

No.N-11026/1/2012/BSUP(133)/JNNURM-Vol. XII (FTS-6208)

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

Room No.222, G Wing, Nirman Bhawan
 New Delhi, Dated 25th October 2012

OFFICE MEMORANDUM

Subject:- Minutes of the 133rd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 19th July 2012 under the Chairpersonship of Secretary (HUPA) to consider and sanction ACA under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

The undersigned is directed to enclose herewith a copy of the minutes of the 133rd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 19th July 2012 under the Chairpersonship of Secretary (HUPA) to consider and sanction ACA under Sub-Mission on Basic Services to the Urban Poor (BSUP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

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



(Samir Kumar Das)
 Deputy Director (BSUP)
 Tel.:- 23061519

Encl: Minutes of the meeting

To

Members of the CSMC as follows:

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

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad -500002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Dispur, Guwahati -781006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna.
The Additional Secretary & Director (BUDA), Urban Development department, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya, Patna-800015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room No.316, DKS Bhawan, Mantralaya, Raipur -492001.	The Secretary (Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji -403001
The Principal Secretary (UD) & Housing, Government of Gujarat, Block No 14, 9 th Floor, New Sachivalaya, Gandhinagar-382010	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar-382016
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec. 7C, Chandigarh- 160001.	The Secretary (UD), Government of Himachal Pradesh, Shimla-171002
The Secretary, Housing and UD Department, government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla-171002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi-834004
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Sauda, Dr.B.R.Ambedkar Road, Bangalore- 560001

The Principal Secretary of Government UD Department, Government of Karnataka, Room No.436, 4 th Floor, Vikas Sauda Dr, B.R. Ambedkar Road, Bangalore 560001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram-695001
The Principal Secretary, Local Self Government Department, Government of Kerala, Thiruvananthapuram – 695001	The Secretary, Local Self Government, Government of Kerala, Thiruvananthapuram- 695001
The Executive Director, Kudumbashree, State Poverty Eradication Mission, Government of Kerala 2 nd Floor, TRIDA Building, Chalakuzhy Road, Medical College (PO), Thiruvananthapuram 695011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal -462032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal-462032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal-462016
The Principal Secretary (UD), Government of Maharashtra, Room No. 425, 4 th floor Mantraalaya, Mumbai-400032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralay, Mumbai-400032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur. Chief Secretariat, Imphal-795001
The Commissioner & Secretary, Urban Development & Poverty Alleviation Department, Government of Mizoram, Civil Secretariat, Aizwal-796001	The Principal Secretary Urban Development Department, Government of Nagaland, Kohima-797001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima-797001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar-751001
The Principal Secretary (LSG), Government of Punjab, Mini Secretariat Sector-9, Chandigarh -160001	The Secretary (Housing & UD), Government of Punjab, Room No.419, Mini Secretariat, Sector-9, Chandigarh-160001
The Principal Secretary, UDH & LSG Department, government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur	The Secretary, Local Self Government Department, Government of Rajasthan, Room No. 39, SSO Building, Government Secretariat, Jaipur 302005.

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

Copy to:

1. Shri Shatrughna Singh, Joint Secretary to Hon'ble Prime Minister, PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. PSO to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA

5. Joint Secretary (RAY), Ministry of HUPA
6. JS (A & C), Ministry of HUPA
7. The Joint Secretary (PP), Ministry of Minority Affairs, Room No. 1125, 11th Floor, Paryavaran Bhavan, CGO Complex, New Delhi.
8. The Joint Secretary (UT), Ministry of Home Affairs, North Block, New Delhi.
9. OSD (JNNURM), Ministry of HUPA.
10. Director (JNNURM), Ministry of HUPA
11. Director (RAY), Ministry of HUPA
12. DS (UPA), Ministry of HUPA
13. US(JNNURM), Ministry of HUPA
14. JD(JPC), NBO, Ministry of HUPA
15. AO (JNNURM), Ministry of HUPA
16. SO (IHSDP), Ministry of HUPA
17. Deputy Chief (BMTPC) Monitoring Cell (JNNURM), Ministry of HUPA
18. The CMD, NBCC, "NBCC-Bhavan", Lodhi Road, New Delhi-110003
19. The CMD, HPL, Jangpura, New Delhi- 110014
20. The Executive Director, BMTPC, Core 5A, First Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
21. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", Indian Habitat Centre, Lodhi Road, New Delhi-110003.
22. The Director, Indian Institute of Technology, Roorkee, Uttarkhand -247667

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



(Samir Kumar Das)
Deputy Director (BSUP)
Tel.:- 23061519



MINUTES OF THE 133rd MEETING OF THE CENTRAL
SANCTIONING AND MONITORING COMMITTEE (CSMC) OF THE
SUB-MISSION ON BASIC SERVICES TO THE URBAN POOR (BSUP)
UNDER JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL
MISSION (JNNURM)

Nirman Bhawan, New Delhi, 19th July 2012

The 133rd Meeting of the Central Sanctioning and Monitoring Committee (CSMC) of the Sub-Mission on Basic Services to the Urban Poor (BSUP) of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairpersonship of the Secretary, Ministry of Housing and Urban Poverty Alleviation. The meeting was held on 19th July 2012 at 3.30 P.M. in Nirman Bhawan, New Delhi. The list of participants is at Annexure-
I.

2. Director (NBO) & OSD (JNNURM) welcomed the Chairperson and Members of the CSMC and representatives of State Governments, SLNAs/ULBs. The Secretary, Ministry of Housing & Urban Poverty Alleviation and Chairman CSMC informed that the duration of the JNNURM has since been extended for another 2 years i.e. upto 2013-14 for completion of projects sanctioned upto March 2012, and implementation of 3 pro-poor reforms under BSUP and IHSDP components of JNNURM. It was further clarified that sanctioning of new projects under BSUP and IHSDP has not been envisaged during this extended period. However, the structures and support for Mission as approved from time to time, viz. A&OE charges, PMU, PIU, DPR preparation charges, TPIMA expenditure, funding for various activities related to Project Implementation and Quality Assurance and Community Mobilisation will continue during the extended period i.e. upto 2013-14.

3. The Additional Secretary & Mission Director informed that the CSMC has been incorporating guidelines on the responsibilities of the State/UT Governments, SLNAs and implementing agencies for successful implementation of the projects under BSUP and IHSDP, which have formed part of Minutes in the past as Annexure. Since the JNNURM completed its 7-year period and has been extended for another 2 years i.e. upto 31st March 2014, the States/UTs must comply with the CSMC observations enumerated in the past Minutes circulated to the State/UT Governments from time to time and make all efforts to complete the projects and reforms within the extended period. They have been requested to furnish city-wise, project-wise work schedule and plan for utilization of ACA released/seeking additional ACA. They have also been requested to expedite the pending compliances for release

1/18

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of ACA and updated status of Reforms as per the worksheet/s along with Utilisation Certificate before seeking next installment of ACA.

4. For the CSMC Meeting, the details of the proposals put up and considered are given in the succeeding paragraphs.

5. Karnataka

5.1 The representative of the State Government presented the following proposal:

Proposal for 3rd installment

BSUP scheme for Mysore City (Ph. IV) by Mysore Municipal Corporation for construction of 1806 DUs, Mysore.

5.2 The BMTPC analyzed the TIPMA report. The Committee noted the following:

- i) Overall progress is around 40%.
- ii) Overall Quality of construction and workmanship is satisfactory.
- iii) The progress of the project is slow as there is time overrun of 14 months.
- iv) Expected cost overrun is Rs.477 Lacs. The extra cost will be borne by the State Govt.
- v) SLNA/ULB shall implement the remedial measures suggested by TPIMA.

5.3 In view of the assurance of the State confirming sufficient physical progress, start of non-started housing/infrastructure components, satisfactory quality of the projects and redressal of TPIMA comments, CSMC approved the above BSUP project for release of 3rd Installment of ACA.

5.4 After detailed discussions, the Committee approved the following proposal:

Proposal for 3rd installment

1 BSUP scheme for Mysore City (Ph. IV) by Mysore Municipal Corporation for construction of 1806 DUs, Mysore.

Details of the approval are at Annexure- II

[Action: JNNURM Directorate to recommend Central ACA as per para 5.4;

21/18

[Signature]

State to take action on the observations of the Committee].

6. Maharashtra

6.1 The representative of the State Government presented the following proposal:

Proposal for Revision (curtailment) of project
4 BSUP projects :

- i. Revised DPR for construction of 1694 Houses at 4 locations of Nagpur city for rehabilitation of Urban Poor under JNNURM – BSUP – PPP Scheme Nagpur.
- ii. Revised DPR for construction of 1120 DUs at Panchavati area, Nashik under BSUP.
- iii. Revised DPR for construction of 560 DUs at Satpur area, Nashik under BSUP.
- iv. Revised DPR for construction of 2800 DUs at New Nashik West area under BSUP.

6.2 The appraisal of revision (curtailment) of the 4 BSUP projects was undertaken by BMTPC. The Committee noted the following:

6.2.1 Revised DPR for construction of 1694 Houses at 4 locations of Nagpur city for rehabilitation of Urban Poor under JNNURM – BSUP – PPP Scheme Nagpur.

- i. The scheme was originally sanctioned in 60th CSMC meeting held on February 21, 2009, with 6357 DUs and envisaged innovative public private partnership model, wherein the Private partner/(s) was to provide land and undertake the construction of the project. Under this PPP model, the developer is to be compensated with TDR for the land given by him & construction TDR for his share in construction cost of the project.
- ii. The private partner/(s) or land was not identified at the time of sanction of the project & the quantities and cost adopted in the project were based on other sanctioned projects of Nagpur, and as a result, were not firmed up. Hence, CSMC recommended SRA Nagpur/State Govt. to report the details of project and its firmed up financing pattern after completing action based on invitation of expression of interest and selection of

3/18



- developers. The subsequent installments of GoI for the project were to be decided as per the firmed up financing pattern.
- iii. The SRA, Nagpur worked on various options as G+7 to G+17 Building model to consume maximum permissible FSI of 2.5, however the same was not acceptable to the proposed beneficiaries. It also worked on the option of monolithic concrete technology for fast construction; however this option was also reportedly dropped on account of higher cost and hot climatic condition of Nagpur.
 - iv. The SRA, Nagpur has now proposed curtailed project with 1694 DUs (G+3) with infrastructure to be implemented at four locations in partnership with four private developers. As per the details submitted, the SRA Nagpur has entered into agreement with them and the land in all four cases has been transferred to it. The 1/3rd of TDR for land has already been released to respective developers.

Observations related to the scheme:

- a. The revision in project is in terms of curtailment of dwelling units and infrastructure only with sites specific firmed up costs.
- b. The final authenticated copy of DPR with duly signed technical & administrative check lists needs to be submitted.
- c. The SLSC approval of curtailed/revised DPR needs to be submitted.
- d. The layout plan covering existing location of slum and proposed relocation sites needs to be highlighted and included in the final DPR.
- e. The consent of beneficiaries for the proposed project needs to be clarified.
- f. The name of the existing slums with total number of hutments has been given, however, the list of beneficiaries has not been furnished. Further, the number of hutments in the existing slums proposed to be relocated exceeds the number of dwelling units proposed to be constructed, the same needs to be clarified.
- g. Out of the four sites, at one site namely Reatox site, the water supply network is presently available nearby. At other 3 sites, the external water supply network is in proposal stage. The ULB needs to ensure the availability of functional water supply line at three sites before shifting of beneficiaries.
- h. There is no mention of availability of educational facilities nearby the proposed sites, the same needs to be clarified and ensured by ULB.
- i. The suitable operational mechanism of public health centre, balwadi, & community centre needs to be ensured by ULB.
- j. No GoI share for convenient shopping centre has been recommended.
- k. The project duration is recommended to be reduced to 18 months from two years as proposed.

4/18


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- l. The SOR adopted in case of original sanction was 2008-09 & the same has been adopted for curtailed scheme.
- m. An amount of Rs. 4571.51 Lakhs has already been released to State Govt. as first installment of GoI share against original sanctioned project, the same needs to be suitably adjusted in subsequent GoI release.

6.2.2 The State representative informed that consent of beneficiaries has been taken & any left out households from proposed slums would be taken care by ULB. The appraisal agency BMTPC further informed that the State representative has confirmed the compliance with respect to above issues.

6.2.3 The revised ACA per dwelling unit (including both housing and infrastructure cost) in case of curtailed project works out lower than original ACA. But minor adjustment have been made in infrastructure component as mentioned below without increase in per dwelling unit ACA.

6.2.4 As regards physical infrastructure components such as sewerage, water supply, road, storm water drain, electrification etc. per dwelling unit cost was observed significantly higher than pro rata cost based on original sanction & in case of social infrastructure components the same were found lower. The State Govt. informed that at the time of original sanction the estimates were not firmed up & now the project is to be implemented at four different locations & actual site specific detailed quantities/estimates for all the components have now been worked out.

6.2.5 Accordingly, the breakup of revised cost, original cost and ACA also in terms of per DU housing & infrastructure cost is tabulated below;

Sl.No	Components	Original Sanctioned cost (SOR 08-09) in Rs. Lakhs		Revised Cost based on same SOR (08-09) in Rs. Lakhs	
		Original cost (For 6357 DUs)	Original ACA	Revised cost (For 1694 DUs)	Revised ACA
A	Housing	19995.940	9997.970	6305.500	2664.238
	per DU cost	3.145	1.573	3.722	1.573 (same as original ACA)
B	Infrastructure	16576.110	8288.080	4305.620	1927.570
	per DU cost	2.608	1.304	2.542	1.138 (lower than original ACA)

5/18

[Signature]

6.2.6 In view of the above, the Committee approved the revised project. The State Govt. was requested to submit the SLSC approval & authenticated copy of curtailed DPR at the earliest.

6.2.7 The State representative assured to comply with the observations of the Committee.

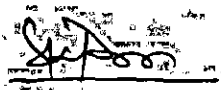
6.3 **3 BSUP projects**

- i. Curtailment of BSUP Project for construction of 1120 DUs at Panchavati area, Nashik.
- ii. Curtailment of BSUP Project for construction of 560 DUs at Satpur area, Nashik.
- iii. Curtailment of BSUP Project for construction of 2800 DUs at New Nashik, Nashik East, Nashik West area.

6.3.1 The State representative informed the Committee as under:-

- a) These three projects were originally sanctioned in the 6th CSMC meeting held on 28.11.2006 for construction of 2160 DUs, 800 DUs & 3520 DUs respectively for the urban poor staying in slums on public purpose land and ecologically dangerous locations.
- b) The originally sanctioned projects could not be taken up by Nashik Municipal Corporation (NMC) due to following reasons:
 - i) There has been fierce opposition from nearby residents against construction of houses for urban poor.
 - ii) At primary stage of scheme, NMC had tried to acquire land from various other para-statal authorities in Nashik which did not materialize. Hence the scheme is restricted to the land pockets which are in possession of NMC
- c) State took the decision to restrict the number of DUs to 1120, 560 and 2800 respectively and the same has been approved by SLSC.
- d) Originally, each of the above projects was sanctioned at single location. However due to above reasons, project could not be taken up at those locations and now are being executed at different locations. 1120 DUs at four locations, 560 DUs at three locations and 2800 DUs at seven locations.
- e) Original sanctioned cost of dwelling unit was Rs. 1.46 lakhs (carpet area 22.13 sqm) and revised DU cost is Rs. 1.91 lakhs (carpet area 23.13 sqm) on the same SOR of 2006-07 for 1120 DUs and 560 DUs. In case of 2800 DUs, revised cost is Rs. 1.91

6/18



lakhs for 1520 and Rs. 1.71 for 1280 DUs. However, Nashik Corporation has awarded the work of dwelling unit at Rs. 324999 (1120 DUs), Rs. 342999 (560 DUs) and for 2800 DUs project, the awarded cost is Rs. 247260 for 1280 DUs and Rs. 324999 for 1520 DUs.

- f) Infrastructure cost has also changed in all the three projects because of change of locations.

In view of the above, State requested the Committee to approve revised cost of the projects based on 2006-07 SOR rates and the quantities which are being executed as per site conditions.

6.3.2 The Appraisal agency, BMTPC, apprised the Committee of the following points.

- i) SLSC approval does not indicate revised project cost, State share, ULB share & beneficiary share.
- ii) List of beneficiaries is not included in the DPR. ULB is in the process of finalizing the beneficiaries. ULB needs to ensure whole slum approach while relocating the beneficiaries along with their livelihood linkages.
- iii) Health and education facilities need to be ensured as per master plan through convergence with State Govt. schemes.
- iv) Structural safety of the buildings and infrastructure works should be ensured through adequate design based on National Buildings Code and relevant Indian Standards.
- v) State needs to submit authenticated revised DPR duly vetted by administrative and technical authority at ULB & SLNA level.

6.3.3 The Representative of ULB informed the Committee that few infrastructure components like septic tank, overhead water tank etc. had been taken in the dwelling unit estimate in anticipation of approval of revised project cost on actual basis, therefore it may be allowed to consider these components in infrastructure cost. Committee agreed for the adjustment subject to verification by the appraisal agency. Committee also desired the appraisal agency to submit the curtailed project cost with revised ACA and State share in view of the above decision and approved the three curtailed projects of Nashik.

6.3.4 The Appraisal agency, BMTPC has submitted the curtailed project cost as under which has been certified by SLNA & ULB.

7/18



a. Project: 1120 DUs **Rs. (lakhs)**

S.	Components	Originally Sanctioned cost	Original ACA	Revised Cost based on 2006-07 SOR	Revised ACA
A	Housing	3158.352	1579.176	2144.117	818.832
	per DU cost	1.462	0.731	1.914	0.731 (same as original ACA)
B	Infrastructure	913.680	456.840	374.909	171.830
	per DU cost	0.423	0.212	0.335	0.167 (lower than original ACA)

Sanctioned project cost (2160 DUs)	Sanctioned ACA (2160 DUs)	State Share (2160 DUs)	Proportionate sanctioned cost (1120 DUs)	Proportionate sanctioned ACA (1120 DUs)	Proportionate State share (1120 DUs)
4512.434	2036.016	2476.418	2339.781	1055.712	1284.069

Revised project cost	Revised ACA	Revised State Share
2728.328	990.662	1737.666

b. Project: 560 DUs **Rs (lakhs)**

S.	Components	Originally Sanctioned cost	Original ACA	Revised Cost based on 2006-07 SOR	Revised ACA
A	Housing	1169.760	584.880	1072.058	409.416
	per DU cost	1.462	0.731	1.914	0.731 (Same as original ACA)
B	Infrastructure	338.400	169.200	179.949	81.180
	per DU cost	0.423	0.212	0.321	0.145 (lower than original ACA)

Sanctioned project cost (800 DUs)	Sanctioned ACA (800 DUs)	State Share (800 DUs)	Proportionate sanctioned cost (560 DUs)	Proportionate sanctioned ACA (560 DUs)	Proportionate State share (560 DUs)
1671.272	754.08	917.192	1169.89	527.856	642.0344

Revised project cost(560 DUs)	Revised ACA*(560 DUs)	Revised State Share*(560 DUs)
1348.908*	490.596	858.312

8/18

c. **Project: 2800 DUs**

Rs (lakhs)

S. No.	Components	Originally Sanctioned cost	Original ACA	Revised Cost based on 2006-07 SOR	Revised ACA
A	Housing	5146.940	2573.470	5108.183	2047.080
	per DU cost	1.462	0.731	1.824*	0.731 (same as original ACA)
B	Infrastructure	1488.960	744.480	1136.901	535.100
	per DU cost	0.423	0.212	0.406*	0.191 (lower than original ACA)

*Average cost

sanctioned project cost (3520 DUs)	sanctioned ACA (3520 DUs)	State Share (3520 DUs)	Proportionate sanctioned cost (2800 DUs)	Proportionate sanctioned ACA (2800 DUs)	Proportionate State share (2800 DUs)
7353.5968	3317.952	4035.6448	5849.449	2639.28	3210.169

Revised project cost	Revised ACA	Revised State Share
6728.716	2582.18	4146.536

6.3.5 The Appraisal Agency BMTPC has informed that some infrastructure components related to water supply and sewerage which were taken in the revised estimates of dwelling unit have been shifted in infrastructure cost as per the details given by the Nashik Municipal Corporation. The average revised cost based on 2006-07 SOR works out to Rs. 1.824 lakh for per DU. However, as per instructions of CSMC, revised DU cost has been restricted to Rs. 1.46 lakhs for per DU for the purpose of ACA, which is the original sanctioned cost. Similarly for infrastructure works, it has been ensured that revised per DU cost has not exceeded the originally sanctioned per DU infrastructure cost for purpose of ACA.

6.3.6 The representative of the State informed that the revision (curtailment) of the above 4 BSUP projects have been approved by the Hon.ble Chief Minister, Maharashtra/Chairman SLSC and the meeting of the SLSC will be shortly and formal approval of the SLSC and Minutes will be sent shortly.

6.4 After detailed discussions, the Committee approved the following proposals:

Proposal for curtailment of project

9/18

[Signature]

4 BSUP project :

- i. Revised DPR for construction of 1694 Houses at 4 locations of Nagpur city for rehabilitation of Urban Poor under JNNURM – BSUP – PPP Scheme Nagpur.
- ii. Revised DPR for construction of 1120 DUs at Panchavati area, Nashik under BSUP.
- iii. Revised DPR for construction of 560 DUs at Satpur area, Nashik under BSUP.
- iv. Revised DPR for construction of 2800 DUs at New Nashik West area under BSUP.

The Committee further advised that the authenticated DPRs and Minutes of the SLSC approval may be furnished immediately. Since the extended period of JNNURM Mission will end on 31st March 2014, it was directed that SLSC approval and authenticated DPRs may be submitted within three months through appraisal agency BMTPC and if the same are not received within this period, the proposal for curtailments of 4 BSUP projects as proposed may be treated as un-approved and Central ACA released will have to be returned with interest as per provision of GFRs.

The Committee also directed that the State may release Central share only on reimbursement basis after making sure that the promoters, State share are released. Beneficiaries share should also be collected after 50% of work is completed.

The saving of Central ACA due to curtailment may be refunded with interest as per provisions of GFRs.

Details of the approval are at Annexure III (Statement I-IV)

[Action: JNNURM Directorate to update the records as per para 6.4;

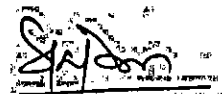
State to take action on the observations of the Committee].

7. **West Bengal**

Proposal for 2nd installment

1. BSUP scheme for the town of Kanchrapara (PH.II), North Parganas, Kolkata.

10/18



Proposal for 4th installment

**1 BSUP project : Rehabilitation of 25 slums in Uttara para Kotrung
(Ph.I), Kolkata**

7.1 Since the representative of the State Govt. could not attend the meeting, the proposals were deferred.

8. AS & MD directed that both HUDCO and BMTPC, appraisal agencies, may furnish reports on the monitoring visits undertaken by them in respect of BSUP projects in Agra, U.P. The detailed report/s may comprise of dates, name of the officials of monitoring agency and State Govt officials and site visited, observations etc. The TPIMA visit reports may also be included in the final reports of the appraisal agencies for further submission to the Competent Authority. These reports should be submitted immediately.

(Action: HUDCO and BMTPC to take immediate action.)

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

11/
18

S. P. S.

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 133rd MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON 19.7.2012

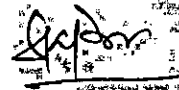
1. Shri Arun Kumar Misra, Secretary, in Chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Add. Secretary & Mission Director (JnNURM), MoHUPA
3. Shri Vivek Nangia, Director (JnNURM), MoHUPA, New Delhi
4. Shri D.S. Negi, OSD (JnNURM & RAY), MoHUPA, New Delhi
5. Shri V.P. Baligar, CMD, HUDCO, New Delhi.
6. Shri Anil Rathore, Ass. Architect, TCPO, MoUD, New Delhi.
7. Dr. M.R. Ravi, Commissioner, Mysore City Corp. Mysore, Karnataka
8. Shri A.C. Chamarajegowda, Ex. Engg. MCC, Mysore, Karnataka
9. Shri Sunil V. Khure, City Engineer, Nashik Municipal Corp. Nashik
10. Shri R.M. Bahiram, Dy Commissioner, Nashik Municipal Corp. Nashik
11. Ar. Sandeep Mahajan, Consultant, Nashik Municipal Corp. Nashik
12. Shri Rajendra B. Galadagekar, MHADA, Mumbai.
13. Shri Ajit Banker, Dy C.E. MHADA, Mumbai.
14. Ms. Preeti Pant, Director, Ministry of Health and Family Welfare, New Delhi.
15. Shri Rajesh Khatke, SRA, Nagpur Municipal Corp. Nagpur.
16. Shri Ajay Ramtake, SRA Nagpur Municipal Corp. Nagpur.
17. Shri G.S. Sandhu, Principle Secy. UDH & LSG, Govt. of Rajasthan, Jaipur.
18. Shri V.K. Garg, RUIFDCO, Jaipur
19. Shri Manjesh, Chief Officer, Risod Distt. Maharashtra.
20. Shri Mahendra Dave, Consultant, Maharashtra.
21. Shri Prashant Agrawal, Chief Engg. Maharashtra.
22. Shri Pramod M., Ex. Engg. Nashik Municipal Corp.
23. Shri Rajan A. Hawal, MHADA, Mumbai.
24. Shri Sanjeev Y. Pawar, Ex. Engineer, Nashik Municipal Corp.
25. Shri Rajesh M. Mohile, Yeotmal Municipal Corp.
26. Ms. Supriya V. Tawalkar, Chief Officer, Warde Municipal Corp.
27. Shir Hemlusa Kubde, President, Warde Municipal Corp.
28. Ms. Archana Mendhe, Chief Offier, M.C. Saoner, Maharashtra.
29. Shri Udaydatta H. Gybhiye, MC.. Saoner, Maharashtra.
30. Shri R.D. Talukdar, US (F), MoHUPA.
31. Shri C.B. Ahan, Dy Engg. Nashik Municipal Corp., Maharashtra.
32. Shri ND. Sali, Dy Engg. Nashik Municipal Corp., Maharashtra.
33. Shri R.D. Dharaskar, Dy Engg. Nashik Municipal Corp., Maharashtra.
34. Shri Pramod B. Nikaja, Jr. Engg. Nagpur, Municipal Corp.
35. Shri Pradeep Kumar Gar, Ex. Engg. Nagpur Municipal Corp.
36. Shri Rajendra Kumar Rathore, Exe. Engg. UIT-Kota.
37. Shri Piyush Kumar Goyal, Consultant, Kota.
38. Shri Ashish Kumar Jain, Consultant, Kota.
39. Dr. Dilip V. Menkar, Chief Officer, Yeola Municipal Corp.
40. Dr. Prashant. D Rasel, Chief Officer, Hinganghat Municipal Corp.
41. Shri C N Jha, Dy. Chief, BMTPC, New Delhi
42. Capt. S. Mukhopadhyaya, BMTPC, New Delhi.
43. Shri Pankaj Gupta, Dy Chief, BMTPC New Delhi.
44. Ms. Usha Prasad Mahavir, GM (P), HUDCO, New Delhi

12/18



45. Ms. Radha Roy, DGM(P) HUDCO, New Delhi
46. Shri Naresh Kumar, HUDCO, New Delhi.
47. Shri Sudeep Das, Sr. Manager (P), HUDCO, New Delhi
48. Shri Umraw Singh, Jt. Director, MoHUPA, New Delhi
49. Shri Samir Kumar Das, Dy Director (BSUP), JNNURM, MoHUPA, New Delhi
50. Shri Praveen Suri, Systems Analyst, JnNURM Cell, MoHUPA, New Delhi.
51. Shri William V Jeremy, AO (JnNURM), MoHUPA, New Delhi

13/18



to the minutes of 133rd CSMC (BSUP) dated 19-07-2012

ANNEXURE VI

Name of the State	Name of the City	Name of the Project	Total Project Cost	Total Central Share Approved	Total State Share Approved (Excluding Beneficiary & other expenses)	Central Share released so far			Amount of Central Share utilized	% of Utilisation	Amount of State Share released	Amount of State Share utilized	% of utilisation	Amount Approved/ recommended for release as 3rd instalment of ACA	% of amount recommended to the Total Central share approved
						1st Instalment	2nd Instalment	Central Share Released							
Karnataka	Mysore	BSUP Scheme for Mysore City Phase - IV by Mysore Municipal Corporation for the construction of 1806 DUs, Karnataka	5235.51	3807.64	596.95	951.91	951.91	1903.82	1347.67	71%	298.48	212.19	71%	951.91	25%
TOTAL FOR KARNATAKA (1 PROJECT)															

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 19-07-2012

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 5/18

Sl. No.	Name of the State/UT	Name of the city	HSUP Project Name / Components	Total Project Cost	Central Share	State Share	Installment of Central	
1.	Maharashtra	Nagpur	Detailed Project Report for "Construction of 1694 Houses at four locations of Nagpur City for Rehabilitation of Urban/Poor under JNNURM-BSUP -PRP scheme - Nagpur"					
STATEMENT-I								
Details of State Share				(Rs. in Lacs)				
1)	State share	2,122.22	DUs proposed under upgradation (ND)	0.00	0.00	0.00	0.00	
2)	Beneficiaries	630.55	1. Sewerage	6305.50	2664.24	3641.26	666.06	
3)	ULB share	0.00	2. Roads, Storm Water Drain & Pavements	317.69	158.85	158.85	39.71	
	Private firm(s) to be compensated by construction (TDR)	4327.65	3. Water Supply	925.42	462.71	462.71	115.68	
	Total State Share	7080.43	4. Electrification	185.95	92.98	92.98	23.24	
			5. Staircase & Common Lobby Space from Clusters	135.25	67.63	67.63	16.91	
	Fr DU Finance (Rs.)		6. Balwadi	2028.69	1014.35	1014.35	235.59	
1.	Central share	157275.00	7. Community Centre	54.54	27.27	27.27	6.82	
2.	State share	37222.50	8. Convenient shopping	145.39	72.70	72.70	18.17	
3.	ULB share	0.00	9. Primary Health Care Centre	51.00	0.00	51.00	0.00	
4.	Beneficiary share	37222.50	10. Compound wall, Entrance Gate	62.20	31.10	31.10	7.78	
	Private firm(s) to be compensated by construction (TDR)	140505.00	11. Landscape/Park	356.24	0.00	356.24	0.00	
	Total	372225.00		43.25	0.00	43.25	0.00	
				Sub Total (B)	4305.62	1927.57	2378.06	481.85
					530.56	0.00	530.56	0.00
				DPR Preparation Cost (@5%)	530.56	0.00	530.56	0.00
				Sub Total (C)	1061.11	0.00	1061.11	0.00
				Project Cost (A+B+C)	11672.23	4591.89	7080.33	1177.55

Amount of Rs. 4571.51 Lakhs has already been released to State Govt. for first installment of Govt. share against the project, the same needs to be suitably adjusted by the State Govt. for the remaining amount of Rs. 7080.33 Lakhs.

(Release)

M.S. V.K. ASSOCIATES (P) PRIVATE LIMITED
 Nagpur
 Project Engineer
 Project Rehabilitation Authority
 Nagpur

SECRETARY
 Project Rehabilitation Authority
 Nagpur

15/18

Attached with Letter No 2059/30.8.12

123/12/2012 No. 10/11/2012

In the presence of the meeting of CSJ (BSUP) & (Rs in Lakhs)

Sl No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	Unsubsidized of Central share (5%)
1	Maharashtra	Nashik	Revised DPR for construction of 1120 DUs at Panchsanti area, Nashik under BSUP Relocation project for construction of 1120 Dwelling units @ Rs.1,91,439.08 DU with G+4 RCC frame structure having carpet area of 23.13 Sqm with one room, kitchen, WC and bath. The rehab treatment shall be allotted in the name of the wife as first name and joint with husbands as second name. This shall ensure to a major extent, of the mind of the family transferring or selling the house. A registered Lease agreement for a 99 years period shall be executed for the allotted treatment in favour of beneficiary family	2144.117	818.832	1325.285	204.708
Details of State Share (Rs. in Lakhs)				0.000	0.000	0.000	0.000
1)	State share		DUs proposed under upgradation (Nil)	2144.117	818.832	1325.285	204.708
2)	ULB share		i) Water Supply	195.559	97.780	97.780	24.445
3)	Beneficiary share		ii) Sewerage	51.532	25.766	25.766	6.442
			iii) Roads	41.677	20.739	20.739	5.185
			iv) Electrical Electrification	33.566	16.783	16.783	4.190
			v) Compound Wall	31.250	0.000	31.250	0.000
			vi) Community Hall	21.525	10.763	10.763	2.691
			Temporary accommodation compensation	374.909	171.830	203.080	42.957
			Contingency (5%) on project cost	24.375	0.000	24.375	0.000
			Consultant (2.5%) on project cost	62.976	0.000	62.976	0.000
			Sub Total (A)	209.302	0.000	209.302	0.000
			Sub Total (B)	2728.328	999.662	1728.666	291.665
			Project Cost (A+B+C)				

STATEMENT-II

Sub Beneficiary (Government Share) 30/8/12

Chief Engineer - I / NRI/BA
State Level Nodal Officer
JNNUR - BSUP - MHDP
Tel: 022-264677/66405477
Email: ce2nashik@mah.nic.in

(Partner's Copy)
By Chief
BMTRC, Appraisal Agency

City Engineer
Nashik Municipal Corporation

Signature

Signature

Page 4/4

Attached with letter no 2009/2008-12

19320255000 08/19/12 2012

Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	Int. Investment of Central Share (25%)
1	Maharashtra	Nashik	Revised DPR for construction of 560 DUs at Sagar area, Nashik under BSUP	1072.058	409.416	662.642	165.661
Detailed of State Share (Rs. in Lacs)							
1)	State share	286.24	DU's proposed under upgradation (NU)	0.000	0.000	0.000	0.000
2)	ULB share	490.19	Water Supply	1072.058	409.416	662.642	165.661
3)	Beneficiary share	81.88	Sanitation	66.753	33.382	33.382	8.345
Total State Share				858.31	441.19	417.14	102.350
Per DU Finance (Rs.)							
1)	Central share	73110.00	Sub Total (A)	1072.058	409.416	662.642	165.661
2)	State share	43966.00	Sub Total (B)	179.949	81.180	98.770	24.295
3)	ULB share	59841.00	Sub Total (C)	31.308	0.000	31.308	0.000
4)	Beneficiary share	14622.00	Sub Total (D)	96.900	0.000	96.900	0.000
Total				91439.00	491.606	888.712	222.645

Chief Executive Officer
Mumbai Office
MNSO
Tel: 022-26116733/67405417
Email id: ceo@mnsosdco.gov.in

(Approved By)

[Signature]

(Planned by)

Chief Executive Officer
Mumbai Office
MNSO
Tel: 022-26116733/67405417
Email id: ceo@mnsosdco.gov.in

City Engineer
Nashik Municipal Corporation

[Signature]

17/11/12

Attached with letter No - 2087/2011

Page 2590 19/09/2012

to the minutes of a meeting of CSUC (BSUP) dt. (Rs. in Lacs)

Sl No	Name of the State / U/T	Name of the city	BSUP Project Name / Components	Total Project Cost	Central State Share	State Share	Net Investment of Central Share (25%)
1	Maharashtra	Nashik	Revised DPR for construction of 2800 DUs at New Nashik, Nashik East, West area, Nashik under BSUP Redaction project for construction of 2800 Dwelling units with G+4 RCC frame structure having with one room, kitchen, WC and bath. The rehab tenement shall be allotted in the name of the wife as first name and joint with husband, as second name. This shall ensure to a major extent of the man of the family transferring or selling the house. A registered lease agreement for a 99 years period shall be executed for the allotted tenement in favour of beneficiary family.	2009.873	1111.272	1798.601	477.818
STATEMENT - IV							
Details of State Share (Rs. in Lacs)							
1	State share	1,495.80	Construction of 1520 Dwelling units @ Rs. 1,51,439 per DU (carpet area 23.13 sqm) Construction of 1280 Dwelling units @ Rs. 1,71,743 per DU (carpet area 22.13 sqm) DUs proposed under upgradation (NAB)	2198.310	935.808	1262.502	333.952
2	ULB share	2,241.32	Water Supply	5308.183	2047.080	3061.103	511.720
3	Beneficiary share	409.42	Severage	466.881	233.441	233.441	58.560
	Total State Share	4146.54	Roads	117.815	58.908	100.634	14.721
	Per DU Finance (Rs.)	71110.00	External Electrification	321.267	160.634	160.634	40.158
			Compound Wall	155.464	77.732	77.732	16.933
			Creech/ Social Welfare Centre	66.701	0.000	66.701	0.000
1	Central share	71110.00	Sub Total (A)	28.713	14.367	14.367	3.597
2	State share	43886.00	Temporary accommodation compensation	1156.901	535.100	1011.801	133.775
3	ULB share	50837.11	Contingency (5%) on project cost	15.258	0.000	15.258	0.000
4	Beneficiary share	14622.00	Contingency (2.5%) on project cost	312.254	0.000	312.254	0.000
	Total	182435.11	Coordinant (2.5%) on project cost	156.127	0.000	156.127	0.000
			Sub Total (C)	483.631	0.000	483.631	0.000
			Project Cost (A+B+C)	6724.716	2582.189	4146.536	645.346

(Signature)
30/8/12

Chief Engineer/ Nodal Officer
State of MH
JRN - IHSUP - IHSUP
JRN - IHSUP - IHSUP
Tel: 020-2615977/64405477
Email id: ce2@nashik.maha.gov.in

(Signature)
Pankaj Gupta
By Chief
B.M.P.C., Appraisal Agency

City Engineer
Nashik Municipal Corporation

(Signature)
30/8/12