

REGISTERED POST/BY HAND

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Government of India  
Ministry of Housing and Urban Poverty Alleviation  
JNNURM Directorate

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Room No.222, G Wing, Nirman Bhawan  
New Delhi, Dated 2<sup>nd</sup> August, 2011

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 113<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 12<sup>th</sup> July, 2011 under the Chairpersonship of Secretary (HUPA) to consider and sanction projects under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

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

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



(Sushil P. Gahlaut)

Under Secretary to the Government of India

Tel.:- 23061519

**Encl: Minutes of the meeting**

**To**

**Members of the CSMC as follows:**

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

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad -500002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Dispur, Guwahati -781006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna.
The Additional Secretary & Director (BUDA), Urban Development department, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya, Patna-800015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room No.316, DKS Bhawan, Mantralaya, Raipur -492001.	The Secretary (Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji -403001
The Principal Secretary (UD) & Housing, Government of Gujarat, Block No 14, 9 <sup>th</sup> Floor, New Sachivalaya, Gandhinagar-382010	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar-382016
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec. 7C, Chandigarh- 160001.	The Secretary (UD), Government of Himachal Pradesh, Shimla-171002
The Secretary, Housing and UD Department, government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla-171002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi-834004

The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 <sup>nd</sup> Floor, Vikas Sauda, Dr.B.R.Ambedkar Road, Bangalore- 560001
The Principal Secretary of Government UD Department, Government of Karnataka, Room No.436, 4 <sup>th</sup> Floor, Vikas Sauda Dr, B.R. Ambedkar Road, Bangalore 560001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram - 695001
The Principal Secretary, Local Self Government Department, Government of Kerala, Thiruvananthapuram – 695001	The Secretary, Local Self Government, Government of Kerala, Thiruvananthapuram- 695001
The Executive Director, Kudumbashree, State Poverty Eradication Mission, Government of Kerala 2 <sup>nd</sup> Floor, TRIDA Building, Chalakuzhy Road, Medical College (PO), Thiruvananthapuram 695011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal -462032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal-462032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal- 462016
The Principal Secretary (UD), Government of Maharashtra, Room No. 425, 4 <sup>th</sup> floor Mantraalaya, Mumbai-400032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 <sup>nd</sup> Floor, Mantralaya, Mumbai- 400032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur. Chief Secretariat, Imphal-795001
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department, Government of Mizoram, Civil Secretariat, Aizwal-796001	The Principal Secretary Urban Development Department, Government of Nagaland, Kohima-797001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima-797001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar-751001
The Principal Secretary (LSG), Government of Punjab, Mini Secretariat Sector-9, Chandigarh -160001	The Secretary ( Housing & UD), Government of Punjab, Room No.419, Mini Secretariat, Sector-9, Chandigarh- 160001

The Principal Secretary, 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 302005.
The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok- 737101	The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai-600009
The Secretary, Municipal Administration & Water Supply Government of Tamil Nadu, 6 <sup>th</sup> Floor, Ezhilagam Annexe, Chepauk, Chennai- 600009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 <sup>th</sup> floor, Babu Bhawan, Lucknow-226001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhawan, Lucknow-226001
The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra 10, Ashok Marg, Lucknow.	The Principal Secretary (UD), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN-248001
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun-248001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan, DF-8, Sector-1, Bidhannagar, Kolkata 700064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160001
The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605001	The Secretary, Local Administration Department, Government of Puducherry, Chief Secretariat, Puducherry-605001
The Principal Secretary (UD), Government of NCT of Delhi, 9 <sup>th</sup> Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.	The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair-7440101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396220
The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 <sup>nd</sup> Floor, Secretariat, Silvassa-396230



Copy to:

1. The Additional Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. PSO to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. Joint Secretary (RAY), Ministry of HUPA.
6. The Joint Secretary (PP), Ministry of Minority Affairs, Room No. 1125, 11<sup>th</sup> Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
7. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi.
- 8: DS (UPA), Ministry of HUPA.
9. OSD (JNNURM), Ministry of HUPA.
10. Director (JNNURM), Ministry of HUPA
11. Director (RAY), Ministry of HUPA
12. Director (Administration), Ministry of HUPA
13. US(JNNURM), Ministry of HUPA
14. DD(JPC), NBO, Ministry of HUPA
15. JD(Data & MIS), NBO Ministry of HUPA
16. DD(NRC), NBO, Ministry of HUPA
17. AO (JNNURM), Ministry of HUPA
18. SO (IHSDP), Ministry of HUPA
- ✓ 19. Deputy Chief (BMTPC) Monitoring Cell (JNNURM), Ministry of HUPA
20. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110003
21. The CMD, HPL, Jangpura, New Delhi- 110014
22. The Executive Director, BMTPC, Core 5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
23. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", Indian Habitat Centre, Lodhi Road, New Delhi-110003.
24. The Director, Indian Institute of Technology, Roorkee, Uttarkhand -247667

Copy to:- i) I.T. Officer Monitoring Cell (JNNURM), Ministry of HUPA  
ii) Guard Folder on JNNURM



(Sushil P. Gahlaut)  
Under Secretary to the Government of India  
Tel.:- 23061519

**MINUTES OF THE 113<sup>th</sup> MEETING OF THE CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF THE SUB-MISSION ON BASIC SERVICES TO THE URBAN POOR (BSUP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)**

**Nirman Bhawan, New Delhi, 12<sup>th</sup> July 2011**

The 113<sup>th</sup> Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of the Sub-Mission on Basic Services to the Urban Poor (BSUP) of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 12<sup>th</sup> July 2011 at 3.30 p.m. in Nirman Bhawan, New Delhi. The list of participants is at **Annexure-I**.

2.1. The Director NBO and OSD (JNNURM) welcomed the Chairperson and Members of the CSMC. The Director requested all the States/UTs/ULBs/implementing agencies to focus on speedy and quality execution of all projects sanctioned under BSUP and IHSDP and organize regular inspection of the same through independent/professional agencies/competent quality assurance teams so as to ensure utmost quality in implementation. Such inspections should be systematized and need not wait for the inspection by the State or Central TPIM agencies. It was suggested that the TPIMA visits be phased in such a way that they are distributed over different phases of construction that require critical quality checks.

2.2 The Director (JNNURM) requested States/UTs to send proposals seeking assistance for Project Supervision, Quality Assurance and Community Mobilization support. The detailed guidelines for the same, approved in the 75<sup>th</sup> CSMC Meeting held on 7.1.2010, were circulated to States/UTs. The same are also available on the JNNURM website. The States/UTs were requested to send proposals as early as possible. The Director reiterated the salient points emphasized by the Chairperson in the earlier meetings of CSMC/CSC for adherence/implementation by the States/UTs/ULBs (**Annexure-II**).

3.1 The Chairperson requested States/ULBs to make all out efforts to ensure that JNNURM is implemented with utmost quality. The benefits of BSUP and IHSDP should percolate to the intended beneficiaries. The States/UTs were requested to (i) ensure highest quality in the execution of projects sanctioned with the institution of proper supervision, monitoring, independent quality assurance (at project and SLNA levels both) and third party inspection mechanisms; (ii) critically review the projects sanctioned on a case by case basis and take the required steps to ensure their completion

without much time and cost over-runs; (iii) carefully examine each of the non-starter projects under BSUP and IHSDP and propose alteration/modification/cancellation of the same urgently, if required or suggest new projects/additional infrastructure in the already-sanctioned projects; (iv) work out appropriate post-project sustenance mechanisms for the proper upkeep and maintenance of assets created under BSUP and IHSDP, including common amenities with the close involvement of the community through arrangements like Resident Welfare Associations and establishment of a maintenance fund with appropriate contributions from beneficiaries and Urban Local Body; (v) make sure that all the relocation colonies are provided with proper public transport connectivity and all basic physical and social amenities, including schools, livelihood centres, health care facilities, local shopping complexes, etc.; (vi) take up the preparation and exhibition of video films for civic education and upkeep and maintenance of colonies and houses constructed under BSUP and IHSDP; (vii) undertake social audit of at least 2 or 3 projects under BSUP and IHSDP with the involvement of reputed NGOs/CBOs, following the guidelines prepared by the Ministry; and (viii) implement the 3 pro-poor reforms effectively with the issuance of appropriate legislative amendments/regulations, especially with regard to the reservation of land for the urban poor in all housing colonies. Secretary (HUPA) requested State/UT Secretaries to undertake detailed reviews and send minutes to the Mission Directorate.

3.2 The Chairperson urged all State/UT Secretaries/CEOs of SLNAs/Urban Local Bodies/Implementing agencies to ensure that the sanctioned infrastructure components are planned well in advance and completed before the dwelling units are handed over to beneficiaries for occupation so that facilities like water supply lines, overhead tanks, sewerage lines, septic tanks, storm drains, roads, community halls, livelihoods centres, vendors' markets, etc. are in place before the beneficiaries start living in the houses. He requested that infrastructure works should be started and executed while the finishing works in respect of houses are being completed. He also asked that proportionate State/ULB share be utilized before requisitioning further instalments from the Centre and reminded them that the 4<sup>th</sup> instalment under BSUP and 2<sup>nd</sup> instalment under IHSDP would not be released fully unless it is demonstrated that action has been initiated by the concerned State Secretaries/SLNAs to tie up resources to ensure the completion of the sanctioned infrastructure components in time. Further, the required Third Party inspections must be conducted and their reports be analysed by SLNAs for taking corrective action before approaching the Government of India for release of 3<sup>rd</sup> and subsequent instalments under BSUP and 2<sup>nd</sup> instalment under IHSDP.



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3.3 Chairperson also pointed out that all the SLNAs must establish competent expert teams to analyse TPIM reports, send comments to the Ministry and monitor the implementation of all the corrective actions needed. The Chairperson expressed concern over the cost escalation in projects due to the delay in execution. He requested the States/UTs to work out proper strategy to bear the enhancement in project cost through additional allocation secured from State Finance Departments and not to indulge in cutting the costs of essential infrastructure which could mean that the poor are not provided with basic minimum amenities. He cautioned that the implementation of the 7-Point Charter – a key reform target under JNNURM, would need to be achieved. He requested States/UTs to report to the Ministry on the post-project maintenance arrangements made.

4. OSD (JNNURM) and Director (NBO) requested the States/ULBs to put up a proper JNNURM logo at a prominent place on all the buildings constructed under BSUP and IHSDP. He asserted that the logo to be put up should be of JNNURM as designed by the Government of India and not of BSUP, IHSDP or any State scheme. He reiterated the instructions of the Chairperson that in all functions relating to foundation stone-laying and inauguration of BSUP and IHSDP projects, the local MPs, MLAs, Mayors/Municipal Chairpersons and other dignitaries must be involved. Further, the Ministry must also be invited at appropriate levels in advance and be closely involved in the organization of these functions.

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

(a) Proposal for new BSUP projects received from

- i. Gujarat: 1 BSUP project (2176 DUs) at R.S. No. 603/P Bokhira near Sanskar Dham, (Rama Krishna Mission) Porbandar.
- ii. Maharashtra: 2 BSUP projects - 1 each at Kulgaon Badlapur city (Ph. II), Kharvai, Distt Thane and Bellivalli Kulgaon Badlapur (MMR) Greater Mumbai.


(b) Proposal for 2<sup>nd</sup> installment of ACA received from

- i. Karnataka: 1 BSUP project of Mysore City (Ph. IV).

(c) Proposal for 3<sup>rd</sup> installment of ACA received from

- i. Uttarakhand: 2 BSUP project – 1 each at Shanti Kusth Ashram Main Basti, Dehradun and Pandeywala, Haridwar.

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- (d) Proposal for appointment of TPIMA
- i. Maharashtra (5 BSUP projects)
  - ii. Punjab (2 IHSDP projects)
- (e) Release of 2<sup>nd</sup> installment of Central support for Year 1 for PMU and PIU for the States of Uttar Pradesh and Meghalaya
- (f) Proposal for appointment of PMU & PIU
- i. Haryana: 1 PMU and 4 PIU.
- (g) Special Agenda
- a. Appraisal/Reappraisal/re-preparation of DPR under JNNURM.
  - b. Fees for reappraisal charges for the DPRs to appraisal agencies & re-preparation charges for DPR to the States.
  - c. Penalty Clause for delay in appraisal of projects under JNNURM.
  - d. Submission of appraisal / re-appraisal charges through the Central Appraisal Cell.

Brief details of the agenda are at Annexure-III.

6. Proposals for new BSUP project received from:

Gujarat

6.1 The representative of the State Government of Gujarat made a presentation seeking approval of 1 new BSUP project for construction of 2176 DUs at R.S. No. 603/P of Bokhira near Sanskar dham (Ram Krishna Mission), Porbandar. The proposal was put up earlier in 104<sup>th</sup> CSMC meeting held on 04.03.2011. The Committee had certain observations and after detailed deliberations, the Committee deferred the proposal and advised State to make suitable rectifications in the DPR for incorporating necessary physical and social infrastructure. Accordingly the revised project proposal appraised by BMTPC was again submitted for consideration & approval.

6.2 The Committee observed the following:



- i. SLSC approval of the project is yet to be furnished and proposal needs to be duly signed by competent Administrative and technical authority at SLNA level.
- ii. Environment clearance from the appropriate authority need to be taken for the project.
- iii. As informed by the state, water supply and sewerage lines of the project will be connected to the main lines to be constructed under UIG component of JNNURM. Tender for Water Project under UIG Scheme are being invited and the DPR of Sewerage project is at scrutiny level with SLNA.
- iv. Required sanctions from local body / concerned departments as per bye-laws/Master Plan, fire safety norms, environment clearance etc. need to be taken as applicable for the project.
- v. ULB has informed that slum survey is under process and certified that whole-slum approach will be adopted at the time of relocation.

6.3 The Chairman CSMC was of the view that layout plan, both housing and social infrastructure, and organized green area need to be properly designed as most of the open area has been kept along the canal. Considering that beneficiary identification is in process, it was advised that list of beneficiaries should also be included in the DPR and whole slum approach must be adopted. It was advised that layout may be revisited and finalized in consultation with HUDCO & BMTPC.

6.4 The State representative assured compliance to the observations of the Committee

6.5 After detailed discussions, the Committee deferred the proposal and advised the State Govt. to revisit lay-out plan of the project. It was advised that layout may be finalized in consultation with HUDCO & BMTPC project at Porbander.

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

### Maharashtra

6.6 The representative of the State Government of Maharashtra made a presentation seeking approval of 2 new BSUP projects- 1 each at Kulgaon Badlapur city (Ph. II), Kharvai, Distt Thane and Bellivalli Kulgaon Badlapur (MMR) Greater Mumbai.

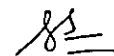
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6.7 The Committee observed the following:

- i. SLSC approval for the project is awaited.
- ii. The proposed sites, belong to the State Govt. SLNA has indicated that the matter is being taken up for transfer of land in the name of the ULB. SLNA has to submit land transfer certificate in the name of ULB.
- iii. The land use of proposed sites is not Residential, but reserved for playground, science centre & primary school in case of Kharvai and green zone in case of Belivali project. Accordingly, land use conversion notification / approval from the State Govt. for conversion of the land-use to Residential use is required.
- iv. SLNA has submitted Structural Engineer's authentication, which needs to be counter-signed by Chief Engineer, MHADA.
- v. Submission of Environment Clearance Certificate
- vi. Details of educational facilities in prescribed format. SLNA to ensure that all the eligible school going children of the slum dwellers are enrolled in schools in the vicinity. If the capacity of the schools is not adequate to cater to all the children of the slum dwellers, then agency has to ensure convergence with other central/state programme like sarva shiksha abhiyan, in order to provide new schools with adequate capacity. A certificate to this effect is awaited.
- vii. Details of Operation & Maintenance of assets is required to be furnished, especially for lifts, common areas etc provided in each building block.
- viii. SLNA to confirm the status of land availability.
- ix. Since the DPR was extensively revised during appraisal, agency is required to submit finalized DPRs containing administrative & technical checklists, undertakings/certifications, building design, layout plans, cost estimates etc, duly authenticated as per State PWD Code / Town Planning Regulations / State Govt rules.
- x. Agency has conducted Rapid livelihood survey for partial beneficiaries. The details for all beneficiaries may be obtained.
- xi. Preliminary beneficiaries list of partial beneficiaries have been furnished in the DPR. Agency to furnish duly authenticated list covering all beneficiaries.
- xii. Details on taxes to be levied on the beneficiaries to be furnished by the agency.
- xiii. Submission of Budgetary provision certificate for ULB share
- xiv. Soil Testing Report from Govt. Deptt., is required.

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xv. Construction period of the project is 18 months, which is beyond the Mission Period ending March 2012.

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

6.9 After detailed discussions and keeping in view the comments of the appraisal agency HUDCO, the Committee approved the 2 proposals 1 each at Kulgaon Badlapur city (Ph. II), Kharvai, Distt Thane and Bellivalli Kulgaon Badlapur (MMR) Greater Mumbai subject to compliance of the observations of the Committee at para 6.7 and further subject to availability of central ACA.

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

(Action: JNNURM Directorate to recommend release of 1<sup>st</sup> installment of ACA for 2 BSUP project at subject to compliance of the observations at para 6.7; State to take action on the observations of the Committee).

## 7. Proposal for 2<sup>nd</sup> installment of ACA received from

### Karnataka

7.1 The representative of the State Government of Karnataka made a presentation seeking approval of 1 new BSUP project of Mysore City (Ph. IV).

7.2 The Committee observed that due to delay there may be cost escalation. The State Govt. has also not furnished upto date status of the reforms. The Committee also enquired as to what steps have been taken for availability of State Share in respect of other projects.

7.3 The State representative informed that the cost escalation, if any, will be borne by the State Government. So far as reforms status is concerned, he also indicated that the reservation of land for EWS/LIG category has been done by the Govt. of Karnataka.

7.4 While reviewing progress of other projects for the State of Karnataka, the Committee observed that there is overall shortfall in the release of State share. The Committee advised the State Government to

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make it sure that the matching State share is released immediately under intimation to JNNURM Directorate, so that the pace of progress of the JNNURM projects is not retarded.

7.5 Since the JNNURM Mission is in its last year, the Committee also directed the State Govt. to issue necessary Government Order/Notification in respect of 3 Pro-Poor reforms immediately and a documentary evidence/copies of Notification be made available to the JNNURM Directorate immediately.

7.6 The State representative assured compliance to the observations of the Committee

7.7 After detailed discussions the Committee approved the proposal seeking 2<sup>nd</sup> installment of ACA for 1 BSUP project at Mysore City Ph-IV (1806 DUs).

Details of the approved components are at Annexure-V (Col A).

(Action: JNNURM Directorate to recommend release of 2<sup>nd</sup> installment of ACA for 1 BSUP project at Mysore City Ph-IV (1806 DUs); State to take action on the observations of the Committee).

#### 8. Proposal for 3<sup>rd</sup> installment of ACA received from

##### Uttrakhand

8.1 The representative of the State Government of Uttrakhand made a presentation seeking approval of 2 BSUP project – 1 each at Shanti Kusth Ashram Main Basti, Dehradun and Pandeywala, Haridwar.

8.2 The Committee observed the following:

- a. In respect of project at Shanti Kusth Ashram,
  - i. Out of 28 DUs, 18 are complete and the work on balance DU is under progress.
  - ii. Infrastructure work is in progress
- b. In respect of project at Pandeywala, Haridwar;
  - i. Out of 96 DUs, work started on all DU units.
  - ii. Infrastructure work is in progress.

8.3 The State representative further informed that the TPIMA report has been submitted and quality of construction has been reported as satisfactory. Based on the review of TPIMA report, BMTPC indicated that the mandatory tests are not being carried out. In response to this, the representative of Dehradun Municipal Corporation informed that they have started conducting tests at IIT, Roorkee & results are satisfactory.

8.4 The Committee enquired about the status of implementation of other projects for the State of Uttarakhand and advised the State Government to forward upto date status of each project, especially projects which have not been started or are under litigation.

8.5 In response to the status of reforms, the State representative informed that the Housing Deptt of the Govt. of Uttarakhand has issued G.O. earmarking of at least 20-25% of developed land in housing projects for the EWS categories. The State Govt. was requested to furnish a copy of the G.O. to the JNNURM Directorate and also inform steps taken for implementation of other reforms.

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

8.7 After detailed discussions the Committee approved the proposal seeking 3<sup>rd</sup> installment of ACA for 2 BSUP project – 1 each at Shanti Kusth Ashram Main Basti, Dehradun and Pandeywala, Haridwar.

Details of the approved components are at Annexure-VI (Col A &B).

(Action: JNNURM Directorate to recommend release of 3<sup>rd</sup> installment of ACA for 2 BSUP projects 1 each at Shanti Kusth Ashram, Dehradun and Pandeywala Haridwar; State to take action on the observations of the Committee).

## 9 Proposal for appointment of TPIMA

### Maharashtra

9.1 The MHADA, Maharashtra has shown willingness to appoint M/s NCPE as TPIMA for 5 newly sanctioned BSUP projects namely Nanded Tiroda, Nanded Textile Mills, KDMC-III, KDMC-IV and Mira-Bhayander for the State of Maharashtra. Since the band limit of M/s NCPE had already

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exhausted, the State Govt. was requested to furnish details of the TPIM works already undertaken by the Agency. In response, it was informed that the Agency has undertaken TPIM work of Rs. 67,86,340/- under BSUP & IHSDP. As per the letter of MHADA dt. 28<sup>th</sup> February 2011 forwarding therewith financial statements of 5 BSUP projects as mentioned above, the financial implication of TPIM work of 5 BSUP projects would be Rs. 23.96 lakhs, which is less than the permissible limit.

9.2 The Committee noted that since M/s NCPE is already working as TPIMA for the State of Maharashtra and as TIPMA charges proposed to be given is only Rs. 23.96 lakhs, the Committee approved the request of the Govt. of Maharashtra for appointing M/s NCPE as TPIMA for 5 newly approved BSUP projects namely Nanded Tiroda, Nanded Textile Mills, KDMC-III, KDMC-IV and Mira-Bhayander for the State of Maharashtra.

9.3 The Committee approved the proposal to appoint M/s National Consultancy for Planning & Engineering (NCPE) a TPIM Agency for 5 BSUP projects in the State of Maharashtra. The release of fund would be subject to guidelines and provisions of toolkit.

The approved amount for the agency is at Annexure-VII.

(Action: State Government)

### Punjab

9.4 Since no representative from the Government of Punjab attended the meeting, the proposal for appointment of TPIMA was deferred.

### **10. Release of 2<sup>nd</sup> installment of Central support for Year 1 for PMU and PIU for the States of Uttar Pradesh and Meghalaya**

10.1 OSD (JNNURM & RAY) made a presentation seeking 2<sup>nd</sup> installment of central assistance for Year 1 for PMUs and PIUs in the State of Uttar Pradesh and Meghalaya.

10.2 The Committee observed that these States utilized more than 70% of the 1<sup>st</sup> installment of Central support for Year 1. The States were advised to furnish utilization certificates separately for PMU and PIU along with duly signed verification certificates.

10.3 The Committee approved the proposals seeking 2<sup>nd</sup> installment of annual central support for PMUs and PIUs in the State of Uttar Pradesh and Meghalaya.



The details of approval are at Annexure VIII-A & B.

[Action: JNNURM Directorate to recommend release of 2<sup>nd</sup> installment of ACA to Meghalaya & Uttar Pradesh; State to take action on the observations of the Committee and to ensure guidelines approved by the Ministry of HUPA as per Minutes of the special meeting of CSMC held on 13.9.2007 and 24.1.2008/Guidelines approved by Ministry of HUPA from time to time].

11. Proposal seeking Central Support to establish 1 Project Management Unit and 4 Project Implementation Unit (PIU) in Haryana

11.1 The representative of the Haryana Government made a presentation for establishment of 1 Project Management Unit and 4 Project Implementation Unit (PIU) – 1 each at Ambala, Bhiwani, Faridabad & Panchkula in Haryana.

11.2 The Committee observed that the proposal is in the required formats. The Committee after discussions approved establishment of 1 Project Management Unit (PMU) and 4 Project Implementation Unit (PIU) 1 each at Ambala, Bhiwani, Faridabad & Panchkula in Haryana.

The details of the approval are at Annexure IX-(A & B)

(Action: JNNURM Directorate to recommend release of 1<sup>st</sup> installment of ACA in accordance with the decision of the Committee; State to ensure PMU & PIU guidelines approved by the Ministry of HUPA).

12. Special Agenda

- a. Appraisal/Reappraisal/re-preparation of DPR under JNNURM.
- b. Fees for reappraisal charges for the DPRs to appraisal agencies & re-preparation charges for DPR to the States.
- c. Penalty Clause for delay in appraisal of projects under JNNURM.
- d. Submission of appraisal / re-appraisal charges through the

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## Central Appraisal Cell.

12.1 Director (JNNURM) while making a presentation on the above issues, informed the Committee that under the JNNURM Guidelines, appraisal charges are payable to the project appraising organizations empanelled by the JNNURM Directorate. In the 6<sup>th</sup> CSMC meeting held on 28<sup>th</sup> November 2006, under the item "Fixation of fee for project preparation....." (para 3 annexure III) had made a provision that *the BSUP and IHSDP projects should be appraised within 7 days and 5 days respectively from the date of receipt, failing which the Appraisal Agency is liable for a penalty of Rs.1,000 per day. Additional penalty may also be imposed for non-performance or deficient performance.* However, keeping in view the practical aspects and also the other related work with respect to hand-holding exercises, it has not been possible to adhere to the above time limits for the appraisal of projects. To streamline the process, it was, therefore, proposed to formally rescind this provision so as appraisal charges could be payable without imposing any penalty on the Appraisal Agency even if they have not been appraised within the stipulated time. Necessity to pay fees for reappraisal charges for the DPRs to appraisal agencies & re-preparation charges for DPR to the States was also explained to the Committee. The Committee was also informed that with a view to mitigate the possibility of lackadaisical attitude of the Appraisal Agency a revised penalty provision may be made to charge penalty from the Appraisal Agency. Further, with a view to have focal point for scrutiny of appraisal / re-appraisal charges, it was also suggested that henceforth all the claims of the Appraisal Agencies towards the payment of the appraisal fees / re-appraisal fees may be routed through the Central Appraisal Cell. The Central Appraisal Cell, in turn, after verification, will forward the same with their comments / recommendations to the JNNURM Division for payments.

12.2 The Committee, after deliberating on the issue at length, agreed to rescind the penalty provision. The Committee, however, desired that, in any case, the Appraisal Agencies should complete the appraisal of any project under JNNURM within one month's time. The Committee was, however, disinclined to impose any sort of penalty on the Appraisal Agency for any delay in appraisal of the project beyond this period. The Committee, however, requested the Heads of the Appraisal Agencies to keep an eye on the appraisal process and take stern action against its erring officers if found lacking in adherence to this time limit without any valid reasons.

The Committee also agreed to pay the re-appraisal charges to the Appraisal Agencies for re-appraisal of the projects if the projects have

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actually been re-appraised. As regards re-preparation charges to the States/ULB, the Committee desired that these cases will be decided on case to basis on merit, as and when occasions arise. The Committee also agreed that now-onwards appraisal agencies will route their claims for appraisal / re-appraisal charges through Central Appraisal Cell for onward forwarding the same with their recommendations, to JNNURM Division for further necessary action.

The Committee, as a special case, however, exempted the already submitted proposals towards the appraisal / re-appraisal claims from the above provisions and directed the JNNURM Division to settle them even if one month's time limit has not been adhered to.

(Action: JNNURM Directorate / Central Appraisal Cell (Director, NBO) / Appraisal Agencies i.e. HUDCO & BMTPC for compliance to the above provisions / observations of the Committee).

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

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## ANNEXURE-I

### LIST OF PARTICIPANTS IN THE 113<sup>th</sup> MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 12.7.2011

1. Shri Arun Kumar Misra, Secretary, ... .. in Chair  
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Add. Secretary & Mission Director (JNNURM), MoHUPA
3. Shri D.S. Negi, OSD (JnNURM & RAY), MoHUPA, New Delhi
4. Shri Vivek Nangia, Director (JnNURM), MoHUPA, New Delhi
5. Shri V P Baligar, CMD, HUDCO, New Delhi
6. Shri D.S. Negi, OSD (JnNURM & RAY), MoHUPA, New Delhi
7. Dr Ramakant, Asstt. Advisor (PHE), CPHEEO, MoUD, New Delhi
8. Shri S Puttaswamy, Commissioner, KSDB, Karnataka
9. Shri B Basavaraja, Commissioner, KSDB, Karnataka
10. Shri A N Prasad, AEE (JN), Mysore City Corporation, Karnataka
11. Shri D K Shah, CO, Nagar Palika, Porbandar, Gujarat
12. Shri Munish Ruparelia, Consultant, Nagar Palika, Porbandar, Gujarat
13. Shri Jitender Patil, GUDM, Gujarat
14. Shri Hitesh B Korasia, Gujarat
15. Shri Naresh Kumar, AGM (P), Delhi
16. Shri Sudeep Das, Sr. Manager (P), Delhi
17. Shri Amarjeet Singh, DM, Delhi
18. Shri Dinesh Sharma, Asstt. Project Officer, SUDA, Haryana
19. Shri R K Singla, CE, UDD, Chandigarh, Haryana
20. Shri Bhushan Desai, Ex. Engg., MHADA, Maharashtra
21. Shri Arun M Mathur, Consultant, KBMC, Badlapur, Maharashtra
22. Shri Deepak Parwar, Consultant, Ambarnath- Badlapur, Maharashtra
23. Shri Akash M Shendge, Nodal Officer (DE), MHADA, Maharashtra
24. Shri B V Gosari, C.O, Kulgaon-Badlapur Municipal Corporation, Maharashtra
25. Shri T N Mandekar, C.O, Kulgaon-Badlapur Municipal Corporation, Maharashtra
26. Shri Sunil M Dusane, Asstt, Town Planner, M.C Kulgaon-Badlapur, Maharashtra
27. Shri Rahul B Wagh, CO, Umari Municipal Council, Nanded, Maharashtra
28. Shri Kamlesh Maheshwari, Consultant, Umari Municipal Council, Maharashtra
29. Shri Shoaib S Kazi, Consultant, M.C Tiljapur, Osmanabad, Maharashtra
30. Shri Ravi Pandey, Nagar Nigam, Dehradun, Uttarakhand
31. Ms Priya Thakur, PIU, Haridwar, Uttarakhand
32. Shri G M Goyal, Nodal Officer (PWD), Haridwar, Uttarakhand
33. Dr Shailesh Kr. Agrawal, ED, BMTPC, MoHUPA, New Delhi
34. Shri C N Jha, Dy. Chief, BMTPC, New Delhi
35. Shri Pankaj Gupta, Dy. Chief, BMTPC, New Delhi
36. Ms. Radha Roy, Dy. Chief (P), HUDCO, New Delhi
37. Shri Surender Kumar, DGM (P), HUDCO, New Delhi
38. Shri P R Srivastava, HUDCO, New Delhi
39. Shri Rajesh Sharma, RO, HUDCO, Mumbai
40. Shri Umraw Singh, Dy. Director, MoHUPA, New Delhi
41. Shri Praveen Suri, Systems Analyst, JnNURM Cell, BMTPC, MoHUPA, New Delhi
42. Shri Sushil P Gahlaut, US (JnNURM), MoHUPA, New Delhi.

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

### CDPs and Slum Development Plans

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

### Slum & Socio-economic Surveys

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

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predominantly by SCs, STs and other weaker sections living in sub-human conditions. States/ULBs should ensure that houses under BSUP and IHSDP are provided to the needy and the properly targeted sections. The list of beneficiaries should be notified and placed in the website of the ULB/JNNURM.

- States/UTs should go in for issues of bio-metric identity cards to beneficiaries based on the socio-economic survey and computerization of data/records. This is to ensure that they do not sell the dwelling units and squat elsewhere. Further, the States/ULBs may impose conditions that the houses constructed under JNNURM cannot be transferred over a specified period or that the same would be on a long-term lease. The possibility of sale/alienation/misuse of housing units constructed under BSUP and IHSDP should be prevented.

#### Consultation with Beneficiaries

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

#### Mandatory Clearances/Approvals

- The State Level Nodal Agency/implementing bodies should ensure that the necessary clearances/approvals such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are in place before the DPRs are posed to the State Level Steering Committee/State Level Coordination Committee, as the case may be, for consideration. The CEO of the SLNA and State Secretary concerned should place the necessary technical clearances/approvals under various laws, including Environmental, Town Planning and Municipal laws, etc. and certificate that the estimates contained in the DPRs are authenticated/certified by the technically competent authorities under the State PWD Core/rules before the SLSC/SLCC.
- The layouts proposed for housing colonies under BSUP and IHSDP, showing various land uses and facilities proposed must conform to the prevalent Town Planning Rules/norms, as applicable to low income housing/informal settlements. Copies of layouts and housing designs must invariably accompany DPRs when the same are sent to Appraising Agencies.

#### Housing & Infrastructure Components

- The Ministry of Housing & Urban Poverty Alleviation has circulated Model DPR document to all States/UTs. The same is also placed in the Ministry's web site for JNNURM. A 'whole slum' approach will need to be adopted covering provision of land tenure, affordable housing and basic services. The whole slum proposed for development/redevelopment/relocation should be de-notified

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after the BSUP or IHSDP project is implemented. However, considering the difficulties in practice and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered. Under the whole slum approach, it must be ensured that pucca houses left out of housing programme should be provided with individual toilet facilities with a view to achieving total sanitation.

- The housing component should generally be at least 50% of the total project cost with a view to achieving the targets fixed under the Mission and also giving primacy to the provision of shelter to the urban poor except in cases where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments.
- Adequate provision should be made for water supply, sewerage, drainage, solid and liquid waste disposal in the colonies proposed for development under BSUP or IHSDP. Individual water and sewer connection should be provided. Digester technology, where immediate connections to city sewer systems are not feasible, could be adopted in the place of dual-pits/septic tanks, wherever feasible.

#### Education, Health & Other Facilities

- Proposals for additional schools or additional rooms in existing schools must be part of the DPRs. The capacity of the existing schools to absorb the children from colonies being developed under BSUP and IHSDP needs to be carefully studied. The estimate of school-going children (including those from the new colonies) and demand for classrooms in terms of prevailing norms, capacity in existing schools and the additional capacity required should be worked out.
- Similar exercise should be done for providing health care facilities – hospitals, health centres, maternity centres etc.
- Action needs to be taken to ensure that other community infrastructure facilities like electrical sub-stations, transformers, water supply reservoirs, parks, playgrounds, bus stops, local markets, post offices, etc., are also made available to the poor.
- Detailed estimates of community facility requirements as per planning norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.

#### Colony Layouts & Housing Designs

- The colony layout plan should be socially cohesive and should facilitate social interaction amongst the dwellers. Efforts should be made for providing at 30% open areas along with 15% organised green area in the layouts.
- Adequate space must be provided in the layouts for community facilities including social and livelihoods infrastructure. The layout plan must include designated space to take care of convergent services such as health, education and recreation, informal sector markets, livelihood centres, pens for animals (if permitted and required) etc. in accordance with the specific needs of each of the slum pockets and their beneficiaries.
- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in the houses to facilitate privacy,

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independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.

- In the case of more than G+3 structures, provisions for ramp/lifts may be made to ensure that the old, disabled and children are not put to inconvenience.
- While priority should be given to accommodate physically challenged beneficiaries in the colonies, suitable barrier-free environments need to be provided for them in the proposed projects.
- The Ministry of HUPA, with the help of HUDCO and BMTPC, has developed good designs of houses, colonies, ramps and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published in this regard. The same may be referred to.
- The State Level Nodal Agency/ULBs/other implementing agencies may adopt innovative designs for layouts and houses for the poor, multi-purpose community centres, informal sector markets, animal pens, etc. not only in BSUP and IHSDP projects but also in their own programmes taken up by Housing Corporations/Boards etc. duly considering the models presented by HUDCO and BMTPC in the Toolkit published by the Ministry.

#### **Developing Green Habitats**

- States/UTs should take action to develop green habitats for the urban poor duly providing as many green belts, parks, avenue plantations, etc. as possible. Roadside 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

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given utmost importance. States/UTs must develop viable and sustainable mechanisms for the maintenance of the houses and common infrastructure facilities created under BSUP and IHSDP through suitable mechanisms such as colony welfare associations, local body-residents partnerships, institutional arrangements of collection of monthly maintenance charges etc.

- Wherever informal sector markets are taken up as a part of social infrastructure facilities in colonies, their operation on a time-sharing basis by inhabitants or their associations can be considered by the ULB concerned for enabling wider coverage of beneficiaries, without allotting space to any one person permanently.

#### **Prime Minister's New 15-Point Programme for Welfare of Minorities**

- An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities. In this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate up to 15% of targets under BSUP and IHSDP for the minorities.

#### **Appraisal Check Lists**

- Responsibility for the technical specifications in DPRs (adherence to State PWD Code and Government Orders) and their endorsement/approval by the competent authority lies with the ULB/implementing authority/State Level Nodal Agency. The appraisal agencies must also ensure that the technical specifications are duly certified by the technically competent authorities as per State Government Public Works Code/Government Orders. Authenticated estimates (rates and bills of quantities) duly signed by appropriate authorities must accompany the DPRs/Appraisal Reports.
- The SLNAs/Appraisal Agencies should specially devote attention to the following aspects:
  - Land availability for housing the poor – verification of ownership;
  - Land tenure status – patta, temporary patta, occupancy right etc.;
  - Availability of State share, ULB share, Beneficiary contribution as per Guidelines of BSUP/IHSDP;
  - Willingness of beneficiaries to pay for their contribution.
  - Housing design – two rooms, kitchen, balcony, individual toilet, individual water connection - refer to the Design Manual circulated by the Ministry;
  - Adherence to town planning norms – Layout plans/designs should conform to town planning regulations applicable and be duly signed by competent municipal authority/SLNA officer;
  - Provision of adequate open space in layouts – for green belts, parks, playgrounds, avenue plantations, roads etc.;
  - Authentication by competent engineering authority as per State Government PWD Code/Order duly signed by engineers of appropriate level and SLNA Chief Executive Officer;
  - Identification of eligible beneficiaries - process for issue of biometric identity cards must be completed within one month after sanction of projects, in general;

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- Rapid/detailed socio-economic survey of beneficiaries – details to be provided;
- Proper identification of needs of community infrastructure
  - Provision of required civic infrastructure including social infrastructure such as community hall, livelihood centre, information sector market, animal pen, etc. Estimation of requirements must be based on judicious norms.
  - Connectivity of slum infrastructure facilities with city-wide trunk infrastructure networks – water supply, sewerage, storm drainage, roads etc. – ensuring connectivity of local infrastructure being taken up under BSUP/IHSDP with facilities being created under UIG/UIDSSMT.
- Availability/provision of basic amenities like post offices, bus stops, transport services, local shopping complexes, electricity transformers, sub-stations, water supply overhead tanks/ground level service reservoirs etc.
- SLSC/SLCC approval, project-wise (not in a block) with all details clearly indicating estimates, plans, availability of State share and agreement to meet cost escalation.

#### Time & Cost Over-runs

- The BSUP and IHSDP projects are generally required to be completed in 12 to 15 months. In the case of Special Category States/UTs and projects requiring special considerations, 3 to 6 months additional period could be provided. It is expected that any escalation in the project cost would be borne by the State Government/ULB concerned.
- For reducing escalation in the cost of projects, the following options could be exercised by the implementing agencies:-
  - i) Purchasing materials (cement, steel, sanitary pipes, electrical items) in bulk, wherever considered prudent and feasible with a view to reducing cost;
  - ii) Encouraging labour contribution from the beneficiaries under the supervision of qualified technical personnel;
  - iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
  - iv) Creating/using a revolving “Basic Services for Urban Poor (BSUP) Fund” earmarked out of the municipal budget and supplemented by other innovative measures like cross- subsidization, State Government support etc. for meeting cost escalation.

#### Setting up of PMU/PIUs

- The States/UTs should submit proposals to OSD (JNNURM) who will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent methods should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such appointments should not be permanent in nature but only in terms of short-term engagements. No appointment should be seen as a place for parking

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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.

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- Community Development Networks involving Neighbourhood Groups, Neighbourhood Committees and Community Development Societies should be promoted so that the dynamics of the CDN lead to fraternity in the neighbourhoods and issues of alienation of all sorts could be eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.

#### Quality in Execution of Projects

- Housing for the poor does not mean poor quality housing. Utmost emphasis must be accorded to the quality execution of houses and infrastructure facilities for the poor. High quality construction, functional units, vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP. States/UTs should establish both internal and external quality assurance mechanisms in the case of all BSUP and IHSDP projects.
- State Secretaries in charge of BSUP and IHSDP should ensure that all the projects approved are inspected by independent high level teams from time to time to ensure quality in execution and timely completion of projects through removal of all hurdles
- Beneficiary committees must be constituted to supervise construction of houses. States/UTs should take steps for conducting social audit of projects under BSUP and IHSDP similar to NREGA.

#### Third Party Inspection and Monitoring (TPIM)

- TPIM should be instituted to bring in transparency and quality in the implementation of all BSUP and IHSDP projects. The Ministry will be providing necessary financial and technical assistance to the States / UTs for TPIM. A Toolkit has been prepared and communicated to the States / UTs.
- Those States/UTs who have not been able to establish TPIMA for BSUP and IHSDP projects may use the services of independent review and monitoring agencies engaged for UIG, UIDSSMT or other programmes.
- Before final instalment is released under BSUP and IHSDP projects, TPIM or quality inspection report until such time a TPIMA is engaged, will be required from the concerned States/UTs unless the 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).

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### City/Town Poverty Reduction Strategy

- The city of Rajkot (Gujarat) has brought out a City Poverty Reduction Strategy Report. Other cities/towns may bring out similar reports. They may prepare comprehensive Slum Development Plans with a view to pursuing the goal of Slum-free City. The toolkit prepared by the National Strategy for the Urban Poor project may be referred to.
- States/UTs must develop agenda for Slum-free Cities and Towns and prepare and implement time-bound action plans with specified milestones for progress.

### Key Reforms - Core to the Urban Poor

- Special attention should be paid for the implementation of the three key reforms stipulated under JNNURM that are critical to the urban poor: (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the implementation of 7-Point Charter in accordance with agreed timelines; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization. States/UTs must develop broad state level policy frameworks to facilitate the implementation of these reforms in all cities and towns.
- The issues of land availability for housing the urban poor and providing them security of land tenure are important issues to be addressed by States/UTs/ULBs if the goals of JNNURM are to be attained. States/UTs need to develop a policy framework including tangible reforms in master planning paradigm and process urgently.

### Convergent Delivery of Social Services

- It is necessary to integrate provisions of health, education and social security with land tenure, housing and other amenities for the urban poor to enable them to lead a decent quality of life. Urban Local Bodies and State Governments have a critical role to play to ensure the proper convergence of facilities under the already available schemes for education, health, social security, etc. implemented through different Departments/Agencies. The DPRs should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare and other facilities so that timely remedial measures can be taken up in accordance with the socio-economic survey. Provision of adequate infrastructure by way of school/additional class rooms and health care centres should be taken at the formulation of the DPR itself. A mere statement that adequate number of schools/health centres is available in the vicinity of the proposed housing colony would not be sufficient. The State/ULB/implementing agencies concerned should certify that such facilities available in the vicinity are also accessible to the slum dwellers. Similarly proper convergence of schemes in the realm of social security such as old age pension, widow pension, disability pensions, health insurance, maternity benefit scheme, etc. should be ensured to benefit the urban poor selected under JNNURM and other programmes.
- The States/UTs must take all steps to ensure the convergence of BSUP and IHSDP with other ongoing schemes such as UIG, UIDSSMT, Sarva Siksha Abhiyan, Health Mission, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, National Social Assistance Programme, Prime Minister's Employment

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Generation Programmes, SJSRY etc. Shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. In particular, State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This step would provide the urban poor with access to livelihoods and enable them to overcome poverty. Programmes for skill development, self-employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

#### **Projects for *in situ* Development**

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

#### **Handholding in Relocation**

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

#### **Sense of Belongingness**

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

#### **IEC Activities – Awareness Building**

- In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate awareness amongst both the targeted so that they are able to receive what is intended for them by the Government. Awareness needs to be generated amongst the non-targeted sections so as to improve urban policy and highlight how the concerns of the urban poor are very relevant to them. Any awareness campaign should have a national tone, tenor, appeal and recall value, backed by consistent and coherent slogans and themes. The 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

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national templates and the messages being conveyed are only about the programme and related policy advocacy. They should also ensure that all such media campaigns are in accordance with the relevant rules and regulations applicable. Cost of such campaigns, in accordance with Government approved rates, would be reimbursed to the States/ULBs under the IEC component of JNNURM subject to limits fixed by CSMC/CSC. Reimbursement will be made if prior approval of the Mission Directorate/CSMC/CSC in the Ministry of HUPA was obtained before launching such campaign. Proposals for reimbursement of such expenditure will be submitted through HUDCO, which will put up the same to the Central Sanctioning and Monitoring Committee for its consideration and approval of reimbursement through Department of Expenditure, Ministry of Finance or Ministry of Home Affairs, as the case may be.

#### **Progress Reports on Implementation**

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

#### **Focus on Urban Policy**

- There is an urgent need for States/UTs to focus on broader urban policy and urban management reforms to address not only the backlog and current urban issues but also the challenges of future urban growth, say in the next 20-25 years, so that the conditions that led to urban decay are prevented well in time. We should not be in a situation where we are perpetually chasing slum upgradation; States/UTs should plan proactively in anticipation of the future patterns of urban growth due to the factors of rural-urban migration, urban-urban migration, reclassification and natural increase. Without the implementation of urban planning and local government reforms and capacity building for effective urban management, JNNURM would remain a mere infrastructure upgradation programme, and none of the policy changes for vibrant, productive, sustainable and inclusive cities that JNNURM hopes to drive would materialize.



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

(Rs. in Crores)

Sl. No.	Mission City, State	Project Title	Total Cost	Central Share/	State Share	2 <sup>nd</sup> Install - ments/ TPIM Charges	Brief Summary	Page No.
A.	Mysore City/Karnataka	Proposal for Sanction of 2 <sup>nd</sup> Installment :-BSUP Scheme for Mysore City Ph-IV Mysore Municipal Corporation for the construction of 1806 DUs , Mysore, Karnataka				9.5191	<ul style="list-style-type: none"> <li>➤ The project had been approved in 63<sup>rd</sup> CS&amp;MC meeting held on 28.02.2009.</li> <li>➤ The total project cost is Rs 52.3551 cr. with the Central Share is Rs 38.0764Cr..</li> <li>➤ Total amount for 1<sup>st</sup> Installment of Rs.9.5191 Cr. have already been released.</li> <li>➤ 2<sup>nd</sup> Installment of Rs. 9.5191 Cr. recommended for release.</li> <li>➤ The Utilisation of Centre Share is 77% and state share is 74%.</li> <li>➤ 1806 DUs have been sanctioned . Work order issued for all the sanctioned DUs. Work started in 610 DUs. 360 DUs are fully completed. 100 DUs have been completed more than 50%, 50 DUs 25-50% completed and 100 DUs completed up to 25%.</li> <li>➤ No detailed status of 3 pro reforms have been submitted</li> <li>➤ Beneficiaries identified have not been reported.</li> <li>➤ List of beneficiaries published on the State web Site</li> </ul>	01 to 02

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

*(Rs. in Crores)*

						<p>has not been reported.</p> <ul style="list-style-type: none"> <li>➤ Biometric identification of beneficiaries has not reported.</li> <li>➤ TPIMA has been instituted.</li> <li>➤ Quality – TPIM report with BMTPC.</li> <li>➤ PMU/ PIUs established &amp; functional.</li> <li>➤ Data not uploaded on IPOMS .</li> </ul>		
B.	Dehradun/ Uttarakhand	Proposal for Sanction Of 3 <sup>rd</sup> Installment: BSUP DPR for Shanti Kusth Ashram(Main Basti), Dehradun, State of Uttrakhand				0.2744	<ul style="list-style-type: none"> <li>➤ The project had been approved in 52<sup>th</sup> CS&amp;MC meeting held on 30.01.2009 &amp; 2<sup>nd</sup> Installment have been approved in 88<sup>th</sup> meeting on 05.08.2010.</li> <li>➤ The total project cost is Rs 1.3720 cr. with the Central Share is Rs 1.0976 Cr..</li> <li>➤ Total amount for 1<sup>st</sup> +2nd Installments of Rs.0.5488 Cr. have already been released.</li> <li>➤ 3<sup>rd</sup> Installment of Rs. 0.2744 Cr. recommended for release.</li> <li>➤ The Utilisation of Centre Share and state share is 79%.</li> <li>➤ 28 DUs have been sanctioned . Tender floated, Work order issued for all the sanctioned DUs and work started in 24 DUs. 18 DUs are fully completed and</li> </ul>	03 to 06



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

*(Rs. in Crores)*

							<p>Occupied.</p> <ul style="list-style-type: none"> <li>➤ Internal earmarking of funds for Urban poor is under progress.</li> <li>➤ BSUP fund have been Constituted.</li> <li>➤ Earmarking of at least 20-25% of developed land in the housing project : Housing Deptt. Of GOU issued the GO for the same to all concerned authorities of the State and under RBO Act . Regarding this a letter has been dispatch to MDDA to collect information regarding implementation of the same but as per the letter received from MDDA the matter would be tackle at the Govt. level.</li> <li>➤ Beneficiaries identified have been done.</li> <li>➤ List of beneficiaries published on the State web Site has been under progress.</li> <li>➤ Biometric identification of beneficiaries has been under progress.</li> <li>➤ TPIMA has been instituted.</li> <li>➤ Quality – Observation of BMTPC in Ann-II</li> <li>➤ PMU/ PIUs established &amp; functional.</li> <li>➤ Data uploaded on IPOMS .Physical up to april-2010 &amp;</li> </ul>	
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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)*

							Financial -NIL	
C.	Haridwar / Uttrakhand	Proposal for Sanction Of 3 <sup>rd</sup> Installment: DPR for Pandeywala, Haridwar, State of Uttrakhand				0.7240	<ul style="list-style-type: none"> <li>➤ The project had been approved in 31st CS&amp;MC meeting held on 13.02.2008 &amp; 2<sup>nd</sup> Installment have been approved in 88<sup>th</sup> meeting on 05.08.2010.</li> <li>➤ The total project cost is Rs 3.6199 cr. with the Central Share is Rs 2.8959 Cr..</li> <li>➤ Total amount for 1<sup>st</sup> +2nd Installments of Rs 1.4480 Cr. have already been released.</li> <li>➤ 3<sup>rd</sup> Installment of Rs. 0.7240 Cr. recommended for release.</li> <li>➤ The Utilisation of Centre Share and state share is 100%.</li> <li>➤ 96 DUs have been sanctioned . Tender floated, Work order issued and work started in all the sanctioned DUs. All the DUs are completed more than 50%.</li> <li>➤ Internal earmarking of funds for Urban poor is achieved.</li> <li>➤ Earmarking of at least 20-25% of developed land in the housing project : Housing Deptt. Of GOU issued the GO for the same to all concerned authorities of the State and under RBO Act . Regarding this a letter has been dispatch to HAD/MDDA to collect information regarding implementation of the same but as per the letter received from MDDA the matter would be tackle at the Govt. level.</li> </ul>	07 to 09

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

*(Rs. in Crores)*

						<ul style="list-style-type: none"> <li>➤ Beneficiaries identified have been done.</li> <li>➤ List of beneficiaries has been published on the State web Site .</li> <li>➤ Biometric identification of beneficiaries has been done.</li> <li>➤ TPIMA has been instituted.</li> <li>➤ Quality – Observation of HUDCO in Ann-II</li> <li>➤ PMU/ PIUs established &amp; functional.</li> <li>➤ Data uploaded on IPOMS .Physical &amp; Financial Upto Jan.2011.</li> </ul>		
D.	Maharashtra	SPECIAL AGENDA:- Proposal for appointment of TPIMA for the 05 newly Sanctioned BSUP Projects in the State of Maharashtra.				0.2396	<ul style="list-style-type: none"> <li>➤ This is regarding appointment of TPIMA for the 05 newly sanctioned BSUP.</li> <li>➤ These Projects are Nanded Tiroda, Nanded Textile Mills, KDMC-III, KDMC-IV and Mira –Bhayander.</li> <li>➤ M/s NCPC has been appointed as TPIM Agency.</li> </ul>	10 to 19
E.	PUNJAB	SPECIAL AGENDA:- Proposal for appointment of TPIMA for 2 IHSDP Projects in the State of Punjab				0.0388	<ul style="list-style-type: none"> <li>➤ This is regarding the appointment of TPIMA for Jalandhar and Rajpura Projects in Punjab.</li> <li>➤ The bids for TPIM have been processed in open and transparent manner.</li> <li>➤ CVC/ State Govt .Guidelines for award of contract have</li> </ul>	20 to 29

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

*(Rs. in Crores)*

							<p>been followed.</p> <ul style="list-style-type: none"> <li>➤ It has been intimated that after evaluation of bids, the SGS India has emerged as first lowest agency , but the agency has already exhausted its Band Capacity. Therefore 2<sup>nd</sup> lowest agency i.e. M/s WAPCOS Ltd. has been Chosen by the PMIDC.</li> <li>➤ There is no conflict of interest as per toolkit.</li> <li>➤ It has been ensured that allotted work to agencies for TPIMA is as per capacity of the Agencies.</li> <li>➤ Approval of SLSC/ SLCC has been obtained.</li> <li>➤ Reports will be sent as per toolkit of the Ministry.</li> </ul>	
	<b>Total</b>					<b>10.7959</b>		

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City/State : Mysore / Karnataka

Project Title: BSUP Scheme for Mysore City Ph-IV by Mysore Municipal Corporation for the construction of 1806 Dus, Karnataka

Financial Assessment:

(' Lakhs)

1	CSC Approval	63 <sup>rd</sup> CSMC/28.02.2009			
2	Total Project Cost	5235.51	Other Expenses (A&OE and DPR Prep & IEC):-		475.96
3	Central Share	3807.64			
4	State Share	596.95			
6	Beneficiary Share	354.96			
		Due	Released	Utilized	%age Utilized vis-a-vis Due Released
7	Central Share	951.91	951.91	736.02	77% 77%
8	State Share	149.24	149.24	110.56	74% 74%
9	Beneficiary Share	88.74			
	<b>TOTAL:-</b>	<b>1189.89</b>	<b>1101.15</b>	<b>846.58</b>	<b>71% 77%</b>
10	Amount Sought (')	951.91	Lakh		
11	Recommended release as 2 <sup>nd</sup> Instalment (')	951.91	Lakh		

## Physical Progress:

Sl.	Progress Parameter	HOUSING	AMENITIES
1	Sanctioned	28.02.2009	28.02.2009
2	Tender Floated	11.09.2009	11.09.2009
3	Work Order Issued	Work order issued for 980 Dus on 20.04.2010 and 826 Dus on 21.04.2011	20.04.2010
4	Work Started	610	
5	Upto 25% Completed	100	
6	25-50% Completed	50	
7	More than 50% completed	100	
8	Fully Completed	360	
9	Occupied		

## Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund	Annexure - I Not Submitted
2	Basic Services to Urban Poor	
3	Earmarking of at least 20-25% of developed land in housing projects	

## CSMC Conditions:

No conditions
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## Other Aspects:

i.	Whether Beneficiaries identified:-	Not Reported
ii.	Whether list of beneficiaries published on the state website :-	Not Reported
iii.	Whether Biometric Identification of beneficiaries completed :-	Not Reported
iv.	Whether TPIMA instituted :-	Yes
v.	Quality:-	TPIM Report Sent to BMTPC
vi.	Whether PMU/PIUs established & functional :-	Yes
vii.	Whether up-to-date Data uploaded on IPoMS :-	Nil

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City/State : Dehradun / Uttarakhand

Project Title: BSUP DPR for Shanti Kusth Ashram (Main Basti), Dehradun, State of Uttarakhand

## Financial Assessment:

(₹ Lakhs)

1	CSC Approval	52 <sup>nd</sup> CSMC/30.01.2009   2 <sup>nd</sup> Install : 88 <sup>th</sup> CSMC/05.08.2010				
2	Total Project Cost	137.20				
3	Central Share	109.76				
4	State Share	27.44				
		Due	Released	Utilized	%age Utilized vis-a-vis	
					Due Released	
8	Central Share	54.88	54.88	54.23	79%	79%
9	State Share	13.72	13.72			
	<b>TOTAL:-</b>	<b>68.60</b>	<b>68.60</b>	<b>54.23</b>	<b>79%</b>	<b>79%</b>
13	Amount Sought (₹)	68.80	Lakh			
14	Recommended release as 3 <sup>rd</sup> Instalment (₹)	27.44	Lakh			

## Physical Progress:

Sl.	Progress Parameter	HOUSING	AMENITIES
1	Sanctioned	28	7
2	Tender Floated	28	7
3	Work Order Issued	28	7
4	Work Started	24	2
5	Upto 25% Completed	0	2
6	25-50% Completed	0	2
7	More than 50% completed	0	0
8	Fully Completed	18	0
9	Occupied	18	--

## Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor (b) Constitution of Basic Services to Urban Poor Fund	Details as Reported by the state is <i>annexed...</i>
2	Basic Services to Urban Poor	
3	Earmarking of at least 20-25% of developed land in housing projects	

## CSMC Conditions:

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## Other Aspects:

i.	Whether Beneficiaries identified:-	Yes
ii.	Whether list of beneficiaries published on the state website :-	Under Process
iii.	Whether Biometric identification of beneficiaries completed :-	Under Process
iv.	Whether TPIMA instituted :-	Yes
v.	Quality:-	Observations of <i>BMP</i> in Annexure-II
vi.	Whether PMU/PIUs established & functional :-	Yes
vii.	Whether up-to-date Data uploaded on IPoMS :-	Physical : Apr-2010 & Financial : Nil

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STATUS OF 3 PRO-POOR REFORMS

Name of the State :- Uttarakhand

Name of the Mission/City/Town : Dehradun

Annexure - 2

Pro-poor reforms	Target Year of Completion (as per MoA)	STATUS					
		Financial Year	Total ULB Budget (Rs. Lacs)	Amount Earmarked (Rs. Lacs)	% earmarked against total budget	Amount Utilized (Rs. Lacs)	% utilized against total budget
(a) Internal Earmarking of Funds for Urban Poor	3rd year	2006-07	-	-	-	-	-
		2007-08	-	-	-	-	-
		2008-09	-	-	-	-	-
		2009-10	480850300.00	120212575.00	25%	3085252980.00	24.88%
		2010-11	225218000	56304500	25%		
(b) Constitution of Basic Services to Urban Poor Fund		Constitution of 25% of total budget for Basic Services to Urban Poor Fund					
Basic Services to Urban Poor	with in 6 months of signing of the MoA	Name of the Service	Milestones/Benchmark to be achieved by March 2011		Status (Achievement)	Gap	
		Housing	82%		40%	2 major projects yet not be started due to litigation and one is yet to be started soon	
		Water Supply	4hr., 89%		60%	Work is in progress	
		Sanitation	88%		80%	Work is in progress	
		Solid Waster Management	5th year		60%	Work is in progress	
		Primary Education	dropout Rate-5% Enrollment Rate-100%		100%		
		Health Care	(5th Year), PHC in 1500mt.		100%		
		Social Security (Insurance)	25% secure tenure, 40% micro enterprises		As per benchmark	Work is in progress and at the end of the project the constructed livelihood centers would be hand over to bebeneficiaries as per the norms and 100% target will be achieved.	
Earmarking of at least 20-25% of developed land in housing projects	4 year (15%) 5 year (25%)	Housing deptt. OF GOU issued the GO for the same to all concerned authorities of the state and under RBO Act. Regarding this a letter has been dispatched to MDDA to collect information regarding the implementation of the same but as per the letter received from MDDA the matter would be tackle at the govt. level.					

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City/State : Haridwar / Uttarakhand

Project Title: Detailed Project Report for "Pandeywala, Haridwar, State of Uttarakhand, BSUP".

## Financial Assessment:

(₹ Lakhs)

1	CSC Approval	31 <sup>st</sup> CSMC/13.02.2008   2 <sup>nd</sup> Install : 88 <sup>th</sup> CSMC/05.08.2010			
2	Total Project Cost	361.99	Other Expenses :-		0.00
3	Central Share	289.59			
4	State Share	48.40			
5	Beneficiary Share (only for Du)	23.99			
		Due	Released	Utilized	%age Utilized vis-a-vis
					Due Released
8	Central Share	144.80	144.80	144.80	100% 100%
9	State Share	24.20	109.11	108.92	450% 100%
	<b>TOTAL:-</b>	<b>169.00</b>	<b>253.91</b>	<b>253.72</b>	<b>150% 100%</b>
13	Amount Sought (₹)	90.50	Lakh		
14	Recommended release as 3 <sup>rd</sup> Instalment (₹)	72.40	Lakh		

## Physical Progress:

Sl.	Progress Parameter	HOUSING	AMENITIES
1	Sanctioned	96	10
2	Tender Floated	96	9
3	Work Order Issued	96	4
4	Work Started	96	1
5	Upto 25% Completed	--	---
6	25-50% Completed	--	---
7	More than 50% completed	96	1
8	Fully Completed	Nil	Nil
9	Occupied	Nil	---

## Reform Status:

1	(a) Internal Earmarking of Funds for Urban Poor	Details as Reported by the state is, annexed.
	(b) Constitution of Basic Services to Urban Poor Fund	
2	Basic Services to Urban Poor	
3	Earmarking of at least 20-25% of developed land in housing projects	

## CSMC Conditions:

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## Other Aspects:

i.	Whether Beneficiaries identified:-	Yes
ii.	Whether list of beneficiaries published on the state website :-	Yes
iii.	Whether Biometric identification of beneficiaries completed :-	Yes
iv.	Whether TPIMA instituted :-	Yes
v.	Quality:-	Observations of HUDCO in Annexure-II
vi.	Whether PMU/PIUs established & functional :-	Yes
vii.	Whether up-to-date Data uploaded on IPoMS :-	Physical & Financial : Jan-11

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**STATUS OF 3 PRO-POOR REFORMS**

Name of the State **Uttarakhnad**  
 Name of the Misstion **Haridwar**  
 City/Town :

*Annexure - 1*

Sl. No.	Pro-poor reforms	Target Year of Completion (as per MoA)	STATUS					
			Financial Year	Total ULB Budget (Rs. Lacs)	Amount Earmarked (Rs. Lacs)	% earmarked against total budget	Amount Utilized (Rs. Lacs)	% utilized against total budget
	(a) Internal Earmarking of Funds for Urban Poor	2008	2006-07					
			2007-08					
			2008-09					
			2009-10	2.35.00.000	58.75.000	25%	58.75.000	100%
			2010-11	2.60.00.000	65.00.000	25%	65.10.000	100.15%
	(b) Constitution of Basic Services to Urban Poor Fund	2008	**Indicate whether separate BSUP fund has been created & functional from when					
2	Basic Services to Urban Poor	2008	Name of the Service	Milestones/Benchmark to be achieved by March 2009	Status (Achievement)	Gap		
			Housing	80%	60%	20%(Work in progress)		
			Water Supply	80%	60%	20%(Work in progress)		
			Sanitation	85%	60%	25%(Work in progress)		
			Solid Waster Management	95%	70%	25%(Work in progress)		
			Primary Education	Dropout Rate -5%, Enrollment Rate 100%	70%	30%(Work in progress)		
			Health Care	90%	60%	30%(Work in progress)		
			Social Security (Insurance)	80%	70%	10%(Work in progress)		
3	Earmarking of at least 20-25% of developed land in housing projects	2009	Housing Dept. of GOU issued the GO for the same to all concerned authorities of the state and under RBO Act. Regarding this letter has been dispatched to HAD/MDDA to collect information regarding the implementation of the same but as per the letter received from MDDA the matter would be tackle at Govt. Level.					

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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)*

Sl. No.	Mission City, State	Project Title	Total Cost	Central Share/	State Share	2 <sup>nd</sup> Install - ments/	Brief Summary	Page No.
A.		Appraisal/re-appraisal/re-preparation of DPR under JNNURM	-	-	-	-	<p>➤ As per JNNURM Guidelines , appraisal charges are payable to the project appraising org. empanelled by JNNURM Dte. In the 6<sup>th</sup> CSMC held on 30<sup>th</sup> Nov.2006, under the item " Fixation of fee for project preparation , the following was approved.</p> <ol style="list-style-type: none"> <li>In no case the agency preparing the project report be the agency appraising.</li> <li>The BSUP &amp; IHSDP projects should be appraised within 7 days and 5 days respectively falling which the appraisal agency is liable for a penalty of rs. 1,000 per day.</li> </ol> <p>➤ Fees for reappraisal charges for the DPRs to Appraisal Agencies &amp; re preparation charges for DPRs to the state- The DPRs received from states/UT are appraised by the appraisal agencies for which , appraisal charges are being paid by the JNNURM Dte. However , on occasions , in accordance with the observations/ decisions of the CSMC/CSC, DPRs are altogether revised / modified so as to further fine tune them as per the guide lines parameters. In these cases , the projects are reframed, prepared and submitted for consideration and approval of the CSMC /CSC. Needless to mention</p>	01 to 03

**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)*

							<p>that the revised projects need to be re-appraisal by the appraisal agencies with recommendations for consideration. Since in cases where DPRs are totally revised / modified as per the direction of the CSMC /CSC, the DPR re preparation charges also merits reimbursement.</p> <p>➤ There may be instances or complaints from some of the Quarters that the appraisal Agency has not shown due regard to timely appraisal of the DPRs. To address such things and with a view to put sort of deterrent provision so as to mitigate the possibility of lackadaisical attitude of the appraisal agency following penalty provision may be made:</p> <p>Cell may recommend to impose a suitable cut, in from of a penalty (Maximum of 10%) in the fee payable to the appraisal agency for appraisal / reappraisal for the particular DPR which has been delay.</p>	
B.	Meghalaya/ Uttar Pradesh	SPECIAL AGENDA- PMU/ PIU under JNNURM(BSUP & IHSDP)- Release of 2 <sup>nd</sup> Installment, Meghalaya/Uttar				2.7300	<p>➤ For PMU. recommended for release for Meghalaya Rs. 0.20 Cr</p> <p>➤ For PIU recommended for release for Meghalaya Rs. 0.14 Cr</p> <p>➤ For PMU recommended for release for Uttar Pradesh is</p>	04

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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)*

		Pradesh					Rs. 0.20 Cr ➤ For PIU recommended for release for Uttar pradesh Rs.2.19Cr
C.	Kulgaon Badlapur/ Maharashtra	Implementation of BSUP at Kulgaon Badlapur city-Ph-II, Dist. Thane, Maharashtra	80.7803	36.4769	44.3034	9.1199	<ul style="list-style-type: none"> <li>➤ The Scheme has not been approved by SLSC</li> <li>➤ MOA is Under Progress.</li> <li>➤ Elected body was in existence.</li> <li>➤ Ratio of Housing &amp; Infrastructure is 66: 34.</li> <li>➤ 1728 DUs are to be constructed with area of house 29.362 Sq.m consisting 1 living room, 1 Bed room, 1 Kitchen and separate bath &amp; WC and 1 Balcony with G+7 structure.</li> <li>➤ Houses will be allotted to individual beneficiaries and the title will be issued on Female / Joint name of the household.</li> <li>➤ Per DU Cost is Rs. 2,80638,920/-, Central Share is Rs. 1,40,319/- while State Share per DU is Rs.84,191/-, ULB share is Rs. 25,257/-and Beneficiaries share is Rs. 30871/-per DU.</li> <li>➤ All the estimates ,rates quoted are based on PWD DSR 2010-11.</li> <li>➤ Most of the beneficiaries are living in temporary</li> </ul>

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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)*

							structures with inadequate maintenance. ➤ The duration of project is 18 months,
	<b>Total</b>		<b>80.7803</b>	<b>36.4769</b>	<b>44.3034</b>	<b>11.8499</b>	

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**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA-II 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 Install - ments	Brief Summary	Page No.
A.	Porbandar/ Gujarat	JNNURM –BSUP Housing Schemes –Construction of new 2176 DUS at R.S.No.603/p of Bokhira, Nr. Sanskar Dham ( Rama Krishna Mission- Porbandar, Porbandar, Gujarat	54.8976	42.2296	12.6680	10.5574	<ul style="list-style-type: none"> <li>➤ The project was put up in 104<sup>th</sup> CSMC meeting on 04.03.2011. The committee had certain observations and after detailed deliberations, the committee deferred the proposal and advised the state to make suitable rectifications in the DPR for incorporating necessary physical &amp; Social Infrastructure.</li> <li>➤ State has now submitted the revised DPR along with clarification / compliance on the observation of the CSMC.</li> <li>➤ SLSC approval of the project is yet to be furnished and proposal need to be duly signed by the competent Administrative and technical authority at SLNA level.</li> <li>➤ Housing to Infrastructure ratio is 89% : 11%</li> <li>➤ 2176 numbers of DUs (G+3floors) in 68 blocks proposed to be constructed. Each Du is proposed with facility of 2 rooms, Kitchen, toilet and open wash space having 33.48 Sq.Mt. of total built up area</li> <li>➤ The total Cost per DU is Rs2,17,021/-,the Central Share per DU is Rs. 1,73,617/-,State Share is Rs</li> </ul>	01 to 07

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

*(Rs. in Crores)*

							21,702/- and Beneficiary Share is Rs 21702/-	
							<ul style="list-style-type: none"> <li>➤ Provision for community centre, Primary health centre and primary school has been taken which was not their in the earlier proposal.</li> <li>➤ Land is in the possession of Nagarpalika.ULB has certified that Probandar Nagar Seva Sadan has resolved to allocate the said land for BSUP Project.</li> <li>➤ The duration of the Project is 12 Months.</li> </ul>	
B.	Haryana	Proposals for establishment of 1 PMU & 4 PIUs under JNNURM (BSUP & IHSDP) for Haryana	0	1.5200	0	1.5200	<ul style="list-style-type: none"> <li>➤ For 1 PMU in Haryana the total annual support (100%each year) i.e. Rs. 40.00 Lacs.</li> <li>➤ Proposal for establishment of 4 PIU in Ambala, Bhiwani, Faridabad and Panchkula and total annual support for these PIUs is Rs.112.00 Lacs.</li> </ul>	08 to 11
C.	Kulgaon Badlapur-Belvali/ Maharashtra	BSUP Scheme for Construction of 1280 DUS at Belivali, Kulgaon Badlapur, Maharashtra	61.2153	27.5837	33.6316	6.8959	<ul style="list-style-type: none"> <li>➤ The Scheme has not been approved by SLSC</li> <li>➤ MOA is Under Progress.</li> <li>➤ Elected body was in existence.</li> <li>➤ Ratio of Housing &amp; Infrastructure is 66: 34.</li> <li>➤ 1280 DUs are to be constructed with the built up area of a house is 29.362 Sq.mt consisting 1 living room, 1 Bed room, 1 Kitchen and separate bath &amp; WC and 1 Balcony with G+7 structure.</li> </ul>	12 to 25

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

*(Rs. in Crores)*

							<ul style="list-style-type: none"> <li>➤ Houses will be allotted to individual beneficiaries and the title will be issued on Female / Joint name of the household.</li> <li>➤ Per DU Cost is Rs. 2,80638/-, Central Share is Rs. 1,40,319/- while State Share per DU is Rs.84,191/-, ULB share is Rs. 25,257/-and Beneficiaries share is Rs. 30871/-per DU.</li> <li>➤ There are 20 Slum pockets in KBMC are in the current proposal agency has proposed relocation of total 5 slum areas which are located on reserved land.</li> <li>➤ All the estimates ,rates quoted are based on PWD DSR 2010-11 of Thane Region</li> <li>➤ Most of the beneficiaries are living in temporary structures with inadequate maintenance.</li> <li>➤ The duration of project is 18 months,</li> </ul>	
		<b>Total</b>	<b>116.1129</b>	<b>71.3333</b>	<b>46.2996</b>	<b>18.9733</b>		

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**Agenda for Central Sanctioning & Monitoring Committee-**  
**Third Party Inspection & Monitoring Proposal for the State Govt. of Maharashtra.**

This is regarding appointment of TPIMA for the 05 newly sanctioned BSUP project in the State of Maharashtra. Following are the details of the 05 newly sanctioned BSUP projects for the State of Maharashtra:

S. No.	Name of Project	Date of Sanction	Project Cost (Rs. in crores)
1.	Nanded Tiroda	25 Nov. 2009	124.77
2.	Nanded Textile Mills	18 Dec. 2009.	217.01
3.	KDMC-III	04 Dec. 2009	73.96
4.	KDMC-IV	04 Dec. 2009	112.06
5.	Mira-Bhayander	11 Nov. 2009	279.55
<b>Total</b>			<b>807.35</b>

2. The MHADA vide its letter dated 28<sup>th</sup> February, 2011 (**copy enclosed**) had shown its willingness to appoint M/s NCPE as TPIMA for these projects. Since the M/s NCPE had already exhausted its Band Limit, MHADA was asked for the details of amount of TPIM works already undertaken by the Agency vide this Office letter dated 8<sup>th</sup> April, 2011. MHADA, vide it letter dated 28<sup>th</sup> June, 2011 (**copy enclosed**), has furnished the requisite details. It has intimated that the Agency has completed the TPIM work of Rs. 67,86,340 under BSUP & IHSDP. Based on the information, the details are as following:

Name of Agency	Revised Band	Limit (Rs. in crores)	State to which TPIM work allotted	Value of the work (Rs. in crores)	Value of work already undertaken (Rs. in lakh)
NCPE, Hyderabad	V	5.00	Maharashtra	3.67	67.86
			Andhra Pradesh	1.45	-
<b>Total</b>				<b>5.12</b>	<b>67.86</b>
<b>Balance Value of TPIMA Work</b>					<b>444.14</b>

4. MHADA vide its letter dated 28<sup>th</sup> February, 2011 (**copies enclosed**) had already sent the financial statement of the 05 BSUP Projects. Based on the statement, the financial implication of TPIM work of the 05 BSUP Projects would come as under:


Name of Project	No. of Projects	Project Cost (Rs. in Crores)	Permissible limit of charges (0.5% for BSUP) (Rs in Crores)	No. of visits	Visit rates (in Rs.)	Total visit charges (Rs. in lakh)	Desk review charges@125000 (in Rs. in lakh)	Total TPIMA charges (Rs. in lakh)
1	2	3	4	5	6	7	8	9
BSUP	05	807.35	4.03	14	25300	17.71	06.25	23.96
<b>Total TPIMA charge is less than the permissible limit.</b>								

5. In view of above it is said that M/s NCPE has already undertaken upto Rs. 67,86,340 as TPIM work and the present TPIMA charge proposed to be given to the Agency is only Rs. 2396000. Also, since M/s NCPE was already working as TPIMA in the State of Maharashtra at the same rate of charges what has been proposed for the 05 newly sanctioned BSUP projects.

6. Agenda for the proposal of MHADA for appointment of M/s NCPE as TPIMA for the above mentioned 05 BSUP projects in the State of Maharashtra is put up for consideration of CSMC.

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								(Rs in lacs)	
Sl. No.	Name of the State	Name of the city / District		BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share	
(1)	(2)	(3)		(4)	(5)	(6)	(7)	(8)	
	Maharashtra	Belivali, Kulgaon Badlapur (Mumbai MR)		BSUP scheme for construction of 1280 DUs at Belivali, Kulgaon Badlapur, Thane district, Maharashtra (MMR)					
	<b>STATEMENT-I</b>		A	Relocation - Construction of 1280 new Dwelling units @ Rs.280,638/- per DU having carpet-up area 25.318 sqm, G+7, consists of 1 living Room, 1 Bed Room, 1 Kitchen, and Separate Bath & WC and 1 balcony. Houses will be allotted to individual beneficiaries and the ownership will be given to Female / Joint name of the household.	3592.17	1796.08	1796.08	449.02	
	<b>Details of State Share</b>			<b>Sub Total (A)</b>	<b>3592.17</b>	<b>1796.08</b>	<b>1796.08</b>	<b>449.02</b>	
		<b>(Rs In lacs)</b>							
1)	State grant	1558.79	B	1. Storm Water Drainage	49.13	24.57	24.57	6.14	
2)	ULB share	852.73		2. Sewerage	154.91	77.46	77.46	19.36	
3)	Beneficiaries share	395.14		3. Water Supply Line	71.82	35.91	35.91	8.98	
4)	Other charges	556.50		4. Street Light	21.46	10.73	10.73	2.68	
	<b>Total State Share</b>	<b>3363.16</b>		5. MSEB Permission	26.88	0.00	26.88	0.00	
	<b>Per DU Finance</b>	<b>(Rs.)</b>		6. Roads	400.01	200.01	200.01	50.00	
1)	Central share	140,319		7. Pathways	143.49	71.75	71.75	17.94	
2)	State grant	84,191		8. Rain Water Harvesting	108.23	54.12	54.12	13.53	
3)	ULB share	25,257		9. Community Centre	22.73	11.37	11.37	2.84	
4)	Beneficiaries share	30,871		10. Fire fighting system	75.76	37.88	37.88	9.47	
	<b>Total</b>	<b>280,638</b>		11. Convenient Shopping	21.41	0.00	21.41	0.00	
				12. Compound wall	68.71	34.36	34.36	8.59	
				13. Toe wall in Green Area	9.43	4.72	4.72	1.18	
				14. Veg Otta.	2.94	1.47	1.47	0.37	
				15. Common Utility (Staircase, Lift, Lift lobby, Common passage, Lift machinery)	795.95	397.98	397.98	99.49	
				<b>Sub Total (B)</b>	<b>1972.86</b>	<b>962.29</b>	<b>1010.58</b>	<b>240.57</b>	
				<b>Project Cost (A+B)</b>	<b>5565.03</b>	<b>2758.37</b>	<b>2806.66</b>	<b>689.59</b>	
			C	1. A&OE @ 5%	278.25	0.00	278.25	0.00	
				2. Consultancy charges @ 5%	278.25	0.00	278.25	0.00	
				<b>Sub Total (C)</b>	<b>556.50</b>	<b>0.00</b>	<b>556.50</b>	<b>0.00</b>	
				<b>Total Project Cost (A+B+C)</b>	<b>6121.53</b>	<b>2758.37</b>	<b>3363.16</b>	<b>689.59</b>	

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(Rs in lacs)									
Sl. No.	Name of the State	Name of the city / District	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		
	Maharashtra	Kharvai, Kulgaon Badlapur (Mumbai MR)	BSUP scheme for construction of 1728 DUs at Kharvai, Kulgaon Badlapur, Thane district, Maharashtra (MMR)						
	<b>STATEMENT-II</b>		<b>A</b> Relocation - Construction of 1728 new Dwelling units @ Rs.280,638/- per DU having carpet-up area 25.318 sqm, G+7, consists of 1 living Room, 1 Bed Room, 1 Kitchen, and Separate Bath & WC and 1 balcony. Houses will be allotted to individual beneficiaries and the ownership will be given to Female / Joint name of the household.	4849.42	2424.71	2424.71	606.18		
	<b>Details of State Share</b>		<b>(Rs in lacs)</b>	<b>Sub Total (A)</b>		<b>4849.42</b>	<b>2424.71</b>	<b>2424.71</b>	<b>606.18</b>
1)	State grant	2066.31	<b>B</b> 1. Storm Water Drainage	56.43	28.22	28.22	7.05		
2)	ULB share	1096.23	2. Sewerage	220.40	110.20	110.20	27.55		
3)	Beneficiaries share	533.44	3. Water Supply Line	120.32	60.16	60.16	15.04		
4)	Other charges	734.37	4. Street Lighting	30.05	15.03	15.03	3.76		
	<b>Total State Share</b>	<b>4430.34</b>	5. MSEB Permission	26.88	0.00	26.88	0.00		
	<b>Per DU Finance</b>		<b>(Rs.)</b>	6. Roads	443.04	221.52	221.52	55.38	
1)	Central share	140,319	7. Pathways	163.23	81.62	81.62	20.40		
2)	State grant	84,191	8. Rain Water Harvesting	146.10	73.05	73.05	18.26		
3)	ULB share	25,257	9. Community Centre	22.73	11.37	11.37	2.84		
4)	Beneficiaries share	30,871	10. Fire fighting system	102.28	51.14	51.14	12.79		
	<b>Total</b>	<b>280,638</b>	11. Convenient Shopping	21.41	0.00	21.41	0.00		
			12. Compound wall	42.64	21.32	21.32	5.33		
			13. Toe wall in Green Area	21.26	10.63	10.63	2.66		
			14. Veg Otta.	2.94	1.47	1.47	0.37		
			15. Common Utility (Staircase, Lift, Lift lobby, Common passage, Lift machinery)	1074.53	537.27	537.27	134.32		
			<b>Sub Total (B)</b>	<b>2494.24</b>	<b>1222.98</b>	<b>1271.27</b>	<b>305.74</b>		
			<b>Project Cost (A+B)</b>	<b>7343.66</b>	<b>3647.69</b>	<b>3695.98</b>	<b>911.92</b>		
			<b>C</b> 1. A&OE @ 5%	367.18	0.00	367.18	0.00		
			2. Consultancy charges @ 5%	367.18	0.00	367.18	0.00		
			<b>Sub Total (C)</b>	<b>734.37</b>	<b>0.00</b>	<b>734.37</b>	<b>0.00</b>		
			<b>Total Project Cost (A+B+C)</b>	<b>8078.03</b>	<b>3647.69</b>	<b>4430.34</b>	<b>911.92</b>		
			<b>Total for Maharashtra (2 projects)</b>	<b>14199.56</b>	<b>6406.06</b>	<b>7793.50</b>	<b>1601.51</b>		

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
(₹ in Lakh)														
	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)	1 <sup>st</sup> Instalment of Central Share Released	Amount of Central Share utilized	% of Utilisation	Amount of State Share released	Amount of State Share utilized	% of Utilisation	Amount recommended for release as 2 <sup>nd</sup> instalment of ACA	% of amount recommended to the total Central share approved
A	KARNATAKA	Mysore	BSUP Scheme for Mysore City Ph-IV by Mysore Municipal Corporation for the construction of 1806 Dus, Karnataka	5235.51	3807.64	596.95	951.91	736.02	77%	149.24	110.56	74%	951.91	25%
<b>TOTAL FOR KARNATAKA (1 PROJECT)</b>					<b>3807.64</b>		<b>951.91</b>						<b>951.91</b>	

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ANNEXURE-VI  
to the minutes of 113<sup>th</sup> CSMC (BSUP) dated 12-07-2011

	Name of the State/UT	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 Central Share utilized	% of Utilisation	Amount of State Share released	Amount of State Share utilized	% of utilisation	Amount recommended for release as 3rd instalment of ACA	% of amount recommended to the total Central share approved
							1st Instalment	2nd Instalment	Total							
A	UTTRAKHAND	Dehradun	BSUP DPR for Shanti Kusth Ashram (Main Basti), Dehradun, State of Uttrakhand	137.20	109.76	27.44	27.44	27.44	54.88	43.41	79%	13.72	11.47	84%	27.44	25%
B		Haridwar	Detailed Project Report for "Pandeywala, Haridwar, State of Uttrakhand, BSUP".	361.99	289.59	48.40	72.40	72.40	144.80	144.80	100%	109.11	108.92	100%	72.40	25%
<b>TOTAL FOR UTTRAKHAND (2 PROJECTS)</b>							<b>99.84</b>	<b>99.84</b>	<b>199.68</b>						<b>99.84</b>	

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**Annexure-VII**  
**To the Minutes of 113<sup>th</sup> CSMC (BSUP) dated 12-07-2011**

**Proposal for appointment of TPIMA for Maharashtra**

Name of Agency: M/s NCPE

Project	No. of Projects	Project Cost (Rs. in Crores)	Permissible limit of charges (0.5% for BSUP) (Rs in Crores)	No. of visits <i>per project</i>	Visit rates (in Rs.)	Total visit charges (Rs. in lakh)	Desk review charges@125000 (Rs. lakh) in	Total TPIMA charges (Rs. in lakh)
1		2	3	4	5	6	7	8
BSUP	05	807.35	4.03	14	25300	17.71	06.25	23.96
<b>Total TPIMA charge is less than the permissible limit.</b>								

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**Annexure VIII-A**  
to the minutes of 113th CSMC meeting dated 12.07.11

**Release of 2nd Installment of PMU**

Sl No.	STATE	Date of Approval	in Lakhs				
			ACA Approved per annum	1st Installment Released (50%)	Amount Utilised (UCs Submitted)	%age Utilization	2nd Installment Recommended
1	Meghalaya	11-Feb-09	40.00	20.00	25.28	126.4%	20.00
2	Uttar Pradesh	03-Feb-09	40.00	20.00	15.53	77.6%	20.00
TOTAL			80.00	40.00	40.81		40.00

Recommended releases for 2nd installments of PMU		
Meghalaya	Rs	20.00 Lacs
Uttar Pradesh	Rs	20.00 Lacs

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Annexure VIII-B  
to the minutes of 113th CSMC meeting dated 12.07.11

**Release of 2nd Installment of PIU**

Sl No.	STATE	Date of Approval	in Lakhs				
			ACA Approved per annum	1st Installment Released (50%)	Amount Utilised (UCs Submitted)	%age Utilization	2nd Installment Recommended
1	Meghalaya	11-Feb-09	28.00	14.00	10.73	76.6%	14.00
2	Uttar Pradesh	03-Feb-09	438.00	219.00	170.05	77.6%	219.00
	TOTAL		466.00	233.00	180.78		233.00

Recommended releases for 2nd installments of PIU		
Meghalaya	Rs	14.00 Lacs
Uttar Pradesh	Rs	219.00 Lacs

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**Annexure IX-A**  
to the minutes of 113th CSMC meeting on 12.07.11

Financial support approved for establishment of Programme Management Unit (PMU) under JNNURM (BSUP & IHSDP) for the state of HARYANA

S. No.	Position	No. of Months	Remuneration per month (Rs)	Amount (Rs)
<b>A. Cost towards Professionals</b>				
1	Project Specialist (Housing and Slum Development) – 1 No.	12	50,000	600000
2	Specialist (Social Development) – 1 No.	12	50,000	600000
3	Specialist (Community Mobilization and MIS) -1 No.	12	50,000	600000
4	Urban Poverty/ Management Specialist – 1 No.	12	50,000	600000
5	Research & Training Coordinator – 1 No.	12	40,000	480000
	Sub Total 1			2880000
<b>B. Non Staff Component</b>				
6	Travel Expenses (20% of the total annual support)			960000
7	Operational Expenditure (10% of total annual support)			480000
8	Contingencies Expenses (10% of total annual support)			480000
	Sub Total 2			1920000
	<b>GRAND TOTAL</b>			<b>4800000</b>

Approved financial support for establishment of one PMU in HARYANA		
Total Annual Support	Rs	40.00 Lacs
Amount Recommended for Release (50%)	Rs	20.00 Lacs

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**Annexure IX-B**  
to the minutes of 113th CSMC meeting on 12.07.11

Financial support approved for establishment of 4 Project Implementation Units (PIUs) under JNNURM (BSUP & IHSDP) for Haryana: **AMBALA, BHIWANI, FARIDABAD & PANCHKULA**

Financial Details for each PIU

S.No.	Position	No. of Months	Remuneration per month (Rs)	Amount (Rs)
<b>A. Cost towards Professionals</b>				
1	Project Coordinator (Housing and slum Development) - 1 No.	12	30,000	360000
2	Social Development Officer - 1 No.	12	30,000	360000
3	Livelihoods Development Specialist - 1 No.	12	30,000	360000
4	Research Officer - 1 No.	12	30,000	360000
5	Research and Training Coordinator - 1 No.	12	20,000	240000
	Sub Total 1			1680000
<b>B. Non Staff Component</b>				
6	Travel Expenses (20% of the total annual support)			560000
7	Operational Expenditure (10% of total annual support)			280000
8	Contingencies Expenses (10% of total annual support)			280000
	Sub Total 2			1120000
	<b>GRAND TOTAL</b>			<b>2800000</b>

Approved financial support for establishment of 4 PIUs in Haryana: AMBALA, BHIWANI, FARIDABAD & PANCHKULA		
Total Annual Support for 1 PIU	Rs	28.00 Lacs
Total Annual Support for 4 PIUs	Rs	112.00 Lacs
Amount Recommended for Release (50%)	Rs	56.00 Lacs

53/53<sup>HI</sup>