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Government of India
Ministry of Housing and Urban Poverty Alleviation


Room No. 201, G Wing
New Delhi, dated 10th December, 2007

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 20th meeting of the Central Sanctioning and Monitoring 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 Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

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

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


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

Encl: Minutes of the meeting

To

Members of the CSMC as follows:

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

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

1. Shri Barun Kumar Ray, Secretary, KMDA, Government of West Bengal, DD-1, Sector-I, Salt Lake, Kolkata-700 064
2. Shri R. Sangliankhuma, Additional Secretary, UD & PA, Government of Mizoram, Block-C, Secretariat, Aizawl- 796001
3. Ms. Sumita Dawra, MD, APUFIDC, O/o E-in-C, Public Health, A. C. Guards, Hyderabad

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 Chhatishgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002

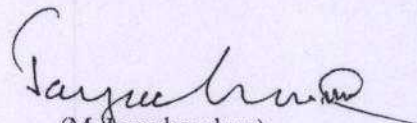
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development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

Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001	Government of Mizoram, Civil Secretariat, Aizwal-796 001.
The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001	The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001
The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001	The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001
The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001	The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur
The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.	The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok – 737 101
The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai –600 009	The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai– 600 009
The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001	The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Babu Bhawan, Lucknow – 226 001
The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhavan, Lucknow – 226 001	The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.
The Secretary (UD & Housing), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN	The Principal Secretary (UD), Government of West Bengal, Writers Building, Kolkata-700001

The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001	The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Principal Secretary (UD), Government of NCT of Delhi, 9 th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.
The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002	The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101
The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220	The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220

Copy to:

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


(M. Jayachandran)
Deputy Director (BSUP)

Copy to:- Guard folder on JNNURM

**MINUTES OF THE 20th MEETING OF THE CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC)
OF SUB-MISSION ON BASIC SERVICES TO THE URBAN
POOR (BSUP) UNDER JAWAHARLAL NEHRU NATIONAL
URBAN RENEWAL MISSION (JNNURM)**

Nirman Bhawan, New Delhi, October 19, 2007

The twentieth meeting of the Central Sanctioning and Monitoring Committee (CSMC) of Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairmanship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 19th 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 them up, especially those 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 required at various stages in order 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 the implementation of already approved projects and submit utilisation certificates along with physical and financial progress report to enable Ministry of HUPA to recommend release of second instalment of Central share.

3. In his opening remarks, Chairman, CSMC 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. In view of the limited year-wise allocation of fund by Planning Commission, he suggested that States may prioritise their projects 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:-

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- Land tenure and affordable houses are among the 7-point charter and core to the urban reforms under JNNURM. While formulating the projects under BSUP and IHSDP, the other components of the 7-point charter, viz., water supply, sanitation, health, education and social security are dovetailed. But such merger of these important factors warrants in-depth study. A socio-economic survey of the entire household would help in finding out the exact needs and also the economic capacity of the beneficiaries. While conducting such surveys emphasis should be given:

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

Based on this, necessary remedial measures would have to be undertaken along with implementation of the BSUP & IHSDP projects.

- 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. To ensure proper convergence of health, education and social security components, some infrastructure is necessary. Accordingly, special care should be taken to incorporate social infrastructure components in the projects. For example, space should be provided for a work-shed, cattle pen, informal sector markets, etc. within the multi-purpose community centre so as to enable the urban poor to continue with their livelihood activities. Availability of such a space would also help the women Self-Help Groups.
- 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 Committee. Requisite approval from the SLSC/SLCC should be obtained before the projects are brought up for approval by 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 and the area of the house should not be less than 25 square meter carpet area having two rooms, kitchen, balcony and separate bath and toilet. Construction of houses in typical rows should be avoided to enhance social interaction rather than confine people to the four walls of their houses. There must be sufficient open space and green area within the colony. Design of the houses should ensure proper ventilation. All the upper floors should have balcony. The ground floor houses should also be provided with sit-outs/verandah. Separate bath and toilet should be planned to ensure that the occupants need not go out of their house for use of such facilities. 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. Design of entrance door and windows and their location should facilitate maximum ventilation, wire-mesh door/windows and natural lighting. Requirement of keeping a water cooler during hot days should also be kept in mind. While constructing multi-storey structure efforts should be made to make it disabled-friendly. Construction of ramps instead of conventional staircases and also providing appropriate spiral stair (for fire escape) is an ideal option. States/UTs may select one of the designs of such houses available with HUDCO, BMTPC, etc.
- 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 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
 - Individual Bath & Toilet facilities to each family;
 - 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 31st August, 2007. Already approved projects need to be completed on a war footing and the States/UTs should come forward with proposals for release of 2nd instalment of Central assistance. States/UTs are to furnish quarterly progress report on the stage of implementation of projects (physical and financial). In addition to this, all the States/UTs should furnish a single page abstract of the progress by 5th of every month to the Ministry of HUPA.

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.

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 11th 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, 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 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;*
- *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 1st instalment from the Central Government and appropriate State share and submit UCs for 70% of the Central share and State share. **[UCs should specifically mention the Central share received and utilized.]** This would*

facilitate the Ministry for releasing 2nd instalment of the share of the Central Government.

5. In the meeting four projects (1 each from West Bengal, Sikkim, Andhra Pradesh and Mizoram) were put up on the agenda, brief details of which are at **Annexure-II**. The Chairman of CSMC and Secretary (HUPA) requested representatives of the State Governments to give an account on the following:

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

6. The representative of the State Government of West Bengal made a presentation on the Integrated Housing Project for Slum Dwellers of Rajarghat, Kachhaipara and Hatgachia areas at Mouza Boinchtala in the Kolkata Metropolitan Area. During the discussion, the Committee observed that (i) the ceiling height of the houses to be constructed in multistory structure was very low; (ii) separate bath and toilet has not been provided – despite several instructions given earlier especially when projects from Kolkata city were considered in the previous meetings of the CSMC – and (iii) design does not include balcony for upper floors. The Committee suggested that masonry bins may be replaced with plastic bins and segregation of solid waste before transportation should be ensured. After detailed discussions and taking into account the views of appraisal agency (HUDCO), etc., the Committee decided that:-

- Separate bath and toilet should be provided in the house.
- Balcony for upper floors and sit-out for ground floor houses should be provided.

- Work-shed should be provided in the multi-story community centre to help the beneficiaries to continue their livelihood activity. The work-shed should have proper ventilation.
- These would require slight change in the design within the total cost approved by the SLSC.

6.1. Accordingly, the Committee approved the project subject to the condition that the representative of the State Government should furnish revised statements and design to incorporate the changes suggested above, in consultation with the appraisal agency

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

7. The representative of the State Government of Andhra Pradesh made a presentation on the project from Vijayawada for providing Ground+3 group housing and also for infrastructure facilities in areas where EWS houses built under Central/State assistance are in existence. During the discussion, the Committee suggested that charges for providing water and sewer connections should be reduced to affordable levels keeping in view the prevailing rate in other cities of Andhra Pradesh. The beneficiary contribution of Rs.51,000 (including loan component) per DU was considered to be on the higher side. It was also suggested that the design of the community facilities should be according to the specific needs of the community. Common facility structure such as pen for animals, parking space, would be provided and provision for informal sector markets would be made. 15% of internal area should be reserved for parks. After detailed discussions and taking into account the views of appraisal agency (BMTPC), etc., the Committee decided that:-

- (i) Separate toilet and bath should be provided in the houses to be constructed for which slight change in the design is needed within the total cost approved by the SLSC;
- (ii) In respect of areas where only infrastructure components are provided, the State Government representative should furnish a certificate that houses have been built with subsidy under VAMBAY/HUDCO EWS/State Schemes;
- (iii) The common area in the dwelling units would be put under infrastructure and accordingly cost of dwelling unit would stand reduced from the proposed cost of Rs.1.7 lakh per unit.

7.1. The State representative assured that the beneficiary contribution for dwelling unit would be reduced from the proposed Rs.51,000 (including loan component) to Rs.30,000.

7.2. Accordingly, the Committee approved the project subject to the condition that the representative of the State Government should furnish revised statements in consultation with the appraisal agency.

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

8. On the project from Mizoram presented by the State representative, the Committee observed that:-

- (i) the unit cost of the proposed house is very high (Rs.3.18 lakh per unit) as compared to other States in North Eastern Region. This needs to be reduced to a reasonable level.
- (ii) The infrastructure component cost also is very high and needed review. Also the ratio of housing and infrastructure components in the entire project needs to be changed to bring it to a reasonable level.
- (iii) The details of beneficiaries and the criteria of their selection are not available

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.**

9. The project proposal from Sikkim was not considered as no representative of the State Government attended the meeting.

10. The Chairman of CSMC 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.

11. 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 AND MONITORING COMMITTEE (CSMC) HELD UNDER
THE CHAIRMANSHIP OF SECRETAY (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. Ms. Babni Lal, Director (PF-1), Department of Expenditure, Ministry of Finance
4. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
5. Shri V. K. Gupta, Deputy Financial Advisor, Ministry of Urban Development
6. Shri Vivek Nangia, Deputy Secretary (JNNURM) Ministry of HUPA
7. Shri N. Venugopalan, Deputy Secretary (NURM), Ministry of Urban Development
8. Shri V. K. Chaurasia, Assistant Adviser, CPHEEO, Ministry of Urban Development
9. Shri J. A. Vaidyanathan, Under Secretary (JNNURM), Ministry of HUPA
10. Shri A. K. Mishra, Deputy Director, Ministry of HUPA
11. Shri Umraw Singh, Deputy Director, Ministry of HUPA
12. Shri Sunil Kansal, S.O. (H.H.), Ministry of Health & Family Welfare
13. Shri Sanjeev Ranjan, Resident Commissioner, Government of Tripura, New Delhi.
14. Dr. N. K. Pandey, President, Municipal Corporation, Hoshangabad, Madhya Pradesh
15. Shri Gulzar. N, Commissioner Vijayawada Municipal Corporation, Vijayawada, Andhra Pradesh
16. Ms. Sumita Dawra, MD, APUFIDC, O/o E-in-C, Public Health, A. C. Guards, Hyderabad
17. Shri R. Sangliankhuma, Additional Secretary, UD & PA, Government of Mizoram, Block-C, Secretariat, Aizwal- 796001
18. Shri HVL Zarzoenga, Deputy Director, Directorate of Urban Development & Poverty Alleviation, Govt. of Mizoram, Aizwal-796001
19. Shri Barun Kumar Ray, Secretary, KMDA, Government of West Bengal, DD-1, Sector-I, Salt Lake, Kolkata-700 064
20. Shri Dipankar Sinha, Director General (Town Planning), Kolkata Municipal Corporation, Kolkata
21. Shri Umesh Kothikar, Chief Officer, Municipal council, Buldana, Maharashtra
22. Shri Shriram Sapkal, Counsulting Engineer for ISHDP Project, Municipal council, Buldana, Maharashtra
23. Shri Amit Kumar Saha, EE (Civil), Kolkata Municipal Corporation, Kolkata
24. Shri Anand Mohan, Project Director, LSG Department, Government of Rajasthan, 34, Everest Colony, Lal Kothi, Tank Road, Jaipur, Rajasthan
25. Shri R.C. Goyal, Retd. C.E. (PHED), Consultant, N. K. Buildcon (P) Ltd., Jaipur
26. Shri Kumar A., Consultant, N. K. Buildcon (P) Ltd, Jaipur
27. Shri T. Raghava Rao, Deputy E.E., Vijayawada Municipal Corporation, Vijayawada
28. Shri R. B. Thakkar, Principal Consultant, Thakkar Associates, Ahmedabad
29. Shri J. V. Mudholkar, Regional Chief, HUDCO, Guwahati
30. Shri J. K. Prasad, Officiating Executive Director & Chief (BM), BMTPC, New Delhi
31. Shri I. J. S. Sidhu, Chief (PM&T), BMTPC, New Delhi-110003.
32. Shri S. K. Bhatnagar, SPAO, HUDCO, Jaipur.
33. Shri T. Prabhakaran, Director (Finance), HUDCO, New Delhi
34. Shri S. K. Tripathi, Director (Corporate Planning), HUDCO, New Delhi
35. Shri Manoj Mathur, Regional Chief, HUDCO, Jaipur
36. Ms. Usha P. Mahavir, Deputy Chief (P), HUDCO, New Delhi

37. Shri B. S. A. Murthy, ACP, HUDCO, Mumbai.
38. Ms. Vaijayanti Mahabale, Appraisal Officer, HUDCO, Mumbai
39. Shri C. N. Jha, Development Officer, BMTPC, New Delhi.
40. ~~Shri~~ D.R. Hadadare, Chief Engineer, MHADA, Mumbai
41. Shri Anandbabu C., JE, Tasgaon Municipal Council, Tasgaon, Maharashtra.

ANNEXURE-II
(20th CSMC)

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

Rs. in Crores

Sl. No	Mission City/ State	Project Title/Name	Project Cost	Central Share	State Share	1st Install - ment (25% of Central Share)	Appraisal Brief
A.	Kolkata, West Bengal	Integrated Housing Project for Slum Dwellers of Rajarghat, Kachharipara and Hatgachia Areas at Mouza Boinchhala in Kolkata under BSUP (KMC), Kolkata, West Bengal	120.92	54.97	65.95	13.74	<ul style="list-style-type: none"> * CDP has been approved and MoA signed. * SLSC has approved the project. * Elected body is in existence. * Allotment of Dwelling Units will be on 99 years non-resaleable lease in the name of female head of the family and her male counterpart/kin as a nominee. * Estimates are based on PWD SOR w.e.f. 01.04.2007 for Housing, Road, Cuminty Centre & Park. Pwd schedule for plumbing & sanitary w.e.f. April, 2007 for water supply. * Proposed Housing cost is 84.29% and infrastructure cost is 15.71%. * G+4 housing structure-20 DUs Block has been proposed. * The project duration is 18 months.
B.	Gangtok, Sikkim	Integrated Housing and Slum Development of old Slaughter House Area, Gangtok under BSUP (Phase-I), at Gangtok, Sikkim	3.31	2.72	0.59	0.68	<ul style="list-style-type: none"> * CDP approved and MoA signed. * Information regarding SLSC approval is not given. * Elected local body is not existence at present. However, the Sikkim Municipalities Act, 2007 has been passed by the State legislative assembly during March, 2007. * Preparation of Electoral rolls is under progress with a target to complete the election by February, 2008.

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							<ul style="list-style-type: none"> • Information regarding ownership of land is not given clearly. • Proposed Housing structure is G+3 & G+2 with RCC framed. • 7-point charter is not specified clearly. • Total 7 years budget allocation is Rs. 2.66 crore. The proposed central share may be reduced from 2.72 crore to Rs. 2.66 crore. • The Estimates are based on Silkim SOR-2006. • Project Duration is 2 Years. • The ratio of housing to infrastructure is 42:58.
C.	Vijayawada, Andhra Pradesh	Detailed Project Report for providing G+3 Group Housing and Basic Services for urban Poor in Slums located in Circle-I of VMC under BSUP, Vijayawada, Andhra Pradesh	192.93	93.40	99.53	23.35	<ul style="list-style-type: none"> • CDP has been approved and MoA signed. • Information regarding SLSC Approval is not given. • Elected body is in existence. • The ratio of housing to infrastructure is 89.7 : 9.3. • List of Beneficiaries has been furnished. • Estimates are based on AP SSR 2007-08. • Title Deed of the DU will be issued in the name of Female. • Proposed Housing structure is G+3 with RCC framed. • G+3 housing structure has been proposed. • The project duration is 18 months; it may be reduced to 15 months.
	Total		317.16	151.09	166.07	37.77	•

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

Rs. in Crores

Sl. No	Mission City/ State	Project Title/Name	Project Cost	Central Share	State Share	1st Install - ment (25% of Central Share)	Appraisal Brief
A.	Aizawl, Mizopram	Detailed Project Report for BSUP- Chite EWS Housing Project, Aizawl, Mizopram	14.51	10.86	3.65	2.72	<ul style="list-style-type: none"> * CDP has been approved and MoA signed. * SLSC has approved the project. * Information regarding elected local body is not given. * Estimate are based on Mizoram 2002. However, certificate in this regard has not been furnished. * The ratio of housing to infrastructure is 48.94 : 51.06. * Proposed Housing structure is single story and G+2 with 2 bed room, kitchen, toilet and open space. * Information regarding land tenure is not given. * The project duration is 2 years.
	Total		14.51	10.86	3.65	2.72	*

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Sl. No.	Name of the State	Name of the City	BSUP Project Name/Components	Total project cost	Central Share	State Share	Central share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	West Bengal	Kolkata	Integrated Housing Project for Slum Dwellers of Rajarhat, Kachharipara & Hatgachia areas at Mouza Boinchiala under BSUP.					
STATEMENT-I								
Details of State Share								
1)	State Share	Rs. 4,397.21 Lakh	<p style="text-align: center;">A</p> Insitu Construction of 6480 new Dus @ Rs. 143000/- per unit with a carpet area of 25.01 sqm, two rooms, a kitchen bath and WC. The ownership of land is at present with the KMC and allotment of DUs will be on 99 yrs non-resalable lease in the name of female members / joint names and kin as a nominee.	9266.40	4633.20	4633.20	1158.30	
2)	ULB share	Rs. 345.32 lakh		i) Water supply including tube well	543.50	271.75	271.75	67.94
3)	Beneficiaries Contribution (only for Dus)	Rs. 1,853.28 lakh		ii) Road	126.51	63.26	63.26	15.81
	Total State Share	Rs. 6,595.81 lakh		iii) Sewerage	425.42	212.71	212.71	53.18
				iv) Drainage	471.60	235.80	235.80	58.95
				v) Parks & Open spaces	26.25	13.13	13.13	3.28
				vi) Street Light	32.24	16.12	16.12	4.03
				vii) Community centre	101.10	50.55	50.55	12.64
Per DU Finance (only for new unit)								
1)	Central Share	Rs. 71,500.00		<p style="text-align: center;">B</p> Sub Total B Total (A + B)	1726.62	863.31	863.31	215.83
2)	State Share	Rs. 42,900.00	Incentive @ 5 % for preparation of DPR & others		549.65	0.00	549.65	0.00
3)	ULB share	0.00	Incentive @ 5 % for administration & others of DPR & others		549.65	0.00	549.65	0.00
4)	Beneficiaries Contribution (only for Dus)	Rs. 28,600.00	Total of C		1099.30	0.00	1099.30	0.00
	Total	Rs. 143,000.00	Project Total (A + B + C)	12092.32	5496.51	6595.81	1374.13	

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Sl. No.	Name of the State	Name of the City	BSUP Project Name/Components	Total project cost	Central Share	State Share	Central share 25% of
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Andhra Pradesh	Vijayawada	Detailed Project Report for providing G+3 Group Housing and Basic Services for Urban Poor in slums located in Circle-1 of VMC, JNNURM - BSUP.				
STATEMENT-II							
Details of State Share							
1)	State Grant	Rs.4,193.54 Lakh	A	9452.80	4726.40	4726.40	1181.60
2)	ULB	Rs.3,700.85 Lakh	B Infrastructure:-				
3)	Beneficiary Contribution (only for DUs)	Rs.2,025.60 Lakh	i) Water Supply	571.72	285.86	285.86	71.47
	Total	Rs.9,919.99 Lakh	ii) Sewer Lines	1351.23	675.62	675.62	168.90
	Per DU finance		iii) Drains	2132.79	1066.40	1066.40	266.60
1)	Central share	Rs.70,000.00	iv) Roads	2996.55	1498.28	1498.28	374.57
2)	State Grant	Rs.28,000.00	v) Electrical Lighting & Electrical Lines	150.00	75.00	75.00	18.75
3)	ULB Share	Rs.12,000.00	vi) Levelling the site	125.00	0.00	125.00	0.00
	Beneficiary contribution (upfront Rs 5,000 in two installments of Rs.2,500/- each, balance Rs. 25,000 as loan component for a period of 15 years)	Rs.30,000.00	vii) Common facilities(Staircase, corridors, other common areas)	1681.25	840.63	840.63	210.16
4)	Total	Rs.140,000.00	Sub Total(B)	9008.54	4441.77	4566.77	1110.44
			Contingencies, unforeseen items & preparation of DPR charges (3.4%)	626.82	0.00	626.82	0.00
			Sub Total (C)	626.82	0.00	626.82	0.00
			Project Total (A+B+C)	19088.16	9168.17	9919.99	2292.04
Grand Total							
	West Bengal (1 project for Kolkata)			12092.32	5496.51	6595.81	1374.13
	Andhra Pradesh (1 project for Vijayawada)			19088.16	9168.17	9919.99	2292.04
	Total			31180.48	14664.68	16515.80	3666.17

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