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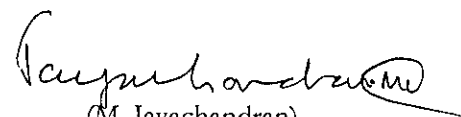
No.N-11028/1/2008/IHSDP/JNNURM –Vol. XI
Government of India
Ministry of Housing and Urban Poverty Alleviation
JNNURM Directorate

Room No. 201 G Wing
New Delhi, dated 2nd September, 2008

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 39th meeting of the Central Sanctioning Committee of Ministry of Housing and Urban Poverty Alleviation held on 26th August, 2008 under the Chairmanship of Secretary (HUPA) to consider and sanction projects under Integrated Housing and Slum Development Programme (IHSDP).

2. The appraisal agencies (i.e. HUDCO and BMTPC) are requested to convey the decisions of the Central Sanctioning Committee to the State implementing agency/nodal agency for IHSDP to take appropriate follow up actions 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 No. +91-11-23061519

Encl: Minutes of the meeting

To

Members of the CSC as follows:

1. The Joint Secretary (JNNURM) and Mission Director, Ministry of HUPA.
2. The JS&FA, Ministry of Urban Development, Nirman Bhavan, New Delhi.
3. The Joint Secretary (UD), Ministry of Urban Development, Nirman Bhavan, New Delhi.
4. The CMD, HUDCO, India Habitat Centre, Lodhi Road, New Delhi.
5. The Director (UPA), Convenor, Ministry of HUPA

Copy to the Joint Secretary (PF-I), Department of Expenditure, Ministry of Finance, North Block, New Delhi.

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

1. Shri Chintamani, Director, SUDA, Government of Uttar Pradesh, 10-Ashok Marg, Navchetna Kendra, Lucknow
2. Shri H.V.L. Zarzoenga, Joint Director, Urban Development and Poverty Alleviation Department, Government of Mizoram, Aizwal

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

The Principal Secretary, Urban Development & Municipal Administration Department Government of Andhra Pradesh, L-Block Secretariat Hyderabad – 500 002	The Principal Secretary, Housing Department, Government of Andhra Pradesh, L-Block, A.P. Secretariat, Hyderabad – 500 002
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The Secretary, Municipal Administration Department, Government of Andhra Pradesh, L-Block Secretariat, Hyderabad-500 002.	The Principal Secretary, Urban Development & Tourism, Government of Arunachal Pradesh, Civil Secretariat, Itanagar.
The Commissioner & Secretary, UD Department, Government of Assam, Assam Secretariat, Dispur, Guwahati -781 006.	The Secretary, Urban Development Department, Government of Bihar, Vikash Bhawan, New Secretariat, Patna..
The Additional Secretary & Director (BUDA), Urban Development Department, Government of Bihar, Vikash Bhawan, Patna.	The Secretary (Housing), Government of Bihar Sachivalaya Patna – 800 015
The Secretary, School Education & UD/LSG, Government of Chhattishgarh, Room NO 254, DKS Bhawan, Mantralaya, Raipur.	The Secretary(Housing) Government of Goa, Secretariat Annexc, 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 & Kahsmir, 151-A/D, Gandhi Nagar, Jammu.	The Secretary Urban Development Department, Government of Jharkhand, Ranchi -834 004.
The Secretary (Housing) Government of Jharkhand, Project Building, Dhurwa, Ranchi-834004	The Principal Secretary (Housing) Government of Karnataka, Room No.213, 2 nd Floor, Vikas Souda 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 Souda Dr. B.R.Ambedkar Road Bangalore 560 001	The Secretary (Housing), Government of Kerala, Secretariat, Thiruvananthapuram – 695 001
The Principal Secretary, Local Self Government Department Government of Kerala Thiruvananthapuram – 695 001	The Secretary , Local Self Government, Government of Kerala, Thiruvananthapuram-695 001
The Executive Director Kudumbashree State Poverty Eradication Mission Government of Kerala 2 nd Floor, TRIDA Building, Chalakupuzhy Road, Medical College (PO), Thiruvananthapuram 695 011.	The Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh, Mantralaya, Bhopal - 462 032
The Principal Secretary (Housing & Environment), Government of Madhya Pradesh, Mantralaya, Ballabh Bhavan, Bhopal - 462 032	The Commissioner, Urban Administration & Development, Government of Madhya Pradesh, Nagar Palika Bhavan, Shivaji Nagar Bhopal -462 016
The Principal Secretary (UD), Government of Maharashtra, Room No.425, 4 th floor Mantralaya, Mumbai-400 032	The Principal Secretary (Housing), Government of Maharashtra, Room No.268, 2 nd Floor, Mantralaya, Mumbai-400 032
Commissioner & Secretary, Urban Affairs & Housing, Government of Meghalaya, Main Secretariat Building Shillong-793 001	The Secretary, Housing, UD & Municipal Administration, Government of Manipur, Chief Secretariat, Imphal -795 001
The Commissioner & Secretary (LAD), Government of Mizoram, Civil Secretariat, Aizwal-796 001.	The Principal Secretary, Urban Development Department, Government of Nagaland, Kohima – 797 001
The Commissioner & Secretary, Works & Housing, Government of Nagaland Kohima – 797 001	The Principal Secretary (Housing & UD), Government of Orissa, Orissa Secretariat, Bhubaneswar - 751 001
The Principal Secretary(LSG) Government of Punjab Mini Secretariat Sector-9, Chandigarh 160 001	The Secretary (Housing & UD) Government of Punjab, Room No.419, Mini Secretariat, Sector-9 Chandigarh 160 001

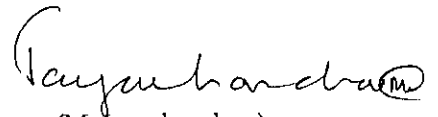
The Principal Secretary, UDH & LSG Department, Government of Rajasthan Room No. 29, Main Building, Secretariat, Jaipur	The Secretary, Local Self Government Department, Government of Rajasthan , Room No.39, SSO Building, Government Secretariat , Jaipur 302 005.
The Secretary, Department of UD & Housing, Government of Sikkim, NH 31A, Gangtok – 737 101	The Secretary (Housing & UD), Government of Tamil Nadu, Fort St. George, Secretariat, Chennai –600 009
The Secretary, Municipal Administration & Water Supply, Government of Tamil Nadu, 6 th Floor, Ezhilagam Annexe, Chepauk, Chennai– 600 009	The Secretary (UD), Government of Tripura Civil Secretariat, Pt. Nehru Complex, Agartala-799 001
The Principal Secretary (UD & MA) Government of Uttar Pradesh, Room No.825, 8 th floor, Babu Bhawan, Lucknow – 226 001	The Principal Secretary (Housing), Government of Uttar Pradesh, 325 Babu Bhawan, Lucknow – 226 001
The Director, SUDA, Government of Uttar Pradesh, Navchetna Kendra, 10, Ashok Marg, Lucknow.	The Principal Secretary (UD), Government of Uttarakhand, Uttarakhand Secretariat, 4 B, Subhash Road DEHRADUN – 248 001.
The Project Director (JNNURM), Urban Development Directorate, Government of Uttarakhand, 43/6, Mata Mandir Marg, Dharampur, Dehradun – 248 001	
The Principal Secretary (UD), Government of West Bengal, Nagarayan DF-8, Sector1, Bidhannagar, Kolkata 700 064	The Secretary (UD & Housing), Chandigarh Administration, UT Secretariat, Sector 9, Chandigarh-160 001
The Secretary (Housing), Government of Puducherry, Chief Secretariat, Puducherry-605 001	The Secretary, Local Administration Department Government of Puducherry, Chief Secretariat, Puducherry-605 001
The Principal Secretary (UD), Government of NCT of Delhi, 9 th Floor, C Wing, Delhi Secretariat, IP Estate, New Delhi.	The Additional Secretary (UD), Government of NCT of Delhi, Delhi Secretariat, IP Estate, New Delhi-110 002
The Commissioner & Secretary, (Relief & Rehabilitation), UT of Andaman & Nicobar Islands, Secretariat, Port Blair –744 101	The Secretary (Housing & UD), UT of Daman & Diu, Secretariat, Moti Daman-396 220

The Secretary (Housing & UD), UT of Dadra & Nagar Haveli, Secretariat, Silvassa-396 220	The Chief Town Planner, Town & Country Planning Department, UT Administration of Dadra & Nagar Haveli, 2 nd Floor, Secretariat, Silvassa – 396 230.
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Copy to:

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

Copy to:- Guard folder on JNNURM


(M. Jayachandran)
Deputy Director (BSUP)

MINUTES OF THE 39th MEETING OF THE CENTRAL SANCTIONING COMMITTEE (CSC) OF INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAMME (IHSDP) UNDER JAWAHARLAL NEHRU NATIONAL URBAN RENEWAL MISSION (JNNURM)

Nirman Bhawan, New Delhi, 26th August, 2008

The 39th meeting of the Central Sanctioning Committee (CSC) of Integrated Housing and Slum Development Programme (IHSDP) under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was held under the Chairmanship of Secretary, Ministry of Housing and Urban Poverty Alleviation in New Delhi on **26th August, 2008**. List of participants is at **Annexure – I**.

2. At the outset, Joint Secretary (JNNURM) and Mission Director expressed on his behalf and on the behalf of the Members of the Committee sincere gratitude for the guidance and leadership of the Chairman, CSC, and Secretary (HUPA) who is superannuating from Government service at the end of this month. The Members of the Committee placed on record various improvements introduced by the CSMC under the chairmanship of the Secretary (HUPA) leading to a considerable amelioration in the quality of projects sanctioned by the Committee.

3.1. Chairman, CSC, and Secretary (HUPA), in his address to the Committee, reiterated the need to provide quality houses and infrastructure to the urban poor. He said that it should be ensured by all concerned that funds meant for urban poverty alleviation should reach the targeted beneficiaries. Under BSUP and IHSDP, the targeted outcome is to provide a garland of benefits such as security of tenure at affordable prices, improved housing, water supply, sanitation and delivery of health education and social security. It is important that the entire garland of entitlements and services reaches the urban poor.

3.2. Many States/ULBs have not utilised the Central assistance released for implementation of the programme. They should also release and utilize State and ULB share so that the housing units can be constructed

expeditiously. There is no provision for providing Central assistance to meet cost escalation of projects on account of time delays or other associated reasons. Any such escalation has to be borne by the respective State/ULB from their own sources. In this respect, setting up of a revolving fund named 'Basic Services to the Urban Poor Fund' should be given high priority. Requirement of funds for meeting escalation cost can be sourced from the BSUP fund.

3.3. At every stage of implementation of the programme, top most priority should be given to the quality execution of the projects. In this respect, the Third Party Inspection of Monitoring (TPIM) mechanism needs to be established and strengthened. Some of the States have established TPIM. Other States/ULBs should take initiative for establishing TPIM.

3.4. Chairman, CSC and Secretary (HUPA) urged the States/ULBs and other agencies engaged in the implementation of BSUP and IHSDP projects to continue to strive for betterment of the lot of the urban poor. He said that it is a matter of satisfaction that useful work has been done in this direction.

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

4.2. Regarding design and layout plan for either the in-situ redeveloped slum or a relocated slum, Chairman, CSC, and Secretary (HUPA) said that same should be prepared in such a manner that the construction does not tend to become a concrete jungle. Accordingly, along with community

infrastructure, the pocket should have adequate open areas and green areas. Ideally, a relocated pocket should have 15% green areas. In the case of in-situ redevelopment, there should be a minimum of 10% green area. Where BSUP/IHSDP projects are proposed in unauthorized areas, such projects should be preferably undertaken on a redevelopment basis.

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

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

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

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

the housing unit should be kept at a minimum. The housing component should generally be at least 50% of the total project cost with a view to giving primacy to provision of shelter to the urban poor except where housing units have already been constructed/are being constructed under VAMBAY or other EWS scheme of Central or State Governments. Further, considering the difficulties and special needs of the urban poor at some locations, clusters having 15 housing units can also be considered.

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

- The State authorities in consultation with appraisal agencies should ensure that necessary clearances such as environmental clearance, Coastal Regulation Zone (CRZ) regulation clearance, land use clearance, etc., are obtained. They should also ensure that necessary technical approvals are secured from the competent agencies as per State PWD Code.
- Since these projects are required to be generally completed in 12 to 15 months, it is generally expected that any escalation of the project cost is borne by the State Government/ULB concerned. For reducing escalation in the cost of project, the following option could be exercised:-
 - i) Purchasing materials (cement, steel, sanitary pipes, electrical items) in bulk, wherever considered prudent and feasible with a view to reducing cost;
 - ii) Encouraging labour contribution from the beneficiaries under the supervision of qualified personnel;
 - iii) Bifurcating tendering (between housing component and infrastructure component) with a view to reducing the possibility of time and cost overruns; and
 - iv) Creating/using a revolving “Basic Services for Urban Poor (BSUP) Fund” earmarked out of the municipal budget and supplemented by other innovative measures like cross subsidization for meeting escalation.
- Wherever informal sector markets are taken up as a part of social infrastructure, their operation on a time-sharing basis by inhabitants for enabling wider coverage of the beneficiaries can be considered by the ULB concerned.
- Adequate provision should be made for solid and liquid waste disposal and digester technology can be adopted in place of dual-pits/septic tanks wherever feasible.
- Road-side plantations with tree guards are advisable.
- Responsibility of the technical specifications (adherence to State PWD Code) and their approval by the competent authority lies with the ULBs/State Level Nodal Agency. The appraisal agencies must

ensure that technical specifications are duly approved by the technically competent authority.

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

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

- **Capacity Building Activities:** In the year 2006-07, the Ministry of HUPA had released fund to the State Governments for capacity building activities including Research and Training towards implementation of BSUP and IHSDP projects. Unless the States submit utilisation certificates for the funds released earlier, further release of Central Assistance would be held up, as utilisation certificates have to be furnished within 12 months from the date of closure of the financial year to which financial sanction pertains.
- **Status of Project Implementation:** The States/ULBs should present Quarterly Progress Reports/Monthly Progress Reports before bringing proposals to the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee. Further, one page abstract on the status of implementation of projects & reforms must be presented before presenting the project proposals in the meetings of Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.
- **Setting up of PMU/PIA/PIU:-** The States should submit proposals to the o/o OSD (JNNURM) which will get the same appraised; and bring up before the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee.

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Transparent method should be adopted in the selection and appointment of professionals in PMUs and PIUs. Such appointments should not be permanent in nature but only in terms of short-term consultancy appointments. Such appointments should not be seen as a place for parking dead-wood. Each appointment should be based on prescribed terms of reference and the deliverables should be measured. Various activities, tasks and outcomes have to be clearly spelt out in the TORs. States/ULBs should exercise utmost caution in making such appointments on a consultancy basis. The States/ULBs should try and ensure minimum expenditure by selecting/appointing professionals at an appropriate fee rather than immediately opting for the maximum amount indicated by the Centre. However, the calibre of such professionals should be of a good level. If need be, qualified persons from Central/State Government/ULBs could be posted on deputation. The personnel with PMUs/PIUs should work in tandem/collaboration with the State Level Nodal Agency.

- **Fees for Preparation of DPRs:** The States should submit proposals to the concerned Appraisal Agency which had appraised the projects. The Appraisal Agency has a crucial role in examining the claim with particular reference to the various stages of improvement and modifications that were brought out in the DPRs before they were finally approved by the Central Sanctioning and Monitoring Committee/Central Sanctioning Committee. The Appraisal Agency will submit proposals to the Ministry for releasing Central Assistance towards the cost of preparation of DPRs (both in the case of DPRs prepared by in-house personnel as well as by consultants). These will be considered by the Central Sanctioning and Monitoring Committee. After approval, recommendation will be sent to Ministry of Finance/Ministry of Home Affairs for releasing Central Assistance out of the ACA allocation for the particular State/UT in the case of projects prepared by consultants. The Central Assistance for DPRs prepared through in-house personnel of the States would be released from out of the 1% JNNURM fund in the Budget of Ministry of HUPA as decided

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in the Central Sanctioning & Monitoring Committee/Central Sanctioning Committee meetings earlier.

- **Community Development Network (CDN):** The State should prioritise and get necessary approval from SLSC/SLCC to the proposals related to Community Development Network (CDN). Such proposals received in the Ministry of HUPA will be appraised by a team working under the GOI-UNDP Project on National Strategy for Urban Poor coordinated by the National Project Coordinator/Deputy Secretary (JNNURM). The reports will then be placed before the Central Sanctioning & Monitoring Committee.
- **Status report on already sanctioned projects:** In all meetings, before new projects are taken up, a status report on already sanctioned projects should be brought up before the Committee. This should cover physical and financial progress of projects, utilization of funds and reforms. The States should submit Quarterly Progress reports and brief Monthly Progress Reports, as per prescribed format, without fail to enable the Ministry to report to Prime Minister's Office in time.
- **Third Party Inspection and Monitoring (TPIM) mechanism:** TPIM should be instituted to bring transparency and quality in the implementation of BSUP and IHSDP projects. The Ministry would give necessary assistance to the States for TPIM. Toolkit has been prepared and communicated to the State Governments.
- **Quality of Projects:** Housing for the poor does not mean poor quality housing. Utmost emphasis must be given to the quality of houses for the poor. A vector-free atmosphere and healthy living environment should be ensured in the housing projects under BSUP/IHSDP.
- **Socio-economic Survey:** No efforts should be spared for conducting socio-economic surveys of potential beneficiaries including preparation of bio-metric cards. Such surveys should emphasize housing, health, educational and livelihood profiles of the urban poor. The survey would assist in designing good BSUP/IHSDP projects by taking into account important aspects such as dependency load in the existing schools and hospitals,

need for multi-purpose community centres including livelihood centre and informal sector market. HUDCO and BMTPC have developed good designs of houses and various types of social infrastructure which could be appropriately used while formulating project proposals. A Toolkit has also been published.

- **City Poverty Reduction Strategy Report.** The city of Rajkot (Gujarat) has brought out a City Poverty Reduction Strategy Report. Other cities/towns may bring out similar reports.
- **Convergence of Health, Education and Social Security:** It is necessary to integrate provisions of Health, Education and Social Security with Housing for the Poor to enable them to lead a better quality of life. The Urban Local Bodies and the State Governments have a critical role to play to ensure proper convergence of facilities under the already available schemes for education, health and social security implemented through different departments/fields. The projects should list out the deficiencies in terms of access to school, primary health centre, provision of social welfare measures so that timely remedial measures in accordance with the socio-economic survey can be taken up.
- **Community Development Network.** The dynamics of the CDN should lead to fraternity with the neighbourhood so that the issues of alienation of all sorts are eliminated. CDN should work towards better inter- and intra- relationships in colonies to get over the dividing forces. This will strengthen a feeling of solidarity among the residents.
- **Projects for in-situ development:** States should come up with projects for in-situ development with good lay-outs and designs. The emphasis should be to provide a better and supportive atmosphere of living. The in-situ development should not end up with creation of another cluster of houses without access to water, sanitation and social infrastructure.
- **Sense of belongingness:** To create a sense of belongingness, the slums may be named in consultation with the intended beneficiaries. Provision of a low cost enclosure around a slum pocket being covered under BSUP/IHSDP could be considered

by a State/ULB in the interest of safety and a sense of local identity, if the cost is not prohibitive.

- **Three reforms core to the urban poor:** special attention should be paid for implementation of the three reforms stipulated under JNNURM that are critical to the urban poor: (i) internal earmarking within local body budgets for basic services to the urban poor; (ii) provision of basic services including the 7-point charter in accordance with agreed timelines; (iii) earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization. The poor are squeezed out of the urban land market and the issue of land for housing the poor and informal sector activities and security of land tenure must be accorded top-most priority by the State Governments.

6. For the Meeting, nine new IHSDP projects (2 from Mizoram and 7 from Uttar Pradesh) were put up in the agenda – **brief details are at Annexure-II.**

7. The Chairman, CSC requested the representatives of the State Governments to give an account of the following:-

- (i) *Brief details of physical and financial progress of already approved projects including the actual availability of Central share, State share, ULB share, beneficiary contribution, and loan component, tentative schedule for seeking 2nd instalment of Central share; number of houses actually constructed; stage of progress of housing and infrastructure, reforms etc.;*
- (ii) Basic details of the present proposals such as total project cost and its break up into housing and infrastructure components (percentages); break-up of cost of housing and infrastructure under Central Share, State share, ULB share, Beneficiary contribution, loan, contribution by parastatals if any; and
- (iii) Design of colony layout and house layout proposed.

8.1. The representative of the State Government of Mizoram made a presentation on two projects. The representative informed the Committee that considering the limited allocation of Central share, the State has submitted only two projects though there is need for more IHSDP projects.

8.2. On the two projects presented for the towns of Chmphai and Kolasib, the Committee observed the following:-

- Covered area of the community centre in both the projects may be increased from the proposed 175 sq.mt to provide adequate space; and
- Connectivity to infrastructure facilities under UIDSSMTI should be ensured (especially for providing water supply and sewage).

8.2. The representative of the State Government informed that water supply and sewage will be provided under the UIDSSMTI scheme. Appraisal agency informed that necessary modifications have been made in the projects for enhancing the area of the community centre.

8.3. Considering the very limited balance (Rs.16 lakh) under the ACA allocation for the 7-year Mission period (BSUP and IHSDP together), the CSC approved the projects subject to enhanced allocation of ACA for Mission period. Financial statements for the two projects showing commitment of Central assistance for various components will be issued after Planning Commission makes adequate allocation of ACA for the State of Mizoram.

9. The new IHSDP project proposals from the State of Uttar Pradesh were deferred as no representative of the State Government attended the meeting.

10.1. Deputy Secretary (JNNURM) presented a proposal for release of 2nd instalment of Central assistance for the IHSDP project at Raebareli in Uttar Pradesh – this proposal was deferred in the 38th meeting of CSC held on 14.8.2008 as details of progress of implementation of reforms and status of release and utilisation of State share were not available. He informed the Committee that the State of

Uttar Pradesh has reiterated its commitment to reforms and that all pending reforms will be completed soon. The State has certified that utilisation of State share is 70% (however, the exact amount is to be furnished by them).

10.2 Chairman, CSC, emphasized that the States/ULBs must implement reforms as per the targets in MOA and any delay in that should be addressed immediately. He also reiterated that the projects have to be executed as per sanctioned DPR and any escalation in cost on that account would be borne by the State/ULB.

10.3. Accordingly, the CSC approved the proposal for release of 2nd instalment for 1 IHDP project at Raebareli in Uttar Pradesh, subject to the condition that release of fund will be made on receipt of information about the exact amount of State/ ULB share released and utilised. Details of 2nd instalment approved are at Annexure-III.

11. Concluding the meeting, the Chairman of CSMC and Secretary (HUPA) wished all success for the implementation of JNNURM. He once again urged the States/UTs/ULBs/parastatals (e.g., Development Authority)/implementing agencies/appraisal agencies to adhere to the guidelines as well as undertake measures for smooth implementation of the projects to benefit urban poor.

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

12/24
(M)

ANNEXURE-I

LIST OF PARTICIPANTS IN THE 39th MEETING OF CENTRAL SANCTIONING COMMITTEE (CSMC) HELD UNDER THE CHAIRMANSHIP OF SECRETARY (HUPA) ON 26.8.2008

1. Dr. Harjit S. Anand, Secretary **.... in Chair**
Ministry of Housing and Urban Poverty Alleviation
2. Dr. P.K. Mohanty, Joint Secretary (JNNURM) and Mission Director, Ministry of HUPA
3. Shri D.S. Negi, OSD (JNNURM), Ministry of HUPA
4. Shri V.K. Gupta, Deputy Financial Adviser, Ministry of HUPA
5. Shri Vivek Nangia, Deputy Secretary (JNNURM), Ministry of HUPA
6. Shri N. Venugopalan, Deputy Secretary, Ministry of Urban Development
7. Shri Deena Nath, Deputy Director, Department of Expenditure, Ministry of Finance
8. Shri Umraw Singh, Deputy Director, Ministry of HUPA
9. Shri Devendra Singh, Section Officer, Ministry of HUPA
10. Shri Ashok Kumar Sharma, Statistical Officer, Ministry of HUPA
11. Shri H.V.L. Zarzoenga, Joint Director, Urban Development and Poverty
Alleviation Department, Government of Mizoram, Aizwal
12. Ms Lalrimawii Khiangte, Development Officer, HUDCO, Aizwal
13. Shri Medozho Zango, Regional Chief, HUDCO, Aizwal
14. Ms. Usha P. Mahavir, Deputy Chief, HUDCO, New Delhi.
15. Ms. Radha Roy, Assistant Chief, HUDCO, New Delhi.
16. Shri Pankaj Gupta, Development Officer, BMTPC, New Delhi
17. Shri A.P. Tiwari, ACP, HUDCO, New Delhi
18. Shri Ritabrata Ghosh, Assistant Chief (Project), HUDCO, Kolkata
19. Shri M. Jayachandran, Deputy Director (BSUP), Ministry of HUPA

BRIEF SUMMARY OF SUPPLEMENTARY AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING COMMITTEE (CSC) UNDER INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)

Rs. in Crores

Sl. No.	State/ ULB	Project Title	Project Cost	Central Share	State Share	1st installment	Project Brief	Page No.
A.	Champhai, Mizoram	Detailed Project Report under IHSDP for Champhai, Mizoram	1.36	0.90	0.46	0.45	<ul style="list-style-type: none"> • SLCC has recommended the project. • Elected body is in place. • MoA has been signed by the State Govt. • State Govt. may clarify the basis/ground of beneficiary identification on above points mentioned in DPR: <ol style="list-style-type: none"> a. Many beneficiaries are living the rental basis in the area were included. b. The list of beneficiaries has not been included in the DPR. c. Details with regards to socio-economic profile of beneficiary have not been included. • Appraisal Agency has commented that - <ol style="list-style-type: none"> a. Detail layout plan showing location of houses, approach roads, water drainage etc. not included in the DPR. b. Detailed estimate has not been provided. Estimates of community center has been taken 	01 to 05

14 (24) (M)

						on are rates basis c. No specific details have been provided with regard to the exact site. Though it is mentioned that beneficiaries have their own houses or rented houses. d. The 74 DUs proposed to construct are of semi-permanent nature including use of Bamboo Mat wall in CGI skirting & roofing etc. e. 50 DUs are proposed to be constructed five identified location but details not given in DPR. f. Structural design has not been provided in DPR. Earthquake resistant design as per modal provision may be done since the area is in highly seismic zone. • Appraisal Check list not submitted by the Appraisal Agency. • Housing to infrastructure cost ratio is 63:37. • Project duration proposed not mentioned in the appraisal report. • Cost estimates are worked out as per Mizoram PWD SOR 2007.	
B.	Kolasib, Mizoram	Detailed Project Report under IHSDP for Kolasib,	1.15	0.66	0.49	0.33	• SLCC has recommended the project. • Elected body is in place. • MoA has been signed by the State Govt. • State Govt. may clarify the basis/ground of beneficiary identification on above points

	Mizoram		
			<p>mentioned in DPR:</p> <ul style="list-style-type: none"> a. Many beneficiaries are living the rental basis in the area were included. b. The list of beneficiaries has not been included in the DPR. c. Details with regards to socio-economic profile of beneficiary have not been included. • Appraisal Agency has commented that - <ul style="list-style-type: none"> a. Detail layout plan showing location of houses, approach roads, water drainage etc. not included in the DPR. b. Detailed estimate has not been provided. Estimates of community center has been taken on area rates basis c. No specific details of Ownership of land and tenure details have been provided with regard to the exact site. Though it is mentioned that beneficiaries have their own houses or rented houses. d. The 50 DUs proposed to construct are of semi-permanent nature including use of bamboo Mat wall in CGI skirting & roofing etc. e. 50 DUs are proposed to be constructed five identified location but details not given in DPR. f. Structural design has not been provided in DPR. Earthquake resistant design as per modal provision may be done since the area is in highly

06
to
10

16 / 24
(M)

								seismic zone. <ul style="list-style-type: none"> Appraisal Check list not submitted by the Appraisal Agency. Cost estimates are worked out as per Mizoram PWD SOR 2007. Project duration proposed is 1.5 years. 	
							TOTAL		0.78
			2.51	1.56	0.95	0.78			

**BRIEF SUMMARY OF AGENDA FOR CONSIDERATION OF CENTRAL SANCTIONING COMMITTEE (CSC) UNDER
INTEGRATED HOUSING & SLUM DEVELOPMENT PROGRAMME (IHSDP)**

Rs. in Crores

Sl. No.	State/ ULB	Project Title	Project Cost	Central Share	State Share	1st/2nd install - ment -	Project Brief	Page No.
A.	Pali, Distt. - Lalitpur, Uttar Pradesh	IHSDP scheme for the Pali town of Distt. - Lalitpur, Uttar Pradesh	5.05	2.71	2.34	1.35	<ul style="list-style-type: none"> • Project with revised cost yet to be approved by SLCC. • Elected body is in existence. • The socio economic survey has been carried out by the agency. • The duly certified beneficiaries list has been furnished. • Title of land is with the town area committee. • The ratio of housing and infrastructure cost is 61: 39. • Total 192 household from 1 slum of 25.94 Sq. mtr. / du in G+3 structure are proposed to built with basic infrastructure facilities on relocation basis. • The estimates are based on PWD SOR 2008 of Lucknow Circle. • The project duration is 18 months. 	01 to 14

18 | 24 (M)

b. Jhansi town, Distt. Jhansi, Uttar Pradesh	IHSDP scheme for the Jhansi town, Distt. Jhansi, Uttar Pradesh	5.18	2.80	2.38	1.40	<ul style="list-style-type: none"> • Project with revised cost yet to be approved by SLCC. • Elected body is in existence. • The socio economic survey has been carried out by the agency. • The duly certified beneficiaries list has been furnished. • Title of land is with the town area committee. • The ratio of housing and infrastructure cost is 59.06 : 40.94. • Total 192 household are identified from 1 slum of 25.94 Sq. mtr. / du in G+3 structure are proposed to built with basic infrastructure facilities on relocation basis. • The estimates are based on PWD SOR 2008 of Lucknow Circle. • The project duration is 15 months. 	15 to 29
c. Kalpi Town of Distt Jalaun Uttar Pradesh.	IHSDP Scheme for the Kalpi Town of Distt Jalaun Uttar Pradesh.	4.49	2.36	2.13	1.18	<ul style="list-style-type: none"> • Project with revised cost yet to be approved by SLCC. • Elected body is in existence. • The socio economic survey has been carried out by the agency. • The duly certified beneficiaries list has been 	30 to 45

19/24 (M)

	<ul style="list-style-type: none"> Title of land is with the Nagar Palika. The ratio of housing and infrastructure cost is 60%:40%. Total 160 household are identified from 3 slum of 25.94 Sq. mtr. / du in G+3 structure are proposed to built with basic infrastructure facilities on relocation basis. The estimates are based on PWD SOR 2008 of Lucknow Circle. The project duration is 18 months 							
D.	<ul style="list-style-type: none"> Project with revised cost yet to be approved by SLCC. Elected body is in existence. The socio economic survey has been carried out by the agency. The duly certified beneficiaries list has been furnished. Title of land is with the town Area Committee. The ratio of housing and infrastructure cost is 62.61 : 37.39. Total 208 household are identified from 3 slums of 25.94 Sq. mtr. / du in G+3 structure are proposed to built with basic infrastructure 	1.44	2.72	2.88	5.60	IHSDP scheme for the town of Kadaura town, Distt. - Jalaun, Uttar Pradesh	Kadaura town, Distt. Jalaun, Uttar Pradesh	46 to 60

20 24 (12)

						<p>facilities on relocation basis.</p> <ul style="list-style-type: none"> The estimates are based on PWD SOR 2008 of Lucknow Circle. The project duration is 18 months. 	
E.	Mahoba town Distt Mahoba Uttar Pradesh.	IHSDP Scheme for the Mahoba town Distt Mahoba Uttar Pradesh.	2.90	1.58	1.32	<ul style="list-style-type: none"> Project with revised cost yet to be approved by SLCC. Elected body is in existence. The socio economic survey has been carried out by the agency. The duly certified beneficiaries list has been furnished. Title of land is with the town area committee. The ratio of housing and infrastructure cost is 51.36 : 48.64. Total 84 household are identified from slums for providing G+2 storied house with build-up area of 25.94 Sq. mtr. Along with infrastructure facilities on relocation basis. The estimates are based on PWD SOR 2008 of Lucknow Circle. The project duration is 18 months 	61 To 75
F.	Kurara town Distt Hamirpur	IHSDP Scheme for the	5.07	2.63	2.44	<ul style="list-style-type: none"> Project with revised cost yet to be approved by SLCC. Elected body is in existence. 	

21 | 24 | (ND)

Uttar Pradesh.	Kurara town Distt Hamirpur Uttar Pradesh.					<ul style="list-style-type: none"> The socio economic survey has been carried out by the agency. The duly certified beneficiaries list has been furnished. Title of land is with the town area committee. The ratio of housing and infrastructure cost is 59 : 41. Total 168 household are identified from 3, slums for providing G+2 storied house with build-up area of 25.94 Sq. mtr. Along with infrastructure facilities on relocation basis. The estimates are based on PWD SOR 2008 of Lucknow Circle. The project duration is 18 months 	76 To 91
G. Orai town Distt Jalaun Uttar Pradesh.	IHSDP Scheme for the Orai town Distt Jalaun Uttar Pradesh.	10.03	5.00	5.03	2.50	<ul style="list-style-type: none"> Project with revised cost yet to be approved by SLCC. Elected body is in existence. The socio economic survey has been carried out by the agency. The duly certified beneficiaries list has been furnished. land is in the name of Nagar Palika and handed over to DUDA. 	92 To 106

22/24
MP

- The ratio of housing and infrastructure cost is 67.20 : 32.80.
- Total 400 household are identified from 2, slums for providing G+ 3 storied houses with build-up area of 25.94 Sq. mtr. Along with infrastructure facilities on relocation basis.
- The estimates are based on PWD SOR 2008 of Lucknow Circle.
- The project duration is 18 months

9.97

18.36

19.96

38.32

TOTAL

23/24 (NR)

Annexure-III
to the minutes of 39th CSC (IHSDP)

(Rs. in lakh)

State / city	Name of Project	Total central share Approved	State Share approved (Excluding Ben. contribution)	1 st installment of Central share Released	Amount of Central share utilised	% of utilisation	Amount of State+ ULB share released	Amount of State+ ULB share utilised	% of utilisation	Amount recommended for release as 2 nd installment of ACA	% of amount recommended to the total central share approved
Uttar Pradesh / Raebareli	IHSDP Project for Dhaurashra slum at Raebareli, UP	116.136	20.23	58.068	48.48	83.49%	10.01	\$	\$	58.068	50%

\$\$ The State has certified that the utilisation of State/ULB share is more than 70%.
Release of 2nd instalment will be made on receipt of information about the exact amount of State/share released and utilised.

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