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No.N-11026/10/2007/BSUP/JNNURM-Vol.XI
Government of India
Ministry of Housing and Urban Poverty Alleviation

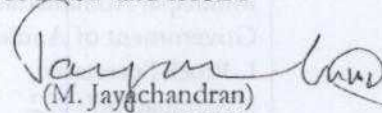
Room No. 201, G Wing
New Delhi, dated 31st December, 2007

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 26th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 20th December, 2007 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

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 actions as per the minutes of the meeting.

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


(M. Jayachandran)
Deputy Director (BSUP)
Telephone 011-23061519

Encl: Minutes of the meeting

To

Members of the CSMC as follows:

1. The Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi.
2. The Secretary, Ministry of Finance, Department of Expenditure, New Delhi.
3. The Principal Adviser (HUD), Planning Commission, Yojana Bhavan, New Delhi.
4. The Secretary, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. The Secretary, Ministry of Social Justice and Empowerment, Shastri Bhavan, New Delhi.
6. The Secretary, Ministry of Health and Family Welfare, Nirman Bhavan, New Delhi.
7. The Secretary, Department of Education, 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 concerned officers in respect of projects considered in the meeting:-

1. Shri M.K. Parida, Managing Director, Delhi State Industrial Infrastructure Development Corporation (DSIIDC), N-36, Bombay life Building, Connaught Place, New Delhi.

2. Shri N. L. Singh, C.E. (NZ), Delhi Development Authority, 18th Floor, Vikas Minar, DDA Building, I.P. Estate, New Delhi-110001
3. Ms. Aparajita Sarangi, Municipal Commissioner, Bhubaneswar, Orissa
4. Shri G. Das, Chief Engineer, ME Directorate, Government of West Bengal, Bikash Bhavan, Bidhan Nagar, Kolkata-700091.
5. Shri G.K. Dwivedi, Director, Urban Development, Government of Uttarakhand, Dehradun
6. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.
7. Shri G.K. Dwivedi, Project Director (JNNURM), Additional Secretary & Director, Urban Development, Government of Uttarakhand, Dehradun.
8. Shri Rajiv Pandey, Project Officer, State Urban Development Agency, Government of, Uttarakhand, 43/6, Mata Mandi Marg, Dehradun.

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 Andhara Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunchal 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, School Education & UD/LSG, Government of Chhathishgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	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 Sauda 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 State Municipal House Vazhuthacaud Thiruvananthapuram	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
The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	The Commissioner & Secretary (LAD), 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 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, Bapu Bhawan, Lucknow – 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu Bhavan, Lucknow – 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.

The Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN	The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001
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

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. Director (UPA), Ministry of HUPA
6. OSD (JNNURM), Ministry of HUPA.
7. Director (Administration), Ministry of HUPA
8. DS(JNNURM), Ministry of HUPA
9. US(JNNURM), Ministry of HUPA
10. DD(JPC), NBO, Ministry of HUPA
11. DD(Data & MIS), NBO, Ministry of HUPA
12. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
13. The CMD, HPL, Jangpura, New Delhi-110014
14. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
15. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
16. The Director, Indian Institute of Technology Delhi, Hauz Khas, New Delhi-110 016
17. The Director, Indian Institute of Technology Roorkee,
Roorkee, Uttarkhand - 247 667


 (M. Jayachandran)
 Deputy Director (BSUP)

Copy to:- Guard folder on JNNURM

**MINUTES OF THE 26th MEETING OF THE CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC)
OF SUB-MISSION ON BASIC SERVICES TO THE URBAN
POOR (BSUP) UNDER JAWAHARLAL NEHRU NATIONAL
URBAN RENEWAL MISSION (JNNURM)**

Nirman Bhawan, New Delhi, 20th December, 2007

The twenty-sixth meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairmanship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 20th December, 2007. List of participants is at **Annexure – I**.

2. Deputy Secretary (JNNURM) welcomed the participants. He requested the States/UTs to send proposals to the Ministry for release of second instalment of Central assistance.

3. At the outset, Chairman, CSMC and Secretary (HUPA) urged all states to strive for achieving mid-term targets which have been committed by the Ministry in the review meeting taken by the Hon'ble Prime Minister on 15.6.2007. The mid-term targets were communicated to the States vide DO. Letter No.N-11027/42/2007-BSUP/JNNURM dated 8th August, 2007 from Secretary (HUPA) to Chief Secretaries. Secretary (HUPA) called upon the State Government representatives to take all steps to complete the houses sanctioned earlier. He suggested that States must come up with proposals for release of second installment of Central assistance. Special attention should be paid for implementation of the three reforms stipulated under JNNURM that are critical to the urban poor, i.e., (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the 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.

4. The following aspects were emphasized by the Chairman in his opening remarks:-

- Utmost importance must be accorded to identification of beneficiaries. A socio-economic survey must be conducted including the occupation or livelihood profile of the beneficiaries. In case there are difficulties

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in conducting a detailed survey, a rapid survey may be conducted to identify the beneficiaries, their occupations and needs so as to design appropriate social infrastructure including livelihood infrastructure. Willingness of the beneficiaries should also be taken for any rehabilitation project.

- Beneficiary contribution including loan may be restricted to an upper limit of Rs.40,000 per dwelling unit as beyond this amount it will be difficult for the poor beneficiaries to bear.
- Overall cost of one dwelling unit under BSUP project, in general, be restricted to Rs.2.50 lakh. The housing component should normally be at least 50% of the total project cost. Moreover, any housing project must have at least 20 dwelling units in a slum.
- Housing for the poor does not mean poor quality housing. Utmost emphasis must be given on quality of houses for the poor. A vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP.
- The layout plan must be socially cohesive and facilitate social interaction. Efforts must be made for providing at least 30% open spaces with 15% green area in the lay-outs and adequate social and livelihoods infrastructure.
- Adequate space must be provided for informal sector markets, pen for animals, space to take care of convergent services such as health, education and recreation should conform to the specific needs of each of the slum pockets and the 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, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.
- The state authorities/ULBs may adopt some of the innovative designs and layouts of houses, multi purpose community centres, informal sector markets and animal pen etc. prepared and compiled by HUDCO and BMTPC.
- The State authorities in consultation with appraisal agencies should ensure that necessary clearances such as environmental clearance, coastal regulation zone (CRZ) regulation clearance, land use etc. are

obtained. They should also ensure that necessary technical approvals are secured from the competent agencies as per State PWD Code

- Any cost over-run over approved project cost will have to be borne by the concerned State Government/ULBs. Since these projects are required to be completed in 12 to 18 months, it is only reasonable that no escalation of the project cost is provided for.
- A low cost boundary of barb wire or small height brick structure should be constructed around the project site (slum location) to give a sense of belongingness to the inhabitants of that slum.

4.1. Secretary (HUPA) said that as we are in the end of the third quarter of the financial year there has to be much more vigorous efforts to ensure that 70% of the outlays has been utilised by 31st December, 2007. Accordingly, appraisal agencies were requested to speed up the appraisal process to bring more numbers projects before the Committee.

5. Chairman, CSMC and Secretary (HUPA) said that the responsibility of the technical specifications and their approval lies with the ULBs/State Level Nodal Agency. The appraisal agencies must ensure that technical specifications are approved by the competent authority. He said that similar instructions and measures have been conveyed to the States/UTs/ULBs/parastatals/implementing agencies/appraisal agencies to ensure improved, affordable and quality housing and other civic/infrastructural facilities for the urban poor as envisaged under the outcomes for JNNURM. They are once again enumerated below:-

- *Land tenure and affordable houses are among the 7-point charter and core to the urban reforms under JNNURM. While formulating the projects under BSUP and IHSDP, the other components of the 7-point charter, viz., water supply, sanitation, health, education and social security must be ensured. But the planned provision of these important factors warrants in-depth study. In a letter to all the Chief Ministers recently, the Hon'ble Prime Minister has emphasised the need to prepare a time-bound action plan for each city for providing all entitlements and amenities envisaged in the 7-Point charter within the Mission period. A socio-economic survey would be required to find out the exact needs and also the economic capacity of the beneficiaries. While conducting such surveys emphasis should be given to:*
 - *Mapping of slum, poverty and livelihood profiles of the poor to assess the needs for infrastructure including livelihoods infrastructure, basis services needed by the poor so as to prioritise projects etc.*

- *Ascertaining the status of capacity of the existing schools to accommodate children of the proposed beneficiaries under BSUP & IHSDP projects;*
- *Ascertaining the status of health facilities such as availability of a female doctor, timings of the primary health centre – whether it suits the convenience of the slum dwellers who mostly keep away from their dwellings during the day.*

Based on the survey, necessary remedial measures would have to be proposed while preparing projects for implementation under BSUP & IHSDP.

- *A need-based multipurpose Community Centre including a study area to take care of special needs of the children besides other community facilities such as work-shed for the urban poor to facilitate their livelihood activities, pen for animal and informal sector markets should be built into the infrastructure component of the project.*
- *The State authorities/implementing agencies should ensure that adequate land free from disputes are available before the projects are brought up before the State Level Steering Committee/State Level Coordination Committee. Requisite approval from the SLSC/SLCC should be obtained before the projects are brought up to the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. If technical specifications and estimates are changed during appraisal, the revised estimates must be duly approved. It should be ensured by the State level authorities that no escalation, departmental charges or contingencies are incorporated in the project cost.*
- *Emphasis should be given to ensure that good quality houses are constructed within a reasonable period of time, say 12 to 18 months. An incentive would be given for projects completed and handed over to the beneficiaries within a period of 12 months. Separating the tendering process for housing and infrastructure components would facilitate early start of construction and completion of housing projects.*
- *In all the housing projects the aim should be to provide a decent place of living to the poor. The design and layout of the houses should incorporate following features*
 - i) *Carpet area of the house should not be less than 25 square meters under BSUP.*
 - ii) *House should have two rooms, kitchen, balcony and separate bath and toilet.*
 - iii) *Design of the houses should ensure proper ventilation and natural lighting. Entrance doors and windows should have a wire mesh.*
 - iv) *An innovative approach should also be adopted while designing the inner layout of the houses. For example, if a 3ft x 2ft section is extended in the*

wall in the room and a small section in the kitchen, the poor people would be able to improvise and use them as a shelf for store things.

- v) While constructing multi-storey structure efforts should be made to make it disabled-friendly. Construction of ramps instead of conventional staircases is an alternative.
 - vi) There must be sufficient open space and green area within the colony.
 - vii) Layout of the houses should facilitate social interaction among the residents and row-by-row houses are not desirable. The layout design must be socially cohesive.
- All the urban poor people do not have enough capacity to pay huge amount of loan. Almost seventy per cent of them earn less than Rs.20 per day as revealed by National Commission for Enterprises in the Unorganized Sector (NCEUS) Report. This aspect should be kept in mind while deciding the EMI for the loan towards beneficiary contribution. Care should be taken to ensure that the cost of house is affordable for the urban poor people, and common structures/common facilities/common spaces such as stair-case for a multi-storey building, landing area, common water sump, soak-pits etc. should be excluded from the unit cost of dwelling unit. Such cost is to be included under infrastructure component and not loaded on the beneficiary as cost of dwelling unit.
 - Though no specifics have been provided in the BSUP and IHSDP guidelines regarding the percentage of cost of housing and infrastructure components, in the projects implemented under BSUP and IHSDP a reasonable limit would be about 50 to 60 per cent for housing and remaining for infrastructure (excluding colonies where EWS units were built/are being built with Central Government/State Government support including VAMBAY). This would ensure that more numbers of houses are constructed for the poor under JNNURM.
 - The beneficiary share component may be recovered in about 4 installments as stepped up equity in accordance with the progress of the construction of different phases as the poor cannot pay amounts in one installment.
 - In all the projects undertaken under BSUP and IHSDP effort should be taken for inclusion of the following within the total approved project cost
 - Measures for proper sanitation such as use of Dual Pits or Digesters where sewerage system is not available;
 - Adequate open space and community infrastructure facilities;
 - Linkage to outside infrastructures; city-wide infrastructure will have to be provided under UIG/State/ULB plan budgets.

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- *The States/UTs should work towards achieving the Mid-Term Targets by 31st August, 2008. Already approved projects need to be completed on a war footing and the States/UTs should come forward with proposals for release of 2nd instalment of Central assistance. States/UTs are to furnish quarterly progress report on the stage of implementation of projects (physical and financial) along with progress of key reforms. In addition to this, all the States/UTs should furnish a single page abstract of the progress by 5th of every month to the Ministry of HUPA.*

Project Preparation:

- *The State Governments/Nodal Agencies/ULBs should undertake biometric identification of beneficiaries and place the lists on the State / Municipal / JNNURM websites with a view to ensuring utmost transparency in the implementation of housing and slum development programmes under JNNURM;*
- *In all the projects the aim should be to cover the poorest among the poor under housing who are not in a position to build houses on their own rather than spending money only for infrastructure facilities for the already built houses (excepting in the cases of VAMBAY and EWS Scheme projects). When large numbers of poor people are living in slums with no land tenure, the States may give preference for integrated development of slums with security of tenure. Where only infrastructure facilities are to be provided, the State Government may consider providing their own fund for such activities. The ultimate objective should be to cover first the needy people who require shelter so that the poor get the maximum benefit out of JNNURM. This also assumes importance considering the estimated shortage of about 24.7 million houses in the country at the beginning of the 11th Plan with 98% of the same being under EWS/LIG categories.*
- *State/ULB/implementing agencies should ensure that all procedures are followed as per the State PWD Code regarding technical scrutiny, administrative sanction and financial propriety before projects are put up to the State Level Steering Committee/State Level Coordination Committee. They should ensure that General Financial Rules are followed.*
- *Detailed Project Reports need to be prepared with more technical inputs in areas such as structural design, connectivity of local infrastructure systems with city-wide trunk lines, costing of projects based on approved schedule of rates and appropriate local verification to avoid over-invoicing. DPRs should include status and capacity of the existing services and the demand-gap situation. DPRs should specially include the following aspects:*

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- *Status of availability and quality of water supply to slum dwellers/ to their new improved houses, connectivity to trunk water lines, level of water table (in case of tube well), provision of overhead tanks, etc.;*
 - *Technical details of the proposed sewerage and storm drainage lines such as invert level, outfall parameters and their proper connectivity to city-wide systems;*
 - *Details of the existing schools should contain data about their distance from slum/low-income neighborhood and intake capacity, whether they can accommodate children from the family of those slum dwellers for whom houses are existing/ or are being constructed under BSUP/IHSDP; whether the schools are run by Government or private agency; etc.*
 - *Status of health facilities such as availability of health centres/sub-centres/ maternity centers and their OPD and bed strength capacity, details of hospital facilities (whether they can adequately serve the slum population or not), distance of facilities from the slum locality etc.; and*
 - *Proximity of all infrastructure facilities proposed in the slum area/ low-income neighborhood to the city-level infrastructure and their proper integration with trunk supply networks.*
 - *Availability of community, including livelihoods infrastructure suiting the needs of local population.*
- *The inputs as mentioned above, along with details of statutory requirements, should be inbuilt into DPRs for both slum level and city level projects under JNNURM at the stage of preparation of Detailed Project Reports. The various reports will need to be technically verified, certified and signed by the engineers of appropriate levels as per the State/UT Public Works Code.*

Project Appraisal:

- *Appraisal agencies should pay more attention to the structural and technical aspects and if necessary site visits should be conducted before writing the appraisal report. Assistance from technically competent academic institutions/ agencies must be secured where required. Good quality DPRs are necessary for ensuring construction of quality houses and civic amenities without wastage of resources and possibility of cost and time over-runs. The appraisal agencies need not be on a fault-finding mission; they need to provide expert inputs that would facilitate proper convergence between components of projects and various governmental schemes.*
- *Appraisal agencies should look into the above mentioned aspects before bringing any project proposals for consideration of the Committee. They should ensure that the*

ratio of cost of housing and infrastructure components in a project proposal is within a reasonable limit in general, say at least 50 to 60 per cent for housing and remaining for infrastructure. This would ensure that more numbers of houses are constructed for the poor under JNNURM.

Project Implementation

As stipulated in earlier minutes, the State Government should take all necessary action for effective implementation of projects and:

- *Ensure that the funds for providing housing and related infrastructure facilities to the urban poor are not thinly spread. On the contrary, sanctioned projects should be implemented in 12-18 months to ensure tangible and quantifiable outcome in the field so that the poor, who are contributing money, are benefited in time.*
- *As the primary objective of JNNURM is to assist the urban poor, the subsidy from the Central Government should be passed on to the urban poor. Further, the concerned State/UT Government should provide a subsidy in keeping with the intent and spirit of BSUP/IHSDP so that the loan burden of a poor EWS or LIG household does not exceed between 12 to 25 per cent of the total cost of the EWS or LIG dwelling unit.*
- *Ensure that the assets created for the urban poor are of high quality. The houses built under BSUP/IHSDP should preferably have two rooms with attached bath, latrine and kitchen and the carpet area should be at least 25 square metres. The beneficiaries should have individual water connection and individual toilet;*
- *Take up city-wide infrastructure development by using Urban Infrastructure and Governance Sub-Mission /Urban Infrastructure Development Scheme for Small and Medium Towns/ State Plan/Municipal funds to ensure that slum infrastructure networks: water supply, sewerage, storm drainage, roads etc. are connected to city-wide infrastructure systems.*
- *Ensure convergence of facilities under education, health and social security with physical amenities and other services in coordination with respective programmes such as Sarva Shiksha Abhiyan, Health Mission etc.*
- *Prepare State / Municipal / Slums urban poverty profiles with due attention to the 7-Point Charter, namely land tenure, shelter, water, sanitation, education, health and social security and other amenities and develop online MIS;*

- *Develop State / City / Slums development plans with a vision of slum-free city and devise phasing plan with time-bound action to provide all basic amenities to the urban poor within the Mission period as contemplated under reform agenda for JNNURM;*
- *Establish State / Municipal Poverty Alleviation & Livelihood Development Cells to plan, develop, monitor and assist in the implementation of JNNURM with the full involvement of all stakeholders – professionally equip PMUs in SLNAs and PIU/PIA in ULBs;*
- *Computerize database and MIS on slums and the urban poor and prepare State / City Strategy for Urban Poverty Alleviation for which part funding is provided under JNNURM. Put in place a computerized tracking system to track the physical and financial progress of projects sanctioned under JNNURM, slum-wise and beneficiary-wise and stage of construction-wise;*
- *Establish quality control systems – internal and external including Third Party Implementation Monitoring – to ensure that the constructions are undertaken with utmost quality to represent value for money. They should also constitute beneficiary committees which would supervise construction at various levels – foundation, basement, lintel, roof, completion, occupation etc. and undertake social audit of the projects after completion;*
- *Ensure that there is no delay in implementation of the projects. Since housing projects for the urban poor involve beneficiary contribution and sometimes a small loan component, delay in implementation will severely hamper their ability to meet EMI requirements.*
- *In so far as security of tenure is concerned, a mechanism may be evolved to prevent resale of such properties before a reasonable period of say 10-15 years. The pattas granted to the beneficiaries could be mortgaged to banks in the case of beneficiaries taking loans. In case no loan component is involved, the ownership of such houses could vest in a society of the beneficiaries themselves. With bio-metric identification of beneficiaries and proper control by the Registrar of Cooperatives, such a mechanism could be a desirable option. All the State Governments/UT Administration should ensure that biometric identification of beneficiaries, in the case of approved projects, is completed as early as possible. Where occupancy rights are not granted, the same should be given to the beneficiaries within 6 months.*

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Project Monitoring

- *The Mid-Term Targets fixed during the review meeting held by the Hon'ble Prime Minister recently should be achieved. All the State Governments have been informed about this through a DO letter from Minister for Housing & Urban Poverty Alleviation to Chief Ministers and from Secretary (HUPA) to the Chief Secretaries and the concerned Secretaries in the State Government/ UT Administration. States/UTs are required to send quarterly progress reports on physical and financial progress and reforms for which formats have been sent to the State Secretaries and Nodal agencies and also one page reports on summary of achievements every month.*
- *The States/UTs which have already been sanctioned projects under BSUP/IHSDP should expeditiously implement them with the 1st instalment from the Central Government and appropriate State share and submit UCs for 70% of the Central share and State share. [UCs should specifically mention the Central share received and utilized]. This would facilitate the Ministry for releasing 2nd instalment of the share of the Central Government.*

6. For the meeting 10 projects (3 projects from Delhi , 2 projects from Orissa, 2 projects from West Bengal , 1 project from Maharashtra and 2 projects from Uttarakhand) were put up in the agenda. Brief details of the agenda are at Annexure-II. The Chairman of CSMC and Secretary (HUPA) requested representatives of the State Governments to give an account on the following:

- (i) Brief details of physical and financial progress of already approved projects including the actual availability of Central share, State share, ULB share, beneficiary contribution, loan component; tentative schedule for seeking 2nd instalment of Central share, number of houses actually constructed, stage of progress of housing and infrastructure etc.
- (ii) Basic details of the present proposals such as total project cost and its break up into housing and infrastructure components (percentages); break-up of cost of housing and infrastructure under Central Share, State share, ULB share, Beneficiary contribution, loan and parastatals.
- (iii) Design of colony layout and house layout proposed.

7. Representative of the Delhi Development Authority (DDA) made a presentation on the BSUP project for 5 locations (Narela, Rohini Sector-

26, Dwarka etc.). The Committee noted that design of the dwelling units needs to be improved and at least 15% green space should be provided in the layout. CSMC also noted that the beneficiary contribution is very high and needs to be brought down to a maximum of Rs. 40,000/- (including the loan component) per DU. The cost of one DU should not be more than Rs. 2.5 Lacs and the duration of the project should be restricted to an outer limit of 18 months. The carpet area of one DU should not be less than 25sq metre. **With these observations, the proposal was deferred to be brought in the next CSMC meeting.**

7.1. Representatives of the Government of NCT Delhi made a presentation on 2 BSUP projects namely Slum Relocation project at Neb Sarai and Slum Relocation project at Jonapur. After detailed deliberations, the Committee approved the projects subject to the following conditions:-

- i) A socio- economic survey must be conducted including the occupation or livelihood profile of the beneficiaries. In case there are difficulties in conducting a detailed survey immediately, a rapid survey should be conducted within 1 month to identify the beneficiaries, their occupations and needs so as to design appropriate social infrastructure including livelihood infrastructure. Accordingly, the multi-purpose community centre should be provided;
- ii) Bio-metric details of the beneficiaries should be put on the web-site within 1 month;
- iii) Beneficiary contribution should preferably not exceed Rs. 30,000/-(including the loan component);
- iv) The project duration would be restricted to 15-18 months;
- v) The project must include a certification that provision of sanitation will be made and potable drinking water after treatment will be supplied in sufficient quantity to the inhabitants.

Abstracts of the approved projects are at Statement-I &II of Annexure-III.

8. The representative of the State Government of Orissa made a presentation on the two projects for Bhubaneshwar. The Committee observed that the design and layout of houses require improvement. After detailed deliberations the Committee approved the project subject to the following conditions:-

- (i) The state Government would furnish a revised design and layout for the houses after consulting the Appraisal Agency;

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- (ii) Multi-purpose community centre should be provided based on the results of socio-economic survey. Similarly a need based livelihood centre/ informal sector market should be provided ;
- (iii) Community toilets under infrastructure would be restricted to 50% of the proposed number and accordingly the cost sanctioned for Community toilets would also get restricted to 50% of the appraised cost.
- (iv) Bio-metric details of the beneficiaries should be put on the web-site within 1 month.

Abstracts of the approved projects, based on the revised design and revised cost, are at Statement-III and IV of Annexure-III.

9. The representatives of the State Government of West Bengal made a presentation on the two projects for Kolkata. These projects included many slums where less than 20 Dwelling units were proposed to be constructed. The Committee observed that no project can be sanctioned if it includes a slum with less than 20 DUs to be built. The Committee also noted that the design and layout of houses requires improvement and provision of open spaces and green areas is insufficient. **With these comments the two projects from state of West Bengal were deferred.**

10. The representatives of the State Government of Uttarakhand made a presentation on the two projects for city of Dehradun. The Chairman welcomed the first ever projects from the state of Uttarakhand. After detailed deliberations the Committee approved the project subject to the following conditions:-

- i) The state Government would furnish a revised design and layout for the houses. Necessary provision for earthquake resistant features should be made in the design. Accordingly, the cost of the dwelling unit may be revised upwards marginally;
- ii) SLSC approval for these projects would be submitted within 7 days.
- iii) Multi-purpose community centre should be provided based on the results of socio-economic survey. Similarly a need based livelihood centre/ informal sector market should be provided ;
- iv) Bio-metric details of the beneficiaries should be put on the web-site within 1 month.
- v) The project should be finished in 15 months preferably and in no case should the project duration exceed 18 months.

The committee also suggested that if possible provision should be made for individual toilets for undisturbed pucca houses instead of giving few community toilets.

Abstracts of the approved projects are at Annexure-V & VI. First instalment of Central Share will be released on receipt of SLSC approval.

11. Representative of the State Government of Maharashtra made a presentation on a project for Nanded city. After detailed deliberations the Committee approved the project subject to the following conditions:-

- i) The project duration would be restricted to an outer limit of 18 months;
- ii) SLSC approval for these projects would be submitted within 7 days;
- iii) Multi-purpose community centre should be provided based on the results of socio-economic survey. Similarly a need based livelihood centre/ informal sector market should be provided;
- iv) Necessary provision for arboriculture and plantation should be made in the layout within the same project cost ;
- v) Socio-Economic survey to be completed and Bio-metric details of the beneficiaries also should be put on the web-site within 1 month.

Abstract of the approved project is at Statement-VII of Annexure-III. Appraisal agency has informed that SLSC approval has been obtained.

12. The CSMC decided to defer the proposals for release of second instalment received from the states of Andhra Pradesh, Gujarat and Madhya Pradesh with the observation that complete details and data in the requisite formats should be made available by the States in order to facilitate the release of second instalment.

13. Concluding the meeting, the Chairman of CSMC and Secretary (HUPA) once again urged the States/UTs/ULBs/parastatals (e.g., Development Authority)/implementing agencies/appraisal agencies to adhere to these guidelines/undertake measures for smooth implementation of the projects to benefit the poor. Guidelines in minutes issued in the past may also be referred to while implementing specific projects

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

**LIST OF PARTICIPANTS IN THE 26 TH MEETING OF CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) HELD UNDER
THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 20.12.2007.**

1. Dr. Harjeet S. Anand, Secretary, in chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary and Mission Director, Ministry of HUPA.
3. Shri D.S. Negi, OSD (JNNURM) and Director (NBO), Ministry of HUPA
4. Shri P.C. Bhardwaj, TCPO, New Delhi.
5. Shri Yogesh Sharma, Director, Ministry of Environment and Forests
6. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of Urban Development
7. Shri N. Venugopalan, Deputy Secretary (NURM), Ministry of Urban Development
8. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance.
9. Shri Sankaranarayanan, Deputy Adviser, CPHEEO, Ministry of Urban Development
10. Shri Umraw Singh, Deputy Director, Ministry of HUPA.
11. Shri Sunil Kansal, Section Officer, Ministry of Health and Family Welfare
12. Ms. Aparajita Sarangi, Municipal Commissioner, Bhubaneswar, Orissa
13. Shri Ravindra Shrimali, Chairman, Municipal Council, Udaipur, Rajasthan
14. Shri Dharmendra, Special Secretary, Urban Development Department, Government of NCT Delhi, Delhi Government Secretariat (9th Floor), New Delhi.
15. Shri N.L. Singh, Chief Engineer, Delhi Development Authority, 18th Floor Vikas Minar, New Delhi.
16. Shri S.K. Chaudhary, Executive Director, HUDCO, New Delhi.
17. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi.
18. Shri Murali Krishna Jami, Assistant Chief, HUDCO, Hyderabad.
19. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
20. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
21. Dr. Deepak Mhaisekar, Municipal Commissioner, Nanded Municipal Corporation, Nanded, Maharashtra
22. Md. Kaleem Parvez, Executive Engineer, Nanded Municipal Corporation, Nanded, Maharashtra
23. Shri D.R. Hadadare, Chief Engineer, MHADA, Griha Nirman Bhavan, Bandra (East), Mumbai-400051.
24. Shri Mahavir Kharadi, Commissioner, Municipal Council, Udaipur, Rajasthan
25. Shri Barun Kumar Ray, Secretary, KMDA, Salt Lake, Kolkata-700 064.
26. Shri G. Das, Chief Engineer, ME Directorate, Government of West Bengal, Bikash Bhavan, Bidhan Nagar, Kolkata-700 091.
27. Shri P.R. Srivastava, Regional Chief, HUDCO, Mumbai
28. Shri D. Ravishankar, Assistant Chief (P) HUDCO, Mumbai
29. Ms. Vaijayanti M, Appraisal Officer, HUDCO, Mumbai
30. Dr. D. Subramaniam, Executive Director, HUDCO, Kolkata
31. Shri R.K. Gupta, Chief Engineer, DSIIDC, Delhi.
32. Shri Promod Adlakha, Consultant, DSIIDC, Delhi
33. Shri Sumnesh Mathur, Ex.Engineer, Municipal Council, Udaipur, Rajasthan
34. Shri Manish Arora, Junior Engineer, Municipal Council Udaipur, Rajasthan
35. Shri Anand Mohan, Project Director, LSG Department, Government of Rajasthan, Jaipur.
36. Shri Rohit Kumar, SE (CC-11), Delhi Development Authority, Pitampura, New Delhi.
37. Shri M.K. Gugnani, Ex. Engineer, DDA, Narela Office Complex, Narela

38. Shri Ashok Patel, Assistant Chief (Project), HUDCO, Bhubaneswar.
39. Ms. Rupa Nandy, Urban Planner, Metro Infrastructure & Project Solutions, PMU Office (ADB), ISBT, Dehradun.
40. Shri Frank Amrit, Urban Planner (MIPS), Metro Infrastructure & Project Solutions, PMU Office (ADB), ISBT, Dehradun.
41. Shri G.K. Dwivedi, Project Director (JNNURM), Additional Secretary & Director, Urban Development, Government of Uttarakhand, Dehradun.
42. Shri Rajiv Pandey, Project Officer, State Urban Development Agency, Government of, Uttarakhand, 43/6, Mata Mandi Marg, Dehradun.
43. Shri Ravi Pandey, Executive Engineer, Nagar Nigam, Dehradun.

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

Rs. in Crores

SL. No	Mission City/ State	Project Title/Name	Project Cost	Central Share	State/ Others Share	Instal - ment (25% of Central Share)	Appraisal Brief	Pag No.
A.	Delhi	Project Report on Relocation of Slum under BSUP Scheme at 5 locations (i.e. Narela, Rohini Sector-26,, Dwarka, Kondli Charoli East zone) Delhi (DDA)	386.97	193.48	193.49	48.37	<ul style="list-style-type: none"> • CDP has been approved and MoA has not been indicated in the DPR. • SISC approval has not been indicated. • Land is in the possession of DDA. • Housing structure is G+4 with each block having 30 units. • Floor area is 25.30 sqm with 1 room, and 1 multi-purpose room with provision of kitchen, separate bath & toilet facility. • Estimates are based on DSR-2002 plus 53.01 % (Cost Index). • 7 point charters have been addressed in the DPR. • Proposed Housing & Infrastrure cost ratio is 87.00 : 13.00. • List of Beneficiaries has not been included. • Service plans indicating the design features for various infrastructure components has not been furnished. • The project duration is 3 years. 	1 to 7

Delhi (DDA)
Subject of transfer

189.48

193.49

48.37

16/29

(M)

B.	Delhi	Slum Relocation project at Jonapur, Delhi (DSIIDC)	188.68	76.66	112.02	19.16	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SLSC approval has not been indicated. • Land is owned by Govt. of Delhi. • Housing structure is G+3 for 6144 dwelling units. • Floor area is 25.10 sqm with 1 living room, and 1 bed room with provision of kitchen, WC, bath room and Balcony. • Estimates are based on DSR-2002 with 56.63 % cost Index. • Proposed Housing & Infrastructure cost ratio is 69.00 : 31.00. • Technical and Administrative Check List have not been signed. • Service plans indicating the design features for various infrastructure components has not been furnished. • The project duration may be restricted to 18 months. 	8 to 14
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C. ✓	Delhi	Slum Relocation project at Neb Sarai, Delhi (DSIIDC)	19.65	8.11	11.54	2.03	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SISC approval has not been indicated. • Land is owned by Govt. of Delhi. • Housing structure is G+3 for 592dwelling units. • Floor area is 25.10 sqm with 1 living room, and 1 bed room with provision of kitchen, WC, bath room and Balcony. • Estimates are based on DSR-2002 with 56.63 % cost Index. • Proposed Housing & Infrastructure cost ratio is 74.00 : 26.00. • Technical and Administrative Check List have not been signed. • List of beneficiaries has been prepared • Service plans indicating the design features for various infrastructure components has not been furnished. • The project duration is 15 months. 	15 to 20 A
D. ✓	Bhubaneswar, Orissa	BSUP Scheme for Dumuduma (Raghunath Nagar, Suka Vihar, satyanagar, Sastri Nagar, Barbari at Bhubaneswar, Orissa	21.15	15.38	5.77	3.85	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SISC approval is awaited. • Elected local body is in existence. • 7 point charter has been compiled with partly & for other justification given. • Single storeyed ground / Duplex housing structure has been proposed. • Separate list of beneficiaries for new houses & up gradation has been furnished. • Build up area is 32.98 sqm with 2 room, kitchen and separate WC, bath. • Estimates are based on current SOR-2007. • Proposed Housing & Infrastructure cost ratio is 60.00 : 40.00. • The project duration is 18 months. 	21 to 29

E. Bhubaneswar, Orissa	BSUP Scheme for Bharatpur Vikas Nagar at Bhubaneswar, Orissa	33.26	24.19	9.07	6.05	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SLSC approval is awaited. • Elected local body is in existence. • 7 point charter has been complied with partly & for other justification given. • Single storeyed ground / Duplex housing structure has been proposed. • Separate list of beneficiaries for new houses & up gradation has been furnished. • Build up area is 32.98 sqm with 2 room, kitchen and separate WC, bath. • Estimates are based on current SOR-2007. • Proposed Housing & Infrastrure cost ratio is 58.00 : 42.00. • The project duration is 18 months. 	30 to 42A
F. Dehradun, Uttarakhand	Detailed Project Report for Khala Basti slum (Malin Basti), Dehradun, Uttarakhand	3.16	2.45	0.71	0.61	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SLSC approval is awaited. • Elected local body is in existence. • Three different types of houses have been proposed (i.e. G+1 cluster (40), G+1 expandable-34 and independent single storey houses-6 no). • Carpet area is 25 Sqm with one living room, bed room, kitchen and WC, bath. • Estimates are based on PWD Circle rates with suitable analysis of rates where necessary and Uttarakhand Peyal Sanshan & Nirman Nigam (2006) upgraded with 5% increases. • Proposed Housing & Infrastrure cost ratio is 52.00: 48.00. • The Pattas have been proposed to the beneficiaries with non-transferable right 	43 to 50

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						<p>and may provide absolute ownership for the piece of land or house, subject to final decision to be taken by DNN. The project duration is 12-18 months.</p>	
<p>G. ✓ Kamarhati, Kolkata, West Bengal</p>	<p>BSUP Scheme for Kamarhati, Kolkata Metropolitan Development Authority, West Bengal</p>	<p>41.80</p>	<p>20.84</p>	<p>20.96</p>	<p>5.21</p>	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SLSC has approved the project. • Elected local body is in existence. • 7 point charter has been complied with partly & for other justification given. • Single storeyed ground / Duplex housing structure has been proposed. • Beneficiaries list has been submitted. • Carpet area is 26.05 sqm with 2 room, kitchen and separate WC, bath. • Estimates are based on PWD SOR-2007. • Proposed Housing & Infrastructure cost ratio is 41.79 : 58.21. • The project duration is one year. 	<p>51 to 63</p>
<p>H. ✓ Bansberia, Kolkata, West Bengal</p>	<p>BSUP Scheme for Bansberia, (Phase- II) Kolkata, West Bengal Metropolitan Development Authority, West Bengal</p>	<p>15.15</p>	<p>7.58</p>	<p>7.57</p>	<p>1.90</p>	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SLSC has approved the project. • Elected local body is in existence. • 7 point charter has been complied with partly & for other justification given. • Beneficiaries list has been submitted. • Plinth areas ia 38.89 sqm with 2 room, kitchen and separate WC, bath. • Estimates are based on PWD SOR-April-2007. • Proposed Housing & Infrastructure cost ratio is 50.17 : 49.83. • The project duration is one year. 	<p>64 to 77</p>

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1. Nanded Waghala city, Maharashtra	Implementation of Integrated Housing projects under BSUP at Nanded city, District-Nanded, Maharashtra	256.83	200.45	56.38	50.11	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • SISC Approval for revised proposal is awaited. • Elected local body is in existence. • Land tenure will be given in name female beneficiary /joint on 99 years lease only in case of rehabilitation site /ULB land. • Carpet areas are 25.57 sqm. Proposed with one living room, one bed room, kitchen, separate toilet & bath, open varanda / balcony. • Estimates are based on state DSR 2007-08 of PWD Aurangabad Region. • 7 point charters have been addressed in the DPR. • Proposed Housing & Infrastrure cost ratio is 74.00 : 26.00. • G+1 ousing structure with RCC framed structure. • The project duration is 2.25 years. 	78 to 89
J.	Total amount Recommendation for 2 nd Installment for Andhra Pradesh, Madhya Pradesh and Gujarat						90 to 91
Total		966.65	549.14	417.51	137.29		

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

Rs. in Crores

Sl. No	Name of City, State	Project Title	Project Cost	Central Share	State Share/ others	Ist install - ment (50% of Central Share)	Comments	Page No.
A.	Dehradun, Uttarakhand	Detailed Project report for Kaath Bangla Slum (Malin Basti), Dehradun, Uttarakhand under BSUP	5.62	4.49	1.28	1.12	<ul style="list-style-type: none"> * SLSC status not indicated. * CDP approved and MoA signed. * The land under encroachment in Kaatha Bangla slum belongs to Dehradun Nagar Nigam. * The land ownership will be given in form of non-transferable rights and will be allowed to be transferred to legal heirs only. * Ratio of Housing to infrastructure is 52:46. * Socio-economic survey has been done but social infrastructure related to livelihood issue has not been included. * Cost of retaining wall proposed to safeguard against landslide is 26% of total project cost. * The project duration may be restricted to 15 months from 16-18 months. 	
		Total	5.62	4.49	1.28	1.12		

Sl No	Name of the State (2)	Name of the City	BSUP Project Name / Components (4)	Rs. in lakh			
				Total Project Cost (5)	Central Share (6)	State Share (7)	25 % of Central Share (8)
1.	Delhi	Delhi	Detail Project Report for Slum Relocation project at Jangpuri, Delhi. EWS 6144 Housing Units (G+3 @ Rs.2,12,087/- per unit), relocation, carpet area 23.10 sqmt with 2 rooms, kitchen, separate toilet, bath and balcony. The flats would be in joint names and initially given on rental basis with the installment amount to be recovered by the finance department and thereafter rent deed would be converted to lease hold for the balance period of 99 years.	13030.62	6515.31	6515.31	1628.53
A							
B Infrastructure:-							
Roads & Pavement				448.01	224.01	224.01	56.00
Sewerage				227.09	113.55	113.55	28.39
Water supply				324.58	162.29	162.29	41.57
Street Lighting				68.55	34.28	34.28	8.57
Drains				217.30	108.65	108.65	27.16
Parks				116.76	58.38	58.38	14.60
Boundary Wall				79.30	39.65	39.65	9.92
Transformers etc.				400.00	200.00	200.00	50.00
Earth Filling				528.62	0.00	528.62	0.00
Rain water harvesting				12.98	6.49	6.49	1.63
Common Areas (stairs)				186.49	93.25	93.25	23.31
Common Facilities Center comprising of Public health Center, Shishu vanshi, Public post, Basu vikas kendra				128.00	64.00	64.00	16.00
Schools (primary 4 nos)				164.16	0.00	164.16	0.00
Schools (secondary 1 nos)				865.50	0.00	865.50	0.00
Community Work center				92.65	46.33	46.33	11.58
Sub Total(B)				3859.99	1150.86	2709.14	287.73
C Contingencies @ 3%				506.72	0.00	506.72	0.00
Departmental Charges @7% including Architectural Consultancy, PMG.				1217.81	0.00	1217.81	0.00
Preparation of DPRs @ 1.5% of sub total A				253.36	0.00	253.36	0.00
Sub Total (C)				1977.89	0.00	1977.89	0.00
Project Total (A+B+C)				18868.50	7666.17	11202.34	1916.54

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Sl No	Name of the State	Name of the City	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)		(4)	(5)	(6)	(7)	(8)
2	Delhi	Delhi	Detail Project Report for Slum Relocation project at Neb-Sarai, Delhi.				
STATEMENT-II							
Details of State Share							
1)	State Grant (includes contingency & W C charges)	Rs.973.70		1205.23	602.62	602.62	150.65
2)	ULB	Nil		52.57	26.29	26.29	6.57
3)	Average Beneficiary Contribution (only for DUs)	Rs.177.60		26.88	13.44	13.44	3.36
	Per DU finance	Rs.153.30					
1)	Central share	Rs.101,793.07					
2)	State Grant	Rs.71,793.07					
3)	ULB Share	Nil					
4)	Beneficiary contribution (upfront -Rs.5,000/- & the balance amount in monthly installments of about Rs.350/- or a period of 10 years)	Rs.39,900.00					
	Total	Rs.203,586.15					
A							
B Infrastructure:-							
	Roads & pavement						
	Sewerage						
	Water supply						
	Street lighting						
	Drains						
	Parks						
	Boundary Wall						
	Transformers etc.						
	Earth filling						
	Rain water harvesting						
	(Common Areas (staircase))						
	(Common facilities Center comprising of Public health Center, Shishu yatrika, Police post, Basit vikas kendra						
	Schools (primary 1 no.)						
	Sub Total(B)						
	Contingencies @ 3 %						
	Departmental Charges @7% including Architectural Consultant, P.M.C.						
	Preparation of DPRs @ 1.5% of sub total A						
	Sub Total (C)						
	Project Total (A+B+C)						
	Total for Delhi (2 projects)			20833.12	8477.49	12355.64	2119.37

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Sl No	Name of the State (1)	Name of the City (2)	Project Name / Components (4)	Rs. in lakh			
				Total Project Cost (5)	Central Share (6)	State Share (7)	25 % of Central Share (8)
3	Orissa	Bhubaneswar (Bharatpur)	BSUP Scheme for Bharatpur Vikash Nagar at Bhubaneswar, Orissa.	1632.00	1305.60	326.40	326.40
STATEMENT - III							
A				64.98	51.98	13.00	13.00
i) Construction of 960 new Dws @ Rs. 1,70,000/- per unit, single storied with a carpet area of 25 sqm, 2 rooms, a kitchen and separate WC, & bath. WC & bath. Land ownership with beneficiaries.				56.44	45.15	11.29	11.29
ii) Construction of 36 new Dws duplex @ Rs. 1,80,500/- per unit, with a carpet area of 25 sqm, 2 rooms, a kitchen and separate WC, & bath.				1753.42	1402.74	350.68	350.68
iii) upgradation - of 139 Dws @ Rs.0.40/604 per unit				103.11	82.49	20.62	20.62
SUB-TOTAL A				219.12	175.34	43.82	43.82
Water Supply				91.07	72.86	18.21	18.21
Sewerage (SI)				199.06	159.25	39.81	39.81
Electricity				6.27	5.02	1.25	1.25
RCC Drain				293.60	234.88	58.72	58.72
Garbage Bin				16.50	13.21	3.30	3.30
Community Toilet (6 nos)				311.82	249.46	62.36	62.36
Road				5.04	4.03	1.01	1.01
Trains House				8.22	6.58	1.64	1.64
Trace Plantation with RCC Trace Guard				150.36	1003.02	250.75	250.75
Preparation of DPR etc.				150.36	0.00	150.36	0.00
Administrative & other expenses				150.36	0.00	150.36	0.00
B Sub-Total B				300.72	0.00	300.72	0.00
C Sub-Total C				3307.91	2405.73	902.16	601.44
Total (A+B+C)							

Details of State Share		(Rs in lacs)
1) State share		289.07
2) Beneficiaries Contribution		175.34
3) ULB Share		127.03
4) A&OE		302.36
Total State Share		903.80

Per DU Finance		Single Storey (Rs.)	UPG
1) Central Share		136600.00	32480.00
2) State share		17000.00	4060.00
3) ULB share		0.00	0.00
4) Beneficiaries Contribution		17000.00	4060.00
Total		170000.00	40600.00

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Sl No	Name of the State	Name of the City			BSUP Project Name / Components	Total Project Cost	Central Share		
(1)	(2)				(4)	(5)	(6)		
4	Orissa	Bhubaneswar (Dumuduma)			BSUP Scheme for Dumuduma (Raghunath nagar, Suka Vihar, Saranagar, Sasri Nagar, Barabar) at Bhubaneswar, Orissa.	906.10	724.88	181.22	181.22
					STATEMENT - I V				
					Details of State Share				
				(Rs in lacs)					
1)	State share			192.26					
2)	Beneficiaries Contribution			115.49					
3)	ULB Share			76.78					
4)	A&OE			196.26					
				Total State Share					
				580.79					
					Per DU Finance				
			SS (Rs.)	DU (Rs.)	UPG (Rs.)				
1)	Central Share		136000.00	144400.00	32480.00				
2)	State share		17000.00	18050.00	4060.00				
3)	ULB share		0.00	0.00	0.00				
4)	Beneficiaries Contribution		17000.00	18050.00	4060.00				
			Total	170000.00	180500.00	40600.00			
					Sub-Total A				
					Sub-Total B				
					Sub-Total C				
					Total (A+B+C)	192.26	0.00	192.26	0.00
					Total for Orissa (2 projects)	2114.92	1334.13	580.79	383.53
						5422.83	3939.88	1482.95	984.97

BSUP Project Name / Components

(4)

BSUP Scheme for Dumuduma (Raghunath nagar, Suka Vihar, Saranagar, Sasri Nagar, Barabar) at Bhubaneswar, Orissa.

i) Construction of 533 new DUs @ Rs. 1,70,000/- per unit, single storied with a carpet area of 25 sqm, 2 rooms, a kitchen and separate WC & bath. Land ownership with beneficiaries.

ii) Construction of 114 new DUs duplex @ Rs. 1,80,500/- per unit, with a carpet area of 25 sqm, 2 rooms, a kitchen and separate WC & bath.

iii) upgradation - of 106 DUs @ Rs.0.40/04 per unit

A SUB-TOTAL A

Water Supply 1154.91 923.93 230.98 230.98

Sewerage (S/D) 109.78 87.82 21.96 21.96

Electricity 142.34 113.87 28.47 28.47

RCC Drain 52.73 42.18 10.55 10.55

Garbage Bin 123.13 98.50 24.63 24.63

Community Hall 3.02 2.42 0.60 0.60

Community Toilet 110.81 88.65 22.16 22.16

Road 13.75 11.04 2.75 2.75

Transit House 204.73 163.78 40.95 40.95

Tree Plantation with RCC Tree guard 5.00 0.00 5.00 0.00

Sub-Total B 2.46 1.97 0.49 0.49

Preparation of DPR etc @ 5% 767.75 610.20 157.55 152.55

Administrative & other expenses @ 5% 96.13 0.00 96.13 0.00

Sub-Total C 96.13 0.00 96.13 0.00

Total (A+B+C) 192.26 0.00 192.26 0.00

Total for Orissa (2 projects) 2114.92 1334.13 580.79 383.53

5422.83 3939.88 1482.95 984.97

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(M)

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)
5	Uttarakhand	Dehradun	Detail Project Report for "Kaath Bangla Slum (Malin Basti), Dehradun, State of Uttarakhand, BSUP". EWS 148 Housing Units (Type A -128 DUs Insitu-G+1 @ Rs.2,20,198/per unit),(Type B - 20 DUs Insitu-G @ Rs.2,59,342/per unit), carpet area 25,00 sq.mt with 2 rooms, kitchen, toilet, bath and veranda. Pallas have been proposed to be issued to the beneficiaries with non-transferable right and may provide absolute ownership for the piece of land or house, subject to final decisions to be taken by Dehradun Nagar Nigam in this regard.	333.72	266.98	66.74	66.74
STATEMENT V							
Details of State Share							
A							
B Infrastructure:-							
1) Charges)	State Grant(includes contingency & W C	Rs.104.54	i)Water Supply	7.91	6.35	1.59	1.59
2) ULB		Nil	ii)Sewerage	14.20	11.30	2.84	2.84
3) DUs)	Average Beneficiary Contribution (only for	Rs.33.37	iii)Roads and Pavements	64.81	51.85	12.96	12.96
	Total	Rs.137.92	iv)Street Light	5.46	4.37	1.09	1.09
Per DU finance							
1) Central share		Rs.180,390.27	v)Individual Toilets	2.09	1.60	0.49	0.49
2) State Grant		Rs.22,548.78	vi)Multi purpose community center	26.27	21.02	5.25	5.25
3) ULB Share		Rs.0.00	vii)Retaining Wall for land slide Protection	143.63	114.90	28.73	28.73
4) Average Beneficiary contribution (EMT varies from Rs. 295/- to Rs.347/- for a period of 10 years depending on type of houses)		Rs.22,548.78	viii) Culvert	2.08	1.66	0.42	0.42
	Total	Rs.225,457.84	ix) Staircase Type "A"	6.16	4.93	1.23	1.23
			x) Staircase Type "B"	272.54	218.04	54.51	54.51
			C Contingency and W C	16.66	0.00	16.66	0.00
			Sub Total (C)	16.66	0.00	16.66	0.00
			Project Total (A+B+C)	622.93	485.01	137.92	137.92

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(M)

Sl No	Name of the State (2)	Name of the City	BSUP Project Name / Components (4)	Total Project Cost (5)	Central Share (6)	State Share (7)	25 % of Central Share (8)
6	Uttrakhand	Dehradun	Detail Project Report for "Khala Basu Shum (Malin Basu), Dehradun, State of Uttrakhand, BSUP "				
STATEMENT-VI							
Details of State Share							
1)	State Grant (includes contingency & W C charges)	Rs.62.50	A	194.20	155.36	38.84	38.84
2)	ULB	Nil	B	5.23	4.18	1.05	1.05
3)	Average Beneficiary Contribution (only for DUs)	Rs.19.42	i) Water Supply	11.36	9.08	2.27	2.27
	Total	Rs.81.92	ii) Sewerage				
	Per DU finance		iii) Roads and pavements	47.71	38.17	9.54	9.54
1)	Central share	Rs.194,199,006	iv) Street Light	1.87	1.49	0.37	0.37
2)	State Grant	Rs.24,274,888	v) Individual Joints	10.00	8.00	2.00	2.00
3)	ULB Share	Nil	vi) Main purpose community center	26.27	21.02	5.25	5.25
	Average Beneficiary contribution (EMI varies from Rs.295/- to Rs.400/- for a period of 10 years depending on type of houses)	Rs.24,274,888	vii) Retaining Wall for Land slide Protection	65.08	52.07	13.02	13.02
	Total	Rs.242,748.75	viii) Common Access area through Staircase	1.93	1.54	0.39	0.39
			Sub Total(B)	169.44	135.55	33.89	33.89
			C	9.19	0.00	9.19	0.00
			Contingency and WC	9.19	0.00	9.19	0.00
			Sub Total (C)	372.83	290.91	81.92	81.92
			Project Total (A+B+C)	995.76	775.93	219.83	193.96
			Total for Uttrakhand (2 projects)				

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MP

Sl No	Name of the State (1)	Name of the City (2)	State Share (3)	Central Share (4)	State Share (5)	Central Share (6)	Rs. in lakh		
							Total Project Cost (7)	25 % of Central Share (8)	
7	Madhprashtra	Nanded							
STATEMENT - VII									
Details of State Share									
1)	State share		2459.26						
2)	UIB share		5011.12						
3)	Beneficiaries Contribution		2050.86						
4)	AVC Df		626.41						
Total State Share			5637.65						
Per DU Finance									
1)	Central Share		19075.4						
2)	State share		16689						
3)	UIB share		4768						
4)	Beneficiaries Contribution		26226						
Total			238417						
Implementation of Integrated Housing Projects under BSUP at Nanded City, Dist. Nanded, Madhprashtra.									
(Construction of 7820 new Dus @ Rs. 2,38,417/- per unit, single storied with a plinth area of 3600 sqm (carpet area of 25.57 sqm), Ground Floor structure (with open veranda / Balcony) G + 2 (open balcony), 1 Kitchen + 1 Living Room & Bedroom with separate bathroom, W.C. & open veranda / balcony. Land owned by UIB & State Govt. will be transferred to female member/ joint names ownership after completion.)									
A									
Common Circulation spaces									
Roads									
Storm water drain									
Sewerage									
Water Supply									
Filtration									
SUB TOTAL B									
B									
Community Facility									
SUB TOTAL C									
C									
Administrative Charges									
SUB TOTAL D									
D									
TOTAL (A+B+C+D)									
Grand Total for all States									
Delhi (2 projects)									
Orissa (2 projects)									
Uttarakhand (2 projects)									
Madhprashtra (1 project)									
Grand Total									

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