

REGISTERED POST/BY HAND

No.N-11026/1/2009/BSUP/JNNURM -Vol. XXVI

Government of India

Ministry of Housing and Urban Poverty Alleviation

Room No. 201, G Wing, Nirman Bhavan
New Delhi, dated 7th January, 2010

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 73rd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 4th December, 2009 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 the States/UTs with a request to take further follow up action.

(M. Jagachandran)

Deputy Director (BSUP)
Telephone 011-2306 1519

Encl: Minutes of the meeting

To

Members of the CSMC as follows:

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

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad - 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad - 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna - 800 015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room NO 316, DKS Bhawan, Mantralaya, Raipur -492 001.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar - 382 016
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh - 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla - 171 002
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar.	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla - 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Souda Dr. B.R. Ambedkar Road, Bangalore-560 001

The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 th Floor, Vikas Sauda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram - 695 001
The Principal Secretary, Local Self Government Department, Government of Kerala Thiruvananthapuram - 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala 2 nd Floor, TRIDA Building, Chalakupuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268; 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department Government of Mizoram, Civil Secretariat, Aizwal-796 001.	The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima - 797 001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima - 797 001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001
The Executive Director, Orissa Water Supply & Sewerage Board & Ex-Officio Additional Secretary to Government (Housing & Urban Development Department), Government of Orissa, Satyanagar, Bhubaneswar - 751 007	

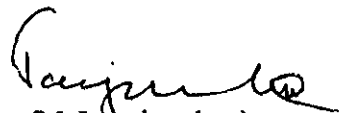
The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building,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

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

1. The Joint Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan),
PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. The Joint Secretary (PP), Ministry of Minority Affairs, Room No.1125, 11th Floor,
Paryavaran Bhavan, CGO Complex, New Delhi.
6. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi
7. Director (UPA), Ministry of HUPA
8. OSD (JNNURM), Ministry of HUPA.
9. Director (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 73rd 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, 4th December, 2009

The 73rd meeting of the Central Sanctioning and Monitoring Committee (CSMC) of the Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 4th December, 2009 (at 12 Noon AM 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 CSMC, the Mission Director and Joint Secretary (JnNURM) referred to the documents: Mid-Point Onwards and Toolkit for Financial Assistance for Comprehensive Capacity Building for Improved Urban Governance & Poverty Alleviation released on the occasion of the 4th Anniversary of JNNURM on 3.12.2009. He requested the States to submit suitable proposals for seeking support under the Toolkit. MD & JS (JN) requested States to expedite their proposals seeking release of 2nd and subsequent instalments of ACA. He said that no proposals received after 28th February 2010 would be entertained. States/ULBs should also ensure that all paper works such as filling up the formats and submitting original UCs, etc., as required by the JNNURM Directorate for release of 2nd 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) requested the Appraisal Agencies to immediately submit city-wise, project-wise financial statements (signed by State Government and counter signed by Appraisal Agency) for releasing additional Central share on account of the enhancement in the unit cost of housing units from Rs. 80,000 to Rs. 1 lakh for the IHSDP projects approved after 1.4.2008. He said that already CSC has approved such enhancement for the States of Arunachal Pradesh, Jammu & Kashmir, Jharkhand, Kerala, Rajasthan, Uttar Pradesh and Punjab. The appraisal agencies should furnish the requisite Statements immediately, latest by 15th December, 2009, to enable the JNNURM Directorate to recommend release of the ACA (approximately Rs.41 crore as first instalment) to these 7 States. Similar action should also be taken for the remaining States. For any delay on the part of the appraisal agencies, the Ministry would consider imposing a penalty on the agency concerned. CSMC decided that as the increase in Central share due to revision of unit cost is based on Cabinet's decision, it should be sanctioned by

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diverting BSUP balance to IHSDP in the case of States with no IHSDP balance. In the case of States with no BSUP or IHSDP balance, the increase would be honoured subject to the condition that the total release of funds under BSUP and IHSDP during the Mission period would be restricted to the allocation fixed by the Planning Commission and that if in the case of any project, ACA is not made available, the State would complete the project with its own share and ULB share..

(Action: Appraisal Agencies)

2.3. MD & JS (JNNURM) requested the States to 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 the projects that have not yet been started. Secretary (HUPA) desired that, if necessary, the same would need to be cancelled and new projects be taken in their place.

(Action by States/UTs/ULBs)

2.4. MD/JS(JNNURM) reiterated 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 the suggestions regarding community participation, third party inspection and monitoring and social audit.

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

3.1. In her opening remarks, Secretary (HUPA) and Chairperson, CSMC, said that States/implementing agencies should take all steps necessary to ensure that projects under BSUP and IHSDP meet the requisite standards of quality. She said that it has generally been observed that in the case of huge projects, dispersed over different towns, the implementing agencies are strained to ensure close supervision of the projects. There is need for strengthening supervisory capacity with support from technical hands. States need to give adequate remuneration for such technical supervision to ensure that qualified personnel are available at site for such jobs. She further said that in addition to the financial assistance being provided for setting up of Project Monitoring Units (PMUs) and Project Implementation Units (PIUs), the Ministry is actively considering a proposal to give financial assistance to States for engaging technical hands qualified to supervise various stages of construction activity under BSUP and IHSDP projects, undertaking community mobilisation activities and social audit. She said that PMUs and PIUs, equipped with professional experts, and TPIMA must be established expeditiously by States/UTs in addition to internal quality control mechanisms. High level teams need to be constituted for regular inspection of houses and basic facilities being constructed under BSUP and IHSDP to ensure utmost quality in the construction. Beneficiary committees must be constituted for supervision of construction in BSUP/IHSDP projects. States/UTs must also take action for the social audit of works.

(Action by States/UTs/ULBs)

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3.2. Reiterating the importance of maintenance of assets created, Secretary (HUPA) stated that 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, corpus funds, etc. The States/implementing agencies should also ensure that before the houses are handed over to the beneficiaries all infrastructure components are completed in all respects.

3.3. Secretary (HUPA) emphasized that the JNNURM Directorate – Director (JNNURM) and OSD (JNNURM) should further activate their activities to ensure that by end of February, 2010, the allocated budget is properly utilised. In this connection, she directed the appraisal agencies to submit a status report every 5th and 20th of the month showing the status of appraisal of project proposals received by them. The appraisal agencies should not keep any proposals with them for more than 10 days. Where there is no ACA allocation available for a particular State they should return such proposals to the States immediately by recording the reason. The Mission Directorate should also put up every 5th and 20th of the month, the status of proposals and sanction of second and subsequent instalments.

(Action: Appraisal Agencies, Director (JNNURM), OSD (JNNURM))

3.4. Referring to the implementation of 3 key pro-poor reforms, Secretary (HUPA) and Chairperson, CSMC said that a mere directive from the State Governments to Municipalities to modify their Development Control regulations to provide land for EWS/LIG would not alone suffice. The State Governments should also give directives to implement them within a specified time period and the Municipality should be required to internalize them into its City Master Plan. She further observed that while modifying such regulations, the State/ULB should ensure that the prescription of adequacy of land goes hand in hand with affordability. She opined that allocating more than 30 sq mtr land per household of EWS/LIG category, as prescribed in Maharashtra, may lead to houses being ill-affordable and the beneficiaries may also be tempted to sell their property. Such a policy may not help the targeted people. Similarly, on the policy of density norms per hectare, Secretary (HUPA) opined that not prescribing any maximum limit in the case of EWS/LIG category would lead to crowding. The current density norms appear to be discriminatory against the urban poor. She requested the State Governments, especially the State of Maharashtra, to have a re-look at the density norms and policy and ensure that the policy leads not only to adequacy but also to affordability of land/houses for the poor.

3.5. On the reform for "Internal earmarking within Urban Local Body budgets for Basic Services to the Urban Poor", Secretary (HUPA) said that all States should create a non-lapsable BSUP fund in cities so that the unspent fund could be carried forward to the next financial year for being used for the

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provision of basic amenities, land, and affordable housing to the urban poor and implementing programmes benefiting the urban poor. The fund should be continued beyond JNNURM period and States/UTs should provide for non-lapsable BSUP Fund in their municipal regulations – not simply by executive instructions.

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

- (a) **Proposal for approval of new BSUP projects received from:**
 - i. Maharashtra (2 projects in Greater Mumbai (Kalyan Dombivli)
- (b) **Proposals for 2nd instalment of ACA received from:**
 - i. Tamil Nadu (3 projects in Madurai)
 - ii. Karnataka (2 projects in Bangalore)
- (c) **Proposals for 4th instalment of ACA received from:**
 - i. Maharashtra (2 projects in Greater Mumbai)
- (d) **Proposals for appointment of TPIMA:**
 - i. Maharashtra (Phase-II)

Brief details of the proposals are at Annexure-III.

5. Proposals for New BSUP projects

Maharashtra

5.1. The representative of the State Government of Maharashtra made a presentation on two BSUP projects for Greater Mumbai (at Kalyan Dombivli). The Committee observed the following:

- i. The full number of beneficiaries has not been identified;
- ii. The cost per dwelling unit appears to be on the high side. The Central share will be limited to a reasonable amount. If need be the State may rework the design/structure to make the project cost-effective
- iii. The ULB/implementing agency should ensure that the beneficiaries are willing to shift from their existing place of dwelling to the proposed site which is at a distance of .3 km to 5 km.
- iv. The State/ULB should clarify about the kind of ownership being provided to be beneficiaries to avoid later stage confusion

5.2. The representative of the State informed that the ULB has completed the survey. Some beneficiaries have not been identified as they were not available in their hut during the survey. However, the ULB has found that they are residents and are to be covered under the scheme.

5.3. The appraisal agency has informed that:-

- i. State will ensure to complete some of the infrastructure items such as land development, rain water harvesting, stairs on level difference, solar water heating system, etc., through their share. Accordingly financial statements have been prepared;

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- ii. The State agency has certified that Kalyan Dombivli Municipal Corporation would be forming cooperative society of all beneficiaries covered in the projects as per the provisions in the Maharashtra Cooperative Societies Act. The Corporation will provide share certificate to each beneficiary. The ownership of tenements will remain with the beneficiary on permanent basis and will be non-transferable for the period of minimum ten years;
- iii. The final list of beneficiaries will be submitted by the State within a period of one month; and
- iv. The State will furnish authenticated layout plan and building plan indicating quantities of all proposed services before release of 2nd instalment.

5.4. Taking into consideration the information furnished by the State and the appraisal agency, the Committee approved the 2 new BSUP projects in Greater Mumbai (located at Kalyan Dombivli), subject to the following:-

- i. The State should furnish final list of beneficiaries within 1 month;
- ii. The layout plan and building plan indicating quantities of all proposed services should be furnished at the earliest to the appraisal agency.
- iii. Infrastructure components such as land development/filling, rain water harvesting staircase having level difference and solar water heating system would be borne through State/ULB share.

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

(Action: JNNURM Directorate to recommend release of 1st instalment of ACA; State/ULB to comply with the conditions)

6. Proposals for 2nd Instalment of ACA

Director (JNNURM) presented proposals seeking 2nd instalment of ACA for 3 projects in Tamil Nadu and 2 projects in Karnataka. The Committee approved the proposals based on furnishing of details by Accounts Officers (JNNURM) and Director (JNNURM). The State should comply with the following before releasing the next instalment:-

(a) Tamil Nadu

- i. The State should furnish an up-to-date progress report on implementation of the 7-point charter (as it was not furnished) and any gaps on this account and other pro-poor reforms should be addressed immediately;
- ii. The State should enact a legal framework for reserving adequate land for the urban poor for housing and economic activities in

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- iii. The State should report the time frame for implementing the reform relating to reservation of land for the poor stipulated under JNNURM.

(b) Karnataka

- i. State should furnish to the Ministry up-to-date progress report on implementation of the 3 core pro-poor reforms, incorporating reforms monitored by KUIDFC, Karnataka Slum Clearance Board, Bangalore and Mysore Municipal Corporations etc; and
- ii. A copy of the approval given by the Ministry of Urban Development for revising the time-line for implementation of JNNURM reforms along with proposed time-line would be furnished to Ministry of HUPA
- iii. The State should report the time frame for implementing the reform relating to reservation of land for the poor.
- iv. The State should enact a legal framework for reserving adequate land for the urban poor for housing and economic activities in cities. The models followed in States like Gujarat, Maharashtra, Madhya Pradesh and Andhra Pradesh may be studied.

Abstracts of the approval are at Annexure-V (Col. A, B, C, D & E). Release of fund will be made after the States comply with the conditions.

(Action: States of Tamil Nadu and Karnataka to comply with the conditions; thereafter JNNURM Directorate to recommend release of ACA)

7. Proposals for 4th and final instalment of ACA

7.1. Director (JNNURM) presented proposals seeking 4th and final instalment of ACA for 2 projects in Greater Mumbai, Maharashtra. The Committee observed the following:-

A. Project titled "BSUP proposal for LIG houses for EWS/LIG housing scheme under BSUP at Mumbai":

- i. For a few DUs location has been changed;
- ii. Cost has escalated;
- iii. Overall physical progress is 65% whereas financial progress is 83%

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- iv. Quality of the project is satisfactory except in few places. Honey combing in RCC was observed and the same has been attended by the implementing agency;
- v. Beneficiaries are identified for only completed tenements. Beneficiaries for the rest of units are to be identified;
- vi. Work on 202 DUs has not started;
- vii. Necessary infrastructure like water supply, roads and drains have been completed in some locations for occupancy of tenants
- viii. The State should ensure greening with carefully worked out landscape design implemented in the case of BSUP and IHSDP projects before the housing complexes, including the present one, are handed over to the beneficiaries;

B. Project titled "Construction of 6832 Transit Shelters at Mumbai under the Sub-Mission of Basic Services to the Urban Poor (BSUP) under JNNURM"

- i. For a few DUs location has been changed;
- ii. Cost has escalated;
- iii. Overall physical progress is 71% whereas financial progress is 75%;
- iv. Quality is satisfactory except in few places. Honeycombing in RCC was observed and the same has been attended by the implementing agency;
- v. Infrastructure at 4 locations is complete. In other places the work is in progress
- vi. Work in 897 DUs has not started.

7.2. The Committee observed that there are gaps in reform implementation particularly in the 7-point Charter. Partial achievement has been noticed in "Reservation of land". Among other reforms, default has been noticed in "Rent Control." The Committee took note of a letter dated 17.11.2009 from Secretary (Housing), Government of Maharashtra informing that:-

- Government of Maharashtra has issued a resolution to earmark at least 10% of land for EWS/LIG schemes. Action for raising this to 20-25% will be taken in near future; and
- A 12 month, time-bound action plan would be initiated at the State Nodal Agency level with a strict follow up and regular monitoring by the Government for implementing the 3 key pro-poor reforms.

7.3. The representative of the State informed that work has started for the remaining DUs in both the projects. He informed the Committee that the cost escalation would be borne by MHADA. Regarding Rent Control reforms, the representative informed that the State Rent Control Act (amended in 1993) has been challenged in the court of law and the matter is sub-judice.

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7.4. The Committee noted that the project is for EWS/LIG and as such does not involve slum rehabilitation. Accordingly, beneficiary identification is not applicable. The bio-metrics of beneficiaries will be taken at the time of allotment of houses.

7.5. The Committee approved the proposal seeking release of 4th and final instalment of ACA for the two BSUP projects in Mumbai.

Abstracts of the approval are at Annexure-VI (Col. A & B)

(Action: JNNURM Directorate: to recommend release of ACA)

8. Proposals for appointment of TPIMA:

8.1. Representative of the State of Maharashtra made a presentation on the proposal seeking appointment of TPIMA (Phase-II) in Maharashtra.

8.2. The Committee observed the following:

- i. M/s NCPE and M/s SGS are crossing the limit of band width of Rs.5 crore upto which the work can be awarded (both are in band-V).
- ii. The cumulative work of NCPE is Rs.5.12 crore and that of M/s SGS is Rs.5.68 crore

8.3. Mission Director & Joint Secretary (JNNURM) brought up before the Committee that in case of some TPIM agencies, there is need for relaxing band width to avoid the long process of appointing TPIMA. He said that this would help the State to engage the same agency for conducting Third Party Inspection in additional number of projects for which no separate TPIM Agency may be forthcoming. Selecting a new agency for conducting the third party inspection in projects not covered earlier on account of rigidity in the band width is time consuming and would only adds to the work load of the State and ULB. He further said that the Committee may consider allowing States to add more projects to the already selected TPIM agency, provided the bid allows for it and the agency has the requisite capacity.

8.4. The representative of the State informed that the agencies are reputed and CSMC may consider allotting work to M/s NCPE and M/s SGS by relaxing the limits as allotting work to new agency would take a long time and may cause delay in the appointment of TPIMA.

8.5. The Committee agreed to relax the band width in the circumstances reported, by 25% of the originally stipulated capacity. However, this relaxation is an exception and cannot be cited as a matter of routine.

8.6. The Committee approved the proposal subject to -

(a) State giving a certificate to the following effects:

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- CVC/State Government guidelines for award of contract have been followed;
- ii. There is no conflict of interest as per the provision in the toolkit;
 - iii. The selected agencies are allotted the work for TPIMA within the ceiling limit of toolkit provided by Ministry of HUPA;
 - iv. Proposed rates of agencies for TPIMA are inclusive, or exclusive of taxes quoted by the firms, and taxes, if any, shall be chargeable as per norms;
 - v. Reports will be sent as per toolkit of the Ministry; and
 - vi. Approval of SLSC/SLCC has to be obtained.

(b) Approval from the competent authority for relaxation in the band capacity will be obtained in file.

8.7. Agency-wise approved amount is at Annexure-VII. The release of funds would be subject to fulfillment of conditions and submission of SLSC approval.

9. The Meeting ended with a Vote of Thanks to the chair.

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ANNEXURE-I

**LIST OF PARTICIPANTS IN THE 73rd MEETING OF CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD
UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 4.12.2009**

1. Ms. Kiran Dhingra, Secretary,
Chair
Ministry of Housing and Urban Poverty Alleviation
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 S.K. Madaan, Director (HUD), Planning Commission
5. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
6. Shri Vivek Nangia, Director (JNNURM), Ministry of HUPA
7. Shri M. Sarikaranarayanan, Deputy Adviser (PHE), Ministry of Urban Development
8. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
9. Shri Deena Nath, Deputy Director, Ministry of Finance
10. Shri Umraw Singh, Deputy Director, MoHUPA
11. Ms Philomena Raphael, AO (JNNURM), MoHUPA
12. Shri A.K. Sharma, Statistical Officer, NBO, Ministry of HUPA
13. Shri Ramesh S. Jadhav, Mayor, K.D.M.C., Maharashtra
14. Shri Sitaram Kunte, Secretary (Housing), Government of Maharashtra
15. Shri P.K. Ugare, City Engineer, K.D.M.C., Maharashtra
16. Shri T.K. Ramachandran, TNSCB, Chennai
17. Shri Rathod Govind, Commissioner, K.D.M.C., Maharashtra
18. Shri D.R. Hadadare, Chief Engineer, MHADA, Maharashtra
19. Shri Subhash G. Patil, Consultant, K.D.M.C., Maharashtra
20. Shri S.K. Chaudhary, Executive Director, HUDCO, New Delhi
21. Dr. A.P. Tiwari, Assistant Chief (Infra), HUDCO, New Delhi
22. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
23. Dr. Shailesh Kr. Agrawal, Executive Director, BMTPC, New Delhi
24. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
25. Captain Subrata Mukhopadhyay, Chief Engineer, BMTPC
26. Ms. Vaijayanti Mahabale, Appraisal Officer, HUDCO, Mumbai
27. Shri M Jayachandran, Deputy Director, MoHUPA

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

CDPs and Slum Development Plans

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

Slum & Socio-economic Surveys

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

on the occupational profiles of the beneficiaries and the likely numbers.

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

Consultation with Beneficiaries

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

Mandatory Clearances/Approvals

- 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

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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. Code/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

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- 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.

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- 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

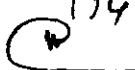
- States/UTs should take action to develop green habitats for the urban poor duly providing as many green belts, parks, avenue plantations, etc. as possible. Road-side plantations with tree guards and block plantations in the colonies taken up under BSUP and IHSDP should be given priority by the ULBs/Departments 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.

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- 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

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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-

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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.

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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 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

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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

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overcome poverty. Programmes for skill development, self-employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

Projects for *in situ* Development

- States /UTs should come up with adequate number of projects for in-situ development with good lay-outs and type designs. The emphasis should be to provide a better and supportive atmosphere for living and working. The in-situ development projects should not end up with creation of another cluster of unplanned houses without access to water, sanitation and social infrastructure. Suitable planning and infrastructure provision norms must be adopted. The quality of infrastructure provided to housing colonies under BSUP and IHSDP projects should not be inferior to those available for surrounding areas.

Handholding in Relocation

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

Sense of Belongingness

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

IEC Activities – Awareness Building

- In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate awareness amongst both the targeted so that they are able to receive what is intended for them by

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the Government. Awareness needs to be generated amongst the non-targeted sections so as to improve urban policy and highlight how the concerns of the urban poor are very relevant to them. Any awareness campaign should have a national tone, tenor, appeal and recall value, backed by consistent and coherent slogans and themes. The States/ULBs could bring out advertisements in vernacular languages with local adaptation of the templates prepared by the Ministry of HUPA. States/ULBs should ensure that the local adaptation does not deviate from the letter and spirit of the national templates and the messages being conveyed are only about the programme and related policy advocacy. They should also ensure that all such media campaigns are in accordance with the relevant rules and regulations applicable. Cost of such campaigns, in accordance with Government approved rates, would be reimbursed to the States/ULBs under the IEC component of JNNURM subject to limits fixed by CSMC/CSC. Reimbursement will be made if prior approval of the Mission Directorate/CSMC/CSC in the Ministry of HUPA was obtained before launching such campaign. Proposals for reimbursement of such expenditure will be submitted through HUDCO, which will put up the same to the Central Sanctioning and Monitoring Committee for its consideration and approval of reimbursement through Department of Expenditure, Ministry of Finance or Ministry of Home Affairs, as the case may be.

Progress Reports on Implementation

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

Focus on Urban Policy

- There is an urgent need for States/UTs to focus on broader urban policy and urban management reforms to address not only the backlog and current urban issues but also the challenges of future urban growth, say in the next 20-25 years, so that the conditions that led to urban decay are prevented well in time. We should not be in a situation where we are perpetually chasing slum upgradation; States/UTs should plan proactively in anticipation of the future patterns of urban growth

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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.

The Government of India has approved the JNNURM as a major programme for the development of urban infrastructure and management. The programme is being implemented in a phased manner. The first phase of the programme is the approval of the projects. The second phase is the implementation of the projects. The third phase is the monitoring and evaluation of the projects. The fourth phase is the review and reporting of the projects. The fifth phase is the continuation and expansion of the programme.

Progress Reports on JNNURM

The States/UTs have submitted their progress reports. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs.

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Focus on Urban Policy

There is an urgent need to focus on urban policy. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs. The progress reports are being reviewed by the Ministry of Urban Affairs.

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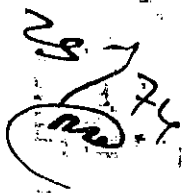
ANNEXURE-II

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

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Ist Installment	Brief Summary	Page No.
A.	Kalyan Dombivli, Greater Mumbai, Maharashtra	Implementation of Integrated Housing Projects under BSUP at Kalyan Dombivli-Phase-IV, Greater Mumbai, Distt. Thane Maharashtra	112.06	50.94	61.12	12.74	<p align="center">Brief Summary</p> <ul style="list-style-type: none"> ➤ CDP has been approved & MOA has been Signed. ➤ SLCC approval has been obtained. ➤ Elected body is in existence. ➤ Livelihood survey has been conducted. ➤ The housing and Infrastructure components cost is approximately in the Ratio of 56% : 44% of the total project cost. ➤ Agency has certified that the proposed development is as per City's Master Plan. ➤ Biometric Survey is under progress. ➤ The proposal envisages construction of 1756 DUs with carpet area of 25.00 Sq. Mt. with G+8 structure. ➤ Total cost per dwelling unit works out Rs.323582/-, 320608/-, 329402/-, 32488/- ➤ The Beneficiary contribution per dwelling unit works out to Rs. 35,594/-, 35,267/-, 36,234/-, 35737/- @11% respectively. ➤ The cost estimates based on PWD State DSR 2008-2009. ➤ The Project duration is 18 months. 	01 to 16

73rd CS&MC meeting, dated : 04.12.2009 (Agenda Item)


 Page 1 of 2

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

(Rs. in Crores)

B	Kalyan Dombivali, Greater Mumbai Maharashtra	Implementation of Integrated Housing Projects under BSUP at Kalyan Dombivali-Phase-III, Greater Mumbai, Distt. Thane Maharashtra	73.97	33.62	40.35	8.40	<ul style="list-style-type: none"> ➤ CDP has been approved & MOA has been Signed. ➤ SLCC approval has been obtained. ➤ Elected body is in existence. ➤ Livelihood survey has been conducted. ➤ The housing and Infrastructure components cost is approximately in the Ratio of 59% : 41% of the total project cost. ➤ Agency has certified that the proposed development is as per City's Master Plan. ➤ Biometric Survey is under progress. ➤ The proposal envisages construction of 1195 DUs from 3 slums with carpet area of 25.00 Sq. Mt. with G+8 structure. ➤ Total cost per dwelling unit works out Rs. 33 1109/- 340192/-, 335526/- ➤ The Beneficiary contribution per dwelling unit works out to Rs. 36421/-, 37418/-, 36906/- @11% respectively. ➤ The cost estimates based on PWD State DSR 2008-2009. ➤ The Project duration is 18 months 	17 to 31
Total			186.03	84.56	101.47	21.14		

73rd CS&MC meeting, dated: 04.12.2009 (Agenda Sluif)

27/12/09

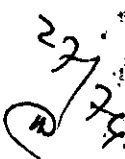
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**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & MONITORING COMMITTEE
(CS&MC) UNDER BASIC SERVICES TO THE URBAN POOR (Sub-Mission-II)**

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	2 nd /3 rd Installment	Brief Summary	Page No.
A	Madurai, TamilNadu	Request for release of 2 nd Installment for Construction of 236 houses and providing infrastructure facilities for Avaniapuram Municipality, Madurai, TamilNadu				0.6143	<ul style="list-style-type: none"> > The project had been approved in 47th meeting held on 29.12.2008. > The total project cost is Rs. 4.935 Cr. with the Central Share is Rs. 2.457 Cr. > Total amount for 1st Installment of Rs. 0.6143 Cr. had been released. > Request for 2nd installment recommended for release is Rs. 0.6143 Crores. > Houses sanctioned for construction were 263, Tender floated for 18 amenities. The work order issued and work started for same. > Agency has reported that 36 DUs are more than 50% completed. 83 DUs and 84 DUs are completed upto 25%-50% and 25% respectively. No dwelling unit is yet completed. > 2 nos. of amenities out of 18 are fully completed. > Madurai has already a provision for fund for poor in Municipal budget in respect first reform. The Gap between benchmark and achieved for Housing & social security not ascertained. Most of benchmarks are achieved. > Farmarking of developed land in housing project for urban poors is 10% of the land already allotted for EWS/LIG. However MOA is silent. > The beneficiaries are identified but list not published on website. 	01

73rd CS&MC meeting, dated: 04.12.2009 (Supplementary Agenda Sheet)



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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)

B.	Madurai, TamilNadu	Request for release of 2 nd Installment for Construction of 413 houses for Tirumangalam Municipality, Madurai, TamilNadu	0.9978	<ul style="list-style-type: none"> ➤ The institution of PMU/PIUs and TPIMA in progress. ➤ The project had been approved in 47th meeting held on 29.12.2008. ➤ The total project cost is Rs. 7.9908 Cr. with the Central Share is Rs. 3.9913 Cr. ➤ Total amount for 1st Installment of Rs. 0.9978 Cr. had been released. ➤ Request for 2nd installment recommended for release is Rs. 0.9978 Crores ➤ Houses sanctioned for construction were 413, Tender floated for 14 amenities. The work order issued for 413 DU's and 11 amenities. ➤ Agency has reported that 10 DU's are more than 50% completed. 134 DUs and 285 DUs are completed upto 25%-50% and 25% respectively. No dwelling unit is yet completed. ➤ Madurai has already a provision for fund for poor in Municipal budget in respect first reform. The Gap between benchmark and achieved for Housing & social security not ascertained. Most of benchmarks are achieved. ➤ Earmarking of developed land in housing project for urban poors is 10% of the land already allotted for EWS/LIG. However MoA is silent. ➤ The beneficiaries are identified but list not published on website. ➤ The institution of PMU/PIUs and TPIMA in progress. 	02
C.	Madurai, TamilNadu	Request for release of 2 nd Installment for	0.5817	<ul style="list-style-type: none"> ➤ The project had been approved in 47th meeting held on 29.12.2008. 	03

73rd CS&MC meeting, dated : 04.12.2009 (Supplementary Agenda Brief)

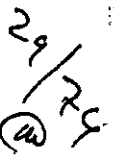
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**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & MONITORING COMMITTEE
(CS&MC) UNDER BASIC SERVICES TO THE URBAN POOR (Sub-Mission-II)**

(Rs. in Crores)

D.	Bangalore, Karnataka	Request for 2 nd Installment release -Basic Services to the Urban Poor- BMP pilot slums at Kodihalli,	0.6681	<ul style="list-style-type: none"> > The total project cost is Rs. 4.6898 Cr. with the Central Share is Rs. 2.0681 Cr. > Total amount for 1st Installment of Rs. 0.5817 Cr. had been released. > Request for 2nd Installment recommended for release is Rs. 0.5817 Crores. > Houses sanctioned for construction were 227, Tender floated for 30 amenities. The work order issued and works started for all approved component. > Agency has reported that 19 DU's are more than 50% completed. 101 DUs and 23 DUs are completed upto 25%-50% and 25% respectively. No dwelling unit is yet completed. > Madurai has already a provision for fund for poor in Municipal budget in respect first reform. The Gap between benchmark and achieved for Housing & social security not ascertained. Most of benchmarks are achieved. > Earmarking of developed land in housing project for urban poor is 10% of the land already allotted for EWS/LIG. However MoA is silent. > The beneficiaries are identified but list not published on website. > The institution of TPIMA in progress and PMU/PUs are set up. > The project had been approved in 12th meeting held on 27.4.2007. > The total project cost is Rs. 5.3443 Cr. with the Central Share is Rs. 2.6727 Cr. > Total amount for 1st Installment of Rs. 0.6681 Cr. had
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73rd CS&MC meeting, dated: 04.12.2009 (Supplementary 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)

	Bakshi Garden and Netaji Subhash Chandra Bose Slums-Malleswaram (3 slum location), Bangalore, Karnataka				0.5479	<ul style="list-style-type: none"> > been released. > Request for 2nd installment recommended for release is Rs. 0.6681 Crores. > Houses sanctioned for construction were 160, Tender floated for 132 housing and tender for infrastructure amenities were floated more than sanctioned. The work order issued and works started for all approved component. > Agency has reported that 72 dwelling unit are completed. The infrastructure component completed is approx. 10%. > ULB reserved 22.75% of its budget and spending 20% of SFC grants for providing facilities for internal earmarking of funds for Urban poor and constitution of Basic Services to Urban Poor. > UDD has taken up step to nominate DMA as State Nodal agency for taking up survey & Other activities. (Target year 2011-12.) > Earmarking of developed land in housing project for urban poor -is under progress. > All condition put up by CSMC are complied with. > The beneficiaries are identified but list published on website. > The institution of TPIMA in progress and PMU/PIUs are established. 	04
E.	Bangalore, Karnataka Request for 2 nd Installment release -Basic Services to the Urban Poor-BMP pilot slums (2 slum				0.5479	<ul style="list-style-type: none"> > The project had been approved in 11th meeting held on 21.2.2007. > The total project cost is Rs. 4.3834 Cr. with the Central Share is Rs. 1.7364 Cr. > Total amount for 1st Installment of Rs. 0.5479 Cr. had 	

73rd CS&MC meeting, dated : 04.12.2009 (Supplementary 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)

namely Kalyani and Jasma Bhawan I, Bangalore, Karnataka	3.4098	<ul style="list-style-type: none"> ➤ been released. ➤ Request for 2nd installment recommended for release is Rs. 0.5479 Crores. ➤ Houses sanctioned for construction were 120, Tender floated for 120 housing and tender for infrastructure amenities were floated for more than sanctioned. The work order issued and works started for all approved component. ➤ Agency has reported that 32 dwelling unit are completed. The infrastructure component completed is approx. 10%. ➤ ULB reserved 22.75% of its budget and spending 20% of SFC grants for providing facilities for internal earmarking of funds for Urban poor and constitution of Basic Services to Urban Poor. ➤ UDD has taken up step to nominate DMA as State Nodal agency for taking up survey & other activities. (Target year 2011-12.) ➤ Earmarking of developed land in housing project for urban poors is under progress. ➤ All condition put up by CSMC are complied with. ➤ The beneficiaries are identified but list published on website. ➤ The institution of TPIMA in progress and PMU/PIUs are established. 	05
TOTAL	3.4098		

73rd ES&MC meeting, dated: 04.12.2009 (Supplementary Agenda Brief)

NTN
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City/State : Madurai(Avaniapuram Municipality)/Tamil Nadu

BSUP 2nd Installment

Project : Construction of 236 Houses and providing infrastructure facilities for Avaniapuram Municipality, Madurai, Tamil Nadu

Financial Assessment:

(Rs. Lakhs)

1	CSMC Approval	47 th CSMC/29.12.2008			
2	Total Project Cost	493.50			
3	Central Share	245.70			
4	State/ULB Share (Excluding Beneficiary share)	217.12			
5	Beneficiary Share	30.68			
		Due	Released	Utilized	%age Utilized vis-a-vis Due Released
6	Central Share	61.43	61.43	59.30	97% 97%
7	State+ULB Share	54.28	54.28	52.38	96% 96%
8	Beneficiary contribution		10.46	10.46	
9	TOTAL:-	115.71	126.17	122.14	106% 97%
10	Amount Sought 2nd Instal. (Rs.)	61.43	Lakhs		
11	Recommended release as 2 nd Installment (Rs.)	61.43	Lakhs		

Physical Progress:

Sl.	Progress Parameter	Housing	Amenities
1	Sanctioned	236	18
2	Tender Floated	---	18
3	Work Order Issued	236	18
4	Work Started	236	18
5	Upto 25% Completed	84	4
6	25-50% Completed	83	2
7	More than 50% completed	36	1
8	Fully Completed	0	2 (BT Road 0.53 kms, Water supply 1 Work)
9	Occupied	0	---

Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund	At the time of MoA madurai has already a provision for fund for poor in Municipal budget			
2	Basic Services to Urban Poor 32/74 W	Service	Milestones/ Benchmark to be achieved by 2009...	Status (Achievement)	Gap
		Housing	35%		Not ascertained
		Water Supply	100%	91%	9%
		S.W.M.	100%	100%	0%
		Primary Education	100%	100%	0%
		Health Care	100%	100%	0%
		Social Security (Insurance)	20%	Various ongoing programme	Not ascertained
3	Earmarking of at least 20-25% of developed land in housing projects	MoA is Silent, however 10% of the land is already allotted for EWS/LIG			

CSMC Conditions:

No Conditions

Other Aspects:

Whether Beneficiaries identified:-	Yes
Whether list of beneficiaries published on the state website :-	No (list published on ULB's Notice Board)
Whether Biometric identification of beneficiaries completed :-	No (A photo I-card issued to individual beneficiaries)
Whether TPIMA instituted :-	In process
Quality:-	No Quality report along with SLNA's comments submitted
Whether PMU/PIUs established & functional :-	Yes
Whether Separate BSUP fund for BSUP constituted & operational :-	Yes [Instructions issued vide G.O. (D) 167 (D) MA&WS (MA II) dated 15.04.2008]

BSUP 2nd Instalment

City/State : Madurai(Tirumangalam)/Tamil Nadu

Project Title: Construction of 413 New houses for Tirumangalam Municipality, Madurai, Tamil Nadu

Financial Assessment:

(Rs. Lakhs)

1	CSMC Approval	47 th CSMC/29.12.2008				
2	Total Project Cost	799.08				
3	Central Share	399.13				
4	State/ULB Share (Excluding Beneficiary share)	304.96				
5	Beneficiary Share	94.99				
			Due	Released	Utilized	%age Utilized vis-a-vis Due Released
6	Central Share	99.78	99.78	70.84	71%	71%
7	State+ULB Share	76.24	76.24	54.64	72%	72%
8	Beneficiary contribution		24.66	24.66		100%
9	TOTAL:-	176.02	200.68	150.14	85%	75%
10	Amount Sought 2nd Instal. (Rs.)	99.78	Lakhs			
11	Recommended release as 2 nd Instalment (Rs.)	99.78	Lakhs			

Physical Progress:

Sl.	Progress Parameter	Housing	Amenities
1	Sanctioned	413	14
2	Tender Floated	---	14
3	Work Order Issued	413	14
4	Work Started	413	11
5	Upto 25% Completed	285	---
6	25-50% Completed	134	---
7	More than 50% completed	10	---
8	Fully Completed	---	---
9	Occupied	---	---

Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund	At the time of MoA madurai has already a provision for fund for poor in Municipal budget.		
		Service	Milestones/ Benchmark to be achieved by 2009	Status (Achievement)
		Housing	35%	Not ascertained
		Water Supply	100%	91%
		S.W.M.	100%	100%
		Primary Education	100%	100%
		Health Care	100%	100%
		Social Security (Insurance)	20%	Various ongoing programme
		Sewerage & Sanitation	100%	85%
3	Earmarking of at least 20-25% of developed land in housing projects	MoA is Silent, however 10% of the land is already allotted for EWS/LIG		

CSMC Conditions:

No Conditions

Other Aspects:

i.	Whether Beneficiaries Identified:-	Yes
ii.	Whether list of beneficiaries published on the state website :-	No (list published on ULB's Notice Board) -
iii.	Whether Biometric Identification of beneficiaries completed :-	No (A photo I-card issued to individual beneficiaries)
iv.	Whether TPIMA Instituted :-	In process
v.	Quality:-	No Quality report along with SLNA's comments submitted
vi.	Whether PMU/PIUs established & functional :-	Yes
vii.	Whether Separate BSUP fund for BSUP constituted & operational :-	Yes [Instructions issued vide G.O. (D) 167 (D) MA&WS (MA II) dated 15.04.2008].

BSUP 2nd Installment

City/State Madurai(Thirupparankundram)/Tamil Nadu

Project Title: Construction of 227 New Houses for Thirupparankundram Municipality, Madurai, Tamil Nadu

Financial Assessment:

(Rs. Lakhs)

1	CSMC Approval	47 th CSMC/29.12.2008			
2	Total Project Cost	468.98			
3	Central Share	232.66			
4	State/ULB Share (Excluding Beneficiary share)	206.81			
5	Beneficiary Share	29.51			
		Due	Released	Utilized	%age Utilized vis-a-vis Due Released
6	Central Share	58.17	58.17	43.96	76% 76%
7	State+ULB Share	51.70	51.70	38.52	75% 75%
8	Beneficiary contribution		9.16	9.16	
9	TOTAL:-	109.87	119.03	91.64	83% 77%
10	Amount Sought 2nd Instal. (Rs.)	58.17	Lakhs		
11	Recommended release as 2 nd Installment (Rs.)	58.17	Lakhs		

Physical Progress:

Sl.	Progress Parameter	Housing	Amenities
1	Sanctioned	227	33
2	Tender Floated.	---	30
3	Work Order Issued	227	30
4	Work Started	227	30
5	Upto 25% Completed	23	---
6	25-50% Completed	101	---
7	More than 50% completed	19	---
8	Fully Completed	---	---
9	Occupied	---	---

Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund.	At the time of MoA madurai has already a provision for fund for poor in Municipal budget			
2	Basic Services to Urban Poor	Service	Milestones/ Benchmark to be achieved by 2009	Status (Achievement)	Gap
		Housing	35%		Not ascertained
		Water Supply	100%	91%	9%
		S.W.M.	100%	100%	0%
		Primary Education	100%	100%	0%
		Health Care	100%	100%	0%
		Social Security (Insurance)	20%	Various ongoing programme	Not ascertained
3	Earmarking of at least 20-25% of developed land in housing projects	MoA is silent, however 10% of the land is already allotted for EWS/LIG			

CSMC Conditions:

No Conditions

Other Aspects:

i.	Whether Beneficiaries Identified:-	Yes
ii.	Whether list of beneficiaries published on the state website :-	No (list published on ULB's Notice Board)
iii.	Whether Biometric Identification of beneficiaries completed :-	No (A photo I-card issued to individual beneficiaries)
iv.	Whether TPIMA Instituted :-	In process
v.	Quality:-	No Quality report along with SLNA's comments submitted
vi.	Whether PMU/PIUs established & functional :-	Yes
vii.	Whether Separate BSUP fund for BSUP constituted & operational :-	Yes [Instructions issued vide G.O. (D) 167 (D) MA&WS (MA II) dated 15.04.2008]

City/State: Bangalore/Karnataka

Project Title: Basic Services to the Urban Poor - BMP Pilot Slums at Kodihalli, Bakshi Garden and Netaji Subhash Chandra Bose Slum - Malleshwaram (3 Slum locations)

Financial Assessment:

(Rs. Lakhs)

1	CSMC Approval	12 th CSMC/27.04.2007				
2	Total Project Cost	534.53				
3	Central Share	267.27				
4	State/ULB Share (Excluding Beneficiary Share)	213.59				
5	Beneficiary Contribution	53.68				
		Due	Released	Utilized	%age Utilized vis-a-vis	
					Due	Released
6	Central Share	66.82	66.81	66.81	100%	100%
7	State+ULB Share	53.40	53.39	33.64	63%	63%
8	TOTAL:-	120.21	120.20	100.45	84%	84%
9	Amount Sought	66.81 Lakhs				
10	Recommended release as 2 nd Installment	66.81 Lakhs				

Physical Progress:

Sr.	Progress Parameter	Housing (in Nos.)	Water supply (Rs. in lakhs)	Sewerage (Rs. in lakhs)	Storm water drains (Rs. in Lakhs)	Roads & Culverts (Rs. in Lakhs)	External Electrification (Rs. in Lakhs)	Community Centre (Rs. in Lakhs)	Common Space (Rs. in Lakhs)
1	Sanctioned	160	16.62	2.1	6.84	19.76	16.5	13.5	6.89
2	Tender Floated	132	19.301	2.594	8.452	24.417	16.5	13.5	6.89
3	Work Order Issued	132	19.301	2.594	8.452	24.417	16.5	13.5	6.89
4	Work Started	132	19.301	2.594	8.452	24.417	---	---	---
5	Upto 25% Completed	---	---	---	---	---	---	---	---
6	25-50% Completed	---	---	---	---	---	---	---	---
7	More than 50% completed	---	---	---	---	---	---	---	---
8	Fully Completed	72	0.6	0.46	---	1.89	---	---	0.98
9	Occupied	---	---	---	---	---	---	---	---

Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund	ULBs are already reserving 22.75% of ULB budget for the welfare of SC/ST. ULBs also have to spend 20% of SFC grants for providing facilities to the urban poor.
2	Provision of Basic Services to Urban Poor	The UDD has taken up step to nominate DMA as State Nodal Agency for taking up survey & other activities. (Target year 2011-12)
3	Earmarking of at least 20-25% of developed land in housing projects	Under Progress

Conditions by CSMC:

Sr.	Conditions	Compliance
1	Where patas are not granted, the same should be given to beneficiaries within 6 months	Housing right will be issued after construction.
2	List of beneficiaries will be put on the website by the State Government	Action has been taken
3	The dwelling units with a minimum built up area of 25 sq meter should have one bedroom and one multipurpose room, toilet & kitchen	ULBs with the carpet area of 25 sqm contain 1 bed room, 1 multi purpose room with kitchen & independent bath & toilet.
4	The beneficiaries should have individual water connection and individual toilet	Each house has individual water connection & toilet.
5	The slum infrastructure such as sewerage, water line and road be integrated with the trunk line in the city	Slum infrastructure are connected with city trunk line wherever available
6	The State Govt. will take up city wide infrastructure development by using UIDSSMT/State Plan/ Municipal Schemes to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.	Whenever city level infrastructure not available, they will be taken up by ULB in its schemes.
7	The concerned State Govt will ensure convergence of facilities under education, health and social security with physical amenities & other services in coordination with respective programmes such as Sarva Siksha Abhiyan.	

Other Aspects:

i.	Whether Beneficiaries identified:-	Yes
ii.	Whether list of beneficiaries published on the state website :-	Is being uploaded on the website of BGMP soon.
iii.	Whether Biometric Identification of beneficiaries completed :-	Yes
iv.	Whether TPIMA instituted :-	In progress
v.	Quality:-	No Quality reports has been submitted with SLNA's comments
vi.	Whether PMU/PIUs established & functional :-	Established

* UC is not original & all sheets are not counter signed

35/24 - 04 -

City/State : Bangalore/Karnataka

Project Title: Basic Services to the Urban Poor, BMP Pilot Slums (for 2 slums namely Kalyani and Jasma Bhavan)

Financial Assessment:

(Rs. Lakhs)

1	CSMC Approval	11 th CSMC/21.02.2007				
2	Total Project Cost	438.34				
3	Central Share	219.17				
4	State/ULB Share (Excluding Beneficiary Share)	173.64				
5	Beneficiary Contribution	45.53				
		Due	Released	Utilized	%age Utilized vis-a-vis Due Released	
6	Central Share	54.79	54.79	54.79	100%	100%
7	State+ULB Share	43.41	135.50	134.58	310%	99%
8	TOTAL:-	98.20	190.29	189.37	193%	100%
9	Amount Sought	54.79 Lakhs				
10	Recommended release as 2 nd Installment	54.79 Lakhs				

Physical Progress:

Sl.	Progress Parameter	Housing (In Nos.)	Water supply (Rs. In Lakhs)	Sewerage (Rs. In Lakhs)	Storm water drains (Rs. In Lakhs)	Roads & Culverts (Rs. In Lakhs)	External Electrification (Rs. In Lakhs)	Community Centre (Rs. In Lakhs)	Common Space (Rs. In Lakhs)
1	Sanctioned	120	10.55	2.4	2.24	10.72	9.6	14.1	3.84
2	Tender Floated	120	13.03	13.03	2.77	13.25	9.6	14.1	3.84
3	Work Order Issued	120	13.03	13.03	2.77	13.25	9.6	14.1	3.84
4	Work Started	120	13.03	13.03	2.77	13.25	----	----	----
5	Upto 25% Completed	----	----	----	----	2.36	----	----	----
6	25-50% Completed	44	----	----	----	----	----	----	----
7	More than 50% completed	----	----	----	----	----	----	----	----
8	Fully Completed	32	0.2	0.22	----	----	----	----	0.5
9	Occupied								

Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund	ULBs are already reserving 22.75% of ULB budget for the welfare of SC/ST. ULBs also have to spend 20% of SFC grants for providing facilities to the urban poor.
2	Provision of Basic Services to Urban Poor	The UDD has taken up step to nominate DMA as State Nodal Agency for taking up survey & other activities. (Target year 2011-12)
3	Earmarking of at least 20-25% of developed land in housing projects	Under Progress

Conditions by CSMC:

Sl.	Conditions	Compliance
1	Where pottas are not granted, the same should be given to beneficiaries within 6 months	Housing right will be issued after construction
2	List of beneficiaries will be put on the website by the State Government	Action has been taken
3	The dwelling units with a minimum built up area of 25 sq meter should have one bedroom and one multipurpose room, toilet & kitchen	DUs with the carpet area of 25 sqm contains 1 bed room, 1 multi purpose room with kitchen & independent bath & toilet.
4	The beneficiaries should have individual water connection and individual toilet	Each house has individual water connection & toilet.
5	The slum infrastructure such as sewerage, water line and road be integrated with the trunk line in the city	Slum infrastructure are connected with city trunk line wherever available
6	The State Govt. will take up city wide infrastructure development by using UIDSSMT/State Plan/ Municipal Schemes to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.	Wherever city level infrastructure not available, they will be taken up by ULB in its schemes.
7	The concerned State Govt will ensure convergence of facilities under education, health and social security with physical amenities & other services in coordination with respective programmes such as Sarva Siksha Abhiyan.	-----

Other Aspects:

i.	Whether Beneficiaries Identified:-	Yes
ii.	Whether list of beneficiaries published on the state website :-	Is being uploaded on the website of BBMP soon.
iii.	Whether Biometric Identification of beneficiaries completed :-	Yes
iv.	Whether TPIMA instituted :-	In progress
v.	Quality:-	No Quality reports has been submitted with SLNA's comments
vi.	Whether PMU/PIUs established & functional :-	Established

UC is not original if all sheets are not countersigned

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

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	4 th Installment	Brief Summary	Page No.
A.	Maharashtra	TPIMA proposal from Maharashtra (Phase-II)				4.22	<ul style="list-style-type: none"> > MAHADA has proposed to cover 30 works under BSUP and 100 works under IHSDP for TPIMA in IInd Phase. > Instituted TPIMA in Phase-I cover 25 works under BSUP and 3 works under IHSDP. > The 3-agencies selected for awarding TPIMA work M/s NCPE, M/s Shri Khande Consultant Ltd. and M/s SGS India. > The amount requested for phase-II is Rs. 4.22 Crores. > The project had been approved in 7th meeting held on 14.12.2006. > The total project cost is Rs. 163.15 Cr. with the Central Share is Rs. 71.23 Cr. > Total amount for 1st Installment of Rs. 0.6143 Cr. had been released. > Total Central Share released is Rs. 53.42 Crores in installments of Rs. 17.81 Crores each. > Houses sanctioned for construction were 4179 with same number of amenities. Tender floated and work order issued for same. The work started for 3977 dwelling units. > Agency has reported that 2774 DU's are fully completed with amenities and 1098 more than 50% completed. > ULB has already made provision for fund (24.33% approx.) for poor in 3 years after approval of project Municipal budget in respect first reform. The most of 	01 to 27
B.	Mumbai, Maharashtra	Request for release of 4 th Installment - BSUP proposal for UG houses for EWS/UG housing scheme under BSUP at Mumbai				17.81	<ul style="list-style-type: none"> > Total Central Share released is Rs. 53.42 Crores in installments of Rs. 17.81 Crores each. > Houses sanctioned for construction were 4179 with same number of amenities. Tender floated and work order issued for same. The work started for 3977 dwelling units. > Agency has reported that 2774 DU's are fully completed with amenities and 1098 more than 50% completed. > ULB has already made provision for fund (24.33% approx.) for poor in 3 years after approval of project Municipal budget in respect first reform. The most of 	28 to 37

(Rs. in Crores)

73rd CS&MC meeting, dated: 04.12.2009 (Supplementary Agenda Brief-II)

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BRIEF SUMMARY OF SUPPLEMENTARY 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"> ➤ benchmark as per MoA are achieved except for Housing & social security. ➤ Earmarking of developed land in housing project for urban poor is 10% of the land already allotted for EWS/LIG. However, need to raise it 25 % is in progress ➤ The beneficiaries are identified and list published on MAHADDA's website. ➤ The PMU/PIUs are established and TPIMA instituted. 	
C.	Mumbai, Maharashtra	Request for release of 4 th Installment – Construction of 6832 transit shelters at Mumbai under BSUP-			28.55	<ul style="list-style-type: none"> ➤ The project had been approved in 7th meeting held on 14.12.2006. ➤ The total project cost is Rs. 245.54 Cr. with the Central Share is Rs. 114.20 Cr. ➤ Total amount for 1st Installment of Rs. 0.6143 Cr. had been released. ➤ Total Central Share released is Rs. 85.65 Crores in installments of Rs. 28.55 Crores each. ➤ Houses sanctioned for construction were 6832 with same number of amenities. Tender floated and work order issued for same. The work started for 5935 dwelling units. ➤ Agency has reported that 4184 DU's are fully completed with amenities and 996 more than 50% completed. ➤ ULB has already made provision for fund (24.33% approx.) for poor in 3 years after approval of project Municipal budget in respect first reform. The most of benchmark as per MoA are achieved except for Housing & social security. ➤ Earmarking of developed land in housing project for 	38 to 44

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**AGENDA FOR CSMC MEETING REGARDING TPIMA PROPOSAL FROM
MAHARASHTRA, PHASE-II**

This is regarding proposal, from SLNA, the Govt. of Maharashtra for appointment of Third Party Inspection and Monitoring Agencies (TPIMA) for projects sanctioned under BSUP & IHSDP.

2. Maharashtra Housing & Area Development Authority (MHADA) has intimated that in the 1st phase M/s National Consultancy for Planning & Engineering (A.P.) was awarded the work of TPIMA to the tune of Rs 97,70,000/- and M/s Shrikhande Consultants Pvt Ltd. was awarded the work of Rs. 38,24,000/-. Total 25 BSUP & 3 IHSDP projects among total sanctioned BSUP & IHSDP projects in Maharashtra are covered under first phase. In 2nd phase remaining 30 works of BSUP (out of 55 DPR sanctioned) & 100 works of IHSDP (out of 103 DPR sanctioned) have been proposed for appointment of TPIMA. The proposal dated 30.09.2009 and 10.11.2009 are annexed.

3. Observations:

(i) Turnover of NCPE & SGS for 2008-09 and that of M/s Shrikhande for 2007-08 (Rs. 6.69 cr.), are beyond Rs. 5 crore for consideration in Band-V. These may be considered for inclusion in Band-V.

(ii) The details of work to be awarded in this proposal are as follows:-

(Rs. in crore)

S. No.	Agency	Proposed work to be awarded		Total
		BSUP	IHSDP	
1.	M/s NCPE	0.68342	2.008247	2.691667
2.	M/s Shri Khande Consultant Ltd.	0.132	-	0.132
3.	M/s SGS India	-	1.3995	1.3995
Total				4.223167

(iii) As per details available (F/X), if we add the amounts already allotted, the picture emerges as under:

(Rs. in Crore)

Agency	Works already awarded/ under proposal	Works under existing proposal	Total
M/s NCPE	2.43	2.69	5.12
M/s Shri Khande Consultant Ltd.	4.58	0.132	4.612
M/s SGS India	4.28	1.40 (appx)	5.68

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AGENDA FOR BOARD MEETING REGARDING THE PROPOSED WORKS FOR TPIMA

(iv) Thus, M/s NCPE & M/s SGS are crossing the limit of Rs. 5 cr. upto which the works can be awarded. It is to mention that the SLNA, Maharashtra has requested to consider allotment of works of M/s NCPE to the limit of Rs. 5.119 crore, as the reinvitation of RFQ for excess cost of Rs. 11,96,000 will take more time and may cause delay in appointment of TPIMA.

4. State also need to give a certificate to the following effect:

- (i) CVC/State Government Guidelines for award of contract have been followed
- (ii) There is no conflict of interest as per toolkit
- (iii) The selected Agencies have been allotted the work for TPIMA within the ceiling limit of toolkit provided by MoHUPA
- (iv) Proposed rates of Agencies for TPIMA are inclusive or exclusive of taxes quoted by the firms and taxes, if any, shall be chargeable as per norms.
- (v) Reports will be sent as per toolkit of the Ministry
- (vi) Approval of SLSC/SLCC has been obtained

We may bring these facts to notice of CSMC which may consider and take on ew on the issue involved.

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STATUS THIRD PARTY INSPECTION MONITORING (TPIM)

(Rs. in Crore)

Sl. No.	State	SSM No.	Date of Issuance	ESUP		ESDP		ESDP		ESDP		Total
				ESUP	ESDP	ESDP	ESDP	ESDP	ESDP			
1	A.P.	65	15.07.09	36	77	1.9	2.9	1.87	0.00	1.87	1.87	
2	Chhattisgarh	68	1.09.09	1	14	0.0	0.5	0.00	1.44	1.44	1.44	
3	Gujarat	65	15.07.09	16	0	0.8	0.0	0.03	0.46	0.50	0.50	
4	Karnataka	Proposal		15	15	0.1	0.1	0.80	0.00	0.80	0.80	
5	Madhya Pradesh	68	1.9.2009	22	10	0.5	0.1	0.14	0.06	0.14	0.14	
6	Maharashtra	64	21.05.09	25	37	1.2	1.0	0.50	1.03	1.53	1.53	
7	Tamilnadu	Proposal		23	-15	1.0	0.6	0.38	0.00	0.38	0.38	
8	U.P.	69	29.10.2009	67	124	2.2	3.1	0.98	0.57	1.55	1.55	
9	West Bengal	68	1.09.09	90	93	3.3	3.6	0.67	1.38	2.05	2.05	
								0.47	1.17	1.64	1.64	
								0.76	1.22	1.99	1.99	
								1.00	1.70	2.70	2.70	
								0.42	0.24	0.66	0.66	
								1.52	1.53	3.05	3.05	
								0.73	1.01	1.74	1.74	
								1.05	1.04	2.09	2.09	
								0.02	0.00	0.02	0.02	
								0.02	0.00	0.02	0.02	

Considered for appl. in some
matters held on 25.11.09

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1.80 + 1.53 + 1.38 = 4.71
1.98 = 2.42
1.2057 + 2.03 = 4.28

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

महाडा
MHADA



No.MH/C.E.II/E.E.II/JNNURM/ TPIMA/ 1021/09
Date :- 10/11/2009

To,
✓ Shri Viyek Nangia,
Deputy Secretary (JNNURM),
Mission Directorate, MoHUPA,
Maulana Azad Road, Nirman Bhavan,
New Delhi - 110011.

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11/11/09
Office of Director (JNNURM)
Office of Director (JNNURM) - 110011
Office of Director (JNNURM) - 110011

Sub. :- Appointment of TPIMA for projects sanctioned under
BSUP /IHSDP in Maharashtra State.
:- Proposal for approval - IInd Phase.
Ref.:- This office proposal no. No.MH/C.E.II/E.E.II/JNNURM/
TPIMA/ 881 / 09, DT.30/09/09

Sir,

In continuation to the letter under reference on the captioned subject, and
guidance during discussion on 06/09/09 to Dy.C.E./ JNNURM / MHADA, it is
resubmit as under,

- 1) The proposal of appointment of TPIMA has been submitted for 30 BSUP projects and 100 IHSDP projects of Maharashtra on dt.30/09/09.
- 2) The points mentioned in the Toolkit regarding conflict of the interest have been verified within the state of Maharashtra. The undertaking from the lowest Agencies to that effect is obtained (enclosed).
- 3) Undertaking from the Agencies in regards to work allotted in Maharashtra and other state is obtained (enclosed).
- 4) Xerox copies of total turnover of lowest Agencies for last financial year has been obtained (enclosed). This is being verified with original document.

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ANNEXURE 'X'

Statement showing details TPIMA works under JNNURM to be allotted in Maharashtra for phase II

Sr. No.	Name of Agency	Name of Region	Project Cost		Total Cost	Remark
			BSUP	IHSDP		
1	2	3	4	5	6	7
1	M/s National Consultancy for Planning & Engineering	Aurangabad	0.00	1888500	1888500.00	Turnover for 2008-09 is 15,64,39,090/-
	M/s National Consultancy for Planning & Engineering	Konkan	0.00	795000	795000.00	Turnover for 2008-09 is 15,64,39,090/-
	M/s National Consultancy for Planning & Engineering	Nagpur	3246000.00	6730000	9976000.00	Turnover for 2008-09 is 15,64,39,090/-
	M/s National Consultancy for Planning & Engineering	Nashik	1244200.00	6003670	7247870.00	Turnover for 2008-09 is 15,64,39,090/-
	M/s National Consultancy for Planning & Engineering	Pune	2344000.00	4665300	7009300.00	Turnover for 2008-09 is 15,64,39,090/-
	Total		6834200.00	20082470.00	26916670.00	
	M/s Shrikhande Consultance Pvt.Ltd.	Konkan	1320000.00	0.00	1320000	Turnover for 2007-08 is 6,69,10,000/-
	Total		1320000.00	1320000.00	1320000.00	
	W/s S.G.S. India	Amravati	0.00	8299000	8299000	Turnover for 2008-09 is 3,76,28,16,000/-
	Ms S.G.S. India	Aurangabad	0.00	5696000	5696000	Turnover for 2008-09 is 3,76,28,16,000/-
	total		0.00	13995000	13995000.00	

Note :- No. of visits as mentioned in the R.F.Q.

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ANNEXURE 'Y'

Statement showing details of TPIMA works allotted & to be allotted under JNNURM in Maharashtra

Name of Agency	Band Limit Permissible work cost as per Band limit	Total work allotted in other States	Work allotted in Maharashtra in 1st Phase	Upto date work allotted (4+5)	Amount of work proposed for allotment	Total upto date work to be in hand	Remark
2	3	4	5	6	7	8	9
M/s National Consultancy for Planning & Engineering	IV /300 Lakh	1,45,10,000/-	97,70,000/-	2,42,80,000/-	2,69,16,670/-	5,11,96,670/-	Turnover for 2008-09 is 15,64,39,090/-
M/s Shrikhande Consultance Pvt.Ltd.	IV / 300 Lakh	2,59,88,000/-	38,24,000/-	2,98,12,000/-	13,20,000/-	3,11,32,000/-	Turnover for 2007-08 is 6,69,10,000/-
M/s S.G.S. India	V /500 Lakh	15,00,000/-	0	32,46,272/-	1,39,95,000/-	1,54,95,000/-	Turnover for 2008-09 is 3,76,28,16,000/-

Handwritten signature/initials

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

175 42 (71)
MHADA



No.MH/C.E.II/E.E.II/JNNURM/ TPIMA/ 881/09

Date :- 30/09/09

To,
Shri Vivek Nangia,
Deputy Secretary (JNNURM),
Mission Directorate, MoHUPA,
Maulana Azad Road, Nirman Bhavan,
New Delhi - 110011.

स. सं./Dy. No. 7400
दिनांक/Date 27/10/09
कार्यालय निदेशक (जे.एन.यू.आर.एम.)
Office of Director (JNNURM)
आवास एवं शहरी गरीबी उपशमन मंत्रालय
Mo Housing & Urban Poverty Alleviation

Sub. :- Appointment of TPIMA for projects sanctioned under
BSUP /IHSDP in Maharashtra State.
:- Proposal for approval - IInd Phase.

Sir,

In the 1st phase M/s.National Consultancy for Planning & Engineering (A.P.) is awarded the work of TPIMA to the tune of Rs.97,70,000/- and M/s Shrikhande Consultants Pvt.Ltd. is awarded the work of Rs.38,24,000/-. Both the agencies are eligible for the work up to Rs.200 Lakhs i.e. Band IVth. Total 25BSUP projects & 3 IHSDP projects among total sanctioned BSUP & IHSDP projects in Maharashtra are covered under first phase.

In IInd phase remaining 30 works of BSUP (out of 55 DPR sanctioned) & 100 works of IHSDP (out of 103 DPR sanctioned- Lonar & Ichalkaranji projects are principally sanctioned) are proposed for appointment of TPIMA. Accordingly MHADA - SLNA has requested for quoting the region wise financial bid from sixteen empanelled Agencies.

The details are as given below-----

- 1) The offers were invited region wise i.e. for 6 Region independently. The nos of visit are fixed based on project cost and physical phase wise progress.
- 2) The Pre-Bid meeting was held on 16/07/09 with the Dy.C.E./ JNNURM/MHADA and minutes of meeting were circulated to all

गृहनिर्माण भवन, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.

Griha Nirman Bhavan, Bandra (East), Mumbai - 400 051.

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Fax : 022-2659 2058 web site : www.mhada.maharashtra.gov.in

the agencies on mail.

3) The details chronological events during tender process are

- a) Offer request made for quoting - 04/07/09.
- b) The Pre-Bid meeting - 16/07/09.
- c) Last date of quoting offer - 22/07/09 up to 2.00 p.m..
- d) Date of opening of R.F.Q.- 24/7/09 at 3.00 p.m.
- e) No of offers received region wise are

Amravati		Aurangabad		Konkan		Nagpur		Nashik		Pune	
BSUP	IHSDP	BSUP	IHSDP	BSUP	IHSDP	BSUP	IHSDP	BSUP	IHSDP	BSUP	IHSDP
5	5	6	6	6	6	5	5	6	6	6	6

The sealed offers were opened by the Dy. Chief Engineer / JNNURM cell / MHADA in presence of Agency M/s S.G.S. pvt. Ltd., M/s Shrikhande consultants pvt. Ltd., Divisional accountant Financial Controller/MHADA & EX.Engineer/JNNURM cell.

4) The offers were compared in light of ---

- a) Top cap of 0.25% and 0.5% of total project cost of the region and Rs.8,00,000/- and Rs.9,00,000/- per project for total cost of project of IHSDP and BSUP in the region respectively.
- b) The offers are compared considering the total projects in the region i.e. considering the total projects cost of the region. The Comparative statement is enclosed here with ; following are the observations----

- (i) In Amaravati & Aurangabad region M/s SGS Pvt. Ltd. has quoted his lowest offer for IHSDP work of Rs.1,39,95,000/- (excluding service tax). He is empanelled in band Vth i.e. he can be awarded the work costing of Rs. 500 Lakhs of any point of time. The work in hand for the year 2008-09 is Rs. 32.46 Lakhs in all state. Hence, M/s SGS Pvt. Ltd. can be awarded work of TPIMA for IHSDP project in Amaravati & Aurangabad region as per annex A & B.

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(ii) In Kokan region for BSUP projects , M/s Shrikhande Consultants Pvt. Ltd. has quoted his lowest offer of Rs.13,20,000/- (excluding service tax). He is empanelled the band IVth i.e. he can be awarded the work amounting to Rs. 300 Lakhs only at any point of time. The work awarded for the year 2008-09 in all state (work in hand) are Rs.298.17 Lakhs as per documents submitted by them. Now he is the first lowest quotationer and his quoted amount is Rs.13,20,000/-. If the same work allotted to M/s Shrikhande Consultants Pvt .Ltd. , the total turnover of M/s Shrikhande Consultants Pvt. Ltd could be more than Rs. 300 Lakhs. which is beyond the limit of band IV but M/s Shrikhande Consultants Pvt. Ltd. has submitted their turn over of 2007-08 is Rs. 669.10 Lakhs + professional tax of Rs.76.46 Lakhs for consideration in band V and requested to award the work accordingly. M/s Shrikhande Consultants Pvt. Ltd may be considered to be award the work of TPIMA for BSUP in kokan region as per annex C subjected to the approval of upgradation of M/s Shrikhande Consultants Pvt. Ltd to band V agency by GOI.

(iii) For remaining all other regions i.e. in Aurangabad region for BSUP projects, in Kokan region for IHSDP projects, Nashik, Nagpur. & Pune region for BSUP & IHSDP Projects, M/s NCPE has quoted lowest offer as per annex B, C, D, E & F and his total offer cost is Rs.2,69,16,670/- (excluding service tax). As per approved list of TPIMA M/s NCPE is empanelled in the band IV and

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value of already allotted work is Rs.97.10 Lacks in Maharashtra for TPIMA work. And the documents submitted by M/s NCPE shows that presently in addition to it they have Rs.145.10 Lakhs of TPIMA work in Andhra Pradesh. The total work awarded in all state is Rs.242.20 lakhs. If the IInd phase TPIMA work allotted to M/s NCPE, the total turnover of M/s NCPE would be more than Rs.500 Lakhs which is beyond limit of band IV & also V. Therefore, M/s NCPE may be considered to award the work of TPIMA in Aurangabad region for BSUP projects, in Kokan region for IHSDP projects, Nashik, Nagpur & Pune region for BSUP & IHSDP Projects as per annexure B, C, D, E & F provided GOI permits to cross the band limit.

The following points have been taken into consideration while evaluating the offers and making the proposal for appointment of TPIMA.

- 1) The points mentioned in the Toolkit regarding conflict of interest have been verified within the state of Maharashtra. The undertaking from the lowest agencies to that effect is obtained in support.
- 2) All the provisions of Toolkit are followed including TOR and reports will be furnished as per the Toolkit.

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In view of above ----

It is proposed that the proposal of approval of TPIMA as mentioned in annexure A to F may please be considered for approval.

Encl.- As above Annexure A to F
(Pages 1 to 17)

Yours faithfully,

Chief Engineer - II
State Level Nodal Officer
Maharashtra

Comparative Statement of Financial Bid for TPMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Costed Rate																				
						Aarjee Associates			BLG Construction			DMG Consulting			Evaron Projects			N C P E			S G S India			Shrikhande Const.		
						Desk Review	Cost per Visit	377800	Desk Review	Cost per Visit	376000	Desk Review	Cost per Visit	160,000	50000	Not Quoted	Desk Review	Cost per Visit	348000	Desk Review	Cost per Visit	115,000	29,000	Not Quoted	Desk Review	Cost per Visit
1	Alcoba	803	888.420	7	1	150,000	32,800	377800	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
2	Buldhane	892	1282.4	7	1	160,000	32,800	376000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
3	Blood	1040	2151.820	8	1	150,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
4	Amravati	1200	2393.711	8	1	150,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
5	Karanla	768	2042.645	8	1	150,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
6	Lonar	700	1784.288	8	1	160,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
7	Panoharwad	829	1488.42	8	1	160,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
8	Deshpooon Raja	749	1886.3	8	1	160,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
9	Yavatmal	1257	2812.36	8	1	160,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
10	Muradapur	1003	2458.41	8	1	160,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
11	Anjanagan Surji	818	2181.32	8	1	150,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
12	Achalpur	988	2434.34	8	1	160,000	32,800	410000	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
13	Darwaha	380	1018.4	7	1	160,000	32,800	377600	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								
14	Shikhand Rajji	438	1172.87	7	1	150,000	32,800	377600	130000	35000	160,000	50000	Not Quoted	125,000	32000	115,000	29,000	Not Quoted								

ANNEXURE A

TABLE - I

AMARAVATI REGION
AMARAVATI-IHSDP

27/10/15

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Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Quoted Rate													
						Aarves Associates		BLG Construction		DMG Consulting		Everon Projects		N.C.P.E.		S.G.S India		Shrikhande Consu.	
						Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
15	Shendurjanaghat	460	1105.02	7	1	180,000	32,500	130,000	36000	180,000	60000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
16	Malikapur	207	510.13	8	1	150,000	32,500	130,000	37500	150,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
17	Chandur Railway	347	682.23	7	1	160,000	32,500	130,000	36000	160,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
18	Chandur Bazar	885	1733.98	8	1	180,000	32,500	130,000	37500	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
19	Amravati-II	1923	4480.21	12	1	180,000	32,500	130,000	41000	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
20	Amravati-II	1128	2668.08	8	1	180,000	32,500	130,000	35000	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
21	Ward	360	924.28	7	1	180,000	32,500	130,000	41000	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
22	Alota-II	1118	2987.892	8	1	180,000	32,500	130,000	37500	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
23	Washim	1318	3133.877	10	1	180,000	32,500	130,000	41000	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
24	Alota-II	1413	3338.893	10	1	180,000	32,500	130,000	48000	180,000	50000	Not Quoted	Not Quoted	125,000	32000	115,000	29,000	Not Quoted	
	TOTAL	20892	47743.954	191	24	150,000	32,500	1315,000	489,000	150,000	60,000	Not Quoted	Not Quoted	125,000	32,000	115,000	29,000	Not Quoted	0

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ANNEXURE - A

TABLE - II

AMRAVATI REGION-COMPARISON OF LOWEST OFFER WITH TOP CAP

SR. NO.	NAME OF PROJECT	NO OF PROJECT	1ST LOWEST	BAND LIMIT	LOWEST OFFER COMPARED IN % OF PROJECT COST WITH TOP CAP OF 0.25% FOR IHSDP & 0.5% FOR BSUP OF PERMISSIBLE LIMIT		REMARK
					Offer qoted in %	LOWEST OFFER COMPARED WITH TOP CAP Rs.800000/-PER PROJECT COST FOR IHSDP & Rs.900000/- FOR BSUP	
1	IHSDP	24	4	5	0.173	19200000	
		3	4	5	0.6	67	
						8	
						8299000	RECOMMENDED FOR APPROVAL

Handwritten notes: 52/172 (B)

(3)

Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Quoted Rate																	
						Aarvee Associates		BLG Construction		DMG Consulting		Everon Projects		NCPE		S G S India		Shrikhande Consu.					
						Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
AURANGABAD REGION																							
AURANGABAD-BSUP																							
1	Nanded III	1587	7137.60	8	1	160,000	32,600	130000	35000	150,000	60000	Not Quoted	Not Quoted	125,000	28300	115,000	23,000	145000	3,80000				
2	Nanded IV	1621	7648.94	8	1	160,000	32,500	130000	30000	150,000	60000	Not Quoted	Not Quoted	125,000	35300	115,000	29,000	145000	438000				
3	Nanded VI	988	4202.00	7	1	160,000	32,500	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28300	115,000	23,000	145000	35000				
4	Nanded VII	1002	3961.55	7	1	150,000	32,500	120000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28300	115,000	23,000	145000	35000				
5	Nanded VIII	1185	8343.96	8	1	150,000	32,600	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	25300	115,000	23,000	145000	380000				
6	Nanded VIII	788	3242.77	7	1	160,000	32,800	130000	30000	150,000	60000	Not Quoted	Not Quoted	125,000	25300	115,000	23,000	145000	38000				
	TOTAL	7119	37893	48	6	1500000	326000	1300000	350000	1500000	600000	Not Quoted	Not Quoted	1250000	253000	1150000	230000	1450000	3500000				
AURANGABAD-IHSDP																							
7	Aurangabad	617	1183.81	7	1	160,000	32,600	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	27800	115,000	23,000	145000	40000				
8	Chandrabad	2399	2188.10	8	1	160,000	32,600	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28340	115,000	23,000	145000	425000				
9	Jalena	688	737.23	7	1	160,000	32,500	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28340	115,000	23,000	145000	485000				
10	Naldurga	1206	2043.479	8	1	150,000	32,600	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28340	115,000	23,000	145000	40000				
11	Gangapur	263	468.868	8	1	160,000	32,600	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	27800	115,000	23,000	145000	48000				
12	Ambad dist Jalna	326	848.654	8	1	160,000	32,500	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	27800	115,000	23,000	145000	40000				
13	General Dist Beed	407	218.993	8	1	160,000	32,600	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28340	115,000	23,000	145000	40000				
14	Latur, Dist. Latur	993	2188.698	8	1	160,000	32,500	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28340	115,000	23,000	145000	40000				
16	Hingoli-II	1043	2368.03	8	1	150,000	32,500	130000	35000	160,000	60000	Not Quoted	Not Quoted	125,000	28340	115,000	23,000	145000	40000				
	TOTAL					1600000	325000	1300000	350000	1600000	600000	Not Quoted	Not Quoted	1250000	283400	1150000	230000	1450000	450000				

ANNEXURE B
TABLE - 1

Handwritten initials/signature

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Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & their Quoted Rate														
						Aarvee Associates		BLG Construction		DMG Consulting		Everon Projects		NCPE		S G S India		Shrikhande Consu.		
						Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit			
1		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
16	Kannad	168	414.59	6	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
17	Patur Dist Jalana	800	2013.57	8	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
18	Vajjpur	1212	2940.73	8	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
19	Pachha	787	1742.71	8	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
20	Parbhani	2788	5644.13	10	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
21	Bhokardhan	528	1335.13	7	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
22	Latur	6	5728.74	10	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
23	Mudthad	810	1973.42	8	1	150,000	32,500	130000	35000	150,000	80000	Not Quoted	Not Quoted	125,000	27,600	115,000	29,000	145,000	40,000	
	TOTAL	14720	33938.912	129	17	1800000	328000	1500000	350000	1500000	800000	Not Quoted	Not Quoted	1280000	28213	1150000	290000	1450000	400000	
			6742500			6742500		6742500		6742500				6744477				1450000	400000	7625000

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1/12/22

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ANNEXURE -B

TABLE- II

AURANGABAD REGION-COMPARISON OF LOWEST OFFER WITH TOP CAP

SR. NO.	NAME OF PROJECT	NO OF PROJECT	1ST LOWEST	BAND LIMIT	LOWEST OFFER COMPARED IN % OF PROJECT COST WITH TOP CAP OF 0.25% FOR IHSDP & 0.5% FOR BSUP OF PERMISSIBLE LIMIT		LOWEST OFFER COMPARED WITH TOP CAP Rs.800000/-PER PROJECT COST FOR IHSDP & Rs.900000/- FOR BSUP		REMARK
					Offer quoted in %	Permissible Project cost as per Top Cap	Offer quoted		
1	2	3	4	5	6	7	8	9	
1	BSUP	6		IV	0.06	5400000	1888500	RECOMMENDED FOR APPROVAL	
2	IHSDP	17		V	0.17	13600000	5696000	RECOMMENDED FOR APPROVAL	

14/12/20

Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dis	Project Cost	No. of Visits	No. of Projects	Name of Agency & Their Quoted Rate																	
						Aarvee Associates		BLG Construction		DMG Consulting		Everon Projects		NCPE		S G S India		Shrikhande Consu.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
ANNEXURE C																							
TABLE-I																							
KOKAN REGION																							
KOKAN-BSUP																							
1	THANE	6428	2018.18	14	1	190,000	49,000	130,000	38,000	Not Quoted	Not Quoted	190,000	49,000	115,000	22,000	115,000	29,000	145,000	20,000				
2	KOMC	2378	13455.17	8	1	190,000	49,000	620,000	35,000	Not Quoted	Not Quoted	190,000	49,000	430,000	22,000	430,000	29,000	145,000	20,000				
3	UNC	800	3838.43	7	1	190,000	49,000	410,000	35,000	Not Quoted	Not Quoted	190,000	49,000	285,000	22,500	285,000	29,000	145,000	20,000				
4	Kulgeon-Bandipur	1454	7732.78	8	1	190,000	49,000	378,000	39,000	Not Quoted	Not Quoted	190,000	49,000	272,500	22,500	272,500	29,000	145,000	20,000				
	TOTAL	14038.00	44987.83	37.00	4	190,000	49,000	1300,000	35,000	Not Quoted	Not Quoted	190,000	49,000	115,000	22,500	115,000	29,000	145,000	20,000				
KOKAN-IHSDP																							
5	Sawantwadi	62	134.4	8	1	190,000	49,000	130,000	30,000	Not Quoted	Not Quoted	190,000	49,000	115,000	22,400	115,000	29,000	145,000	40,000				
6	Bhivandri Dist	616	1209.474	7	1	190,000	49,000	340,000	35,000	Not Quoted	Not Quoted	190,000	49,000	250,000	22,500	250,000	29,000	145,000	40,000				
7	Bhivandri Dist	484	1090.89	7	1	190,000	49,000	375,000	38,000	Not Quoted	Not Quoted	190,000	49,000	272,500	22,500	272,500	29,000	145,000	40,000				
	TOTAL	1142	2634.864	20	3	190,000	49,000	378,000	38,000	Not Quoted	Not Quoted	190,000	49,000	115,000	22,500	115,000	29,000	145,000	40,000				
						1850,000	490,000	1,000,000	380,000	Not Quoted	Not Quoted	1,850,000	490,000	1,150,000	225,000	1,150,000	290,000	1,450,000	40,000				
						1850,000	490,000	1,000,000	380,000	Not Quoted	Not Quoted	1,850,000	490,000	1,150,000	225,000	1,150,000	290,000	1,450,000	40,000				

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1/1/17

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1/1/17

ANNEXURE -C

TABLE-II

KONKAN REGION-COMPARISON OF LOWEST OFFER WITH TOP CAP

SR. NO.	NAME OF PROJECT	NO OF PROJECT	1ST LOWEST	BAND LIMIT	LOWEST OFFER COMPARED IN % OF PROJECT COST WITH TOP CAP OF 0.25% FOR IHSDP & 0.5% FOR BSUP OF PERMISSIBLE LIMIT		LOWEST OFFER COMPARED WITH TOP CAP Rs.800000/-PER PROJECT COST FOR IHSDP & Rs.900000/- FOR BSUP		REMARK
					Offer qoted In %	Permissible Project cost as per Top Cap	Permissible Project cost as per Top Cap	Offer qoted	
1	2	3	4	5	6	7	8	9	
1	BSUP	4		IV	0.0294	3600000	1320000	RECOMMENDED FOR APPROVAL	
2	IHSDP	3		IV	0.326	2400000	795000	RECOMMENDED FOR APPROVAL	

22/12/20
20/12/20

10/12/20

10/12/20

Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dis. Project Cost	No. of Visits	No. of projects	Aarav Associates		BLG Construction		DMG Consulting		Everon Projects		N CPE		SGS India		Srikhanda Conslu		
					Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review
ANNEXURE D																			
TABLE-I																			
NAGPUR REGION																			
NAGPUR BSUP																			
1	Nagpur/JAT	1242.43	7	1	150,000	32,500	130000	36000	160000	40000	60000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
2	Nagpur	8200.27	8	1	150,000	32,500	130000	35000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
3	Nagpur	8283.08	8	1	160,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
4	Nagpur	2897.83	7	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
5	Nagpur	4833.45	7	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
6	Nagpur SRA(PPP)	40229.00	14	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
7	Gopal Nagar & Bh.Aminad Kausyamagar	3020.17	7	1	160,000	32,500	130000	35000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
8	Nagpur SRA	44922.08	14	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
9	Nagpur-North	49998.47	12	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
TOTAL		21369.00	84	9	130000	36000	130000	36000	160000	40000	40000	Not Quoted	430000	27,000	430000	27,000	Not Quoted	Not Quoted	
NAGPUR IHSDP																			
10	Katol	1868.13	8	1	150,000	32,500	130000	35000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
11	Saoner	735.88	7	1	150,000	32,500	130000	35000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
12	Hingnath	1398.16	6	1	160,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
13	Khapa	220.6	6	1	160,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
14	Narkhed	688.31	7	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
15	Thora	867.668	7	1	150,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
16	Deod Diak. Wardha	877.285	7	1	180,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
17	Mohpa Dist. Nagpur	882.145	7	1	160,000	32,500	130000	36000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
18	Ramtek Dist Nagpur	610.807	6	1	150,000	32,500	130000	35000	160000	40000	40000	Not Quoted	118,000	26,000	115,000	27,000	Not Quoted	Not Quoted	
TOTAL		346000	340000	340000	340000	390000	390000	390000	390000	390000	390000	Not Quoted	277000	26,500	277000	27,000	Not Quoted	Not Quoted	

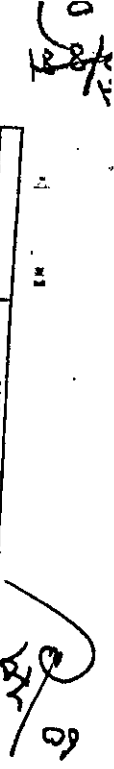
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Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Quoted Rate						S.G.S India		Shrihinde Consu.					
						Aarve Associates		BLG Construction		DMG Consulting		Everon Projects		NCPE		Dist. Review	Cost per Visit	Desk Review	Cost per Visit
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
19	Wardha Dist Wardha	834	1280.445	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
20	Bhandara Dist Bhandara	1189	2289.8945	8	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
21	Tirunelveli Dist Tirunelveli	551	1072.468	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
22	Pune Dist Bhandara	78	153.72	6	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
23	Pulgaon, Dist Wardha	302	812.152	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
24	Tumkur, Dist Bhandara	234	633.51	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
25	Arvi, Dist Wardha	323	878.38	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
26	Unwed, Dist Nagpur	278	723.86	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
27	Pune, Part-II Dist Bhandara	878	2887.72	8	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
28	Kalmeshwar Dist Nagpur	201	474.78	6	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
29	Rejura	777	1768.45	8	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
30	Chandrapur	1178	2863.78	8	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
31	Deaparpur	504	1208.23	7	1	180,000	32,600	130000	35000	150000	40000	Not Quoted	Not Quoted	118,000	28,500	115,000	27,000	Not Quoted	Not Quoted
	TOTAL	12800	24732.2005	186	23	1800000	326000	1300000	350000	1500000	400000	Not Quoted	Not Quoted	1180000	285000	1150000	270000	Not Quoted	Not Quoted



ANNEXURE - D
TABLE - II

NAGPUR REGION-COMPARISON OF LOWEST OFFER WITH TOP CAP.

SR. NO.	NAME OF PROJECT	NO OF PROJECT	1ST LOWEST	BAND LIMIT	LOWEST OFFER COMPARED IN % OF PROJECT COST WITH TOP CAP OF 0.25% FOR IHSDP & 0.5% FOR BSUP OF PERMISSIBLE LIMIT		LOWEST OFFER COMPARED WITH TOP CAP Rs.800000/-PER PROJECT COST FOR IHSDP & Rs.900000/- FOR BSUP		REMARK
					Offer quoted in %	Permissible Project cost as per Top Cap	Offer quoted		
1	2	3	4	5	6	7	8	9	
1	BSUP	0		IV	0.02	8100000	3246000	RECOMMENDED FOR APPROVAL	
2	IHSDP	22/		IV	0.272	17600000	6730000	RECOMMENDED FOR APPROVAL	

6/1/19

189/00

Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Quoted Rate													
						Aarvee Associates		BLG Construction		DMG Consulting		Everon Projects		NCPE		SGS India		Shrikhande Consult.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
ANNEXURE E																			
TABLE-I																			
NASHIK REGION																			
NASHIK BSUP																			
1	S. No. 48	2180	4812.30	8	1	180,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	28,000
2	Shinwad	400	838.64	7	1	430,000	41,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	28,000
3	Wadgaon / (Cidco)	3628	7383.80	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	28,000
4	S. No. 814/815	720	1504.14	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	28,000
	TOTAL	8900	14208	31	4	1605,000	350,000	1300,000	350,000	1500,000	460,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	28,000
NASHIK IHSDP																			
5	Shrirampur	1798	2188.02	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	27,000	115,000	29,000	145,000	30,000
6	Jambher	1238	1860.09	7	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	27,000	115,000	29,000	148,000	30,000
7	Yeola	988	1031.43	7	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	27,000	115,000	29,000	145,000	30,000
8	Deodul-Pravara	827	788.33	7	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	27,000	115,000	29,000	145,000	30,000
9	Dondichgaon-Varadgaon	1068	1678.714	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000
10	Shirpur-Varadgaon	440	1120.13	7	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000
11	Dondichgaon-Varadgaon	1080	2387.07	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000
12	Malgajgaon I	1440	2882.4	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000
13	Malgajgaon II	1440	2888.81	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000
14	Malgajgaon III	1440	2824.24	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000
15	Malgajgaon IV	1440	2944.27	8	1	150,000	38,000	130,000	36,000	150,000	46,000	Not Quoted	Not Quoted	117,000	28,000	115,000	29,000	145,000	30,000

22

Comparative Statement of Financial Bid for IPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Quoted Rate													
						Aarvee Associates		BLG Construction		DMG Consulting		Everon Projects		N C P E		S G S India		Shrikhande Consu.	
						Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit	Desk Review	Cost per Visit		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
16	Malegaon V	1440	2930.84	8	1	160,000	36,000	130,000	36,000	150,000	45,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	30,000
17	Malegaon VI	1440	2878.82	8	1	160,000	35,000	130,000	36,000	150,000	45,000	Not Quoted	Not Quoted	117,000	26,200	115,000	29,000	145,000	30,000
18	Malegaon VII	1440	2892.13	8	1	160,000	35,800	130,000	35,000	150,000	45,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	30,000
19	Malegaon VIII	1440	2861.04	8	1	160,000	35,000	130,000	36,000	150,000	45,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	30,000
20	Kopergaon	1080	2819.144	8	1	150,000	36,000	130,000	36,000	150,000	45,000	Not Quoted	Not Quoted	117,000	25,200	115,000	29,000	145,000	30,000
21	Chopada	604	1322.487	7	1	150,000	35,000	130,000	35,000	150,000	45,000	Not Quoted	Not Quoted	117,000	27,000	115,000	28,000	145,000	30,000
22	Arnatner	462	1205.204	7	1	160,000	35,000	130,000	35,000	150,000	45,000	Not Quoted	Not Quoted	117,000	25,800	115,000	29,000	145,000	30,000
23	Dhule	966	2387.79	8	1	160,000	35,000	130,000	35,000	150,000	45,000	Not Quoted	Not Quoted	117,000	25,800	115,000	29,000	145,000	30,000
	TOTAL	21831	41212.483	146	19	1500000	350000	1300000	350000	1500000	450000	Not Quoted	Not Quoted	1170000	280000	1150000	290000	1450000	300000

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ANNEXURE -E

TABLE-II

NASHIK REGION-COMPARISON OF LOWEST OFFER WITH TOP CAP

SR. NO.	NAME OF PROJECT	NO OF PROJECT	1ST LOWEST	BAND LIMIT	LOWEST OFFER COMPARED IN % OF PROJECT COST WITH TOP CAP OF 0.25% FOR IHSDP & 0.5% FOR BSUP OF PERMISSIBLE LIMIT		LOWEST OFFER COMPARED WITH TOP CAP Rs.800000/-PER PROJECT COST FOR IHSDP & Rs.900000/- FOR BSUP		REMARK
					Offer quoted in %	Permissible Project cost as per Top Cap	Offer quoted		
1	2	3	4	5	6	7	8	9	
1	BSUP	4		IV	0.058	3600000	1244200	RECOMMENDED FOR APPROVAL	
2	IHSDP	19		IV	0.097	15200000	6003670	RECOMMENDED FOR APPROVAL	

12/11/19

10/10

Comparative Statement of Financial Bid for TPIMA for Balanced Projects Sanctioned Under BSUP & IHSDP in Maharashtra (Regionwise)

S. No.	Location	Dus	Project Cost	No. of Visits	No. of projects	Name of Agency & Their Quoted Rate						Everon Projects	N.C.P.E.		S.G.S-India		Shrikhande Constr.	Cost per Visit	
						Aarava Associates		BLG Construction		DMG Consulting			N.C.P.E.		S.G.S-India				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
ANNEXURE F																			
TABLE-I																			
PUNE REGION																			
PUNE-BSUP																			
1	Pune - Lohogori	1680	3443.63	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
2	Pune - Kothrud	4480	9165.06	10	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
3	Pune - Kothchawa	1792	4428.76	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
4	Pune- Dormitory	0	2185.48	7	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
5	Pune - Yerawada	4000	14084.74	10	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
6	Pimpri Chinchwad	672	2837.88	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
7	PCNITDA,PUNE	8040	37604.44	10	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
TOTAL		17664	73747	61	7	1385000	3048900	150000	40000	3480000	40000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
PUNE-IHSDP																			
8	Isampur	503	842.15837	7	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
9	Solapur	1289	1163.04	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
10	Karad	152	167.89	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
11	Lonavale	161	322.48	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
12	Aarva	1268	1899.13	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
13	Alandi	164	196.8004	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
14	Baramati	289	341.32	8	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
15	Phaltan	895	903.78	7	1	150,000	35,000	130000	35000	150000	47000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000
TOTAL		10000	30390	7	1	1385000	3048900	150000	40000	3480000	40000	Not Quoted	Not Quoted	117,000	23,800	115,000	27,000	149000	26000

12/1/87

ANNEXURE -F
TABLE- II

PUNE REGION-COMPARISON OF LOWEST OFFER WITH TOP CAP

SR. NO.	NAME OF PROJECT	NO OF PROJECT	1ST LOWEST	BAND LIMIT	LOWEST OFFER COMPARED IN % OF PROJECT COST WITH TOP CAP OF 0.25% FOR IHSDP & 0.5% FOR BSUP OF PERMISSIBLE LIMIT		LOWEST OFFER COMPARED WITH TOP CAP Rs.800000/-PER PROJECT COST FOR IHSDP & Rs.900000/- FOR BSUP		REMARK
					Offer quoted in %	Permissible Project cost as per Top Cap	Offer quoted		
1	2	3	4	5	6	7	8	9	
1	BSUP	7	IN SCOPE	IV	0.0317	6300000	2344000	RECOMMENDED FOR APPROVAL	
2	IHSDP	15	IN SCOPE	IV	0.194	1200000	4665300	RECOMMENDED FOR APPROVAL	

195/2/2011
(71)
25/7/11

(17)

Sl No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Maharashtra	Greater Mumbai (Kalyan - Dombivli)	Implementation of Integrated Housing Projects under BSUP at Kalyan- Dombivli Municipal Corporation Area, District Thane, Maharashtra - Phase III	3975.02	1987.51	1987.51	496.88
			A Relocation / Rehabilitation - Construction of 1195 new Dwelling units (923 DUs @ Rs.31,109/-, 134 DUs @ Rs.340,192/- and 138 DUs @ Rs.335,526/- per DU) having carpet area 25 sqm, G+8 floor (4 Bldg) comprising of 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC, Balcony. After construction, houses will be allotted to individual beneficiaries in the name of female family member or in joint name.				
			Sub Total (A)	3975.02	1987.51	1987.51	496.88
			B				
1)	State grant	1,983.61	1. Staircase, Lift lobby, Common Passage etc.	1,056.48	528.24	528.24	132.06
2)	ULB share	1,148.86	2. U.G.Tank	37.34	18.67	18.67	4.67
3)	Beneficiaries share	437.25	3. Storm Water Drainage	43.44	21.72	21.72	5.43
4)	Other charges	672.43	4. Sewerage & sanitary work	49.36	24.68	24.68	6.17
	Total State Share	4,242.15	5. Water Supply Line & ESR	154.31	77.16	77.16	19.29
	Per DU Finance (B1)	(Rs.)	6. Internal Road & Pavement	77.77	38.88	38.88	9.72
1)	Central share	165,554	7. Land/Development	6.45	0.00	6.45	0.00
2)	State grant	99,333	8. R.G.Development	9.91	4.96	4.96	1.24
3)	ULB share	29,800	9. Street Lighting	15.00	7.50	7.50	1.88
4)	Beneficiaries share	36,422	10. External Electrical supply	277.61	138.81	138.81	34.70
	Total	331,109	11. Lift Machinery	340.00	170.00	170.00	42.50
	Per DU Finance (B2)	(Rs.)	12. Fire Fighting	179.25	89.63	89.63	22.41
1)	Central share	170,096	13. Compound wall	11.31	5.66	5.66	1.41
2)	State grant	102,058	14. Multipurpose Hall	25.60	12.80	12.80	3.20
3)	ULB share	30,617	15. Community spaces within building	56.73	28.36	28.36	7.09
4)	Beneficiaries share	37,421	16. Rain water harvesting	26.30	0.00	26.30	0.00

22/12/09

Annexure-IV
to the minutes of 73rd CSMC on 4.12.2009
(Rs in lacs)

Sl No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Total	340,192	17. Solar Water Heating System	382.40	0.00	382.40	0.00
	Per DU Finance (B3)	(Rs.)		2749.27	1167.05	1582.21	291.76
1)	Central share	167,763	Total (A+B)	6724.28	3154.56	3569.72	788.64
2)	State grant	100,658	1. A&OE Charges @ 5%	336.21	0.00	336.21	0.00
3)	ULB share	30,197	2. Consultancy @ 5%	336.21	0.00	336.21	0.00
4)	Beneficiaries share	36,908	Sub Total (C)	672.43	0.00	672.43	0.00
	Total	335,526	Project Cost (A+B+C)	7396.71	3154.56	4242.15	788.64

22/12/09

Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Maharashtra	Greater Mumbai (Kalyan - Dombivli)	Implementation of Integrated Housing Projects under BSUP at Kalyan Dombivli Municipal Corporation Area, District Thane, Maharashtra - Phase IV	5662.70	2831.35	2831.35	707.84
			A Relocation / Rehabilitation - Construction of 1756 new Dwelling units (212 DUs @ Rs.323,582/-, 1207 DUs @ Rs.320,608/-, 268 DUs @ Rs.329,402/- and 69 DUs @ Rs.324,884/- per DU) having carpet area 25 sqm, G+8 floor comprising of 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC Balcony. After construction, houses will be allotted to individual beneficiaries in the name of female family member or in joint name.				
			B				
			Sub Total (A)	5662.70	2831.35	2831.35	707.84
1)	State grant	(Rs in lacs)	1. Staircase, Lift, Lift lobby, Common passage	1,480.67	740.34	740.34	185.08
2)	ULB share	1,806.43	2. Lift machinery	480.00	240.00	240.00	60.00
3)	Beneficiaries share	622.90	3. Fire fighting	263.40	131.70	131.70	32.93
4)	Other charges	1,018.74	4. Storm Water Drainage	59.88	29.94	29.94	7.49
	Total State Share	6,443.65	5. Sanitary Work & External Sew. Lines (Septic Tank)	164.32	82.16	82.16	20.54
	Per DU Finance (A1)	(Rs.)	6. Water Supply Line	81.41	40.71	40.71	10.18
1)	Central share	161,791	7. Compound and Retaining Wall	603.28	301.64	301.64	75.41
2)	State grant	97,075	8. Internal Tar Road & Pavement	129.21	64.61	64.61	16.15
3)	ULB share	35,594	9. Land development	71.59	0.00	71.59	0.00
4)	Beneficiaries share	29,122	10. External Electrical supply & Street Light	461.20	230.60	230.60	57.65
	Total	323,582	11. Rain water harvesting	37.01	0.00	37.01	0.00
	Per DU Finance (B1)	(Rs.)	12. Staircase having level difference	10.65	0.00	10.65	0.00
1)	Central share	160,304	13. Multipurpose Hall	45.94	22.97	22.97	5.74
2)	State grant	96,182	14. Commu. Space within Bldg.	80.00	40.00	40.00	10.00
3)	ULB share	35,267	15. Health Care Centre	5.27	2.64	2.64	0.66
4)	Beneficiaries share	28,855	16. R.G. Development	7.61	3.81	3.81	0.95

20/12

Annexure-IV
to the minutes of 73rd CSMC on 4.12.2009
(Rs in lacs)

Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Total	320,608 (Rs.)	17. Solar Water Heating System	543.22	0.00	543.22	0.00
	Per DU Finance (B2)			4524.66	1931.10	2593.57	482.77
1)	Central share	164,701	Sub Total (B)	10187.36	4762.44	5424.91	1190.61
2)	State grant	98,821	Total (A+B)	509.37	0.00	509.37	0.00
3)	ULB share	36,234	1. A&OE Charges @ 5%	509.37	0.00	509.37	0.00
4)	Beneficiaries share	29,646	2. Consultancy @ 5%	1018.74	-0.00	1018.74	0.00
	Total	329,402 (Rs.)	Sub Total (C)	11206.10	4762.44	6443.65	1190.61
	Per DU Finance (B3)		Project Cost (A+B+C)				
1)	Central share	162,442					
2)	State grant	97,465					
3)	ULB share	35,737					
4)	Beneficiaries share	29,240					
	Total	324,884					
			Total for 2 Projects (Maharashtra)	18602.81	7917.01	10685.80	1979.25

22/12/09

		(Rs. in Lakhs)											
Name of the State	Name of the City	Name of the Project	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 Share released	Amount of State + ULB Share + Benefi. share utilized	% of utilisation	Amount recommended for release as 2nd installment of ACA	% of amount recommended to the total Central share approved
KARNATAKA	Bangalore	Basic Services to the Urban Poor - BMP Pilot Slums at Kodihalli, Babshi Garden and Netaji Subhash Chandra Bose Slum Malleshwaram (3 Slum locations)	534.53	267.27	267.27	66.81	66.81	100%	53.39	33.64	63%	66.81	25%
			438.34	219.17	219.17	54.79	54.79	100%	135.50	134.58	99%	54.79	25%
TOTAL FOR KARNATAKA (2 PROJECTS)					267.27	121.60						121.60	
TAMIL NADU	Madurai (Tirumangalam)	Construction of 413 New houses for Tirumangalam Municipality, Madurai, Tamil Nadu	799.08	399.13	399.96	99.78	70.84	71%	100.90	79.30	79%	99.78	25%
			468.98	232.66	236.32	58.17	43.96	76%	60.86	47.68	78%	58.17	25%
			493.50	245.70	247.80	61.43	59.30	97%	64.74	62.84	97%	61.43	25%
TOTAL FOR TAMIL NADU (3 PROJECT)						219.38						219.38	
GRAND TOTAL FOR KARNATAKA & TAMIL NADU													340.98

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Name of the State	Name of the City/Name of the Project	Total Project Cost	Total Central share Approved	Total State Share Approved (Excluding other expenses)	Central Share released so far				Amount of State + ULB + Benef. Share released	Amount of State + ULB + Benef. share utilized	% of Utilisation	% of utilisation	Amount recom- ended for release as 4th installment of ACA	% of amount recommen ded to the total Central share approved
					1st Instal- ment	2nd Instal- ment	3rd Instal- ment	Total						
MAHARASHTRA	MUMBAI	16314.61	7122.85	8053.53	1780.71	1780.71	1780.71	5342.13	4444.88	83%	83%	1780.72	25%	
	MUMBAI	24553.52	11420.24	11420.24	2855.06	2855.06	2855.06	8565.18	6359.64	74%	74%	2855.06	25%	
TOTAL FOR MAHARASHTRA (2 PROJECTS)					4635.77	4635.77	4635.77	13907.31				4635.78		

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73rd CSMC

ANNEXURE-VII
To 73rd Meeting of CSMC held on .12.2009

No. of Projects	Agency Name	Work Awarded (Rs. Crore)	No. of Projects		Total (Rs. Crore)
			BSUP	IHSDP	
30	Shrikhande Consultants	0.1320		4	0.1320
	SGS Pvt. Ltd.		1.3995		1.3995
	NCPE	0.8722	1.8194	26	2.6916
Total			1.0042	30	4.2231

* Note: Project details are same as in Agenda

24/7/12