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Government of India

Ministry of Housing and Urban Poverty Alleviation

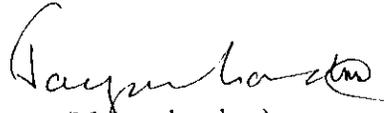
Room No. 201, G Wing
New Delhi, dated 3rd March, 2009

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 63rd meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 28th 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. Dr. P. Bore Gowda, Commissioner, Karnataka Slum Clearance Board, Sheshadripuram, Bangalore

4. Ms. Pushpa Subramaniam, Secretary, Municipal Administration & Urban Development, Government of Andhra Pradesh, Hyderabad
5. Shri R.K. Sinha, Secretary (UD), Government of Mizoram, Civil Secretariat, Block-C, Treasury Square, Aizwal – 796 001
6. Shri T.M. Balakrishnan, Secretary (LAD), Government of Puducherry, Chief Secretariat, Beach Road, Puducherry 605 001

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

The Director, Urban Local Bodies Government of Jammu & Kashmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurva, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Sauda Dr. B.R. Ambedkar Road, Bangalore-560 001
The Principal Secretary to Government UD Department, Government of Karnataka Room No.436, 4 th Floor, Vikas Sauda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala 2 nd Floor, TRIDA Building, Chalakuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantraalaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001
The Commissioner & Secretary, 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, NII 31A, Gangtok – 737 101	The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai –600 009
The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Pzhilagam Annexe, Chepauk, Chennai– 600 009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Bapu Bhawan, Lucknow -- 226 001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Bapu 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, Bidhanagar, Kolkata 700 064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001
The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001

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

Copy to:

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

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 63rd 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, 28th February, 2009

The 63rd 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 28th 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) reiterated the following suggestions/decisions by CSMC/CSC in earlier meetings (**refer to Annexure II**):

(i) As the first generation CDPs did not address the requirements of housing and infrastructure in slums/low-income settlements adequately, States/UTs should revisit their CDPs and identify all the slums in their cities and towns – both notified and non-notified. They should draw and pursue an Agenda for Slum-free Cities with time-bound action plans for providing land tenure, affordable housing and basic services, including water, sanitation, education, health and social security to the urban poor, especially slum-dwellers.

(ii) Survey of slums and potential beneficiaries for coverage under BSUP and IHSDP projects for collecting proper information is a must for

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the meaningful formulation of DPRs. OSD (JNNURM) & Director (NBO) has circulated model formats for Slums, Households and Livelihoods surveys in this regard. In case there is time constraint, regular surveys can be preceded by *rapid slum and socio-economic surveys*.

(iii) List of beneficiaries must accompany the DPRs. Firmed-up lists of beneficiaries should be notified and placed in the website of the ULB/JNNURM within one month from sanction of project. Bio-metric Identity Cards must be issued to all the beneficiaries.

(iv) States/UTs must prepare the database of beneficiaries indicating Category-wise numbers: SC, ST, OBC, Minorities etc. and furnish the same to the Mission Directorate.

(v) Tenurial arrangement for beneficiaries must be such that they cannot sell the dwelling units and squat elsewhere. Further, the States/ULBs may impose conditions that the houses constructed under JNNURM cannot be transferred or alienated over a specified period or that the same would be on a long-term lease.

(vi) 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. Beneficiary committees must be constituted for planning, execution and monitoring of BSUP and IHSDP projects.

(vii) Beneficiary contribution, in general, should not be more than 15-20 per cent of the project cost. Special care needs should be taken while deciding upfront beneficiary contribution or EMI payment. States/UTs

may arrange loans under Differential Rate of Interest (DRI) scheme for beneficiaries to enable them to meet their share.

(viii) The State Level Nodal Agency/implementing bodies shall 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.

(ix) Layout plans, showing various land uses, facilities proposed and connectivities must conform to the prevalent planning norms. Alignment of water lines, sewer lines and roads must be as straight as possible. Town Planning Rules, as applicable to low income housing/informal settlements must be followed. Copies of layouts and housing designs duly authenticated by the competent authorities must invariably accompany DPRs.

(x) A 'whole slum' approach will need to be adopted. The slums proposed for development/redevelopment/relocation should be de-notified after the BSUP/IHSDP project is implemented. Considering the difficulties in practice, clusters having more than 15 housing units can also be considered. It must be ensured that pucca houses left out of housing programme should be provided with individual water connection and individual toilet facilities with a view to achieving total sanitation.

(xi) 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 Government.

(xii) Adequate provision should be made for water supply, sewerage, drainage, solid and liquid waste disposal, open spaces, etc. in the colonies proposed for development under BSUP or IHSDP. Individual water and sewer connection and access to electricity should be provided. The standards of environmental infrastructure provided in BSUP/IHSDP colonies should not be inferior to those in the surrounding areas.

(xiii) The requirements of schools/additional class rooms in existing schools, health care centres and other community infrastructure, including livelihoods centres, etc. must be assessed based on field data. Provision of community work places/common facility centres/livelihoods centres /informal sector markets must be based on livelihoods surveys – primary occupation, secondary occupation and skill levels of beneficiaries.

(xiv) 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. In case of relocation projects, public bus services must be provided.

(xv) Efforts should be made for providing 30% open areas along with 15% organised green areas in the layouts. All colonies under BSUP and IHSDP must be developed as Green Habitats. Avenue plantations with tree guards and block plantations should be given top priority by the ULBs/Departments dealing with Parks, Plantations and Urban Forests.

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(xvi) The houses proposed should have two rooms, balcony, kitchen and separate bathroom and latrine, individual water connection and sewer connection facilities. The Toolkit published by the Ministry may be referred to.

(xvii) 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.

(xviii) 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 connected to city-wide infrastructure systems. The project appraisal teams for UIG, UIDSSMT, BSUP and IHSDP must ensure such type of linkages.

(xix) 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.

(xx) 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 State Level Nodal Agency/ULB/implementing authority. 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) and layouts/designs duly signed by appropriate authorities must accompany the DPRs/Appraisal Reports.

(xxi) BSUP and IHSDP projects are 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. Any escalation in the project cost would have to be borne by the State Government/ULB concerned.

(xxii) PMUs and PIUs, equipped with professional experts, and TPIMA must be established in addition to internal quality control mechanisms urgently – in any case before March 2009. High level teams need to be constituted for regular inspection of houses and basic facilities being constructed under BSUP and IHSDP to ensure utmost quality in construction. Beneficiary committees must be constituted for supervision of construction in BSUP/IHSDP projects. States/UTs must also take action for social audit of works.

(xxiii) The States/UTs must take all steps to ensure the convergence of BSUP and IHSDP with other ongoing schemes such as UIG, UIDSSMT, Sarva Siksha Abhiyan, Mid Day Meal Scheme, Health Mission, Aam Aadmi Bima Yojana, Rashtriya Swasthya Bima Yojana, National Social Assistance Programme, Prime Minister's Employment Generation Programmes, Skill Development Initiative, Swarna Jayanti Shahari Rozgar Yojana, etc.

(xxiv) State/UT level policy and regulatory frameworks must be developed for the implementation of the three key reforms 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.

(xxv) 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.

(xxvi) 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, an abstract on the status of implementation of projects and reforms must be presented in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee before posing the details of project proposals.

(xxvii) State/UT Secretaries in charge of BSUP and IHSDP should take monthly review of the implementation of projects and reforms under

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BSUP and IHSDP. Copies of the Minutes of such review meetings should be sent to the Mission Directorate in MoHUPA.

(xxviii) Inadequate capacity is a major bottleneck in the effective implementation of JNNURM. Comprehensive Capacity Building Action Plans need to be prepared by States/ULBs and implemented.

(xxix) 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.

(xxx) States/UTs must develop Agenda for Slum-free Cities and prepare and implement time-bound action plans for development/redevelopment /relocation (only where absolutely necessary) with specified milestones for progress.

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, JS (JNNURM) requested the State/UT Secretaries in charge of BSUP and IHSDP to establish PMU/PIUs expeditiously, institute quality control systems and TPIMA, gear up the JNNURM implementation process by fixing clear milestones for progress project-wise, undertake regular monitoring, submit UCs and claim 2nd/3rd/4th

installments in time, develop supporting frameworks at State and city levels for effective institutional coordination and undertake comprehensive capacity building programmes.

3.1 Secretary (HUPA) & Chairperson emphasized the need for the preparation and implementation of well-formulated slum development plans following the basic minimum town planning criteria. 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 a 'whole slum' approach. Under this, pucca houses of the urban poor not having toilet facilities must also be provided with the same. She suggested that every beneficiary household under BSUP and IHSDP must be given individual water connection, individual toilet - connected to city water and sewer systems respectively and be enabled to have individual electricity connection.

3.2 Secretary (HUPA) & Chairperson, CSMC said that the infrastructure networks being developed under BSUP and IHSDP should invariably be linked to trunk-line city infrastructure facilities, either already existing or being developed under UIG / UIDSSMT or State Government programmes. She suggested that the State/ULBs should ensure proper coordination amongst various agencies engaged in the implementation of JNNURM (UIG, UIDSSMT, BSUP and IHSDP) and other schemes and urban sector reforms.

3.3 The Chairperson reminded the appraising agencies to ensure that DPRs posed to the Mission Directorate in MoHUPA comply with JNNURM guidelines, instructions issued by CSMC/CSC from time to time, State PWD Code and relevant State Government Orders. She

emphasized that the appraising agencies would be responsible to ensure that land proposed for housing is free of encumbrance, DPRs/estimates (rates and bills of quantities) are certified by the competent authority, eligible beneficiaries are identified, action is taken for biometric identification, whole slum approach is adopted, a definite plan of action is worked out to put the place vacated by slum-dwellers to productive use in the case of relocation projects, town planning norms as applicable under State laws are followed, State/ULB shares are available, beneficiaries have agreed to pay for their contribution and the Guidelines of JNNURM, toolkits and instructions issues by the CSMC/CSC are adhered to.

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

- **Uttar Pradesh** (3 New Projects)
- **Andhra Pradesh** (5 Deferred Projects)
- **Mizoram** (1 Project)
- **Karnataka** (1 Deferred Project)
- **Puducherry** (1 Deferred Report)

Brief details of the agenda are at **Annexure-III:-**

New Projects:

5.0 Uttar Pradesh

5.1 Director (SUDA) Government of Uttar Pradesh made detailed presentation on the following projects of Mathura and Kanpur

1	BSUP Scheme for 6 slums at Mathura, Uttar Pradesh – Janakpuri, Navneetnagar, Rajiv Gandhi Nagar, Sukhdev Nagar, Bodhya Nagar, and Maholi Road
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2	BSUP scheme for 5 slums at Mathura, Uttar Pradesh – Kathoti Kua, Bhains, Bahora, Gol Tila, Chagan Pura, and Bankhandi
3	BSUP scheme for 4 slums for the town of Kanpur, Distt. Kanpur, Uttar Pradesh - Ahirwan, Sanigawan, Chhatimara, and Ghaukhera

5.2. Director (SUDA), GoUP informed that the DPRs under JNNURM in Uttar Pradesh undergo a process of due scrutiny before they are posed to GoI for sanction. He informed that that after the approval accorded by SLSC/SIACC, there is also a process of approval by Expenditure Finance Committee (EFC). The representative of State Government informed that in the case of all the DPRs proposed, the necessary layout plans and estimates have been authenticated by the concerned technical authorities and the projects are in accordance with the JNNURM Guidelines and State Government norms.

5.3 The Committee made the following observations:

- The State must ensure that basic town planning norms are followed in all the projects under BSUP and IHSDP and that the slums are denotified after development.
- The State must adopt a 'whole slum' approach. It must ensure that in case any pucca houses in slums are not taken up, they are provided with individual toilets and individual water connections, duly connected to city-wide infrastructure facilities being taken up under UIG or State Government programmes.
- Biometric identification of beneficiaries, which is reported to have been started, must to be completed within 1 month.
- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.

- Copies of estimates included in the DPR and layout plans to the scale along with housing designs duly authenticated by the competent authorities must be submitted to the Mission Directorate for all the projects sanctioned so far.
- In the case of relocation projects, a mechanism of handholding through community organizers/social workers needs to be put in place to assist the beneficiaries in a process of adjustment to new surroundings as smoothly as possible.
- The State should review the position with regard to sanction and execution of projects so far and come up with proposals for the release of 2nd, 3rd and 4th installments.
- PPP models may be explored to develop slums situated on lands with high values using land as a resource.
- The Secretary, UEPA, GoUP should make a thorough review of all the projects sanctioned so far and fix milestones/dates for achieving definite progress, e. g. issue of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along with the schedule for completion of projects/houses may be sent to the Mission Directorate in MoHUPA.
- SLSC approval is to be furnished for all the projects.

5.4 The Appraising Agency, namely HUDCO, informed that all the documentation works and approvals have been completed in the case of all the projects; beneficiaries have been identified by the State Government; layout norms, PWD Code, JNNURM and other relevant guidelines have been followed and that the proposals are in order and SLCC has approved the projects. Taking into account the presentations made, the documents furnished by GoUP, the assurance given by Director (SUDA) regarding PMU/PIU, TPIMA, etc. and remarks by the

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Appraising Agency, the CSMC approved the projects as listed above. The details of the project components approved are in **Statements I to III of Annexure-IV. Release of funds will be subject to overall availability of ACA for the State.**

6.0 Andhra Pradesh

6.1 Five projects of Vishakhapatnam in Greater Visakhapatnam Municipal Corporation area deferred from the 47th meeting of the CSMC held in December 2008 were considered by the Committee. The projects are listed below:

- i) DPR for providing 4096 houses with infrastructure facilities in Aganampudi in GVMC area.
- ii) DPR for providing 1024 houses with infrastructure facilities in Kommedi in GVMC area.
- iii) DPR for providing 2080 houses with infrastructure facilities in Pardesipalemin Sy. No. 178 poor settlements in GVMC area
- iv) DPR for providing 544 houses with infrastructure facilities in Pardesipalemin Sy.No.179 poor settlements in GVMC area.
- v) DPR for providing 1839 houses with infrastructure facilities in Parwada in GVMC area.

The Appraising Agency informed that the revised DPRs have been submitted incorporating the observations made by the CSMC then. The Committee further observed that

- In case of the project of Aganampudi in GVMC area, State Government has proposed construction of 4096 DUs . However, list of only 3616 beneficiaries is furnished with DPR. As and when

the State identifies the remaining beneficiaries, houses for the same will be taken at the cost of the State Government.

- State must reduce the number of Dwelling Units in accordance with the number of beneficiaries provided in the above project.
- Biometric identification of beneficiaries must be completed within 1 month.
- The State must ensure that basic town planning norms are followed in all the projects under BSUP and IHSDP, detailed layout plans to the scale must be furnished within 1 month.
- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.
- Copies of estimates included in the DPR and layout plans to the scale along with housing designs duly authenticated by the competent authorities must be submitted to the Mission Directorate for all the projects sanctioned so far.
- The State must adopt a 'whole slum' approach; the slums selected must be denotified after development.
- The State Secretary should make a thorough review of all the projects sanctioned earlier and fix milestones/dates for achieving definite progress, e. g. issue of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along with the schedule for completion of projects/houses may be sent to the Mission Directorate in MoHUPA.
- SI/SC approval is to be furnished for revised cost.

6.2 The Appraising Agency has informed that the State has revised the number of DUs in the project of Agnampudi project and the revised signed statements have been furnished by the State. Taking into account

the documents furnished by GoAP and the report by the Appraising Agency, the CSMC approved the deferred projects as listed above for the city of Visakhapatnam subject to availability of funding under the fiscal stimulus package. The State Government will give a commitment that in the eventuality of Central share not being available in the future, the State would complete the projects from out its own resources. The details of the project components approved are in **Statements IV-VIII of Annexure-IV. Consideration of release of funds would be subject to availability of funds under the fiscal stimulus package. The release will be further subject to receipt of project-wise SLSC approval.**

8.0 Mizoram

8.1 The representative of the State Government made presentation on 1 project of Aizwal covering 320 Dwelling Units at Durtland.

8.2 The Committee observed that

- The list of the beneficiaries along with their socio economic profile to be submitted.
- Layout for the proposed site and service maps for various infrastructure components need to be furnished.
- The estimate of cost and cost index to be certified by Chief Engineer, PWD, Government of Mizoram.
- The adequacy of design, quantities and estimates for various components covered under the scheme to be certified.
- Biometric identification of beneficiaries must to be completed within 1 month.
- Copies of estimates in the DPR and Layout Plans to the scale along with housing designs duly authenticated by competent authorities

must be submitted to the Mission Directorate for all the projects sanctioned so far.

- PMUs/PIUs and TPIMA should be established without loss of any more time – positively by 31st March 2009.

8.3 The Appraisal Agency informed that the list of the beneficiaries along with their brief socio-economic profile has been submitted. Layout for the proposed site has been provided. However, State Agency has given the undertaking to provide service maps for various infrastructure components within 2 weeks time. The Appraisal Agency further reported that the estimate of cost has been signed by Chief Engineer, PWD, State Government and Certificate with regard to Cost index would be submitted within a week's time. The adequacy of design, quantities and estimates for various components covered under the scheme has been certified.

8.4 Taking into account the documents furnished by the State and the report by the Appraising Agency, the CSC approved the project of Aizwal. The details of the project components approved are in **Statements IX of Annexure-IV**.

9.0 Karnataka (1 Deferred Project of Mysore)

9.1 The Appraising Agency presented the deferred project of Mysore city which was last considered in the 60th Meeting of the CSMC held on 21.2.2009 based on presentation made by Mysore City Commissioner. The key point made by the CSMC was that the city should prioritise its slums/low-income pockets. The Appraising Agency, HUDCO informed that the city has identified 12 clusters duly reducing the costs.

9.2 The CSMC made the following observations:

- Whole slum approach must be adopted; the slum clusters must be denotified after the development/relocation.
- Complete beneficiary lists with addresses and plot size should be furnished within one month for all the clusters; biometric identity cards should be issued to all beneficiaries within a month.
- Only EWS beneficiaries should be considered for the project.
- Layout maps to the scale for all the 12 clusters should be furnished within 2 weeks.
- SLSC approval is to be furnished.
- The city should constitute BSUP fund and pursue an agenda for Slum-free City.
- The State should send a report on the progress of all reforms, including those relating to the urban poor within 2 weeks.
- The State should develop legal frameworks for (i) provision of land for affordable housing to the poor and (ii) undertaking PPP models for housing, including EWS housing.

9.3 Taking into account the report of the HUDCO, the Committee approved the project subject to ACA being available under the fiscal stimulus package and State commitment that in the event of Central share not being available in the future, the State/UIB shall complete the project from out of its own resources. The details of the project components approved are in **Statements X of Annexure-IV. Consideration of release of funds would be subject to availability of funds under the fiscal stimulus package and SLSC approval.**

10. Puducherry (1 Deferred Project)

10.1 The Committee considered the deferred project of Government of Puducherry on which a presentation was made on 26.2.2009. The Committee agreed in principle to consider the project pertaining Puducherry area covering 1,660 houses for which CDP has been approved, in principle subject to availability of ACA for the State. BMTPC, the appraising agency will firm up the estimates with reference to the DPR and put up authenticated estimates to CSMC.

11.1 Concluding the meeting, Secretary (HUPA) & Chairperson, CSMC requested the State/UT Secretaries/Nodal Officers to take all steps to implement the projects sanctioned without time and cost over-runs, and achieve the Mission target of 15 lakh houses. She suggested that the State / UT Secretaries in charge of BSUP and IHSDP should take adequate measures to ensure utmost quality in the construction of 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.

11.2 Secretary (HUPA) & Chairperson, CSMC asked the SLNAs and Appraising Agencies to ensure that DPRs posed to the Mission Directorate in MoHUPA satisfy the JNNURM Guidelines and Toolkits,

instructions issued by CSMC/CSC from time to time, State PWD Code and relevant State Government Orders, that the land proposed for housing is available free of encumbrances, a 'whole slum' approach is adopted, eligible beneficiaries are selected, action is taken for the biometric identification of beneficiaries, town planning norms as applicable under State laws are followed in designing layouts, DPRs/estimates (rates and bills of quantities) are certified to be correct by the competent authorities, State/UIB shares are available, beneficiaries agree to pay for their contribution and a definite plan of action is worked out to put the places vacated by slum-dwellers to productive use in the case of relocation projects.

11.3 Secretary (HUPA) desired that every State/UT Secretary concerned conducts a detailed review of all the projects sanctioned so far and fix milestones/dates for achieving definite progress, e.g. issues of tender, work order, foundation, lintel, roof, completion in all respects etc. A copy of the Minutes along with schedule for completion of projects/ houses sanctioned for the urban poor may be sent to the Mission Directorate in MoHUPA by 15.3.2009.

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

**LIST OF PARTICIPANTS IN THE 63rd MEETING OF
CENTRAL SANCTIONING AND MONITORING COMMITTEE
(CSMC) OF BSUP HELD UNDER THE CHAIRPERSONSHIP
OF SECRETARY (HUPA) ON 28.2.2009**

1. Ms. Kiran Dhingra, Secretary, Secretary (HUPA) , 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 Vivek Nangia, DS (JNNURM), Ministry of HUPA
5. Shri Umraw Singh, DD (JPC), NBO
6. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
7. Shri S Eshwariah, Chief Engineer, APState Housing Corp, Hyderabad
8. Shri B Darkhuma, Director, UD&PA, Govt. of Mizoram
9. Ms Lalramliceni, Asst Architect, UD&PA, Govt. of Mizoram
10. Shri Chintamani, Director, SUDA, Lucknow, U.P
11. Ms Anju Singh, P.O, DUDA, Mathura, U.P
12. Er. P S Kusum, Consultant, Creative Associate, Mathura
13. Shri Ashok Singh, Consultant, Creative Associate, Mathura
14. Shri Shansher Khan, Consultant, Global Creation, Lucknow
15. Ms Nandini Awade, Asst. Resident Commissioner, Maharashtra Sadan, New Delhi
16. Shri Praveen Bhagwat, UADD, M.P
17. Shri Malay Chaterjee, Executive Director, HUDCO, Chandigarh
18. Ms.Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi
19. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi
20. Shri Arun Rana, Appraisal Officer, HUDCO R.O, Lucknow
21. Shri Pankaj Gupta, Development Officer, BMTPC
22. Shri C N Jha, 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 SI/NA and State Secretary concerned should place the necessary technical clearances/approvals under various laws, including Environmental, Town Planning and Municipal laws, etc. and certificate that the estimates contained in the DPRs are authenticated/certified by the technically competent authorities under the State PWD Core/rules before the SLSC/SLCC.
- The layouts proposed for housing colonies under BSUP and IHSDP, showing various land uses and facilities proposed must conform to the prevalent Town Planning Rules/norms, as applicable to low income housing/informal settlements. Copies of layouts and housing designs must invariably accompany DPRs when the same are sent to Appraising Agencies.

Housing & Infrastructure Components

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

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

Education, Health & Other Facilities

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

Colony Layouts & Housing Designs

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

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

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

Developing Green Habitats

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

Connectivity to City Infrastructure

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

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

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

O&M - Maintenance of Assets

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

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

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

Appraisal Check Lists

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

- The SINAs/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/SINA 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 SINA Chief Executive Officer;
 - Identification of eligible beneficiaries - process for issue of biometric identity cards must be completed within one month after sanction of projects, in general;
 - Rapid/detailed socio-economic survey of beneficiaries – details to be provided;
 - Proper identification of needs of community infrastructure
 - Provision of required civic infrastructure including social infrastructure such as community hall, livelihood centre, information sector market, animal pen, etc. Estimation of requirements must be based on judicious norms.
 - Connectivity of slum infrastructure facilities with city-wide trunk infrastructure networks -- water supply, sewerage, storm drainage, roads etc. – ensuring connectivity of local infrastructure being taken up under BSUP/IHSDP with facilities being created under UIG/UIDSSMT.
 - Availability/provision of basic amenities like post offices, bus stops, transport services, local shopping complexes, electricity transformers, sub-stations, water supply overhead tanks/ground level service reservoirs etc.

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

Time & Cost Over-runs

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

Setting up of PMU/PIUs

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

appropriate remuneration rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a reasonably high level. If need be, qualified persons from Central/State Government/UIBs could be taken in PMU/PIU on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency / UIBs. 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/UT's 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/UT's 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 / UT's for TPIM. A Toolkit has been prepared and communicated to the States / UT's.
- Those States/UT's 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 IIC 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.

**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 st Install - ment	Brief Summary	Page No.
A.	Visakhapatnam Andhra Pradesh	DPR for providing 4096 houses with infrastructure facilities in Aganampudi in GVMC area (Andhra Pradesh) under JNNURM	100.15	49.85	50.30	12.46	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Whole Slum approach has not been adopted since the identified beneficiaries are from different slums.. > The housing to infrastructure ratio is 80%: 20% of total project cost > The proposal envisages providing houses and basic infrastructure facilities to 4096 families. > Estimates have been signed by the competent technical authority. > Per Du Cost is 1,96,500/- > Beneficiary Contribution is Rs57250/-which is 29% of the dwelling unit cost. > Whole Slum approach to be taken for identification of beneficiaries. > The duration of the project is 18 month 	01 TO 05
B.	Visakhapatnam Andhra Pradesh	DPR for providing 1024 houses with infrastructure facilities in Kommadi in	27.68	13.77	13.91	3.44	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Whole Slum approach has not been adopted since the identified beneficiaries are from different slums.. > The housing to infrastructure ratio is 73%: 27% of total 	

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

(Rs. in Crores)

	GVMC area (Andhra Pradesh) under JNNURM				<ul style="list-style-type: none"> > project cost > The proposal envisages providing houses and basic infrastructure facilities to 1024 BPL families. > Estimates have been signed by the competent technical authority. > Per Du Cost is 1,96,500/- > Beneficiary Contribution is Rs57250/- which is 29% of the dwelling unit cost. > Whole Slum approach to be taken for identification of beneficiaries. > The duration of the project is 18 month 	6 to 10	
C. Visakhapatnam Andhra Pradesh	DPR for providing 2080 houses with infrastructure facilities in Paradesipalem in Sy. No.178 poor settlements in GVMC area (Andhra Pradesh) under	48.79	24.32	24.47	6.08	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Whole Slum approach has not been adopted since the identified beneficiaries are from different slums. > The housing to infrastructure ratio is 84%: 16% of total project cost > The proposal envisages providing houses and basic infrastructure facilities to 2080 BPL families. > Estimates have been signed by the competent technical authority. 	11 to 15

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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)

	JNNURM.					<ul style="list-style-type: none"> > Per Du Cost is 1,96,500/- > Beneficiary Contribution is Rs57250./-which is 29% of the dwelling unit cost. > Whole Slum approach to be taken for identification of beneficiaries. > The duration of the project is 18 month 		
D.	Visakhapatnam Andhra Pradesh	DPR for providing 544 houses with infrastructure facilities in Paradesipalem Sy. No.179 poor settlements in GVMC area (Andhra Pradesh) under JNNURM.	13.80	6.83	6.97	1.71	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Whole Slum approach has not been adopted since the identified beneficiaries are from different slums.. > The housing to infrastructure ratio is 77%: 23% of total project cost > The proposal envisages providing houses and basic infrastructure facilities to 544 BPL families. > Estimates have been signed by the competent technical authority. > Per Du Cost is 1,96,500/- > Beneficiary Contribution is Rs57250./-which is 29% of the dwelling unit cost. > Whole Slum approach to be taken for identification of beneficiaries. 	16 to 20

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

(Rs. in Crores)

						<ul style="list-style-type: none"> > The duration of the project is 18 month 		
E.	Visakhapatnam Andhra Pradesh	DPR for providing 1839 houses with infrastructure facilities in Parwada in GVMC area (Andhra Pradesh) under JNNURM.	48.88	24.29	24.59	6.07	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Whole Slum approach has not been adopted since the identified beneficiaries are from different slums.. > The housing to infrastructure ratio is 74%: 26% of total project cost > The proposal envisages providing houses and basic infrastructure facilities to 1839 BPL families. > Estimates have been signed by the competent technical authority. > Per Du Cost is 1,96,500/- > Beneficiary Contribution is Rs57250/- which is 29% of the dwelling unit cost. > Whole Slum approach to be taken for identification of beneficiaries. > The duration of the project is 18 month 	21 to 25
F.	Mathura, Uttar Pradesh	BSUP Scheme for 6 slums at Mathura	23.66	17.53	6.13	4.38	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Elected local body is inexistence. > List of beneficiaries have been furnished. 	

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

(Rs. in Crores)

						<ul style="list-style-type: none"> > The housing to infrastructure ratio is 50%: 50% of total project cost > The agency has proposed to construct 534 new houses with 26.84 Sq. Mt. carpet area in Ground Floor structure > The land belongs to the beneficiaries. > Biogas Digester has been proposed.. > The estimates have been worked out on PWD SOR ,Mathura Circle > Per Du Cost is 2,05,377/- > Beneficiary Contribution is Rs20,538,- > The duration of the project is 18 month 	26 to 40	
G.	Mathura, Uttar Pradesh	BSUP Scheme for 5 slums at Mathura, Uttar Pradesh	23.42	17.32	6.10	4.33	<ul style="list-style-type: none"> > The SLSC approval has to be obtained. > Elected local body is inexistence. > List of beneficiaries have been furnished. > The housing to infrastructure ratio is 50%: 50% of total project cost > The agency has proposed to construct 530 new houses with 26.84 Sq. Mt. carpet area in Ground Floor structure 	41 to 55

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

(Rs. in Crores)

					<ul style="list-style-type: none"> > The land belongs to the beneficiaries. > Biogas Digester has been proposed. > The estimates have been worked out on PWD SOR Mathura Circle > Per Du Cost is 2,05,377/- > Beneficiary Contribution is Rs20,538/- > The duration of the project is 18 month
Total	286.38	153.91	132.47	38.47	

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

(Rs. in Crores)

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	1 st Install - ment	Brief Summary	Page No.
A.	Aizawal, Mizoram	Durtlang BSUP Housing Project, Aizawal, Mizoram	26.24	23.57	2.67	5.89	<ul style="list-style-type: none"> > CDP has been approved and MOA has been signed. > The SLSC approval has been obtained. > The housing to infrastructure ratio is 49%. 51% of total project cost > The Scheme envisages construction of 320 DUs at a relocated site namely Durtland for identified beneficiaries from 13 slum clusters in G+3 structure with the built up area of 27.62 Sq. Mt. > The Bio-metric Identification and list of beneficiaries shall be displayed on the State/ Municipal/JNNURM Web-site. > The administrative & technical check list is not signed. > Per Du Cost is 3,99,762/- > Beneficiary Contribution is Rs20,000/- > For working out estimates for various components proposed cost index of 14.5% has been applied in SSR-2007. The cost Index of 70.19% has applied in CPWD DSR 2007 for items not available in SSR. > The duration of the project is 18 month 	01 To 05

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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 st Installment	Brief Summary	Page No.
A.	Kanpur, Uttar Pradesh	BSUP Scheme for 4 slums for the town of Kanpur, Distt. Kanpur, Uttar Pradesh	36.51	17.14	19.37	4.28	<ul style="list-style-type: none"> > The SISC approval has to be obtained. > Elected local body is inexistence. > List of beneficiaries have been furnished. > The housing to infrastructure ratio is 50%: 50% of total project cost > The agency has proposed to construct 871 new houses with 26.31 Sq. Mt. carpet area in Ground Floor structure. > The land belongs to the beneficiaries. > The Rapid Assessment Survey has been conducted. > Biogas Digester has been proposed.. > Biometric identification of beneficiary needs to be carried out. > The estimates have been worked out on PWD SOR Kanpur Circle > Per Du Cost is 1,98,439/- > Beneficiary Contribution is Rs 19,844/- > The duration of the project is 15 month 	1 to 15

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CENTRAL SANCTIONING & MONITORING COMMITTEE (CS&MC) UNDER BASIC SERVICES TO THE URBAN

POOR (Sub-Mission-II)

SUPPLEMENTARY-AGENDA-III

Sl. No	Mission City, State	Project Title	Total Cost	Central Share	State Share	Amount of 1 st installment	Brief Summary	Page No.
A.	Mysore City	BSUP at MCC Limits in Mysore City, Karnataka	52.36	38.08	14.28	9.52	<ul style="list-style-type: none">• CDP approved and MoA signed.• SLSC has approved the Project.• Elected local body in existence.• The percentage ratio of Housing to infrastructure is 74.58: 25.42.• The land tenure is with the beneficiary.• Total 1806 DUs Type-I & II In-situ development proposed alongwith infrastructure facilities• The estimates are based on PWD-2008-09• The project duration is 18 months.	01 to 18
		TOTAL	52.36	38.08	14.28	9.52		

(Rs. in Crores)

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	(Rs. in lakh)					
				Total Project Cost	Central Share	State Share	25 % of Central Share		
3	Uttar Pradesh	Kanpur	BSUP Scheme for 4 slums for the town of KANPUR, Dist. KANPUR, UP	(5)	(6)	(7)	(8)		
A				1728.40	864.20	864.20	216.05		
In-situ - Construction of 871 new Dwelling units @ Rs.1,98,439/- per DU having carpet area is 26.31 sqmt, ground floor structure consists 2 rooms with independent access to toilet, kitchen, separate WC & bath room and balcony. Agency has indicated that after construction of the dwelling units, the same would be allotted in the name of the female member or in joint name with selling/ transferring restriction.									
B				Sub Total (A)					
1) Water Supply				1728.40	864.20	864.20	216.05		
2. Sewerage				381.61	190.81	190.81	47.70		
3. Storm Water Drains				177.08	88.54	88.54	22.14		
4. Roads & Pathways				101.13	50.57	50.57	12.64		
5. Street lighting				474.86	237.43	237.43	59.36		
6. Community centre(NO.4)				138.56	69.28	69.28	17.32		
7. Livelyhood centre(NO.4)				145.26	72.63	72.63	18.16		
8. Dev. of green areas & soil test				184.94	92.47	92.47	23.12		
				Sub Total (B)	48.20	48.20	12.05		
				Sub Total (A+B)	1699.83	849.92	849.92	212.48	
				Total (A+B)	3428.23	1714.12	1714.12	428.53	
C				1. DPR prep. Charges, IEC @ 3.5%	119.99	0.00	119.99	0.00	
2. A & OE @ 3%				102.85	0.00	102.85	0.00		
				Sub Total (C)	222.84	0.00	222.84	0.00	
				Total Project Cost (A+B+C)	3651.07	1714.12	1936.95	428.53	
Total for Uttar Pradesh (3 projects)				8359.45	5198.50	3160.95	1299.63		

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

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	(Rs. in lakh)				
				Total Project Cost	Central Share	State Share	25% of Central Share	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
6	Andhra Pradesh	Visakhapatnam	<p>A Reconstruction of 2080 new Dwelling units @ Rs.1,96,500/- per DU, G+3, having carpet area 25.38 sqm with 2 rooms, kitchen, toilet & a W.C. Possession certificates (allotment letters) will be issued by the revenue authorities to the beneficiaries on ownership basis and the allotment is done in the name of the woman member of the family or in the joint name.</p> <p>B DPR for providing 2080 houses with infrastructure facilities in PARADESIPALEMIN Sy. No. 178 poor settlements in GVMC area (Andhra Pradesh) under JNNURM.</p>	4087.20	2043.60	2043.60	510.90	
STATEMENT-VI								
Details of State Share				(Rs. in lacs)				
1)	State grant			4087.20	2043.60	2043.60	510.90	
2)	ULB share			171.62	85.81	85.81	21.45	
3)	Beneficiaries share			137.86	68.93	68.93	17.25	
	Total State Share			55.86	27.93	27.93	6.98	
	Per DU Finance			145.23	72.62	72.62	18.15	
1)	Central share			140.12	70.06	70.06	17.52	
2)	State grant			76.68	38.34	38.34	9.59	
3)	ULB share			36.62	18.31	18.31	4.58	
4)	Beneficiaries share			14.73	0.00	14.73	0.00	
	Total			12.64	6.32	6.32	1.58	
				791.36	388.32	403.05	97.08	
				4878.56	2431.92	2446.65	607.98	
			Sub Total (A)					
			Sub Total (B)					
			Project Cost (A+B)					

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
7	Andhra Pradesh	Visakhapatnam	DPR for providing 544 houses with infrastructure facilities in PARADESIPALEMIN Sy.No.179 poor settlements in GVMC area (Andhra Pradesh) under JNNURM	1068.96	534.48	534.48	133.62
STATEMENT-VII							
Details of State Share (Rs. in lacs)							
1)	State grant	385.86		1068.96	534.48	534.48	133.62
2)	ULB share	0.00		44.05	22.03	22.03	5.51
3)	Beneficiaries share	311.44		107.34	53.67	53.67	13.42
	Total State Share	697.30		9.86	4.93	4.93	1.23
	Per DU Finance (Rs.)			35.49	17.75	17.75	4.44
1)	Central share	98250.00		35.66	17.83	17.83	4.46
2)	State grant	41000.00		45.15	22.58	22.58	5.64
3)	ULB share	0.00		12.44	6.22	6.22	1.56
4)	Beneficiaries share	57250.00		14.73	0.00	14.73	0.00
	Total	196500.00		6.19	3.10	3.10	0.77
				Sub Total (B)	310.91	148.09	162.82
				Project Cost (A+B)	1379.87	682.57	697.30
							170.64

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
8	Andhra Pradesh	Visakhapatnam	DPR for providing 1839 houses with infrastructure facilities in Parwada in GVMC area (Andhra Pradesh) under JNNURM.				
			A Reconstruction of 1839 new Dwelling units @ Rs.1,96,500/- per DU, G+3, having carpet area 25.38 sqm with 2 rooms, kitchen, toilet & a W.C. Possession certificates (allotment letters) will be issued by the revenue authorities to the beneficiaries on ownership basis and the allotment is done in the name of the woman member of the family or in the joint name.	3613.64	1806.82	1806.82	451.71
			STATEMENT-VIII				
			Details of State Share (Rs. in lacs)				
1)	State grant	1405.97	Sub Total (A)	3613.64	1806.82	1806.82	451.71
2)	ULB share	0.00	1.Water Supply	321.66	160.83	160.83	40.21
3)	Beneficiaries share	1052.83	2.Sewerage	198.74	99.37	99.37	24.84
	Total State Share	2458.80	3.Drains	120.49	60.25	60.25	15.06
	Per DU Finance (Rs.)		4.Internal Roads	311.32	155.66	155.66	38.92
1)	Central share	98250.00	5.Electrification	166.18	83.09	83.09	20.77
2)	State grant	41000.00	6.Community Hall	67.73	33.87	33.87	8.47
3)	ULB share	0.00	7.Park	49.71	24.86	24.86	6.21
4)	Beneficiaries share	57250.00	8.School Building	29.46	0.00	29.46	0.00
	Total	196500.00	9.Solid waste Treatment	9.20	4.60	4.60	1.15
			Sub Total (B)	1274.49	622.52	651.98	155.63
			Project Cost (A+B)	4888.13	2429.34	2458.80	607.33
			Total for Andhra Pradesh (5 projects)	22985.91	11434.04	11551.88	2858.51

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
9	Mizoram	Aizawl	Durtlang BSUP Housing Project, Aizawl, Mizoram.				
			Construction of 320 DUs @ Rs. 399759/- per DU (G+3) at relocated site Durlang, Aizawl. The carpet area proposed is 25.24 sqmt. The individual DU comprises of two rooms, kitchen, toilet, washing space and balcony. Houses have been proposed with RCC structure. DU will be allotted in the name of the female member or in the joint name with selling/transferring restriction.				
				1279.23	1151.31	127.92	287.83
			Sub Total (A)	1279.23	1151.31	127.92	287.83
			1. Livelihood centre	52.52	47.27	5.25	11.82
			2. Community Centre	38.16	34.34	3.82	8.59
			3. Roads, Paths, hillside stairs	202.17	180.15	20.02	45.02
			4. External Sewerage	71.47	64.32	7.15	16.08
			5. External Drainage	7.65	6.89	0.77	1.72
			6. Water supply	81.11	73.00	8.11	18.25
			7. Staircase to block	208.23	187.41	20.82	46.85
			8. Retaining wall & Site Devl.	291.10	261.99	29.11	65.50
			9. Rainwater Harvesting	184.30	165.87	18.43	41.47
			10. External Electrical works	139.72	125.75	13.97	31.22
			11. Boundary wall	42.02	37.82	4.20	9.43
			12. Landscaping	26.55	19.40	7.16	4.85
			13. Solid Waste Disposal	1.50	1.35	0.15	0.34
			Sub Total (B)	1344.50	1205.55	138.95	301.39
			Project Cost (A+B)	2623.73	2356.85	266.87	589.21
			Total for Mizoram (1 Project)	2623.73	2356.85	266.87	589.21

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Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
10	Karnataka	Mysore	BSUP Scheme for Mysore City Ph-IV by Mysore Municipal Corporation for the construction of 1806 Dus, Karnataka				
			A Insitu redevelopment - Construction of 1806 new Dwelling units (Type-I 1031 DUs @ Rs.2,04,700/- per DU having carpet area 25.74 sqm, G+1 storied and Type-II 775 DUs @ Rs.1,85,700/- per DU having carpet area 25.19 sqm, single storied. Both DUs are comprising of 2 rooms with independent access to toilet, kitchen, separate WC & bath room. In case of single storied, pattas are available in the name of the beneficiaries & in case of G+1 storied, Dus would be allotted to beneficiaries after construction, in the name of wife or in joint name.	3549.63	2839.71	709.93	709.93
	STATEMENT-X						
	Details of State Share (Rs. in lakh)						
1)	State grant			3549.63	2839.71	709.93	709.93
2)	UIB share			510.08	408.06	102.02	102.02
3)	Beneficiaries share			699.84	559.87	139.97	139.97
4)	Total Other charges			1209.92	967.94	241.98	241.98
	Total State Share			4759.55	3807.64	951.91	951.91
	Per DU Finance (Type-I)			237.98	0.00	237.98	0.00
1)	Central share			237.98	0.00	237.98	0.00
2)	State grant			475.96	0.00	475.96	0.00
3)	UIB share			20470.00	3807.64	1427.87	951.91
4)	Beneficiaries share			20470.00	3807.64	1427.87	951.91
	Total			5235.51	3807.64	1427.87	951.91
	Per DU Finance (Type-I)						
1)	Central share						
2)	State grant						
3)	UIB share						
4)	Beneficiaries share						
	Total						
	Total for Karnataka (1 Project)			5235.51	3807.64	1427.87	951.91

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Annexure IV
to the minutes of 63rd CSMC (BSUP)

(Rs. in lakh)

Sl. No.	Name of the State	Name of the city	BSUP Project Name / Components	Total Project Cost	Central Share	State Share	25 % of Central Share
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
			Grand Total				
			Uttar Pradesh (3 projects)	8359.45	4198.50	3160.95	1299.63
			Andhra Pradesh (5 projects)	22985.91	11434.04	11551.88	2858.51
			Mizoram (1 project)	2623.73	2356.85	266.87	589.21
			Karnataka (1 project)	5235.51	3807.64	1427.87	951.91
			Grand Total (4 States/10 projects)	39204.59	22797.03	16407.56	5699.26

Note: 1. Release of Central assistance for the projects in Uttar Pradesh, Andhra Pradesh, Mizoram and Karnataka is subject to availability of ACA

Note: 2. Release of Central assistance for the projects in Andhra Pradesh is further subject to missing project-wise SLSC approval

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