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Government of India

Ministry of Housing and Urban Poverty Alleviation

JNNURM Directorate

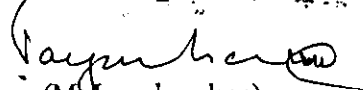
Room No. 201 G Wing, Nirman Bhavan
New Delhi, dated 2nd December, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 69th meeting of the Central Sanctioning Committee of Ministry of Housing and Urban Poverty Alleviation held on 19th November, 2009 under the Chairpersonship of Secretary (HUPA) to consider and sanction projects under Integrated Housing and Slum Development Programme (IHSDP).

2. The appraisal agencies (i.e. HUDCO and BMTPC) are 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. 011-23061519

Encl: Minutes of the meeting

To

Members of the CSC as follows:

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

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

1. Ms. Gauri Kumar, Principal Secretary (UD), Government of Gujarat, Gandhinagar
2. The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
3. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.
4. Shri Chintamani, Director, SUDA, Government of Uttar Pradesh, 10-Ashok Marg, Navchetna Kendra, Lucknow.

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad-500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room NO 316, DKS Bhawan, Mantralaya, Raipur -492 001.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.

The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh - 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla - 171 002
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla - 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas 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 2 nd Floor, TRIDA Building, Chalakupuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001

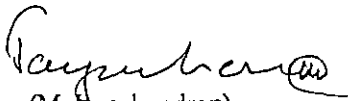
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department, Government of Mizoram, Civil Secretariat, Aizwal-796 001.	The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001
The Principal Secretary(LSG) Government of Punjab Room No.603, 6 th Floor, Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur	The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.
The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok – 737 101	The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai – 600 009
The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai– 600 009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Babu Bhawan, Lucknow – 226 001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhawan, Lucknow – 226 001
The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.	The Principal Secretary (UD), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN – 248 001.
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun – 248 001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan DF-8, Sector1, Bidhannagar, Kolkata 700 064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001

The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Principal Secretary (UD), Government of NCT of Delhi, 9 th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.	The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220
The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 nd Floor, Secretariat, Silvassa - 396 230.

Copy to:

1. The Joint Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan), PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. The Joint Secretary (PP), Ministry of Minority Affairs, Room No.1125, 11th Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
6. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi
7. Director (UPA), Ministry of HUPA
8. OSD (JNNURM), Ministry of HUPA.
9. Director (JNNURM), Ministry of HUPA
10. Director (Administration), Ministry of HUPA
11. US(JNNURM), Ministry of HUPA
12. DD(JPC), NBO, Ministry of HUPA
13. DD(Data & MIS), NBO, Ministry of HUPA
14. DD (NRC), NBO, Ministry of HUPA
15. SO (IHSDP), Ministry of HUPA
- ✓ 16. Monitoring Cell (JNNURM), Ministry of HUPA
17. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
18. The CMD, HPL, Jangpura, New Delhi-110014
19. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
20. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
21. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand - 247 667

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 69th MEETING OF THE CENTRAL
SANCTIONING COMMITTEE (CSC) OF THE INTEGRATED
HOUSING AND SLUM DEVELOPMENT PROGRAMME
(IHSDP) UNDER JAWAHARLAL NEHRU NATIONAL
URBAN RENEWAL MISSION (JNNURM)

Nirman Bhawan, New Delhi, 19th November, 2009

The 69th Meeting of the Central Sanctioning Committee (CSC) of the Integrated Housing and Slum Development Programme (IHSDP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 19th November, 2009 (at 1 PM in MIS Centre of NBO, Room No. 120, G Wing Nirman Bhawan). The list of participants is at Annexure – I.

2.1. Welcoming the Chairperson and Members of the CSC, the Mission Director and Joint Secretary (JnNURM) requested the States/UTs to ensure that while claiming subsequent instalments for projects under BSUP/IHSDP, information about the number of dwelling units actually taken up for construction against the number sanctioned, SC/ST/Minorities break-up of beneficiaries is furnished. Where the States/ULBs have not taken up construction of the dwelling units approved, claim for subsequent instalments should correspond to the number of DUs under construction. Such claims should be furnished along with details of release of State share.

(Action by States/UTs/ULBs)

2.2. The Mission Director & Joint Secretary (JNNURM) explained that the Ministry has listed out the key elements for support from the Central Government under A&O and IEC components of JNNURM to provide more clarity. These are:

- City Development Plan/Slum Development Plan Preparation
- DPR Preparation
- Project Appraisal
- Reform Appraisal
- Programme Management Unit and Project Implementation Units
- Project Monitoring
- Reform Monitoring
- Third Party Inspection & Monitoring
- Project Management, Supervision, Independent Quality Assurance, and Social Audit of Projects

- Community Mobilization, Community Development Networking - Proposals seeking Support from Community Participation Fund for small Community-led Initiatives
- Comprehensive Capacity Building including through National/Regional/State/City Urban Resource Centres, etc.

2.3. The CSC endorsed the components and requested States/UTs to submit suitable proposals, keeping in view that utmost quality in projects is of paramount importance for the success of JNNURM.

(Action by States/UTs/ULBs)

2.3 The Mission Director & Joint Secretary (JNNURM) informed that Hon'ble Prime Minister had observed in his address to Ministers, Mayors and Officers on the JNNURM launch day on 3.12.2007 that capacity is a very serious bottleneck and the same should be addressed systematically. Accordingly, the Ministry had prepared a Toolkit for Financial Support for Comprehensive Capacity Building for Improved Urban Governance & Poverty Alleviation. The endorsement of CSMC/CSC on this was obtained and approval from Minister for Housing & Urban Poverty Alleviation was secured subsequently. He explained the salient features of the Toolkit and said that the Toolkit would be printed and distributed at the National Meet on JNNURM launch day this year i.e. 3.12.2009 which would be addressed by Hon'ble Prime Minister. This Toolkit endorsed by CSMC and approved by Minister (HUPA) is enclosed. The CSMC decided to request State Governments to submit proposals under 5% A&O/IEC funds under BSUP and IHSDP for consideration by the CSMC.

(Action by States/UTs/ULBs)

2.4 The Mission Director reiterated the important points regarding formulation, execution and monitoring of BSUP and IHSDP projects emphasized by the Chairperson in the earlier CSMC/CSC Meetings (Annexure II).

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

3.1. Welcoming the participants, Secretary, HUPA and Chairperson, Central Sanctioning Committee (CSC) requested the States and ULBs to send proposals for new projects where 7-year ACA balance is available, seek 2nd/3rd/4th instalments by February 2009 and complete the process for appointing TPIMAs, PMUs and PIUs. Any proposals from States seeking subsequent instalments of ACA should contain TPIM/Independent Quality Assurance reports along with SLNA's comments on the same. She also requested the States/UTs to put in place a mechanism for proper maintenance of assets (i.e., housing units

and infrastructure components) created under BSUP/IHSDP projects and effective post-project maintenance. Urban Local Bodies and parastatal agencies should take a lead in organizing the beneficiaries under a proper banner such as Group Housing Society. Such societies can take care of issues related to maintenance of properties and common areas. The beneficiaries should also be trained how to maintain their assets and common properties/areas and discharge responsibilities of group living. In this regard the States/ULBs may utilize IEC funds seeking support from reputed NGOs/CBOs. To ensure greater participation by the members of such societies, feedback from them should be sought as to how problems of maintenance arise, how they can be solved and what could be their contribution towards upkeep of assets and common areas. Such interactions and best practices can be documented and demonstrated with support of civil society/use of multi-media.

(Action by States/UTs/ULBs)

3.2. Chairperson, CSC and Secretary (HUPA) referred to some proposals received from certain States seeking re-location of projects. She said that so long as there is no material change in the DPR, no change in the Central share and State share approved, and that the re-location proposals have been approved by the State Level Steering Committee/State Level Coordination Committee supported by adequate justification, the CSC would consider such proposals. Minor changes could be adopted with the approval of SCC and major changes need to come to Mission Directorate for vetting.

(Action by States/UTs/ULBs)

3.3. Chairperson, CSC and Secretary (HUPA) also referred to requests being received from States for effecting change in the beneficiary list and said that if the earlier identification was not scientifically done and the States come up with logical justification, the Committee will consider such requests. As regards the identification of beneficiaries in slum relocation projects, Secretary (HUPA) said that the authorities need not only look for BPL. If a person/family is genuine resident of the slum which is being relocated, but he/his/her family has income beyond the BPL, they need not be excluded from the list of beneficiaries provided they belong to EWS/LIG which is referred to in the JNNURM Guidelines approved by CCEA. Such beneficiaries will be able to pay more contribution than others. Such a step is unavoidable in order to give effect to a whole-slum approach requiring denotification of slums.

(Action by States/UTs/ULBs)

3.4. On proposals being received from States, who have no balance ACA available under IHSDP, for approval of new IHSDP projects, and also for additional sanction of Central assistance for dwelling units (on account of upward revision in the unit cost from Rs.80,000 to Rs.1 lakh) Secretary (HUPA) said that a reasonable option would be:-

- (a) The State takes a decision to request that a part of the balance allocation under BSUP be transferred to IHSDP taking into account the priorities of the State Government;
- (b) Where no or inadequate balance is available under BSUP/ IHSDP, the additional sanction of Central assistance to meet the enhancement in the unit cost of DUs from Rs.80,000 to Rs.100,000 would be allowed subject to the condition that the State would bear the cost which the Central Government may not be able to sanction on account of ACA allocation having been exhausted. In that case, the 1st and subsequent instalments towards additional sanction of Central assistance would be released within the overall 7-year ACA allocation for that particular State till the same is exhausted. But if final instalment will not be available for all the IHSDP projects approved in the future, the State would have to meet the same when the 7-year allocation is exhausted. The CSC decided that based on the priority decided by the State and subject to fulfilment of the conditions stipulated by CSC, 2nd and final instalment of ACA would be released within the 7-year allocation for the particular State. The State will have to give an undertaking in this respect that in the eventuality of final instalment of Central assistance not being available for the IHSDP projects, the State and ULB would meet the same from out of their own sources and complete the projects.

(Action by States/UTs/ULBs)

4. For the CSC Meeting, proposals seeking approval to 5 new IHSDP projects (1 each in Gujarat, Manipur and Maharashtra and 2 in Uttar Pradesh) were put up in the agenda. Brief details of the agenda are at Annexure-III.

5. Proposal for approval of new IHSDP projects

Gujarat

5.1. Representatives of the State of Gujarat made a presentation on the proposal seeking approval to 1 IHSDP project in Bhavnagar. The Committee observed the following:-

- The beneficiary list is not available; and
- The dwelling unit cost proposed is Rs.1,23,619 whereas the approval given by SLCC is Rs.1 lakh.

5.2. The representative of the State informed the Committee that though the dwelling unit cost approved by SLCC is Rs.1,00,000 the State Nodal Agency (GUDM) has informed the Chairman, SLCC that the Bhavnagar Municipal Corporation has technical and financial capability to meet the additional cost of dwelling unit beyond Rs.1 lakh. MD/JS (JNNURM) observed that Gujarat is one of the States providing least State share under IHSDP. This is much below the level that a State like Maharashtra, Uttar Pradesh or West Bengal provides. The State may consider additional State share to reduce the burden on beneficiaries.

5.3. The Committee approved the proposal subject to the following:-

- The State should furnish approval of the SLCC as the unit cost of the dwelling unit has increased;
- The list of beneficiaries should be furnished within 1 month.

Abstract of the approved components are at Statement-I of Annexure-IV. First instalment of ACA will be released on receipt of approval of SLCC.

(Action: Appraisal agency & State Government: to submit approval of SLCC; JNNURM Directorate to recommend release of 1st instalment of ACA on receipt of SLCC approval)

Uttar Pradesh

5.4. The representative of the State made a presentation on the proposal seeking approval to 2 IHSDP projects in Seorahi Nagar Panchyat in Uttar Pradesh. He informed that these projects were deferred in the 44th meeting of CSC held on 16.12.2008 as the Committee wanted the site to be inspected by the Central Monitoring agency. He said the agency has conducted site inspection and given the clearance.

5.5. Taking into account the comments of the Central Monitoring agency, the Committee approved the project. Abstracts of the approved components are at Statement-II & III of Annexure-IV.

(Action: JNNURM Directorate – to recommend release of fund)

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MP

5.6. OSD (JNNURM) made a presentation on the proposal received from the State of Manipur seeking approval to 1 IHSDP project in Kakching Municipal Council. He said that this project along with another project at Bishnupur was earlier considered in the 61st meeting of CSC. The Committee had at that time decided that as the State has greatly exceeded allocation of 7-year ACA to the State, the State may first focus on the already sanctioned projects and accordingly, the two projects of Manipur were deferred. He said since then the 7-year allocation for the State has been revised upward. As detailed presentation was made earlier by the representative of the State Government the Committee may consider the project.

5.7. The Committee observed the following:-

- The proposal still exceeds the 7-year allocation (by Rs.90 lakh);
- SLCC approval for the project has to be obtained (as the earlier proposal was for construction of 453 DUs whereas the present proposal is for 630 DUs;
- The State should rework the proposal in order that the project proposals are within the available allocation of ACA.

5.8. The representative of the appraisal agency (BMTPC) agreed to get the proposals reworked by the State. He informed the Committee that the State has already moved proposal for SLCC approval. The Committee agreed to approve the proposal with cost reworked by the Appraising Agency. It observed that OSD (JNNURM) should not put projects in the Agenda without getting all the requirements satisfied. The reworked proposal will be put up to the Committee.

(Action: BMTPC, OSD (JNNURM))

Maharashtra

5.9. The representative of the State of Maharashtra made a presentation on the proposal seeking approval to 1 IHSDP project at Ichalakaranji. He said the proposal was considered in the 43rd meeting of the CSC held on 10.12.2008 and was deferred as the land use for the proposed site was not residential. The agency has now obtained the approval for change of land use to residential. The State representative further informed the Committee that the project has been given priority by the State and said that as there is no balance ACA available under IHSDP the State has decided to divert fund from the available allocation under BSUP. He said similar diversion was done last year also.

5.10. The Committee approved the proposal subject to the following:-

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- The State should submit a proposal for diversion of ACA from BSUP to IHSDP for this specific project only which was posed earlier. The proposal should also take into account the additional requirement of ACA on account of enhancement in the unit cost from Rs.80, 000 to Rs. 1 lakh for the IHSDP projects sanctioned from 1.4.2008. The requirement of fund should be reconciled in consultation with the appraisal agency (HUDCO).

Abstracts of the approved components are at Statement-IV of Annexure-IV. First instalment of ACA will be released on receipt of formal request for diversion of ACA from BSUP to IHSDP and a general decision of the National Steering Group meeting on 24.11.2009).

(Action: State Government in consultation with HUDCO to submit proposal for diversion of ACA from BSUP to IHSDP for this project and additional ACA for IHSDP projects approved after 1.4.2008 ; JNNURM Directorate to recommend release of 1st instalment of ACA on receipt of formal request for diversion of ACA from BSUP to IHSDP)

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

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 69th MEETING OF CENTRAL
SANCTIONING COMMITTEE (CSC) OF IHSDP HELD UNDER THE
CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 19.11.2009

1. Ms. Kiran Dhingra, Secretary, in Chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Mission Director and Joint Secretary (JNNURM), MoHUPA
3. Ms Sudha Krishnan, Joint Secretary & Financial Adviser, Ministry of UD/HUPA
4. Shri Naresh K Dhiran, Town & Country Planner, TCPO, Ministry of Urban
Development
5. Shri D.S. Negi, OSD (JNNURM), MoHUPA
6. Shri Deena Nath, Deputy Director, Ministry of Finance
7. Shri Umraw Singh, Deputy Director, MoHUPA
8. Ms Philomena Raphael, AO (JNNURM), MoHUPA
9. Shri Ravi S. Rajpute, Corporator, Maharashtra
10. Ms. Gauri Kumar, Principal Secretary (UD), Government of Gujarat
11. Shri Sandeep Mahajan, Omkar Associates Consultant, Pune
12. Shri S.K. Chaudhary, Executive Director, HUDCO, New Delhi
13. Ms. Rekha V. Sarathy, Regional Chief, HUDCO, Ahmedabad
14. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
15. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
16. Dr. Shailesh Kr. Agrawal, Executive Director, BMTPC, New Delhi
17. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
18. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
19. Shri Venugopal, P. HUDCO, Ahmedabad
20. Shri Mahendra P. Dave, Consultant to Dondaicha, Maharashtra
21. Capt. S Mukhopadhyay, Civil Engineer, BMTPC
22. Shri Rajesh Kumar Singh, P.O., DUDA, G.B. Nagar, Uttar Pradesh
23. Shri Vijay Anadkat, Team Leader, PMU, Gujarat
24. Shri D.R. Hadadare, Chief Engineer, MHADA, Maharashtra
25. Shri M Jayachandran, Deputy Director, MoHUPA

ANNEXURE-II

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

CDPs and Slum Development Plans

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

Slum & Socio-economic Surveys

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

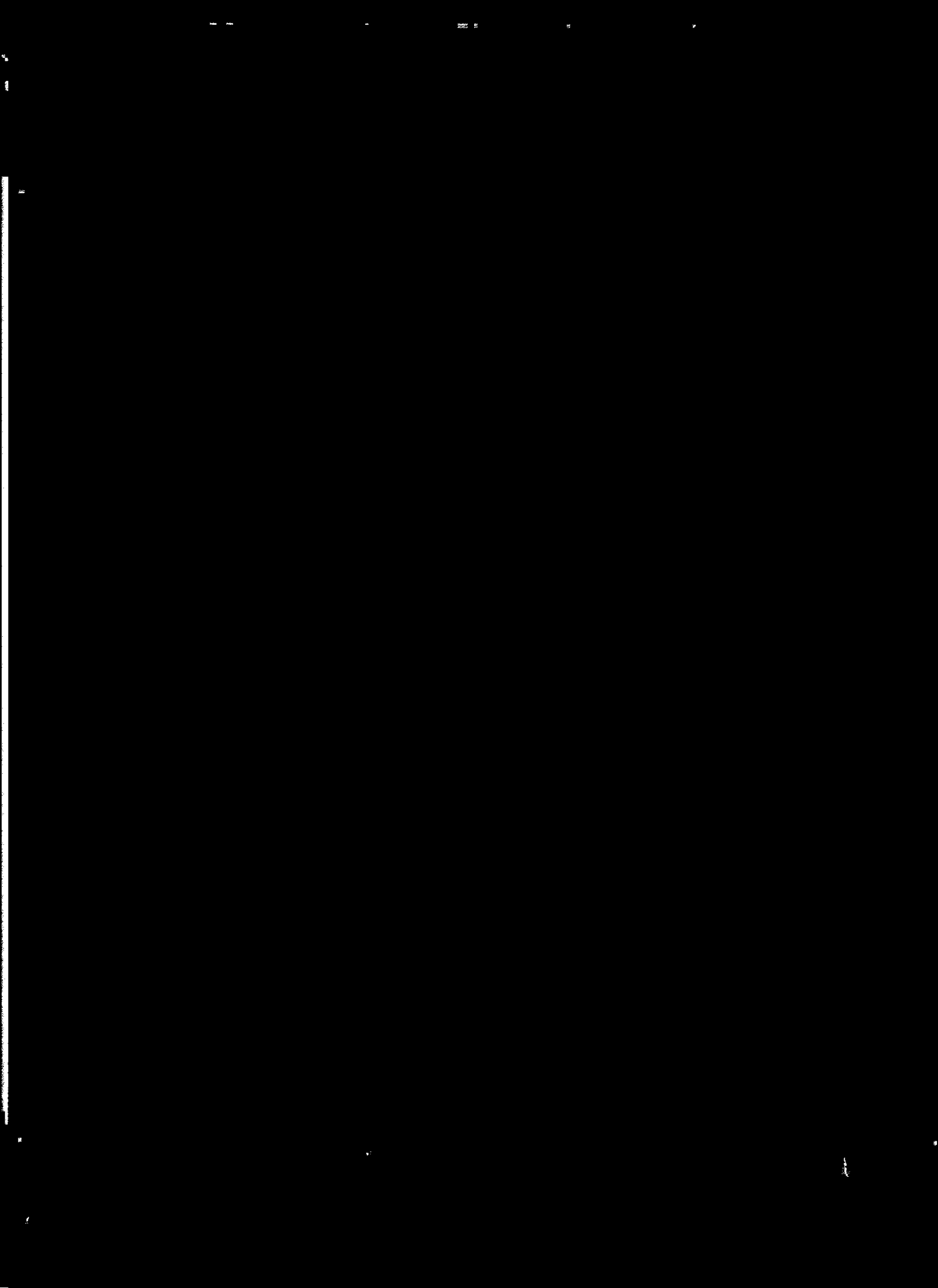
- In case there is time constraint, *regular slum survey and household socio-economic survey* can be preceded by *rapid slum and socio-economic surveys* for the purposes of assessing the state of basic amenities in slums and the felt-needs of beneficiaries, duly considering their broad social, economic,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

Consultation with Beneficiaries

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

Mandatory Clearances/Approvals

- The State Level Nodal Agency/implementing bodies should ensure that the necessary clearances/approvals such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are in place before the DPRs are posed to the State Level Steering Committee/State Level Coordination Committee, as the case may be, for consideration. The CEO of the SLNA and State Secretary concerned



should place the necessary technical clearances/approvals under various laws, including Environmental, Town Planning and Municipal laws, etc. and certificate that the estimates contained in the DPRs are authenticated/certified by the technically competent authorities under the State PWD Core/rules before the SLSC/SLCC.

- The layouts proposed for housing colonies under BSUP and IHSDP, showing various land uses and facilities proposed must conform to the prevalent Town Planning Rules/norms, as applicable to low income housing/informal settlements. Copies of layouts and housing designs must invariably accompany DPRs when the same are sent to Appraising Agencies.

Housing & Infrastructure Components

- The Ministry of Housing & Urban Poverty Alleviation has circulated Model DPR document to all States/UTs. The same is also placed in the Ministry's web site for JNNURM. A 'whole slum' approach will need to be adopted covering provision of land tenure, affordable housing and basic services. The whole slum proposed for development/redevelopment/relocation should be de-notified after the BSUP or IHSDP project is implemented. However, considering the difficulties in practice and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered. Under the whole slum approach, it must be ensured that pucca houses left out of housing programme should be provided with individual toilet facilities with a view to achieving total sanitation.
- The housing component should generally be at least 50% of the total project cost with a view to achieving the targets fixed under the Mission and also giving primacy to the provision of shelter to the urban poor except in cases where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments.
- Adequate provision should be made for water supply, sewerage, drainage, solid and liquid waste disposal in the colonies proposed for development under BSUP or IHSDP. Individual water and sewer connection should be provided. Digester technology, where immediate connections to city sewer systems are not feasible, could be adopted in the place of dual-pits/septic tanks, wherever feasible.

Education, Health & Other Facilities

- Proposals for additional schools or additional rooms in existing schools must be part of the DPRs. The capacity of the existing schools to absorb the children from colonies being developed under BSUP and IHSDP needs to be carefully studied. The estimate of school-going children (including those from the new colonies) and demand for classrooms in

terms of prevailing norms, capacity in existing schools and the additional capacity required should be worked out.

- Similar exercise should be done for providing health care facilities – hospitals, health centres, maternity centres etc.
- Action needs to be taken to ensure that other community infrastructure facilities like electrical sub-stations, transformers, water supply reservoirs, parks, playgrounds, bus stops, local markets, post offices etc. are also made available to the poor.
- Detailed estimates of community facility requirements as per planning norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.

Colony Layouts & Housing Designs

- The colony layout plan should be socially cohesive and should facilitate social interaction amongst the dwellers. Efforts should be made for providing at 30% open areas along with 15% organised green area in the layouts.
- Adequate space must be provided in the layouts for community facilities including social and livelihoods infrastructure. The layout plan must include designated space to take care of convergent services such as health, education and recreation, informal sector markets, livelihood centres, pens for animals (if permitted and required) etc. in accordance with the specific needs of each of the slum pockets and their beneficiaries.
- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.
- In the case of more than G+3 structures, provisions for ramp/lifts may be made to ensure that the old, disabled and children are not put to inconvenience.
- While priority should be given to accommodate physically challenged beneficiaries in the colonies, suitable barrier-free environments need to be provided for them in the proposed projects.
- The Ministry of HUPA, with the help of HUDCO and BMTPC, has developed good designs of houses, colonies, ramps and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published in this regard. The same may be referred to.

- The State Level Nodal Agency/ULBs/other implementing agencies may adopt innovative designs for layouts and houses for the poor, multi-purpose community centres, informal sector markets, animal pens, etc. not only, in BSUP and IHSDP projects but also in their own programmes taken up by Housing Corporations/Boards etc. duly considering the models presented by HUDCO and BMTPC in the Toolkit published by the Ministry.

Developing Green Habitats

- States/UTs should take action to develop green habitats for the urban poor duly providing as many green belts, parks, avenue plantations, etc. as possible. Road-side plantations with tree guards and block plantations in the colonies taken up under BSUP and IHSDP should be given priority by the ULBs/Departments dealing with Parks, Plantations and Urban Forests.
- Tall seedlings, say 4-5 years old may be procured and planted in BSUP and IHSDP colonies so that they get established quickly without the need for careful nurture and maintenance.

Connectivity to City Infrastructure

- The infrastructure networks being developed under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line city infrastructure facilities, either already existing or being developed under UIG / UIDSSMT or State Government programmes in accordance with CDPs.
- The States / ULBs should ensure proper coordination amongst various agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes to make sure that slums and low-income communities are linked to city-wide infrastructure systems. The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure such type of linkages.
- Infrastructure facilities provided to slum-dwellers/urban poor in the BSUP and IHSDP colonies should not be inferior to those in the surrounding areas.

O&M - Maintenance of Assets

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

Time & Cost Over-runs

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

Setting up of PMU/PIUs

- The States/UTs should submit proposals to OSD (JNNURM) who will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent methods should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such appointments should not be permanent in nature but only in terms of short-term engagements. No appointment should be seen as a place for parking the dead-wood. States/UTs must take all care to ensure that the PMU/PIUs have competent personnel.
- Each appointment to PMU/PIU should be based on prescribed terms of reference and the deliverables should be measured. Various activities, tasks and outcomes have to be clearly spelt out in the TORs. States/ULBs should exercise utmost caution in making such appointments on a contract basis. They should try and ensure minimum expenditure by selecting / appointing professionals at an appropriate remuneration rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a reasonably high level. If need be, qualified persons from Central/State Government/ULBs could be taken in PMU/PIU on deputation. The personnel with PMUs/ PIUs should work in tandem/collaboration with the State Level Nodal Agency / ULBs. These personnel should also assist in the implementation of other programmes like SJSRY.

Fees for Preparation of DPRs

- The States/UTs should submit proposals for reimbursement of fees to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency should submit report to the Ministry for releasing Central Assistance for reimbursement of charges towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. After approval, recommendation will be sent to the Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants.
- The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided in the Central Sanctioning

& Monitoring Committee /Central Sanctioning Committee Meetings earlier. While sending proposals for reimbursement of project preparation charges, the appraising agency must ensure that two copies of DPRs (duly revised based on decisions of CSMC/CSC) are provided to OSD (JNNURM) for record. The Appraising Agency should also keep two copies of DPRs with it in safe custody so as to be able to meet requests for information under the RTI Act, 2005.

Community Development Network (CDN)

- The States / UTs should prioritise and get necessary approval from SLSC/SLCC to the proposals concerning Community Development Network (CDN) so as to seek support from the Community Participation Fund. Such proposals received in the Ministry of HUPA will be appraised by a team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee for consideration.
- Community Development Networks involving Neighbourhood Groups, Neighbourhood Committees and Community Development Societies should be promoted so that the dynamics of the CDN lead to fraternity in the neighbourhoods and issues of alienation of all sorts could be eliminated. CDN should work towards better inter- and intra-relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.

Quality in Execution of Projects

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

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 installment is released under BSUP and IHSDP projects, TPIM or quality inspection report until such time a TPIMA is engaged, will be required from the concerned States/UTs unless the CSMC/CSC is of the opinion that the release need not be stopped for the present in the interest of completing houses for the urban poor, who have contributed their share.

Capacity Building Activities

- In the year 2006-07, the Ministry of HUPA had released fund to the State Governments for capacity building activities including research and training towards implementation of BSUP and IHSDP projects. Unless the States/UTs submit utilisation certificates for the funds released earlier, further releases of Central Assistance would be held up, as utilisation certificates have to be furnished within 12 months from the date of closure of the financial year to which financial sanction pertains.
- Capacity building is one of the biggest constraints in the execution of projects and reforms under JNNURM. The States/UTs may take full advantage of the IEC facilities under JNNURM, the National Programme on Capacity Building for Urban Poverty Alleviation and the programme of National Network of Resource Centres (NNRCs).

City/Town Poverty Reduction Strategy

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

Key Reforms - Core to the Urban Poor

- Special attention should be paid for the implementation of the three key reforms stipulated under JNNURM that are critical to the urban poor: (i)

internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the implementation of 7-Point Charter in accordance with agreed timelines; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization. States/UTs must develop broad state level policy frameworks to facilitate the implementation of these reforms in all cities and towns.

- The issues of land availability for housing the urban poor and providing them security of land tenure are important issues to be addressed by States/UTs/ULBs if the goals of JNNURM are to be attained. States/UTs need to develop a policy framework including tangible reforms in master planning paradigm and process urgently.

Convergent Delivery of Social Services

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

employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

Projects for *in situ* Development

- 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 counselors 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 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.

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

Sl. No	City/State	Project Title	Total Cost	Central Share	State Share	2nd Installment	Brief Summary	Page No.
A.	Bhavnagar, Gujarat	Implementation of Integrated Housing and Slum Development Programme at Bhavnagar (Gujarat)	15.88	10.81	5.07	5.41	<ul style="list-style-type: none"> ➤ SLCC has approved the project in principle with condition to revise the schemes social infrastructure norms and as well as revision of dwelling unit design. ➤ The Ration of Housing: Infrastructure is 78%:22% of total project cost. ➤ Project envisages construction of 1000 dwelling units with built up area of 28.5 sq. mt in G+ 3 structures on relocation site from two slums. ➤ The land will be allotted to individual beneficiaries & the title will be in name of female /joint name of family member on 99 years lease. ➤ The list of Beneficiaries will be submitted after finalization. ➤ Agency has proposed internal roads, drainage, 23 street light poles and development of one park. ➤ The schedule of rates adopted are R&B Dept. & CWSSB SOR of Bhavnagar district of year 2008-09. ➤ The project duration is 15 months. 	01 to 16
		Total	15.88	10.81	5.07	5.41		

(Rs.)

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

(Rs. in Crores)

Sl. No	ULB/State	Project Title	Total Project Cost	Central Share	State Share	1 st Install-ment	Brief Summary	Page No.
A.	Seorahi Nagar Panchayat District - Kushi Nagar, Uttar Pradesh	Integrated Housing and Slum Development Programme scheme for Ambedkar Nagar Slum in the town of Seorahi (Phase-I), District - Kushi Nagar, Uttar Pradesh	2.00	1.19	0.91	0.59	<p>Present Proposal was deferred by 44th CSC held on 16.12.2007. CSC had instructed the on-site field inspection by Monitoring Cell before reconsideration of the project.</p> <p>The monitoring cell has carried out on-site inspection and mentioned that slum has higher population in comparison of slums on Govt. Land. It is further indicated that the proposal is as per deficiency found under housing and infrastructure component.</p> <p>SLCC has approved the project.</p> <p>Elected local body is in existence.</p> <p>Agency has conducted the socio-economic survey.</p> <p>The Ration of Housing: Infrastructure is 59% : 41% of total project cost.</p> <p>The ownership of land is with the beneficiaries.</p> <p>Project envisages in-situ construction of 81 dwelling units with built up area of 30.11 sq. mtr in single Storey structures and up gradation 19 nos. of DUs.</p> <p>The infrastructure component like, road, drain, electrification, water supply-laying of pipe line and sewerage with digesters etc.</p> <p>One multipurpose livelihood Centre in G-1 structure and park is proposed under social infrastructure.</p>	01 to 16

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

(Rs. in Crores)

						<ul style="list-style-type: none"> ➤ The biometric identification of beneficiaries needs to carry out. ➤ The Schedule of Rates adopted is as per UPPWD SOR 2008. ➤ The project duration is 15 months.
<p>B. Seorahi Nagar Panchayat, District - Kushi Nagar, Uttar Pradesh</p>	<p>Integrated Housing and Slum Development Programme scheme for Malviya Nagar Slum in the town of Seorahi (Phase-II), District- Kushi Nagar, Uttar Pradesh</p>	<p align="center">2.00</p>	<p align="center">1.24</p>	<p align="center">0.56</p>	<p align="center">0.59</p>	<ul style="list-style-type: none"> ➤ Present Proposal was deferred by 44th CSC held on 16.12.2008. CSC had instructed the on-site field inspection by Monitoring Cell before reconsideration of the project. ➤ The monitoring cell has carried out on-site inspection and mentioned that slum has higher population in comparison of slums on Govt. Land. It is further indicated that the proposal is as per deficiency found under housing and infrastructure component. ➤ SLCC has approved the project. ➤ Elected local body is in existence. ➤ Agency has conducted the socio-economic survey. ➤ The Ration of Housing: Infrastructure is 51%: 49% of total project cost. ➤ The ownership of land is with the beneficiaries. ➤ Project envisages in-situ construction of 75dwelling units with built up area of 30.11 sq. mtr in single Storey structures and up gradation 06 nos. of DUs. ➤ The infrastructure component like, road, drain, electrification, water supply-laying of pipe line and sewerage with digesters etc. ➤ One multipurpose livelihood Centre in G-1 structure.

69th CSC meeting, dated : 19.11.2009 (Supplementary Agenda- Brief)

25/34

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

(Rs. in Crores)

						<ul style="list-style-type: none"> > and park is proposed under social infrastructure. > The biometric identification of beneficiaries needs to carry out. > The Schedule of Rates adopted is as per UPPWD SOR 2008. > The project duration is 15 months.
Total		4.00	2.43	1.47	1.18	

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

Sl. No	ULB/State	Project Title	Total Project Cost	Central Share	State Share	1 st Install-ment	Brief Summary	Page No.
A.	Kakching town, Manipur	Integrated Housing and Slum Development Programme under JNNURM at Kakching Municipal Council, Manipur	15.48	11.92	3.56	5.96	<p>Present Proposal was deferred by 61st CSC held on 26.2.2009 due to exceeding the 7-year ACA allocation for State of Manipur</p> <p>However, as per revised allocation, State of Manipur has ACA balance of Rs. 9.72 Crores and 1.62 in 5% fund under O&M.</p> <p>The proposal has requested for Central Share is Rs. 11.92 Crores.</p> <p>Elected local body is in existence and MoA signed.</p> <p>A field visit was made by B.MTPC officers on 1st & 2nd July, 2009 at site in Ward no. 4 & 6.</p> <p>The beneficiary list and mode of construction of houses for the project finalized.</p> <p>State Agency was advised to duly incorporate site layouts, identify benefici</p> <p>Agency has conducted the socio-economic survey. In 2006.</p> <p>The Ration of Housing to Infrastructure is 60% : 40% of total project cost.</p> <p>The ownership of land is with the beneficiaries.</p> <p>Project envisages in-situ construction of 630 EWS dwelling units with built up area of 27.55 sq. mtr in single Storey structures comprising two rooms.</p>	01 to 05

(Rs. in Crores)

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BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING COMMITTEE (CSC) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDDP)

(Rs. in Crores)

					<ul style="list-style-type: none"> ➤ Kitchen and a platform. ➤ As per prevailing customs toilets and bathroom not attached to the houses but they are proposed very near to house with individual septic tank for convenience of beneficiaries. ➤ 654 septic tanks, 3 Community toilet and 3 livelihood centers are proposed under infrastructure component. ➤ The Estimates are work out on the basis of DSR 2007 with 81 cost index applied (Certificate given) and Manipur PWDSOR 2008 with 15% cost index applied. ➤ No Certificate in respect of Manipur PWDSOR 2008 with 15% cost index is given. ➤ Though, as per implementing agency, Manipur PWDSOR 2009 released with 15% to 30% higher than SOR 2008 few days back.. ➤ The project implementation mechanism not indicated in DPR..
Total	15.48	11.92	3.56	5.96	

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

(Rs. in Crores)

Sl. No	City/State	Project Title	Total Cost	Central Share	State Share	2nd Installment	Brief Summary	Page No.
A.	Ichalkaranji City, Maharashtra	Implementation of Integrated Housing & Slum Development Programme at Ichalkaranji Municipal Council, Distt.- Kolahpur, Maharashtra	30.50	20.19	10.30	10.09	<ul style="list-style-type: none"> > 43rd CSC meeting had approved the project in principle on 0.12.2008 with condition i.); Conversion of land use to residential purposes. 2.) Bio-metric identification of the beneficiaries needs to be carried out. > In view of CSMC conditions, Implementing agency has submitted a notification of Govt. of Maharashtra notification regarding change of land use of the proposed site for residential use. > Implementation Agency had conducted identification and prioritization of the slums and The 3 slums covered are Jai Bhim, Yehrunagar, Renuka slum. > SLCC has approved the project and Local elected body is existence. > The Ration of Housing: Infrastructure is 64%:2% of total project cost. > Project envisages construction of 1488 dwelling units with built up area of 27.78 sq. mtr in G+2 RCC structures in 3 slums. > The ownership of land is with Govt. > The list of Beneficiaries has been submitted but Bio-metric identification yet to carry out. > Agency has proposed internal roads, drainage. 	01 to 10

69th ESC meeting, dated : 19.11.2009 (Satellite Agenda- Brief)

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

(Rs. in Crores)

					<ul style="list-style-type: none"> > street light poles etc. in basic infrastructure. > The agency has also proposed one each in 3 Community halls, crache and informal market. > The provision for development of Compound walls also proposed. > The schedules of rates adopted are DSR of Pune region of year 2007-08. > The project duration is 15 months.
Total	30.50	20.19	10.3	10.09	

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Sl. No.	Name of the State	Name of the city/ District	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Gujarat	Bhavnagar/ Dist Bhavnagar	A IHSDP Scheme for construction of 1000 DUs at Bhavnagar, Gujarat	1236.19	800.00	436.19	400.00
			B Relocation - Construction of 1000 new Dwelling units @ Rs.1,23,619/- per DU having built-up area 28.80 sqm, G+3 storied comprising of Living room, Bedroom, kitchen with "L" shaped cooking platform, balcony, bath & WC. The houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member on 99 year lease basis.				
	Details of State Share						
		(Rs in lacs)					
1)	State grant	135.18	Sub Total (A)	1236.19	800.00	436.19	400.00
2)	ULB share	71.37	1. Roads & culverts	22.55	18.04	4.51	9.02
3)	Beneficiaries share	300.00	2. Water supply	2.69	2.15	0.54	1.08
	Total State Share	506.54	3. Sewerage	21.67	17.34	4.33	8.67
	Per DU Finance (Rs.)		4. Street lighting	11.58	9.26	2.32	4.63
1)	Central share	80000.00	5. Percolating well	1.85	1.48	0.37	0.74
2)	State grant	10000.00	6. Common area of dwelling units	271.36	217.09	54.27	108.54
3)	ULB share	3619.00	7. Garden	4.82	3.86	0.96	1.93
4)	Beneficiaries share	30000.00	8. Animal Pen	4.60	3.68	0.92	1.84
	Total	123619.00	9. Livelihood Centre	10.65	8.52	2.13	4.26
			Sub Total (B)	351.77	281.42	70.35	140.71
			Project Total (A+B)	1587.96	1081.42	506.54	540.71
			Total for Gujarat (1 project)	1587.96	1081.42	506.54	540.71

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Annexure-IV
to the Minutes of 69th CSC held on 19.11.2009

Sl. No.	Name of the State	Name of the city/ District	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2	Uttar Pradesh	Seorahi/ Distt. KushinNagar	IHSDP Scheme for Ambedkar Nagar slum in the town of Seorahi, Distt. Kushinagar, UP				
STATEMENT-II							
Details of State Share (Rs in lacs)							
1)	State grant			101.59	64.80	36.79	32.40
2)	ULB share		Upgradation (19 Dus)				
			WC-Bath 2 Nos. @ Rs. 26217.00	0.52	0.16	0.36	0.08
			K+WC+Bath 9 Nos. @ Rs. 43042.00	3.87	2.02	1.86	1.01
			IR+K+WC+Bath 8 Nos. @ Rs. 80837.00	6.47	2.56	3.91	1.28
3)	Beneficiaries share						
			Sub Total (A)	112.46	69.54	42.92	34.77
4)	Other charges						
			1.Road + Restoration of old Road	20.18	16.14	4.04	8.07
			2.Drain	3.37	2.70	0.67	1.35
			3.Electrification	4.79	3.83	0.96	1.92
			4.Water Supply-Laying of pipe line	2.47	1.98	0.49	0.99
			5.Park	2.79	2.23	0.56	1.12
			6.Ivelhood Centre	13.58	10.86	2.72	5.43
			7.Sewerage with digester	30.73	24.58	6.15	12.29
			Sub Total (B)	77.91	62.33	15.58	31.16
			Project Cost (A+B)	190.37	131.86	58.50	65.93
			1. A&OE @ 2%	3.81	0.00	3.81	0.00
			2. IECC& DPR preparation @ 3%	5.71	0.00	5.71	0.00
			Sub Total (C)	9.52	0.00	9.52	0.00
			Total Project Cost (A+B+C)	199.89	131.86	68.02	65.93

Note : In addition to the above, agency has proposed 12.5% contingency charges, which has been excluded from the project costing.

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Sl. No.	Name of the State	Name of the city / District	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
3.	Uttar Pradesh	Seorahi/ Distt. Kushi Nagar	IHSDP Scheme for Malviya Nagar slum in the town of Seorahi, Distt. Kushinagar, UP	94.07	60.00	34.07	30.00
STATEMENT-III							
Details of State Share (Rs in lacs)							
1)	State grant			0.79	0.24	0.55	0.12
2)	ULB share			0.43	0.22	0.21	0.11
3)	Beneficiaries share			1.62	0.64	0.98	0.32
4)	Other charges			96.90	61.10	35.80	30.55
Total State Share				64.00	61.10	35.80	30.55
Per DU Finance (Rs.)							
1)	Central share			8.53	6.82	1.71	3.41
2)	State grant			4.79	3.83	0.96	1.92
3)	ULB share			6.07	4.86	1.21	2.43
4)	Beneficiaries share			2.79	2.23	0.56	1.12
Total				12542.00	10.86	2.72	5.43
<p>Note : In addition to the above, agency has proposed 12.5%centage charges, which has been excluded from the project costing</p>							
A				<p>Insitu & Upgradation - Construction of 75 new Dwelling units insitu @ Rs.125424/- per DU, Single Storey with builtup area of 30.11 sqmt. which includes 2 rooms with independent access to toilet, separate WC & bath room. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/ transferring restriction.</p>			
B				<p>Upgradation (6 Dus)</p> <p>WC-Bath 3 Nos. @ Rs. 26217.00</p> <p>K+ WC+ Bath 1 No. @ Rs. 43042.00</p> <p>IR+ K+ WC+ Bath 2 Nos. @ Rs. 80837.00</p> <p>Sub Total (A)</p> <p>1.Roads + Restoration of old road</p> <p>2.Drain</p> <p>3.Electrification</p> <p>4.Water Supply</p> <p>5.Park</p> <p>6.Livelihood Centre</p> <p>7.Sewerage with digester</p> <p>Sub Total (B)</p>			
C				<p>1. A&OE @ 2%</p> <p>2. IE&C DPR preparation @ 3%</p> <p>Project Cost (A+B)</p> <p>Sub Total (C)</p> <p>Total Project Cost (A+B+C)</p>			
				93.43	74.74	18.69	37.37
				190.33	135.85	54.48	67.92
				5.71	0.00	5.71	0.00
				9.52	0.00	9.52	0.00
				199.85	135.85	64.00	67.92

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