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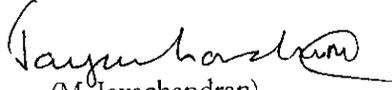
No.N-11026/2/2008/BSUP/JNNURM –Vol. XI
Government of India
Ministry of Housing and Urban Poverty Alleviation

Room No. 201, G Wing
New Delhi, dated 28th August, 2008

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 39th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 14th August, 2008 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 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 the States/UTs with a request to take further follow up action.


(M. Jayachandran)
Deputy Director (BSUP)
Telephone 011-2306 1519

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 School Education & Literacy, Shastri Bhavan, New Delhi.
8. The Joint Secretary and FA, Ministry of Urban Development and Ministry of HUPA, New Delhi.
9. The Chief Planner, Town and Country Planning Organisation (TCPO), I.P. Estate, New Delhi.
10. The Adviser, CPHEEO, Ministry of Urban Development, Nirman Bhavan, New Delhi.
11. The CMD, Housing and Urban Development Corporation Ltd., HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi.
12. The Joint Secretary (JNNURM)/Mission Director, Ministry of Housing and Urban Poverty Alleviation, New Delhi – Member-Secretary

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

1. Shri Shailesh Singh, Secretary, Urban Development Department, Government of Jharkhand, Ranchi.

2. Shri R.K. Khullar, Commissioner, Municipal Corporation, Faridabad
3. Shri Chintamani, Director, SUDA, Government of Uttar Pradesh, 10-Ashok Marg,
Navchetna Kendra, Lucknow

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015
The Secretary, School Education & UD/LSG, Government of Chhattishgarh, 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 2 nd Floor, TRIDA Building, Chalakuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001

The Commissioner & Secretary (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, UDII & 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, 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 Principal Secretary (UD), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN – 248 001.
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun – 248 001	

The Principal Secretary (UD), Government of West Bengal, Nagarayan DF-8, Sector1, Bidhannagar, Kolkata 700 064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001
The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Principal Secretary (UD), Government of NCT of Delhi, 9 th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.	The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220
The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 nd Floor, Secretariat, Silvassa - 396 230.

Copy to:

1. The Joint Secretary to Hon'ble Prime Minister (Kind attention Shri R. Gopalakrishnan),
PMO, South Block, New Delhi.
2. PS to Hon'ble Minister (HUPA)
3. Sr. PPS to Secretary (HUPA)
4. Joint Secretary (H), Ministry of HUPA
5. The Joint Secretary (PP), Ministry of Minority Affairs, Room No.1125, 11th Floor,
Paryavaran Bhavan, CGO Complex, New Delhi.
6. Director (UPA), Ministry of HUPA
7. OSD (JNNURM), Ministry of HUPA.
8. Director (Administration), Ministry of HUPA
9. DS(JNNURM), Ministry of HUPA
10. ~~US(JNNURM), Ministry of HUPA~~
11. DD(JPC), NBO, Ministry of HUPA
12. DD(Data & MIS), NBO, Ministry of HUPA
13. SO (IHSDP), Ministry of HUPA
14. The CMD, NBCC, "NBCC Bhavan", Lodhi Road, New Delhi-110 003
15. The CMD, HPL, Jangpura, New Delhi-110014
16. The Executive Director, BMTPC, Core 5 A, First Floor, India Habitat Centre, Lodhi Road,
New Delhi-110 003
17. The Director (Corporate Planning), HUDCO, "HUDCO Bhavan", India Habitat Centre,
Lodhi Road, New Delhi 110 003.
18. The Director, Indian Institute of Technology Delhi, Hauz Khas, New Delhi-110 016
19. The Director, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand - 247 667

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 39th 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, 14th August, 2008

The 39th meeting of the Central Sanctioning Committee and Monitoring Committee (CMSC) 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 **14th August, 2008**. List of participants is at **Annexure – I**.

2.1. At the outset, Chairman, CSMC, and Secretary (HUPA) drew attention of the participants and the States/ULBs towards important aspects of preparation and implementation of projects. He said States/ULBs/implementing agencies/appraisal agencies should bear these aspects in mind at the time of preparation and implementation of projects. He said Joint Secretary (JNNURM) and Mission Director would give a broad view of these important aspects.

2.2. Chairman, CSMC and Secretary (HUPA) suggested the following for reducing escalation in the cost of project:-

- i) Purchasing materials (cement, steel, sanitary pipes, electrical items) in bulk, wherever considered prudent and feasible with a view to reducing cost;
- ii) Encouraging labour contribution from the beneficiaries under the supervision of qualified personnel;
- iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
- iv) Creating/Using a revolving “Basic Services for Urban Poor (BSUP) fund” earmarked out of the municipal budget and supplemented by other innovative measures like cross subsidization for meeting escalation.

He stated that similar action taken in the State of Andhra Pradesh is a useful example.

2.3. Chairman, CSMC and Secretary (HUPA) said that States should take steps for instituting Third Party Inspection and Monitoring mechanism (TPIM). This is an essential instrument to ensure quality execution of projects and will be a strong deterrent against any attempt to use poor quality materials and undertake poor construction work. Digitized monitoring system is another important aspect of project implementation towards achieving transparency and efficiency. The State of Andhra Pradesh has already gone on-line in updating the JNNURM data. Other States should strive to do the same. Financial and physical progress of all projects under BSUP and IHSDP should be put on the JNNURM tracking system. If need be training programme can also be organized on request.

2.4. Chairman, CSMC, and Secretary (HUPA) reiterated the importance of community infrastructure in the slum development projects. The design and size of proposed community infrastructure should be in line with the socio economic survey. The survey should reveal the details of not only main occupation but also subsidiary occupation of the slum dwellers. In case the beneficiaries are engaged in production of goods, a livelihood centre should be considered for provision in the pocket. In case of scarcity of land for providing community infrastructure, the SLNA/ULB should evolve innovative practices. This is essential for providing facilities such as crèche, rooms for a male and female doctor and multipurpose hall etc. The appraising agencies need to play a greater role in providing necessary guidance in this matter to the State/ULB.

2.5. Regarding design and layout plan for either the in-situ redeveloped slum or a relocated slum, Chairman, CSMC, and Secretary (HUPA) said that same should be prepared in such a manner that the construction does not tend to become a concrete jungle. Accordingly, along with community infrastructure, the pocket should have adequate open areas and green areas. Ideally, a relocated pocket should have 15% green areas. In the case of in-situ redevelopment, there should be a minimum of 10% green area. Where BSUP/IHSDP projects are proposed in unauthorized

areas, such projects should be preferably undertaken on a redevelopment basis.

2.6. Chairman, CSMC reiterated the need to bring proposals for release of 2nd/3rd instalments based on the actual progress on the ground and utilization of Central Share, State Share and ULB share. States should come up with proposals in the prescribed format for second and subsequent instalments for already sanctioned projects. **Release of funds for sanctioned projects and completion thereof should be accorded Top Priority.** Central share along with State share should be released to ULBs within 2-3 days from the date of receipt of ACA. Any delay on this account would result in delay in the completion of projects which would put the poor beneficiaries under undue hardship.

2.7. Chairman, CSMC also drew attention of the States/UTs towards the Prime Minister's New 15-Point Programme for the Welfare of the Minorities. *An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities.* In this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate upto 15% of targets and outlays under BSUP and IHSDP for the minorities. Similarly, priority should be given to accommodate physically challenged beneficiaries.

2.8. The following issues, raised in previous meetings, directly related to improving the quality of life of the urban poor, were reiterated by the Chairman, CSMC:-

- In case there is time constraint, a regular socio-economic survey can be preceded by *a rapid survey for identifying beneficiaries, their main and subsidiary occupations, their educational profile and felt-needs so as to design appropriate social infrastructure for each project.* Willingness of the beneficiaries should also be taken for any rehabilitation/relocation projects.
- Affordability of the urban poor should be kept in view while working out Beneficiary Contribution. Overall construction cost of the housing unit should be kept at a minimum. The housing component should generally be at least 50% of the total project cost with a view to giving primacy to provision of shelter to the urban

poor except where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments. Further, considering the difficulties and special needs of the urban poor at some locations, clusters having 15 housing units can also be considered.

- Each project should be accompanied by a list of beneficiaries based on a socio-economic survey and ULBs should go for bio-metric cards, wherever feasible, to avoid the possibility of sale/misuse of housing units allotted to properly targeted beneficiaries. The list should be notified and placed in the website of the ULB/JNNURM.
- The layout plan must be socially cohesive and facilitate social interaction. Efforts may be made for providing at least 30% open spaces with 15% green area in the lay-outs and adequate social and livelihoods infrastructure.
- Adequate space must be provided for community activities, informal sector markets, livelihood activities, pen for animals (if permitted and required), space to take care of convergent services such as health, education and recreation conforming to the specific needs of each of the slum pockets and their beneficiaries.
- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, balcony for drying clothes etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.
- The State authorities/ULBs may adopt some of the innovative designs and layouts of houses, multi-purpose community centres, informal sector markets and animal pen, etc., prepared and compiled by HUDCO and BMTPC. The Toolkit published may be referred to.
- The State authorities in consultation with appraisal agencies should ensure that necessary clearances such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use

clearance, etc., are obtained. They should also ensure that necessary technical approvals are secured from the competent agencies as per State PWD Code.

- Since these projects are required to be generally completed in 12 to 15 months, it is generally expected that any escalation of the project cost is borne by the State Government/ULB concerned.
- Wherever informal sector markets are taken up as a part of social infrastructure, their operation on a time-sharing basis by inhabitants for enabling wider coverage of the beneficiaries can be considered by the ULB concerned.
- Adequate provision should be made for solid and liquid waste disposal and digester technology can be adopted in place of dual-pits/septic tanks wherever feasible.
- Road-side plantations with tree guards are advisable.
- Responsibility of the technical specifications (adherence to State PWD Code) and their approval by the competent authority lies with the ULBs/State Level Nodal Agency. The appraisal agencies must ensure that technical specifications are duly approved by the technically competent authority.

3.1. Joint Secretary (JNNURM) and Mission Director requested the States/ULBs/Appraisal Agencies to ensure that all the projects for which Central assistance is sought have been prepared as per the latest SOR to obviate under-invoicing leading to cost escalation. Any escalation shall be borne by the States/ULBs. He requested the States/ULBs to come up with new projects along with request for 2nd/3rd/4th instalments. The proposal seeking 2nd/subsequent instalment for projects under IHSDP/BSUP should give break up details of Central share, State share, ULB contribution and beneficiary contribution received and the expenditure thereon.

3.2. Joint Secretary (JNNURM) gave an overview of important aspects of preparation of projects, their appraisal and implementation on the ground. He reiterated the following:-

- **Capacity Building Activities:** In the year 2006-07, the Ministry of HUPA had released fund to the State Governments for capacity building activities including Research and Training

towards implementation of BSUP and IHSDP projects. Unless the States submit utilisation certificates for the funds released earlier, further release of Central Assistance would be held up, as utilisation certificates have to be furnished within 12 months from the date of closure of the financial year to which financial sanction pertains.

- **Status of Project Implementation:** The States/ULBs should present Quarterly Progress Reports/Monthly Progress Reports before bringing proposals to the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Further, one page abstract on the status of implementation of projects & reforms must be presented before presenting the project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.
- **Setting up of PMU/PIA/PIU:-** The States should submit proposals to the o/o OSD (JNNURM) which will get the same appraised; and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent method should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such appointments should not be permanent in nature but only in terms of short-term consultancy appointments. Such appointments should not be seen as a place for parking dead-wood. Each appointment should be based on prescribed terms of reference and the deliverables should be measured. Various activities, tasks and outcomes have to be clearly spelt out in the TORs. States/ULBs should exercise utmost caution in making such appointments on a consultancy basis. The States/ULBs should try and ensure minimum expenditure by selecting/appointing professionals at an appropriate fee rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a good level. If need be, qualified persons from Central/State Government/ULBs could be posted on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency.

- **Fees for Preparation of DPRs:** The States should submit proposals to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency will submit proposals to the Ministry for releasing Central Assistance towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee. After approval, recommendation will be sent to Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants. The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided in the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee meetings earlier.
- **Community Development Network (CDN):** The State should prioritise and get necessary approval from SLSC/SLCC to the proposals related to Community Development Network (CDN). Such proposals received in the Ministry of HUPA will be appraised by a team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee.
- **Status report on already sanctioned projects:** In all meetings, before new projects are taken up, a status report on already sanctioned projects should be brought up before the Committee. This should cover physical and financial progress of projects, utilization of funds and reforms. The States should submit Quarterly Progress reports and brief Monthly Progress Reports, as per prescribed format, without fail to enable the Ministry to report to Prime Minister's Office in time.

- **Third Party Inspection and Monitoring (TPIM) mechanism:** TPIM should be instituted to bring transparency and quality in the implementation of BSUP and IHSDP projects. The Ministry would give necessary assistance to the States for TPIM. Toolkit has been prepared and communicated to the State Governments.
- **Quality of Projects:** Housing for the poor does not mean poor quality housing. Utmost emphasis must be given to the quality of houses for the poor. A vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP.
- **Socio-economic Survey:** No efforts should be spared for conducting socio-economic surveys of potential beneficiaries including preparation of bio-metric cards. Such surveys should emphasize housing, health, educational and livelihood profiles of the urban poor. The survey would assist in designing good BSUP/IHSDP projects by taking into account important aspects such as dependency load in the existing schools and hospitals, need for multi-purpose community centres including livelihood centre and informal sector market. *HUDCO and BMTPC have developed good designs of houses and various types of social infrastructure which could be appropriately used while formulating project proposals. A Toolkit has also been published.*
- **City Poverty Reduction Strategy Report.** The city of Rajkot (Gujarat) has brought out a City Poverty Reduction Strategy Report. Other cities/towns may bring out similar reports.
- **Convergence of Health, Education and Social Security :** It is necessary to integrate provisions of Health, Education and Social Security with Housing for the Poor to enable them to lead a better quality of life. The Urban Local Bodies and the State Governments have a critical role to play to ensure proper convergence of facilities under the already available schemes for education, health and social security implemented through different departments/fields. The projects should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare measures so that timely remedial

measures in accordance with the socio-economic survey can be taken up.

- **Community Development Network.** The dynamics of the CDN should lead to fraternity with the neighbourhood so that the issues of alienation of all sorts are eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.
- **Projects for in-situ development:** States should come up with projects for in-situ development with good lay-outs and designs. The emphasis should be to provide a better and supportive atmosphere of living. The in-situ development should not end up with creation of another cluster of houses without access to water, sanitation and social infrastructure.
- **Sense of belongingness:** To create a sense of belongingness, the slums may be named in consultation with the intended beneficiaries. Provision of a low cost enclosure around a slum pocket being covered under BSUP/IHSDP could be considered by a State/ULB in the interest of safety and a sense of local identity, if the cost is not prohibitive.
- **Three reforms core to the urban poor:** special attention should be paid for implementation of the three reforms stipulated under JNNURM that are critical to the urban poor: (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the 7-point charter in accordance with agreed timelines; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization. The poor are squeezed out of the urban land market and the issue of land for housing the poor and informal sector activities and security of land tenure must be accorded top-most priority by the State Governments.

4. For the Meeting, the following were put up in the agenda:-

9/27
(VNS)

- (i) One new project for Dhanbad, Jharkhand – **brief details are at Annexure-II**
- (ii) Proposal for release of 2nd instalment for BSUP project in Meerut
- (iii) Proposal for release of 3rd instalment for two projects in Faridabad
- (iv) Proposal for release of 3rd instalment for two projects in Hyderabad
Brief details of proposals for 2nd/3rd instalments are at Annexure-III
- (v) Proposal for setting up of PIUs in Uttarakhand – **brief details are at Annexure-IV**

5. The Chairman, CSMC requested the representatives of the State Governments to give an account of 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, and loan component, tentative schedule for seeking 2nd instalment of Central share; number of houses actually constructed; stage of progress of housing and infrastructure, reforms 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, contribution by parastatals if any; and
- (iii) Design of colony layout and house layout proposed.

6.1. Representative of the State Government of Jharkhand made a presentation on the project for Dhanbad. The Committee observed the following:-

- Priority may be given to SCs/STs/OBCs and minority population while selecting beneficiaries for the proposed project;
- Design for the proposed community centre needs to be modified to make it more functional;

- Design for the informal sector markets needs to be modified to provide adequate circulation space;
- The proposed duration for completing the project be reduced (from 15 months to 12 months)
- For solid waste management, proper linkage with proposed UIG project should be established; and
- For sanitation, digester facility could be considered.

6.2. The appraising agency (HUDCO) informed that the State/ULB has modified the design for community centre and revised cost (enhanced cost within the cost approved by SLSC) has been incorporated in the financial statements. Design of the Informal Sector Market has also been modified to provide adequate circulation space. **Accordingly, the CSMC approved the project. Abstract of the approved project is at Statement-I of Annexure-V.**

7.1. Deputy Secretary (JNNURM) presented the proposals for release of 2nd/3rd instalment of Central assistance. He informed the Committee that the prescribed financial parameters have been fulfilled in respect of the proposals for releasing 2nd instalment for one project in Meerut, Uttar Pradesh, 3rd instalment for two projects in Faridabad, Haryana and 3rd instalment for two projects in Hyderabad, Andhra Pradesh.

7.2. Chairman, CSMC, emphasized that the States/ULBs must implement reforms as per the targets in MOA and any delay in that should be addressed immediately. He also reiterated that the projects have to be executed as per sanctioned DPR and any escalation in cost on that account would be borne by the State/ULB. The states of Haryana, Uttar Pradesh & Andhra Pradesh reiterated commitment to reforms and stated that all pending reforms will be completed soon.

7.3 **Accordingly, the CSMC approved the proposals for release of 2nd instalment for 1 project in Meerut and 3rd instalment for two projects each in Faridabad and Hyderabad. Details of 2nd /3rd instalments approved are at Annexure-VI.**

11/27
 (MJD)

8. The Committee then considered the proposal for setting up of 3 Project Implementation Units (PIUs) in the State of Uttarakhand. OSD (JNNURM) informed the Committee that PMU for the State of Uttarakhand has already been approved in the 38th meeting of the CSMC. The present proposal for PIUs in the State of Uttarakhand is in accordance with the prescribed guidelines. **Accordingly, the Committee approved the proposal. Details are at Annexure-VII.**

9.1. OSD (JNNURM) drew attention towards the directions given by Chairman, CSMC to the appraisal agencies for submitting project related documents to NBO which is the custodian of records of JNNURM. He informed the Committee that so far the appraisal agencies (HUDCO and BMTPC) have not submitted any such records.

9.2. Chairman, CSMC, and Secretary (HUPA) was dissatisfied with the undue delay on the part of HUDCO and BMTPC in furnishing BSUP and IHSDP related project documents (such as original DPRs, revised DPRs, appraisal reports, financial and physical abstracts). These documents are required in the Ministry to respond to queries under RTI and any other reference from any other agency. He directed that the appraising agencies should forthwith submit the documents. To start with, at least 10 DPRs and their related documents should be furnished every week. OSD (JNNURM) & Director (NBO) should monitor the progress. If no document is submitted within a week, the concerned officers in BMTPC and HUDCO would be held responsible. OSD (JNNURM) should pursue this matter on regular basis.

10. Chairman, CSMC and Secretary (HUPA) directed the appraisal agencies to be prudent in their appraisal work. The Headquarters of HUDCO should ensure that only those projects for which DPRs have been received and appraised properly by them are sent to the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee for its consideration. The appraising agency should ensure that they receive 4 copies of the DPR (one each to be kept in the Regional Office & Headquarters of HUDCO and two copies to be sent to NBO, the custodian of JNNURM documents). The Headquarters of HUDCO should thoroughly scrutinize appraisal reports signed by the Regional

Chief/Executive Director, received from their Regional Offices, with reference to the DPR. Then a duly signed appraisal report by the Executive Director/Director at the Head Office should be sent to the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee as a draft Agenda item. The 20-point checklist to be submitted along with the appraisal report has to be filled up by the appraising agency before any projects are sent to the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee.

11. Concluding the meeting, the Chairman of CSMC and Secretary (HUPA) drew attention towards the benefit of bringing out a City Poverty Reduction Strategy Report. The city of Rajkot (Gujarat) has brought out such a Report which could be a model for other cities/towns. He once again urged the States/UTs/ULBs/parastatals (e.g., Development Authority)/implementing agencies/appraisal agencies to adhere to the guidelines as well as undertake measures for smooth implementation of the projects to benefit urban poor.

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

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 39th MEETING OF CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) HELD UNDER THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 14.8.2008

1. Dr. Harjit 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 V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
4. Shri Sanjay Kumar, Deputy Secretary (NURM-I), Ministry of Urban Development
5. Shri Vivek Nangia, Deputy Secretary, Ministry of HUPA
6. Shri Deena Nath, Deputy Director, Ministry of Finance, New Delhi.
7. Shri Lalit Kapur, Additional Director, Ministry of Environment & Forests, Paryavaran Bhavan, CGO Complex New Delhi.
8. Shri M. Sankara Narayanan, Deputy Adviser, CPHEEO, Ministry of Urban Development
9. Shri Umraw Singh, Deputy Director, Ministry of HUPA
10. Shri Ashok Kumar Sharma, Statistical Officer, Ministry of HUPA
11. Shri S. Bandyopadhyay, Accounts Officer (JNNURM), Ministry of HUPA.
12. Shri Ashok Kumar, Under Secretary, Ministry of Minority Affairs
13. Shri Shailesh Singh, Secretary, Urban Development Department, Government of Jharkhand
14. Shri Gajanand Ram, GM, Greater Ranchi Development Authority, Ranchi
15. Dr. D.Subramaniam, Executive Director, HUDCO, Kolkata.
16. Shri R.K. Khullar, Commissioner, Municipal Corporation, Faridabad
17. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi.
18. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi.
19. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
20. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
21. Shri A.P. Tiwari, ACP, HUDCO, New Delhi
22. Shri A.Pathak, C&DS, Agra
23. Shri Virendra Singh, C&DS, Agra
24. Shri A. Chakraborty, AO (P), HUDCO, Ranchi
25. Shri Anand Mohan, Project Director, LSG Department, Government of Rajasthan
26. Shri. Kousik Das, Additional Chief Engineer, ME Dte. Department of Municipal Affairs, Government of West Bengal, 1st Floor, Bikash Bhavan, Salt Lake, Kolkata-700 091
27. Shri Indra Singh Rathore, Executive Officer, Municipal Board, Jaitaran, Pali, Rajasthan
28. Shri Arun Vyas, Assistant Engineer, Jaitaran Municipal Council, Pali, Rajasthan
29. Shri Vinod Mehta, Consultant, M/s. Cadcon Engg. Consultants Pvt. Ltd., Jaipur
30. Shri Radheyshyam, SD.O., Municipal Corporation, Faridabad
31. Shri Praveen K.K., Habitat Engineer, HUDCO, Jaipur
32. Shri V.K. Verma, DUDA, Jhansi, Uttar Pradesh
33. Shri D.K. Mittal, Project Manager, NBCC Ltd, Haryana, Faridabad
34. Shri Rajendra Singh, Project Manager, C&DS, Jal Nagar, Hamirpur, Uttar Pradesh

35. Shri A.K. Purwar, Project Manager Unit-15, C&DS, UP Jal Nigam, Banda, Uttar Pradesh
36. Shri Suresh Chander Agaria, DUDA, Lalitpur, Uttar Pradesh
37. Shri Pawan Kumar Sharma, DUDA, Uttar Pradesh
38. Shri Ashok Kumar Savita, APO, DUDA, Uttar Pradesh
39. Shri Praveen Prakash, MD, APUFIDC, Hyderabad
40. Shri M.S. Raghavendra, UC, APUFIDC, Hyderabad
41. Shri M. Jayachandran, Deputy Director, Ministry of HUPA

ANNEXURE-II
39th CS&MC

BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO 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	Total Cost	Central Share	State Share	Ist/ 2nd Installment	Brief	Page No.
A.	Dhanbad, Jharkhand	BSUP scheme for the city of Dhanbad (Phase-IV), Jharkhand	16.62	7.91	8.71	3.96	<ul style="list-style-type: none"> CDP approved and MoA signed. SLCC Approval is awaited. Elected Local body is to be in place and elections are expected to be held shortly. MOA for reforms between Govt. of Jharkhand & Municipality has been signed. Livelihood survey has been carried out by the agency and community space based on primary and secondary occupation has been provided. Beneficiaries details have been submitted. Ratio of housing and infrastructure cost is 59.31 : 40.69. Land is owned by the municipality. In the 4th phase, 12 slums have been taken out by the agency. Project envisage to construction of 442 dwelling units (In-situ & relocation) in G+2 and G+3 structures with built up area of 	01 to 17

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

(Rs. in Crores)

B.	Faridabad, Haryana	Sanction of 3 rd installment for 2, projects Faridabad, Haryana					7.79		<ul style="list-style-type: none"> 36.66 sq. mtr. with 2 room & separate bath & WC. The estimates are worked out on the basis of SOR 2008 North Chhotanagpur Division. The project duration is 15 months. 	18 To 20
		Total	16.62	7.91	8.71	11.75				

17/23
100

8)

BSUP 39th CSMC 14-08-2008

(Rupees lakhs)

State/ city	Name of Project	Total central share Approved	State Share approved	Central share Released, so far			Amount of Central share utilised	%of utilisation	Amount of State+ ULB share released	Amount of State+ ULB share utilised	%of utilisation	Amount recommended for release as 2 nd /3 rd installment of ACA	%	
				1 st installment	2 nd installment	Total							of amount approved	of amount released
Uttar Pradesh / MEERUT	Integrated Upgradation and Housing Project for 5 slums	1492.53	1120.53	373.13	--	373.13	373.13	100 %	318.51	159.17	49.97 %	373.13	--	50%

NOTE: State Share released is more than the proportionate amount due. Utilization of Central + State Share due is 76.96%

18/27
MUD

State	Name of city	Name of Project	Total central share Approved	State share approved	Central share Released,			Amount of Central share utilised	% of utilisation	Amount of State+ULB share released	Amount of State+ULB share utilised	% of utilisation	Amount recommended for release as 2 nd /3 rd installment of ACA	2 nd installment	3 rd installment	% of amount recommended to the total central share approved
					1 st installment	2 nd installment	Total									
Haryana	Faridabad	Urban Renewal Project at Dabua Colony	1891.32	1891.32	472.83	472.83	945.66	680.00	71.91%	945.66	680.00	71.91%	--	--	472.83	75%
		Urban Renewal Project at Bapu Nagar	1226.49	1226.49	306.62	306.62	613.24	459.52	74.93%	613.23	459.51	74.93%	--	--	306.62	75%
		TOTAL Haryana		3117.81	31178.81	779.45	779.45	1558.90	1139.52		1558.89	2172.12				779.45

19/27

BSUP 39th CSMC 14-08-2008

(Rupees lakhs)

State/ City	Name of Project	Total central share Approved	State Share approved	Central share Released, so			Amount of Central share utilised	% of utilisa tion	Amount of State+ ULB share released	Amount of State+ ULB share utilised	% of utilisa tion	Amount recommended for release as 2 nd /3 rd installment of ACA	2 nd install ment	3 rd installmen t	% of amo unt reco mme nded to the total centr al share appr oved
				1 st installmen t	2 nd installm ent	Total									
ANDHRA PRADESH/ HYDERABAD	Integrated Housing & Infrastructure Development Scheme of GHMC	24500.00	24500.00	6125.00	6125.00	12250.0	8575.00	70 %	12250.00	8575.00	70 %	--		6125.00	75%
		2486.29	2486.29	621.57	621.57	1243.14	870.20	70 %	1240.14	868.10	70 %	--		621.57	75%
TOTAL Andhra Pradesh		26986.29	26986.29	6746.57	6746.57	13493.14	9445.2		13490.14	9443.1				6746.57	

20/27
(MP)

**Special Agenda for CSMC/CSC Meeting on
14th August 2008**

Proposal for establishment of **three** PIUs in Uttarakhand:
Dehradun, Haridwar & Nainital

Proposed Financial Support:

S. No.	Position	No. of Months	Remuneration per month (Rs)	Amount (Rs)
1	Project specialist (Housing and slum Development) – 1 No.	12	30,000	360000
2	Specialist (Social Development) – 1 No.	12	30,000	360000
3	Specialist (Community Mobilization and MIS) -1 No.	12	30,000	360000
4	Specialist (Poverty Management) – 1 No.	12	30,000	360000
5	Research & Training Officer – 1 No.	12	30,000	360000
	Total			1800000
	Additional Expenditure (LS)			1500000
	GRAND TOTAL			3300000

Observations:

- a The Educational Qualification and scope of work of the key professionals is in accordance with the guidelines/toolkit of the PMU.
- b The proposal for financial support for the key professionals is as per the guidelines. However, the support cost for travel expences, contingencies etc may be restricted to 40% of the total financial support.
- c The positions of key professionals are proposed on deputation or contractual basis, as approved.
- d The approval is subject to the ratification of the proposal by the State Level Steering Committee (SLSC).
- e The financial support, formulation and scope of work of PMU will be strictly in accordance with the terms and conditions laid down in the guidelines/toolkit for establishment of PMU/PIU.

21/27
MPD

Appraised Financial Support for PIU in Uttarakhand :

S. No.	Position	No. of Months	Remuneration per month (Rs)	Amount (Rs)
1	Project specialist (Housing and slum Development) – 1 No.	12	30,000	360000
2	Specialist (Social Development) – 1 No.	12	30,000	360000
3	Specialist (Community Mobilization and MIS) -1 No.	12	30,000	360000
4	Specialist (Poverty Management) – 1 No.	12	30,000	360000
5	Research & Training Officer – 1 No.	12	30,000	360000
	Sub Total 1			1800000
6	Travel Expenses (20% of total annual support)			600000
7	Operational Expenditure (10% of total annual support)			300000
8	Contingencies Expenses (10% of total annual support)			300000
	Sub Total 2			1200000
	GRAND TOTAL			3000000

Appraised Financial Support per PIU in Uttarakhand		
Total Annual Support for 1st year (100%)	Rs	30.00 Lacs
Total Annual Support for 2nd year (75%)	Rs	22.50 Lacs
Total Annual Support for 3rd year (50%)	Rs	15.00 Lacs
TOTAL SUPPORT	Rs	67.50 Lacs

22/27 2
(ms)

Sl. No.	Name of the State	Name of the City	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Jharkhand	Dhanbad	Basic Services for the Urban Poor at Dhanbad (Ph-IV)				
STATEMENT-I							
Details of State Share				Rs. in lakh			
1)	State grant			938.50	469.25	469.25	117.31
2)	ULB contribution			938.50	469.25	469.25	117.31
3)	Beneficiaries Share						
4)	IEG, DPR charges						
	State Share						
	Per DU Finance						
1)	Central Share			26.33	13.17	13.17	3.29
2)	State grant			37.57	18.79	18.79	4.70
3)	ULB share			146.71	73.36	73.36	18.34
4)	Beneficiaries Contribution			18.18	9.09	9.09	2.27
	Total			128.85	64.43	64.43	16.11
				9.28	4.64	4.64	1.16
				646.93	323.47	323.47	80.87
				1585.43	792.72	792.72	198.18
				47.56	0.00	47.56	0.00
				31.71	0.00	31.71	0.00
				79.27	0.00	79.27	0.00
				1664.70	792.72	871.99	198.18

23/27
 23/27
 1/1

ANNEXURE-VI

BSUP 39th CSMC 14-08-2008

(Rupees lakhs)

State/ city	Name of Project	Total central share Approved	State Share approved	Central share Released, so far			Amount of Central share utilised	%of utilisation	Amount of State+ ULB share released	Amount of State+ ULB share utilised	%of utilisation	Amount recommended for release as 2 nd /3 rd installment of ACA	%	
				1 st installment	2 nd installment	Total							2 nd installment	3 rd installment
Uttar Pradesh / MEERUT	Integrated Upgradation and Housing Project for 5 slums	1492.53	1120.53	373.13	--	373.13	373.13	100%	318.51	159.17	49.97%	373.13	--	25%

24/27
MSD

BSUP 39th CSMC 14-08-2008

(Rupees lakhs)

State	Name of city	Name of Project	Total central share Approved	State Share approved	Central share Released,			Amount of Central share utilised	% of utilisation	Amount of State+ULB share released	Amount of State+ULB share utilised	% of utilisation	Amount recommended for release as 2 nd /3 rd installment of ACA	2 nd installment	3 rd installment	% of amount recommended to the total central share approved
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Haryana	Faridabad	Urban Renewal Project at Dabua Colony	1891.32	1891.32	472.83	472.83	945.66	680.00	71.91%	945.66	680.00	71.91%	--	--	472.83	25%
		Urban Renewal Project at Babu Nagar	1226.49	1226.49	306.62	306.62	613.24	459.52	74.93%	613.23	459.51	74.93%	--	--	306.62	25%
		TOTAL Haryana	3117.81	31178.81	779.45	779.45	1558.90	1139.52		1558.89	2172.12					779.45

25/22
25/22
25/22

ANNEXURE-VI CONTD

BSUP 39th CSMC 14-08-2008

(Rupees lakhs)

State/ City	Name of Project	Total central share Approved	State Share approved	Central share Released, so			Amount of Central share utilised	% of utilisa tion	Amount of State+ ULB share released	Amount of State+ ULB share utilised	% of utilisa tion	Amount recommended for release as 2 nd /3 rd installment of ACA	2 nd install ment	3 rd installmen t	% of amo unt reco mme nded to the total centr al share approved
				1 st installmen t	2 nd installm ent	Total									
ANDHRA PRADESH/ HYDERABAD	Integrated Housing & Infrastructure Development Scheme of GHMC	24500.00	24500.00	6125.00	6125.00	12250.0	8575.00	70%	12250.00	8575.00	70%	--		6125.00	
		2486.29	2486.29	621.57	621.57	1243.14	870.20	70%	1240.14	868.10	70%	--		621.57	
TOTAL Andhra Pradesh	BSUP Packaged - Vambay	26986.29	26986.29	6746.57	6746.57	13493.14	9445.2		13490.14	9443.1				6746.57	25%

26/2/2009

FINANCIAL SUPPORT APPROVED FOR ESTABLISHMENT OF THREE PROJECT
IMPLEMENTATION UNITS (PIUs) UNDER JNNURM (BSUP & IHSDP) FOR
DEHRADUN, HARIDWAR & NAINITAL (UTTARAKHAND)

S. No.	Position	No. of Months	Remuneration per month (Rs)	Amount (Rs)
A. Cost towards Professionals				
1	Project Coordinator (Housing and slum Development) - 1 No	12	30,000	360000
2	Social Development Officer - 1 No.	12	30,000	360000
3	Livelihoods Development Specialist - 1 No.	12	30,000	360000
4	Research Officer - 1 No.	12	30,000	360000
5	Research and Training Coordinator - 1 No.	12	30,000	360000
	Sub Total 1			1800000
B. Non Staff Component				
6	Travel @ 20% of the total cost			600000
7	10% towards system support cost, stationary, documentation, printing etc			300000
8	10% towards overheads and other miscellaneous expences			300000
	Sub Total 2			1200000
	GRAND TOTAL			3000000

First instalment of Central assistance for the 1st year:-

1 Dehradun	Rs.	15.00	lakh
2 Haridwar	Rs.	15.00	lakh
3 Nainital	Rs.	15.00	lakh
Total first instalment	Rs.	45.00	lakh

Financial Support for each PIU	
Total Annual Support for 1st year (100%)	Rs 30.00 Lacs
Total Annual Support for 2nd year (75%)	Rs 22.50 Lacs
Total Annual Support for 3rd year (50%)	Rs 15.00 Lacs
TOTAL SUPPORT	Rs 67.50 Lacs