

**REGISTERED POST/BY HAND**  
No.N-11026/1/2009/BSUP/JNNURM -Vol. XIV  
Government of India  
Ministry of Housing and Urban Poverty Alleviation

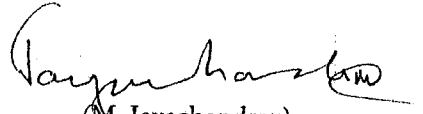
Room No. 201, G Wing  
New Delhi, dated 27<sup>th</sup> February, 2009

**OFFICE MEMORANDUM**

The undersigned is directed to enclose herewith a copy of the minutes of the 61<sup>st</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 24<sup>th</sup> 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. 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. Ms. Pushpa Subramaniam, Secretary, Municipal Administration & Urban Development,
6. Shri Shailesh Kumar Singh, Secretary, Urban Development Department, Government of Jharkhand, Project Building, HEC, Dhurva, Ranchi.
7. Dr. Arun Kumar Panda, Commissioner & Secretary, Urban Development Department, Government Orissa, Secretariat, Bhubaneswar 751 001.

**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 <sup>th</sup> Floor, New Sachivalaya, Gandhinagar-382 010.	The Chief Executive Officer, Gujarat Urban Development Mission, GMFB Building, Sector-10A, Gandhinagar – 382 016.
The Commissioner & Secretary, Department of Urban Development, Government of Haryana, SCO-20 Sec.7C, Chandigarh – 160 001.	The Secretary (UD), Government of Himachal Pradesh, Shimla -- 171 002
The Secretary, Housing and UD Department, Government of Jammu & Kashmir, New Secretariat, Srinagar	The Principal Secretary (Housing), Government of Himachal Pradesh, Shimla – 171 002

The Director, Urban Local Bodies Government of Jammu & Kahsmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 <sup>nd</sup> Floor, Vikas Sauda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 <sup>th</sup> Floor, Vikas Sauda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala 2 <sup>nd</sup> 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 <sup>th</sup> floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 <sup>nd</sup> Floor, Mantralaya, Mumbai-400 032
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

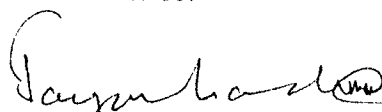
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001
The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (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 <sup>th</sup> Floor, Ezhilagam Annexe, Chepauk, Chennai– 600 009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 <sup>th</sup> floor, 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 <sup>th</sup> Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.	The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair -744 101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220
The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 <sup>nd</sup> 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, 11<sup>th</sup> 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 61<sup>st</sup> 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, 24<sup>th</sup> February, 2009**

The 61<sup>st</sup> 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 24<sup>th</sup> 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 representatives of the States/UTs to come up with adequate number proposals for the release of 2<sup>nd</sup>/3<sup>rd</sup>/4<sup>th</sup> installments for projects sanctioned earlier and 1<sup>st</sup> installment in the case of new projects under BSUP and IHSDP, duly presenting new projects. They should also send progress report on the sanctioned projects and reforms in time, using the e-tool developed by the Ministry. If any additional training is required, the Director General, Centre for Good Governance may be approached for the same.

2.2. Informing the officers present that Mid-term target of 5 lakh houses for the urban poor has been committed by the Ministry before Hon'ble Prime Minister to be attained by 30<sup>th</sup> September, JS (JNNURM) requested the State/UT Secretaries to establish PMU/PIUs expeditiously, institute TPIMA, establish internal and external quality control systems, gear up the JNNURM implementation process by fixing clear milestones for progress city-wise and project-wise, undertake regular monitoring, submit UCs in time, establish beneficiary committees to supervise construction, develop supporting frameworks at State and city levels for effective institutional coordination/reforms and undertake capacity building programmes. JS (JNNURM) recalled the instructions of Secretary (HUPA) & Chairperson, CSMC that the States/UTs would have flexibility to engage technical experts as needed in their PMU/PIUs, using ACA amounts released by GoI so as to make professional support available for the implementation of JNNURM.

2.3. Joint Secretary (JNNURM) called upon the SLNAs and appraising agencies to ensure that the estimates included in the DPRs conform to the

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latest Schedule of Rates (SoRs) brought out by the State Government. Further, the bills of quantities would need to be certified to be correct by the competent authority. The State Level Nodal Agencies must ensure that the competent State engineering authority specified in the PWD Code / State Government Orders has certified/accorded necessary technical endorsement to the estimates included in the DPRs before the same are placed before the State Level Steering Committee (SLSC) / State Level Coordination Committee (SLCC), as the case may be, for approval. The details of SLSC / SLCC approval and check lists along with appraisal reports must be placed by the Appraising Agency before the CSMC/CSC for consideration. JS & Mission Director (JNNURM) reiterated the important points emphasized by the Chairperson in the earlier meetings of CSMC / CSC for adherence / implementation by the States/UTs/ULBs (Annexure-II).

3.1. Secretary (HUPA) & Chairperson emphasized the need for the preparation and implementation of comprehensive slum development plans following the basic minimum town planning norms. These plans should ensure the provision of water and sewerage infrastructure, storm water drainage, roads, community infrastructure facilities, open spaces, etc. as per the planning norms applicable to EWS/low-income housing. In the absence of proper physical planning, the slums would remain as slums and the purpose of JNNURM would be defeated. Secretary (HUPA) emphasized the need for adopting a 'whole slum' approach. The slums should be denotified after the development projects under JNNURM are implemented. Secretary (HUPA) suggested that every beneficiary household under BSUP and IHSDP must be provided with a descent place, an individual water connection, an individual toilet - connected to city water and sewer systems respectively and be enabled to have a household electricity connection. Further, pucca houses of the urban poor not having toilet facilities must also be provided with the same. Secretary (HUPA) expressed that urban renewal cannot be achieved without meeting the requirements of basic sanitation for the urban poor. She called upon the States/UTs to adopt a 'total sanitation' approach for slums and low income settlements.

3.2. Secretary (HUPA) & Chairperson, CSMC said that 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. She suggested that the State/ULBs should ensure proper coordination amongst various agencies engaged in the implementation of

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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.

3.3. Secretary (HUPA) called upon the State/UT Secretaries to take all necessary steps to ensure that the Mid-term and Mission targets are attained. JNNURM envisages the construction of 15 lakh houses as Mission target and all steps need to be taken to achieve the same. The Chairperson requested the State/UT Secretaries to undertake a detailed review and submit action plans for starting and completing projects sanctioned so far with clearly specified milestones. She emphasized the need for (i) construction of high quality houses for the urban poor without time- and cost- overruns and (ii) institution of TPIMA expeditiously.

4. For the CSMC Meeting, the following new projects were put up as part of the agenda for consideration (Brief details are presented at Annexure – III).

**Uttar Pradesh:**

- Meerut (4 Projects)
- Kanpur (1 Project)

**Mahrashtra**

- Pimpri-Chinchwad (1 Project)

**Orissa**

- Bhubaneswar (1 Project)

**Andhra Pradesh**

- Hyderabad (3 Deferred Projects)

**Jharkhand**

- Jamshedpur (1 project)

**New Projects**

**5.0 Uttar Pradesh – Meerut & Kanpur**

5.1. The representative of the Government of Uttar Pradesh made a presentation on the following BSUP Projects:

**Meerut:**

- i. BSUP Project for Achraonda & Kanshi
- ii. BSUP Project for Abdullapur & Karimnagar
- iii. BSUP for 852 Dwelling Units in 11 slums namely Loharpura, Islamabad, Miya Mohbat Nagar, Ilahi Bax, Shakoor Nagar, Maqbara

Diggi, Maqbara Ghosiyar, Ronakpura, Firoz Nagar, Siddique Nagar  
& Gulzar Ibrahim.

The 4<sup>th</sup> project for Meerut was not presented.

### Kanpur

i. BSUP Project for construction of 854 Dwelling Units covering 7 Slums – Tikapur, Bingawan, Gauraiya, Baktaulipurwa, Bhairampur, Chhablepurwa, Viveekanand Nagar

5.2. The Committee made the following observations:

- Beneficiaries have been identified; Indian Telephone Industries has been engaged for biometric identification of beneficiaries; and the process in progress.
- Biometric identity cards should be issued to all the beneficiaries in the case of projects approved by CSMC by March 2009.
- Layout plans and maps to the scale have been provided; the DPRs including estimates, layout plans and maps have to be authenticated by the competent authority. Layout maps to the scale for all projects approved so far need to be submitted.
- The State Government will furnish the details of land tenure and ownership status in respect of all the projects approved.
- While implementing the projects, SUDA, DUDA and ULBs must ensure that alignments of roads, water lines and sewer lines are made as straight as possible. If necessary, layout plans may be re-drawn and copies of the same duly approved be sent to the Mission Directorate. A key objective is that slums taken up for development would be denotified and the beneficiaries under BSUP and IHSDP should be enabled to have access to amenities as are available to general city residents.
- The State Government must ensure that the slum infrastructure networks implemented under BSUP/IHSDP are connected to the city level trunk infrastructure systems taken up/being taken up under UIG/UIDSSMT.
- The slums taken up for development will be denotified as soon as the projects are implemented.
- The State Government will taken urgent action to constitute PMU and PIUs and institute TPIMA - positively by March, 2009.
- The State may work out and implement a slum prevention scheme to ensure that new slums do not come up and adequate provision is made for land and housing for the urban poor.
- The ratio of housing to infrastructure is more than 50% in all the projects presented to CSMC in the meeting. This is encouraging.

- The approval of SLSC in respect of Kanpur project is not available. It needs to be submitted quickly.

5.3. Taking into account the presentations made, the report of the Appraising Agency and the views of the members, the Committee approved the projects for Uttar Pradesh. The approved project components are at Statements I - IV of Annexure IV. Funds will be released to Kanpur project only after the SLNA furnishes the required approval given by SLSC.

## **6.0 Maharashtra** **Pimpri-Chinchwad**

6.1. The Chief Executive Officer, Pimpri-Chinchwad New Town Development Authority (PCNTDA) made a presentation on the proposal under BSUP for Project in Sector No. 12 at Bhosari on PPP mode on which presentations were made before the CSMC earlier, including the 60<sup>th</sup> Meeting of the CSMC. The CEO, PCNTDA explained the members present the following salient features of the proposed project:


- PCNTDA is under the municipal administration of Pimpri Chinchwad.
- The proposal is on land of about 53 hectares owned and possessed by PCNTDA.
- Rehabilitation of about 2,245 slum families from 9 slum pockets with a 'whole slum' approach and about 2,795 EWS families identified at city level with a holistic approach for developing 'Slum-free City' are targeted beneficiary families, totaling to 5,040.
- All the slum areas identified in the PCNTDA area will be denotified after rehabilitation of the dwellers.
- Dwelling unit is proposed for EWS with 30 sq .m. carpet area.
- The building cost of dwelling unit is estimated Rs. 4,50,978 with all modern amenities.
  - The GOI share proposed is Rs. 2,10,000
  - The State Government share is to be 10% of total project cost.
  - The beneficiaries' contribution will be based on 20 years home loan and EMI of Rs. 605 to Rs. 716 at about 4% to 6% rate of interest.
- The social and physical infrastructure are designed for the entire layout development and for BSUP Grant pro rata cost is considered.

- The ULB and PCNTDA will have to arrange gap funding for their share in building component and in infrastructure component. In addition to the share of contribution as per prevailing DSR estimated cost, the probable cost escalation and differential tender acceptance cost (if any), will be arranged.
- The PCNTDA share of contribution and probable cost escalation etc. is proposed to be achieved through offering 25% land along with 2.50 FSI thereon to develop under PPP model. PCNTDA will invite Expression of Interest (EOI) for the same with transparent process.
- The response to EOI could be in following three options, which are proposed to be tackled:
  - Option – I: Offer received is equal / matching the minimum expected premium.
    - In this case the authority is not entitled for anything in addition and this is a balanced response.
  - Option – II: Offer received is less than the minimum expected premium.
    - In this case the authority undertakes to complete the BSUP scheme by providing the balance share of contribution.
  - Option – III: Offer received is more than the minimum expected premium.
    - In this case the authority will be entitled for additional dwelling units towards generation of Affordable Housing stock, in addition to the cash consideration premium.

The CEO, PCNTDA informed that the Government of Maharashtra has issued a Government Resolution (GR) to enable the proposed project being considered under BSUP (**Annexure V**). He requested that since the land is owned by PCNTDA, beneficiaries are identified, design and estimated are submitted and the responsibility of successful implementation of BSUP scheme through PPP model in any case of bid response is to be undertaken by PCNTDA, the proposal may be approved to enable the achievement of the goal towards “Sustainable Slum-Free City”

6.2. The Committee made the following observations:

- The project is innovative and the first of its kind in the country to rehabilitate slum dwellers in new townships developed on a PPP mode.
- The project adopts an approach to address the concerns of shelter and employment of the urban poor together.

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- The project is a part of the drive to make Pimpri-Chinchwad a Slum-free City.
- GoI welcomes the proposal to give the urban poor a carpet area of 30 square metres. However, the GoI share would be limited to what would have been the maximum Central share in case an area of 25 square metres or slightly more would have been adopted.
- As the layouts proposed to be developed are fully comprehensive in terms of provision of infrastructure and social amenities, slum dwellers get upgradation of their living standards. All points covered in 7-Point Charter as per JNNURM guidelines get satisfied.
- This model involves private developers without heavy 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.

6.3. 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 views of the appraising agency, the Committee approved the PPP project of Pimri-Chinchwad subject to the following conditions:

- (i) GoI share and State share for the project will be made available to PCNTDA, Pimpri-Chinchwad. GoI, GoM and beneficiary share and incentive FSI are to be given stage-wise, limited to the cost of completion of the works upto the stage concerned - applicable to second and subsequent installments.
- (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 Central share per Dwelling Unit taken in multi-storeyed blocks is to be limited to Rs.160,000 considering the past projects sanctioned in Pune -Pimpri-Chinchwad area of Maharashtra.
- (iv) 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 incentive FSI/PCNTDA funds. The State Government/PCNTDA is free to substitute spatial incentives by monetary contribution, if so desired.
- (iv) The Government of Maharashtra/PCNTDA shall issue guidelines for setting standards and ensuring quality control in the construction of houses and basic facilities.
- (v) The Government of Maharashtra/PCNTDA shall complete the project pertaining to houses for the poor if the private developers default

in construction. The State/PCNTDA 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 reputed laboratories. Further, Third Party Inspection & Monitoring (TPIM) shall also be undertaken.

(vii) PCNTDA/State Government shall report to the CSMC the details of the project and its firm-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 firm-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), PCNTDA/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.

6.4. Taking into account the presentations made by CEO, PCNTDA, the report of the Appraising Agency and the views the members, the Committee approved the PPP projects of PCNTDA, Government of Maharashtra, **subject to availability of ACA**. The approved project components are at **Statement V of Annexure IV**.

## 7.0 Orissa

7.1. The Vice Chairman, Bhubaneswar Development Authority, presented the BSUP project involving the rehabilitation of 192 slum dwellers on Nandankanan Road. The Committee observed the following:

- The State should institute PMU, PIUs and TPIMA without any loss of time.
- The State should take urgent action to establish a framework for implementation of the three reforms relating to provision of land and housing to the urban poor:
  - Reservation of 20-25% of developed land in all housing colonies for EWS/LIG;
  - Earmarking of 25% of municipal budget for the urban poor and preparation of P-Budget;

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- Implementation of 7-Point Charter and pursuing Slum-free City Agenda.
- The State should explore public-private-partnership models for the development of existing slums, especially those located on high-value lands, using land as a resource. The attention of the State Government was invited to the models adopted by Slum Redevelopment Authority in Mumbai, Pune and Nagpur.

7.2. Taking into account the presentation made by VC, BDA, remarks by the State Nodal Officer and the comments of the Appraising Agency, the Committee approved the project of Bhubaneswar. The approved project components are at **Statement VI of Annexure IV.**

## 8.0 Andhra Pradesh Hyderabad

8.1. The Appraising Agency (HUDCO) presented the Appraisal Reports in respect of the 3 projects of Hyderabad, which were deferred from the earlier CSMC meeting. The 3 projects are :

1	BSUP project Ph-X for construction of 2800 houses and provision of infrastructural facilities at Abdullapurmet GHMC area, Hyderabad.
2	BSUP project Ph-IX for construction of 2800 houses and provision of infrastructural facilities at Abdullapurmet GHMC area, Hyderabad.
3	BSUP project Ph-VIII for construction of 2800 houses and provision of infrastructural facilities at Abdullapurmet GHMC area, Hyderabad.

8.2. The Appraisal Agency informed that the projects are in order. The Committee approved the projects. **The approved components are at Statements VII-IX of Annexure IV. The release of funds will be considered subject to availability of funds under the fiscal stimulus package and commitment by the State that in the eventuality of Central share not being available, the State Government/ULB would complete the projects out of own resources.**

## 9. Jharkhand

The project proposal from Jamshedpur was not presented.

## Reimbursement of DPR Preparation Charges

10. OSD (JNNURM) & Director (NBO) presented the proposal of Government of West Bengal for enhanced DPR charges for projects which are not prepared in-house, but specialized agencies /joint ventures

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established by State Governments for the specific purpose of developing projects preparation capacity. The Committee desired that OSD (JNNURM)/Mission Directorate should move a note for consideration by the next meeting of CSMC.

### **Comprehensive Capacity Building Plans**

11. The Committee considered the proposal of the Government of Himachal Pradesh regarding comprehensive capacity building programmes for functionaries of municipalities and other authorities engaged in the delivery of civic amenities and services and implementation of urban sector reforms in the context of JNNURM, SJSRY and other programmes. The Committee complimented the State Principal Secretary and other officers to have considered the issues of urban management in totality. Considering that capacity deficiency is the biggest bottleneck in the implementation of national and state programmes at the local level, the Committee asked the Mission Directorate to come up with a suitable proposal for extending support to States/UTs in developing and undertaking comprehensive capacity building programmes in the urban sector, with focus on poverty, slums and affordable housing, with the support of appropriate research and training institutions and professionals as needed, in a comprehensive manner.

12.1. Concluding the meeting, Secretary (HUPA) & Chairperson, CSMC, requested the Secretaries/State Nodal Officers to take all steps to avoid time and cost over-runs in the projects already sanctioned and achieve the Mid-term and Mission targets. She desired that every States/UT Secretary concerned conduct detailed project-wise reviews and furnish targets dates set for completion of all the projects so far sanctioned to the Ministry by 07<sup>th</sup> March 2009. She suggested that the State / UT Secretary in charge of BSUP and IHSDP should take adequate measures to ensure utmost quality in the construction in housing projects for the urban poor. She desired that both internal and external quality assurance mechanisms (including TPIMA) must be established by March 2009 to ensure that every house sanctioned under BSUP and IHSDP is constructed with utmost quality so 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 send high level teams to fields to check the quality of construction. Further, beneficiary committees must be constituted in all cases to plan, supervise and monitor the construction of houses and basic amenities being taken up.

12.2. Secretary (HUPA) & Chairperson, CSMC emphasized the need for the convergence of BSUP and IHSDP with other schemes such as UIG,



UIDSSMT, Sarva Sikhsa Abhiyan, Health Mission, National Social Assistance Programme, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, Prime Minister's Employment Generation Programme, Skill Development Initiative, SJSRY etc. She was of the view that shelter and basic amenities to the urban poor may not suffice them to move above the poverty line. She suggested that the State Government/SLNA/ULBs should make effort to dovetail the implementation of SJSRY and skill development programmes with JNNURM. This step would provide the urban poor with access to better livelihoods and enable them to overcome poverty. Secretary (HUPA) stated that programmes for skill development, self-employment, and community empowerment are necessary to facilitate sustained improvements in the living conditions of the urban poor and move towards the goals of poverty-free, slum-free and inclusive cities.

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

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ANNEXURE-I

LIST OF PARTICIPANTS IN THE 61<sup>st</sup> MEETING OF  
CENTRAL SANCTIONING AND MONITORING COMMITTEE (CSMC)  
OF BSUP HELD UNDER THE CHAIRPERSONSHIP  
OF SECRETARY (HUPA) ON 24.2.2009

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 D.S. Negi, OSD (JNNURM), Ministry of HUPA
4. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
5. Shri Deena Nath, Dy Director, Min. of Finance
6. Dr. Sailesh Kumar Agarwal, ED, BMTPC
7. Shri Chintamani, Director, SUDA, U.P
8. Shri Atul S Chauhan, PO, DUDA, Meerut, U.P
9. Shri Ramendra Kumar, DUDA, Meerut, U.P
10. Ms Anju Singh, PO, DUDA, Mathura
11. Shri Suhas Diwase, CEO, PCNIDA, Pune
12. Shri Avinash Nawarkar, Consultant to PCNIDA
13. Shri Sunil Gaur, Astd. Arch., New Delhi
14. Shri Ashok Kumar Sharma, Statistical Officer, Ministry of HUPA
15. Ms Manju Safaya, Chief (DD), HUDCO, New Delhi
16. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
17. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
18. Shri Deepak Bansal, AC (P), HUDCO, New Delhi
19. Ms Poonam K Banerjee, SPAO, HUDCO, New Delhi
20. Shri A.P. Tiwari, Assistant Chief, HUDCO, New Delhi
21. Shri S V Kamath, Regional Chief, HUDCO, Lucknow
22. 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

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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

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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

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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.

### **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 descent 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.

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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)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 <sup>st</sup> & 2 <sup>nd</sup> Install - ment	Brief Summary	Page No.
A.	Jamshedpur Jharkhand	Basic Service to the Urban Poor under JNNURM at Jamshedpur (Ph.-D), Jharkhand	27.41	13.05	14.36	3.26	<ul style="list-style-type: none"> <li>➤ CDP had been approved.</li> <li>➤ The SLSC has approved the project.</li> <li>➤ Elected body is in existence.</li> <li>➤ The housing to infrastructure ratio is 52%: 48 of total project cost</li> <li>➤ Agency has proposed 636 nos. of houses in G+3 structure having plinth area of 36.66 sq. mtr. with basic infrastructure facilities.</li> <li>➤ The ownership of land is owned by Govt. and some land under ownership of beneficiary</li> <li>➤ Beneficiaries list has been furnished by the agency.</li> <li>➤ The cost estimates are based on DSR for the year 2008-09 of Konkhan region.</li> <li>➤ The project duration proposed is 18 months.</li> </ul>	1 to 15
B.	Meerut, Uttar Pradesh	Implementation of BSUP project for construction of 681 DUs with infrastructure facilities at Meerut, Uttar Pradesh.	34.24	16.15	18.09	4.04	<ul style="list-style-type: none"> <li>➤ CDP had been approved.</li> <li>➤ The SLSC has approved the project.</li> <li>➤ Elected body is in existence.</li> <li>➤ Livelihood survey and necessary Socio Economic Survey have been done.</li> </ul>	

61<sup>st</sup> CS&MC meeting, dated : 24.02.2009 (Agenda Brief)

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Annexure-III



**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)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Amount of 1 <sup>st</sup> installment	Brief Summary	Page No.
A.	Meerut City, Uttar Pradesh	BSUP Scheme Achronda and Kanshi for the town of Meerut City, Uttar Pradesh	22.18	10.86	11.32	2.72	<ul style="list-style-type: none"> <li>• The project was presented in CSMC meeting held on 14.2.2009 and deferred.</li> <li>• The detail of SLSC Approval has not been given.</li> <li>• Elected local body in existence.</li> <li>• Beneficiary list has been submitted.</li> <li>• Total 500 DUs in-situ at two locations have been proposed.</li> <li>• The percentage ratio of Housing to infrastructure is 53:47.</li> <li>• The DU shall be registered in the name of the beneficiary with out rights to sell.</li> <li>• The project duration is 15 months.</li> </ul>	01 to 7
B.	Meerut City, Uttar Pradesh	BSUP Scheme for Abdullapur and Karim Nagar for the	27.32	10.86	16.46	2.72	<ul style="list-style-type: none"> <li>• The project was presented in CSMC meeting held on 14.2.2009 and deferred.</li> </ul>	

61<sup>st</sup> CS&MC meeting, dated : 24.2.2009 (Supplementary Agenda Brief) 30/4/09

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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)**

		<i>(Rs. in Crores)</i>					
	town of Meerut City , Uttar Pradesh					<ul style="list-style-type: none"> <li>• SLSC Approval has been obtained.</li> <li>• CDP has been approved.</li> <li>• MOA has been signed.</li> <li>• Elected local body in existence.</li> <li>• Beneficiary list has been submitted.</li> <li>• Total 632 DUs in-situ at two locations have been proposed.</li> <li>• The percentage ratio of Housing to infrastructure is 54:46.</li> <li>• The DU shall be registered in the name of the beneficiary with out rights to sell.</li> <li>• The project duration is 15 months.</li> </ul>	8 to 13
C.	Bhubaneswar Orissa	7.45	5.41	2.04	1.35	<ul style="list-style-type: none"> <li>• SLSC Approval is awaited.</li> <li>• CDP has been approved.</li> <li>• MOA has been signed.</li> <li>• Elected local body in existence.</li> <li>• Beneficiary list has been submitted.</li> <li>• Total 632 DUs in-situ at two locations have been proposed.</li> <li>• The estimates are based on PWD SOR</li> </ul>	14 to 27

61<sup>st</sup> CS&MC meeting , dated : 24.2.2009 ( Supplementary Agenda. Brief)

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**BRIEF SUMMARY OF SUPPLEMENTARY AGENDA -II 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	1 <sup>st</sup> Install - ment	Brief Summary	Page No.
A.	Kanpur	BSUP Scheme for the town of Kanpur for 7Slums, Dist. Kanpur Uttar Pradesh	36.07	16.94	19.13	4.24	<ul style="list-style-type: none"> <li>➤ The SLSC approval has to be obtained.</li> <li>➤ Elected body is in existence.</li> <li>➤ The housing to infrastructure ratio is 50%: 50% of total project cost</li> <li>➤ Agency has proposed 854 nos. of houses in Ground floor structure having Carpet area of 26.30 sq. Mt. with basic infrastructure facilities.</li> <li>➤ Biometric identification of beneficiary needs to be carried out.</li> <li>➤ Per Du Cost is 1,98,439/-</li> <li>➤ Beneficiary share is Rs.19,844/-</li> <li>➤ The ownership of land is owned by Govt. and some land under ownership of beneficiary</li> <li>➤ Beneficiaries list has been furnished by the agency.</li> <li>➤ The cost estimates are based on PWD SOR 2008 Kanpur Circle.</li> <li>➤ The project duration proposed is 15 months.</li> </ul>	1 to 20
		<b>Total</b>	<b>36.07</b>	<b>16.94</b>	<b>19.13</b>	<b>4.24</b>		

34/12/09 Page No. 1

61<sup>st</sup> CS&MC meeting, dated: 24.02.2009 (SUPP. II Agenda Brief)



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

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Amount of install-ments	(Rs. in Crores)		Page No.
							Brief Summary		
A.	Pune, Maharashtra	Implementation of BSUP in Pimpri-Chinchwad Sector 12 at Bhosari, Pune on the basis of Public Private partnership	376.04	123.62	252.42	30.91	<ul style="list-style-type: none"> <li>• SLSC approval has been obtained.</li> <li>• Bio-metric identification of the beneficiaries has been furnished.</li> <li>• List of Beneficiaries is furnished</li> <li>• Elected Local body is in existence.</li> <li>• The housing to infrastructure ratio is 66:34.</li> <li>• The land is owned and possessed by the Authority.</li> <li>• The agency has informed that the houses will be allotted to individual beneficiaries &amp; the title will be issued on Female/ Joint name of the family member.</li> <li>• Cost New construction per Du is Rs. 4,50,978/-</li> <li>• Beneficiary contribution per DU works out to Rs 1,00,000/-.</li> <li>• The cost estimates based on DSR of year 2008-09 of Pune region.</li> <li>• Total 5040 DUs in Parking and 7 Upper floors Structure are proposed with the built up area of 30 Sq. Mt. along basic infrastructure facilities.</li> <li>• The duration of the project is 24 month.</li> </ul>		1 to 15
		<b>TOTAL</b>	<b>376.04</b>	<b>123.62</b>	<b>252.42</b>	<b>30.91</b>			

61<sup>st</sup> CS&MC meeting, dated : 24.02.2009 (Supplementary- Agenda-JJJ Brief)

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Sl. No	Name of the State/UT	Name of the city	BSUP Project Name / Components	(Rs in lakh)			
				Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Uttar Pradesh	Meerut	<b>BSUP scheme Achronda and Kanshi, Meerut UP.</b>				
			In situ housing Units @ Rs. 1,89,378 lacs /DU (Total 500 nos- 224 in Achronda and 276 in Kanshi) . The individual DU has 25.15 sq mt. carpet area. Each DU comprises of one bedroom, one multi-purpose room ,kitchen space and separate toilet and bath facilities.Land belongs to beneficiary on which reconstruction is to be done.	946.89	473.45	473.45	118.36
			<b>Sub Total (A)</b>	<b>946.89</b>	<b>473.45</b>	<b>473.45</b>	<b>118.36</b>
			1. Road & Pathways	244.64	122.32	122.32	30.58
			2. Solid waste disposal	6.41	3.21	3.21	0.80
			3. Storm water drains	135.30	67.65	67.65	16.91
			4.Sewerage	106.98	53.49	53.49	13.37
			5. Water Supply	128.48	64.24	64.24	16.06
			6. Electrification	14.28	7.14	7.14	1.79
			7. Community centre 2 Nos.	112.27	56.14	56.14	14.03
			8. Kiosk	5.55	2.78	2.78	0.69
			9. School	53.91	26.96	26.96	6.74
			10. Landscaping	33.65	16.83	16.83	4.21
			<b>Sub Total B</b>	<b>841.47</b>	<b>420.74</b>	<b>420.74</b>	<b>105.18</b>
			Centage charges 12.5%	223.58	0.00	223.58	0.00
			A&O.E. Cost & project preparation @4.5% of the project cost	80.49	0.00	80.49	0.00
			Escalation cost	125.57	0.00	125.57	0.00
			<b>Sub Total (C)</b>	<b>429.64</b>	<b>0.00</b>	<b>429.64</b>	<b>0.00</b>
			<b>Project Cost (A+B+C)</b>	<b>2218.00</b>	<b>894.18</b>	<b>1323.82</b>	<b>223.55</b>

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Annexure IV  
to the minutes of 61st CSMC

Sl. No	Name of the State/UT	Name of the city	(Rs in lakh)					
			(4)	(5)	(6)	(7)	(8)	
2	Uttar Pradesh	Meerut	BSUP scheme for Abdullapur & Karimnagar, Meerut, U.P.					
			In-situ housing Units @ Rs. 1,89,378 lacs /DU (Total 632 DUs - 283 nos at Abdullapur & 349 nos at Karim Nagar). The individual DU has 25.15 sq mt. carpet area. Each DU comprises of one bedroom, one multi-purpose room ,kitchen space and separate toilet and bath facilities. Land belongs to beneficiary on which reconstruction is to be done.					
			<b>Details of State Share</b>					
		(Rs. in lacs)	<b>Sub Total (A)</b>	1196.87	598.43	598.43	598.43	149.61
1)	State grant	1510.78		1196.87	598.43	598.43	598.43	149.61
2)	ULB share	0.00		511.72	255.86	255.86	255.86	63.97
3)	Beneficiaries share	119.69		5.61	2.81	2.81	2.81	0.70
	<b>Total State Share</b>	<b>1630.47</b>		97.24	48.62	48.62	48.62	12.16
	<b>Per DU Finance</b>	<b>(Rs.)</b>		159.84	79.92	79.92	79.92	19.98
1)	Central share	94689.00		132.84	66.42	66.42	66.42	16.61
2)	State grant	75751.00		30.45	15.23	15.23	15.23	3.81
3)	ULB share	0.00		66.8	33.40	33.40	33.40	8.35
4)	Beneficiaries share	18938.00		1.39	0.70	0.70	0.70	0.17
	<b>Total</b>	<b>189378.00</b>	<b>Sub Total B</b>	<b>1005.89</b>	<b>502.945</b>	<b>502.945</b>	<b>502.945</b>	<b>125.73625</b>
			Centage charges 12.5%	275.34	0.00	0.00	275.34	0.00
			A&O.E. Cost & project preparation @4.5% of the project cost	99.12	0.00	0.00	99.12	0.00
			Escalation cost	154.63	0.00	0.00	154.63	0.00
			<b>Sub Total (C)</b>	<b>529.09</b>	<b>0.00</b>	<b>0.00</b>	<b>529.09</b>	<b>0.00</b>
			<b>Project Cost (A+B+C)</b>	<b>2731.85</b>	<b>1101.38</b>	<b>1101.38</b>	<b>1630.47</b>	<b>275.34</b>

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Annexure IV  
to the minutes of 61st CSMC

Sl. No.	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
4.	Uttar Pradesh	Kanpur	BSUP Scheme for the town of KANPUR for 7 slums, Distt. KANPUR, UP	1694.67	847.33	847.33	211.83
<p><b>A</b></p> <p>In-situ - Construction of 854 new Dwelling units @ Rs.198,439/- per DU having carpet area is 26.31 sqmt, ground floor structure consists 2 rooms with independent access to toilet, kitchen, separate WC &amp; 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>							
<p><b>B</b></p> <p><b>Details of State Share (Rs in lacs)</b></p> <p>1) State grant 1524.03</p> <p>2) ULB share 0.00</p> <p>3) Beneficiaries share 169.46</p> <p>4) Other charges 220.15</p> <p><b>Total State Share 1913.64</b></p> <p><b>Per DU Finance (Rs.)</b></p> <p>1) Central share 99,219</p> <p>2) State grant 79,376</p>							
<p><b>C</b></p> <p>1. DPR prep. Charges, IEC @ 3.5 %</p> <p>2. A &amp; OE @ 3 %</p> <p><b>Sub Total (B)</b> 1692.31</p> <p><b>Total (A+B)</b> 3386.98</p> <p>118.54</p> <p>101.61</p> <p><b>Sub Total (C)</b> 220.15</p> <p><b>Total Project Cost (A+B+C)</b> 3607.13</p> <p><b>Total for Uttar Pradesh (4 projects)</b> 11601.57</p>							
<p>Note : Agency has proposed additional centage charges of 12.50% of project cost.</p>				118.54	0.00	118.54	0.00
				101.61	0.00	101.61	0.00
				220.15	0.00	220.15	0.00
				3607.13	1693.49	1913.64	423.37
				11601.57	5125.17	6476.39	1281.29

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Annexure IV  
to the minutes of 61st CSMC

Sl. No	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
			16. Informal Market	6.92	3.46	3.46	0.86
			17. Community Centre(2 Nos)	53.20	26.60	26.60	6.65
			18. Community Hall (2nos)	42.61	21.31	21.31	5.33
			19. Old Age home	26.59	0.00	26.59	0.00
			20. Primary Education	232.29	0.00	232.29	0.00
			21. Social Infrastructure (PHC)	1503.55	0.00	1503.55	0.00
			Sub Total (B)	11456.56	4802.42	6654.14	1200.61
			Project Cost (A+B)	34185.85	12866.42	21319.43	3216.61
			1. DPR Prep. Charges @ 5%	1709.29	0.00	1709.29	0.00
			2. A & OE @ 5%	1709.29	0.00	1709.29	0.00
			Sub Total (D)	3418.59	0.00	3418.59	0.00
			Total Project Cost (A+B+C+D)	37604.44	12866.42	24738.02	3216.61
			<b>Total for Maharashtra (1 project)</b>	<b>37604.44</b>	<b>12866.42</b>	<b>24738.02</b>	<b>3216.61</b>

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Annexure IV  
to the minutes of 61st CSMC

		(Rs in lakh)					
Sl. No	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
8.	Andhra Pradesh	Hyderabad	Provision of Housing & Infrastructure facilities under BSUP at Abdullapurment of GHMC, Hyderabad, Andhra Pradesh	6730.78	3365.39	3365.39	841.35
<b>STATEMENT-VIII</b>							
			<b>A</b>				
			Relocation-Construction of 2800 dwelling units at Abdullapurment @ Rs 240385/-per dwelling unit having carpet area of 25.04 Sq.Mt ,G+3 storied RCC framed structure with each unit comprising of 2 rooms with independent access to toilet,kitchen,separate WC and Bath room and Balcony-After construction DUs would be allotted to the beneficiaries in the name of woman beneficiaries or in the joint name.				
			<b>Sub Total (A)</b>	<b>6730.78</b>	<b>3365.39</b>	<b>3365.39</b>	<b>841.35</b>
			<b>B</b>				
			<b>Infrastructure &amp; common facilities</b>				
1	State grant	(Rs. In Lakhs)	1)Housing Common Infrastructure	473.85	236.93	236.92	59.23
2	ULB Contribution		2) Roads & Pavements	627.23	313.62	313.61	78.41
3	Beneficiaries Shares including Loan @ 30,000/- per DU.	840.00	3) Under Ground Drainage	268.20	134.10	134.10	33.53
	<b>State Share (Total)</b>	<b>4779.26</b>	4) Water Supply(Pipeline, Pump Station, Pumpsets, Tubewells,etc)	450.99	225.50	225.49	56.38
	<b>Per DU Finance (In Rupees)</b>		5) Electrification	242.83	121.42	121.41	30.36
1	Central Share@ 50%	120193.00	6) CC Drains & Culverts	171.95	85.98	85.97	21.50
2	State Grant share	90192.00	7) Community Hall	60.00	30.00	30.00	7.50
3	Beneficiaries Contribution	30000.00	8) Anganwadi Centres	15.00	7.50	7.50	1.88
	<b>Total</b>	<b>240385.00</b>	9) Parks	23.16	11.58	11.58	2.90
			10) Solid waste Management	5.88	2.94	2.94	0.74
			11) Livelihood Centres	56.83	28.42	28.41	7.11
			12) Jogging Track	30.60	15.30	15.30	3.83
			13) Compound Wall (Fencing)	33.56	16.78	16.78	4.20
			<b>Sub Total (B)</b>	<b>9190.86</b>	<b>4595.46</b>	<b>4595.40</b>	<b>1148.87</b>
			<b>VAT at 4 %</b>	<b>367.63</b>	<b>183.82</b>	<b>183.82</b>	<b>45.95</b>
			<b>Total Project Cost (A+B)</b>	<b>9558.49</b>	<b>4779.28</b>	<b>4779.22</b>	<b>1194.82</b>

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Sl. No	Name of the State/UT	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	1st instalment of Central share (25%)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
9.	Andhra Pradesh	Hyderabad	Provision of Housing & Infrastructure facilities under BSUP at Jagatgiri & Kothwalguda of GHMC, Hyderabad, Andhra Pradesh	6730.78	3365.39	3365.39	841.35
STATEMENT-IX							
A							
1	State grant	(Rs. In Lakhs)					
2	ULB Contribution	1948.01	Infrastructure & common facilities	6730.78	3365.39	3365.39	841.35
3	Beneficiaries Shares including Loan @ 30,000/- per DU.	2082.00	1) Housing Common Infrastructure	473.85	236.93	236.92	59.23
	State Share (Total)	840.00	2) Roads & Pavements	557.46	278.73	278.73	69.68
	Per DU Finance (Rs. 240385.00)	4870.01	3) Under Ground Drainage	308.44	154.22	154.22	38.56
1	Central Share @ 50%	120193.00	4) Water Supply (Pipeline, Pump Station, Pumpsets, Tubewells)	486.66	243.33	243.33	60.83
2	State Govt Share	90192.00	5) Electrification	265.50	132.75	132.75	33.19
3	Beneficiaries Contribution	30000.00	6) CC Drains & Culverts	157.90	78.95	78.95	19.74
	Total	240385.00	7) Community Hall	120.00	60.00	60.00	15.00
			8) Anganwadi Centres	30.00	15.00	15.00	3.75
			9) Parks	34.74	17.37	17.37	4.34
			10) Solid waste Management	7.28	3.64	3.64	0.91
			11) Livelyhood Centres	113.66	56.83	56.83	14.21
			12) Jogging Track	45.90	22.95	22.95	5.74
			13) Compound Wall (Fencing)	33.24	16.62	16.62	4.16
			Sub Total (B)	9365.41	4682.71	4682.70	1170.68
			VAT at 4 %	374.62	187.31	187.31	46.83
			Total Project Cost (A+B)	9740.03	4870.02	4870.01	1217.50
			Grand Total (4 States / 9 Projects)	28833.59	14416.85	14416.75	3604.21
			Total for Andhra Pradesh (3 Projects)				
			Uttar Pradesh (4 projects)	11601.57	5125.17	6476.39	1281.29
			Maharashtra (1 project)	37604.44	12866.42	24738.02	3216.61
			Orissa (1 project)	745.26	541.01	204.25	135.25
			Andhra Pradesh (3 projects)	28833.59	14416.85	14416.75	3604.21
			Grand Total (4 States / 9 Projects)	78784.86	32949.45	45835.42	8237.36

Note: Release of Central assistance for the 1 project in Maharashtra and 3 projects in Andhra Pradesh is subject to availability of ACA.

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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 18th 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.

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 24<sup>th</sup> 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. PCNDTA 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 PCNDTA 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, PCNDTA 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,

Sd/-

**(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