

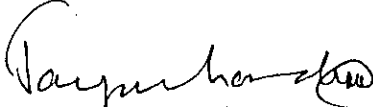
Room No. 201, G Wing
New Delhi, dated 26th February, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 60th meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 21st February, 2009 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^r 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 Navneet Sehgal, Secretary, Urban Development Department, Government of Uttar Pradesh, Lucknow.
2. Shri Chintamani, Director, SUDA, Government of Uttar Pradesh, 10-Ashok Marg, Navchetna Kendra, Lucknow
3. Shri S. Kunte, Secretary, Housing Department, Government of Maharashtra, Mantralaya, Mumbai 400 032.

4. Shri Hadadare, Chief Engineer, Maharashtra Housing and Area Development Authority (MHADA), Griha Nirman Bhavan, Bandra (East), Mumbai-400 051.
5. Shri S.S Bajaj, Special Secretary, Housing & Environment Department, Government of Chhattisgarh, Raipur
6. Dr. P. Bore Gowda, Commissioner, Karnataka Slum Clearance Board, Sheshadripuram, Bangalore
7. Ms. Pushpa Subramaniam, Secretary, Municipal Administration & Urban Development,
8. Shri Shailesh Kumar Singh, Secretary, Urban Development Department, Government of Jharkhand, Project Building, HEC, Dhurva, Ranchi.

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan,Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015
The Secretary, Urban Administration & Development Department, Government of Chhattishgarh, Room NO 316, DKS Bhawan, Mantralaya, Raipur -492 001.	The Secretary(Housing) Government of Goa, Secretariat Annexe, EDC House, Panaji- 403 001
The Principal Secretary(UD) & Housing, Government of Gujarat, Block No, 14, 9 th Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla – 171 002

The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002
The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Sauda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 th Floor, Vikas Sauda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala 2 nd Floor, TRIDA Building, Chalakupuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantralaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001


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

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

Copy to:

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

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 60th 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, 21st February, 2009

The 60th 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) was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on 21st February, 2009. The list of participants is at Annexure – I.

2.1. Welcoming the Chairperson and the Members of CSMC, Joint Secretary & Mission Director (JNNURM) requested the States/UTs to come up with the necessary project proposals seeking ACA for the financial year 2008-09 latest by 24.2.2009 out of (i) the balance of the 7-year Mission period allocation and (ii) the new fiscal stimulus package to revive the economy. The Mission Directorate in the Ministry of Housing & Urban Poverty Alleviation would require time for the issue of minutes and processing of proposals for the release of funds by the Finance Ministry, which in turn would take time to release ACA. Accordingly, the Appraising Agencies need to be in touch with the States/UTs regarding claiming 2nd and subsequent installments, prioritizing towns and projects and submitting DPRs conforming to JNNURM Guidelines by 24.2.2009 so that subject to the availability out of 7-year allocation indicated by the Planning Commission and the shelf of projects sanctioned so far against the fiscal stimulus package, meetings of the CSMC/CSC can be planned. OSD (JNNURM) would compile the list of duly appraised projects with the Appraising Agencies and his office and put up the same for consideration by CSMC/CSC by 24.2.2009.

2.2. JS (JNNURM) reminded that OSD (JNNURM), Deputy Secretary (JNNURM) and the Chiefs of Central Appraising Cells in BMTPC and HUDCO are required to report to the CSMC/CSC regarding the number of projects completed, number of houses completed and number of houses under construction as on 01.03.2009 and the number of houses that are likely to be completed and the number likely to remain in progress as on 30.9.2009. He informed that the above officers must maintain copies of duly corrected and signed DPRs, appraisal reports, colony layout plans duly approved and estimates duly authenticated by the concerned

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technically competent authorities. The records should be got ready for inspection by Secretary (HUPA) by 07.03.2009.

2.3. JS (JNNURM) informed that the States/UTs and Appraising Agencies must follow the BSUP and IHSDP Guidelines and instructions issued by CSMC/CSC from time to time (Annexure II).

3.1. Secretary (HUPA) & Chairperson, CSMC made the following observations:

(i) At least the basic minimum town planning norms must be followed in housing colonies proposed under BSUP and IHSDP. Otherwise, the slums will remain as slums and purpose of JNNURM would be defeated.

(ii) The DPRs should ensure the provision of water and sewerage infrastructure, storm water drainage, roads, community facilities, open spaces, etc. as per town planning norms applicable to EWS/low-income housing. Steps should be taken to develop green habitats with avenue plantation, green belts, parks and development of other open spaces. States/UTs must chalk out suitable plans in advance, make necessary institutional arrangements and undertake plantation in the BSUP and IHSDP colonies on a massive scale in the forthcoming rainy season.

(iii) A 'whole slum' approach with focus on total sanitation needs to be adopted. BSUP and IHSDP should aim at the de-notification of slums after development. Bio-metric identification of the beneficiaries must be completed as early as possible.

(iv) Every beneficiary household under BSUP and IHSDP must be given individual water connection and individual toilet - connected to city water supply and sewerage systems respectively and be enabled to have individual electricity connection. Pucca houses of the urban poor not having toilet facilities must also be provided with the same. Urban renewal cannot be achieved without meeting the requirements of basic sanitation for the urban poor.

(v) The infrastructure networks being developed under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line city infrastructure facilities, either already existing or being developed under UIG/UIDSSMT or State Government programmes in accordance with CDPs. States/UTs must develop action plans to connect all the slums to city-wide infrastructure networks in a time-bound manner.

(vi) The States/ULBs should ensure proper coordination amongst agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes to make sure that slums and low-income communities are linked to city-wide infrastructure systems.

(vii) The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure linkages between slum infrastructure facilities and city infrastructure networks.

(viii) TPIMA should be instituted without any further loss of time. This must be in addition to internal quality assurance mechanisms to be put in place. High level teams must be deputed to ensure utmost quality in housing and basic amenities for the poor in the projects sanctioned.

(ix) Beneficiary Committees must be constituted to supervise and closely involve in the execution of works. States/UTs must take action for the conduct of social audit of BSUP and IHSDP projects following guidelines similar to that for NREGA.

(x) Suitable arrangements must be made for the maintenance of houses and common facilities after they are developed through resident welfare associations/committees etc.

3.2. The Chairperson, CSMC emphasized the need for execution of the projects already sanctioned without time- and cost- overruns. She requested State/UT Secretaries to closely monitor the construction of houses for the urban poor along with basic civic facilities as per set timelines. She called upon the State/UT Secretaries/CEOs of State Level Nodal Agencies to take all action to ensure that the Mid-term and Mission targets are achieved as committed.

3.3. Secretary (HUPA) suggested that PMUs/PIUs and TPIMAs should be instituted by all States/UTs positively by the end of March 2009. It must be ensured that every house sanctioned under BSUP and IHSDP is constructed with such high quality as to become a place of pride for the poor person who has been deprived of access to affordable shelter and basic amenities for so long. She suggested that the State/UT Secretaries may organize independent inspection teams to check the quality of construction regularly. Further, beneficiary committees must be constituted to monitor the construction of houses and basic amenities.

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

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(a) **New BSUP project proposals:-**

- Uttar Pradesh (8 Projects: Agra – 2 Projects, Mathura – 1 Project, Kanpur – 5 Projects)
- Maharashtra (Nagpur – 3 Projects, Pimpri-Chinchwad – 1 Project)
- Chhattisgarh (Naya Raipur – 1 Project)
- Karnataka (Bengalooru – 2 Projects)
- Andhra Pradesh (Vijayawada – 2 Projects, Hyderabad – 4 Projects)
- Jharkhand (Jamshedpur – 1 Project).

(b) **Second installment proposals for 2 project in Agra in Uttar Pradesh and 2 projects in Nasik in Maharashtra**

(c) **Proposal for establishment of PIU in Ranchi**
Brief details of the agenda are at **Annexure-III:-**

New Projects:

5.0 Uttar Pradesh – Agra, Mathura & Kanpur

5.1. Secretary, Urban Employment & Poverty Alleviation, Government of Uttar Pradesh, who is in charge of BSUP, IHSDP and SJSRY in the State and Director, SUDA made presentation on the following projects:

1	Implementation of BSUP Project construction of 2018 DUs at Radhey Shyam Colony, Mathura City, Uttar Pradesh
2	Implementation of BSUP Project at Kanpur for construction of 887 DUs in 7 Slums at Kanpur City, Distt Kanpur, Uttar Pradesh.
3	Implementation of BSUP Project at Agra Nagar Nigam for construction of 950 DUs at Agra City, Distt Agra, Uttar Pradesh
4	Implementation of BSUP Project at Deori Road in Agra City, Distt Agra, Uttar Pradesh
5	Implementation of BSUP Project at Kanpur for construction of 816 DUs in 3 Slums at Kanpur City, Distt Kanpur, Uttar Pradesh
6	Implementation of BSUP Project at Kanpur for construction of 753 DUs in 3 Slums at Kanpur City, Distt Kanpur, Uttar Pradesh
7	Implementation of BSUP Project at Kanpur for construction of 704 DUs in 6 Slums at Kanpur City, Distt Kanpur, Uttar Pradesh
8	Implementation of BSUP Project at Kanpur for construction of 343 DUs in 3 Slums at Kanpur City, Distt Kanpur, Uttar Pradesh

5.2. Secretary, UEPA, GoUP informed that in the State of Uttar Pradesh after the approval accorded by SLSC/SLCC, there is also the process of

approval by Expenditure Finance Committee (EFC) before projects are posed to the CSMC/CSC at the Central level for consideration. Thus, as regards DPRs are concerned they undergo a process of due scrutiny before they are posed to GoI for sanction. He further informed that in the case of all the projects proposed, the necessary layout plans and estimates have been authenticated by the concerned technical authorities and the projects are in accordance with the JNNURM guidelines and State norms.

5.3. The Committee made the following observations:

- The State must ensure that in case any pucca houses in slums are not taken up, they are provided with individual toilets and individual water connections, duly connected to city-wide infrastructure facilities being taken up under UIG or State Government programmes.
- Copies of estimates included in the DPR and layout plans to the scale along with housing designs duly authenticated by competent authorities must be submitted to the Mission Directorate for all the projects sanctioned so far.
- Biometric identification of beneficiaries, which is reported to have been started, must to be completed within 1 month. The State should take action to use the multi-purpose bio-metric cards for the purpose of tracking various benefits provided by the Central and State Governments.
- PMUs/PIUs and TPIMA should be established without loss of any more time.
- In the case of relocation projects, a mechanism of handholding through community organizers/social workers needs to be put in place to assist the beneficiaries in a process of adjustment to new surroundings as smoothly as possible. They may dovetail the implementation of SJSRY with JNNURM to ensure that the beneficiaries are provided with opportunities for self-employment and skill development. Further, all the relocation sites need to be provided with adequate public transport facilities to enable the beneficiaries to commute to their workplaces without difficulties.
- The State should review the position with regard sanction and execution of projects so far and consider coming up with new proposals for this financial year for release of ACA, if any, by 24.2.2009.
- The Secretary, UEPA, GoUP should make a thorough review of all the projects sanctioned earlier and fix milestones/dates for achieving definite progress e.g. issues of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along

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with schedule for completion of houses may be sent to the Mission Directorate in MoHUPA.

- The report of the State Government why there are discrepancies between the figures on slum population brought out by 2001 Slum Census and those reported by the State Government while preparing DPRs is overdue. The same may be furnished expeditiously.
- SLSC approval for the revised increased DUs in respect of implementation of BSUP Project at Kanpur for construction of 887 DUs in 7 Slums at Kanpur City, Distt Kanpur, Uttar Pradesh is awaited. The same must be furnished urgently.

5.4. As regards the projects of Agra, Mathura and Kanpur, the Appraising Agency, namely HUDCO, informed that all the documentation works and approvals have been completed in the case of all the projects; beneficiaries have been identified by the State Government; layout norms, PWD Code, JNNURM and other relevant guidelines have been followed and that the proposals are in order. Taking into account the presentations made, the documents furnished by GoUP, the assurance given by the State Secretary in charge of BSUP and IHSDP regarding PMU/PIU, TPIMA, etc. and remarks by the Appraising Agency, the CSMC approved the projects as listed above. The details of the project components approved are in Statement-I to VIII of Annexure-IV. Release of ACA for the BSUP Project at Kanpur for construction of 887 DUs in 7 Slums at Kanpur City will be subject to furnishing of SLSC approval by the State Level Nodal Agency.

6.0 Maharashtra

6.1. The Committee considered the following 3 projects of the Government of Maharashtra

1	BSUP scheme at Gopal Nagar, Bh. Anand Kausalyayan Nagar Slums in Nagpur Ph-VI, Maharashtra
2	Implementation of BSUP at Pimpri Chinchwad (Pune), Maharashtra
3	Implementation of BSUP in Nagpur on the basis of PPP for the construction of 6357 DUs.

Nagpur

6.2. The project of Gopal Nagar, Nagpur (Phase VI) was discussed and deliberated. The State Government representative informed that the project is as per guidelines and toolkits circulated by the Ministry and would be executed by the SRA. The Appraising Agency informed that the project is in order. The Committee made the following observations:

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- The State Government may decide on the executing agency for various projects. However, the reforms required at State and ULB levels must be pursued simultaneously with the execution of projects.
- Slum and city level infrastructure networks would need to be integrated.
- A commitment from Nagpur Improvement Trust (NIT) may be obtained for transferring NIT land in favour of Nagpur Municipal Corporation before implementation of the project.

6.3. The Appraisal Agency has informed that Nagpur Improvement Trust has furnished a commitment for transferring the NIT land in favour of Nagpur Municipal Corporation. Considering the presentation made, documents furnished and the report of the Appraisal Agency furnishing the check list, the Committee approved the project. The details of the project components approved are in **Statement-IX of Annexure-IV**.

6.4. Regarding the PPP Project in Nagpur, proposed to be implemented by SRA, Nagpur (deferred from the CSMC Meeting dated 20th February, 2009), the representative of the State Government made a presentation highlighting the key features of the project and the potential it has towards contributing to making Nagpur a Slum-free city. He informed that the State Government has issued a Government Resolution (GR) for implementation of PPP model within the BSUP (JNNURM) framework (**Annexure-V**). The State Government representative informed the following:

- Out of total 424 slums in Nagpur, 55 slums exist on reserved lands that cannot be used for in situ development and that Government lands are not available to rehabilitate them. The PPP model now proposed aims at involving private developers/owners for relocation of these slums.
- Under this model, private developer is to make available a private land for the relocation site and is to develop the infrastructure and social amenities at relocation site and construct housing as required by BSUP guidelines.
- For the land that a private developer is making available, he or she is to be compensated in terms of TDR for the land.
- For this development of layout and housing, he or she is to be compensated in part by the funds received under BSUP from Central and State Governments, beneficiary contribution and in part by the construction TDR for the balance construction cost. That is, if the total development cost as per approved project is X and if he or she is getting an amount Y from state and central share as well as

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beneficiary contribution then his extra cost of (X-Y) is to be made available through construction TDR (Construction TDR is calculated in ratio of cost of construction to valuation of the land per square feet as per government valuation).

- The site that is offered by the private developer, on account of being a relocation and slum rehabilitation site, enjoys 2.5 FSI. Also in this site, developer is allowed 25% commercial exploitation, making this scheme viable.
- In case of positive viability, premium is to be taken in form of extra dwelling units to be handed over to the SRA; in case of negative viability despite of above mentioned benefits, SRA will give the viability gap by leveraging slum TDR created by clearing the Slums.
- Expression of interest will be called from the private parties with details of lands and layout development plans. After scrutinizing these plans and other necessary documents like ownership documents, against BSUP guidelines and SRA rules, they will be placed in front of SRA Board chaired by Hon'ble Chief Minister of Maharashtra. After clearance by the Board, these projects will be taken to the slums for their consent and choice.
- After obtaining the choice of the slum dwellers, chosen sites will be transferred to SRA by the private owner. He or she will be released 1/3rd TDR for this land.
- Private developer will start developing the layout and housing and will be paid as per the progressive construction stages out of the government funding to the extent of the ratio to total cost and construction TDR for balance.
- After physical completion of the scheme, developer will be given 1/3rd TDR again for the land.
- Beneficiary contribution will be taken during the shifting of them into the new dwelling units and remaining 1/3rd TDR will be paid along with these once shifting is complete.

6.5. The State Government representative further informed that the proposed PPP model would usher in the following benefits:

- Alternate lands become available at no cost at the location preferred by the slum dwellers.
- Area under slums gets available for reservation development.
- Extra housing in form of premium gets available to SRA for slum prevention and improvement schemes.
- As the layout developed are fully comprehensive in terms of provision of infrastructure and social amenities, slum dwellers get

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upgradation of their living standards. All points covered in 7-Point Charter as per JNNURM guidelines get satisfied.

- As the areas offered by private developers will be well spread in the city, services of these dwellers and hence the opportunities for these dwellers will be available all over the city with minimum requirement of mobility. Generally growth centers in the city get unplanned slums all around to service them and this phenomenon can be avoided.
- There is a good possibility of getting some of these private lands in prime areas as TDR generated in these areas fetch more revenue.
- This model involves private developers without much requirement of liquidity from their side. This will make construction more attractive and feasible giving boost to these activities in the city giving rise to more direct and indirect employment for the urban poor.

6.6. The Government representative said that slums in Nagpur existed in Government as well as private reservations. In the first instance, the relocation of slums from Government reservations only would be taken up. He asked for approval of such slums and explained that the Government Resolution covered only such slums. **Accordingly, the project involving private land was deferred.**

6.7. Considering the potential of the project offering an innovative approach with a replication value for the country as a whole and taking in account the report of the appraising agency, the Committee approved the PPP project of Nagpur subject to the following conditions:

(i) GoI share and State share for the project will be made available to SRA, Nagpur. While allotting TDR for construction in stages, SRA shall ensure that the share of TDR to land owner/developer for balance cost is in proportion to the share of Government of India, Government of Maharashtra and beneficiary contribution. Thus, GoI, GoM and beneficiary share and construction TDR are to be given stage-wise - limited to the cost of completion of the work upto the stage concerned (for the 2nd and subsequent instalments).

(ii) The share of GoI will be towards housing of EWS beneficiaries and infrastructure component. The latter would be limited to only 50% of the cost of the infrastructure components provided to EWS beneficiaries/slum-dwellers being rehabilitated;

(iii) The share of the Government of Maharashtra shall be at least 10% of the total cost of the project and the rest may be the provision of TDR.

The State Government/SRA is free to substitute TDR by monetary contribution, if so desired.

(iv) The Government of Maharashtra/SRA, Nagpur shall issue guidelines for setting standards and ensuring quality control in the construction of houses and basic facilities.

(v) The Government of Maharashtra/SRA, Nagpur shall complete the project if the private developers default in construction. The State will place appropriate regulatory framework for regulating the development and its completion in time.

(vi) The implementation of the scheme shall be closely monitored by way of quality checks and frequency of tests as per norms of State PWD, through a separately appointed Project Management Agency for the same. The testing shall be done specifically from VNIT/PWD/NMC laboratories. Further, Third Party Inspection & Monitoring (TPIM) shall also be undertaken.

(vii) SRA, Nagpur/State Government shall report to the CSMC the details of the project and its firmied-up financing pattern after completing action based on invitation of Expression of Interest and selection of developer(s). Subsequent installments for the project from GoI will be as per the firmied-up financing pattern.

(viii) The premium from the land owner/developer shall be considered in the form of extra EWS tenements/dwelling units and shall form part of the agreement documents.

(ix) After finalization of the agreement with the developer(s), SRA, Nagpur/State Government shall submit the implementation schedule exhibiting the key milestones and dates for attaining various stages of progress. The bar chart for implementation with timelines shall be submitted to CSMC.

(x) Various stages of implementation of the scheme shall be kept informed to the CSMC. A regular Quarterly Progress Report shall be submitted to Mission Directorate/CSMC for information and advice.

6.8 With these observations, the Committee approved the PPP project of Nagpur. The approved project components are at **Statement X** of **Annexure IV**.

Pimpri-Chinchwad

6.9 The representative of the State Government made presentation on two projects (i) BSUP Project at Link Road - Petra Shed and (ii) PPP model for Development of Township

6.10. On the BSUP Project at Link Road - Petra Shed the State Government representative made a presentation. He informed that Pimpri-Chinchwad Municipal Corporation has programmed to be a Slum-free city. The Committee made the following observations:

- The City should constitute a BSUP Fund; a part of the proposed development cess/impact fees may be earmarked for the urban poor in the effort to make Pimpri-Chinchwad a Slum-free City.
- The State should develop a comprehensive framework with a mix of alternative approaches, including Master Planning reforms, to make land available to the urban poor for housing and other activities.

With the above observations, the Committee approved the project after taking into account the comments of Appraisal Agency. The approved project components are at **Statement-XI of Annexure IV.**

6.11. With the permission of the Chair, the representative from the Government of Maharashtra made a presentation on the innovative PPP model of Pimpri-Chinchwad on which a Concept Paper was earlier presented to CSMC by the Commissioner, Pimpri-Chinchwad Municipal Corporation. The representative informed that as suggested by the CSMC, the State Government has issued a Government Resolution for the Project (**Annexure-VI**). The project would be presented in next CSMC meeting after receipt of appraisal report from the Appraisal Agency. Accordingly, the project was deferred.

7.0 Chhattisgarh

Naya Raipur

7.1 The Principal Secretary, Urban development, Chhattisgarh, presented 1 Project for Naya Raipur. The Committee made the following observations:

- The cost of DU is quite high and also a lot of area seems to be wasted in common entrance verandah.
- The stair-case and stair-case lobby may be excluded from the DU cost and area of common verandah may also be reduced.
- MoA with the Government of India is yet to be executed.

7.2. The Committee further observed that as Naya Raipur is a Greenfield township, it may be developed as a model Inclusive City by implementing the reform under JNNURM relating to reservation of land for the poor in

housing colonies. The State Secretary was informed regarding the following policy frameworks suggested by the Government of India:

- The Reform Agenda under the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) stipulates the 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 National Urban Housing & Habitat Policy 2007 stipulates that 10-15% of land in every new public/private housing projects or 20-25% FAR, whichever is greater is to be reserved for EWS/LIG Housing through appropriate spatial incentives.

7.3. The Appraisal Agency informed that revised building design drawing and costing has been furnished and financial statements indicating the component-wise costing duly signed have been furnished by the State Government. Taking into account the presentations made, the documents furnished by the State, the assurance given by the State Secretary in charge of BSUP and IHSDP that State Government would consider the proposal to make Naya Raipur an inclusive city, the remarks by the Appraising Agency and that Naya Raipur has been included under the group of Mission Cities recently, the CSMC approved the projects of Naya Raipur. **The details of the project components approved are in Statements-XII of Annexure-IV. Release of funds will be subject to the availability of funds under the fiscal stimulus package and signing of MOA.**

8.0 Karnataka

8.1. The Commissioner, Karnataka Slum Clearance Board, and Secretary, Urban Development, Government of Karnataka presented the following projects:

- (i) BSUP Project at Kanteervanagar, Bengaluru
- (ii) BSUP Project at Bhuvanewarinaragar, Bengaluru
- (iii) Deferred Project of Mysore City Corporation

The Committee made the following observations:

- In case any additional infrastructure works are required, the same will be taken up as by the KSCB/GoK at their costs.
- It is to be ensured that pucca houses left out in slums have or are provided with individual toilet facilities.
- The State Government should establish a mechanism of coordination between the various components of JNNURM – UIG, UIDSSMT, BSUP and IHSDP, implemented by different agencies.

- PMU/PIUs and TPIMA should be instituted without any loss of time, and in case by March 2009.

8.2. The Appraisal Agency has informed that the State Government has furnished the assurances. Considering the presentation made, the documents furnished by the State Government and the remarks by the Appraising Agency (HUDCO), the CSMC approved the projects for Bangalore. The approved project components are at **Statement-XIII and XIV of Annexure-IV**. The Release of ACA would be subject to availability of funds under the fiscal stimulus package.

8.3. Regarding project of Mysore City Corporation, presented by the Commissioner, Mysore City Corporation, the CSMC observed that the project involved too many locations with around 15-25 beneficiaries. The list of slums may be prioritized and the Appraising Agency should come up with the revised project size and present the same in the next Meeting of the CSMC.

9.0 Andhra Pradesh

Vijayawada

9.1. The Commissioner, Vijayawada Municipal Corporation presented two projects involving housing & infrastructure facilities for the poor opposite Alankar industries Jakkampudi Phase I and Phase II. He informed that the projects are proposed with a view to rehabilitating encroachers along Nalas and Krishna river bank. The Committee made the following observations.

- Adequate facilities for education seem to be inadequate at the relocation sites,
- The Municipal Corporation should ensure additional school space of about 10,000 square feet at each of the locations from out of its own funds.
- Plantations should be undertaken in the areas vacated by slum-dwellers and no further encroachments should be allowed; the city must implement a slum prevention scheme.

9.2. The Appraisal Agency has informed that Commissioner VMC has given a letter confirming that schools would be provided by VMC as suggested by CSMC. Considering the presentation made, the documents furnished by the State Government and the remarks by the Appraising Agency (HUDCO), the CSMC approved the projects for Vijayawada. The approved project components are at **Statement XV and XVI of Annexure-IV**. The Release of ACA would be subject to availability of ACA under the fiscal stimulus package.

Hyderabad

9.3. The representatives of the State Government and Greater Hyderabad Municipal Corporation made a presentation on 4 projects involving relocation of slum dwellers in four central locations. The Committee made the following observations:

- Biometric identification of beneficiaries must to be completed within 1 month.
- In the case of relocation projects, a mechanism of handholding through community organizers/social workers needs to be put in place to assist the beneficiaries in a process of adjustment to new surroundings as smoothly as possible. They may dovetail the implementation of SJSRY with JNNURM to ensure that the beneficiaries are provided with opportunities for self-employment and skill development.
- All the relocation sites need to be provided with adequate public transport facilities to enable the beneficiaries to commute to their workplaces without difficulties.
- PMUs/PIUs and TPIMA should be established without loss of any more time.
- The Secretary, MA & UD, GoAP should make a thorough review of all the projects sanctioned earlier and fix milestones/dates for achieving definite progress e.g. issues of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along with schedule for completion of houses may be sent by 28.2.2009.

The projects of Hyderabad were deferred as the Appraising Agency Reports was not available to the CSMC. Secretary (HUPA) observed that officers need not present the projects again and HUDCO will present appraisal in the subsequent meeting.

10 Jharkhnd

As no representative of the Government of Jharkhand was present the project proposal in respect of Jamshedpur was deferred.

2nd Installment Proposals

11 DS (JNNURM) presented 2 proposals pertaining to Agra [(i) Kansiram Taj Nagri Phase II and (ii) Manniya Shri Kanshiram Jee Kalindi Vihar I & II], Uttar Pradesh and informed that the same were in order. Considering the check lists, the Committee approved the proposals. The

details of the approval are in **Annexure-VII**. Since State of Maharashtra has not submitted original documents for claim of Nashik and State representative did not present the claim also, the proposals from Nashik were deferred.

Setting up of PIU

12. A proposal for establishing PIU in Ranchi, Jharkhand was sanctioned as OSD(JNNURM) informed that the proposal was as per toolkit. Details are at **Annexure- VIII**.
13. Concluding the Meeting, Secretary (HUPA) & Chairperson, CSMC desired that the appraising agencies take care to ensure that DPRs posed to the Mission Directorate in MoHUPA satisfy JNNURM Guidelines and Toolkits, instructions issued by CSMC/CSC from time to time, State PWD Code and relevant State Government Orders, that the land proposed for housing is available and free of encumbrances, DPRs/estimates (rates and bills of quantities) are certified by the competent authority, eligible beneficiaries are identified, action is taken for the biometric identification of beneficiaries, 'whole slum' approach is adopted, a definite plan of action is worked out to put the place vacated by slum-dwellers to productive use in the case of relocation projects, town planning norms as applicable under State laws are followed in designing layouts, State/ULB shares are available and beneficiaries agree to pay for their contribution.
14. Secretary (HUPA) impressed upon the need for updating all records and keeping them in safe custody for future reference. OSD (JNNURM), DS (JNNURM) and the Appraising Agencies were instructed to devote special attention to the systematic maintenance of all project-related reports/records including DPRs, duly corrected and signed, List of Beneficiaries, Appraisal Reports, CSMC/CSC Meeting Minutes, Copies of Layout Plans and Housing Designs duly signed by the Planning Authority/SLNA, Copies of Estimates in the DPR duly certified by the Competent Authority as per State PWD Code/Government Rules and Orders from Finance Ministry releasing ACA. The Appraising Agencies, OSD (JNNURM) and the Mission Directorate must conduct a drive to ensure that all the required records are secured, if not available, and placed in safe custody. There is also a need to track expenditures by State Governments/State Level Nodal Agencies vis-à-vis the estimates cleared by the CSMC/CSC. If tendered amount is lower than what was cleared when DPRs was approved by CSMC/CSC, a refund of ACA will be due.
15. The meeting ended with a vote of thanks to the Chair.

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**LIST OF PARTICIPANTS IN THE 60th MEETING OF
CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC) OF
BSUP HELD UNDER THE CHAIRPERSONSHIP OF SECRETARY (HUPA) ON
21.2.2009**

1. Ms. Kiran Dhingra, Secretary, in Chair
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary (JNNURM) and Mission Director,
Ministry of HUPA
3. Shri S Surendra, Town and Country Planner, TCPO, Ministry of Urban Development
4. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
5. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
6. Shri Vivek Nangia, DS (JNNURM), MoHUPA
7. Shri Deena Nath, Dy Director, Min. of Finance
8. Shri D R Hardare, Chief Engg., MHADA
9. Shri S.S Bajaj, Spl Secretary (Housing & Env.), Raipur, Chattisgarh
10. Shri C K Khaitan, secretary, UADD, Raipur, Chhattisgarh
11. Shri Chintamani, Director, SUDA, U.P
12. Shri Navneet Sehgal, Secretary, Govt. of H.P
13. Shri R Sreenivasa, Executive Member, BDA, Bangalore, Karnataka
14. Shri A N Thyagraja, BDA, Bangalore, Karnataka
15. Shri A S Chauhan, PO, SUDA, Meerut, UP
16. Shri M Raveendrappa, Technical Director, KSCB, Bangalore, Karnataka
17. Shri G Sreenivasa Murthy, Asst. Engineer, Mysore City Development Corporation
18. Shri M R Panduranga, AEE, MUDA, Mysore
19. Shri R Khatke, Ex. Engg, Nagpur Municipal Corp.
20. Shri Subhash Dumbre, Additional Commissioner, PCMC, Pune
21. Shri S C Verma, DUDA, Lucknow, U.P
22. Shri K C Srivastava, UPAVP, Lucknow, U.P
23. Ms Nidhi Bajpai, PO, DUDA, Kanpur
24. Shri Baidyanath Das, Additional Commissioner, Patna Municipal Corporation
25. Shri Santosh Mehta, Dy. Mayor, Patna Municipal Corporation
26. Shri R K Khatke, Ex. Engg, SRA, Nagpur, Maharashtra
27. Shri Ashok Kumar Sharma, Statistical Officer, Ministry of HUPA
28. Ms Manju Safaya, Chief (DD), HUDCO, New Delhi
29. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
30. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
31. Shri Deepak Bansal, AC (P), HUDCO
32. Ms Poonam K Banerjee, SPAO, HUDCO
33. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi
34. Shri Saket Shrivastava, HUDCO, Raipur
35. Shri Arun Rana, Appraisal Officer, HUDCO, Lucknow
36. Shri K V Kamath, Regional Chief, HUDCO, Lucknow
37. Shri C.N. Jha, Development Officer, BMTPC, New Delhi
38. Shri Pankaj Gupta, Development Officer, BMTPC

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

CDPs and Slum Development Plans

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

Slum & Socio-economic Surveys

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

important aspects such as dependency load in the existing schools, capacity in hospitals for in- and out-patients, need for multi-purpose community centres including livelihood centres, informal sector markets, etc. depending on the occupational profiles of the beneficiaries and the likely numbers.

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

Consultation with Beneficiaries

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

Mandatory Clearances/Approvals

- The State Level Nodal Agency/implementing bodies should ensure that the necessary clearances/approvals such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc. are in place before the DPRs are posed to the State Level Steering Committee/State Level Coordination Committee, as the case may be, for consideration. The CEO of the SLNA and State Secretary concerned should place the necessary technical clearances/approvals under various laws, including Environmental, Town Planning and Municipal laws, etc. and certificate that the estimates contained in the DPRs are authenticated/certified by the technically competent authorities under the State PWD Core/rules before the SLSC/SLCC.
- The layouts proposed for housing colonies under BSUP and IHSDP, showing various land uses and facilities proposed must conform to the prevalent Town Planning Rules/norms, as applicable to low income housing/informal settlements. Copies of layouts and housing designs must invariably accompany DPRs when the same are sent to Appraising Agencies.

Housing & Infrastructure Components

- The Ministry of Housing & Urban Poverty Alleviation has circulated Model DPR document to all States/UTs. The same is also placed in the Ministry's web site for JNNURM. A 'whole slum' approach will need to be adopted covering provision of land tenure, affordable housing and basic services. The whole slum proposed for development/redevelopment/relocation should be de-notified after the BSUP or IHSDP project is implemented. However, considering the difficulties in practice and special needs of the urban poor at some locations, clusters having more than 15 housing units can also be considered. Under the whole slum approach, it must be ensured that pucca houses left out of housing programme should be provided with individual toilet facilities with a view to achieving total sanitation.
- The housing component should generally be at least 50% of the total project cost with a view to achieving the targets fixed under the Mission and also giving primacy to the provision of shelter to the urban poor except in cases where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments.
- Adequate provision should be made for water supply, sewerage, drainage, solid and liquid waste disposal in the colonies proposed for

development under BSUP or IHSDP. Individual water and sewer connection should be provided. Digester technology, where immediate connections to city sewer systems are not feasible, could be adopted in the place of dual-pits/septic tanks, wherever feasible.

Education, Health & Other Facilities

- Proposals for additional schools or additional rooms in existing schools must be part of the DPRs. The capacity of the existing schools to absorb the children from colonies being developed under BSUP and IHSDP needs to be carefully studied. The estimate of school-going children (including those from the new colonies) and demand for classrooms in terms of prevailing norms, capacity in existing schools and the additional capacity required should be worked out.
- Similar exercise should be done for providing health care facilities – hospitals, health centres, maternity centres etc.
- Action needs to be taken to ensure that other community infrastructure facilities like electrical sub-stations, transformers, water supply reservoirs, parks, playgrounds, bus stops, local markets, post offices etc. are also made available to the poor.
- Detailed estimates of community facility requirements as per planning norms, availability and gaps to be addressed have to be prepared at the initial stage of project preparation itself.

Colony Layouts & Housing Designs

- The colony layout plan should be socially cohesive and should facilitate social interaction amongst the dwellers. Efforts should be made for providing at 30% open areas along with 15% organised green area in the layouts.
- Adequate space must be provided in the layouts for community facilities including social and livelihoods infrastructure. The layout plan must include designated space to take care of convergent services such as health, education and recreation, informal sector markets, livelihood centres, pens for animals (if permitted and required) etc. in accordance with the specific needs of each of the slum pockets and their beneficiaries.
- The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection. Aspects such as storage space for keeping things in rooms/kitchen, location of kitchen, location of toilet and bathroom in the houses to facilitate privacy, independent access from both rooms to toilet and bathroom, leaving a small space for fitting exhaust fan in kitchen and toilet, balcony for drying clothes

etc., are some of the nuances that can be thoughtfully incorporated in the design of the houses for the poor.

- In the case of more than G+3 structures, provisions for ramp/lifts may be made to ensure that the old, disabled and children are not put to inconvenience.
- While priority should be given to accommodate physically challenged beneficiaries in the colonies, suitable barrier-free environments need to be provided for them in the proposed projects.
- The Ministry of HUPA, with the help of HUDCO and BMTPC, has developed good designs of houses, colonies, ramps and various types of social infrastructure facilities which could be appropriately used while formulating project proposals. A Toolkit has also been published in this regard. The same may be referred to.
- The State Level Nodal Agency/ULBs/other implementing agencies may adopt innovative designs for layouts and houses for the poor, multi-purpose community centres, informal sector markets, animal pens, etc. not only in BSUP and IHSDP projects but also in their own programmes taken up by Housing Corporations/Boards etc. duly considering the models presented by HUDCO and BMTPC in the Toolkit published by the Ministry.

Developing Green Habitats

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

Connectivity to City Infrastructure

- The infrastructure networks being developed under BSUP and IHSDP should invariably be integrated or planned to be integrated with trunk-line city infrastructure facilities, either already existing or being developed under UIG / UIDSSMT or State Government programmes in accordance with CDPs.
- The States / ULBs should ensure proper coordination amongst various agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes to make sure that

slums and low-income communities are linked to city-wide infrastructure systems. The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure such type of linkages.

- Infrastructure facilities provided to slum-dwellers/urban poor in the BSUP and IHSDP colonies should not be inferior to those in the surrounding areas.

O&M - Maintenance of Assets

- Proper maintenance of assets and upkeep of cleanliness and hygiene in the housing complexes / colonies developed under BSUP and IHSDP should be given utmost importance. States/UTs must develop viable and sustainable mechanisms for the maintenance of the houses and common infrastructure facilities created under BSUP and IHSDP through suitable mechanisms such as colony welfare associations, local body-residents partnerships, institutional arrangements of collection of monthly maintenance charges etc.
- Wherever informal sector markets are taken up as a part of social infrastructure facilities in colonies, their operation on a time-sharing basis by inhabitants or their associations can be considered by the ULB concerned for enabling wider coverage of beneficiaries, without allotting space to any one person permanently.

Prime Minister's New 15-Point Programme for Welfare of Minorities

- An important objective of the new programme is to ensure that the benefits of various government schemes for the underprivileged reach the disadvantaged sections of the minority communities. In this regard, care should be taken to take up clusters of minority beneficiaries to the extent possible. Wherever feasible, efforts should be made to allocate up to 15% of targets under BSUP and IHSDP for the minorities.

Appraisal Check Lists

- Responsibility for the technical specifications in DPRs (adherence to State PWD Code and Government Orders) and their endorsement/approval by the competent authority lies with the ULB/implementing authority/State Level Nodal Agency. The appraisal agencies must also ensure that the technical specifications are duly certified by the technically competent authorities as per State Government Public Works Code/Government Orders. Authenticated estimates (rates and bills of quantities) duly signed by appropriate authorities must accompany the DPRs/Appraisal Reports.

- The SLNAs/Appraisal Agencies should specially devote attention to the following aspects:
 - Land availability for housing the poor – verification of ownership;
 - Land tenure status – patta, temporary patta, occupancy right etc.;
 - Availability of State share, ULB share, Beneficiary contribution as per Guidelines of BSUP/IHSDP;
 - Willingness of beneficiaries to pay for their contribution.
 - Housing design – two rooms, kitchen, balcony, individual toilet, individual water connection - refer to the Design Manual circulated by the Ministry;
 - Adherence to town planning norms – Layout plans/designs should conform to town planning regulations applicable and be duly signed by competent municipal authority/SLNA officer;
 - Provision of adequate open space in layouts – for green belts, parks, playgrounds, avenue plantations, roads etc.;
 - Authentication by competent engineering authority as per State Government PWD Code/Order duly signed by engineers of appropriate level and SLNA Chief Executive Officer;
 - Identification of eligible beneficiaries - process for issue of biometric identity cards must be completed within one month after sanction of projects, in general;
 - Rapid/detailed socio-economic survey of beneficiaries – details to be provided;
 - Proper identification of needs of community infrastructure
 - Provision of required civic infrastructure including social infrastructure such as community hall, livelihood centre, information sector market, animal pen, etc. Estimation of requirements must be based on judicious norms.
 - Connectivity of slum infrastructure facilities with city-wide trunk infrastructure networks – water supply, sewerage, storm drainage, roads etc. – ensuring connectivity of local infrastructure being taken up under BSUP/IHSDP with facilities being created under UIG/UIDSSMT.
 - Availability/provision of basic amenities like post offices, bus stops, transport services, local shopping complexes, electricity transformers, sub-stations, water supply overhead tanks/ground level service reservoirs etc.

- SLSC/SLCC approval, project-wise (not in a block) with all details clearly indicating estimates, plans, availability of State share and agreement to meet cost escalation.

Time & Cost Over-runs

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

Setting up of PMU/PIUs

- The States/UTs should submit proposals to OSD (JNNURM) who will get the same appraised and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Transparent methods should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such appointments should not be permanent in nature but only in terms of short-term engagements. No appointment should be seen as a place for parking the dead-wood. States/UTs must take all care to ensure that the PMU/PIUs have competent personnel.
- Each appointment to PMU/PIU should be based on prescribed terms of reference and the deliverables should be measured. Various activities, tasks and outcomes have to be clearly spelt out in the TORs. States/ULBs should exercise utmost caution in making such appointments on a contract basis. They should try and ensure minimum expenditure by selecting / appointing professionals at an

appropriate remuneration rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a reasonably high level. If need be, qualified persons from Central/State Government/ULBs could be taken in PMU/PIU on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency / ULBs. These personnel should also assist in the implementation of other programmes like SJSRY.

Fees for Preparation of DPRs

- The States/UTs should submit proposals for reimbursement of fees to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency should submit report to the Ministry for releasing Central Assistance for reimbursement of charges towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. After approval, recommendation will be sent to the Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants.
- The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided in the Central Sanctioning & Monitoring Committee /Central Sanctioning Committee Meetings earlier. While sending proposals for reimbursement of project preparation charges, the appraising agency must ensure that two copies of DPRs (duly revised based on decisions of CSMC/CSC) are provided to OSD (JNNURM) for record. The Appraising Agency should also keep two copies of DPRs with it in safe custody so as to be able to meet requests for information under the RTI Act, 2005.

Community Development Network (CDN)

- The States / UTs should prioritise and get necessary approval from SLSC/SLCC to the proposals concerning Community Development Network (CDN) so as to seek support from the Community Participation Fund. Such proposals received in the Ministry of

HUPA will be appraised by a team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee for consideration.

- Community Development Networks involving Neighbourhood Groups, Neighbourhood Committees and Community Development Societies should be promoted so that the dynamics of the CDN lead to fraternity in the neighbourhoods and issues of alienation of all sorts could be eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.

Quality in Execution of Projects

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

Third Party Inspection and Monitoring (TPIM)

- TPIM should be instituted to bring in transparency and quality in the implementation of all BSUP and IHSDP projects. The Ministry will be providing necessary financial and technical assistance to the States / UTs for TPIM. A Toolkit has been prepared and communicated to the States /UTs.
- Those States/UTs who have not been able to establish TPIMA for BSUP and IHSDP projects may use the services of independent review and monitoring agencies engaged for UIG, UIDSSMT or other programmes.
- Before final installment is released under BSUP and IHSDP projects, TPIM or quality inspection report until such time a TPIMA is

engaged, will be required from the concerned States/UTs unless the CSMC/CSC is of the opinion that the release need not be stopped for the present in the interest of completing houses for the urban poor, who have contributed their share.

Capacity Building Activities

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

City/Town Poverty Reduction Strategy

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

Key Reforms - Core to the Urban Poor

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

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

Public-Private Partnerships

- States/UTs should promote innovative public-private-partnerships involving the construction of EWS and LIG houses. The developers may be given spatial incentives such as additional FSI, TDR, reduction in planning permission fees, etc. to enable them to cross-subsidise EWS/LIG houses.
- The Government of India has circulated the innovative practices followed by select States regarding provision of land for affordable housing for the urban poor. Comprehensive frameworks may be developed by the States/UTs in this regard. The Master Planning approach needs to be revamped.

Convergent Delivery of Social Services

- It is necessary to integrate provisions of health, education and social security with land tenure, housing and other amenities for the urban poor to enable them to lead a decent quality of life. Urban Local Bodies and State Governments have a critical role to play to ensure the proper convergence of facilities under the already available schemes for education, health, social security, etc. implemented through different Departments/Agencies. The DPRs should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare and other facilities so that timely remedial measures can be taken up in accordance with the socio-economic survey. Provision of adequate infrastructure by way of school/additional class rooms and health care centres should be taken at the formulation of the DPR itself. A mere statement that adequate number of schools/health centres is available in the vicinity of the proposed housing colony would not be sufficient. The State/ULB/implementing agencies concerned should certify that such facilities available in the vicinity are also accessible to the slum dwellers. Similarly proper convergence of schemes in the realm of social security such as old age pension, widow pension, disability pensions, health insurance, maternity benefit scheme, etc. should be ensured to benefit the urban poor selected under JNNURM and other programmes.
- The States/UTs must take all steps to ensure the convergence of BSUP and IHSDP with other ongoing schemes such as UIG,

UIDSSMT, Sarva Sikhsa Abhiyan, Health Mission, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, National Social Assistance Programme, Prime Minister's Employment Generation Programmes, SJSRY etc. Shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. In particular, State Governments/ULBs should make effort to dovetail the implementation of SJSRY with JNNURM. This step would provide the urban poor with access to livelihoods and enable them to overcome poverty. Programmes for skill development, self-employment, community mobilization, development and empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and develop 'inclusive' cities.

Projects for *in situ* Development

- States /UTs should come up with adequate number of projects for in-situ development with good lay-outs and type designs. The emphasis should be to provide a better and supportive atmosphere for living and working. The in-situ development projects should not end up with creation of another cluster of unplanned houses without access to water, sanitation and social infrastructure. Suitable planning and infrastructure provision norms must be adopted. The quality of infrastructure provided to housing colonies under BSUP and IHSDP projects should not be inferior to those available for surrounding areas.

Handholding in Relocation

- In the case of relocation projects, the process of shifting to a new environment with inadequate facilities, near-loss of contact with close relatives and being far off from work places can be very traumatic. The States/UTs should engage social counselors and Community Development Department personnel/Community Organisers in ULBs to work closely with the beneficiaries and ensure that the process of transition to the new multi-storeyed housing complex/environment/location is as smooth as possible.
- Time-bound programmes must be implemented to provide all basic amenities to the urban poor in the relocation colonies, including city transport services and local market complexes.

Sense of Belongingness

- To create a sense of belongingness, the slums may be named in consultation with the intended beneficiaries. Provision of a low cost enclosure around open spaces in the slum pocket being covered

under BSUP/IHSDP could be considered by States/ULBs, if the cost is not prohibitive.

- Beneficiaries must be closely involved in the planning, identification, implementation, monitoring, review and social audit of JNNURM projects.

IEC Activities – Awareness Building

- In a people-centric programme like BSUP and IHSDP under JNNURM, there is a need to generate awareness amongst both the targeted so that they are able to receive what is intended for them by the Government. Awareness needs to be generated amongst the non-targeted sections so as to improve urban policy and highlight how the concerns of the urban poor are very relevant to them. Any awareness campaign should have a national tone, tenor, appeal and recall value, backed by consistent and coherent slogans and themes. The States/ULBs could bring out advertisements in vernacular languages with local adaptation of the templates prepared by the Ministry of HUPA. States/ULBs should ensure that the local adaptation does not deviate from the letter and spirit of the national templates and the messages being conveyed are only about the programme and related policy advocacy. They should also ensure that all such media campaigns are in accordance with the relevant rules and regulations applicable. Cost of such campaigns, in accordance with Government approved rates, would be reimbursed to the States/ULBs under the IEC component of JNNURM subject to limits fixed by CSMC/CSC. Reimbursement will be made if prior approval of the Mission Directorate/CSMC/CSC in the Ministry of HUPA was obtained before launching such campaign. Proposals for reimbursement of such expenditure will be submitted through HUDCO, which will put up the same to the Central Sanctioning and Monitoring Committee for its consideration and approval of reimbursement through Department of Expenditure, Ministry of Finance or Ministry of Home Affairs, as the case may be.

Progress Reports on Implementation

- The States/ULBs should send Quarterly Progress Reports/ Monthly Progress Reports on projects as well as reforms as per prescribed formats, without fail to enable the Ministry to report to the Prime Minister's Office in time. Further, one page abstract on the status of implementation of projects and reforms must be presented before posing the details of project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.

- State/UT Secretaries in charge of BSUP and IHSDP should take monthly review of the implementation of projects and reforms under BSUP and IHSDP. Copies of the minutes of such review meetings should be sent to the Mission Directorate in MoHUPA.

Focus on Urban Policy

- There is an urgent need for States/UTs to focus on broader urban policy and urban management reforms to address not only the backlog and current urban issues but also the challenges of future urban growth, say in the next 20-25 years, so that the conditions that led to urban decay are prevented well in time. We should not be in a situation where we are perpetually chasing slum upgradation; States/UTs should plan proactively in anticipation of the future patterns of urban growth due to the factors of rural-urban migration, urban-urban migration, reclassification and natural increase.
- Without the implementation of urban planning and local government reforms and capacity building for effective urban management, JNNURM would remain a mere infrastructure upgradation programme, and none of the policy changes for vibrant, productive, sustainable and inclusive cities that JNNURM hopes to drive would materialize.

**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION TO CENTRAL SANCTIONING & 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	I st & 2 nd Install - ment	Brief Summary	Page No.
1	Vijayawada, Andhra Pradesh	Housing and infrastructural facilities for 3200 housing units in 100 blocks for the poor, opp.- Alankar industries at Jakkampudi Village in Vijayawada Municipal Corporation under JNNURM (Ph.-I), Vijayawada	97.98	44.89	53.08	11.22	<ul style="list-style-type: none"> > CDP approved and MoA had been signed. > SLSC has approved the project. > Elected local body is in place. > The ratio of housing: infrastructure is 78%: 22% of total project cost. > Biometric identification of beneficiaries along with lists of beneficiaries has not been provided. > Project envisages construction of 3200 dwelling units in 100 blocks of G+ 3 structures, having carpet area of 25.10 sq. mtr. with basic infrastructure facilities. > The land tenure is with the Government but no further details of allotment/ patas etc. have been indicated. > The cost estimates are worked out as per AP SOR 2008-09. > The project duration is 24 months. 	01 to 06
2	Vijayawada, Andhra Pradesh	Housing and infrastructural facilities for 3200 housing units in 100 blocks for the poor,	97.99	44.89	53.08	11.22	<ul style="list-style-type: none"> > CDP approved and MoA had been signed. > SLSC has approved the project. > Elected local body is in place. 	01 to 06

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**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)

	opp - Alankar industries at Jakkampudi Village in Vijayawada Municipal Corporation under JNNURM (Ph.-D), Vijayawada					<ul style="list-style-type: none"> > The ratio of housing: infrastructure is 78%: 22% of total project cost. > Biometric identification of beneficiaries along with lists of beneficiaries has not been provided. > Project envisages construction of 3200 dwelling units in 100 blocks of G + 3 structures, having carpet area of 25.10 sq. mtr. with basic infrastructure facilities. > The land tenure is with the Government but no further details of allotment/ pattas etc. have been indicated. > The cost estimates are worked out as per AP SOR 2008-09. > The project duration is 24 months. 	
C.	Nagpur, Maharashtra BSUP scheme at Gopal Nagar, Bh.Anand Kausalyayan Nagar Slums in Nagpur Ph-VI, Maharashtra	30.20	13.72	16.47	3.43	<ul style="list-style-type: none"> > CDP had been approved. > The Project had been approved by SLSC. > Elected body is in existence. > The housing to infrastructure ratio is 73%: 27% of total project cost > Agency has proposed 642 nos. of houses in G+2 structure having carpet area of 25.00 sq. mtr. Under in-situ redevelopment, the basic Infrastructure facilities are also proposed along with social infrastructure. > The ownership of land is with Nagpur Improvement 	13 To 26

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**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)

						<ul style="list-style-type: none"> > Trust > Beneficiaries list has been furnished by the agency. > The cost estimates are based on DSR for the year 2008-09 of Nagpur region. > The project duration proposed is 2 years. 		
D.	Bengaluru, Karnataka	Basic Service to the Urban Poor under JNNURM, Kanteervanangar, Bengaluru, Karnataka	20.72	9.42	11.30	2.35	<ul style="list-style-type: none"> > CDP approved and MoA had been approved. > The SLSC approval for the project not indicated. > Elected body is in existence. > The housing to infrastructure ratio is 97%:3% of total project cost. > Agency has proposed 680 nos. of houses in single storey structure having carpet area of 25.00 sq. mtr. with external electric connection taken in infrastructure component. > The slum area for proposed project is on the Govt. Land. > The Beneficiaries list for in-situ rehabilitation has been included. > The cost estimates has been based on for civil items based on KPWD SOR 2008-09 of Bangalore circle and for electrical items BESCOMSR of Bangalore circle. 	27 to 31

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**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)

							<ul style="list-style-type: none"> > The project duration proposed is 12 months. 	
E.	Bengaluru, Karnataka	Basic Service to the Urban Poor under JNNURM, Bhuvaneshwaringar, Bengaluru, Karnataka	37.68	17.13	20.55	4.28	<ul style="list-style-type: none"> > CDP approved and MoA had been approved. > The SLSC approval for the project not indicated. > Elected body is not in existence. > The housing to infrastructure ratio is 97%:3% of total project cost. > Agency has proposed 680 nos. of houses in G+3 structure having carpet area of 25.00 sq. mtr. with basic infrastructure facilities. > The slum area for proposed project is on the Govt. Land. > The approved beneficiary list has been furnished. > The cost estimates has been based on Karnataka PWD SOR 2008-09. > The project duration proposed is 12 months. 	32 to 39
F.	Jamshedpur Jharkhand	Basic Service to the Urban Poor under JNNURM at Jamshedpur (Ph.-I), Jharkhand	27.41	13.05	14.36	3.26	<ul style="list-style-type: none"> > CDP had been approved. > The SLSC has approved the project. > Elected body is in existence. > The housing to infrastructure ratio is 52%: 48 of total project cost > Agency has proposed 636 nos. of houses in G+3 	

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**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)

							<ul style="list-style-type: none"> > structure having plinth area of 36.66 sq. mtr. with basic infrastructure facilities. > The ownership of land is owned by Govt. and some land under ownership of beneficiary > Beneficiaries list has been furnished by the agency. > The cost estimates are based on DSR for the year 2008-09 of Konkhan region. > The project duration proposed is 18 months. 	48 to 52
G.	Nasik, Maharashtra	Request for 2 nd installment- recommendation for 2 nd installment for 2 project from Nasik City, Maharashtra	0	0	0	14.14	<ul style="list-style-type: none"> > CSMC had approved both the project in its' 6th meeting held on 28.11.2006. > As per utilization certificate for both projects, the utilization is more than 70% both in due and released and appears to be satisfactory. > Internal earmarking of funds for urban poor and constitution of basic service to urban poor has been achieved for both the projects. > Other ULB level reforms are also achieved. 	53 to 54
H.	Pune, Maharashtra	Implementation of BSUP at Pimpri Chinchwad (Pune), Maharashtra	28.38	12.90	15.48	3.22	<ul style="list-style-type: none"> > CDP had been approved. > The SLSC has approved the project. > Elected body is in existence. > The housing to infrastructure ratio is 80%: 20% of total 	

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**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)

						<ul style="list-style-type: none"> ➤ project cost ➤ Agency has proposed 672 nos. of houses in Parking+ 7 floors structure having carpet area of 25.00 sq. mtr. Under in-situ redevelopment, the basic Infrastructure facilities are also proposed along with social infrastructure. ➤ The ownership of land is with Pimpri-Chichwad Municipal Corporation. ➤ Beneficiaries list has been furnished by the agency. ➤ The cost estimates are based on DSR for the year 2008-09 of Pune region. ➤ The project duration proposed is 15 months. 	55 to 67
I.	Agar, Uttar Pradesh	Request for 2 nd Installment- recommendation for 2 nd installment for 2 projects from Agra City, Uttar Pradesh	0	0	0	<ul style="list-style-type: none"> ➤ CSMC had approved both the project in its' 31st & 34th meeting in Financial Year 2007-08. ➤ As per utilization certificate for both projects, the utilization is more than 70% both in due and released and appears to be satisfactory. ➤ Internal earmarking of funds for urban poor and constitution of basic service to urban poor has been achieved for both the projects. 	68 to 72
J.	Jharkhand	Special			0.7650	<ul style="list-style-type: none"> ➤ Financial support for One Programme Implementation 	

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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)

	Agenda - Proposal for Establishment of Project Implementation (PIU) in Ranchi, Jharkhand					Unit (PIU) at Ranch, Jharkhad has been proposed, > Total tenure of PIU will be for 3 years. > The annual support for 1st year is Rs. 34.00 lacs.	73 to 75
	TOTAL	340.36	156.00	184.32	57.545		

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

		(Rs. in Crores)						
2	Kanpur, UP	Implementation of BSUP Project at Kanpur for Construction of 887 DUs in Slums, at Kanpur City, Dist. Kanpur, Uttar Pradesh	36.68	16.98	19.70	4.25	<ul style="list-style-type: none"> ➤ CDP approved and MOA had been signed. ➤ SLSC has approved the project. ➤ Elected local body is in place. ➤ The ratio of housing: infrastructure is 50%: 50% of total project cost. ➤ Beneficiaries list, duly certified by the concerned ULB/DUDA has been submitted. ➤ Biometric identification of beneficiaries needs to be carried out. ➤ Project envisages construction of 887 dwelling units in ground floor structures, having carpet area of 25,254,258.252 sq. Mt. with basic infrastructure facilities. ➤ Per Du cost is 1.97 lacs. ➤ The cost estimates are worked out as per UPPWD SOR, Kanpur Circle. 2008. ➤ The project duration is 15 months. 	13 to 28
C.	Agra, UP	Implementation of BSUP Project at Agra Nagar Nigam for Construction of 950 DUs at Agra	39.78	18.41	21.37	4.60	<ul style="list-style-type: none"> ➤ CDP approved and MOA had been signed. ➤ SLSC has approved the project. ➤ Elected local body is in place. 	29 to 40

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

(Rs. in Crores)

	City/ Dist. Agra, Uttar Pradesh					<ul style="list-style-type: none"> ➤ The ratio of housing: infrastructure is 52%: 48% of total project cost. ➤ Beneficiaries list, duly certified by the concerned ULB/DUDA has been submitted. ➤ Biometric identification of beneficiaries needs to be carried out. ➤ Per Du cost is 2.01 lacs. ➤ Project envisages construction of 950 dwelling units in ground floor structures, having carpet area of 25,25,4,25,8,25,2 sq. Mt. of all the 4 types of units with basic infrastructure facilities. ➤ The cost estimates are worked out as per UPPWD SOR, Agra Circle, 2008. ➤ The project duration is 15 months. 	
D.	Agra, UP Implementation of BSUP Project at Dewli road in Agra City, Dist. Agra, Uttar Pradesh	34.78	16.10	18.68	4.03	<ul style="list-style-type: none"> ➤ CDP approved and MOA had been signed. ➤ SLSC has approved the project. ➤ Elected local body is in place. ➤ The ratio of housing: infrastructure is 92%: 8% of total project cost. ➤ Per Du cost is 2.01 lacs. ➤ Beneficiaries list, duly certified by the concerned 	41 to 52

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

(Rs. in Crores)					
					<ul style="list-style-type: none"> ➤ ULB/DUDA has been submitted. ➤ Biometric identification of beneficiaries needs to be carried out. ➤ Project envisages construction of 950 dwelling units in ground floor structures, having carpet area of 25,25.4,25.8,25.2 sq. Mt. of all the 4 types of units with basic infrastructure facilities. ➤ The cost estimates are worked out as per UPPWD SOR, Agra Circle. 2008. ➤ The project duration is 15 months.
	Total	199.34	116.75	82.59	29.20

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Central Sanctioning & Monitoring Committee (CSMC)

SIXTIETH Meeting

(21.02.2009)

BASIC SERVICES TO THE URBAN POOR (SUB-MISSION II)

Table Agenda

Sl. No.	ULB, State	Project Title	Project Cost	Central Share	State Share	Ist installment (25% of Central Share)	No. of dwelling units proposed	Project duration (months)	Page No.
A	Kanpur, Uttar Pradesh	Implementation of BSUP at Kanpur for cont. of 816 Dus in 3 slums, Dist. Kanpur	28.50	13.19	15.31	3.30	816	15	01 to 19
B.	Kanpur, Uttar Pradesh	Implementation of BSUP at Kanpur for cont. of 753 Dus in 3 slums, Dist. Kanpur	28.56	13.22	15.34	3.30	753	15	20 to 37
C.	Kanpur, Uttar Pradesh	Implementation of BSUP at Kanpur for cont. of 704 Dus in 3 slums, Dist. Kanpur	29.39	13.61	15.78	3.40	704	15	38 to 58
D.	Kanpur, Uttar Pradesh	Implementation of BSUP at Kanpur for cont. of 343 Dus in 3 slums, Dist. Kanpur	14.02	6.49	7.53	1.62	343	15	59 to 77
Total			100.47	46.51	53.96	11.62	2616		

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CENTRAL SANCTIONING & MONITORING COMMITTEE

SIXTIETH MEETING

(21.02.2009)

TABLE AGENDA

BASIC SERVICES TO THE URBAN POOR (Sub Mission II)

Sl. No.	ULB, State	Project Title	Project Cost	Central Share	State Share	Ist Instalment	No. of Dwellin g	Project Duration (Months)	Pag No.
A	Chattisgarh	BSUP Scheme for the town of NAYA RAIPUR Nodal Agency- State Urban Development Agency (SUDA), Chattisgarh	30.02	24.02	6.00	6.00	888	18	1 to 15
B	Maharashtra Nagpur	Implementation of BSUP in Nagpur on the basis of Public Private Partnership (PPP) Nodal Agency MHADA	402.29	182.86	219.43	45.71	6357	24	16 to 23
C	Maharashtra Nagpur	Implementation of BSUP in Nagpur on the basis of Public Private Partnership (PPP) Nodal Agency MHADA	449.22	204.19	245.03	51.04	7701	24	24 to 32
		Total	881.53	411.07	470.46	102.75	14946		

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.	Uttar Pradesh	Agra	Implementation of BSUP Project at Agra Nagar Nigam for the construction of 950 DUs, Distt. Agra, UP										
	STATEMENT-I												
	Details of State Share												
		(Rs in lakh)											
1)	State grant	1,634.48	A Regularized In-situ - Construction of 950 new Dwelling units (187 Dus @ Rs.201,258/-, 489 Dus @ Rs.202,332/-, 138 Dus @ Rs.206,205/- and 136 Dus @ Rs.195,895/- per DU) having carpet areas 25, 25.40, 25.80, 25.20 sqm, single, Ground Floor storied comprising of 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC. All the beneficiaries have their own patta/ land papers. After the construction of the DUs, the same would be allotted in the name of the female member or joint name.	B Sub Total (A)	1916.74	958.37	958.37	239.59					
2)	ULB share	0.00							1. Water supply	159.30	79.65	79.65	19.91
3)	Beneficiaries share	207.01							2. Sewerage	249.42	124.71	124.71	31.18
4)	Other charges	294.64							3. Storm Water	216.29	108.14	108.14	27.04
	Total State Share	2136.13	4. Roads and pathways	632.36	316.18	316.18	79.04						
	Per DU Finance (Type-1)	(Rs.)	5. Development of green areas	69.62	34.81	34.81	8.70						
1)	Central share	100,629	6. Community spaces	142.82	71.41	71.41	17.85						
2)	State grant	78,839	7. Electrification	134.04	67.02	67.02	16.75						
3)	ULB share	-	8. Live!l Hood Center	162.41	81.20	81.20	20.30						
4)	Beneficiaries share	21,790		1766.25	883.13	883.13	220.78						
	Total	201,258		3682.99	1841.49	1841.49	460.37						
				1. A&OE @ 4%	147.32	0.00	147.32	0.00					
				2. DPR Prep charges @ 4%	147.32	0.00	147.32	0.00					
				Sub Total (C)	294.64	0.00	294.64	0.00					
				Project Total (A+B+C)	3977.63	1841.49	2136.13	460.37					

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2.	Uttar Pradesh	Agra	Implementation of BSUP Project at Deori road in Agra City (2420 Dus), Dist. Agra, UP				
			A Regularized In-situ - Construction of 2420 new Dwelling units (454 Dus @ Rs.201,257/-, 294 Dus @ Rs.202,331/-, 265 Dus @ Rs.206,205/- and 264 Dus @ Rs.195,147/- per DU) having carpet areas 25, 25.4, 25.8, 25.2 sqm, single, Ground Floor storied comprising of 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC. All the beneficiaries have their own parwa/ land papers. After the construction of the DUs, the same would be allotted in the name of the female member or joint name.	2570.19	1285.10	1285.10	321.27
			B Upgradation - Kitchen (623 @ Rs.32055/-) and Toilets (520 @ Rs.38231/-)	398.50	199.25	199.25	49.81
			Sub Total (A)	2968.70	1484.35	1484.35	371.09
1)	State grant	1,313.18	1. Storm Water Drain	31.88	15.94	15.94	3.99
2)	ULB share	0.00	2. Plantation (Road side and Parks)	42.08	21.04	21.04	5.26
3)	Beneficiaries share	296.87	3. Roads and pathways	66.71	33.36	33.36	8.34
4)	Other charges	257.61	4. Street lighting	14.87	7.44	7.44	1.86
	Total State Share	1867.66	5. Compound wall	28.90	14.45	14.45	3.61
1)	Per DU Finance (Type-1)	(Rs.)	6. Community Centre (03 No.)	26.36	13.18	13.18	3.30
	Central share	100,628	7. Livell Hood Center (01 no.)	40.60	20.30	20.30	5.08
2)	State grant	80,503		251.40	125.70	125.70	31.43
3)	ULB share	-	Sub Total (B)	3220.10	1610.05	1610.05	402.51
4)	Beneficiaries share	20,126	1. A&OE @ 4%	128.80	0.00	128.80	0.00
	Total	201,257	2. DPR Prep charges @ 4%	128.80	0.00	128.80	0.00
			Sub Total (C)	257.61	0.00	257.61	0.00
			Project Total (A+B+C)	3477.70	1610.05	1867.66	402.51

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
3.	Uttar Pradesh	Mathura	A Implementation of BSUP Project construction of 2018 DUs at Radhey Shyam Colony, Mathura City, UP	4062.13	3249.70	812.43	812.43
STATEMENT-III							
Details of State Share				(Rs in lakh)			
1)	State grant		B Sub Total (A)	4062.13	3249.70	812.43	812.43
2)	ULB share		1. Water supply	722.74	578.19	144.55	144.55
3)	Beneficiaries share		2. Sewerage	568.29	454.63	113.66	113.66
4)	Other charges		3. Storm Water	732.45	585.96	146.49	146.49
	Total State Share		4. Roads and pathways	1,819.72	1455.78	363.94	363.94
	Per DU Finance (UNIT-1)		5. Development of green areas	48.51	38.81	9.70	9.70
			6. Community spaces	68.67	54.94	13.73	13.73
1)	Central share		7. Electrification	59.13	47.31	11.83	11.83
2)	State grant		8. Livel! Hood Center	75.92	60.73	15.18	15.18
3)	ULB share			4095.44	3276.35	819.09	819.09
4)	Beneficiaries share			8157.56	6526.05	1631.51	1631.51
	Total			326.30	0.00	326.30	0.00
				326.30	0.00	326.30	0.00
				652.61	0.00	652.61	0.00
				8810.17	6526.05	2284.12	1631.51

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25% of Central Share					
	(2)	(3)	(4)	(5)	(6)	(7)	(8)					
1)	Uttar Pradesh	Kanpur	Implementation of BSUP at Kanpur for const of 816 DUs in 3 shuns, Distt. Kanpur, UP									
	STATEMENT-IV											
	Details of State Share											
	(Rs in lakh)											
1)	State grant	1,160.69	<p>A In-situ - Construction of 753 new Dwelling units (514 Dus @ Rs.198,439/- and 302 Dus @ Rs.188,520/- per DU) having carpet areas 25.30, 25 sqm, single, Ground Floor storied comprising of 2 rooms with independent access to toilet, kitchen, separate W/C & bath room and balcony. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/ transferring restriction.</p>	1589.31	794.65	794.65	198.66					
2)	ULB share	0.00						Sub Total (A)		1589.31	794.65	198.66
3)	Beneficiaries share	158.93						1. Water Supply	267.00	133.50	133.50	33.38
4)	Other charges	211.14						2. Sewerage	145.59	72.80	72.80	18.20
	Total State Share	1530.76						3. Storm Water Drains	50.24	25.12	25.12	6.28
	Per DU Finance (Type-1) (Rs.)	99.219						4. Roads & Pathways	98.40	49.20	49.20	12.30
1)	Central share	99.219						5. Informal shops	16.93	8.47	8.47	2.12
2)	State grant	79,376						6. Street lighting	106.85	53.43	53.43	13.36
3)	ULB share	-						7. Irwellhood Centre(3 no.)	138.71	69.36	69.36	17.34
4)	Beneficiaries share	19,844						8. Community centre (3 No)	108.95	54.48	54.48	13.62
	Total	198,439	9. Dev. of green areas & soil test	117.26	58.63	58.63	14.66					
			Sub Total (B)		1049.93	524.97	524.97	131.24				
			Total (A+B)		2639.24	1319.62	1319.62	329.90				
			Sub Total (C)		105.57	0.00	105.57	0.00				
			Sub Total (C)		105.57	0.00	105.57	0.00				
			Project Total (A+B+C)		2850.38	1319.62	1530.76	329.90				

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

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Annexure-IV
to the minutes of 60th CSMC (BSUP)
(Rs. in lakh)

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)
5.	Uttar Pradesh	Kanpur	Implementation of BSUP projects at Kanpur for construction of 887 DUs in 7 slums, Distr. Kanpur, UP				
			A				
			Regularized In-situ - Construction of 887 new Dwelling units (113 Dus @ Rs.197,165/-; 311 Dus @ Rs.191,686/-, 304 Dus @ Rs.192,620/- and 159 Dus @ Rs.186,049/- per DU) having carpet areas 25, 25.4, 25.8, 25.2 sqm, single, Ground Floor storied comprising of 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC. All the beneficiaries have their own patta/ hand papers. After the construction of the DUs, the same would be allotted in the name of the female member or joint name.	1700.32	850.16	850.16	212.54
			B				
			Sub Total (A)	1700.32	850.16	850.16	212.54
1)	State grant	(Rs in lakh)	1. Water supply	232.55	116.28	116.28	29.07
2)	ULB share	0.00	2. Sewerage	233.28	116.64	116.64	29.16
3)	Beneficiaries share	178.96	3. Storm Water	201.26	100.63	100.63	25.16
4)	Other charges	271.68	4. Roads and pathways	470.51	235.25	235.25	58.81
	Total State Share	1969.65	5. Development of green areas	71.48	35.74	35.74	8.94
	Per DU Finance (UNIT-1)	(Rs.)	6. Community spaces	173.36	86.68	86.68	21.67
1)	Central share	98,583	7. Electrification	158.51	79.26	79.26	19.81
2)	State grant	78,406	8. Livel Hood Center	154.68	77.34	77.34	19.33
3)	ULB share	-					
4)	Beneficiaries share	20,176	Sub Total (B)	1695.63	847.81	847.81	211.95
	Total	197,165	Total (A+B)	3395.95	1697.98	1697.98	424.49
			C				
			1. A&OE @ 4%	135.84	0.00	135.84	0.00
			2. DPR Prep charges @ 4%	135.84	0.00	135.84	0.00
			Sub Total (C)	271.68	0.00	271.68	0.00
			Project Total (A+B+C)	3667.63	1697.98	1969.65	424.49

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Annexure-IV
to the minutes of 60th CSM/C (BSUP)

Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	(Rs. in lakh)								
				Total Project Cost	Central Share	State Share	25% of Central Share					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)					
6.	Uttar Pradesh	Kanpur	Implementation of BSUP at Kanpur for const of 753 DUs in 3 slums, Distr. Kanpur, UP									
STATEMENT-VI												
Details of State Share												
1)	State grant	1,177.55	A In-situ - Construction of 753 new Dwelling units (286 Dus @ Rs.198,439/- and 467 Dus @ Rs.188,520/- per DU) having carpet areas 25.30, 25 sqm, single, Ground Floor storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and balcony. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/ transferring restriction.	B Sub Total (A)	1447.92	723.96	723.96	180.99				
2)	ULB share	0.00										
3)	Beneficiaries share	144.79										
4)	Other charges	211.58										
Total State Share												
Per DU Finance (Type-1)												
1)	Central share	99,219	C Sub Total (B) Total (A+B) Sub Total (C) Project Total (A+B+C)	1196.77 2644.69 211.58 2856.27	598.39 1322.35 0.00 1322.35	598.39 1322.35 211.58 1533.92	149.60 330.59 0.00 330.59					
2)	State grant	79,376										
3)	ULB share	-										
4)	Beneficiaries share	19,844										
Total												
Total												
Total												
Total												
Total												

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

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Annexure-IV
to the minutes of 60th CSMC (BSUP)
(Rs. in lakh)

Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	Central Share	25% of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
7.	Uttar Pradesh	Kanpur	Implementation of BSUP at Kanpur for const of 704 DUs in 6 slums, Distt. Kanpur, UP	1379.55	689.78	689.78	689.78	172.44	
STATEMENT-VII									
	Details of State Share			(Rs in lakh)					
1)	State grant			1,222.78					
2)	ULB share			0.00					
3)	Beneficiaries share			137.96					
4)	Other charges			217.72					
	Total State Share			1578.46					
	Per DU Finance (Type-1)			(Rs.)					
1)	Central share			99,219					
2)	State grant			79,376					
3)	ULB share			-					
4)	Beneficiaries share			19,844					
	Total			198,439					
<i>Note : In addition to the above, agency has proposed 12.5% ceiling charges, which has been excluded from the project costing.</i>									
				C					
				1. A&OE @ 4%		108.86	0.00	108.86	0.00
				2. DPR Prep charges @ 4%		108.86	0.00	108.86	0.00
				Sub Total (C)		217.72	0.00	217.72	0.00
				Project Total (A+B+C)		2939.20	1360.74	1578.46	340.19

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Annexure-IV
to the minutes of 60th CSMC (BSUP)

Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	(Rs. in lakh)				
				Total Project Cost	Central Share	State Share	25% of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
8.	Uttar Pradesh	Kanpur	Implementation of BSUP at Kanpur for const of 343 DUs in 3 slums, Distr. Kanpur, UP					
			A In-situ - Construction of 343 new Dwelling units (229 Dus @ Rs.198,439/- and 114 Dus @ Rs.188,520/- per DU) having carpet areas 25.30, 25 sqm, single, Ground Floor storied comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room and balcony. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/ transferring restriction.	669.34	334.67	334.67	83.67	
			B					
			1. Water Supply	669.34	334.67	334.67	83.67	
			2. Sewerage	164.85	82.43	82.43	20.61	
			3. Storm Water Drains	75.65	37.83	37.83	9.46	
			4. Roads & Pathways	70.12	35.06	35.06	8.77	
			5. Informal shops(3 no)	75.56	37.78	37.78	9.45	
			6. Street lighting	16.93	8.47	8.47	2.12	
			7. Livelihood Centre (1 no.)	73.44	36.72	36.72	9.18	
			8. Community centre (01 no.)	31.30	15.65	15.65	3.91	
			9. Dev. of green areas & soil test	12.17	6.09	6.09	1.52	
			Sub Total (A)					
				669.34	334.67	334.67	83.67	
			B					
			1. Water Supply	164.85	82.43	82.43	20.61	
			2. Sewerage	75.65	37.83	37.83	9.46	
			3. Storm Water Drains	70.12	35.06	35.06	8.77	
			4. Roads & Pathways	75.56	37.78	37.78	9.45	
			5. Informal shops(3 no)	16.93	8.47	8.47	2.12	
			6. Street lighting	73.44	36.72	36.72	9.18	
			7. Livelihood Centre (1 no.)	31.30	15.65	15.65	3.91	
			8. Community centre (01 no.)	12.17	6.09	6.09	1.52	
			9. Dev. of green areas & soil test	108.56	54.28	54.28	13.57	
			Sub Total (B)					
				628.58	314.29	314.29	78.57	
			Total (A+B)					
				1297.92	648.96	648.96	162.24	
			C					
			1. A&OE @ 4%	51.92	0.00	51.92	0.00	
			2. DPR Prep charges @ 4%	51.92	0.00	51.92	0.00	
			Sub Total (C)					
				103.83	0.00	103.83	0.00	
			Project Total (A+B+C)					
				1401.75	648.96	752.79	162.24	
			Total for Uttar Pradesh (8 Projects)					
				29980.72	16327.23	13653.49	4081.81	

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(Rs. in lakh)

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)
9.	Maharashtra	Nagpur	Integrated Delivery of Basic Services to the Urban Poor in Gopal Nagar & Bh. Anand Kausalyayan Nagar Slum for the construction of 642 DUs in Nagpur, Maharashtra				
STATEMENT-IX							
Details of State Share				(Rs in lakh)			
1)	State grant			786.07			
2)	ULB share			367.46			
3)	Beneficiaries share			219.27			
4)	Other charges etc.			274.56			
	Total State Share			1647.37			
Per DU Finance				(Rs.)			
1)	Central share			155,247			
2)	State grant			93,148			
3)	ULB share			27,944			
4)	Beneficiaries share			34,154			
	Total			310,494			
				A			
Insitu redevelopment - Construction of 642 Dwelling units @ Rs.310,494/- per DU having carpet area 25 sqm, G+2 includes 1 Living Room, 1 Bed Room, 1 Kitchen, Separate Bath & WC, Provision for open verandah/ balcony, and Provision for adequate parking. Houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member.				1993.37	996.69	996.69	249.17
				B			
Sub Total (A)				1993.37	996.69	996.69	249.17
1. Sewerage				28.26	14.13	14.13	3.53
2. Roads, Storm Water Drain & Pavements				156.00	78.00	78.00	19.50
3. Water Supply				69.95	34.98	34.98	8.74
4. Electrification				14.37	7.19	7.19	1.80
5. Staircase & Common Lobby Space from Clusters				401.79	200.90	200.90	50.22
6. Balwadi				9.06	4.53	4.53	1.13
7. Community Centre				9.24	4.62	4.62	1.16
8. Livelihood Centre				4.71	2.36	2.36	0.59
9. Handcart & Rickshaw parking				4.01	2.01	2.01	0.50
10. Informal sector market				12.35	6.18	6.18	1.54
11. Primary Helath Care Centre				4.87	2.44	2.44	0.61
12. Open space development				12.13	6.07	6.07	1.52
Sub Total (B)				726.74	363.37	363.37	90.84
Transit Housing & Mobilization				25.50	12.75	12.75	3.19
Project Cost (A+B+C)				2745.61	1372.81	1372.81	343.20
D							
1. DPR Prep. Charges @ 5%				137.28	0.00		0.00
2. A & OE @ 5%				137.28	0.00		0.00
Sub Total (D)				274.56	0.00	274.56	0.00
Total Project Cost (A+B+C+D)				3020.17	1372.81	1647.37	343.20

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Annexure-IV
to the minutes of 60th CSMC (BSUP)

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
				(Rs. in lakh)			
10.	1) Maharashtra 2)	3) Nagpur	4) Implementa-tion of BSUP in Nagpur (6357 Dus) on the basis of Public Private Partnership (PPP), Maharashtra	(5)	(6)	(7)	(8)
	STATEMENT-X						
	Details of State Share						
	(Rs in lakh)						
1)	State grant	10142.80	A Reloca-tion - Construction of 6357 new Dwelling units @ Rs.314,550/- per DU having carpet area 25 sqm, G+2 structure consists one bed room with a balcony, one multi-purpose room/ living area, a kitchen space with attached toilet facilities, passage. Houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member.	19995.94	9997.97	9997.97	2499.49
2)	ULB share	5943.66					
3)	Beneficiaries share	2,199.55					
4)	Other Charges	3657.21					
	Total State Share	21943.23					
	Per DU Finance						
	(Rs.)						
1)	Central share	157,275	B 1. Sewerage 2. Roads, Storm Water Drain & Pavements 3. Water Supply 4. Electrification 5. Staircase & Common Lobby Space from Clusters 6. Balwadi 7. Community Centre, Rehab Shops 8. Informal market 9. Primary Health Care Centre	19995.94	9997.97	9997.97	2499.49
2)	State grant	31,455					
3)	ULB share	91,220					
4)	Beneficiaries share	34,600					
	Total	314,550					
	C						
	1. IIEC, Capacity Building (@ 5%)			1828.60	0.00	1828.60	0.00
	2. DPR Preparation Cost (@ 5%)			1828.60	0.00	1828.60	0.00
	Sub Total (C)			3657.21	0.00	3657.21	0.00
	Total Project Cost (A+B+C)			40229.26	18286.03	21943.23	4571.51

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Annexure-IV
to the minutes of 60th CSMC (BSUP)
(Rs. in lakh)

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)
11.	Maharashtra	Pune (Pimpri Chinchwad)	Implementation of BSUP at Pimpri Chinchwad (Pune), Maharashtra	2066.29	1033.14	1033.14	258.29
			In-situ Rehabilitation - Construction of 672 Dwelling units @Rs.3,07,483/- per DU having carpet area 25 sqm, G+7 includes 1 Living Room, 1 Bed Room with Balcony, 1 cooking alcove with wash area, 1 Bath & 1 Water Closet. Houses will be allotted to individual beneficiaries & the title will be issued on Female / joint name of family member.				
			A				
			B				
			Sub Total (A)	2066.29	1033.14	1033.14	258.29
1)	State grant	748,222	1. Sewerage	4.98	2.49	2.49	0.62
2)	ULB share	314.30	2. Roads, Storm Water Drain & Pavements	58.20	29.10	29.10	7.28
3)	Beneficiaries share	227.29	3. Water Supply	46.22	23.11	23.11	5.78
4)	Other charges etc.	257.96	4. Electrification	33.81	16.90	16.90	4.23
	Total State Share	1547.77	5. Retaining walls / Environmental protection	28.58	14.29	14.29	3.57
	Per DU Finance	(Rs.)	6. Solid Waste Management	0.60	0.30	0.30	0.08
1)	Central share	153,742	7. Fire Fighting Arrangements	20.00	10.00	10.00	2.50
2)	State grant	92,245	8. Staircase & Common Lobby Space from Clusters	116.25	58.13	58.13	14.53
3)	ULB share	27,673	9. Liftwell	111.00	55.50	55.50	13.88
4)	Beneficiaries share	33,823	10. Site development	2.00	1.00	1.00	0.25
	Total	307,483	11. Anganwadi	26.59	13.30	13.30	3.32
			12. Rickshaw Shed	5.00	2.50	2.50	0.63
			13. Informal Market	6.91	3.46	3.46	0.86
			14. Community Centre	26.59	13.30	13.30	3.32
			15. Social Infrastructure(PHC)	26.59	13.30	13.30	3.32
			Sub Total (B)	513.33	256.67	256.67	64.17
			Project Cost (A+B)	2579.62	1289.81	1289.81	322.45
			D				
			1. DPR Prep. Charges @ 5%	128.98	0.00	128.98	0.00
			2. A & OE @ 5%	128.98	0.00	128.98	0.00
			Sub Total (D)	257.96	0.00	257.96	0.00
			Total Project Cost (A+B+C+D)	2837.58	1289.81	1547.77	322.45
			Total for Maharashtra (3 projects)	46087.01	20948.64	25138.37	5237.16

547
TH
P/W

(Rs. in lakh)

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)
12.	Chhatisgarh	Raipur (Naya Raipur)	BSUP Scheme at Naya Raipur, Chhatisgarh				
			A				
			Relocation - Construction of 888 new Dwelling units @ Rs.2,60,000/- per DU having built-up area is 25.40 sqmt, G+1 structure consists 2 rooms, kitchen, separate WC & bath room with independent access from both the rooms and verandah. Title of Land belongs to NRD A. Before implementation, NRD A will ascertain that the title of the property of each DU under implementation is in the name of female member of the family or at least, the female member is a co-owner.	2308.80	1847.04	461.76	461.76
			B				
			1. Drainage	129.79	103.83	25.96	25.96
			2. B.T. Road	82.00	65.60	16.40	16.40
			3. Street Light	14.15	11.32	2.83	2.83
			4. Supply Lane	4.76	3.81	0.95	0.95
			5. Culverts	15.18	12.14	3.04	3.04
			6. Cinder Track	14.08	11.26	2.82	2.82
			7. Sewerage	5.30	4.24	1.06	1.06
			8. Septic Tank	24.00	19.20	4.80	4.80
			9. Water supply	141.07	112.86	28.21	28.21
			10. Rain water Harvesting	22.20	17.76	4.44	4.44
			11. Tubewells	11.12	8.90	2.22	2.22
			12. Dustbin	5.55	4.44	1.11	1.11
			13. Community Centres	11.47	9.18	2.29	2.29
			14. Development of Parks	8.45	6.76	1.69	1.69
			15. Staircase	80.85	64.68	16.17	16.17
			Sub Total (B)	569.97	455.98	113.99	113.99
			Total (A+B)	2878.77	2303.02	575.75	575.75
			Total for Chhatisgarh (1 project)	2878.77	2303.02	575.75	575.75

55/71
NRD

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
	(2)	(3)	(4)	(5)	(6)	(7)	(8)
13.	Karnataka	Bengaluru	Construction of 880 BSUP houses (G+3) and development works at Bhuvaneshwainagar, Uttarahalli, Bangalore.				
			In-situ Upgradation of 880 existing Dwelling units @ Rs.2,79,000/- per DU having carpet area 26.75 sqm, comprising of 2 rooms along with kitchen, Bath and Toilet. The slum is on Government land and it is an in-situ project				
	STATEMENT-XIII						
	Details of State Share (Rs in lakh)						
1)	State grant			2456.58	1228.29	1228.29	307.07
2)	ULB share			193.90	96.95	96.95	307.07
3)	Beneficiaries share			110.10	55.05	55.05	24.24
	Total State Share			66.73	33.36	33.36	13.76
				69.00	34.50	34.50	8.34
				307.95	153.98	153.98	8.63
	Per DU Finance (Rs.)						
1)	Central share			123.85	61.93	61.93	38.49
2)	State grant			50.00	25.00	25.00	15.48
3)	ULB share			14.00	7.00	7.00	6.25
4)	Beneficiaries share			8.00	4.00	4.00	1.75
	Total			5.00	2.50	2.50	1.03
				20.00	10.00	10.00	0.63
				968.52	484.26	484.26	2.50
	Sub Total (B)						
				171.26	0.00	171.26	121.07
				171.26	0.00	171.26	0.00
				342.51	0.00	342.51	0.00
	Sub Total (C)						
				3767.61	1712.55	2055.06	0.00
	Project Cost (A+B+C)						
							428.14

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MD

(Rs. in lakh)

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)
14.	Karnataka	Bengalooru	Basic Services to the Urban Poor under JNNURM, Kanteeravangar Bangalore				
	STATEMENT-XIV						
	Details of State Share (Rs in lakh)						
1)	State grant	946.56	A	1836.00	918.00	918.00	229.50
2)	ULB share	Nil	1. Electrification	47.60	23.80	23.80	5.95
3)	Beneficiaries share	183.60	A & OE @ 5%	47.60	23.80	23.80	5.95
	Total State Share	1130.16	O & M @ 5%	94.18	0.00	94.18	0.00
			Sub Total (A)	1836.00	918.00	918.00	229.50
			Sub Total (B)	47.60	23.80	23.80	5.95
			Sub Total (C)	188.36	0.00	188.36	0.00
	Per DU Finance	(Rs.)	Project Cost (A+B+C)	2071.96	941.80	1130.16	235.45
1)	Central share	135000.00					
2)	State grant	108000.00					
3)	ULB share	0.00					
4)	Beneficiaries share	27000.00					
	Total	270000.00					
	Total for Karnataka (2 Projects)			5839.57	2654.35	3185.22	663.59

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share	
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
(1)	Andhra Pradesh	Vijayawada	Housing and infrastructural facilities for 3200 housing units in 100 blocks for the poor at Gollapudi, Jakkampudi Village in Vijayawada Municipal Corporation (Andhra Pradesh) under JNNURM Ph. 1.					
STATEMENT-XV								
	Details of State Share (Rs in lakh)							
1)	State grant	1959.77		7040.00	3520.00	3520.00	880.00	
2)	ULB share	2170.83		309.53	154.77	154.77	880.00	
3)	Beneficiaries share	768.21		300.59	150.30	150.30	38.69	
	Total State Share	4898.81		393.79	196.90	196.90	57.57	
	Per DU Finance (Rs.)			584.76	292.38	292.38	49.22	
1)	Central share	110000.00		66.95	33.48	33.48	73.10	
2)	State grant & Bank Loan	88000.00		25.00	12.50	12.50	8.37	
3)	ULB share	0.00		66.45	33.23	33.23	3.13	
4)	Beneficiaries share	22000.00		44.35	22.18	22.18	8.31	
	Total	220000.00		24.00	12.00	12.00	5.54	
Note: DU cost of Rs. 220000 is exclusive of VAT, Labour cess and Service Tax.								
B								
				Sub Total (B)	1938.77	969.39	969.39	242.35
			VAT @ 4%		359.14	179.57	179.57	44.89
			Labour Cess @ 1%		89.79	44.90	44.90	11.22
			Service Tax @ 4.12%		369.91	184.96	184.96	46.24
			Sub Total (C)		818.84	409.42	409.42	102.36
			Project Cost (A+B+C)		9797.61	4898.81	4898.81	1224.70
			C					
A								
Relocation-Construction of 3200 Dwelling units @ Rs.2,20,000/- per DU having carpet area 25.10 sqm, comprising of two room, kitchen, toilet . Ownership of the land lies with the Government. Non-transferable pattas will be issued in the name of the female member of the family.								
			Sub Total (A)	7040.00	3520.00	3520.00	880.00	
			1.Water Supply	7040.00	3520.00	3520.00	880.00	
			2.Sewerage & UGD	309.53	154.77	154.77	38.69	
			3.Street Lights	300.59	150.30	150.30	37.57	
			4.Road Network	393.79	196.90	196.90	49.22	
			5.Storm Water drain including culverts & UGD	584.76	292.38	292.38	73.10	
			6.Parks	66.95	33.48	33.48	8.37	
			7.Cost of Compound wall	25.00	12.50	12.50	3.13	
			8.Site Development	66.45	33.23	33.23	8.31	
			9.Health Centre	44.35	22.18	22.18	5.54	
			10.Community Hall	24.00	12.00	12.00	3.00	
			11.School Building	63.35	31.68	31.68	7.92	
				60.00	30.00	30.00	7.50	

95/TH
MK

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)
16.	Andhra Pradesh	Vijayawada	Housing and infrastructural facilities for 3200 housing units in 100 blocks for the poor, opp. Alankar Industries at Jakkampudi Village in Vijayawada Municipal Corporation (Andhra Pradesh) under JNNURM Ph. II.				
			Relocation-Construction of 3200 Dwelling units @ Rs.2,20,000/- per DU having carpet area 25.10 sqm, comprising of two room, kitchen, toilet. Ownership of the land lies with the Government. Non-transferable pattas will be issued in the name of the female member of the family.				
	STATEMENT-XVI						
	Details of State Share						
	(Rs in lakh)						
1)	State grant	1959.36	A	7040.00	3520.00	3520.00	880.00
2)	ULB share	2170.83					
3)	Beneficiaries share	768.21					
	Total State Share	4898.40					
	Per DU Finance						
1)	Central share	110000.00	B	1938.00	969.00	969.00	242.25
2)	State grant & Bank Loan	88000.00					
3)	ULB share	0.00					
4)	Beneficiaries share	22000.00					
	Total	220000.00					
	Note: DU cost of Rs. 220000 is exclusive of VAT, Labour cess and Service Tax.						
			C				
Sub Total (A)				7040.00	3520.00	3520.00	880.00
Sub Total (B)				1938.00	969.00	969.00	242.25
Sub Total (C)				369.89	184.95	184.95	46.24
Total for Andhra Pradesh (2 Projects)				9796.79	4898.40	4898.40	1224.60
Grand Total (5 States/16 projects)				19594.40	9797.20	9797.20	2449.30
Uttar Pradesh (8 projects)				29980.72	16327.23	13653.49	4081.81
Maharashtra (3 projects)				46087.01	20948.64	25138.37	5237.16
Chhattisgarh (1 project)				2878.77	2303.02	575.75	575.75
Karnataka (2 projects)				5839.57	2654.35	3185.22	663.59
Andhra Pradesh (2 projects)				19594.40	9797.20	9797.20	2449.30
Grand Total (5 States/16 projects)				104380.48	52030.44	52350.03	13007.61

Note: 1. Release of ACA for the BSUP project in Kamrup, Uttar Pradesh (for construction of 887 DUs in 7 slums at Kamrup city) will be subject to furnishing SLSC approval.

Note: 2. Release of fund for the projects in Karnataka and Andhra Pradesh is subject to availability of ACA.

59/TH
CMM

Implementation of BSUP in
Nagpur on the basis of
Public Private Partnership
(PPP)

GOVERNMENT OF MAHARASHTRA
Housing Department
Resolution No.Grunidho-2009/CR 49/GND-2
Mantralaya, Mumbai 400 032
Dated the February, 2009

Read: Government Resolution, Housing Department,
No.JNNURM-2007/CR 52/GND-2, dated 25th June, 2007

PREAMBLE:

Government of Maharashtra has been implementing BSUP scheme in Nagpur city since 2006. According to 2001 census Nagpur city has about 30% of its population (8,03,871) living in 424 slums out of which 289 are notified slums. These slums exist on lands belonging to various agencies of government as well as private land owners. Out of 289 slums, 33 slums exist on the lands that belong to various institutions such as Nagpur Improvement Trust (NIT), Nagpur Municipal Corporation (NMC), State/Central Government, railway lands or are reserved for public utilities, play grounds or are declared as green belt. Therefore, these slums need to be rehabilitated on alternate land to free up the reserved spaces and put them to designated use as per sanctioned Development Plan.

To rehabilitate these slum dwellers an area of 24 Ha. is required. In view of the paucity of government land, it has become imperative to mobilize private lands for resettlement of the aforesaid slum dwellers. Further it has now become necessary to implement Public Private Partnership model for this purpose by suitably improvising on the BSUP scheme.

RESOLUTION:

1. State Government has therefore decided to implement the slum relocation and rehabilitation program in Nagpur city as mentioned above through implementation of BSUP scheme in a Public Private Partnership (PPP) framework.
2. The scheme will be implemented as follows:
 - 2.1 Slum Rehabilitation Authority (SRA), Nagpur will be the Project Implementing Agency.

- 2.2 CEO, SRA, Nagpur shall call Expression Of Interest (EOI) from persons owning private lands or developers, under this PPP scheme to make available the land, develop the layout as per the guidelines of BSUP, for constructing the dwelling units of 25 sq.mtr. carpet area that are in conformity to the DC rules applicable for SRA in Nagpur, level the slum land getting vacated with compound wall.
- 2.3 The selection of developer shall be done by a transparent process.
- 2.4 As this scheme is a BSUP scheme implemented by SRA, FSI of 2.50 is applicable as per Govt. Resolution No.TPS-1107/UOR-36/C.R.135/08/UD-9, dated 24th December, 2008. If the FSI utilized in the project is less than 2.50, the balance FSI shall remain with SRA to be used for EWS/ Slum housing in the future in the same zone. SRA will be the Planning Authority for the same.
- 2.5 The balance cost of the project i.e. a part of the state share and ULB share of the project cost and any excess amount over and above resulting from cost escalation shall be met out of the TDR (Transfer Development Rights) to be released by SRA to the developer.
- 2.6 FSI required for development of the reservation freed under the scheme, shall be made available to concerned agency by SRA free of cost. Remaining FSI will be available with SRA to be leveraged for development of slum rehabilitation or slum prevention schemes.
- 2.7 In case the owner / developer offers any premium, it shall be obtained by SRA in terms of extra dwelling units so that these dwelling units shall be used either for rehabilitation of other slums or for designing slum prevention schemes like rental housing or affordable housing.
- 2.8 The proposal so received and on being found suitable shall be put up to SRA committee of Nagpur for approval along with the comments of State Level Nodal Agency (SLNA) i.e. Maharashtra Housing & Area Development Authority (MHADA) on them.
- 2.9 After the approval by SRA, Private Land Owners or Developers will be called upon to hand over the lands

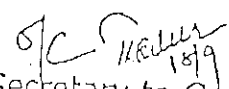
proposed to SRA in lieu of 1/3rd of TDR admissible as a compensation for land thus handed over.

- 2.10 Private Land Owners or the developers will start the construction of the dwelling units and development of layout including infrastructure and social amenities in accordance with the sanction given by SRA and the grants would be released in stages as per the actual construction. These grants would be paid from the funds received by SRA from Government of India, Govt. of Maharashtra and Beneficiaries.
- 2.11 After the completion of the construction, SRA will take over the dwelling units after giving another 1/3rd of TDR admissible as compensation for land thus handed over.
- 2.12 Dwelling units will be allotted to the slum dwellers and after completion of the project, including leveling and compound wall of the vacated slum land, SRA will release remaining 1/3rd TDR admissible as compensation for land thus handed over to the Private Land Owner or the Developer.
- 2.13 In addition to TDR as a mode of compensation for land component to be released in 3 installments as aforesaid SRA will also give construction TDR to enable the developer to recover the part of the cost of construction not met by the grants released by SRA. SRA shall adopt suitable methodology based on ready reckoner value of land to determine the quantum of construction TDR.
- 2.14 Beneficiaries will be identified by SRA Nagpur in consultation with the land owning authorities.
- 2.15 The Govt. of Maharashtra's contribution will be 5-10% of the project cost.

3. This Govt. Resolution is being issued in concurrence with Urban Development Department, Govt. of Maharashtra.

4. This Govt. Resolution is available on Govt. of Maharashtra's web site no. <http://www.intranet.maharashtra.gov.in> & computer code no. is

By order and in the name of the Governor of Maharashtra,

 (Sitaram Kunte)
Secretary to Government of Maharashtra.

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Copy to:

1. Secretary to Hon. Governor of Maharashtra. Raj Bhavan, Mumbai.
 2. Principal Secretary to Hon. Chief Minister
 3. Secretary to Hon. Dy. Chief Minister
 4. Chief Secretary. Govt. of Maharashtra, Mantralaya, Mumbai
 5. Private Secretaries to all Ministers and State Ministers,
 6. Principal Secretary, Urban Development Department, Government of India, New Delhi.
 7. Vice President & Chief Executive Officer, MHADA, Mumbai 400 051
 8. Chief Executive Officer, SRA, Nagpur
 9. Commissioner, Nagpur Municipal Corporation
 10. Collector, Nagpur
 11. Chairman, NIT, Nagpur
 12. Dy. Secy, Housing Department, Mantralaya, Mumbai (GND - 2).
-

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GND

ANNEXURE

(GROUP-A)

DETAILS OF SLUMS ON RESERVED AREAS AS PER D P

Sr.No.	Owner of land	No. of slums	Total DU's	Area of slum (Ha.)
1	NMC	1	137	0.50
2	NIT	5	413	5.61
3	GOVT.	11	3148	14.20
4	MIX USE	7 (Govt.)	2380	12.655
5	RAILWAY	7	995	11.69
6	UNIVERSITY	2	71	0.71
	TOTAL	33	7144	45.365

DETAILS OF SLUM ON NMC LAND
(NOTIFIED SLUM)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Sudarshan Nagar	East	39	137	5.88	Industrial

DETAILS OF SLUMS ON NIT LAND
(NOTIFIED)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Laxmi Nagar	West	125	103	0.53	Public utility
2	Kafila wasti	South	267	74	0.6	Industrial

DETAILS OF SLUMS ON NIT LAND
(NOT NOTIFIED)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Tiber market swapper colony	South	398	191	1.49 Ha.	Industrial
2	North west of Sanjay Nagar	West	947	9	0.28	Road
3	North of Wathoda	East	932	36	2.71	Road

DETAILS OF SLUMS ON RAILWAY LAND
(NOTIFIED SLUM)

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Dhobi Nagar	Central	321	394	4.96	Railway
2	Harjan Basti	Central	324	100	1.98	Railway
3	Shanti Nagar crpf colony	East	34	99	0.35	Railway

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MP

**DETAILS OF SLUMS ON RAILWAY LAND
(NOT NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Bhim Nagar	North	909	148	2.8	Railway
2	West of Noga factory	North	955	110	0.8	Railway
3	East of Kafila basti	South	958	47	0.4	Railway
4	North of Kumbhartoli Chandani Nagar	South	938	97	0.4	Railway

**DETAILS OF SLUMS ON GOVT. LAND
(NOTIFIED SLUM)**

Sr.No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Rahul Nagar	West	352	158	0.58	Public utility
2	Manvata Nagar	West	153	352	4.42	Green belt
3	Adhlwasl Nagar	East	4	272	1 ha.	Green belt
4	Azad Nagar	West	93	1082	1.67	Green belt
5	North of Raj Nagar	West	920	326	1.85	Public utility

**DETAILS OF SLUMS ON GOVT. LAND
(NOTIFIED SLUM)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Along nag nalla keshav Nagar	East	Q943	7	0.2	Public Institution
2	North of Raj Nagar	West	220	326	4.85	Public utility
3	Zopadpatti near Yashwant stadium	South	286	173	0.6	Open space
4	East of gattigodam	Central	230	94	0.52	Railway
5	East of Hanuman Nagar Shiv Nagar Pardhi	East	933	83	1.49	Road
6	South of Rajiv Nagar	West	919	15	0.17	Road

**DETAILS OF SLUMS OF MIX OWNERSHIP
(NOTIFIED)**

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Takiya Dhantoli	South	246	128	0.6	Public Institution
2	Gayatri Nagar	West	79	185	0.89	Public Institution
3	Hatti Nallah	East	44	1736	4.38	Green belt (G R)
4	Ambika Nagar	West	118	61	0.53	Zudpi jungal
5	Takiya Dhantoli (Saraswati Nagar)	South	258	260	1.00	Zudpi jungal

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(MID)

DETAILS OF SLUMS OF MIX OWNERSHIP
(NOTIFIED)

Sr. No.	Name of slum	Constituency	Slum Code	No. of hutments	Area of slum	Type of reservation
1	Indira Nagar	North	235	311	6.9	Govt. office & Quarters
2	Sudam Nagar	West	157	579	5.35	Community Centre
3	South of Indira Mata Nagar	North	930	93	0.7	Play ground
4	Central part of kachl pura	West	936	74	0.62	Agriculture
5	West of kachipura-2	West	951	38	0.25	Agriculture
6	Jaltala village	West	145	1093	1.62	Zudpi jangal
7	East of Dhobi Nagar	Central	926	38	.62	Railway
8	Jyoti Nagar	West	156	78	0.31	Zudpi jangal
9	South of Takshasheela Nagar	North	902	20	0.46	Road
10	South of Zingabal Takall	West	904	66	1.08	Ring Road

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(112)

Implementation of BSUP in
Pimpri-Chinchwad on the
basis of Public Private
Partnership (PPP)

GOVERNMENT OF MAHARASHTRA
Housing Department
Resolution No.Grunidho-2009/CR 49/GND-2
Mantralaya, Mumbai 400 032
Dated the February, 2009

Read: Government Resolution, Housing Department,
No.JNNURM-2007/CR 52/GND-2, dated 25th June, 2007

PREAMBLE:

There are total 72 slum pockets in Pimpri Chinchwad city area, out of which 9 slums are located in Pimpri Chinchwad New Township Development Authority (PCNTDA) area on the Authority's lands. All the 9 slums are proposed to be tackled for rehabilitation. These slums have in all 2243 slum families. The scheme envisages integrated Slum Rehabilitation and Redevelopment to ensure full and complete rehabilitation of slums with security of tenure, proper housing and amenities. Moreover, after resettlement of slums, the slum areas will be denotified and the same will be put to designated use commensurate with the Development Plan of PCNTDA.

In addition to this on the basis of Government of India's previous approval, Pimpri-Chinchwad Municipal Corporation (PCMC) has identified about 16000 EWS/Urban Poor families out of which 13250 families are proposed to be rehabilitated under already sanctioned BSUP scheme. The remaining identified beneficiaries are proposed to be rehabilitated in this scheme.

Therefore, PCNTDA is desirous of implementing a housing scheme under BSUP under the PPP framework. The Authority has identified land admeasuring about 53 hectares in Sector 12 of Bhosari. On the said land about 5000 slum dwellers from slums identified as Annexure 'A' and beneficiaries that remain uncovered under the previous BSUP scheme will be provided housing.

RESOLUTION:

1. State Government has therefore decided to accord its approval to the proposal of PCNTDA to implement BSUP on sector 12 at Bhosari within the limits of Municipal Corporation of Pimpri-Chinchwad by implementing BSUP scheme in a Public Private Partnership (PPP) framework.

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2. The scheme will be implemented as follows:
 - 2.1 PCNTDA will be the Project Implementing Agency.
 - 2.2 CEO, PCNTDA, shall call Expressions Of Interest (EOI) from eligible persons, developers, companies etc. under this PPP scheme to develop the layout as per the guidelines of BSUP, for constructing the dwelling units of 30 sq.mtr. carpet area.
 - 2.3 The selection of developer shall be done by a transparent process.
 - 2.4 As this scheme is a BSUP scheme implemented by the said authority, FSI of 2.50 is admissible as per Govt. Resolution No.TPS-1107/UOR- 36/C.R.135/08/UD-9, dated 24th December, 2008 as amended thereafter. If the FSI utilized in the project is less than 2.50, the balance FSI shall remain with the said authority to be used for EWS/ slum housing in the future in the same zone. PCNTDA will be the Planning Authority for the same.
 - 2.5 The balance cost of the project i.e. a part of the state share and ULB share of the project cost and any excess amount over and above resulting from cost escalation shall be met out from the additional FSI i.e. 2.5.
 - 2.6 In case the developer offers any premium, it shall be obtained by PCNTDA in terms of extra dwelling units so that these dwelling units shall be used either for rehabilitation of other slums or for designing slum prevention schemes like rental housing or affordable housing.
 - 2.7 The proposal so received and on being found suitable shall be put up by the said authority for Government's approval along with the comments of State Level Nodal Agency (SLNA) i.e. Maharashtra Housing & Area Development Authority (MHADA) on them.
 - 2.8 The selected developer will start the construction of the dwelling units and develop layout including infrastructure and social amenities and funds would be released by PCNTDA in stages as per the actual construction.
 - 2.9 After the completion of the construction, PCNTDA will take over the dwelling units and allot them to eligible slum dwellers by following a clear and transparent procedure.

2.10 Beneficiaries will be identified by the said authority in consultation with Pune Municipal Corporation & Pimpri Chinchwad Municipal Corporation.

2.11 The Govt. of Maharashtra's contribution will be 5-10% of the project cost.

3. This Govt. Resolution is being issued In concurrence with the Urban Development Department, Govt. of Maharashtra.

4. This Govt. Resolution is available on Govt. of Maharashtra's web site no. <http://www.intranet.maharashtra.gov.in> & computer code no. is 20090218153502001.

By order and in the name of the Governor of Maharashtra,

K. Kunte
18/12/09
(Sitaram Kunte)
Secretary to Government of Maharashtra.

Copy to:

1. Secretary to Hon. Governor of Maharashtra, Rajbhawan, Mumbai.
2. Principal Secretary to Hon. Chief Minister, Govt. of Maharashtra, Mantralaya, Mumbai-32.
3. Secretary to Hon. Dy. Chief Minister, Govt. of Maharashtra, Mantralaya, Mumbai-32.
4. Chief Secretary to Government of Maharashtra, Mantralaya, Mumbai
5. Secretary, Govt. of India, Ministry of Housing & Urban Poverty Alleviation, New Delhi.
6. Vice President & Chief Executive Officer, MHADA, Mumbai 400 051.
7. Chief Executive Officer, Pimpri-Chinchwad/ PCNTDA.
8. Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.
9. Collector, Pune.
10. Select file (GND-2 Desk), Housing Department, Mantralaya, Mumbai-32 (GND- 2).

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ANNEXURE-A

List of slums proposed to be rehabilitated under this scheme:

<u>Name of the Slum</u>	<u>No. of dwelling units.</u>
1. Durgnagar	- 285
2. More Vasti	-552
3. Annabhau Sathe Nagar	-143
4. Sanjay Gandhi Nagar	-380
5. Khaudevasti	-125
6. Sharad Nagar	-233
7. Samarth Nagar	- 55
8. Raj Nagar	-365
9. Sidharth Nagar	-109

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Rs. in lakh

Name of the State	Name of city	Name of Project	Total Project Cost	Total central share approved	State Share approved (excluding A&OE, IEC)	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		% of amount recommended to the total central share approved
						1 st installment	2 nd installment	Total						2 nd installment	3 rd installment	
Uttar Pradesh	1	Detail Project Report for Integrated Development of "Kanshiram Taj Nagari Phase-II"	1479.22	678.28	600.32	169.570	0.00	169.570	169.57	100%	150.08	150.08	100%	169.570	0.00	25%
	2	Detail Project Report for Integrated Development of "Manniya Shri Kanshiram Jee Kalindi Vihar I & II"	1903.77	787.66	695.66	196.920	0.00	196.920	196.92	100%	223.15	223.15	100%	196.920	0.00	25%
Total for Uttar Pradesh													Rs. 366.490	lakh		

FP / HI
(2011)

**FINANCIAL SUPPORT APPROVED FOR ESTABLISHMENT OF PROJECT
IMPLIMENTATION UNIT (PIU) UNDER JNNURM (BSUP& IHSDP) FOR RANCHI
(JHARKHAND)**

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	40,000	480000
2	Social Development Officer - 1 No.	12	40,000	480000
3	Livelihoods Development Specialist - 1 No.	12	40,000	480000
4	Research Officer - 1 No.	12	30,000	360000
5	Research and Training Coordinator - 1 No.	12	20,000	240000
	Sub Total 1			2040000
B. Non Staff Component				
6	Travel @ 20% of total cost			680000
7	10% towards system support cost, stationary, documentation, printing etc			340000
8	10% towards overheads and other miscellenous expenses			340000
	Sub Total 2			1360000
	GRAND TOTAL			3400000

1st Installment of Central Assistance for 1st year (50%): Rs 17.00 Lacs

Financial Support approved for PIU in RANCHI (JHARKHAND)		
Total Annual Support for 1st year (100%)	Rs	34.00 Lacs
Total Annual Support for 2nd year (75%)	Rs	25.50 Lacs
Total Annual Support for 3rd year (50%)	Rs	17.00 Lacs
TOTAL SUPPORT	Rs	76.50 Lacs

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(MID)

