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

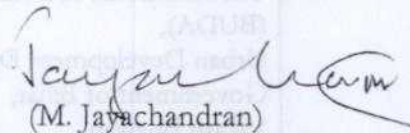
Room No. 201 G Wing  
New Delhi, dated 26 November, 2007

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 20<sup>th</sup> meeting of the Central Sanctioning Committee of Ministry of Housing and Urban Poverty Alleviation held on 19.10.2007 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 all the State implementing agencies/nodal agencies 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 UD, 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. Shri R.C. Joshi, Joint Director, (Urban Administration), Government of Madhya Pradesh, Nagar Palika Bhavan, Bhopal.
2. Shri Anand Mohan, Project Director, LSG Department, Government of, Rajasthan, Jaipur.
3. Shri Sanjeev Ranjan, Resident Commissioner, Tripura, New Delhi
4. The Chief Engineer-II, Maharashtra Housing and Area Development Authority (MHADA), Grih Nirman Bhavan, Bandra (East), MHADA, 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 Andhra 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 Chhatisgarh, 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 <sup>th</sup> 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

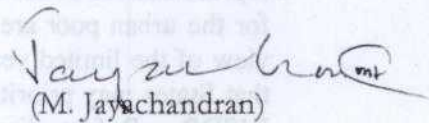
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> floor, Bapu Bhawan, Lucknow – 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu Bhavan, Lucknow – 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.
The Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN	The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001
The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001	The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Principal Secretary (UD), Government of NCT of Delhi, 9 <sup>th</sup> Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.

The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-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. OSD (JNNURM), Ministry of HUPA.
5. DS(JNNURM), Ministry of HUPA
6. US(JNNURM), Ministry of HUPA
7. DD(JPC), NBO, Ministry of HUPA
8. DD(Data & MIS), NBO, Ministry of HUPA
9. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
10. The CMD, HPL, Jangpura, New Delhi-110014
11. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110 003
12. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre, Lodhi Road, New Delhi 110 003.
13. The Director, Indian Institute of Technology Delhi, Hauz Khas, New Delhi-110 016
14. 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 20<sup>th</sup> MEETING OF THE CENTRAL SANCTIONING COMMITTEE (CSC) OF INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAMME

Nirman Bhawan, New Delhi, October 19, 2007

The twentieth 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 19<sup>th</sup> October, 2007. List of participants is at **Annexure – I**.

2. JS(JNNURM) and Mission Director in his welcome address drew attention of the representatives of the States towards implementation of reforms under JNNURM and said that there is an urgent need to speed up three reforms that are core 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; (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. He said that necessary action to achieve the timelines indicated in the Memorandum of Agreement on these reforms should be taken without fail. He also urged them to speed up implementation of already approved projects and submit utilisation certificates along with physical and financial progress report to enable the Ministry of Finance to release second instalment of Central share.

3. In his opening remarks, Chairman, CSC and Secretary (HUPA) requested the representatives of the States and the appraisal agencies to ensure that houses constructed for the urban poor are of good quality and that they are not of poor quality houses. In view of the limited year-wise allocation of fund by Planning Commission, he suggested that States may prioritise their projects and towns to be taken up both under BSUP and IHSDP. Before discussing the agenda items he drew the attention of the State authorities/implementing agencies/appraisal agencies towards the following important points:-

- 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 help in smooth implementation of 7-Point Charter.
- To ensure proper convergence of health, education and social security components, care should be taken to incorporate social infrastructure components in the projects. A need based multipurpose community centre, work-shed for the urban poor to continue with 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 before the State Level Steering Committee/State Level Coordination

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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. It should be ensured by the State level authorities that no escalation, departmental charges or contingencies are incorporated in the project cost. Since these projects are required to be completed in 12 to 15 months, no escalation of the project cost is permissible.

- Emphasis should be given to ensure that good quality houses are constructed within the 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. The design and layout of the houses should incorporate following features
  - i) Carpet area of the house should not be less than 25 square metre.
  - ii) House should have two rooms, kitchen, balcony and separate bath and toilet.
  - iii) There must be sufficient open space and green area within the colony.
  - iv) Design of the houses should ensure proper ventilation and natural lighting. Entrance doors & windows should have a wire mesh.
  - v) An innovative approach should also be adopted while designing the inner lay out 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 keeping things.
  - vi) While constructing multi-storey structure efforts should be made to make it disabled-friendly. Construction of ramps instead of conventional staircases is an alternative.
  - vii) Layout of the houses should facilitate social interaction among the residents and row after row houses are not desirable
- 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. These aspects 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 houses are affordable for the urban poor people, and wherever possible structures/common facilities/common spaces such as stair-case for a multi-storey building 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

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remaining for infrastructure (excluding colonies where EWS units were built/are being built with Central Government/State Government support). This would ensure that more numbers of houses are constructed for the poor under JNNURM.

- In all the projects undertaken under BSUP and IHSDP effort should be taken for inclusion of the following within the total approved project cost
  - Interim measures for proper sanitation such as use of Dual Pits or Digesters etc.;
  - The beneficiary component to be recovered in about 4 instalments in line with the progress of the construction of different phases
- The States/UTs should work towards achieving the Mid-Term Targets by 31<sup>st</sup> 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 2<sup>nd</sup> instalment of Central assistance. States/UTs are to furnish quarterly progress report on the stage of implementation of projects (physical and financial). In addition to this, all the States/UTs should furnish a single page abstract of the progress by 5<sup>th</sup> of every month to the Ministry of HUPA.

4. Joint Secretary (JNNURM) and Mission Director said that the above mentioned measures along with those conveyed to the States/UTs through the minutes issued in the past, as enumerated hereunder, should be taken up for the smooth implementation of BSUP/IHSDP projects.

5. *SPECIFIC MEASURES TO BE UNDERTAKEN*

***Project Preparation:***

- *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. 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 the scheme. This also assumes importance considering the estimated shortage of about 24.7 million houses in the country at the beginning of the 11<sup>th</sup> Plan with 98% of the same being under EWS/LIG categories.*
- *State/ULB/implementing agency should ensure that all procedures are followed as per the State PWD Code regarding technical scrutiny,*

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administrative sanction and financial propriety before projects are put up to the State Level Steering Committee/State Level Coordination Committee.

- 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. The DPRs should specially include the following aspects:
  - 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.
- 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.

#### **Appraisal Agencies**

- 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. 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 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

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proposal is within a reasonable limit in general, say about 40 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.

**Action to be taken by State Government for implementation of project**

- 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 are benefited.
- 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 good quality. The houses built under BSUP/IHSDP should preferably have two rooms with attached bath, latrine and kitchen and the covered area should range between 25 to 30 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.
- 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;
- 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;
- 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 – 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;

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- 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.

### Monitoring Reports


- 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 Secretary (HUPA) to the Chief Secretary and the concerned Secretary 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.**
- The States/UTs which have already been sanctioned projects under BSUP/IHSDP should expeditiously implement them with the 1<sup>st</sup> 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 2<sup>nd</sup> instalment of the share of the Central Government.

6. In the meeting six projects were put on the agenda. State-wise break up of project proposals is as follows:-

State	No. of project proposals
Madhya Pradesh	2
Rajasthan	1
Tripura	1
Maharashtra	2
<b>Total</b>	<b>4</b>

Brief details of these projects are at **Annexure-II**. All these projects were appraised by HUDCO. The Chairman of CSC requested representatives of the State Governments to give an account on the following:-

- 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 2<sup>nd</sup>

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- 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.

7. The representative of the Government of Maharashtra made a presentation on the two IHSDP projects for Buldhana city and Tasgaon city. After detailed discussions and taking into account the views of appraisal agency, etc., the Committee decided that:-

- (i) the design of the house needs improvement to provide for 2 rooms, kitchen; separate bath and toilet with windows and provision for proper ventilation
- (ii) community centres for each housing colony should be provided keeping in view the requirement of the beneficiaries

7.1. Accordingly, the Committee approved the two projects subject to the condition that the representative of the State Government should furnish revised statements showing details of the components and the revised design to incorporate points at (i) and (ii) above, in consultation with the appraisal agency. The total cost for all the components for which Central assistance would be provided should be within the cost approved by the SLCC.

**Abstracts of the approved projects, based on the revised details furnished by the representative of the State Government, are at Statement I & II of Annexure-III.**

8. A presentation on the IHSDP project for Alwar Nagar Parishad (Phase-I) was made by the representative of the State Government of Rajasthan. After detailed discussions and taking into account the views of appraisal agency, etc., the Committee decided that:-

- (i) The cost for upgradation should be reduced to a reasonable level. Where only toilet is to be provided it be reduced to a level of Rs.10,000 and where toilet and also kitchen are to be provided, the cost could be Rs.28,000;
- (ii) Bath and toilet should have windows and the entire house should have proper ventilation;
- (iii) The design of the community facilities should be in accordance with the requirement of the beneficiaries
- (iv) Provision for wire-mesh door be made at the entrance door and on all windows

Accordingly, the Committee approved the project subject to the condition that the representative of the State Government should furnish revised statements showing details of the components to incorporate points at (i) to (iv) above, in consultation with the appraisal agency. The total cost for all the components for which Central assistance would be provided should be within the cost approved by the SLCC.

**Abstract of the approved project, based on the revised details furnished by the representative of the State Government, is at Statement III of Annexure-III.**

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9. Representative of the State Government of Tripura made a presentation on the IHSDP project for Teliamura town. The Committee observed that the cost for infrastructure components is very high as compared to other States in the North Eastern region. Considering the total cost of the project (Rs.941.99 lakh) and the share of housing component (Rs.360 lakh), the Committee was of the opinion that at the maximum the ratio of housing and infrastructure component could be 1:1.

9.1. In view of the observations mentioned above, the representative of the State Government informed the Committee that the State would come up with a revised project proposal. **Accordingly, the Committee deferred the project.**

10. A presentation on two projects (for Orchha town and Hoshangabad town) was made by the representative of the State Government of Madhya Pradesh. After detailed discussions and taking into account the views of appraisal agency, etc., the Committee decided that:-

- (i) Separate bath and toilet should be provided in each of the houses;
- (ii) Bath and toilet should have windows and the entire house should have proper ventilation;
- (iii) The design of the community facilities should be in accordance with the requirement of the beneficiaries
- (iv) Provision for wire-mesh door be made at the entrance door and on all windows
- (v) The ratio of housing and infrastructure components should be brought to a reasonable level, say of 55:45.

Accordingly, the Committee approved the two projects subject to the condition that the representative of the State Government should furnish revised statements showing details of the components to incorporate points at (i) to (v) above, in consultation with the appraisal agency. The total cost for all the components for which Central assistance would be provided should be within the cost approved by the SLCC.

**Abstracts of the approved projects, based on the revised details furnished by the representative of the State Government, are at Statement IV and V of Annexure-III.**

11. The Chairman of CSC reiterated the importance of observing the important guidelines and measures prescribed and once again urged the States/UTs/ULBs/parastatals (e.g., Development Authority)/implementing agencies/appraisal agencies to abide by/ undertake these guidelines/measures for smooth implementation of the projects. 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.

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ANNEXURE-I

LIST OF PARTICIPANTS IN THE 20TH MEETING OF CENTRAL SANCTIONING  
COMMITTEE (CSC) HELD UNDER THE CHAIRMANSHIP OF SECRETARY (HUPA)  
ON 19.10.2007

1. Dr. Harjeet S. Anand, Secretary, ..... in chair  
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary and Mission Director, Ministry of HUPA.
3. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
4. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of Urban Development, New Delhi.
5. Shri Vivek Nangia, Deputy Secretary (JNNURM) Ministry of HUPA.
6. Shri N. Venugopalan, Deputy Secretary, Ministry of Urban Development, New Delhi.
7. Shri J.A. Vaidyanathan, Under Secretary, Ministry of HUPA, New Delhi.
8. Shri A.K. Mishra, Dy. Director, Ministry of HUPA, New Delhi
9. Shri S.K. Tripathi, Director, (CP) HUDCO, New Delhi.
10. Shri J.K. Prasad, Officiating Executive Director, BMTPC, New Delhi
11. Shri I.J.S. Sidhu, Chief (PM&T), BMTPC, New Delhi.
12. Ms. Usha P. Mahavir, Deputy Chief (Project), HUDCO, New Delhi
13. Shri C.N. Jha, Development Officer, BMTPC, New Delhi.
14. Shri Manoj Mathur, Regional Chief, HUDCO, Jaipur
15. Shri Anand Mohan, Project Director, LSG Department, Government of, Rajasthan, Jaipur.
16. Dr. N.K. Pandey, President, Municipal Corporation, Hoshangabad, Madhya Pradesh.
17. Shri Kiran Kumar Ojha, Chief Municipal Officer, Nagar Panchayat, Orchha, District  
Tikamgarh, Madhya Pradesh
18. Shri D.R. Hadadare, Chief Engineer, MHADA, Mumbai
19. Shri B.S.A Murthy, AC(P)- MRO, HUDCO, Mumbai
20. Ms. Vaijayanti Mahabale, Appraisal Officer, HUDCO, Mumbai
21. Shri Jag Mohan, AEN, Municipal Council, Alwar, Rajasthan
22. Shri S.K. Bhatnagar, SPAO, HUDCO, Jaipur
23. Shri R.C. Joshi, Joint Director, (Urban Administration), Government of Madhya Pradesh,  
Nagar Palika Bhavan, Bhopal.
24. Shri Umesh Kothikar, Chief Officer, Municipal Council, Buldana, District Buldana,  
Maharashtra
25. Shri R. Sangliankhuma, Additional Secretary, UD & PA Department, Government  
of Mizoram, Block-C, Secretariat, Aizawl- 796001, Mizoram.
26. Shri Zarzoenga, Deputy Director, UD&PA Department, Government of Mizoram, Aizwal.
27. Shri Sanjeev Ranjan, Resident Commissioner, Tripura, New Delhi
28. Shri J.V. Mudholkar, Regional Chief, Zonal Regional Office, Opposite P.N. Bank,  
Guwahati-781 005.

10/19/2007

**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	Instal - ment (50% of Central Share)	Comments
A.	Orchha, District-Tikamgarh, Madhya Pradesh	IHSDP scheme at 7 slums in Orchha, Nagar Panchayat, Distt.- Tikamgarh, Madhya Pradesh.	3.45	2.56	0.89	1.28	<ul style="list-style-type: none"> <li>• SLCC has approved the project.</li> <li>• Elected body is in existence.</li> <li>• Beneficiaries list has been submitted.</li> <li>• Land ownership will be issued in the name of wife or joint name on a registered lease agreement of 30 years.</li> <li>• Ratio of Housing: Infrastructure is 56.72%: 43.28% of Project Cost.</li> <li>• Single storied RCC framed structure by in-situ method with plinth area of 29.32 sq. mtr..</li> <li>• Beneficiaries share will be contributed through loan from financial institutions and banks.</li> <li>• 7-point charter is complied with.</li> <li>• The estimates are based on SOR M.P. PWD w.e.f. 01<sup>st</sup> November, 1999</li> <li>• The project duration is 2 years.</li> </ul>
B.	Hoshangabad Madhya Pradesh	IHSDP Relocation from 15 nos. of slum pockets to Nyas	5.17	3.93	1.24	1.96	<ul style="list-style-type: none"> <li>• SLCC has approved the project.</li> <li>• Elected body is in existence.</li> </ul>

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		Colony in Hoshangabad Nagar Palika Parishad, Distt: Hoshangabad, Madhya Pradesh					<ul style="list-style-type: none"> <li>Land ownership will be issued in the name of wife or joint name on a registered lease agreement of 30 years.</li> <li>The land proposed is owned by the agency and some area it is under the ownership of slum dwellers on leasehold basis.</li> <li>Ratio of Housing: Infrastructure is 51.08%: 48.92% of Project Cost.</li> <li>Single storied RCC framed structure with plinth area of 29.85 sq. mtr..</li> <li>Beneficiaries share will be contributed through loan from financial institutions and banks.</li> <li>7-point charter is complied with.</li> <li>The estimates are based on Schedule of Rates (SOR) M.P. PWD w.e.f. 01<sup>st</sup> November, 1999</li> <li>The project duration is 22 Months.</li> </ul>
C.	Alwar (Phase-I), Rajasthan	IHSDP scheme for Alwar Nagar Parishad (Phase-I), Distt.- Alwar Rajasthan	19.70	15.19	4.51	7.60	<ul style="list-style-type: none"> <li>SLCC has approved the project.</li> <li>Elected body is in existence.</li> <li>MoA for reform Agenda has been signed.</li> <li>Land ownership will be issued preferably in the name of wife and alternatively in the name of husband &amp; wife.</li> </ul>

11/19 (1999)



							<ul style="list-style-type: none"> <li>Ratio of Housing: Infrastructure is 86%; 14% of Project Cost.</li> <li>The dwelling unit proposed for 2 rooms, Kitchen &amp; toilet with plinth area of 25.00 Sq. mtr.</li> <li>7-point charter is complied with.</li> <li>Estimates are based on Schedule of Rates of Alwar PWD BSR 2005 for building works and 2007 for Road works.</li> <li>Project duration is three year.</li> </ul>
D.	Teliamura, Tripura	IHSDP scheme for Teliamura, Town, Distt.- West Tripura, Tripura	9.42	8.34	1.08	4.17	<ul style="list-style-type: none"> <li>SLCC has approved the project.</li> <li>Elected body is in existence.</li> <li>MoA for reform Agenda has not been signed</li> <li>Land ownership is with the ULB/ Beneficiary family and will be subsequently transferred to female member.</li> <li>Beneficiary list has been furnished.</li> <li>Ratio of Housing: Infrastructure is 39%; 61% of Project Cost. Out of the same, the road component itself is nearly 27% of Project Cost.</li> <li>7-point charter is complied with.</li> <li>Estimates are based on Schedule of Rates Tripura Govt. SOR, 2002 prevailing at present</li> </ul>
	Total		24.88	43.98	11.15	51.19	

12/19 (12)

							<ul style="list-style-type: none"> <li>with 30% of cost escalation from 2002-2007.</li> <li>The duration of project is 3 years.</li> <li>It has to be reduced 18 months.</li> </ul>
E.	Buldhana City, Maharashtra	Implementation of IHSDP Scheme at Buldhana City, (Maharashtra)	12.52	10.02	2.50	5.01	<ul style="list-style-type: none"> <li>SLCC has approved the project.</li> <li>Elected body is in existence.</li> <li>MoA for reforms to be executed.</li> <li>Estimates are on based on DSR for year 2007-08 of Buldhana Region.</li> <li>Project duration is 13 months.</li> </ul>
F.	Tasgaon City, Sangli-district, Maharashtra	Implementation of IHSDP Scheme at Tasgaon City, Sangli District, Maharashtra	4.42	3.52	0.90	1.76	<ul style="list-style-type: none"> <li>SLCC has approved the project.</li> <li>Elected body is in existence.</li> <li>MoA for reforms to be executed.</li> <li>Ratio of Housing: Infrastructure is 72%: 28% of Project Cost.</li> <li>Estimates are on based on DSR 2006-07 of Pwd Sangli region.</li> <li>Project duration is 2 Years.</li> </ul>
	<b>Total</b>		<b>54.68</b>	<b>43.56</b>	<b>11.12</b>	<b>21.78</b>	

13/19 (M)

Rs. in lakh

Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50% of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	MAHARASHTRA	Buldhana City	Implementation of IHSDP for Buldhana City, Maharashtra.				
	<b>STATEMENT - I</b>						
			<b>A</b>				
			Insitu Construction of 892 Dus @ Rs. 80000/- per unit with carpet area of 25.08 sqm, two rooms, a kitchen, a bath and a toilet. The ownership of pattas will be in the name of the female members.	713.60	570.88	142.72	285.44
			<b>Total of Housing (A)</b>	713.60	570.88	142.72	285.44
			<b>B</b>				
			i) Water supply	50.32	40.26	10.06	20.13
			ii) Road	232.65	186.12	46.53	93.06
			iii) Sewerage	56.97	45.58	11.39	22.79
			iv) Storm Water Drains	170.78	136.62	34.16	68.31
			v) Community Hall (3 nos)	28.08	22.46	5.62	11.23
			<b>Sub Total B</b>	538.80	431.04	107.76	215.52
			<b>Project Total (A + B)</b>	1252.40	1001.92	250.48	500.96
			<b>Per DU Finance (only for new unit)</b>				
			1) Central Share		64000.00		
			2) State Share		80000.00		
			3) UIB share		0.00		
			<b>Total</b>		144000.00		
			4) Beneficiaries Contribution (only for Dus)				
			<b>Total</b>		80000.00		
			<b>Total</b>		80000.00		

14/19  
MR

Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Rs. in lakh				
				Total Project Cost	Central Share	State Share	50% of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	MAHARASHTRA	Tasgaon	Implementation of IHSDP for Tasgaon, Dist Sangli, Maharashtra.					
	<b>STATEMENT - II</b>							
	<b>Details of State Share</b>							
	1) State Share	(Rs. lakh)	A	316.34	251.52	64.82	125.76	
	2) ULB share	55.96	Insitu Construction of 393 Dus @ Rs. 80494/- per unit with carpet area of 25.28 sqm , two rooms , a kitchen, a bath and a toilet. The ownership of land will be transferred to the female members or in joint names.	316.34	251.52	64.82	125.76	
	3) Beneficiaries Contribution (only for Dus)	0.00	Total of Housing (A)					
	Total State Share	33.94		316.34	251.52	64.82	125.76	
		89.90						
	<b>Total State Share</b>							
		123.84						
	<b>Per DU Finance( only for new unit)</b>							
		(Rs.)						
	1) Central Share	64000.00	i)Water supply	31.08	24.86	6.22	12.43	
	2) State Share	7960.00	ii) Road	26.97	21.58	5.39	10.79	
	3) ULB share	0.00	iii) Sewerage	23.79	19.03	4.76	9.52	
			iv) Storm Water Drains	22.01	17.61	4.40	8.80	
			v) Levelling of plot	2.00	1.60	0.40	0.80	
			vi) Street Light	10.86	8.69	2.17	4.34	
			vii) Community Centres	3.93	0.00	0.00	0.00	
			viii) Garden	4.75	3.14	0.79	1.57	
			<b>Sub Total B</b>	<b>125.39</b>	<b>100.31</b>	<b>25.08</b>	<b>50.16</b>	
			<b>Project Total (A + B)</b>	<b>441.73</b>	<b>351.83</b>	<b>89.90</b>	<b>175.92</b>	
	4) Beneficiaries Contribution (only for Dus)	8534.00						
	<b>Total</b>	<b>80494.00</b>	<b>Total for Maharashtra (2 projects)</b>	<b>1694.13</b>	<b>1353.75</b>	<b>340.38</b>	<b>676.88</b>	

15/19  
M

to the minutes of 20th meeting of CSC (IHSDP)  
Rs. in Lakh

Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50% of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Rajasthan	Alwar					
	<b>STATEMENT - IIII</b>						
	<b>Details of State Share (Rs. lakh)</b>						
	1) State Share		A	1614.95	1250.51	364.44	625.26
	2) U.B share			100.59	80.47	20.12	40.24
	3) Beneficiaries Contribution (only for Dus)			95.28	76.22	19.06	38.11
	Total State Share			1810.82	1407.20	403.62	793.59
	<b>Per DU Finance (only for new unit) (Rs.)</b>						
	1) Central Share			64000.00	209.06	52.27	104.53
	2) State Share			80000.00	1459.58	416.70	729.79
	3) U.B share			0.00	0.00	93.81	0.00
	4) Beneficiaries Contribution (only for Dus)			80000.00			
	<b>Total</b>		<b>C</b>	<b>1970.09</b>	<b>1459.58</b>	<b>510.52</b>	<b>729.79</b>
	<b>Project Total (A + B + C)</b>						

For upgradation the Central share is Rs.10,000 where only toilet is to be provided and Rs.28,000 where toilet and kitchen are to be provided. Balance cost is to be borne by State Government

Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50% of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Rajasthan	Alwar					
	<b>STATEMENT-IV</b>						
	<b>Details of State Share (Rs. lakh)</b>						
	1) State Share		A	1614.95	1250.51	364.44	625.26
	2) U.B share			100.59	80.47	20.12	40.24
	3) Beneficiaries Contribution (only for Dus)			95.28	76.22	19.06	38.11
	Total State Share			1810.82	1407.20	403.62	793.59
	<b>Per DU Finance (only for new unit) (Rs.)</b>						
	1) Central Share			64000.00	209.06	52.27	104.53
	2) State Share			80000.00	1459.58	416.70	729.79
	3) U.B share			0.00	0.00	93.81	0.00
	4) Beneficiaries Contribution (only for Dus)			80000.00			
	<b>Total</b>		<b>C</b>	<b>1970.09</b>	<b>1459.58</b>	<b>510.52</b>	<b>729.79</b>
	<b>Project Total (A + B + C)</b>						

16/19  
(M)

Rs. in lakh

Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	MADHYA PRADESH	Orchha	Implementation of IHSDP Scheme at Orchha, Dist. Tikamgarh, Madhya Pradesh				
			A Institu Construction of 192 Dus @ Rs. 91602/- per unit with a floor area of 29.32 sqm comprising of two rooms, kitchen and separate toilet & W.C. The ownership of land will be transferred to the female members	175.88	122.88	53.00	61.44
			Upgradation of 82 dus @ Rs. 24000.00 per unit with built up area of 6.10 sq.m. The ownership of land will be transferred to the female members	19.68	15.74	3.94	7.87
			<b>Sub Total A</b>	<b>195.56</b>	<b>138.62</b>	<b>56.93</b>	<b>69.31</b>
			B i) Water supply	7.94	6.35	1.59	3.18
			ii) Road	75.09	60.07	15.02	30.04
			iii) Sewerage	9.14	7.31	1.83	3.66
			iv) RCC Drains	33.65	26.92	6.73	13.46
			v) Street Light	4.99	3.99	1.00	2.00
			vi) Garbage Bins	1.92	0.00	1.92	0.00
			vii) Multi purpose community facility centre	16.44	13.15	3.29	6.58
			<b>Sub Total B</b>	<b>149.17</b>	<b>117.80</b>	<b>31.37</b>	<b>58.90</b>
			<b>Project Total (A + B)</b>	<b>344.73</b>	<b>256.42</b>	<b>88.30</b>	<b>128.21</b>
			<b>Total</b>	<b>91602.00</b>			

17/19  
(2)

Sl No.	Name of the State	Name of the city	IHSDP Project Name / Components	Total Project Cost	Central Share	State Share	50% of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	MADHYA PRADESH	Hoshangabad	Implementation Of IHSDP Scheme (297)Dus)at Hoshangabad,Madhya Pradesh. Construction of 297 (111+186 = 297) houses:-				
	STATEMENT-V						
	Details Of State Share						
1)	State Grant	(Rs. lakh)		176.42	119.04	57.38	59.52
2)	ULB share			286.11	190.08	96.03	95.04
3)	Beneficiaries Contribution (Only for Dus)						0.00
	Total State Share						
	Per DU Fittance ( new unit )III DU	(Rs.)					
1)	Central Share	64000.00	(1)WATER Supply	47.36	37.89	9.47	18.94
2)	State Share	8000.00	(2)Road	74.07	59.26	14.81	29.63
3)	ULB Share	9823.00	(3) Sewerage	1.18	0.94	0.24	0.47
	Beneficiaries Contribution (Only for Dus)		(4)Storm Water Drains	76.96	61.57	15.39	30.78
	Total	98823.00	(5)Street Light	4.85	3.88	0.97	1.94
			(6)SWM	1.00	0.00	1.00	0.00
			(7)Social facilities				
			(a) Work sheds	19.72	15.78	3.94	7.89
			(b) Kanzi house animals	6.30	5.04	1.26	2.52
			Sub Total B	231.44	184.35	47.08	92.18
			Total A+B	517.55	374.43	143.11	187.22
	Per DU Fittance ( new unit ) At NYAS Colony (186 DU)						
1)	Central Share	64000.00	Project Total (A+B)	517.55	374.43	143.11	187.22
2)	State Share	8000.00					
3)	ULB Share	5848.00					
	Beneficiaries Contribution (Only for Dus)						
	Total	17000.00					
		94848.00					

18/19

(1)	Name of the State	Name of the city	(4)	Rs. in lakh				
				Total Project Cost	Central Share	State Share	50% of Central Share	
				(5)	(6)	(7)	(8)	
			Total for Madhya Pradesh (2 projects)	862.28	630.85	231.42	315.43	
			<b>Grand Total for all States</b>					
			Total for Maharashtra (2 projects)	1694.13	1353.75	340.38	676.88	
			Total for Rajasthan (1 project)	1970.09	1459.58	510.52	729.79	
			Total for Madhya Pradesh (2 projects)	862.28	630.85	231.42	315.43	
			<b>Total</b>	<b>4526.50</b>	<b>3444.18</b>	<b>1082.32</b>	<b>1722.09</b>	

19/19  
MM