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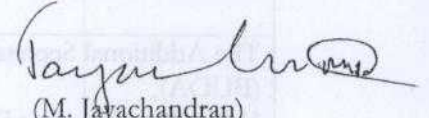
No.N-11028/13/2007/IHSDP/JNNURM-Vol. X
Government of India
Ministry of Housing and Urban Poverty Alleviation
JNNURM Directorate

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

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 26th meeting of the Central Sanctioning Committee of Ministry of Housing and Urban Poverty Alleviation held on 20th December, 2007 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Integrated Housing and Slum Development Programme.

2. The appraisal agency (i.e. HUDCO) is requested to convey the decisions of the Central Sanctioning Committee to the State implementing agency/nodal agency for IHSDP to take appropriate follow up actions as per the minutes of the meeting.
3. A copy of the minutes is forwarded to the Secretaries in-charge of BSUP and IHSDP in the States/UTs with a request to take further follow up action.



(M. Jayachandran)

Deputy Director (BSUP)

Telephone No. +91-11-23061519

Encl: Minutes of the meeting

To

Members of the CSC as follows:

1. The Joint Secretary and Mission Director (JNNURM), Ministry of HUPA.
2. The JS&FA, Ministry of Urban Development, Nirman Bhavan, New Delhi.
3. The Joint Secretary (UD), Ministry of Urban Development, Nirman Bhavan, New Delhi.
4. The CMD, HUDCO, India Habitat Centre, Lodhi Road, New Delhi.
5. The Director (UPA), Convenor, Ministry of HUPA

Copy to the Joint Secretary (PF-I), Department of Expenditure, Ministry of Finance, North Block, New Delhi.

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

1. Ms. Sumita Dawra, Managing Director, APUFIDC, O/o E-in-C, Public Health, 2nd Floor, Kashana Building, A. C. Guards, Hyderabad
2. Ms. Aparajita Sarangi, Municipal Commissioner, Bhubaneswar, Orissa
3. Shri Anand Mohan, Project Director, LSG Department, Government of Rajasthan, Jaipur
4. Shri Mahavir Kharadi, Commissioner, Municipal Corporation, Udaipur, Rajasthan

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

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
The Secretary, Municipal Administration Department, Government of Andhara Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunchal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015
The Secretary, School Education & UD/LSG, Government of Chhatishgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002

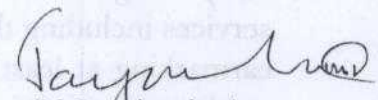
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla - 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Sauda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 th Floor, Vikas Sauda Dr. B.R. Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram - 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram - 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala State Municipal House Vazhuthacaud Thiruvananthapuram	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	The Commissioner & Secretary (LAD), Government of Mizoram, Civil Secretariat, Aizwal-796 001.

The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001	The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001
The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001	The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001
The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001	The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur
The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.	The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok – 737 101
The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai –600 009	The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai– 600 009
The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001	The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Babu Bhawan, Lucknow – 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhawan, Lucknow – 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.
The Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN	The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001
The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001	The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001

The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Principal Secretary (UD), Government of NCT of Delhi, 9 th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.
The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002	The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101
The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220	The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220

Copy to:

1. The Joint Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. OSD (JNNURM), Ministry of HUPA.
6. Director (Administration), Ministry of HUPA
7. DS(JNNURM), Ministry of HUPA
8. US(JNNURM), Ministry of HUPA
9. DD(JPC), NBO, Ministry of HUPA
10. DD(Data & MIS), NBO, Ministry of HUPA
11. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
12. The CMD, HPL, Jangpura, New Delhi-110014
13. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
14. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
15. The Director, Indian Institute of Technology Delhi, Hauz Khas, New Delhi-110 016
16. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarkhand - 247 667


(M. Jayachandran)

Deputy Director (BSUP)

Copy to:- Guard folder on JNNURM

**MINUTES OF THE 26th MEETING OF THE CENTRAL
SANCTIONING COMMITTEE (CSC) OF INTEGRATED
HOUSING AND SLUM DEVELOPMENT PROGRAMME
(IHSDP)**

Nirman Bhawan, New Delhi, 20th December, 2007

The twenty-sixth meeting of the Central Sanctioning Committee (CSC) of Integrated Housing and Slum Development Programme (IHSDP) was held under the Chairmanship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 20th December, 2007. List of participants is at **Annexure – I**.

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

3. At the outset, Chairman, CSC and Secretary (HUPA) urged all states to strive for achieving mid-term targets which have been committed by the Ministry in the review meeting taken by the Hon'ble Prime Minister on 15.6.2007. The mid-term targets were communicated to the States vide DO. Letter No.N-11027/42/2007-BSUP/JNNURM dated 8th August, 2007 from Secretary (HUPA) to Chief Secretaries. Secretary (HUPA) called upon the State Government representatives to take all steps to complete the houses sanctioned earlier. He suggested that States must come up with proposals for release of second installment of Central assistance. Special attention should be paid for implementation of the three reforms stipulated under JNNURM that are critical to the urban poor, i.e., (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the 7-point charter in accordance with agreed timelines; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization.

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

- Utmost importance must be accorded to identification of beneficiaries. A socio- economic survey must be conducted including the occupation or livelihood profile of the beneficiaries. In case there are difficulties in conducting a detailed survey, a rapid survey may be conducted to

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identify the beneficiaries, their occupations and needs so as to design appropriate social infrastructure including livelihood infrastructure. Willingness of the beneficiaries should also be taken for any rehabilitation project.

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

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

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

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

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

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- *Ascertaining the status of health facilities such as availability of a female doctor, timings of the primary health centre – whether it suits the convenience of the slum dwellers who mostly keep away from their dwellings during the day.*

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

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

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

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

Project Preparation:

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

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

Project Appraisal:

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

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

Project Implementation

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

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

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

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Project Monitoring

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

6. For the meeting 27 projects (20 projects from Andhra Pradesh, 4 projects from Orissa, 2 projects from Maharashtra and 1 project from Rajasthan) were put up in the agenda. Brief details of the agenda are at **Annexure-II**. The Chairman of CSC and Secretary (HUPA) requested representatives of the State Governments to give an account on the following:

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

7. Representative of the State Government of Orissa made a presentation on 4 projects. The Committee noted that design and layout

of the dwelling units need to be improved and revised. **It was accordingly decided to defer the projects.**

8. Representative of the state Government of Maharashtra made a presentation on 2 IHSDP projects for the towns of Yeola and Deolali Pravara. After detailed deliberations, the Committee approved the two projects subject to the following condition:-

- Detailed socio-economic survey would be carried out and Bio-metric details of the beneficiaries would be put on the web-site within 1 month.

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

9. Representative of the State Government of Rajasthan made a presentation on the lone project for Udaipur city. The Committee observed that the design and layout of houses require improvement. After detailed deliberations the Committee approved the project subject to the following conditions:-

- (i) The state Government would furnish a revised design and layout for the Houses ;
- (ii) Detailed socio-economic survey would be carried out and Bio-metric details of the beneficiaries would be put on the web-site within 1 month.

Abstract of the approved project, based on the revised design, is at Statement-III of Annexure-III.

10. Representative of the State Government of Andhra Pradesh made a presentation on the 20 projects for small towns. These projects were for development of infrastructure in the slums. The Committee suggested that the design and layout of the houses may be improved with sufficient open space and at least 15% green space for every town proposed. Further, number of roads may be reduced to provide for need based multipurpose community centre and livelihood centre/informal sector market. **With these comments all the 20 projects were deferred.**

11. Concluding the meeting, the Chairman of CSC and Secretary (HUPA) once again urged the States/UTs/ULBs/parastatals (e.g., Development Authority)/implementing agencies/appraisal agencies to adhere to

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these guidelines/undertake measures for smooth implementation of the projects to benefit the poor. Guidelines in minutes issued in the past may also be referred to while implementing specific projects

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

LIST OF PARTICIPANTS IN THE MEETING HELD UNDER THE CHAIRMANSHIP OF THE SANCTIONING COMMITTEE (SCS) HELD UNDER THE CHAIRMANSHIP

1.	Dr. Hester S. Jhand, Secretary
2.	Dr. P.K. Mohan, Joint Secretary and Mission Director, Ministry of HUDA
3.	Shri D.S. Negi, OSD (NRI/HR) and Director (NRI), Ministry of HUDA
4.	Shri V.K. Gupta, Deputy Executive Advisor, Ministry of Urban Development
5.	Shri V.K. Singh, Deputy Secretary (NRI/HR), Ministry of HUDA
6.	Shri N. Venugopal, Deputy Secretary (NRI/HR), Ministry of Urban Development
7.	Shri Jitendra Singh, Deputy Director, NRI, Ministry of HUDA, New Delhi
8.	Shri D.K. Singh, SO, (NRI/HR), Ministry of HUDA
9.	Shri M. Narayana Rao, M.A. Tandon, R.R. Dastur, Andhra Pradesh
10.	Mr. Y. Shashidhar, Municipal Commissioner, Hyderabad
11.	Shri K. Venkatesh, Chairman, Municipal Council, Hyderabad
12.	Shri B.N. Kesava, Chairman, Municipal Council, Guntur, Andhra Pradesh
13.	Mr. K. Venkatesh, Chairman, Municipal Council, Hyderabad
14.	Mr. A. Venkatesh, Municipal Commissioner, Hyderabad
15.	Mr. S. Venkatesh, Municipal Commissioner, Andhra Pradesh
16.	Shri S. Venkatesh, Municipal Commissioner, Andhra Pradesh
17.	Shri S.K. Choudhary, Executive Director, HUDCO, New Delhi
18.	Shri U.S. Singh, Chief (NRI/HR), HUDCO, New Delhi
19.	Shri S.K. Choudhary, S.A.O. HUDCO, New Delhi
20.	Mr. N. Venkatesh, Regional Chief, HUDCO, Andhra Pradesh
21.	Mr. J. Venkatesh, Deputy Chief, HUDCO, New Delhi
22.	Shri M. Venkatesh, Municipal Commissioner, Hyderabad
23.	Shri J. Venkatesh, Project Director, I&D Department, Government of Andhra Pradesh
24.	Shri D.R. Reddy, Chief Engineer, MHADA, Guntur, Andhra Pradesh
25.	Shri S. Venkatesh, Joint (NRI/HR), Hyderabad
26.	Dr. D. Venkatesh, Assistant Chief Engineer, HUDCO, Hyderabad
27.	Mr. V. Venkatesh, Assistant Chief Engineer, HUDCO, Hyderabad
28.	Shri T. Venkatesh, Municipal Commissioner, Hyderabad
29.	Shri B. Venkatesh, Municipal Commissioner, Hyderabad
30.	Shri B. Venkatesh, Municipal Commissioner, Hyderabad
31.	Shri P. Venkatesh, Municipal Commissioner, Hyderabad
32.	Shri N. Venkatesh, Municipal Commissioner, Hyderabad
33.	Shri A. Venkatesh, Municipal Commissioner, Hyderabad
34.	Shri S. Venkatesh, Municipal Commissioner, Hyderabad

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ANNEXURE-I

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

1. Dr. Harjeet S. Anand, SecretaryIn Chair
2. Dr. P.K. Mohanty, Joint Secretary and Mission Director, Ministry of HUPA
3. Shri D.S. Negi, OSD (JNNURM) and Director (NBO), Ministry of HUPA
4. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of Urban Development
5. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
6. Shri N. Venugopalan, Deputy Secretary (NURM), Ministry of Urban Development
7. Shri Umraw Singh, Deputy Director, NBO, Ministry of HUPA, Nirman Bhavan, New Delhi.
8. Shri Devendra Singh, SO, (IHSDP), Ministry of HUPA
9. Shri M. Narayana Rao, MLA, Tandur, R.R. District, Andhra Pradesh
10. Ms. Y. Shashikale, Municipal Chairperson, Mehaboob Nagar.
11. Shri Ravindra Shrimali, Chairman, Municipal Council, Udaipur, Rajasthan
12. Shri B.S. Keshav, Chairman, Municipal Council, Gadwal, Mahabubnagar, Andhra Pradesh
13. Ms. Pushpa Subramanyam Secretary, Urban Development, Andhra Pradesh
14. Ms. Aparajita Sarangi, Municipal Commissioner, Bhubaneswar, Orissa
15. Mrs. Sumita Dawra, Managing Director, APUFIDC, Hyderabad.
16. Shri Sivakoti Prasad, Commissioner, Municipal Corporation, Kakinada, Andhra Pradesh
17. Shri S.K. Chaudhary, Executive Director, HUDCO, New Delhi.
18. Shri I.J.S Sidhu, Chief (PM&T), BMTPC, New Delhi.
19. Shri S.K. Bhatnagar, SPAO, HUDCO, New Delhi
20. Mr. Manoj Mathur, Regional Chief, HUDCO, Jaipur.
21. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi.
22. Shri Mahavir Kharadi, Commissioner, Municipal Corporation, Udaipur, Rajasthan.
23. Shri Anand Mohan, Project Director, LSG Department, Government of Rajasthan, Jaipur
24. Shri D.R. Hadadare, Chief Engineer, MHADA, Griha Nirman Bhavan, Bandra (East), Mumbai-400051.
25. Shri Murali Krishna Jami, HUDCO, Hyderabad
26. Dr. D. Ravishankar, Assistant Chief (Projects), HUDCO, Mumbai
27. Ms. Vijayanti Mahabale, Appraisal Officer, HUDCO, Mumbai
28. Shri P. Chandra Mouliswar Reddy, Municipal Commissioner, Pulivendula, Kadapa District, Andhra Pradesh
29. Shri B. Balaswamy, Municipal Commissioner, Madanapalle, Chittoor District, Andhra Pradesh
30. Ms. C. Anuradha, Municipal Commissioner, Ongole, Andhra Pradesh
31. Shri P.Raji Reddy, Municipal Commissioner, Siddipet, Medak District, Andhra Pradesh
32. Dr. N. Ravi Kumar, Municipal Chairman, Madanapalle, Chittoor District, Andhra Pradesh
33. Shri Ashok Patel, Asstt. Chief, HUDCO, Bhubaneswar
34. Shri S. Eshwariah, Superintending Engineer, AP State Housing Corporation Ltd., Hyderabad.

ANNEXURE-II
(26th CSC)

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

Rs. in Crores

Sl. No.	City/ ULB, State	Project Title	Project Cost	Central Share	State Share/ Other	1st Install - ment (50% of Central Share)	Comments	Page No
A.	Khurda Town, Orissa	IHSDP Scheme for the town of Khurda Town, Phase-I, Orissa	1.87	1.05	0.82	0.52	<ul style="list-style-type: none"> • SLCC has approved the project. • Elected local body is in existence. • MoA for reform between Govt. of Orissa and Khurda Municipality has been signed. • List of Beneficiaries will be displayed in the website. • Cost escalation, contingency and department charges are not included in the cost estimate. • Carpet area is 25 sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • Land ownership is with Beneficiaries. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 65:38 : 34:62. • Beneficiary list has been furnished. • Estimates are based on State PWD SOR Current 2007. • The duration of project is 1 year. 	1 to 13
B.	Bhubaneswar, Orissa	Bhubaneswar, Orissa Bhubaneswar Town the town of IHSDP Scheme for	5.11	1.95	0.19	0.11		

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B.	Rourkela Town, Orissa	IHSDP Scheme for the town of Rourkela Town, Phase-I, Orissa	2.17	1.42	0.75	0.71	<ul style="list-style-type: none"> • SLCC has approved the project. • Elected local body is in existence. • MoA for reform between Govt. of Orissa and Rourkela Municipality has been signed. • List of Beneficiaries will be displayed in the website. • Cost escalation, contingency and department charges are not included in the cost estimate. • The Built up area is 29.89 sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • Land ownership is with Beneficiaries. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 60 : 40. • Beneficiary identification has been done properly. • Estimates are based on State PWD SOR Current 2007. • The duration of project is 1 year. 	14 to 26
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C.	Bargarth , Orissa	IHSDP Scheme for the town of Bargarth Municipality, Phase-I Orissa	10.27	7.47	2.81	3.74	<ul style="list-style-type: none"> • SLCC has approved the project. • Elected local body is in existence. • MoA for reform between Govt. of Orissa and Bargarth Municipality has been signed. • List of Beneficiaries will be displayed in the website. • Cost escalation, contingency and department charges are not included in the cost estimate. • The Built up area is 25.00 sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • Land ownership is with Beneficiaries. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 62.73 : 37.27. • Beneficiary identification has been done properly. • Estimates are based on State PWD SOR Current 2007. • The duration of project is 1 year. 	27 to 39
D.	Orissa Khatul Road	Orissa Road the town of Khatul IHSDP Scheme for	4.16	8.04	1.19	1.86	<ul style="list-style-type: none"> • Khatul road Municipality has been started • MoA for reform between Govt. of Orissa and • Elected local body is in existence • SLCC has approved the project. 	

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D.	Khariar Road , Orissa	IHSDP Scheme for the town of Khariar Road , Orissa	4.16	3.01	1.15	1.50	<ul style="list-style-type: none"> • SLCC has approved the project. • Elected local body is in existence. • MoA for reform between Govt. of Orissa and Khariar road Municipality has been signed. • List of Beneficiaries will be displayed in the website. • Cost escalation, contingency and department charges are not included in the cost estimate. • The Built up area is 25.00 sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • Land ownership is with Beneficiaries. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 64.50 ; 35.50. • Beneficiary identification has been done properly. • Estimates are based on State PWD SOR Current 2007. • The duration of project is 1 year. 	40 to 52
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E. Udaipur, Rajasthan	IHSDP Scheme for the town of Udaipur, Rajasthan	24.55	16.07	8.48	8.04	<ul style="list-style-type: none"> • SLCC has approved the project. • Elected local body is in existence. • MoA for reform between Govt. of Orissa and Jodal has been signed. • Plinth Area is 34.58 sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • Title of the land will be issued preferably in the name of wife and alternatively in the name husband and wife. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 63.70 ; 36.30. • Beneficiary list has been furnished. • Estimates are based on State PWD SOR 2005 Building (Udaipur Circle). • The duration of project is 1 year.
F. Majsusujits Asole town	Majsusujits Asole town IHSDP Scheme at Majsusujits Asole town	10.31		5.08	4.15	<ul style="list-style-type: none"> • Type of the land will be situated in the nature of • and WC with RCC floor • Beside kitchen and separate Bath Room • Cost of work is \$1.58 gajar which includes • Existing local body is in existence • smallest • SLCC has approved the project and initiated

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F.	Yeola town , Maharashtra	Implementation of IHSDP Scheme at Yeola town , Maharashtra	10.31	8.25	2.06	4.12	<ul style="list-style-type: none"> • SLCC has approved the project but minutes awaited.. • Elected local body is in existence. • Carpet area is 21.29 Sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • Title of the land will be allotted in the name of wife / joint name of beneficiaries. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 77.25 : 22.75. • Housing structure is G+2 storey. • Estimates are based on current year i.e. 2007-08 DSR of PWD for Nashik Region. • The duration of project is 1 year. 	70 to 80
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G. Deolali Pravara town, Maharashtra	Implementation of IHSDP Scheme at Deolali Pravara town, Maharashtra	7.55	6.04	1.51	3.02	<ul style="list-style-type: none"> • SLCC has approved the project but minutes awaited.. • Elected local body is in existence. • Carpet area is 21.19 Sqm, which includes 2 Rooms, Kitchen and separate Bath Room and WC with RCC Roof. • The land of proposed slum is owned by State Govt. • Title of the land will be allotted in the name of wife / joint name of beneficiaries. • 7 point charter has been addressed in the DPR. • Housing and Infrastructure facilities ratio is 64.04 ; 35.96. • Housing structure is G+2 storey. • Estimates are based on DSR 2007-08 of PWD/MJP/MSEB. • The duration of project is 1 year. 	81 to 91
Total		60.88	43.31	17.58	21.65		

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Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share 80%	State Share	50% of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Maharashtra	Deolali Pravara	Implementation of IHSDP at Deolali Pravara, District Ahmednagar				
STATEMENT - I							
			527 Dwelling units for 6 slums (@ Rs.80,000/- per DU) G+2 Floor with carpet area 21.19 sqmt, 1 Kitchen, 1 Living Room, 1 Bed room and separate WC & Bath. Ownership of the land with UJ.B and State Govt. and will be transferred to female/joint names ownership after completion	421.60	337.28	84.32	168.64
			A Common Circulation Area	62.11	49.69	12.42	24.84
			Water Supply	58.64	46.91	11.73	23.46
			Strom Drain (Gutters)	52.70	42.16	10.54	21.08
			Concrete Road / WBM & RT Road	67.21	53.77	13.44	26.88
			Sewerage (Sanitation work)	23.82	19.06	4.76	9.53
			Street Light	16.98	13.58	3.40	6.79
			C Sub Total C	219.35	175.48	43.87	87.74
			D Community Centres	52.27	41.82	10.45	20.91
			Cost of house and per DU Finance				
			1) Central Share	64000.00			
			2) State Share	7400.00			
			3) UJ.B share	0.00			
			4) Beneficiaries Contribution (only for DUs)	8600.00			
			Total	80000.00			
			TOTAL OF (A + B + C + D)	755.33	604.26	151.07	302.13

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Sl No.	Name of the State (2)	Name of the city (3)	IHSDP Project Name / Components (4)	Rs. in lakh				
				Total Project Cost (5)	Central Share 80% (6)	State Share (7)	25% of Central Share (8)	
2.	Maharashtra	Yeola	Implementation of IHSDP at Yeola, District Nashik. 996 Dwelling units for 6 stuns (@ Rs.80,000/- per DU) G+2 Floor with carpet area 21.29 sqmt, 1 Kitchen, 1 Living Room, 1 Bed room and separate WC & Bath. Ownership of the land with UIB and State Govt and will be transferred to the beneficiaries in the name of female/ joint names after completion.	796.80	637.44	159.36	318.72	
STATEMENT - II								
Details of State Share								
1)	State Share	120.34	Common Circulation Space	44.45	35.56	8.89	17.78	
2)	UIB share	0.00	Roads	18.79	15.03	3.76	7.52	
3)	Beneficiaries Contribution (only for DUs)	85.95	Drainage	16.87	13.50	3.37	6.75	
	Total State Share	206.29	Water Supply	73.72	58.98	14.74	29.49	
			Electric Work	7.17	5.74	1.43	2.87	
			Sewerage Work	19.52	15.62	3.90	7.81	
			Sub Total B	136.07	108.86	27.21	54.43	
			C					
			Multipurpose Community Centres	54.11	43.29	10.82	21.64	
			Sub Total C					
			TOTAL OF (A + B + C)	1031.43	825.14	206.29	412.57	
Cost of house and per DU Finance								
1)	Central Share	64000.00						
2)	State Share	7400.00						
3)	UIB share	0.00						
4)	Beneficiaries Contribution (only for DUs)	86000.00						
	Total	80000.00						
Total for Maharashtra (2 projects)				1786.76	1429.41	357.35	714.70	

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