitlements and amenities envisaged in the 7-Point charter within the Mission period. A socio-economic survey would help in smooth implementation of 7-Point Charter.
- To ensure proper convergence of health, education and social security components, care should be taken to incorporate social infrastructure components in the projects. A need based multipurpose community centre, work-shed for the urban poor to continue with their livelihood activities, pen for animal and

informal sector markets should be built into the infrastructure component of the project

- The State authorities/implementing agencies should ensure that adequate land free from disputes are available before the projects are brought before the State Level Steering Committee/State Level Coordination Committee. Requisite approval from the SLSC/SLCC should be obtained before the projects are brought up to the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. It should be ensured by the State level authorities that no escalation, departmental charges or contingencies are incorporated in the project cost. Since these projects are required to be completed in 12 to 15 months, no escalation of the project cost is permissible.
- Emphasis should be given to ensure that good quality houses are constructed within the reasonable period of time, say 12 to 18 months. An incentive would be given for projects completed and handed over to the beneficiaries within a period of 12 months. Separating the tendering process for housing and infrastructure components would facilitate early start of construction and completion of housing projects.
- In all the housing projects the aim should be to provide a decent place of living. The design and layout of the houses should incorporate following features
 - i) Carpet area of the house should not be less than 25 square metre.
 - ii) House should have two rooms, kitchen, balcony and separate bath and toilet.
 - iii) There must be sufficient open space and green area within the colony.
 - iv) Design of the houses should ensure proper ventilation and natural lighting. Entrance doors & windows should have a wire mesh.
 - v) An innovative approach should also be adopted while designing the inner lay out of the houses. For example, if a 3ft x 2ft section is extended in the wall in the room and a small section in the kitchen, the poor people would be able to improvise and use them as a shelf for keeping things.

2/12 MW

- vi) While constructing multi-storey structure efforts should be made to make it disabled-friendly. Construction of ramps instead of conventional staircases is an alternative.
- vii) Layout of the houses should facilitate social interaction among the residents and row after row houses are not desirable
- All the urban poor people do not have enough capacity to pay huge amount of loan. Almost seventy per cent of them earn less than Rs.20 per day. These aspects should be kept in mind while deciding the EMI for the loan towards beneficiary contribution. Care should be taken to ensure that the cost of houses are affordable for the urban poor people, and wherever possible structures/common facilities/common spaces such as stair-case for a multi-storey building should be excluded from the unit cost of dwelling unit. Such cost is to be included under infrastructure component and not loaded on the beneficiary as cost of dwelling unit.
 - Though no specifics have been provided in the BSUP and IHSDP guidelines regarding the percentage of cost of housing and infrastructure components, in the projects implemented under BSUP and IHSDP a reasonable limit would be about 50 to 60 per cent for housing and remaining for infrastructure (excluding colonies where EWS units were built/are being built with Central Government/State Government support). This would ensure that more numbers of houses are constructed for the poor under JNNURM.
 - In all the projects undertaken under BSUP and IHSDP effort should be taken for inclusion of the following within the total approved project cost
 - Interim measures for proper sanitation such as use of Dual Pits or Digesters etc.;
 - The beneficiary component to be recovered in about 4 instalments in line with the progress of the construction of different phases
 - The States/UTs should work towards achieving the Mid-Term Targets by 31st August, 2008. Already approved projects need to be completed on a war footing and the States/UTs should come forward with proposals for release of 2nd instalment of Central assistance. States/UTs are to furnish quarterly progress report on

the stage of implementation of projects (physical and financial). In addition to this, all the States/UTs should furnish a single page abstract of the progress by 5th of every month to the Ministry of HUPA.

Project Preparation:

- *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;*
- *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 11th Plan with 98% of the same being under EWS/LIG categories.*
- *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.*
- *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:*
 - *Status of availability and quality of water supply to slum dwellers/ to their new improved houses, connectivity to trunk water lines, level of water table (in case of tube well), provision of overhead tanks, etc.;*
 - *Technical details of the proposed sewerage and storm drainage lines such as invert level, outfall parameters and their proper connectivity to city-wide systems;*
 - *Details of the existing schools should contain data about their distance from slum/low-income neighborhood 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.

- *Status of health facilities such as availability of health centres/sub-centres/maternity centers 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*
 - *Proximity of all infrastructure facilities proposed in the slum area/low-income neighborhood to the city-level infrastructure and their proper integration with trunk supply networks.*
- *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

- *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.*
- *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

- *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.*
- *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.

- 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;
- 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.
- 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.
- 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;
- 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;
- 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;
- 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;
- 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;
- 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.
- 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

- *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.***
- *The States/UTs which have already been sanctioned projects under BSUP/IHSDP should expeditiously implement them with the 1st 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 2nd instalment of the share of the Central Government.*

4. For the meeting 2 projects (1 each from Uttar Pradesh and Mizoram) were put up in the agenda. Brief details of the agenda are at **Annexure-II**. The Chairman of CSMC and Secretary (HUPA) 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 2nd 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 and parastatals.

5. During the presentation of the project for Lucknow city, it was observed that some of the mandatory requirements have not been completed. **Accordingly, to enable the State Government to comply with the mandatory requirements and also to rectify the deficiencies in the projects, as pointed out by the appraisal agency (HUDCO), the Committee deferred the project.**

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6. The representative of the State Government of Mizoram made a presentation on the project for Aizwal City. The representative of the State Government as well as the appraisal agency (BMTPC) pointed out the difficulty in maintaining a minimum of 50:50 ratio between housing and infrastructure components in this particular project. Representative of CPHEEO suggested that surface water used for drinking should be treated before supplying to the households. The Committee observed that the proposal seeks Central share for the house @ Rs.2.25 lakh whereas as per the estimated cost per DU (@Rs.2.86 lakh), the State is entitled to receive Rs.2.57 lakh. The Committee noted the difficult situations in North East and decided that the Central share per DU will be 90% of the appraised cost. The Committee suggested that in view of the poor financial condition of the beneficiaries and also considering the fact that 90% of the project cost is borne by the Centre, the State should provide assistance to reduce burden on the beneficiaries to meet the cost of dwelling units. Accordingly it was decided that the State Government would bear 90% of the 10% of the cost of dwelling unit. After detailed deliberations, the Committee approved the project subject to the following conditions:-

- (i) In accordance with the outcome of the socio economic survey, multipurpose community centres should have space for work-shed, informal sector markets, cow/pig pen, etc. A study area and a separate room (for women) could also be provided in such centres. Proper convergence of health, education and social security should be ensured;
- (ii) Work-shed should be provided in the multi-story community centre to help the beneficiaries to continue their livelihood activity. The work-shed should have proper ventilation.
- (iii) Beneficiary list should be put on the website within 1 month
- (iv) Beneficiary contribution for the DU will be only 10% of the 10% of the cost of the DU
- (v) The State Government would ensure that surface water provided (as an interim measure) to households are properly treated
- (vi) The project should be completed within 12-15 months.

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

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

8/12 (M)

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 23rd MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) HELD UNDER THE CHAIRMANSHIP OF SECRETAY (HUPA) ON 13.11.2007.

1. Dr. Harjeet S. Anand, Secretary, in chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary and Mission Director, Ministry of HUPA.
3. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of Urban Development
4. Shri Yogesh Sharma, Director, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
6. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
7. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance
8. Shri Pawan Kumar, Assistant TCP, Town and Country Planning Organisation, E Block, Vikas Bhawan, I.P. Estate, New Delhi-110002
9. Shri V.K. Chaurasia, Assistant Adviser (PHE), CPHEEO, Ministry of Urban Development
10. Shri Umraw Singh, Deputy Director (JPC), Ministry of HUPA
11. Shri A.K. Kapoor, Consultant (Engineering), Hindustan Prefab Ltd., Jangpura, New Delhi-110014.
12. Shri I.J.S. Sidhu, Chief PM&T, BMTPC, New Delhi.
13. Shri J.K. Prasad, Officiating Executive Director, BMTPC, New Delhi
14. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi.
15. Ms. Usha P. Mahavir, Deputy Chief (Project), HUDCO, New Delhi.
16. Shri A.P. Tiwari, Assistant Chief (Infrastructure) HUDCO, New Delhi.
17. Shri Thomas Antony T, Assistant Chief (Project), HUDCO Regional Office, B-I Block, PICUP, Gomati Nagar, Lucknow.
18. Shri Triloki Nath, Chief Engineer, Lucknow Development Authority, Gomati Nagar, Lucknow.
19. Shri R. Sangliankhuma, Additioinal Secretary, Urban Development & Poverty Alleviation Department , Government of Mizoram, Aizwl
20. Shri H.V.L. Zarzoenga, Deputy Director, Urban Development & Poverty Alleviation Department , Government of Mizoram, Aizwl
21. Shri Rahul Thakkar, Consultant, C/o Urban Development & Poverty Alleviation Department , Government of Mizoram, Aizwl
22. Shri G.A. Qureshi, Director (Urban Local Bodies), Government of Jammu and Kashmir, 151 A/D, Gandhi Nagar, Jammu
23. Shri B.L. Sharma, Executive Engineer, ULB Division II (Jammu), Government of Jammu and Kashmir
24. Shri M. Jayachandran, Deputy Director (BSUP), Ministry of HUPA, New Delhi.

9/12
MV

ANNEXURE-II
(23rd CSMC-BSUP)

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

Rs. in Crores

Sl. No	Mission City/ State	Project Title/Name	Project Cost	Central Share	State Share	1st Install - ment (25% of Central Share)	Appraisal Brief	Page No.
A.	Aizawl, Mizoram	Detailed Project Report for BSUP Chite EWS Housing Project, Aizawl, Mizoram	13.76	9.74	4.02	2.44	<ul style="list-style-type: none"> * CDP has been approved. * MOA for reforms is being initiated. * SLSC has approved the project. * Information regarding Elected local body is not given. * The status with regard to ownership of land, title and allotment details of DU is not clearly indicated. * Findings of Socio-economic survey of the targeted beneficiaries have not been mentioned. * Technical and Administrative check lists have not been signed by the state Govt. representatives. * Estimates are based on state SOR, 2003 and further provision of 18.86 % over and above SOR 2003. * Proposed Housing & Inftrasture cost ratio is 43 : 57 * Dwelling units are 2 types proposed i.e. single storeyed and two storeyed with RCC framed structure. * The project duration is 15 months. 	1 to 8
	Total		13.76	9.74	4.02	2.44		

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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/Name	Project Cost	Central Share	State Share	Instal - ment (25% of Central Share)	Appraisal Brief	Page No.
A.	Lucknow, Uttar Pradesh	Insitu Slum Development and integrated rehabilitation under JNNURM at Nayi Basti (Bansmandi), Lucknow - (Phase-III), Uttar Pradesh	18.35	9.08	9.27	2.27	<ul style="list-style-type: none"> * CDP has been approved and MoA signed. * SISC has approved the project. * Information regarding Elected local body is not given. * Project cash flow statement has not been included in the DPR. * Statutory approvals in respect to plans/drawings etc have not been submitted. * Land Tenure is not specified clearly. * Estimates are based on state PWD SOR, 2006-07. * No details have been mentioned regarding Biometric Survey. * Proposed Housing & Infrastructure cost ratio is 74.9: 25.1 * G+3 housing structure for 928 dwelling units proposed with RCC frame. * Beneficiaries list has been submitted. * The project duration is 18 months. 	1 to 6
Total			18.35	9.08	9.27	2.27		

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Annexure-III
to the minutes of 23rd CSMC (BSUP)

Sl.N o.	Name of the State	Name of the City	BSUP Project Name/Components	Rs. In lakhs				
				Total project cost	Central Share	State Share	25% of Central share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	Mizoram	Aizwal	Detailed Project Report for BSUP- Chite EWS Housing Project.	573.53	516.18	57.35	129.04	
STATEMENT-I								
Details of State Share								
			A					
			B					
1)	State Grant(includes contingency)	Rs.330.40 Lakh	i) Internal Roads	144.24	129.82	14.42	32.45	
2)	ULB	Nil Lakh	ii)Sewerage	54.50	49.05	5.45	12.26	
3)	Beneficiary Contribution (only for DUs)	Rs.5.80 Lakh	iii)Solid Waste Disposal	20.96	0.00	20.96	0.00	
	Total	Rs.336.20 Lakh	iv)Water Supply	62.36	56.12	6.24	14.03	
	Per DU finance		v)Fire Fighting	22.05	0.00	22.05	0.00	
1)	Central share	Rs.258,088.50	vi)Rain water harvesting, Retaining structures	44.13	39.72	4.41	9.93	
2)	State Grant	Rs.25,776.50	vii)Landscaping	78.23	70.41	7.82	17.60	
3)	ULB Share	Nil	viii)External Electrification	24.65	22.19	2.47	5.55	
4)	Beneficiary contribution in two installments of Rs.1450/- each.	Rs.2,900.00	ix)Site Dev. & Soil Stabilization.	142.93	128.64	14.29	32.16	
	Total	Rs.286,765.00	x)Community Center	14.15	12.74	1.42	3.18	
			xi)School	29.82	0.00	29.82	0.00	
			xii)Public Health Center	17.71	0.00	17.71	0.00	
			xiii)Shops	29.51	0.00	29.51	0.00	
			xiv)Cost of land	17.00	15.30	1.70	3.83	
			xv)O & M Cost (annual)	60.50	0.00	60.50	0.00	
			Sub Total (B)	762.74	523.97	238.77	130.99	
			C					
			Contingency (3%)	40.08	0.00	40.08	0.00	
			Sub Total (C)	40.08	0.00	40.08	0.00	
			Project Total (A+B+C)	1376.35	1040.15	336.20	260.04	

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