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Government of India

Ministry of Housing and Urban Poverty Alleviation

JNNURM Directorate

Room No. 201 G Wing, Nirman Bhavan

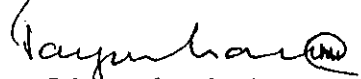
New Delhi, dated 2<sup>nd</sup> December, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 70<sup>th</sup> meeting of the Central Sanctioning Committee of Ministry of Housing and Urban Poverty Alleviation held on 25<sup>th</sup> November, 2009 under the Chairpersonship of Secretary (HUPA) to consider and sanction projects under Integrated Housing and Slum Development Programme (IHSDP).

2. The appraisal agencies (i.e. HUDCO and BMTPC) are requested to convey the decisions of the Central Sanctioning Committee to the State implementing agency/nodal agency for IHSDP to take appropriate follow up actions as per the minutes of the meeting.

3. A copy of the minutes is forwarded to the Secretaries in-charge of BSUP and IHSDP in the States/UTs with a request to take further follow up action.



(M. Jayachandran)

Deputy Director (BSUP)

Telephone No. 011-23061519

Encl: Minutes of the meeting

To  
Members of the CSC 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.
3. The Joint Secretary and FA, Ministry of Urban Development and Ministry of HUPA, New Delhi.
1. 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.
1. The CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
2. The Joint Secretary (JNNURM)/Mission Director, Ministry of Housing and Urban Poverty Alleviation, New Delhi - Member-Secretary

Copy to the State officer concerned in respect of projects/proposals considered in the meeting:-

1. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.

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

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

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| The Secretary,<br>Housing and UD Department,<br>Government of Jammu & Kashmir,<br>New Secretariat, Srinagar  | The Principal Secretary (Housing),<br>Government of Himachal Pradesh,<br>Shimla - 171 002  |
| The Director,<br>Urban Local Bodies<br>Government of Jammu & Kashmir,<br>151-A/D, Gandhi Nagar, Jammu.   | The Secretary<br>Urban Development Department,<br>Government of Jharkhand,<br>Ranchi -834 004.   |
| The Secretary (Housing)<br>Government of Jharkhand,<br>Project Building, Dhurwa,<br>Ranchi-834004  | The Principal Secretary (Housing)<br>Government of Karnataka,<br>Room No.213,<br>2 <sup>nd</sup> Floor, Vikas Souda<br>Dr. B.R. Ambedkar Road, Bangalore-560 001 |
| The Principal Secretary to Government<br>UD Department,<br>Government of Karnataka<br>Room No.436,<br>4 <sup>th</sup> Floor, Vikas Souda<br>Dr. B.R. Ambedkar Road,<br>Bangalore 560 001                                 | The Secretary (Housing),<br>Government of Kerala,<br>Secretariat,<br>Thiruvananthapuram - 695 001  |
| The Principal Secretary,<br>Local Self Government Department<br>Government of Kerala<br>Thiruvananthapuram - 695 001   | The Secretary,<br>Local Self Government,<br>Government of Kerala,<br>Thiruvananthapuram-695 001  |
| The Executive Director<br>Kudumbashree<br>State Poverty Eradication Mission<br>Government of Kerala<br>2 <sup>nd</sup> Floor, TRIDA Building,<br>Chalakupuzhy Road, Medical College (PO),<br>Thiruvananthapuram 695 011. | The Principal Secretary,<br>Urban Administration and Development<br>Department,<br>Government of Madhya Pradesh,<br>Mantralaya,<br>Bhopal - 462 032              |
| The Principal Secretary (Housing &<br>Environment),<br>Government of Madhya Pradesh,<br>Mantralaya, Ballabh Bhavan,<br>Bhopal - 462 032  | The Commissioner,<br>Urban Administration & Development,<br>Government of Madhya Pradesh,<br>Nagar Palika Bhavan, Shivaji Nagar<br>Bhopal -462 016               |
| The Principal Secretary (UD),<br>Government of Maharashtra,<br>Room No.425, 4 <sup>th</sup> floor<br>Mantralaya, Mumbai-400 032  | The Principal Secretary (Housing),<br>Government of Maharashtra,<br>Room No.268,<br>2 <sup>nd</sup> Floor, Mantralaya, Mumbai-400 032                            |
| Commissioner & Secretary,<br>Urban Affairs & Housing,<br>Government of Meghalaya,<br>Main Secretariat Building<br>Shillong-793 001   | The Secretary,<br>Housing, UD & Municipal Administration,<br>Government of Manipur,<br>Chief Secretariat,<br>Imphal -795 001                                     |
| The Commissioner & Secretary,<br>Urban Development & Poverty Alleviation<br>Department,<br>Government of Mizoram,<br>Civil Secretariat, Aizwal-796 001.  | The Principal Secretary,<br>Urban Development Department,<br>Government of Nagaland,<br>Kohima - 797 001   |


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| The Commissioner & Secretary, Works & Housing,<br>Government of Nagaland<br>Kohima – 797 001  | The Principal Secretary (Housing & UD),<br>Government of Orissa,<br>Orissa Secretariat,<br>Bhubaneswar - 751 001   |
| The Principal Secretary(LSG)<br>Government of Punjab<br>Room No.603, 6 <sup>th</sup> Floor,<br>Mini Secretariat<br>Sector-9,<br>Chandigarh 160 001              | The Secretary (Housing & UD)<br>Government of Punjab,<br>Room No.419, Mini Secretariat, Sector-9<br>Chandigarh 160 001                                       |
| The Principal Secretary,<br>UDH & LSG Department,<br>Government of Rajasthan<br>Room No. 29, Main Building,<br>Secretariat, Jaipur                              | The Secretary,<br>Local Self Government Department,<br>Government of Rajasthan ,<br>Room No.39, SSO Building,<br>Government Secretariat ,<br>Jaipur 302 005. |
| The Secretary,<br>Department of UD & Housing,<br>Government of Sikkim,<br>NH 31A, - - -<br>Gangtok – 737 101  | The Secretary (Housing & UD),<br>Government of Tamil Nadu,<br>Fort St. George, Secretariat,<br>Chennai –600 009  |
| The Secretary,<br>Municipal Administration & Water Supply,<br>Government of Tamil Nadu,<br>6 <sup>th</sup> Floor, Ezhilagam Annexe,<br>Chepauk, Chennai-600 009 | The Secretary (UD),<br>Government of Tripura<br>Civil Secretariat,<br>Pt. Nehru Complex,<br>Agartala-799 001   |
| The Principal Secretary (UD & MA)<br>Government of Uttar Pradesh,<br>Room No.825,<br>8 <sup>th</sup> floor, Babu Bhawan,<br>Lucknow – 226 001                   | The Principal Secretary (Housing),<br>Government of Uttar Pradesh,<br>325 Babu Bhawan,<br>Lucknow – 226 001  |
| The Director,<br>SUDA,<br>Government of Uttar Pradesh,<br>Navchetna Kendra,<br>10, Ashok Marg, Lucknow.   | The Principal Secretary (UD),<br>Government of Uttarakhand,<br>Uttarakhand Secretariat,<br>4 B, Subhash Road<br>DEHRADUN – 248 001.                          |
| The Project Director (JNNURM),<br>Urban Development Directorate,<br>Government of Uttarakhand,<br>43/6, Mata Mandir Marg,<br>Dharampur, Dehradun – 248 001      |  |
| The Principal Secretary (UD),<br>Government of West Bengal,<br>Nagarayan DF-8, Sector1,<br>Bidhannagar,<br>Kolkata 700 064                                      | The Secretary (UD & Housing),<br>Chandigarh Administration,<br>UT Secretariat, Sector 9,<br>Chandigarh-160 001   |
| The Secretary (Housing),<br>Government of Puducherry,<br>Chief Secretariat,<br>Puducherry-605 001   | The Secretary,<br>Local Administration Department<br>Government of Puducherry,<br>Chief Secretariat,<br>Puducherry-605 001                                   |

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|--|--|
| The Principal Secretary (UD),<br>Government of NCT of Delhi,<br>9 <sup>th</sup> Floor, C Wing,<br>Delhi Secretariat, IP Estate, New Delhi. | The Additional Secretary (UD),<br>Government of NCT of Delhi,<br>Delhi Secretariat, IP Estate,<br>New Delhi-110 002  |
| The Commissioner & Secretary,<br>(Relief & Rehabilitation),<br>UT of Andaman & Nicobar Islands,<br>Secretariat,<br>Port Blair -744 101     | The Secretary (Housing & UD),<br>UT of Daman & Diu,<br>Secretariat,<br>Moti Daman-396 220  |
| The Secretary (Housing & UD),<br>UT of Dadra & Nagar Haveli,<br>Secretariat,<br>Silvassa-396 220   | The Chief Town Planner,<br>Town & Country Planning Department,<br>UT Administration of Dadra & Nagar<br>Haveli, 2 <sup>nd</sup> Floor, Secretariat,<br>Silvassa - 396 230. |

Copy to:

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

Copy to:- Guard folder on JNNURM

  
 (M. Jayachandran)  
 Deputy Director (BSUP)

MINUTES OF THE 70<sup>th</sup> MEETING OF THE CENTRAL SANCTIONING COMMITTEE (CSC) OF THE INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAMME (IHSDP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

Nirman Bhawan, New Delhi, 25<sup>th</sup> November, 2009

The 70<sup>th</sup> meeting of the Central Sanctioning Committee (CSC) of the Integrated Housing and Slum Development Programme (IHSDP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 25<sup>th</sup> November, 2009 (at 12 Noon in MIS Centre of NBO, Room No. 120, G Wing Nirman Bhawan). The list of participants is at Annexure – I.

2.1. Welcoming the Chairperson and Members of the CSC, the Mission Director and Joint Secretary (JnNURM) requested the States to submit their proposals for 2<sup>nd</sup> and subsequent instalment of ACA as early as possible. He reiterated that no proposals received after 28<sup>th</sup> February 2010 would be entertained. States/ULBs should also ensure that all paper work such as filling up the formats and submitting original UCs, etc., as required by the JNNURM Directorate for release of 2<sup>nd</sup> and subsequent instalments are completed well before they are brought before the CSMC/CSC. States/ULBs should extend necessary help in this matter and should respond quickly to the call from the JNNURM Directorate.

(Action by States/UTs/ULBs)

2.2. MD & JS (JNNURM) referred to lack of enthusiasm shown by some of the States in utilizing the Central assistance and said that if the States/ULBs (who have balance against 7-year ACA allocation) are not coming up with proposals for new projects by 31<sup>st</sup> December, 2009, their allocation would be diverted to better-performing States as the JNNURM Mission has already entered its 5<sup>th</sup> year. He further said that States should immediately report to the Ministry about the status of projects approved during the period 2005-06 and 2006-07 and come up with solutions as to what they are going to do with projects that have not yet been started. If necessary, the same would need to be cancelled.

(Action by States/UTs/ULBs)

2.3. Referring to the need for timely monitoring of projects for its quality and completion within targeted period, MD & JS (JNNURM) requested HUDCO to put in adequate number of personnel and form a monitoring

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cell as in the case of BMTPC. The Committee agreed to have two wings of the Monitoring Cell earlier approved by CSMC – one wing in BMTPC with representation from HUDCO and expert institutions and one wing in HUDCO with representation from BMTPC and expert institutions. MD/JS (JNNURM) requested HUDCO/Mission Directorate to come up with necessary proposals in this respect for the consideration of CSMC in the next meeting. He emphasized that utmost efforts should be made to ensure the highest quality in BSUP/IHSDP projects.

**(Action by HUDCO)**

2.4. Mission Director & Joint Secretary (JNNURM) requested all the States and UTs to complete the process of setting up PMU, PIU, TPIMA and Resource Centres immediately for effective implementation of JNNURM and undertaking preparatory activities for the proposed Rajiv Awas Yojana announced by the Government recently aimed at ushering in Slum-free Urban India. He also requested the States to document the best projects, best practices and the experience of the beneficiaries under JNNURM. The services of PMU and PIU and Resource Centres should be extensively used in this respect. The States/UTs should also submit proposals under Community Development Networks (CDN) to ensure greater participation of communities in the developmental activities. In this respect MD/JS (JNNURM) also referred to social audit of JNNURM projects and said that the Ministry would soon circulate a manual for social audit of JNNURM projects. All States/UTs/ULBs should start necessary preparatory activities for social audit of all the projects under JNNURM.

**(Action by States/UTs/ULBs)**

2.5. The Mission Director & JS (JNNURM) said that the appraisal agencies should submit proposals seeking reimbursement of DPR preparation charges without further delay. Submitting such proposals in piecemeal only adds to the workload in the JNNURM Directorate. The appraisal agencies should take initiative in this regard and coordinate with the State agencies for early submission of such proposals complete in all respects, State-wise, latest by 15<sup>th</sup> December, 2009. Similarly, Appraisal Agencies should put up the proposals, State-wise, project-wise, for additional release of Central Assistance under IHSDP due to increase in unit cost ceiling from Rs.80,000 to Rs.100,000.

**(Action by Appraisal Agencies/States/UTs/ULBs)**

2.6. Reiterating the emphasis by Secretary (HUPA) & Chairperson on the quality in projects, MD & JS (JNNURM) said that feedback from the States indicate that they face a lot of problems in managing the projects without adequate support of technical personnel qualified in conducting

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engineering and structural checks while implementing the projects. He said that a new toolkit for providing financial assistance from the Central government is being prepared based on agreement by the Chairperson. This would facilitate effective Project Supervision, Monitoring, Independent Quality Assurance and Social Audit. Technical personnel are needed to effect technical/engineering/structural checks at site such as conducting concrete design mix test, compressive strength test on concrete, cement consistency, fineness test, tensile strength tests on steel, coarse aggregate tests, fine aggregate tests, compressive strength tests on bricks, etc. There also need for community mobilisation, counselling and social audit to improve the quality of projects and group living and redressing grievances. The proposed toolkit would be put up for consideration of the Central Sanctioning & Monitoring Committee.

(Action by States/UTs/ULBs)

2.7. The Mission Director & Joint Secretary (JNNURM) said that based on the requests from States, the Ministry has taken action to bring out necessary clarity in the guidelines for the scheme "Affordable Housing in Partnership". Under the scheme Rs.50,000 per DU will be given as subsidy to the developer who is willing construct affordable houses consisting of EWS, LIG and MIG towards infrastructure. The houses should consist of at least 25% EWS category (25 sq mt area). The maximum carpet area for MIG would be 80 sq.mt. In this connection he requested the States to formulate State policy on PPP. States of Rajasthan, Gujarat and Andhra Pradesh have taken steps to create necessary policy framework for PPP projects. The guidelines prepared by Rajasthan, Gujarat and Andhra Pradesh can be taken as models for preparing PPP policies in other States.

(Action by States/UTs/ULBs)

2.8. The Mission Director/Joint Secretary (JNNURM) referred to the important points emphasized by the Chairperson & Secretary (HUPA) in various meetings of CSMC/CSC for adherence/implementation by the States/UTs/ULBs (Annexure-II) and said that States/UTs should take special care to implement them. The ULBs/implementing agencies should take advance action for planting trees well before handing over the houses to the beneficiaries. This must be done in a professional manner for selecting and planting seedling suitable to the area. He further said that all States/UTs/ULBs/implementing agencies should prominently put up a display board (with uniform standard) showing basic details of the project such as project title under BSUP/IHSDP component of JNNURM, Starting/completion date, project cost, name of the agency, date of approval, expected date of completion of the project, name of the site engineer-in-charge, his/her contact details.

(Action by States/UTs/ULBs/Appraisal Agencies)

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2.9. Referring to the request from States like Maharashtra and West Bengal for approval of more projects, even though their 7-year allocation under IHSDP has exhausted, Joint Secretary & Mission (Director) said that as there is no likelihood of enhancement in the allocation of ACA, the States may consider transferring a portion of the available balance allocation under BSUP to meet demands of IHSDP projects, as per the priority of the State, subject to competent authority agreeing to such transfer. A similar intra-State allocation of ACA may be effected for availing of the benefit of upward revision in the unit cost of dwelling units under IHSDP (from Rs.80,000 to Rs.1 lakh for the purpose of calculating Central assistance). The benefit of enhanced Central share should be passed on to the beneficiaries (subject to the minimum requirement of beneficiary contribution). He requested the appraisal agencies to coordinate with the States and submit proposals (complete in all respects) in order to recommend release of ACA.

(Action by States/UTs/ULBs/Appraisal Agencies)

3. For the CSC Meeting, a proposal seeking 2<sup>nd</sup> and final instalment of ACA (1 project in Maharashtra) was put up in the agenda, brief details of which are at Annexure-III.

#### 4. Proposal for 2<sup>nd</sup> and final instalment of ACA

##### Maharashtra

4.1. Representative of the State of Maharashtra made a presentation on the proposal seeking 2<sup>nd</sup> and final instalment of ACA for the IHSDP Project in Dondaicha-Varwade.

4.2. Director (JNNURM), Ministry of HUPA informed the Committee that beneficiary contribution for the project has not yet been collected. The State is yet to conduct TPIMA inspection of the project. The cost of the project has escalated by about Rs.434 lakhs. He informed that the State has furnished a revised status note on the project which shows that matching State share has been released and the progress report reflects status of implementation of all the 1050 dwelling units. He further said that the progress of implementation of the reform to provide basic services to the urban poor, including security of tenure, improved housing, water supply, sanitation, education, health and social security is lagging.

4.3. The representative of the State informed that 100% collection of beneficiary contribution would be done. Pending appointment of TPIMA, the State has conducted independent inspection of the project. Necessary

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tests have also been conducted. He said that cost escalation would be met by the State/ULB.

4.4. The Committee approved the proposal seeking release of 2<sup>nd</sup> and final instalment of ACA for the project in Dondaicha-Varwade on the ground that there is huge cost escalation and further delay in release would go against the poor beneficiaries, subject to the following:-

- The State should give a commitment on reforms for providing basic services to the urban poor, including security of tenure, improved housing, water supply, sanitation, education, health and social security with specified milestones;
- The concerned departments in the State should coordinate and conduct a joint exercise to oversee implementation of 3 core pro-poor reforms;
- The State/ULB should conduct social audit of the project and other projects; and
- The State should bring out a framework for reservation of land for the urban poor in housing colonies and city master plans.

Abstracts of the approval are at Annexure-IV.

(Action: JNNURM, Directorate - to recommend release of fund)

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

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(MD)

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 70<sup>th</sup> MEETING OF CENTRAL SANCTIONING COMMITTEE (CSC) OF IHSDP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 25.11.2009

1. Ms. Kiran Dhingra, Secretary, Ministry of Housing and Urban Poverty Alleviation ..... in Chair
2. Dr. P.K. Mohanty, Mission Director and Joint Secretary (JNNURM), MoHUPA
3. Shri Naresh K Dhiran, Town & Country Planner, TCPO, Ministry of Urban Development
4. Shri Vivek Nangia, Director (JNNURM), Ministry of HUPA
5. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
6. Shri Deena Nath, Deputy Director, Ministry of Finance
7. Shri Umraw Singh, Deputy Director, MoHUPA
8. Ms Philomena Raphael, AO (JNNURM), MoHUPA
9. Shri Sannachittaiiah, Technical Director, KSCB, Bangalore,
10. Shri V. Chandra Mohan, KUIDFC, Bangalore
11. Dr. Deepak Mhaisekar, Municipal Commissioner, Nanded, Maharashtra
12. Ms. Hema Dudhwala, Consultant, NWCMC, Nanded
13. Shri S.K. Chaudhary, Executive Director, HUDCO, New Delhi
14. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
15. Dr. Shailesh Kr. Agrawal, Executive Director, BMTPC, New Delhi
16. Shri Biju Panicker, PMU-JNNURM, Tamil Nadu
17. Shri T. Moses Kumar, Superintending Engineer, GVMC, Visakhapatnam
18. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
19. Shri D.R. Hadadare, Chief Engineer, MHADA, Maharashtra
20. Shri Mahendra P Dave, Consultant, Dondaicha MC, Maharashtra
21. Shri M Jayachandran, Deputy Director, MoHUPA

**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

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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**

- 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

8/23  
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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.
- 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.
- 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;
  - 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.

#### 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 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/UTs 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/UTs 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 / UTs for TPIM. A Toolkit has been prepared and communicated to the States /UTs.
- 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 installment 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/UTs 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

- 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

- 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 Siksha 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 counselors and Community



### 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.

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19/23  
(12)



**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING COMMITTEE (CSC) UNDER  
INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)**

(Rs. in Crores)

| Sl. No | City/State                            | Project Title   | Total Cost | Central Share | State Share | 2nd Installment | Brief Summary  | Page No. |
|--------|---------------------------------------|---|------------|---------------|-------------|-----------------|--|----------|
| A.     | Dondaiha -<br>Verwade,<br>Maharashtra | Implementation of<br>Integrated Housing and<br>Slum Development<br>Programme of<br>Dondaiha -Verwade<br>(Phase-II), Distt.- Dhule,<br>Maharashtra |            |               |             | 6.81            | <ul style="list-style-type: none"> <li>➤ CSC had approved the project in 43<sup>rd</sup> meeting, dated:10.12.2008 with project cost 23.97 Crores and Central Share approved was 13.62 Crores</li> <li>➤ The Central Share released as 1st installment was Rs. 6.81 Crores and %age of utilized vis-à-vis is 100%.</li> <li>➤ The State - ULB Share had released Rs. 2.00 (55% of due share) with a shortfall of 1.6426 Crs. and %age of utilized vis-à-vis is 100%. Beneficiary contributions are shown as nil.</li> <li>➤ The amount sought for 2<sup>nd</sup> installment is 8.49 Crores. Though Rs. 6.81 has been recommended equal to remaining central share as 2<sup>nd</sup> installment.</li> <li>➤ The project sanctioned 892 dwelling units, The tender. work order issued and work starts for all 862 DU.</li> <li>➤ Implantation agency has reported that 285 dwelling units are already completed and more than 50% work completed for 263 DUs.- No progress has been shown for remaining 314 DU.</li> <li>➤ Project envisages infrastructure amenities work of Rs. 5.39 Crores. The work order for only Rs. 4.88 Crores issued. Agency has informed that more than 50% work for Rs. 2.18 crores is done.</li> </ul> | 01       |

**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING COMMITTEE (CSC) UNDER  
INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)**

*(Rs. in Crores)*

|       |  |  |  |
|-------|--|--|--|
|       |  |  | <ul style="list-style-type: none"> <li>&gt; In terms no beneficiary contribution, it is reported that beneficiary identification is done. The list of beneficiaries published on the state website and biometric identification is in progress.</li> <li>&gt; It is also mentioned that cost escalation will be borne by DVMC.</li> <li>&gt; No T PIMA and P M/PIUs are not established yet.</li> <li>&gt; The internal earmarking of funds for urban poor and constitution of BSUP fund is achieved.</li> <li>&gt; Basic service to the urban poor is under progress in view of 7-point charter is as per timeline in MoA for housing &amp; social security.</li> <li>&gt; The land earmarked is 10% of land. However council has taken resolution of 25% land earmarking for EWS for target year 2010-11.</li> </ul> |
| Total |  |  | 6.81   |

*2/25*

IHSDP 2<sup>nd</sup> Installment

City/State : Dondaicha-Varwade/Maharashtra

Project Title: Implementation of IHSDP at Dondaicha-Varwade Ph.II, Distt. Dhule, Maharashtra

Financial Assessment:

(Rs. Lakhs)

|   |  |                                 |  |               |                         |             |
|---|--|---------------------------------|--|---------------|-------------------------|-------------|
| 1   | CSC Approval   | 43 <sup>rd</sup> CSC/10.12.2008 |  |               |                         |             |
| 2   | Total Project Cost                                       | 2397.07                         | Other Expenses (A&OE, DPR Prep., IEC etc.):- |               | 217.92                  |             |
| 3   | Central Share  | 1361.96                         | Revised Central Share (08-09):-              |               | 1529.96                 |             |
| 4   | State/ULB Share (Excluding beneficiaries)                | 728.99                          |  |               |                         |             |
| 5   | Beneficiary Share  | 88.20                           |  |               |                         |             |
|   |  | Due                             | Released                                     | Utilized      | %age Utilized vis-a-vis |             |
|   |  |                                 |  |               | Due Released            |             |
| 6   | Central Share  | 680.98                          | 680.98                                       | 680.98        | 100%                    | 100%        |
| 7   | State+ULB Share  | 364.50                          | 200.24                                       | 200.24        | 55%                     | 100%        |
| 8   | Beneficiary Contribution                                 |                                 | 0.00   | 0.00          |                         |             |
| 9   | <b>TOTAL:-</b>   | <b>1045.48</b>                  | <b>881.22</b>                                | <b>881.22</b> | <b>84%</b>              | <b>100%</b> |
| 10  | Amount Sought (Rs.)                                      | 848.97 Lakh                     |  |               |                         |             |
| 11  | Recommended release as 2 <sup>nd</sup> Installment (Rs.) | 680.98 Lakh                     |  |               |                         |             |
| There is a shortfall of Rs. 164.26 Lakh in state release. |  |                                 |  |               |                         |             |

## Physical Progress:

| Sl. | Progress Parameter      | Housing (Nos) | Amenities (Rs. In Lakh) |
|-----|-------------------------|---------------|-------------------------|
| 1   | Sanctioned              | 892           | 538.79                  |
| 2   | Tender Floated          | 892           | 488.47                  |
| 3   | Work Order Issued       | 892           | 488.47                  |
| 4   | Work Started            | 892           | 488.47                  |
| 5   | Upto 25% Completed      | ---           | ---                     |
| 6   | 25-50% Completed        | ---           | ---                     |
| 7   | More than 50% completed | 263           | 218.00                  |
| 8   | Fully Completed         | 285           | ---                     |
| 9   | Occupied                |               |                         |

## Reform Status:

|   |   |  |
|---|---|--|
| 1 | (a) Internal Earmarking of Funds for Urban Poor                     | Achieved<br>(25 % of total ULB fund earmarked for the year 2009-10)  |
|   | (b) Constitution of Basic Services to Urban Poor Fund               |  |
| 2 | Basic Services to Urban Poor  | Under progress<br>(Progress on 7-point Charter is as per timeline in MoA except for housing & Social Security)   |
| 3 | Earmarking of at least 20-25% of developed land in housing projects | 30 hectare (10%) of land have been earmarked.<br>(However council has taken resolution for 25% land reservation for EWS housing in every residential layout on 05-11-09) Target year - 2010-11 |

## Conditions imposed by CSC:

|              |
|--------------|
| No Condition |
|--------------|

## Other aspects:

|      |   |   |
|------|---|---|
| i.   | Whether Beneficiaries identified:-                              | Yes   |
| ii.  | Whether list of beneficiaries published on the state website :- | In Progress   |
| iii. | Whether Biometric identification of beneficiaries completed :-  | In Progress   |
| iv.  | Whether TPIMA instituted :-                                     | No  |
| v.   | Quality:-   | Quality of work is satisfactory, cost escalation of Rs. 43.58 lakhs will be borne by DVMC |
| vi.  | Whether PMU/PIUs established & functional :-                    | No  |

22/23  
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| Name of the State                 |  |  | Total Project Cost | Total Central share Approved | Total State Share Approved (Excluding other Expenses) | 1st Installment of Central Share Released | Amount of Central Share utilized | % of Utilisation | Amount of State + ULB + Beneficiary Share released | Amount of State + ULB + Beneficiary Share utilized | % of utilisation | Amount recommended for release as 2nd/final installment of ACA | % of amount recommended to the total Central share approved |
|-----------------------------------|--|--|--------------------|------------------------------|---|---|----------------------------------|------------------|--|--|------------------|--|---|
| A<br>MAHARASHTRA                  |  |  | 2397.07            | 1361.96                      | 817.19  | 680.98                                    | 680.98                           | 100%             | 364.71   | 200.24   | 55%              | 680.98   | 50%   |
| TOTAL FOR MAHARASHTRA (1 PROJECT) |  |  |                    | 1361.96                      |   | 680.98                                    |                                  |                  |  |  |                  | 680.98   |   |

\* Each Dwelling Unit has been sanctioned @ Rs. 80,000/- for the purpose of calculating central share

(Rs. In Lakhs)

Annexure-IV  
to the minutes of 70th CSC dated 25-11-2009

23/23  
23/23