

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

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Room No.222, G Wing, Nirman Bhawan  
New Delhi, Dated 26<sup>th</sup> April, 2011

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 107<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 30<sup>th</sup> March, 2011 under the Chairpersonship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

2. The Appraisal agencies (i.e HUDCO, BMTPC) are requested to convey the decisions of the Central Sanctioning & Monitoring Committee to all the State implementing agencies/nodal agencies for BSUP and IHSDP to take appropriate follow up action as per the minutes of the meeting

3. A copy of the minutes is forwarded to the Secretaries in- charge of BSUP and IHSDP in 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 <sup>th</sup> 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

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The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 <sup>nd</sup> Floor, Vikas Sauda, Dr.B.R.Ambedkar Road, Bangalore- 560001
The Principal Secretary of Government UD Department, Government of Karnataka, Room No.436, 4 <sup>th</sup> 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 <sup>nd</sup> 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 <sup>th</sup> floor Mantraalaya, Mumbai-400032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 <sup>nd</sup> 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

The Principal Secretary, UD & LSC 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 <sup>th</sup> 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 <sup>th</sup> floor, Babu Bhawan, Lucknow-226001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhawan, 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 <sup>th</sup> 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 <sup>nd</sup> Floor, Secretariat, Silvassa-396230

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Copy to:

1. The Additional Secretary to Hon'ble Prime Minister (Kind attention Shri K. 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, 11<sup>th</sup> Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
7. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi.
8. Director (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. Monitoring Cell (JNNURM), Ministry of HUPA
20. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110003
21. The CMD, HPL, 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:- Guard Folder on JNNURM



(Sushil P. Gahlaut)

Under Secretary to the Government of India

Tel.:- 23061519

MINUTES OF THE 107<sup>th</sup> 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, 30<sup>th</sup> March 2011

The 107<sup>th</sup> 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 30<sup>th</sup> March 2011 at 11.00 a.m. in Nirman Bhawan, New Delhi. The list of participants is at **Annexure-I**.

2.1. The Mission Director and Additional Secretary (JNNURM) welcomed the Chairperson and Members of the CSMC. The Mission Director requested all the States/UTs/ULBs/implementing agencies to strive for high quality execution of all the projects sanctioned under BSUP and IHSDP for the poor and organize regular inspection of the same systematically through independent/professional agencies/competent quality assurance teams. Such inspections should be planned systematically and need not wait for the inspection by the State or Central TPIM agencies. The TPIMA visits should be systematically undertaken and distributed over different stages of construction that require critical checks on quality. The Mission Director urged the State Governments to undertake landscaping and avenue/block plantation in all the housing projects in a substantive way, and if required submit suitable proposals for seeking support under the CDN component.

2.2 The Mission Director 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 75<sup>th</sup> 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 Mission 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 In her opening remarks, Secretary (HUPA) and Chairperson, CSMC stated that States/ULBs should 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

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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 as well as the 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 as early as possible with the involvement of reputed NGOs/CBOs, following the guidelines prepared and circulated 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 – public and private. Secretary (HUPA) requested State/UT Secretaries to undertake detailed reviews and send minutes to the Mission Directorate by 15.4.2011.

3.2 The Chairperson and Secretary (HUPA) emphasized that all State level Secretaries/CEOs of SLNAs/Urban Local Bodies/Implementing agencies must 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 residing in the houses. She instructed that all the preparatory activities like detailed estimation, floating and finalisation of tender, etc. must be completed well in advance so that the infrastructure works can be started and executed while the finishing works in respect of houses get completed. She also informed that proportionate State/ULB share must be utilized before requisitioning further instalments from the Centre and in no case the 4<sup>th</sup> instalment under BSUP and 2<sup>nd</sup> instalment

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under IHSDP would 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 3<sup>rd</sup> and subsequent instalments under BSUP and 2<sup>nd</sup> instalment under IHSDP. Secretary (HUPA) desired that all the SLNAs must establish competent expert teams who could 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 a 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 as that would mean that the poor are not provided with basic minimum amenities. She requested States/UTs to report to the Ministry on the post-project maintenance arrangements made and to send video films on civic education for the upkeep of completed projects.

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 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) Proposals for new BSUP projects received from

- i. Gujarat : (3 BSUP projects – 1 each at Surat (544 DUs); Surat (DPR XI); Ahmedabad Ph. II (4992 DUs).
- ii. Delhi : (2 BSUP projects – 1 each at Tikri Kalan (Ph.I) and Bakarwala (400 DUs).

(b) Proposal for ex-post facto approval of BSUP project received from

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i. Nagaland :(1 BSUP project at Kohima)

(c) Proposal for deletion & restrictions in earlier sanctioned projects

i. Maharashtra: (Pune 9, Nashik-4, Nagpur -2 and Mumbai-2 projects).

### Special Agenda

(d) Rental Housing scheme under BSUP – an initiative by the Surat Municipal Corp., Gujarat

Brief details of the agenda are at Annexure-III.

### 6. Proposal for new BSUP projects received from

#### Gujarat

6.1 The representative of the State of Gujarat made a presentation seeking approval to 3 BSUP projects - 1 each at Surat (DPR XI), Surat (DPR XII - 544 DUs); and Ahmedabad Ph. II (4992 DUs).

6.2 In respect of DPR XI & XII at Surat, the Committee observed that the SLSC approval has not been furnished.

6.3 In respect of the other BSUP project namely DPR XI for Upgradation of Physical Environment at BSUP project locations at Surat, the Committee observed that:

- i. SLSC approval has not been furnished.
- ii. The proposal is a supplementary DPR intended to fill the infrastructure gaps in the existing BSUP project locations for improvement of living conditions of the beneficiaries. One of the components of proposal involves plantation of 5710 number of trees at Rs. 510 per tree.

6.4 In respect of the DPR XII for Construction of 544 DUs at Surat, the Committee further observed the following:

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- i. Consent of the existing slum dwellers for redevelopment involving shifting them to adjacent location at Aktanagar Navi Vasahat needs to be obtained.
- ii. It is proposed to construct 544 DUs. But only 512 slum dwellers have been identified.
- iii. The beneficiary and the ULB contribution has to be indicated separately.
- iv. Rental assistance for transit accommodation has been proposed for households of Ekta Nagar – Edjan (112 beneficiaries @ Rs. 1500/month).
- v. Socio-economic survey has not been done.
- vi. The duration of the project proposed is 18 months which should be restricted to 12 months.

6.5 With regard to payment of rental assistance for transit accommodation in DPR XII, the Committee after detailed deliberations appreciated the initiative of the Municipal Corp. However, it advised the State to restrict the assistance to 20% of the beneficiaries.

6.6 With regard to tree plantation, the Committee stated that the central assistance towards cost of plantation is required to be linked to survival rate of plants as per the Forest Deptt. norms. The Committee further advised that this component of central assistance may be released to the State from 3<sup>rd</sup> installment of ACA onwards after receipt of a satisfaction report from the State on the survival of the trees to which the State representative readily agreed.

6.7 In respect of the new BSUP project at Ahmedabad (Ph.II), the Committee observed that the State has dropped 3808 DUs out of 18000 DUs under BSUP at Ahmedabad Ph.I and included these beneficiaries in the proposed Ph. II project without furnishing any modified DPRs for Ph.I together with reasons for dropping the DUs. The Committee, therefore, advised the State that instead of proposing a new Ph.II project, the State should project this proposal as an additional DPR to the existing Ph.I DPR along with a comprehensive report covering details of cost reduction in the Ph.I and the reasons for dropping the DUs etc. Accordingly the Committee deferred the proposal.

6.8 The State representative assured compliance to the observations of the Committee.

6.9 After detailed deliberations and after taking into account the comments of the appraisal agency, namely BMTPC, the Committee approved 2 new BSUP projects at Surat (DPR XI & XII); and

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recommended release of 1<sup>st</sup> installment of ACA subject to State furnishing compliance to the observations at para 6.2 through Appraisal Agency.

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

The Committee, however, deferred the 1 BSUP project at Ahmedabad (Ph.II).

(Action: JNNURM Directorate to recommend release of 1<sup>st</sup> instalment of ACA on receipt of compliance of the observation at para 5.9; State to take action on the observation/decision of the Committee)

### Delhi

6.10 The representative of the State Govt. of NCT of Delhi made a presentation seeking approval to 2 BSUP projects - 1 each at Tikri Kalan (Ph.I) and Bakarwala (400 DUs).

6.11 With regard to the BSUP project at Tikri Kalan, Ph. I, which is to be implemented by the DSIIDC, the Committee observed the following:

- i. SLSC approval has not been furnished.
- ii. State has not followed the whole-slum approach.
- iii. Estimates and drawings not vetted by the Competent Authority.
- iv. Authenticated DPR is yet to be furnished.
- v. List of beneficiaries has not been finalized.
- vi. Environment clearance, building bye-laws and Master Plan 2021 compliance have not been indicated.
- vii. The duration of the project proposed is 18 months. This has to be reduced to 12 months and the DSIIDC has to adopt appropriate planning and execution strategy to complete the project in 12 months.

6.12 With regard to the BSUP project at Bakkarwala, Delhi, to be implemented by NDMC, the Committee observed the following:

- i. SLSC approval has not been furnished.
- ii. Estimates & drawings not vetted by the Competent Authority.
- iii. Authenticated DPR is yet to be furnished.

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- iv. List of beneficiaries alongwith their livelihood details and criteria for selection/allotment have not been finalized.
- v. Environment clearance, building bye-laws and Master Plan 2021 compliance have not been indicated.
- vi. The duration of the project proposed is 18 months. This has to be reduced to 12 months and the NDMC has to adopt appropriate planning and execution strategy to complete the project in 12 months.
- vii. As the estimates have been prepared on DSR 2007 rates with a cost index of 13%, State need to certify that the additional cost at the present rates will be borne by the State/NDMC.
- viii. The proposed construction is G+9 storeyed with cost per DU of Rs. 6.285 lakhs which is very high. Beneficiary consent has not been taken; consultation with beneficiaries not taken place.

6.13 With regard to the project at Bakkarwala, the representative of the NDMC has informed that the DDA has allotted land for this project with ground coverage restriction of 25%. He further stated that they have short-listed 10 clusters on whole-slum approach out of 33 slums identified by the Town Planning Deptt. He informed that these slums could not be developed in-situ as they are located in green areas/adjointing to nallah etc. Since the land allotted by DDA is very small (1.75 acre), they have proposed to undertake the construction with G+9 storeyed with ground coverage of about 21%.

6.14 The Committee expressed concern on the sustainability of the project which would be nothing but a vertical slum. The Committee also expressed doubts on the acceptance by the slum dwellers for shifting to the G+9 storeyed building at Bakkarwala which is far away to the existing slums. The Committee viewed that the livelihood linkages of the slum dwellers would be badly affected and there would be huge burden on them for maintenance of the building.

6.15 The representative of the NDMC informed that the operation and maintenance of the building and emergency services like water, lift and fire would be taken over by them. He also assured that the tenders for the building would include 10 years maintenance contract and this component would be borne by the NDMC.

6.16 The Committee after detailed deliberations noted its reluctance to approve a high maintenance building of this kind for slum dwellers rehabilitation on account of costs of living & maintenance attached to buildings with lift, and advised that at any rate the beneficiaries should be apprised of the project and they should see the plot of land first and give

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their consent. State Government should review the costs that would have to be borne by the slum dwellers both of maintenance and of livelihood re-links. The Committee also requested the State to explore low rise high density model in consultation with HUDCO for appropriate drawings and designs.

6.17 The Committee further observed that several DUs in the BSUP projects implemented by the DSIIDC are still lying un-allotted to the slum dwellers whereas NDMC is finding difficulty in relocating their slum dwellers due to paucity of land. The Committee therefore advised that the Govt. of NCT may explore the possibility of shifting some of the slum dwellers of the NDMC area to Bawana houses so that the proposed NDMC project can be scaled down to less number of DUs with G+4 construction.

6.18 The Committee further observed that the State Govt. of NCT Delhi intended to cancel some of the approved BSUP projects and take up these 2 new BSUP projects. The Committee took a serious view on the approach of the Govt. of NCT Delhi. It advised the State Govt. that they should first come up with a proposal for cancellation of non-started BSUP projects with project-wise specific details and strong justification/reasons for non-starting and new projects should be proposed after cancellation of older non-started projects.

6.19 Accordingly, the Committee deferred the proposals and requested the State to furnish detailed proposals in accordance with the observations of the Committee at para 6.12, 6.13, 6.14, 6.15 & 6.16, 6.17.

(Action: State to take action on the observation/decision of the Committee)

7. Proposal for ex-post facto approval of BSUP project received from

### Nagaland

7.1 The representative of the State of Nagaland made a presentation seeking approval for the modified project namely Housing for Urban Poor in Kohima, Nagaland. The CSMC in its 7<sup>th</sup> meeting held on 14<sup>th</sup> December 2006 approved the project at a cost of Rs. 13450.09 lakhs. In its place, the State has furnished 1 modified DPR and requested for ex post-facto approval of the Committee for this modified DPR.

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7.2 The Committee noted the following:

- i. The cost of acquisition of land was inadvertently approved as Rs. 188.85 lakhs instead of Rs. 1888.47 lakhs proposed in the DPR. The State is finding it difficult to get enough land for relocation at the rates approved.
- ii. Out of 3504 (G+1) DUs, only 1512 DUs are under progress at 3 relocation sites. The remaining 1992 DUs are proposed to be taken up as in-situ upgradation with all infrastructure facilities.
- iii. The State has also undertaken additional items of work.
- iv. The revised cost proposed is Rs. 12779.62 with central share of Rs. 10560.47. The central share will remain the same.

7.3 The appraisal agency admitted that the land cost was inadvertently mentioned as Rs. 188.85 lakhs instead of Rs. 1888.47 lakhs and therefore, agreed for the land cost of Rs. 1888.47 lakhs for 1512 DUs under construction. The Committee also agreed for payment of central share for the additional items of work undertaken as per the SOR of the original DPR. Since the State Govt. has proposed for construction of remaining 1992 DUs as in-situ upgradation instead of relocation, the Committee agreed for this modification with the condition that the cost of upgradation should be as per the SOR of the original DPR.

7.4 The representative of the State assured that the cost of escalation, if any, will be borne by the State Government.

7.5 After detailed discussions and keeping in view the observations of the appraisal agency BMTPC, the Committee, approved the proposal for modification in the project in principle and requested the appraisal agency BMTPC to reconcile and recalculate the financial aspects of the proposal and submit revised DPR for consideration of the Committee.

(Action: State Government to take note on the observations of the Committee).

## 8 Proposal for Deletion & Restriction of BSUP projects

### Maharashtra

8.1 The representative of the State of Maharashtra made a presentation seeking approval for deletion & restriction of the following BSUP projects earlier approved by the Committee :

- i. 9 projects in Pune region

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- ii. 4 projects in Nashik region
- iii. 2 projects in Nagpur region
- iv. 2 projects in Mumbai region.

8.2 The Committee took a serious view on the approach of the State Govt. seeking general approval of the Committee for cancellation of projects. In this regard, the Committee observed that the State has not furnished project-wise details of the proposals and specific reasons for deletion as well as restriction of projects. Therefore, the Committee advised that the State may furnish project wise details, present status, central ACA released, and reasons for deletion/restriction, as the case may be, alongwith formal approval of the SLSC for consideration of the CSMC. The Committee further requested the State to inform the details of the commitments made by the State before seeking approval of the Committee for these proposals, problems encountered by them in getting the land and the efforts made by them to resolve the disputes etc.

8.3 The State representative assured compliance to the observations of the Committee.

8.4 In view of the above, the Committee requested the State to furnish a detailed proposal as per the observations of the Committee at para 8.2.

(Action: State Government to take action on the observations of the Committee).

9. Rental Housing scheme under BSUP – an initiative by the Surat Municipal Corporation (SMC), Gujarat

9.1 Surat Municipal Corporation (SMC) made a presentation on Rental Housing Scheme under BSUP to provide housing on rental to the slum dwellers who cannot get alternative accommodation due to various reasons. It is proposed that fixed number of houses at major location of Kosad & Bhestan would be earmarked for rental housing. The SMC representative informed that they have submitted the draft policy to the State govt. of Gujarat for approval.

9.2 The salient features of the scheme are as under:

a. Rationale and applicability:

- o It is neither possible nor envisaged to provide houses to all individual males living in group in slums to be relocated

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- Slum dwellers are living in hut after cutoff date. Many slum dwellers are living on rent
- Many slum dwellers do not have documentary evidence to prove their eligibility to get alternative accommodation.

**b. Highlights of the Scheme:**

- A contractor would manage a fixed number of houses on rent at each location - selected by open tender procedure for period of maximum 3 (three) years.
- That he would offer to pay a fixed percentage of monthly rental income to SMC will be one of the basis for acceptance of offer.
- Maximum 5 persons (in 1 room-kitchen flat) and 8 persons (in 2 room-kitchen flat)
- Maximum rent per person Rs. 300/- per month
- One month rent as deposit
- All necessary documents required as per police department norms to be submitted by beneficiary
- Separate maintenance fund shall be created from rental income.

**c. Obligations for the Contractor :**

- To maintain register of beneficiaries as per standard format
- The houses cannot be mortgaged or sold by the contractor
- Necessary repairs/maintenance to be carried out by the contractor during contract period
- Common facilities shall be maintained and energy bill for the same shall be paid by the contractor
- On completion of contract, all flats shall be handed over in good condition with lime/colour wash. Receipt of SMC tax bill and energy bill of all flats shall be submitted
- If required, 2-3 flats on G.F. shall be provided for group dining facility after sanction from SMC
- SMC tax for all houses shall be paid by the contractor
- Contractor shall recover rent between 1<sup>st</sup> and 5<sup>th</sup> of each month. Receipt for rent recovery shall be given.
- Contractor shall pay sanctioned offer amount by the 7<sup>th</sup> of each month to SMC

**d. Responsibilities of the Beneficiaries:**

- Submit necessary documents
- Obey all rules and regulations

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- Pay one month rent as deposit
- Not create any legal rights on house taken on rent
- Sign legally binding agreement
- Do not resort to any antisocial activity in the house; under such situations the contractor is empowered to get the occupant vacated from house
- Regularly pay rent by the 5<sup>th</sup> of every month
- Pay electricity bill of the house regularly and submit receipt and bill to the contractor
- Carry out internal maintenance of house.

**e. Benefits of rental Housing scheme**

- Caters to the need for accommodation of individuals (mostly male), forming significant proportion of migrant labour.
- Caters to seasonal migrants, who resort to renting hutments from slumlords or set up temporary shelters on public lands
- Outsourcing of management fixes responsibility for maintenance of housing stock
- Creation of fund for long term maintenance from the contractual income.

9.3 The Committee appreciated the efforts made by the SMC in formulating the draft Rental Housing Policy framework and opined that this scheme could be taken up as a pilot project under BSUP for watching its successful implementation. The Committee made an exhaustive examination of the proposal vis-a-vis BSUP Guidelines. The Committee debated if BSUP guidelines permit rental housing and opined that the guidelines, inter-alia, envisage secure tenure and collection of beneficiary contribution. The BSUP guidelines further provide for identification of beneficiaries.

9.4 The Committee observed that construction of houses meant for rental housing for certain categories of slum dwellers as mentioned in para 9.1 (a) under BSUP does not violate the spirit of the BSUP scheme guidelines. Though this was not visualized in the initial stages of the BSUP scheme, over a period of time of implementation, the need for earmarking certain houses for 'rental housing' is felt necessary for whole-slum approach and ultimate de-notification of slums. With regard to beneficiary contribution under BSUP guidelines, the rent paid by the slum dwellers could be construed as beneficiary contribution. Since the beneficiaries occupy the house under rent agreement, it will ensure secured tenure and at

the same time the beneficiaries would be at liberty to pursue their livelihoods without restricting to a particular location.

9.5 The Committee, however, suggested the following:

- i. The State/SMC should study the effectiveness of eviction process.
- ii. The State/SMC should ensure that there is no monopoly by any single contractor or cartel of contractors.
- iii. The State/SMC should ensure that the contractor also invests in the project and in maintenance etc.
- iv. The occupancy of 1 room DU and 2 rooms DUs may be reduced to 3 and 6 instead of 5 and 8.

9.6 The State representative expressed her gratitude for the encouragement given by the Committee to this initiative and assured compliance to the observations of the Committee.

9.7 After detailed deliberations, the Committee requested the representative of the Surat Municipal Corporation to furnish a firm proposal project-wise after the State Govt. approves the same.

(Action: State Government to take action on the observations of the Committee).

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

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## ANNEXURE-I

### LIST OF PARTICIPANTS IN THE 107<sup>th</sup> MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 30.3.2011

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 Vivek Nangia, Director (JnNURM), MoHUPA, New Delhi
6. Shri Hans Raj, Sp. Secretary, Urban Development, Delhi
7. Ms S Aparna, Municipal Commissioner, Surat Municipal Corporation, Gujarat
8. Capt Dilip Mahajan, Ahmedabad Municipal Corporation, Gujarat
9. Shri Harpal Singh, Addl. CE, Ahmedabad Municipal Corporation, Gujarat
10. Shri Mahendra Sokhadia, Dy. Director (JnNURM), AMC, Gujarat
11. Shri C Y Bhatt, Surat Municipal Corporation, Gujarat
12. Shri Gaurav Vaidya, Dy. Manager, PMU, GUDM, Gandhinagar, Gujarat
13. Shri Brijesh Upadhyay, S.E, Nagal Palika, Zirapur, M.P
14. Shri Praveen Bhahwat, State Head, Urban Admin & Dev Corp., M.P
15. Shri P K Soni, Consultant, M.P
16. Shri M Srinivas, HS&UD Deptt, Orissa
17. Shri Rajnath Kumar, UD, Govt. of NCT, Delhi
18. Shri Santosh Vaidya, Secretary, NDMC, Delhi
19. Shri K K Tyagi, Secretary, NDMC, Delhi
20. Shri Pramod Adlakha, Consultant, DSIIDC & NDMC, Delhi
21. Shri Abhaya Adlakha, Consultant, DSIIDC & NDMC, Delhi
22. Shri H C Puri, Dy Chief Engineer, DSIIDC, Delhi
23. Shri Sanjay Kumar, Director (Fin.), DSIIDC, Delhi
24. Shri R K Batra, Soft. Engineer, DUSIB, Delhi
25. Shro P M Deshpande, Chief Engineer, MHADA, Maharashtra
26. Shri Ajit S Bankar, Dy. C.E, SLNA, MHADA, Maharashtra
27. Shri M V Kharabe, S.E, MHADA, Mumbai
28. Shri Brijesh Shami, S.E, CIDCO of Maharashtra Ltd., Maharashtra
29. Shri Uday Gajbhiye, PMC, Municipal Corporation Digras, Maharashtra
30. Shri Vivek N Deshmukh, Municipal Engineer, Digras, Maharashtra
31. Shri Nagesh Deshpande, Consultant, Kagal Municipal Corp., Maharashtra
32. Shri Deepak Pawar, Architect, Consultant, Kulgaon Badlapur, Maharashtra
33. Shri A M Mathure, Consultant, Kulgaon Badlapur Council, Maharashtra
34. Shri B V Gosavi, Chief Officer, Badlapur Municipal Council, Maharashtra
35. Shri Rajesh D Kanade, Chief Officer, M.C Ambarnath, Maharashtra
36. Shri Theruovituo, E.E, UD dept., Nagaland
37. Shri S Meru, Nodal Officer, UD dept., Nagaland
38. Dr Shailesh Kr Agarwal, ED, BMTPC, New Delhi
39. Shri Pankaj Gupta, D.O, BMTPC, New Delhi
40. Shri C N Jha, D.O, BMTPC, New Delhi
41. Shri Alok Kumar Joshi, Dy. Chief (P), HUDCO, New Delhi
42. Ms. Usha P Mahavir, Dy. Chief (P), HUDCO, New Delhi
43. Ms. Radha Roy, Dy. Chief (P), HUDCO, New Delhi
44. Ms Alka Agarwal, Dy. Chief (P), HUDCO, New Delhi
45. Shri C Chaudhary, HUDCO, Bhubaneshwar, Orissa
46. Shri Umrav Singh, Dy. Director, MoHUPA, New Delhi
47. Shri Ashok Kr Sharma, Statistical Officer, NBO, MoHUPA, New Delhi
48. Shri G. Srinivasa Rao, Under Secretary (JNNURM), MoHUPA, New Delhi.

## 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

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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.

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### 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 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

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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

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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

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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:

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- 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

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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

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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 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/UTs unless the

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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 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

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- 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

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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

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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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**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/ Surplus ACA	State Share	1 <sup>st</sup> Install - ments	Brief Summary	Page No.
A.	Surat/Gujarat	DPR for construction of 544 houses at i)TPS no. 14(Pal), FP-153, ii)TPS no.31 (Adajan )FP-51 iii)TPS No. 13 (Adajan) , FP-30 for redevelopment of Ektanagar Navi Vasahat and Ektanagar-adajan, Surat, Gujarat	17.02	7.48	9.54	1.87	<ul style="list-style-type: none"> <li>➤ CDP has been approved and MOA has been signed.</li> <li>➤ SLNA forwarding &amp; SLSC approval of the project is yet to be furnished</li> <li>➤ Ratio of Housing and infrastructure is 81 % : 19%.</li> <li>➤ 540 numbers of dwelling units have been proposed under EWS housing Scheme with the built up area 29.66 Sq. Mt. consisting two rooms , Kitchen, bath, balcony and WC with G+4 structure.</li> <li>➤ Total cost per Du is Rs. 2,33,800/- Central Share is Rs. 1,11,270/- State Share is Rs.44,508 and Beneficiaries &amp; ULB Share is 30%.</li> <li>➤ The land is owned by SMC for all the sites.10 years moratorium is applicable to prevent the transfer of ownership. The houses are proposed to be allotted in the joint name of wife and husband.</li> <li>➤ Schedule of Rate adopted is SSR 2008-09- State R&amp; B Deptt.</li> <li>➤ Community facilities like Anganwadi / Primary School; one Urban Community Development Centre, one library</li> </ul>	01 to 06

**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)*

							etc. have been proposed.	
							<ul style="list-style-type: none"> <li>➤ Technical &amp; administrative Check lists are not signed by SLNA.</li> <li>➤ The project duration is recommended to be reduced to 12 months from 18 months as proposed.</li> </ul>	
B.	Surat/Gujarat	DPR (DPRXI) for Upgradation of Physical Environment at BSUP Project locations of DPR II-III-IV & VI (Part) at Kosad & Bhestan, Surat, Gujarat.	10.58	5.03	5.55	1.26	<ul style="list-style-type: none"> <li>➤ CDP has been approved and MOA has been signed.</li> <li>➤ SLNA forwarding &amp; SLSC approval of the project is yet to be furnished</li> <li>➤ The proposal envisages providing additional infrastructure facilities required for improvement of living condition of the beneficiaries at the project site.</li> <li>➤ It is proposed to keep the surrounding Clean. Concrete pavement with sub base will act as plinth protection for buildings.</li> <li>➤ It is proposed to provide pucca parking in front of building court yard and prevent muddy atmosphere during Monsoon. Total area of Paver block pavement proposed is 45313 Smt. @ Rs. 655/ Sqmt.</li> <li>➤ It is proposed to plant 5710 trees to create healthy environment and greenery.</li> <li>➤ Schedule of Rate adopted is SSR 2008-09- State R&amp; B Deptt.</li> </ul>	07 to 10

107th CS&MC meeting , dated : 30.03.2011 ( Agenda Brief)

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

*(Rs. in Crores)*

							<ul style="list-style-type: none"> <li>➤ Technical &amp; administrative Check lists are not signed by SLNA.</li> <li>➤ The project duration is 12 Months.</li> </ul>	
C.	Ahmedabad/ Gujarat	DPR for Construction of Housing (4992 DUs) for the Urban Poor at Six Location in Ahmedabad Municipal Corporation ( Phase-II), Gujarat	152.84	73.22	79.62	18.31	<ul style="list-style-type: none"> <li>➤ Approval of SLSC has. yet to be furnished</li> <li>➤ Ratio of Housing and infrastructure is 83.5 % : 16.5%.</li> <li>➤ The proposal envisages construction of 4992Units (G+3) each having carpet area of 26.77 Sq. Mt. ( 36.50Sq. m. built up area) units together with other infrastructure facilities.</li> <li>➤ The entire project is proposed to be constructed in modules of 4 storied building with 8 dwelling units in each floor comprising of 32 dwelling units in each building. Each dwelling unit consists of 36.50 Sqm built up area of dwelling unit consisting of living room, bed room, kitchen, Bathroom ,WC and Balcony etc.</li> <li>➤ Total cost per DU is Rs. 2,50,091/- Central Share is Rs. 1,25,045/- State Share is Rs.49,990/-= and ULB &amp; Beneficiaries Share is Rs. 74,984/-</li> <li>➤ Estimates have been prepared on 2008-09 SOR which are currently applicable in the state..</li> <li>➤ The allocation of the flat will be draw- basis which ins conducted by authorized person in presence of public .</li> </ul>	11 to 16

**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)

							<p>this draw will be carried out based on computerized random selection technique.</p> <p>➤ The project duration is 18 months as proposed.</p>	
D.	Delhi/ Delhi	Coconstruction of Five Storeyed EWS housing for Slum Dwellers at Tikri Kalan,Phase-I, Delhi	471.49	204.72	266.77	51.18	<p>➤ The SLSC approval status is not indicated.</p> <p>➤ Percentage Ratio of Housing And infrastructure is 79% :21%</p> <p>➤ 8420 DUs under slum relocation project(G+4) have been proposed having carpet area of 25.10 Sq. Mt. and built up area of 33.17 Sq. Mt. inclusive of staircase. Individual unit have one living room , one Bed room, Kitchen ,WC, Bathroom and Balcony.</p> <p>➤ The total cost per Du is Rs. 3,98,247?- , Central share is 1,99,124, State Share is Rs. 1,39,123/- and Beneficiary Contribution is Rs.60,000/-</p> <p>➤ It has been indicated that beneficiaries are being identified by DUSIB out of 44 Clusters already identified as per the latest decision of Delhi Govt. up to 2007, however list of the beneficiaries along with their livelihood details and criteria for selection /allotment has not been finalized.</p> <p>➤ Land has been indicated to be in the possession of DSIIDC and free from encumbrances.</p>	17 to 23

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

*(Rs. in Crores)*

							<ul style="list-style-type: none"> <li>➤ The duration of Project is 12 Months.</li> </ul>	
E.	Kohima/ Nagaland	Modification in DPR sanctioned earlier -Housing for Urban Poor In Kohima, Nagland	134.50	105.60	28.90	26.40	<ul style="list-style-type: none"> <li>➤ The project was earlier sanction in 7<sup>th</sup> CSMC dated 14<sup>th</sup> D,2006ecember.</li> <li>➤ Out of sanctioned 3504 Dus ,1512 DUs under progress at three relocation sites.</li> <li>➤ Slum Dwellers are more keen on in situ up gradation and infrastructure up gradation on a whole slum approach as this causes the least social &amp; economic upheaval.</li> </ul>	24 to 25
F.	Pune/Nasik/Nag pur/Mumbai Maharashtra	BSUP Projects proposed for delection & restriction :- Pune/Nasik/Nag pur/Mumbai Maharashtra		622.88	340.84		<ul style="list-style-type: none"> <li>➤ Total 17 projects i.e. 9 project in Pune ,4 project in Nasik,2 projects in Nagpur &amp; 2 projecvts in Mumbai proposed for deletion and restriction.</li> <li>➤ Total Central share will be available of Rs. 622.88 crore.</li> <li>➤ Total 31595 DUs for deletion and 14412 DUs for restriction.</li> </ul>	26 to 30
		Total	786.43	396.05	390.38	99.02	➤	

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**Central Sanctioning & Monitoring Committee (CSMC)**

**HUNDERED SEVENTH MEETING**

**(30.03.2011)**

**BASIC SERVICES TO THE URBAN POOR(BSUP)**

**Table Agenda**

Sl. No.	ULB, State	Project Title	Project Cost	Central Share	State Share	Ist install. (25% of Central Share) already released.	No. of dwelling units proposed	Page No.
A.	Delhi/Delhi	Construction of 400 Multi storied Dwelling Units at Bakarwala, Delhi	39.89	17.86	22.03	4.47	400	1 to 6

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(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	1st installment of Central share(25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Gujarat	Surat	Detailed Project Report (DPR XII) for "Construction of 544 Houses at i) TPS No.14(Pal), FP-153, ii) TPS No.31 (Adajan), FP-51 iii) TPS No.13 (Adajan), FP-30 for redevelopment of Ektanagar Navi Vasabat and Ektanagar - adajan - Surat "				
	STATEMENT-I		In-situ project for construction of 544 Dwelling units @ Rs.2,22,540/- per DU with G+3 with suit having carpet area of 25.1 Sqm with Living Room, Bed Room, Kitchen, Bathroom, WC and Balcony. The land is owned by SMC for all sites. 10 years moratorium is applicable to prevent the transfer of ownership. The DUs are proposed to be allotted in joint name of wife and husband.	1210.62	605.31	605.31	151.33
			DUs proposed under upgradation ( Nil)	0.00	0.00	0.00	0.00
	Details of State Share (Rs. in lacs)		A	Sub Total (A)			
	1) State share	274.05	Earth Filling	33.45	0.00	33.45	0.00
	2) ULB share	411.08	Water supply	9.64	4.82	4.82	1.21
	Beneficiaries share	272.00	Drainage	7.72	3.86	3.86	0.97
	Total State Share	957.13	VDS Pavemet	48.58	24.29	24.29	6.07
			Electrification	11.59	5.79	5.79	1.45
	Per DU Finance (Rs.)		Landscaping	0.64	0.32	0.32	0.08
	1) Central share	111270.04	Road pavements	9.65	4.83	4.83	1.21
	2) State share	44508.01	Compond wall	24.05	12.03	12.03	3.01
	3) Beneficiary share	50000.00	Gates	16.22	8.11	8.11	2.03
	4) ULB share	16762.02	Anganwadi - UCD centre	14.06	7.03	7.03	1.76
	Total	222540.07	Community Hall	74.57	37.29	37.29	9.32
			Transit accomodation	25.20	12.60	12.60	3.15
			Multi-functional centre	38.35	19.18	19.18	4.79
			B	Sub Total (B)			
			Conitegency @3%	44.97	0.00	44.97	0.00
			Work Establishment@2%	30.88	0.00	30.88	0.00
			PMC charges @ 2%	31.50	0.00	31.50	0.00
			TPI charges @ 0.7%	11.03	0.00	11.03	0.00
			DPR preparation & project monitoring @ 0.7%	11.03	0.00	11.03	0.00
			JNNURM cell admn charges @ 1.1% of project cost	17.33	0.00	17.33	0.00
			Capacity building, CBO training, social services, convergence @ 2%	31.50	0.00	31.50	0.00
			C	Sub Total (C)			
			Project Cost (A+B+C)	1702.58	745.45	957.13	186.36

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(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	1st as well as 2nd installment of Central share(25%)	3rd as well as 4th installment of Central share(25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
1.	Gujarat	Surat	Detailed Project Report (DPR XI) for "Upgradation of Physical Environment at BSUP Project Locations of DPR II-III-IV-V & VI(Part) at Kosad & Bhestan - Surat "					
	STATEMENT-II		Housing is Nil					
	Details of State Share	(Rs. in lacs)	A	Sub Total (A)	0.00	0.00	0.00	0.00
1)	State share	221.87		VDS Pavement	503.19	251.59	251.59	62.90
2)	Beneficiaries	Nil		Paver Block pavement	282.44	141.22	141.22	35.31
3)	ULB share	332.80		Compound wall	121.60	60.80	60.80	15.20
	Total State Share	554.67		Entry gate	71.31	35.65	35.65	8.91
				Tree Plantation	28.85	14.43	14.43	0.00
	Per DU Finance	(Rs.)	B	Sub Total (B)	1007.39	503.70	503.70	122.32
	Nil			Contingency @3% & work Establisment @2%	50.974	0.00	50.97	0.00
			C	Sub Total (C)	50.97	0.00	50.97	0.00
				Project Cost (A+B+C)	1058.37	503.70	554.67	122.32
								129.53

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