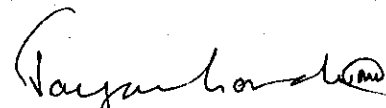


OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 48th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 5th January, 2009 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

2. The appraisal agencies (i.e. HUDCO, BMTPC) are requested to convey the decisions of the Central Sanctioning & Monitoring Committee to all the State implementing agencies/nodal agencies for BSUP and IHSDP to take appropriate follow up action as per the minutes of the meeting.
3. A copy of the minutes is forwarded to the Secretaries in-charge of BSUP and IHSDP in the States/UTs with a request to take further follow up action.



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

Encl: Minutes of the meeting

To

Members of the CSMC as follows:

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

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

1. Shri Senthilkumar, P. Director of Municipal Administration, Government of Tamil Nadu, 6th Floor, Ezhilagam Annex, Chepauk, Chennai - 600 005.
2. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan,Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room NO 316, DKS Bhawan, Mantralaya, Raipur -492 001.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.

The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Sauda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 th Floor, Vikas Sauda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala 2 nd Floor, TRIDA Building, Chalakuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department Government of Mizoram, Civil Secretariat, Aizwal-796 001.	The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001

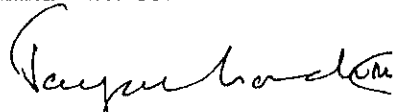
The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur	The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat, Jaipur 302 005.
The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok - 737 101	The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai - 600 009
The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai- 600 009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Bapu Bhawan, Lucknow - 226 001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu Bhawan, Lucknow - 226 001
The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.	The Principal Secretary (UD), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN - 248 001.
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun - 248 001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan DF-8, Sector1, Bidhannagar, Kolkata 700 064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001
The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Principal Secretary (UD), Government of NCT of Delhi, 9 th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.	The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220

The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 nd Floor, Secretariat, Silvassa – 396 230.
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Copy to:

1. The Joint Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. The Joint Secretary (PP), Ministry of Minority Affairs, Room No.1125, 11th Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
6. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi
7. Director (UPA), Ministry of HUPA
8. OSD (JNNURM), Ministry of HUPA.
9. Director (Administration), Ministry of HUPA
10. DS(JNNURM), Ministry of HUPA
11. US(JNNURM), Ministry of HUPA
12. DD(JPC), NBO, Ministry of HUPA
13. DD(Data & MIS), NBO, Ministry of HUPA
14. DD (NRC), NBO, Ministry of HUPA
15. SO (IHSDP), Ministry of HUPA
- ✓ 16. Monitoring Cell (JNNURM), Ministry of HUPA
17. The CMD, NBCC, "NBCC Bhavan", Lodhi Road , New Delhi-110 003
18. The CMD, HPL, Jangpura, New Delhi-110014
19. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
20. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
21. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand – 247 667

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 48TH MEETING OF THE CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC)
OF THE SUB-MISSION ON BASIC SERVICES TO THE
URBAN POOR (BSUP) UNDER JAWAHARLAL NEHRU
NATIONAL URBAN RENEWAL MISSION (JNNURM)

Nirman Bhawan, New Delhi, 5th January, 2009

The 48th meeting of the Central Sanctioning and Monitoring Committee (CSMC) of the Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 5th January, 2009. The list of participants is at Annexure – I.

2.1 Joint Secretary & Mission Director (JNNURM) welcomed the Chairperson and the Members of the CSMC. He informed the Members present that the Planning Commission has made additional allocation of Rs.500 crore ACA during the current financial year 2008-09 under the new fiscal stimulus package announced by the Government for the revival of the economy. This amount, as indicated by the Planning Commission, is to be utilized taking into account the ability of the State/UTs to spend, start and complete projects under BSUP and IHSDP. As we are in the last quarter of the financial year, the States/UTs have to come up with necessary project proposals quickly, seeking ACA out of balance of the 7-year Mission period allocation indicated by the Planning Commission and also submit proposals seeking allocation out of the new package, latest by the end of first week of February 2009. Any delay or inability on the part of the States/UTs to submit adequate proposals and also delay in completing the already sanctioned projects would go against their claim for additional allocation of ACA under the new package. The Joint Secretary (JNNURM) also requested States/UTs to take all required measures to achieve the Mid-term targets that were communicated earlier to State Chief Secretaries [vide DO. Letter No.N-11027/42/2007-BSUP/JNNURM dated 8th August, 2007 from Secretary (FIUPA)].

2.2 The Joint Secretary (JNNURM) suggested that before proposals for new projects or 2nd and subsequent installments for projects sanctioned earlier are presented by the State/UT representatives to the CSMC/CSC, a brief account of the progress of projects sanctioned and reforms implemented must be presented. HUDCO & BMTPC were requested to develop templates for standardising the presentations before CSMC/CSC.

They were also requested to ensure that adequate number of copies of DPRs are obtained at the stage of appraisal itself. At least two copies must be kept with the appraising agency and two copies be sent to OSD, JNNURM for record.

2.3. Drawing the attention of the States/UTs to the setting up of PMUs/PIUs, Joint Secretary (JNNURM) and Mission Director said that though the Ministry has sanctioned Central assistance, experts are yet to be engaged under PMU/PIUs. The States/UTs should make use of the Central assistance properly by putting in place qualified personnel to man the PMU/PIUs. In this connection the Joint Secretary drew attention of the States/UTs towards undertaking capacity building activities under JNNURM in a systematic manner. Many States are yet to come up with proposals for second installment of Central assistance for capacity building activities. JS (JNNURM) brought to the notice of the officers present that any further delay on the part of States/UTs in utilizing the funds released earlier for capacity building activities under JNNURM may lead to stoppage of further release of Central assistance not only under JNNURM but also under other schemes of the Ministry such as SJSRY.

2.4. The Joint Secretary & Mission Director (JNNURM) informed that the State Level Nodal Agency (SLNA), the concerned State Secretary and the SLSC should satisfy that the DPRs placed before the Committee are in accordance with the Guidelines of JNNURM (BSUP and IHSDP), Model DPR document circulated by the Ministry and guidelines issued by the CSMC from time to time, that the estimates prepared conform to the latest Schedule of Rates brought out by the State Government, that the necessary technical certification / approval from the competent State engineering authorities as per PWD Code / State Government Orders are available and that the State Government and ULB concerned are prepared to meet their shares. It is the responsibility of appraising agency to ensure that the above pre-conditions are satisfied before they send appraisal reports to OSD (JNNURM) for placing the same before the CSMC/CSC.

2.5 JS & Mission Director (JNNURM) reiterated the important points emphasized by the Chairperson in the earlier meetings of CSMC / CSC for adherence/implementation by the States/ULBs (**Annexure-II**).

3.1. In her opening remarks, the Chairperson, CSMC and Secretary (HUPA) referred to the issues of cost escalation in projects under BSUP and IHSDP. She said that States/UTs should take action to ensure that beneficiaries are not unduly burdened on account of escalation in the cost. While securing approval of projects from SLSC/SLCC, it should be

clearly stated that any cost escalation with reference to what is to be sanctioned by CSMC/CSC would have to be borne by the State/ULB. Only where beneficiaries have gone for higher specification of the design/layout compared to what was approved by the SLSC/SLCC/CSMC/CSC, they would need to bear additional costs in the event of escalation in project cost - in addition to the proportionate share fixed initially. Secretary (HUPA) said that States/UTs should increase their budget allocations under BSUP and IHSDP to meet additional share in cases where costs of the projects have gone up due to escalation rather than making the poor beneficiaries bear additional burden beyond their payment capacity.

3.2. The Chairperson, CSMC and Secretary (HUPA) suggested that States/UTs should take all measures to improve the quality of life of the urban poor / slum-dwellers to achieve the goal of slum-free cities. She said that the objective of alleviating urban poverty would be achieved if only proper action is taken for the convergence of various schemes such as UIG, UIDSSMT, Sarva Sikhsa Abhiyan, SJSRY, etc., with BSUP and IHSDP. The convergence of such schemes would lead to an improvement in their living environment, creation of employment and income generation opportunities and empowerment of the poor. Secretary (HUPA) suggested that where BSUP and IHSDP projects are being taken up, the State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This would provide the urban poor with access to livelihoods and would enable them to overcome poverty. Secretary (HUPA) stated that shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. Skill development, self-employment, and community empowerment are necessary to facilitate sustained improvements in their living conditions.

3.3 Secretary (HUPA) & Chairperson, CSMC stressed that the standards of infrastructure and environment provided to the poor under BSUP and IHSDP should not be inferior to those for general city residents. She suggested that where colonies are constructed for the urban poor under BSUP and IHSDP, the requirements such as police station, public transport services, bust terminal, taxi stand, local shops, market complexes, electricity transformers and sub-stations, water supply reservoirs/overhead tanks, hospitals / health centres, garbage dumping bins, etc., should also be ensured in case such facilities are not available. Secretary (HUPA) desired that avenue plantations, green belts, parks and playgrounds must be developed in all BSUP and IHSDP colonies. Tall seedlings may be planted on road sides in these colonies to ensure that they get established quickly.

3.4 Secretary (HUPA) drew attention of the States/UT's towards the problems faced by beneficiaries under BSUP and IHSDP when they come to occupy their houses in the relocation sites. These poor beneficiaries are not accustomed to a living in multi-storeyed complex environment. They lose close contact with their friends and relatives in their earlier locations. They either lose their jobs / livelihoods or are forced to travel long distances to reach their workplaces without proper public transport facilities. To ensure a smooth adjustment process, the ULB concerned should not only ensure the provision of all basic amenities, they should also initiate a process of community engagement through social counselors / community-based organizations / reputed NGOs with the involvement of its community development department/community organisers.

3.5 Secretary (HUPA) & Chairperson, CSMC emphasized that infrastructure components under BSUP and IHSDP should be invariably integrated or planned to be integrated with the trunk-line infrastructure facilities, either already existing or being taken up under UIG or UIDSSMT or other schemes. The ULB should take a lead role in ensuring proper coordination among the agencies concerned in the implementation of city infrastructure projects with linkage to slums and low-income communities. The appraisers of UIG, UIDSSMT, BSUP and IHSDP projects should also ensure such linkage.

3.6 Drawing attention to the need for implementation of broader urban policy and sector reforms, the Chairperson, CSMC and Secretary (HUPA) requested States/UTs to take concerted action for the development of clear state level legal/regulatory frameworks to guide the ULBs. She expressed the view that the earmarking within the urban local body budget for basics services to the urban poor would help in the successful completion of BSUP and IHSDP projects without the constraint of funding, maintenance of assets after they are constructed and pursuing the agenda of slum-free city. Such earmarked budget should be related to Urban Poverty Sub-Plan of the city/town and needs to be made non-lapsable, as quite often the ULBs may not be able to completely utilize the earmarked funds within a financial year. Thus, the ULBs may constitute Basic Services to the Urban Poor Funds with separate accounts. The State Government / UT Administration may provide guidelines for the establishment of BSUP Fund, preparation of P-Budget (linked to Urban Poverty Sub-Plan) and accounting of what constitutes pro-poor expenditure. Secretary (HUPA) brought to the notice of the members the proposal mooted by the expert committee on affordable housing for the

levy of an affordable housing/shelter/slum cess on all taxes levied in urban areas to achieve the goal of slum-free cities. She reminded that slums develop due to the need of growing cities for unskilled and semi-skilled labour, when the city authorities fail to plan for holding areas for migrants such as construction labourers and other informal sector workers.

3.7. Secretary (HUPA) & Chairperson, CSMC called upon the State Governments to restructure their laws and regulations relating to town planning, urban development and municipal administration so that the Master Plans, Zonal Plans, Local Area Plans and Layouts make adequate reservation of land and FSI for the urban poor to ensure that the reform regarding 20-25% of developed land in housing colonies being reserved for EWS/LIG housing is implemented in letter and spirit. She emphasized that city-wide policies and planning are required to enable the poor to have adequate place for living, working and vending. She suggested that not only the existing realities but also the likely urban growth must be taken into account simultaneously.

4. For the CSMC Meeting, 1 new BSUP project in Tamil Nadu and a proposal seeking 3rd installment for 1 BSUP project in Mumbai were put up, brief details of which are at **Annexure-III:-**

New Project

Tamil Nadu

5.1. The representative of the State of Tamil Nadu made a presentation on the project in the Coimbatore urban agglomeration. The Committee observed the following:-

- The State has to come up with more BSUP projects to secure commitment for the entire allocation of ACA for the Mission period (2005-12); and
- The State needs to take action to improve the progress in the implementation of BSUP and IHSDP projects on ground. There is a special need for improving the progress of projects being taken up by the Tamil Nadu Slum Clearance Board.

5.2. Taking into consideration the comments of the appraisal agency (HUDCO), the Committee approved the project. **Abstracts of the approved components are at Statement-I of Annexure-IV.**

Release of 3rd installment

6.1. Deputy Secretary (JNNURM) informed the Committee that the State of Maharashtra has sought 3rd instalment for one project in Mumbai (for construction of 6832 units under transit shelter at Mumbai being taken up under BSUP). He said that original utilization certificate is yet to be received. He also informed the Committee that it was not clear whether MHADA has signed the UC papers as SLNA or as an implementing agency. The Committee decided that:-

- The State should furnish original utilization certificate with counter signature by the State Secretary/Nodal Officer. MHADA should clearly state in the UC whether they are signing the paper as SLNA or as an implementing agency; and
- The State should furnish a note on the status of implementation of the three key reforms relating to housing and basic services to the urban poor.

6.2. To enable the State to furnish necessary documents, the Committee deferred the proposal.

7. The Chairperson, CSMC and Secretary (HUPA) reiterated the need for capacity building for effective implementation of JNNURM. She suggested that State Governments should take measures to strengthen the Urban Local Bodies with functions, finances and functionaries to ensure that the Constitution 74th Amendment Act is implemented in letter and spirit. She particularly emphasised the sensitisation of the ULBs for the implementation of pro-poor reforms: (i) internal earmarking within urban locally body budgets for basic services to the urban poor, (ii) provision of basic services to the urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation, education, health and social security in a time-bound manner with set milestones and (iii) master planning reforms to ensure adequate reservation of land for housing and informal sector activities of the urban poor. Revitalising the functioning of ULBs would help them discharge the functions devolved by State Governments effectively, leading to better urban planning, local governance and pro-poor service delivery. Without implementation of urban planning and local government reforms, JNNURM would remain a mere infrastructure upgradation programme, and none of the policy changes it hoped to drive would materialize.

8. Concluding the meeting, the Chairperson of CSMC suggested that efforts should be made by all stakeholders involved in the implementation of BSUP and IHSDP to ensure that the projects

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sanctioned are implemented without time and cost overruns and with utmost quality. For this, they should gear up the JNNURM implementation process by fixing milestones for progress, undertaking regular monitoring and developing supporting frameworks at State and city level. She urged the representatives of States/UTs/ULBs/parastatals/implementing agencies/appraisal agencies to adhere to the approved guidelines as well as undertake measures for the smooth implementation of projects through monthly reviews.

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

**LIST OF PARTICIPANTS IN THE 48th MEETING OF CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD
UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 5.1.2009**

1. Ms. Kiran Dhingra, Secretary, 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 Alkesh Sharma, National Project Director, GOI-UNDP Project on National Strategy for Urban Poor
5. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of Urban Development
6. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
7. Shri Sanjay Kumar, Deputy Secretary (NURM), Ministry of Urban Development
8. Shri Lalit Kapur, Additional Director, Ministry of Environment & Forests
9. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance, New Delhi
10. Shri Umraw Singh, Deputy Director, Ministry of HUPA
11. Shri S. Bandyopadhyay, Accounts Officer, Ministry of HUPA
12. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
13. Ms. Usha Prasad Mahavir, Deputy Chief, HUDCO, New Delhi
14. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
15. Shri Sentil Kumar, Director of Municipal Administration, Government of Tamil Nadu
16. Dr. K. Gopal, Commissioner of Town Panchayats, Government of Tamil Nadu
17. Shri Gajanand Ram, General Manager, GRDA Ltd, SLNA for JNNURM, Jharkhand, Ranchi.
18. Shri Suresh Yadav, Executive Officer, Chaibasa Nagar Parishad, Jharkhand
19. Shri Madan Mohan Singh, Executive Officer, Medininagar Municipal Council, Jharkhand
20. R.S. Krishnan, APO, CMA, Government of Tamil Nadu, Chennai
21. Shri Devendra Kumar, Executive Officer, Nagar Parshad, Hazari Bagh, Jharkhand,
22. Shri M. Palanisamy, Junior Engineer, Town Panchayats, Salem, Tamil Nadu
23. Shri M. Sivakumar, Junior Engineer, Town Panchayat, Erode Zone, Tamil Nadu
24. Shri K. Vivekanandan, Environmental Specialist, CTP, Chennai
25. Shri S.R. Lal, Deputy Chief Engineer, MHADA, Mumbai
26. Shri Alok Kumar Joshi, Deputy Chief, HUDCO, Chennai
27. Shri M. Jayachandran, Deputy Director, Ministry of HUPA

IMPORTANT POINTS REGARDING FORMULATION AND EXECUTION OF BSUP AND IHSDP PROJECTS

- In case there is time constraint, a regular socio-economic survey can be preceded by *a rapid survey for identifying beneficiaries, their main and subsidiary occupations, their educational and skill profile and felt-needs so as to design appropriate social infrastructure for each project.* Willingness of the beneficiaries should also be taken for any rehabilitation/relocation projects.
- Affordability of the urban poor should be kept foremost in view while working out Beneficiary Contribution. Any contribution amount beyond their financial capacity may lead to the imposition of undue burden on them. Therefore, special care needs to be taken while deciding upfront beneficiary contribution or EMI payment. Overall construction cost of the housing unit should be kept at a minimum. The housing component should generally be at least 50% of the total project cost with a view to giving primacy to provision of shelter to the urban poor except where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments. Further, considering the difficulties and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered.
- Each project should be accompanied by a list of beneficiaries based on socio-economic survey and ULBs should go for bio-metric cards and ensure that houses are allotted to properly targeted beneficiaries and the possibility of sale/misuse of housing units is avoided. The list should be notified and placed in the website of the ULB/JNNURM.
- The layout plan must be socially cohesive and should facilitate social interaction. Efforts may be made for providing at least 30% open spaces with 15% green area in the layouts and adequate social and livelihoods infrastructure.
- Adequate space must be provided for community activities, informal sector markets, livelihood activities, pen for animals (if permitted and required), space to take care of convergent services such as health, education and recreation conforming to 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

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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.

- The State authorities/ULBs may adopt some of the innovative designs and layouts of houses, multi-purpose community centres, informal sector markets and animal pens, etc. prepared and compiled by HUDCO and BMTPC. The Toolkit published in this regard may be referred to.
- The State authorities, in consultation with appraisal agencies, should ensure that necessary clearances such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are obtained. They should also ensure that necessary technical approvals are secured from the competent agencies as per State PWD Code.
- Since these projects are required to be generally completed in 12 to 15 months, it is generally expected that any escalation in the project cost is borne by the State Government/ULB concerned. For reducing escalation in the cost projects, the following option could be exercised:-
 - 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 personnel;
 - iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
 - iv) Creating/using a revolving "Basic Services for Urban Poor (BSUP) Fund" earmarked out of the municipal budget and supplemented by other innovative measures like cross-subsidization for meeting cost escalation.
- Wherever informal sector markets are taken up as a part of social infrastructure, their operation on a time-sharing basis by inhabitants for enabling wider coverage of beneficiaries can be considered by the ULB concerned.
- Adequate provision should be made for solid and liquid waste disposal and digester technology could be adopted in place of dual-pits/septic tanks, wherever feasible.
- Road-side plantations with tree guards and green belts are advisable.

- Responsibility of the technical specifications (adherence to State PWD Code) and their approval by the competent authority lies with the ULBs/State Level Nodal Agency. The appraisal agencies must ensure that technical specifications are duly approved by the technically competent authority as per State Government Public Works code.
- **Prime Minister's New 15-Point Programme for the Welfare of the Minorities:** *An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities.* In this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate upto 15% of targets and outlays under BSUP and IHSDP for the minorities. Similarly, priority should be given to accommodate physically challenged beneficiaries.
- **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 submit utilisation certificates for the funds released earlier, further release 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.
- **Status of Project Implementation:** The States/ULBs should present Quarterly Progress Reports/Monthly Progress Reports as per prescribed format, without fail to enable the Ministry to report to Prime Minister's Office in time. Further, one page abstract on the status of implementation of projects and reforms must be presented before presenting the details of project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.
- **Setting up of PMU/PIA/PIU:** The States/UTs should submit proposals to the o/o OSD (JNNURM) which will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent method 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. The appointments should not be seen as a place for parking the dead-wood. Each appointment 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. The States/ULBs should try and ensure minimum expenditure by selecting/appointing professionals at an appropriate fee 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/PIA/PIU on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency / ULBs.

- **Fees for Preparation of DPRs:** The States should submit proposals to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency should submit proposals to the Ministry for releasing Central Assistance 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. 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.
- **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 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.

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 the issues of alienation of all sorts are 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.

- **Third Party Inspection and Monitoring (TPIM) mechanism:** TPIM should be instituted to bring transparency and quality in the implementation of BSUP and IHSDP projects. The Ministry is giving necessary assistance to the States for TPIM. Toolkit has been prepared and communicated to the State Governments.
- **Quality of Projects:** Housing for the poor does not mean poor quality housing. Utmost emphasis must be given to the quality of houses for the poor. A vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP.
- **Socio-economic Survey:** No efforts should be spared for conducting socio-economic surveys of potential beneficiaries. This would facilitate assessing the needs of the beneficiaries, especially for schools, health centres and other social/community facilities. Based on the socio-economic survey, biometric identity cards should be issued to the beneficiaries to ensure that they do not sell the dwelling units and squat elsewhere. Such surveys should cover housing, health, educational and livelihood profiles of the urban poor. The surveys would assist in designing good BSUP/IHSDP projects by taking into account important aspects such as dependency load in the existing schools, capacity of hospitals for in- and out-patients, need for multi-purpose community centres including livelihood centre and informal sector markets. *HUDCO and BMTPC have developed good designs of houses, colonies and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published.*
- **City Poverty Reduction Strategy Report.** The city of Rajkot (Gujarat) has brought out a City Poverty Reduction Strategy Report. Other cities/towns may bring out similar reports.
- **Convergence of Health, Education and Social Security:** It is necessary to integrate provisions of Health, Education and Social Security with Housing for the Poor to enable them to lead a better quality of life. The Urban Local Bodies and State Governments have a critical role to play to ensure proper convergence of facilities under the already available schemes for education, health and social security implemented through different departments/fields. The projects should list out the deficiencies in terms of access to school,

primary health centre, provision of social welfare measures so that timely remedial measures in accordance with the socio-economic survey can be taken up. Provision of adequate infrastructure for school and health care should be taken at the formulation of the project 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 agency 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, health insurance, maternity benefit scheme, etc. should be accessed to benefit the urban poor selected under JNNURM.

- **Educational 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 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. Further, action needs to be taken to provide other community infrastructure and facilities. Detailed estimates of requirements as per norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.
- **Projects for in-situ development:** States should come up with projects for in-situ development with good lay-outs and type designs. The emphasis should be to provide a better and supportive atmosphere for living and working. The in-situ development should not end up with creation of another cluster of houses without access to water, sanitation and social infrastructure.
- **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.
- **O&M System for Maintenance:-** Maintenance of the assets and upkeep of cleanliness and hygiene in the housing complexes / colonies developed under BSUP and IHSDP should be given importance. State Governments/ULBs should evolve a viable mechanism for maintenance of the assets created under BSUP and

IHSDP projects, especially the houses and common facilities constructed.

- **Three 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.
- **IEC activity:** In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate greater awareness among the targeted sections so that they received what is intended for them by the Government. Any awareness campaign should have a national appeal and recall value with consistent and coherent slogans and themes. The States/ULBs could bring out advertisements in vernacular languages with local adaptation of the templates prepared by the Ministry of HUPA. States/ULBs should ensure that the local adaptation does not deviate from the letter and spirit of the national templates and the messages conveyed are only about the programme and related policy advocacy. They should also ensure that all such media campaign is in accordance with the relevant rules and regulations applicable. Cost of such campaign, in accordance with Government approved rates, would be reimbursed to the States/ULBs under IEC component of JNNURM subject to limits fixed by CSMC. 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.

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

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st installment	Brief Summary	Page No.
A.	Goundampalayam Municipality, Distt Coimbatore, Tamil Nadu	Construction of 179 New houses and providing Infrastructure facilities for Goundampalayam Municipality, Coimbatore, Tamil Nadu	3.95	1.94	2.01	0.49	<ul style="list-style-type: none"> CDP has been approved has not yet been confirmed by the Agency. Local body is in existence. SLSC has approved the project. The Housing and Infrastructure Ratio is 59% : 41% The Beneficiaries have been furnished. Total no. of slums are 14 while 2 slums covered in this project. Construction of 179 new houses with the Plinth area of house is 25 Sq. Mt. with basic infrastructure facilities are proposed. The per DUs Cost is 1.30 Lac. for new Construction. Beneficiary contribution is Rs.13,000 /- The cost estimates based on PWD SOR for the year 2008-09. The duration of project is 12 months. 	17

BRIEF SUMMARY OF SUPPLEMENTARY-AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICES TO THE URBAN POOR (Sub-Mission - 2)

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Request for 2 nd installment	Brief Summary	Page No.
A.	Mumbai	Construction of 6832 transit shelters at Mumbai under BSUP				28.55	<ul style="list-style-type: none"> CS&MC had approved the project with project cost of Rs 245.54 Crore, in 7th meeting held on 14.12.2006. Total Central Share approved was 114.20 Cr. 1st & 2nd installment of Central Share amounting to Rs. 57.10 Cr. released and total State+ ULB Contribution released amount was 65.67Cr. The utilization of central is 71.80 % in the project. Earmarking at least 20-25% of developed land in housing project s for the poor is under negotiation. 	1
		Total				28.55		2

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48th CS&MC meeting, dated : 05.01.2009 (Supplementary-Agenda Brief)

