

REGISTERED POST/BY HAND

No.N-11026/1/2011/BSUP/JNNURM-Vol. XV
Government of India
Ministry of Housing and Urban Poverty Alleviation
JNNURM Directorate

Room No.222, G Wing, Nirman Bhawan
New Delhi, Dated 8th July, 2011

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 112th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 17th June, 2011 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 States/UTs with a request to take further follow up action.



(Sushil P.Gahlaut)

Under Secretary to the Government of India
Tel.:- 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 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 Organization (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 Mission Director & Additional Secretary (JNNURM), Ministry of Housing and Urban Poverty Alleviation, New Delhi- Member-Secretary.

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 – 500002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad -500002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Dispur, Guwahati -781006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna.
The Additional Secretary & Director (BUDA), Urban Development department, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya, Patna-800015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room No.316, DKS Bhawan, Mantralaya, Raipur -492001.	The Secretary (Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji -403001
The Principal Secretary (UD) & Housing, Government of Gujarat, Block No 14, 9 th Floor, New Sachivalaya, Gandhinagar-382010	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar-382016
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec. 7C, Chandigarh- 160001.	The Secretary (UD), Government of Himachal Pradesh, Shimla-171002
The Secretary, Housing and UD Department, government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla-171002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi-834004



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- 560001
The Principal Secretary of Government UD Department, Government of Karnataka, Room No.436, 4 th Floor, Vikas Sauda Dr, B.R. Ambedkar Road, Bangalore 560001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram - 695001
The Principal Secretary, Local Self Government Department, Government of Kerala, Thiruvananthapuram – 695001	The Secretary, Local Self Government, Government of Kerala, Thiruvananthapuram- 695001
The Executive Director, Kudumbashree, State Poverty Eradication Mission, Government of Kerala 2 nd Floor, TRIDA Building, Chalakuzhy Road, Medical College (PO), Thiruvananthapuram 695011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal -462032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal-462032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal- 462016
The Principal Secretary (UD), Government of Maharashtra, Room No. 425, 4 th floor Mantraalaya, Mumbai-400032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralay, Mumbai- 400032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur. Chief Secretariat, Imphal-795001
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department, Government of Mizoram, Civil Secretariat, Aizwal-796001	The Principal Secretary Urban Development Department, Government of Nagaland, Kohima-797001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima-797001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar-751001
The Principal Secretary (LSG), Government of Punjab, Mini Secretariat Sector-9, Chandigarh -160001	The Secretary (Housing & UD), Government of Punjab, Room No.419, Mini Secretariat, Sector-9, Chandigarh- 160001

18/2

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 302005.
The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok- 737101	The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai-600009
The Secretary, Municipal Administration & Water Supply Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai- 600009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Bapu Bhawan, Lucknow-226001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu Bhavan, Lucknow-226001
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-248001
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun-248001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan, DF-8, Sector-1, Bidhannagar, Kolkata 700064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160001
The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605001	The Secretary, Local Administration Department, Government of Puducherry, Chief Secretariat, Puducherry-605001
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-110002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair-7440101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396220
The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 nd Floor, Secretariat, Silvassa-396230

AS

Copy to:

1. The Additional Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. PSO to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. Joint Secretary (RAY), Ministry of HUPA.
6. The Joint Secretary (PP), Ministry of Minority Affairs, Room No. 1125, 11th Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
7. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi.
8. DS (UPA), Ministry of HUPA.
9. OSD (JNNURM), Ministry of HUPA.
10. Director (JNNURM), Ministry of HUPA
11. Director (RAY), Ministry of HUPA
12. Director (Administration), Ministry of HUPA
13. US(JNNURM), Ministry of HUPA
14. DD(JPC), NBO, Ministry of HUPA
15. JD(Data & MIS), NBO Ministry of HUPA
16. DD(NRC), NBO, Ministry of HUPA
17. AO (JNNURM), Ministry of HUPA
18. SO (IHSDP), Ministry of HUPA
19. Deputy Chief (BMTPC) Monitoring Cell (JNNURM), Ministry of HUPA
20. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110003
21. The CMD, HPI, Jangpura, New Delhi- 110014
22. The Executive Director, BMTPC, Core 5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
23. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", Indian Habitat Centre, Lodhi Road, New Delhi-110003.
24. The Director, Indian Institute of Technology, Roorkee, Uttarkhand -247667

Copy to:- i) I.T. Officer Monitoring Cell (JNNURM), Ministry of HUPA
ii) Guard Folder on JNNURM



(Sushil P. Gahlaut)

Under Secretary to the Government of India
Tel.:- 23061519

MINUTES OF THE 112th 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, 17th June 2011

The 112th Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of the Sub-Mission on Basic Services to the Urban Poor (BSUP) of the 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 17th June 2011 at 11.30 a.m. in Nirman Bhawan, New Delhi. The list of participants is at **Annexure-I**.

2.1. The Director NBO and OSD (JNNURM) welcomed the Chairperson and Members of the CSMC. The Director requested all the States/UTs/ULBs/implementing agencies to focus on speedy and quality execution of all projects sanctioned under BSUP and IHSDP and organize regular inspection of the same through independent/professional agencies/competent quality assurance teams so as to ensure utmost quality in implementation. Such inspections should be systematized and need not wait for the inspection by the State or Central TPIM agencies. It was suggested that the TPIMA visits be phased in such a way that they are distributed over different phases of construction that require critical quality checks.

2.2 The Director (NBO) requested States/UTs to send proposals seeking assistance for Project Supervision, Quality Assurance and Community Mobilization support. The detailed guidelines for the same, approved in the 75th CSMC Meeting held on 7.1.2010, were circulated to States/UTs. The same are also available on the JNNURM website. The States/UTs were requested to send proposals as early as possible. The Director reiterated the salient points emphasized by the Chairperson in the earlier meetings of CSMC/CSC for adherence/implementation by the States/UTs/ULBs (**Annexure-II**).

3.1 The Chairperson requested States/ULBs to make all out efforts to ensure that JNNURM is implemented with utmost quality. The benefits of BSUP and IHSDP should percolate to the intended beneficiaries. The States/UTs were requested to (i) ensure highest quality in the execution of projects sanctioned with the institution of proper supervision, monitoring, independent quality assurance (at project and SLNA levels both) and third party inspection mechanisms; (ii) critically review the projects sanctioned on a case by case basis and take the required steps to ensure their completion

without much time and cost over-runs; (iii) carefully examine each of the non-starter projects under BSUP and IHSDP and propose alteration/modification/cancellation of the same urgently, if required or suggest new projects/additional infrastructure in the already-sanctioned projects; (iv) work out appropriate post-project sustenance mechanisms for the proper upkeep and maintenance of assets created under BSUP and IHSDP, including common amenities with the close involvement of the community through arrangements like Resident Welfare Associations and establishment of a maintenance fund with appropriate contributions from beneficiaries and Urban Local Body; (v) make sure that all the relocation colonies are provided with proper public transport connectivity and all basic physical and social amenities, including schools, livelihood centres, health care facilities, local shopping complexes, etc.; (vi) take up the preparation and exhibition of video films for civic education and upkeep and maintenance of colonies and houses constructed under BSUP and IHSDP; (vii) undertake social audit of at least 2 or 3 projects under BSUP and IHSDP with the involvement of reputed NGOs/CBOs, following the guidelines prepared by the Ministry; and (viii) implement the 3 pro-poor reforms effectively with the issuance of appropriate legislative amendments/regulations, especially with regard to the reservation of land for the urban poor in all housing colonies. Secretary (HUPA) requested State/UT Secretaries to undertake detailed reviews and send minutes to the Mission Directorate.

3.2 The Chairperson urged all State/UT Secretaries/CEOs of SLNAs/Urban Local Bodies/Implementing agencies to ensure that the sanctioned infrastructure components are planned well in advance and completed before the dwelling units are handed over to beneficiaries for occupation so that facilities like water supply lines, overhead tanks, sewerage lines, septic tanks, storm drains, roads, community halls, livelihoods centres, vendors' markets, etc. are in place before the beneficiaries start living in the houses. She requested that infrastructure works should be started and executed while the finishing works in respect of houses are being completed. She also asked that proportionate State/ULB share be utilized before requisitioning further instalments from the Centre and reminded them that the 4th instalment under BSUP and 2nd instalment under IHSDP would not be released fully unless it is demonstrated that action has been initiated by the concerned State Secretaries/SLNAs to tie up resources to ensure the completion of the sanctioned infrastructure components in time. Further, the required Third Party inspections must be conducted and their reports be analysed by SLNAs for taking corrective action before approaching the Government of India for release of 3rd and subsequent instalments under BSUP and 2nd instalment under IHSDP.

3.3 Chairperson also pointed out that all the SLNAs must establish competent expert teams to analyse TPIM reports, send comments to the Ministry and monitor the implementation of all the corrective actions needed. The Chairperson expressed concern over the cost escalation in projects due to the delay in execution. She requested the States/UTs to work out proper strategy to bear the enhancement in project cost through additional allocation secured from State Finance Departments and not to indulge in cutting the costs of essential infrastructure which could mean that the poor are not provided with basic minimum amenities. She cautioned that the implementation of the 7-Point Charter – a key reform target under JNNURM, would need to be achieved. She requested States/UT's to report to the Ministry on the post-project maintenance arrangements made.

4. OSD (JNNURM) and Director (NBO) requested the States/ULBs to put up a proper JNNURM logo at a prominent place on all the buildings constructed under BSUP and IHSDP. He asserted that the logo to be put up should be of JNNURM as designed by the Government of India and not of BSUP, IHSDP or any State scheme. He reiterated the instructions of the Chairperson that in all functions relating to foundation stone-laying and inauguration of BSUP and IHSDP projects, the local MPs, MLAs, Mayors/Municipal Chairpersons and other dignitaries must be involved. Further, the Ministry must also be invited at appropriate levels in advance and be closely involved in the organization of these functions.

5. For the CSMC Meeting, the following proposals were put up in the agenda:

(a) Proposal for new BSUP projects received from

- i. Gujarat: 1 BSUP Phase-I (Aanganwadi & Compound Wall) Vadodara.
- ii. Maharashtra: 2 BSUP projects- 1 each at Prakash Nagar & Swami Nagar, Ambarnath Ph.I; Kulgaon-Badiapur Greater Mumbai.

(b) Proposal for Modified/Revised BSUP project received from

- i. Gujarat : 1 BSUP project – Housing Development and Upgradation of Slums (Housing Development) Phase I:2006-08



(c) Special Agenda

- i. Appraisal/Reappraisal/re-preparation of DPR under JNNURM.

Brief details of the agenda are at Annexure-III.

6. Proposals for new BSUP project received from:

Gujarat

6.1 The representative of the State Government of Gujarat made a presentation seeking approval of 1 new Supplementary DPR for BSUP Phase-I (Aanganwadi & Compound Wall) Vadodara.

6.2 The State representative informed that the proposal envisages providing social infrastructure facilities required for improvement of living conditions of the beneficiaries at the project site of Vadodra. 10 Nos. of Aanganwadi at 10 locations and compound wall on 7 plots have been proposed in the project. The duration of the project has been indicated as 6 months.

6.3 The Committee observed that the SLSC approval of the supplementary project has not been furnished.

6.4 The State representative assured compliance to the observations of the Committee

6.5 After detailed discussions and keeping in view the comments of the appraisal agency BMTPC, the Committee approved the 1 new BSUP Phase-I(Aanganwadi & Compound Wall) Vadodara subject to receipt of SLSC approval.

Abstracts of the approved components are at Statements I of Annexure-IV.

(Action: JNNURM Directorate to recommend release of 1st installment of ACA for 1 BSUP project subject to receipt of compliance at para 6.5; State to take action on the observations of the Committee).



Maharashtra

6.6 The representative of the State Government of Maharashtra made a presentation seeking approval of 1 new BSUP project at Prakash Nagar & Swami Nagar, Ambarnath Ph.I.

6.7 The Committee observed the following:

- i. Regarding the point pertaining to approval of City Development Plan (CDP) for the town, the agency representative indicated that Ambarnath is part of Mumbai Metropolitan Region and CDP for Mumbai is already approved. The Committee directed the SLNA (MHADA) to certify that Ambarnath is part of Mumbai Metropolitan Region.
- ii. SLSC approval for the project is awaited.
- iii. Submission of environment clearance certificate.
- iv. As per the findings of rapid socio-economic survey conducted by the agency, 81 beneficiaries i.e., 9% of total beneficiaries covered in the proposed scheme are working as class IV employees of the Council / Organized sector. The Committee pointed out that Government employees cannot be beneficiaries of the project and directed the agency to find alternate beneficiaries.
- v. The project land at Chikholi survey No. 39 should be transferred in the name of ULB by the State Government.
- vi. Out of the two slums which are being relocated, in Swami Nagar slum, 318 beneficiaries are being proposed for in-situ development in next phase-II, after which whole slum approach would be achieved. The Committee directed the agency to submit the proposal at the earliest.
- vii. Agency has adopted 12% lump sum for ESR-GSR for electrical & mechanical items, however, detailed estimate for the same is awaited.
- viii. SLNA has adopted 5% extra over each item of estimate on DSR rates, as applicable in Corporation area, as per DSR 2010-11 of Thane District. The Committee approved the same, as it is part of the DSR.
- ix. With regard to the Operation & Maintenance of assets, especially for lifts, common areas etc provided in each building block, the Committee directed the SLNA to furnish a concrete proposal for Operation & Maintenance of assets especially of lifts.
- x. Details on taxes to be levied on the beneficiaries to be furnished by the SLNA.



- xi. Details of **educational facilities** in prescribed format indicating school going children of the slums, capacity of schools etc is yet to be furnished.
- xii. SLNA to submit finalized beneficiary list for total 896 beneficiaries.
- xiii. The Committee directed that the following certifications may be given by SLNA & ULB:
- a) Chief Engineer, MHADA (SLNA) and Competent Authority in ULB as per State PWD Code, to certify that the structures proposed in the project are structurally sound & the same has been designed as per the requirements of National Building Code.
 - b) It may be confirmed that the detailed estimates prepared are based on the latest SOR and necessary technical and administrative sanction has been obtained as per State PWD code & that estimates are authenticated by Chief Engineer/Executive Engineer/City Engineer and they are the Competent Authority as per State PWD Code.
 - c) The layout plans and building designs are authenticated by Architect/Planner/Engineer. They are the Competent Authority in the Urban Local Body (ULB) for approving the layout plans / building designs.
 - d) The quantity calculations indicated in the DPR conforms to the proposed design / plan with due adequacy & correctness of design.
 - e) All the statutory approvals have been obtained.
- xiv. Since the DPR was extensively revised during appraisal, **SLNA is required to submit finalized DPRs** containing administrative & technical checklists, certificates/undertakings, building design, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt rules.
- xv. In the current proposal SLNA has utilized total **1.70 FSI** against the allowed FSI of 2.5 (for BSUP schemes only). SLNA has indicated that the balance FSI of 0.80 may be utilization on the plot admeasuring 4440.00 sq.mt on survey No. 39 located nearby (approximately distance less 100mtr) from the proposed BSUP site, which has been kept open/reserved for cross subsidization i.e., to raise the funds to meet the cost of ULB share proposed in the current scheme. As per the local norms, the permissible FSI is 1.00 and including 0.80 FSI which is the balance of proposed BSUP layout, the total FSI available for adjacent plot will be 1.80, which will be used for cross subsidization. The Committee

6/31



observed that the extra FSI available may be utilized by ULB only and not sold off to private developers. This is subject to approval by the concerned State Authority.

- xvi. Budgetary provision certificate or from any other sources like loan from HUDCO etc for ULB share may be furnished.
- xvii. SLNA (MIHADA) to confirm the status of land availability.
- xviii. Financial statement duly authenticated by State SLNA is awaited.

6.8 In respect of project at Kulgaon-Badiapur, Greater Mumbai, which was just a preliminary proposal, the Committee felt that the project cost as well as other components needs to be firmed up in consultation with appraisal agency HUDCO and advised that the project may be redrafted and re-conceptualized for consideration by the CSMC.

6.9 The State representative assured compliance to the observations of the Committee

6.10 After detailed discussions and keeping in view the comments of the appraisal agency BMTPC, the Committee approved the 1 new BSUP project at Prakash Nagar & Swami Nagar, Ambarnath Ph.I subject to compliance of the observations at para 6.7.

However, the project at Kulgaon-Badiapur Greater Mumbai was deferred.

Abstracts of the approved components are at Statements II of Annexure-IV.

(Action: JNNURM Directorate to recommend release of 1st installment of ACA for 1 BSUP project at Prakash Nagar & Swami Nagar, Ambarnath Ph.I subject to compliance of the observations at para 6.7; State to take action on the observations of the Committee).

7. Proposal for Modified/Revised BSUP project received from

Gujarat

7.1 The representative of the State Government of Gujarat made a presentation seeking approval of 1 revised BSUP project – Housing Development and Upgradation of Slums (Housing Development) Phase

I:2006-08. The original project was approved in the 8th CSMC meeting held on 29.12.2006.

7.2 The State representative informed that the revision in DPR is in terms of reduction in some DUs and infrastructure only as a result of dropping of few sites due to protest from neighboring in-habitats. He further informed that out of 6668 DUs originally sanctioned, 5392 DUs (reduction of 1276 DUs) are being constructed as per revised DPR. The cost of the project has now been reduced to Rs. 73.5047 crore while the original sanctioned cost is Rs. 88.6112 crore. He assured the Committee that the left over 1276 beneficiaries will be accommodated in Ph.II. The revised DPR has been worked out as per SOR of original sanction 2005-06.

7.3 The Committee accepted the request of the State Government for reduction of DUs as a special case. It was noted that the GoI share works out to be Rs. 3396.4 lakhs as per revised DPR, as against original sanction of Rs. 4217.17 lakhs (reduction of Rs. 820.77 lakhs).

7.4 It was further advised that the State may give details of the available central ACA as 3 installments of the central ACA has already been released in respect of this project. Since the project cost has now been reduced from Rs. 88.61 crores to Rs. 73.50 crores, it was advised that while seeking 4th installment of central ACA, the State may furnish excess amount available with them (total of central ACA of 3 installments already released as per pre-revised project cost) so that the 4th installment is adjusted against the central ACA already with the State Government and balance, if any, is returned to the Govt. of India.

7.5 The State representative assured compliance to the observations of the Committee

7.6 After detailed deliberations and after taking into account the comments of the appraisal agency BMTPC, the Committee approved 1 revised DPR i.e. Housing Development and Upgradation of Slums (Housing Development) Phase I: 2006-08 subject to the observations of the Committee at para 7.3 & 7.4.

Abstracts of the approved components of the revised DPR is at Annexure V (Statement I).

(Action: JNNURM Directorate to note the revised DPR; State Government to take action on the observations of the Committee at para 7.6).

8/31



8. Special Agenda

Appraisal/Reappraisal/re-preparation of DPR under JNNURM.

8.1 Keeping in view the observations of the Secretary (HUPA) in the relevant file, it was advised that the proposals may be redrafted and put up again for consideration by the CSMC.

(Action: JNNURM Directorate to redraft proposals as per observations of the Committee).

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

KS

9/31

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 112th MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 17.6.2011

1. Ms. Kiran Dhingra, Secretary, in Chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Add. Secretary & Mission Director (JNNURM), MoHUPA
3. Shri D.S. Negi, OSD (JnNURM & RAY), MoHUPA, New Delhi
4. Ms Deepti Gaur Mukerjee, Director (RAY), MoHUPA, New Delhi
5. Shri V P Baligar, CMD, HUDCO, New Delhi
6. Shri R D Talukdar, US, Finance Div., MoUD, New Delhi
7. Shri Amit Kumar Saha, Asstt. Advisor (PIIE), CPHEEO, MoUD, New Delhi
8. Shri A S Parmar, Asstt. Director, MoF, New Delhi
9. Shri Anil Rathore, Associate Architect, TCPO, MoUD, New Delhi
10. Shri S D Thamvi, CGM, AVL, UDH, Jaipur, Rajasthan
11. Shri Mohd Osaf Khan, Asstt. Manager, Consultant, Jaipur, Rajasthan
12. Shri F J Charlot, Add. City Engg, VMC, Vadodra, Gujarat
13. Shri Rajesh R Shimpi, Dy Ex Engg., VMSS, Vadodra, Gujarat
14. Shri Bhushan Desai, Ex. Engg., MHADA, Maharashtra
15. Shri Rajesh Kanade, C.O, Ambarnath Municipal Corporation, Thane, Maharashtra
16. Shri Rajesh P Ghonpade, Badlapur Municipal Corporation, Thane, Maharashtra
17. Shri Arun M Mathur, Consultant, KBMC, Badlapur, Maharashtra
18. Shri Deepak Parwar, Consultant, Ambarnath- Badlapur, Maharashtra
19. Shri Chetan V Sahu, Consultant, Chopda, Maharashtra
20. Shri V S Chaudhary, J.E, MC Chopda, Maharashtra
21. Shri B V Gosari, C.O, Kulgaon-Badlapur Municipal Corporation, Maharashtra
22. Dr Shailesh Kr. Agrawal, ED, BMTPC, MoHUPA, New Delhi
23. Shri C N Jha, Dy. Chief, BMTPC, New Delhi
24. Shri Prabhat Ranjan Srivastava, Chief (P), HUDCO, New Delhi
25. Ms. Usha P Mahavir, Dy. Chief (P), HUDCO, New Delhi
26. Shri Alok Kumar Joshi, Dy. Chief (P), HUDCO, New Delhi
27. Shri Surender Kumar, Dy. Chief (P), HUDCO, New Delhi
28. Shri Sudip Dass, SPAO (P), HUDCO, New Delhi
29. Shri Rajesh Sharma, RO, HUDCO, Mumbai
30. Shri Umraw Singh, Dy. Director, MoHUPA, New Delhi
31. Ms Phelomina Raphel, A.O (JnNURM) , MOHUPA, New Delhi
32. Shri Sushil P Gahlaut, US (JnNURM), MoHUPA, New Delhi

ANNEXURE-II

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

CDPs and Slum Development Plans

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

Slum & Socio-economic Surveys

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

community centres including livelihood centres, informal sector markets, etc. depending on the occupational profiles of the beneficiaries and the likely numbers.

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

Consultation with Beneficiaries

- Consultation with beneficiaries is a must before deciding on preparation of DPRs. Willingness of the beneficiaries should be taken for any rehabilitation/relocation projects proposed and also for payment of beneficiary contribution.
- Affordability of the urban poor should be kept foremost in view while working out beneficiary contribution. Any contribution amount beyond their financial capacity may lead to the imposition of undue burden on them. Therefore, special care needs to be taken while deciding upfront beneficiary contribution or EMI payment. States/UTs may arrange loans under Differential Rate of Interest scheme for beneficiaries to enable them to meet their share. Overall construction cost of the housing unit may also be kept at a minimum.

Mandatory Clearances/Approvals



12/31

- The State Level Nodal Agency/implementing bodies should ensure that the necessary clearances/approvals such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are in place before the DPRs are posed to the State Level Steering Committee/State Level Coordination Committee, as the case may be, for consideration. The CEO of the SLNA and State Secretary concerned should place the necessary technical clearances/approvals under various laws, including Environmental, Town Planning and Municipal laws, etc. and certificate that the estimates contained in the DPRs are authenticated/certified by the technically competent authorities under the State PWD Core/rules before the SLSC/SLCC.
- The layouts proposed for housing colonies under BSUP and IHSDP, showing various land uses and facilities proposed must conform to the prevalent Town Planning Rules/norms, as applicable to low income housing/informal settlements. Copies of layouts and housing designs must invariably accompany DPRs when the same are sent to Appraising Agencies.

Housing & Infrastructure Components

- The Ministry of Housing & Urban Poverty Alleviation has circulated Model DPR document to all States/UTs. The same is also placed in the Ministry's web site for JNNURM. A 'whole slum' approach will need to be adopted covering provision of land tenure, affordable housing and basic services. The whole slum proposed for development/redevelopment/relocation should be de-notified after the BSUP or IHSDP project is implemented. However, considering the difficulties in practice and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered. Under the whole slum approach, it must be ensured that pucca houses left out of housing programme should be provided with individual toilet facilities with a view to achieving total sanitation.
- The housing component should generally be at least 50% of the total project cost with a view to achieving the targets fixed under the Mission and also giving primacy to the provision of shelter to the urban poor except in cases where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments.
- Adequate provision should be made for water supply, sewerage, drainage, solid and liquid waste disposal in the colonies proposed for development under BSUP or IHSDP. Individual water and sewer connection should be provided. Digester technology, where

immediate connections to city sewer systems are not feasible, could be adopted in the place of dual-pits/septic tanks, wherever feasible.

Education, Health & Other Facilities

- Proposals for additional schools or additional rooms in existing schools must be part of the DPRs. The capacity of the existing schools to absorb the children from colonies being developed under BSUP and IHSDP needs to be carefully studied. The estimate of school-going children (including those from the new colonies) and demand for classrooms in terms of prevailing norms, capacity in existing schools and the additional capacity required should be worked out.
- Similar exercise should be done for providing health care facilities – hospitals, health centres, maternity centres etc.
- Action needs to be taken to ensure that other community infrastructure facilities like electrical sub-stations, transformers, water supply reservoirs, parks, playgrounds, bus stops, local markets, post offices, etc., are also made available to the poor.
- Detailed estimates of community facility requirements as per planning norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.

Colony Layouts & Housing Designs

- The colony layout plan should be socially cohesive and should facilitate social interaction amongst the dwellers. Efforts should be made for providing at 30% open areas along with 15% organised green area in the layouts.
- Adequate space must be provided in the layouts for community facilities including social and livelihoods infrastructure. The layout plan must include designated space to take care of convergent services such as health, education and recreation, informal sector markets, livelihood centres, pens for animals (if permitted and required) etc. in accordance with the specific needs of each of the slum pockets and their beneficiaries.
- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.

KS

- In the case of more than G+3 structures, provisions for ramp/lifts may be made to ensure that the old, disabled and children are not put to inconvenience.
- While priority should be given to accommodate physically challenged beneficiaries in the colonies, suitable barrier-free environments need to be provided for them in the proposed projects.
- The Ministry of HUPA, with the help of HUDCO and BMTPC, has developed good designs of houses, colonies, ramps and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published in this regard. The same may be referred to.
- The State Level Nodal Agency/ULBs/other implementing agencies may adopt innovative designs for layouts and houses for the poor, multi-purpose community centres, informal sector markets, animal pens, etc. not only in BSUP and IHSDP projects but also in their own programmes taken up by Housing Corporations/Boards etc. duly considering the models presented by HUDCO and BMTPC in the Toolkit published by the Ministry.

Developing Green Habitats

- States/UTs should take action to develop green habitats for the urban poor duly providing as many green belts, parks, avenue plantations, etc. as possible. Road-side plantations with tree guards and block plantations in the colonies taken up under BSUP and IHSDP should be given priority by the ULBs/Departments dealing with Parks, Plantations and Urban Forests.
- Tall seedlings, say 4-5 years old may be procured and planted in BSUP and IHSDP colonies so that they get established quickly without the need for careful nurture and maintenance.

Connectivity to City Infrastructure

- The infrastructure networks being developed under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line city infrastructure facilities, either already existing or being developed under UIG / UIDSSMT or State Government programmes in accordance with CDPs.
- The States / ULBs should ensure proper coordination amongst various agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes to make sure that slums and low-income communities are linked to city-wide infrastructure systems. The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure such type of linkages.

SS

- Infrastructure facilities provided to slum-dwellers/urban poor in the BSUP and IHSDP colonies should not be inferior to those in the surrounding areas.

O&M - Maintenance of Assets

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

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

- An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities. In this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate up to 15% of targets under BSUP and IHSDP for the minorities.

Appraisal Check Lists

- Responsibility for the technical specifications in DPRs (adherence to State PWD Code and Government Orders) and their endorsement/approval by the competent authority lies with the ULB/implementing authority/State Level Nodal Agency. The appraisal agencies must also ensure that the technical specifications are duly certified by the technically competent authorities as per State Government Public Works Code/Government Orders. Authenticated estimates (rates and bills of quantities) duly signed by appropriate authorities must accompany the DPRs/Appraisal Reports.
- The SLNAs/Appraisal Agencies should specially devote attention to the following aspects:
 - Land availability for housing the poor – verification of ownership;

SS

- Land tenure status – patta, temporary patta, occupancy right etc.;
- Availability of State share, ULB share, Beneficiary contribution as per Guidelines of BSUP/IHSDP;
- Willingness of beneficiaries to pay for their contribution.
- Housing design – two rooms, kitchen, balcony, individual toilet, individual water connection - refer to the Design Manual circulated by the Ministry;
- Adherence to town planning norms – Layout plans/designs should conform to town planning regulations applicable and be duly signed by competent municipal authority/SLNA officer;
- Provision of adequate open space in layouts – for green belts, parks, playgrounds, avenue plantations, roads etc.;
- Authentication by competent engineering authority as per State Government PWD Code/Order duly signed by engineers of appropriate level and SLNA Chief Executive Officer;
- Identification of eligible beneficiaries - process for issue of biometric identity cards must be completed within one month after sanction of projects, in general;
- Rapid/detailed socio-economic survey of beneficiaries – details to be provided;
- Proper identification of needs of community infrastructure
 - Provision of required civic infrastructure including social infrastructure such as community hall, livelihood centre, information sector market, animal pen, etc. Estimation of requirements must be based on judicious norms.
 - Connectivity of slum infrastructure facilities with city-wide trunk infrastructure networks – water supply, sewerage, storm drainage, roads etc. – ensuring connectivity of local infrastructure being taken up under BSUP/IHSDP with facilities being created under UIG/UIDSSMT.
- Availability/provision of basic amenities like post offices, bus stops, transport services, local shopping complexes, electricity transformers, sub-stations, water supply overhead tanks/ground level service reservoirs etc.
- SLSC/SLCC approval, project-wise (not in a block) with all details clearly indicating estimates, plans, availability of State share and agreement to meet cost escalation.

182

Time & Cost Over-runs

- The BSUP and IHSDP projects are generally required to be completed in 12 to 15 months. In the case of Special Category States/UTs and projects requiring special considerations, 3 to 6 months additional period could be provided. It is expected that any escalation in the project cost would be borne by the State Government/ULB concerned.
- For reducing escalation in the cost of projects, the following options could be exercised by the implementing agencies:-
 - i) Purchasing materials (cement, steel, sanitary pipes, electrical items) in bulk, wherever considered prudent and feasible with a view to reducing cost;
 - ii) Encouraging labour contribution from the beneficiaries under the supervision of qualified technical personnel;
 - iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
 - iv) Creating/using a revolving "Basic Services for Urban Poor (BSUP) Fund" earmarked out of the municipal budget and supplemented by other innovative measures like cross-subsidization, State Government support etc. for meeting cost escalation.

Setting up of PMU/PIUs

- The States/UTs should submit proposals to OSD (JNNURM) who will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent methods should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such appointments should not be permanent in nature but only in terms of short-term engagements. No appointment should be seen as a place for parking the dead-wood. States/UTs must take all care to ensure that the PMU/PIUs have competent personnel.
- Each appointment to PMU/PIU should be based on prescribed terms of reference and the deliverables should be measured. Various activities, tasks and outcomes have to be clearly spelt out in the TORs. States/ULBs should exercise utmost caution in making such appointments on a contract basis. They should try and ensure minimum expenditure by selecting / appointing professionals at an appropriate remuneration rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a reasonably high level. If need be, qualified persons from Central/State Government/ULBs could be

18/31

88

taken in PMU/PIU on deputation. The personnel with PMUs/ PIUs should work in tandem/collaboration with the State Level Nodal Agency / ULBs. These personnel should also assist in the implementation of other programmes like SJSRY.

Fees for Preparation of DPRs

- The States/UTs should submit proposals for reimbursement of fees to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency should submit report to the Ministry for releasing Central Assistance for reimbursement of charges towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. After approval, recommendation will be sent to the Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants.
- The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided in the Central Sanctioning & Monitoring Committee /Central Sanctioning Committee Meetings earlier. While sending proposals for reimbursement of project preparation charges, the appraising agency must ensure that two copies of DPRs (duly revised based on decisions of CSMC/CSC) are provided to OSD (JNNURM) for record. The Appraising Agency should also keep two copies of DPRs with it in safe custody so as to be able to meet requests for information under the RTI Act, 2005.

Community Development Network (CDN)

- The States / UTs should prioritise and get necessary approval from SLSC/SLCC to the proposals concerning Community Development Network (CDN) so as to seek support from the Community Participation Fund. Such proposals received in the Ministry of HUPA will be appraised by a team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee for consideration.



- Community Development Networks involving Neighbourhood Groups, Neighbourhood Committees and Community Development Societies should be promoted so that the dynamics of the CDN lead to fraternity in the neighbourhoods and issues of alienation of all sorts could be eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.

Quality in Execution of Projects

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

Third Party Inspection and Monitoring (TPIM)

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

Capacity Building Activities

AS

- In the year 2006-07, the Ministry of HUPA had released fund to the State Governments for capacity building activities including research and training towards implementation of BSUP and IHSDP projects. Unless the States/UTs submit utilisation certificates for the funds released earlier, further releases of Central Assistance would be held up, as utilisation certificates have to be furnished within 12 months from the date of closure of the financial year to which financial sanction pertains.
- Capacity building is one of the biggest constraints in the execution of projects and reforms under JNNURM. The States/UTs may take full advantage of the IEC facilities under JNNURM, the National Programme on Capacity Building for Urban Poverty Alleviation and the programme of National Network of Resource Centres (NNRCs).

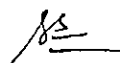
City/Town Poverty Reduction Strategy

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

Key Reforms - Core to the Urban Poor

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

Convergent Delivery of Social Services



- 3
- It is necessary to integrate provisions of health, education and social security with land tenure, housing and other amenities for the urban poor to enable them to lead a decent quality of life. Urban Local Bodies and State Governments have a critical role to play to ensure the proper convergence of facilities under the already available schemes for education, health, social security, etc. implemented through different Departments/Agencies. The DPRs should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare and other facilities so that timely remedial measures can be taken up in accordance with the socio-economic survey. Provision of adequate infrastructure by way of school/additional class rooms and health care centres should be taken at the formulation of the DPR itself. A mere statement that adequate number of schools/health centres is available in the vicinity of the proposed housing colony would not be sufficient. The State/ULB/implementing agencies concerned should certify that such facilities available in the vicinity are also accessible to the slum dwellers. Similarly proper convergence of schemes in the realm of social security such as old age pension, widow pension, disability pensions, health insurance, maternity benefit scheme, etc. should be ensured to benefit the urban poor selected under JNNURM and other programmes.
 - The States/UTs must take all steps to ensure the convergence of BSUP and IHSDP with other ongoing schemes such as UIG, UIDSSMT, Sarva Sikhsa Abhiyan, Health Mission, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, National Social Assistance Programme, Prime Minister's Employment Generation Programmes, SJSRY etc. Shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. In particular, State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This step would provide the urban poor with access to livelihoods and enable them to overcome poverty. Programmes for skill development, self-employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

Projects for *in situ* Development

- States /UTs should come up with adequate number of projects for in-situ development with good lay-outs and type designs. The emphasis should be to provide a better and supportive atmosphere for living and working. The in-situ development projects should not end up with creation of another cluster of unplanned houses without access to water, sanitation and social infrastructure. Suitable planning

and infrastructure provision norms must be adopted. The quality of infrastructure provided to housing colonies under BSUP and IHSDP projects should not be inferior to those available for surrounding areas.

Handholding in Relocation

- In the case of relocation projects, the process of shifting to a new environment with inadequate facilities, near-loss of contact with close relatives and being far off from work places can be very traumatic. The States/UTs should engage social counsellors and Community Development Department personnel/Community Organisers in ULBs to work closely with the beneficiaries and ensure that the process of transition to the new multi-storeyed housing complex/environment/ location is as smooth as possible.
- Time-bound programmes must be implemented to provide all basic amenities to the urban poor in the relocation colonies, including city transport services and local market complexes.

Sense of Belongingness

- To create a sense of belongingness, the slums may be named in consultation with the intended beneficiaries. Provision of a low cost enclosure around open spaces in the slum pocket being covered under BSUP/IHSDP could be considered by States/ULBs, if the cost is not prohibitive.
- Beneficiaries must be closely involved in the planning, identification, implementation, monitoring, review and social audit of JNNURM projects.

IEC Activities – Awareness Building

- In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate awareness amongst both the targeted so that they are able to receive what is intended for them by the Government. Awareness needs to be generated amongst the non-targeted sections so as to improve urban policy and highlight how the concerns of the urban poor are very relevant to them. Any awareness campaign should have a national tone, tenor, appeal and recall value, backed by consistent and coherent slogans and themes. The States/ULBs could bring out advertisements in vernacular languages with local adaptation of the templates prepared by the Ministry of HUPA. States/ULBs should ensure that the local adaptation does not deviate from the letter and spirit of the national templates and the messages being conveyed are only about the programme and related policy advocacy. They should also ensure that all such media

campaigns are in accordance with the relevant rules and regulations applicable. Cost of such campaigns, in accordance with Government approved rates, would be reimbursed to the States/ULBs under the IEC component of JNNURM subject to limits fixed by CSMC/CSC. Reimbursement will be made if prior approval of the Mission Directorate/CSMC/CSC in the Ministry of HUPA was obtained before launching such campaign. Proposals for reimbursement of such expenditure will be submitted through HUDCO, which will put up the same to the Central Sanctioning and Monitoring Committee for its consideration and approval of reimbursement through Department of Expenditure, Ministry of Finance or Ministry of Home Affairs, as the case may be.

Progress Reports on Implementation

- The States/ULBs should send Quarterly Progress Reports/ Monthly Progress Reports on projects as well as reforms as per prescribed formats, without fail to enable the Ministry to report to the Prime Minister's Office in time. Further, one page abstract on the status of implementation of projects and reforms must be presented before posing the details of project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.
- State/UT Secretaries in charge of BSUP and IHSDP should take monthly review of the implementation of projects and reforms under BSUP and IHSDP. Copies of the minutes of such review meetings should be sent to the Mission Directorate in MoHUPA.

Focus on Urban Policy

- There is an urgent need for States/UTs to focus on broader urban policy and urban management reforms to address not only the backlog and current urban issues but also the challenges of future urban growth, say in the next 20-25 years, so that the conditions that led to urban decay are prevented well in time. We should not be in a situation where we are perpetually chasing slum upgradation; States/UTs should plan proactively in anticipation of the future patterns of urban growth due to the factors of rural-urban migration, urban-urban migration, reclassification and natural increase. Without the implementation of urban planning and local government reforms and capacity building for effective urban management, JNNURM would remain a mere infrastructure upgradation programme, and none of the policy changes for vibrant, productive, sustainable and inclusive cities that JNNURM hopes to drive would materialize.

*****..



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

(Rs. in Crores)

Sl. No.	Mission City, State	Project Title	Total Cost	Central Share/	State Share	Ist Install - ments	Brief Summary	Page No.
A.	Vadodara/ Gujarat	Housing Development and Upgradation of slums(Housing Development) Phase-1,2006-08 Vadodara/Gujarat	73.5047	33.9634	39.5413	8.4909	<ul style="list-style-type: none"> ➤ The project was previously approved in 8th CSMC meeting held on 29.12.2006. ➤ The SLSC approval of the project is yet to be furnished. ➤ The revision in DPR is in terms of reduction in some DUs and infrastructure only as a result of dropping of few sites due to protest from neighboring inhabitants. ➤ The project cost as per revised DPR is 73.5047 Cr. while the originally sanctioned cost is Rs. 88.6112 Cr. ➤ 6668 originally sanctioned DUs, 5392(reduction of 1276 DUs) are being constructed as per revised DPR. ➤ The revised DPR has worked out as per SOR of Original Sanction 2005-06. ➤ It is mentioned in the DPR , the left out 1276 beneficiaries of phase-I, accommodated in Phase-II. ➤ The built up area of DU is 25.64 Sqm. ➤ The total cost per DU is Rs. 1.28 Lakhs. 	01 to 03

112th CS&MC meeting , dated : 17.06.2011 (Agenda Brief)

Page 1 of 4

25/31

A/

**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)

B.	Vadodara/ Gujarat	Supplementary detailed project report for BSUP Phase -I (Aanganwadi and Compound Wall), Vadodara, Gujarat	1.3137	0.6377	0.6760	0.1594	<ul style="list-style-type: none"> ➤ The proposal has been forwarded by ULB & SLNA, however SLSC approval of the project is yet to be furnished. ➤ The proposal envisages providing Social infrastructure facilities required for improvement of living condition of the beneficiaries at the project site at Vadodra, Gujarat ➤ The housing to infrastructure ratio as per proposed revised DPR is 96.5% to 3.5% ➤ For improvement of living condition of these area 10 nos of Aaganwadi at 10 location and compound wall on 7 plots are proposed. ➤ The total cost of anganwadi proposed is Rs. 0.7509/- @Rs 7.51 Lacs/unit).The built up area per unit is about 100 Sqm.@ Rs. 730 per Sqft. ➤ The duration of project is 6 months. 	04 to 06
C.		Special Agenda for appraisal/Re appraisal / re- preparationof DPR under JNNURM	0	0	0	0		07 to 08

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)

D.	Ambarnath/ Maharashtra	Integrated Delivery of BSUP in Prakash Nagar & Swami Nagar , Ambarnath, Ph-I Maharashtra	49.4205	22.1910	27.2295	5.5478	<ul style="list-style-type: none"> ➤ CDP not approved. ➤ MOA is under progress. ➤ SLSC approval is awaited. ➤ Elected body is in existence. ➤ Ratio of Hosing and Infrastructure is 57: 43. ➤ 896 DUs are proposed for construction with the built up area is 29.362 Sq .Mt and Carpet Area Is 25.318 Sq. Mt. with G+7 structure consisting 1 living room, 1 Bed room, 1 Kitchen and separate bath and WC and 1 balcony. ➤ Houses will be allotted to individual beneficiaries and the title will be issued on female/ joint name of the household. ➤ Total cost per DU is Rs. 2,89,920, Central Share is Rs. 1,44,960 per DU, State Share is Rs 86,976/-ULB Share is Rs. 26,093 and beneficiary share is Rs. 31,891/- ➤ Ownership of land is with state GOvt. ➤ All the estimated ,rates quoted are based on PWD DSR2010-11. ➤ Agency to submit finalized beneficiary list for total 896 beneficiaries. 	09 to 25
----	---------------------------	---	---------	---------	---------	--------	---	----------------

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)

							> Duration of the project is 15 Months., which is beyond the Mission Period.	
		Total	124.2389	56.7921	67.4468	14.1981		

28/31

PS/

Annexure-IV

to the minutes of 112.th meeting of CSMC(BSUP) dt 17.06.2011

Sl No.	Name of the State/UT	Name of the city	BSUP Project Name /Components	(Rs in lakh)			
				Total Project Cost	Central Share	State Share	1st installment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Gujarat	Vadodra	Supplementary Detailed Project Report for BSUP Phase-I (Aanganwadi and Compound wall), Vadodara				
			Hosuing is Nil				
	STATEMENT-I			0.00	0.00	0.00	0.00
	Details of State Share	(Rs. in lacs)	A	Sub Total (A)	0.00	0.00	0.00
1)	State share	38.26	Aanganwadi	75.09	37.54	37.54	9.39
2)	ULB share	29.33	Compound wall	52.46	26.23	26.23	6.56
	Total State Share	67.60	B	Sub Total (B)	127.54	63.77	15.94
	Per DU Finance	(Rs.)	C	Contingency @ 3%	3.826	0.00	0.00
	Nil			Sub Total (C)	3.83	0.00	0.00
				Project Cost (A+B+C)	131.37	63.77	15.94

29/31

AS/

(Rs in lacs)

Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Maharashtra	Ambarnath (Mumbai MR)	Integrated Delivery of Basic Services to the Urban Poor in Prakash Nagar & Swami Nagar, Ambarnath (Mumbai Metropolitan Region), Thane district , Maharashtra				
	STATEMENT-II		A Relocation - Construction of 896 new Dwelling units @ Rs.289,920/- per DU having carpet-up area 25.318 sqm, G+7, consists of 1 living Room, 1 Bed Room, 1 Kitchen, and Separate Bath & WC and 1 balcony. Houses will be allotted to individual beneficiaries and the title will be issued on Female / Joint name of the household.	2597.68	1298.84	1298.84	324.71
	Details of State Share (Rs in lacs)		Sub Total (A)	2597.68	1298.84	1298.84	324.71
1)	State grant	1239.43	B 1. Storm Water Drainage	48.83	23.42	23.42	5.85
2)	ULB share	748.50	2. Sewerage (Septic Tank, pipelines)	130.91	65.46	65.46	16.36
3)	Beneficiaries share	285.75	3. Water Supply	64.16	32.08	32.08	8.02
4)	Other charges	449.28	4. Street Light	22.62	11.31	11.31	2.83
	Total State Share	2722.95	5. MSEB Permission	26.88	0.00	26.88	0.00
	Per DU Finance (Rs.)		6. Roads, Pathway	683.44	341.72	341.72	85.43
1)	Central share	144,960	7. Rain Water Harvesting	71.24	35.62	35.62	8.91
2)	State grant	86,976	8. Community Center	19.37	9.69	9.69	2.42
3)	ULB share	26,093	9. Compound Wall, Fencing of green area	74.47	37.24	37.24	9.31
4)	Beneficiaries share	31,891	10. Informal Market	6.14	3.07	3.07	0.77
	Total	289,920	11. Fire Fighting	43.63	21.82	21.82	5.45
			12. Rehab. Shop	27.70	0.00	27.70	0.00
			13. Common Utility (Staircase, Lift, Lift lobby, Common passage, Lift machinery etc.)	677.70	338.85	338.85	84.71
			Sub Total (B)	1895.09	920.26	974.84	230.06
			Project Cost (A+B)	4492.77	2219.10	2273.68	554.77
			C 1. A&OE @ 5%	224.64	0.00	224.64	0.00
			2. Consultancy charges @ 5%	224.64	0.00	224.64	0.00
			Sub Total (C)	449.28	0.00	449.28	0.00
			Total Project Cost (A+B+C)	4942.05	2219.10	2722.95	554.77

30/31
[Signature]

Annexure-V
to the minutes of 112.th meeting of CSMC(BSUP) dt 17.06.2011

				(Rs in lakh)				
Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name /Components	Total Project Cost	Central Share	State Share	installment of Central share (25%)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
1.	Gujarat	Vadodra	Revised Detailed Project Report for "Housing Development and Upgradation of Slums (Housing Development) Phase- I: 2006 - 08", Vadodra					
	STATEMENT-I		Relocation project for construction of 5392 Dwelling units @ Rs1,21,835/- per DU with G+3 with RCC framed construction having built-up area of 25.64 sqmt with has two rooms, kitchen, WC and bath.	6569.35	3284.68	3284.68	821.17	
			DUs proposed under upgradation (Nil)	0.00	0.00	0.00	0.00	
	Details of State Share	(Rs. in lacs)	A	Sub Total (A)	6569.35	3284.68	3284.68	821.17
1)	State share	1,358.53	B	Water Supply	32.64	16.32	16.32	4.08
2)	ULB Share	855.32		Sewerage	12.65	6.32	6.32	1.58
3)	Beneficiaries share	1182.48		Roads/Pavements	109.74	54.87	54.87	13.72
4)	Contingency & Work charge	557.80		Storm Water Drainage	50.63	25.31	25.31	6.33
	Total State Share	3954.14		Electrification	17.67	8.83	8.83	2.21
	Per DU Finance	(Rs.)		Sub Total (B)	223.32	111.66	111.66	27.92
1)	Central share	60,918		Contingencies (3%)	203.780	0.00	203.78	0.00
2)	State share	24,367		Work Charges (2%)	139.930	0.00	139.93	0.00
5)	Beneficiary share	21,930		Additional Contingency (3%)	214.090	0.00	214.09	0.00
	ULB share	14,620	C	Sub Total (C)	557.80	0.00	557.80	0.00
	Total	121,835		Project Cost (A+B+C)	7350.47	3396.34	3954.14	849.08

31/31

[Handwritten Signature]