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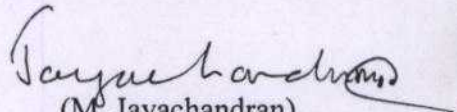
No.N-11026/8/2007-BSUP/JNNURM
Government of India
Ministry of Housing and Urban Poverty Alleviation
JNNURM Mission Directorate

Room No.201, G Wing,
New Delhi, dated 4th July, 2007
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OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 14th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 13.6.2007 under the chairmanship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM). This is for information and necessary action.

2. The appraisal agencies i.e. HUDCO and BMTPC are requested to convey the decisions of the Central Sanctioning & Monitoring Committee to the concerned State implementing agency in order to take appropriate follow up actions as per the minutes of the meeting while implementing the project.


(M. Jayachandran)
Deputy Director (BSUP)
Telephone No + 91-11-23061519

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 & Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. The Secretary, Ministry of Social Justice & Empowerment, Shastri Bhavan, New Delhi.
6. The Secretary, Ministry of Health & Family Welfare, Nirman Bhavan, New Delhi.
7. The Secretary, Department of Education, Shastri Bhavan, New Delhi.

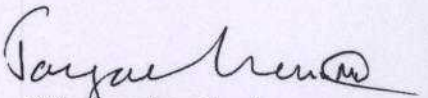
8. The Joint Secretary & FA, Ministry of Urban Development and Ministry of HUPA, Nirman Bhavan, New Delhi.
9. The Chief Planner, Town and Country Planning Organisation, (TCPO), I.P Estate, New Delhi.
10. The Adviser, CPHEEO, Ministry of Urban Development, Nirman Bhavan, New Delhi.
11. CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
12. The Joint Secretary (NURM)/ Mission Director, Ministry of Housing & Urban Poverty Alleviation.

Copy with a request to take further follow up action:

1. The Chief Secretary, Government of National Capital Territory of India.
2. Shri S.K. Saxena, Additional Secretary (UD), Delhi Secretariat I.P. Estate, New Delhi-110 002.
3. Shri R.K. Gupta, Chief Engineer, DSIIDC, N-36 Bombay Life Building, Connaught Place, New Delhi-110 001.
4. ED, BMTPC, Core 5-A, First Floor, India Habitat Centre, Lodhi Road, New Delhi.-110 003.
5. Director (Corporate Planning), HUDCO, "Hudco Bhavan", India Habitat Centre, Lodhi Road, New Delhi-110 003.

Copy to:

1. Sr. PPS to Secretary (HUPA)
2. PS to JS (JNNURM) and Mission Director, Ministry of HUPA
3. Director (UPA), Ministry of HUPA
4. OSD in the JNNURM Directorate, Ministry of HUPA
5. CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
6. The CMD, HPL, Jangpura, New Delhi-110014.
7. Guard Folder on JNNURM
8. Guard Folder on letters issued.


(M. Jayachandran)
Deputy Director (BSUP)

**MINUTES OF THE 14th MEETING OF THE CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) OF
SUB-MISSION ON BASIC SERVICES TO THE URBAN POOR
(BSUP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN
RENEWAL MISSION (JNNURM)**

Nirman Bhawan, New Delhi, June 13, 2007

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

2. Welcoming the Chairman of CSMC and the officers present, Joint Secretary & Mission Director (JNNURM) drew attention of the representatives of the State Governments, officers from State Level Nodal Agencies / Implementing Agencies / Project Appraisal Agencies present to the important Guidelines issued by the Government of India/Central Sanctioning & Monitoring Committee for preparation and implementation of projects under JNNURM. He reminded them that the States/UT Governments were urged in the Minutes issued in the past to undertake the following measures for smooth implementation of the projects approved and the reforms contemplated under JNNURM:-

- (i) undertake biometric identification of beneficiaries and place the lists on the State / Municipal / JNNURM websites with a view to ensuring utmost transparency in the implementation of housing and slum development programmes under JNNURM;
- (ii) prepare State / Municipal / Slums urban poverty profiles with due attention to the 7-Point Charter, namely land tenure, shelter, water, sanitation, education, health and social security and other amenities;
- (iii) computerize database and MIS on slums and the urban poor and prepare State / City Strategy for Urban Poverty Alleviation for which part funding is provided under JNNURM;
- (iv) develop State / City / Slum development plans with a vision of slum-free city and devise phasing plan with time-bound action contemplated to provide all basic amenities to the urban poor

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within the Mission period as contemplated under reform agenda for JNNURM;

- (v) establish State / Municipal Poverty Alleviation & Livelihood Development Cells to plan, develop, monitor and assist in the implementation of JNNURM with the full involvement of all stakeholders;
- (vi) put in place a computerized tracking system to track the physical and financial progress of projects sanctioned under JNNURM, slum-wise and beneficiary-wise and stage of construction-wise;
- (vii) establish quality control systems – internal and external – to ensure that the constructions are undertaken with utmost quality to represent value for money;
- (viii) constitute beneficiary committees which would supervise construction at various levels – foundation, basement, lintel, roof, completion, occupation etc. and undertake social audit of the projects after completion;
- (ix) take up city-wise infrastructure development programmes by using schemes funded under UIG / State / Municipal budgets to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.

3. The Chairman, CSMC and Secretary (HUPA) drew the attention of the State Government representatives to the need for development of GIS-based spatial plans for tracking ground impact of the projects being approved and to conduct Socio-Economic Survey of households. He called upon the State Government to prioritize projects, which are likely to make distinct and demonstrable impact on the ground. The Chairman emphasized that all projects being approved should be completed within a maximum period of 12 months.

4. The Chairman observed that no meaningful slum improvement can be accomplished without community support. There should be community structures in place like Community Development Societies for motivating slum dwellers so that a proper consensus is facilitated for undertaking projects under JNNURM and no litigations are filed. In this way, inordinate delay in implementing the projects sanctioned can be avoided.

5. One project proposal of Delhi was brought up before the Committee. Brief Summary of Agenda is at **Annexure-II**. PowerPoint presentations were made by the representative of the Delhi Government/Nodal/Implementing Agency. During the discussions, the following points were highlighted:-

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- 5.1 The Chairman observed that the City Development Plan (CDP) should be got approved quickly and the required Memorandum of Agreement (MOA) with GoI for undertaking the reforms contemplated under JNNURM Guidelines be signed by the State Government before funds are released. The representative from Delhi Govt. clarified that MOA would be signed within the next 15 to 30 days.
- 5.2 The Chairman observed that unit cost proposed was on a higher side and desired that the unit cost be reduced to Rs. 2 lakh by way of cross-subsidization through commercial development and GoI grants would be made available based on this figure. The representative from Delhi Government clarified that they adopted innovative technologies and best practices to reduce the per unit cost. It was also clarified that the amount accruing due to cross-subsidisation was planned to be pooled up and used for O&M costs at later stage. The Chairman appreciated the efforts of the State Government to adopt best practices – energy-saving devices, use of low-cost materials, earthquake-resistant technology, use of ferro-cement, pre-cast slabs etc. He also desired that the grants from Government be passed on to beneficiaries to reduce their need to borrow money.
- 5.3 The Mission Director (JNNURM) drew attention towards the minimum prescribed area of 25 sq. meters for dwelling unit under BSUP. He informed that the provision of dormitories was not admissible under the BSUP Guidelines. The Chairman observed that these may be constructed by industries with their own finances and made available to labourers on payment basis. The dormitories may be rented out as in China, where the industry finances the building of such dormitories for their labourers. The proposal for dormitories was not agreed to.
- 5.4 The Chairman observed that there being 1500 unauthorized colonies in Delhi, the Govt. should take up projects for in-situ development of these colonies. The representative from Delhi Govt. clarified that there are different land-owning agencies in Delhi such as Delhi Development Authority (DDA), L&DO, Railway Ministry etc. and it has not been possible to undertake in-situ development due to non-availability of land with Delhi Govt.
- 5.5 The Chairman further observed that the residences of rehabilitated persons/slum-dwellers should be at a considerable distance (3-5 Kms. away) from the industries/places of work so that healthy living

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environments are promoted for the poor and the norms of International Labor Organization are also fulfilled.

- 5.6 The Chairman stipulated that the period of completion of projects should be not more than 1 year keeping in view the proposed use of pre-cast roofs, ferro-cement etc. The representative from Delhi Govt. suggested that the houses would be got completed within 18 months. After persuasion by the Chairman, It was agreed that the implementing agency would complete the projects within a maximum period of 15 months.
- 5.7 The Chairman desired that house patta should be issued preferably in the name of woman only and only when the same is not possible, it may be in the joint names of both spouses. The representative of Delhi agreed to it. He informed that pattas would be given to the beneficiaries within a maximum period of 20 years, as the beneficiary contribution would be recovered in 20 years.
- 5.8 The Director, Department of Expenditure, drew attention towards the procedure of grant of land tenure and desired to know the magnitude of shortage of houses in Delhi. The representative from Delhi Govt. clarified that the land tenure would be given to the beneficiaries within a period of 20 years and that the estimated shortage of houses to the poor was 6 lakh, keeping in view the migration from neighbouring States and the number of slums in Delhi.
- 5.9 The representative of Ministry of Urban Development observed that (i) there should be provision of solid waste management and (ii) water supply in the colonies proposed. The representative from DSIIDC informed that the facilities would be included in the projects under UI&G Sub-Mission. The Mission Director suggested that the projects being the first ones under JNNURM from Delhi, the Ministry of Urban Development may be approached to sanction link infrastructure projects for the housing colonies under UIG.
6. After detailed deliberations and taking into account the views of the appraising agencies (HUDCO and BMTPC), the Committee approved the proposals 'in-principle', subject to the following conditions:
- (i) Memorandum of Agreement (MoA) would be signed within a month.

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- (ii) Where occupancy rights/pattas are not granted, the same should be given to the beneficiaries within 6 months.
- (iii) List of beneficiaries will be put on the website by the State Government;
- (iv) The dwelling units with a minimum built up area of 25 sq meters should have one bed room and one multi-purpose room, toilet and kitchen;
- (v) The beneficiaries should have individual water connection and individual toilet;
- (vi) The slum infrastructure lines such as sewerage, water line and road be integrated with the trunk networks in the city;
- (vii) The State Government will take up city-wise infrastructure development by using UIG/State Plan/Municipal funds to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.
- (viii) The State Government will ensure convergence of facilities under education, health and social security with physical amenities and other services in coordination with respective programmes such as Sarva Shiksha Abhiyan and Health Mission.

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


6. The Committee considered the proposal of the Mission Directorate that research studies and study visits could be taken up as legitimate items under 1%/ 5% funds as they are critical elements of IEC and capacity building activities. It was pointed out that without appropriate background studies and action research, the mandatory and optional reforms under JNNURM cannot be implemented as they require substantial learning, documentation and dissemination of best practices. Further, no meaningful capacity development programmes can be undertaken without background research to develop appropriate training modules and best practices. The Director (PF) from the Department of Expenditure agreed to the proposals of the Mission Directorate and the CSMC approved the same.

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

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**LIST OF PARTICIPANTS IN THE 14TH MEETING OF CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) HELD UNDER
THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 13.6.2007.**

1. Dr. H.S. Anand, Secretary, Ministry of Housing and Urban Poverty Alleviation.in Chair
2. Dr. P.K. Mohanty, Joint Secretary & Mission Director (JNNURM), Ministry of HUPA.
3. Ms. Babni Lal, Director, Ministry of Finance, Room No. 167-B, North Block, New Delhi-110 011.
4. Shri Mukul Chaturvedi, Director (HUPA), Ministry of HUPA
5. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
6. Shri V.K. Gupta, Deputy Financial Advisor, Ministry of Urban Development
7. Shri V.K. Chaurasia, Assistant Advisor, CPHEEO, Ministry of Urban Development, Nirman Bhavan, New Delhi.
8. Shri R.K. Celly, Executive Director, BMTPC, India Habitat Centre, Lodhi Road, New Delhi - 110 003.
9. Shri S.K. Tripathi, Director (Corporate Planning), Housing & Urban Development Corporation Limited, HUDCO Bhawan, India Habitat Centre, Core- 7A, Lodhi Road, New Delhi-110 003.
10. Shri I.J.S. Sidhu, Chief PM&T, BMTPC, India Habitat Centre, Lodhi Road, New Delhi - 110 003.
11. Shri A.K. Mishra, Dy. Director, NBO, Ministry of HUPA.
12. Shri S.K. Saxena, Additional Secretary (UD), Delhi Secretariat, I.P. Estate, New Delhi-110 002
13. Shri H.C. Puri, Superintendent Engineer, DSIIDC, N-36 Bombay Life Building, Connaught Place, New Delhi
14. Shri R.K. Gupta, Chief Engineer, DSIIDC, N-36 Bombay Life Building, Connaught Place, New Delhi
15. Smt. Rita Kumar, Executive Director, DSIIDC, N-36 Bombay Life Building, Connaught Place, New Delhi
16. Shri Pradeep Baijal, Dy. Secretary (UD), Delhi Sectt. Government of NCT of Delhi. I.P. Estate, New Delhi - 110 002.
17. Shri A.K. Kapoor, Consultant (Engg.), Hindustan Prefab Limited, Jangpura, New Delhi -110 014.
18. Shri Anand Prakash Tiwari, Assistant Chief (Projects) Housing & Urban Development Corporation Limited, HUDCO Bhawan, India Habitat Centre, Core- 7A, Lodhi Road, New Delhi-110 003.
19. Shri Sudeep Das, Appraisal Officer (Projects) Housing & Urban Development Corporation Limited, HUDCO Bhawan, India Habitat Centre, Core- 7A, Lodhi Road, New Delhi-110 003.
20. Shri Devendra Singh, Section Officer, IHSDP, Ministry of HUPA
21. Shri C.N. Jha, Development Officer, BMTPC India Habitat Centre, Lodhi Road, New Delhi - 110 003.
22. Ms. Deepa Kapoor, NBCC Ltd. Lodhi Road, New Delhi-110 003.

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ANNEXURE-II

BRIEF SUMMARY OF AGENDA FOR THE 14TH MEETING OF CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) HELD ON 13.06.2007

Rs. in Crores

Sl. No.	Mission City/ State	Project Title	Project Cost	Central Share	State Share	1st Installment (25% of Central Share)	Comments
A.	Delhi	Housing for Urban Poor at Bawana, Narela and Bhorgarh, Delhi under BSUP.	128.73	59.25	69.48	14.81	<ul style="list-style-type: none"> • CDP approved & MoA yet to signed. • DPR does not reflect the approval of SISC. • Project duration is 02 Years. • G+3 housing structure is a mix of EWS, LG and single room dormitories. • Few points of 7-point charter are compiled and others included as conditions. • Schedule of rate of adopted is DSR 2002. • Provision of external Infrastructure services with facilities like facility centre, Primary School, Check Posts & Kiosks etc.
B.	Delhi	Housing for Urban poor at Poothkhurd, Delhi under BSUP.	309.61	142.68	166.93	35.67	<ul style="list-style-type: none"> • CDP approved & MoA yet to signed. • DPR does not reflect the approval of SISC. • Project duration is 02 Years. • G+3 housing structure is a mix of EWS, LG and single room dormitories. • Few points of 7-point charter are compiled and others included as conditions. • Schedule of rate of adopted is DSR 2002. • Implementing Agency indicate that the beneficiaries would be taken from the list of slum dwellers prepared by Slum & JJ wing of MCD.
C (table agenda)	Delhi	Slum Relocation project at Khanjawa, Ghogha & Baproula, Delhi	209.32	95.41	113.91	23.85	<ul style="list-style-type: none"> • CDP approved & MoA yet to be signed. • Elected local body is in place • Status with regard to recommendation of this proposal by SISC and signing of MoA is not known • The cost estimate has been worked out using DSR-2002 with 42.17% cost index. • Statutory approvals for the proposed scheme are yet to be obtained from agencies like MCD, Delhi Fire Services, etc.

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Sl. No.	Name of the State	Name of the City	BSUP Project Name/Components	(Rs. In Lakhs)			
				Total project cost	Central Share	State Share	25% of Central share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Delhi	Delhi	Housing for Urban Poor at Bawana, Narcla and Bhorgarh, Delhi under BSUP.				
			A Housing Component (Total 3868 Dus, G+3, relocation, Plinth area LIG 39.74 sq.m / EWS 31.93 sq.m., with two rooms, Tenual rights are proposed to be transferred to the beneficiaries after repayment of loan (maximum loan repayment period is 20 yrs) in the name of wife or in joint name of wife & husband)				
			i) LIG (1184 Dus @ Rs 2.02 lacs, 1184 Dus @ Rs 1.90 lacs & 864 Dus @ 1.96 lacs) - Total 3232 Dus	6334.72	3167.36	3167.36	791.84
			ii) EWS (228 Dus @ Rs 1.58 lacs & 408 Dus @ 1.71 lacs) - Total 636 Dus	1057.92	528.96	528.96	132.24
			Sub-Total A	7392.64	3696.32	3696.32	924.08
			B				
			i) Roads & pavements	318.45	159.23	159.23	39.81
			ii) Sewerage	153.64	76.82	76.82	19.21
			iii) Water supply	188.05	94.03	94.03	23.51
			iv) Street lighting	124.94	62.47	62.47	15.62
			v) Drains	168.68	84.34	84.34	21.09
			vi) Boundary wall	92.32	46.16	46.16	11.54
			vii) Facility (Community) centre	119.61	59.81	59.81	14.95
			viii) Transformers	600.00	300.00	300.00	75.00
			ix) L&T Distribution	75.00	37.50	37.50	9.38
			Sub-Total B	1840.69	920.35	920.35	230.09
			Y = Total A+B	9233.33	4616.67	4616.67	1154.17
			C				
			i) MCD Fee etc	30.00	0.00	30.00	0.00
			ii) Power Connection Deposits	300.00	0.00	300.00	0.00
			iii) Primary School	99.65	0.00	99.65	0.00
			iv) Check Posts & Kiosks (8Nos)	24.00	0.00	24.00	0.00
			v) Earth work in filling	486.24	0.00	486.24	0.00

STATEMENT-I

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Sl. No.		Name of the State	Name of the City	BSUP Project Name/Components	Total project cost	Central Share	State Share	25% of Central share
(1)	(2)	(3)	(4)					
STATEMENT-I contd								
				v) Add 3% contingencies on Y	277.00	0.00	277.00	0.00
				vii) Labour Cess (1% on Y)	92.33	0.00	92.33	0.00
				viii) Consultancy (2% on Y)	184.67	0.00	184.67	0.00
				ix) Deplt. Charges (5% on Y)	461.67	0.00	461.67	0.00
				x) Prep. Of DPR (1.5% on Y)	138.50	0.00	138.50	0.00
				Sub-Total C	2094.06	0.00	2094.06	0.00
				PROJECT TOTAL (Y+C)	11327.39	4616.67	6710.72	1154.17
2	Delhi	Delhi		Housing for Urban Poor at Pookkhurd, Delhi under BSUP.				
				A Housing Component (Total 13,392 Dus @ Rs 1.65 lac per unit, G+3, relocation, Plinth area 25.00 sq.m., with two rooms, Tenural rights are proposed to be transferred to the beneficiaries after repayment of loan (maximum loan repayment period is 20 yrs) in the name of wife or in joint name of wife & husband)	22096.80	11048.40	11048.40	2762.10
				B i) Water supply	1661.81	830.91	830.91	207.73
				ii) Sewerage	593.93	296.97	296.97	74.24
				iii) Drainage	222.02	111.01	111.01	27.75
				iv) Roads and pavement	349.04	174.52	174.52	43.63
				v) Streetlighting	317.73	158.87	158.87	39.72
				vi) Parks	175.93	87.97	87.97	21.99
				vii) Boundary walls	198.09	99.05	99.05	24.76
				viii) Transformers	400.00	200.00	200.00	50.00
				ix) Multi-purpose community centres (6 nos)	518.70	259.35	259.35	64.84
				x) Day care centre	222.30	111.15	111.15	27.79
				Sub-Total B	4659.55	2329.78	2329.78	582.44
				Y=Total A+B	26756.35	13378.18	13378.18	3344.54
				C i) Primary schools (2 nos)	74.10	0.00	74.10	0.00
				ii) Kiosks (10 nos)	15.00	0.00	15.00	0.00

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Sl. No.		Name of the State	Name of the City	BSUP Project Name/Components	Total project cost	Central Share	State Share	25% of Central share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
STATEMENT-II contd.				iii) Earth work in filling	909.58	0.00	909.58	0.00
				iv) Contingency (3%) of Y	802.69	0.00	802.69	0.00
				v) Depr. charges (5%) of Y	1337.82	0.00	1337.82	0.00
				vi) Preparation of DPRs (1.5%) of Y	401.35	0.00	401.35	0.00
				Sub-Total C	3540.53	0.00	3540.53	0.00
				PROJECT TOTAL (V+C)	30296.88	13378.18	16918.71	3344.54
3				Slum Relocation project at Khanjawa, Ghogha & Baproula, Delhi.				
Delhi				Housing Units @ Rs1,42,300./DU (Total 10720 DUs) G+3, Plinth area 27 sq mt (2 Rooms). Tenual rights are proposed to be transferred to the beneficiaries after repayment of loan (maximum loan repayment period is 20 yrs) in the name of wife or in joint name of wife & husband)				
A				15254.56	7627.28	7627.28	1906.82	
Roads & pavement				280.85	140.43	140.43	35.11	
Sewerage				478.20	239.10	239.10	59.78	
Water supply				385.48	192.74	192.74	48.19	
Street Lighting				255.64	127.82	127.82	31.96	
Drains				178.75	89.38	89.38	22.34	
Parks				141.71	70.86	70.86	17.71	
Boundary Wall				159.47	79.74	79.74	19.93	
Transformers etc.				300.00	150.00	150.00	37.50	
Facility Centre				222.30	111.15	111.15	27.79	
SUB TOTAL B				2402.40	1201.20	1201.20	300.30	
TOTAL (A+B)				17656.96	8828.48	8828.48	2207.12	
B				472.83	0.00	472.83	0.00	
Earth Filling				296.40	0.00	296.40	0.00	
Primary School Building				529.71	0.00	529.71	0.00	
Contingencies @ 3%				882.85	0.00	882.85	0.00	
Departmental Charges including Architectural Consultancy,PMC,(5%)				264.85	0.00	264.85	0.00	
Preparation of DPRs@1.5%				20103.60	8828.48	11275.12	2207.12	
PROJECT TOTAL (A+B+C)				61727.87	26823.32	34904.55	6705.83	
Grand Total for Delhi (3 projects)								

STATEMENT-III

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