

Vivek Nangia
Director (JNNURM)
Tel: 23062279



भारत सरकार
आवास और शहरी गरीबी
उपशमन मंत्रालय,
निर्माण भवन, नई दिल्ली-110108

GOVERNMENT OF INDIA
MINISTRY OF HOUSING &
URBAN POVERTY ALLEVIATION
NIRMAN BHAWAN, NEW DELHI-110108
D.o. No. N-11027/50/2007-BSUP/JNNURM
Dated: 01.2010

Dear

Kindly refer to the DO letter of even no. dated 9th June, 2009 regarding appointment of Third party Inspection and Monitoring Agencies for Basic Services to Urban Poor (BSUP) and Integrated Housing & Slum Development Programme (IHSDP) Projects under Jawaharlal Nehru National Urban Renewal Mission (JNNURM).

2. Attention is also invited towards the Para 8.2 (extract enclosed) of Minutes of 65th CSMC meeting wherein it was decided to expand the agencies under TPIMA and revise the Bands of the agencies on the basis of Turnover for the Financial Year 2008-09. In accordance with the Turnover details received from the respective agencies, the list of expanded Panel of TPIM Agencies and the new applicable Band is enclosed at **Annexure-I** for favour of necessary action at the end of State Level Nodal Agencies while appointing the TPIM agencies for BSUP and IHSDP projects. Some agencies have not reported their Turnover details and the SLNAs may kindly decide the amount of work to be allocated on the basis of turnover of these agencies. The Revised band Capacity and the amount of work to be allocated for the agency(s) is as under:

Type of Band	Eligibility Criteria
Band I	Turnover less than Rs. 25 lakh per annum <i>(Eligible for work worth Rs. 25 lakh at any point of time)</i>
Band II	Turnover equal to or more than Rs. 25 lakh per annum but less than Rs. 50 lakh per annum. <i>(Eligible for work worth Rs. 50 lakh at any point of time)</i>
Band III	Turnover equal to or more than Rs. 50 lakh per annum but less than Rs. 100 lakh per annum. <i>(Eligible for work worth Rs. 100 lakh at any point of time)</i>
Band IV	Turnover equal to or more than Rs. 100 lakh per annum but less than Rs. 500 lakh per annum. <i>(Eligible for work worth Rs. 200 lakh at any point of time)</i>
Band V	Turnover equal to or more than Rs. 500 lakh per annum. <i>(Eligible for work worth Rs. 500 lakh at any point of time)</i>

3. A Statement of Balance Capacity of the Agencies is also enclosed at Annexure-II.
4. I request you to kindly initiate action for appointing the TPIM agencies at the State level without delay and submit the necessary proposals to Mission Directorate for consideration of CSMC/CSC. An early action would enable all of us to achieve the common objectives of JNNURM.

With Regards

Yours Sincerely

Vivek Nangia
(Vivek Nangia)

To

All the State Secretaries (Housing/UD/MA)
(as per list)

Copy to:

- (i) All the empanelled Agencies (as per list)
- (ii) Technical Director (NIC), Ministry of UD& HUPA with a request to upload the letter on website of JNNURM.
- ✓ (iii) Systems Manager, Monitoring Cell for necessary follow-up.
- (iv) Hindi Section to provide Hindi Version of the letter.

Vivek Nangia
(Vivek Nangia)
Director (JNNURM)

EXPANDED PANEL OF TPIM AGENCIES & REVISION OF BANDS

S.No	Name of the Concern	Old Band	New Turnover-2008-09 (Rs. Crore)	New Band Applicable
1	Mukesh & Associates Consultants & Engineers 2/6, Ranganathan Avenue Perumal Malar Main Road Narasothipatty Salem-636 004	V	15.27 (15.44 for CTPIM)	V
2	Shrikhande Consultants Pvt. Ltd. 33-35 Shanti Centre Plot No. 8 Sector 17 Navi Mumbai – 400 075.	IV	8.02	V
3	Consultant - Business Development Span Consultants Pvt. Ltd. Mindmill Corporate Tower, 5th Floor Plot No. 24A Sector 16A (Film City) Noida 201301, Uttar Pradesh India Tel: + 91 120 468 7400 Ext. xxx Facsimile: + 91 120 468 7444	V	Not submitted	State will decide when calling bids
4	Deputy General Manager Aarvee Associates Architects Engineers & Consultants (P) Ltd. Ravula Residency, Sri Nagar Colony Hyderabad – 500 082	V	49.0 (Provisional) (52.22 for CTPIM)	V
5	Director Intercontinental Consultants and Technocrats Pvt. Ltd A-8, Green Park. New Delhi-110 016	V	Not submitted	State will decide when calling bids
6	Managing Director National Consultancy for Planning & Engineering 9-4-131/17/A Tombs Road Akbar Bagh Toli Chowki Hyderabad – 500 008.	IV	15.64- (unaudited) 12.27 (Audited)	V
7	The General Manager, Rites Ltd (A Govt. of India Undertaking) Rites Bhawan, No.1, Sector 29, Gurgaon Haryana.	V	Not submitted	State will decide when calling bids
8	Managing Director BLG Construction Services Pvt. Ltd Chopasani Housing Board, H.No.386 , Sector-17 E Chopasani, Housing Board Jodhpur – 342 008.	IV	5.02 (5.10 for CTPIM)	V

9	Principal Consultant Shristi Urban Infrastructure Development Ltd. D-2, 5 th Floor, Southern Park, Saket Place, Saket, New Delhi- 110 017	IV	Not submitted	State will decide when calling bids
10	DHV India Pvt. Ltd B-1/I-1, 1 st Floor Mohan Co-operative Industrial Estate Mathura Road New Delhi – 110 044	V	Not submitted	State will decide when calling bids
11	Director (Urban Management) Infrastructure Professional Enterprises Pvt. Ltd A-10, Green park (Main Aurobindo Road) New Delhi – 110 016.	V	64.30 (for CTPIM)	V
12	SGS India Pvt. Ltd 48 Adi Shankaracharya Marg Vikhroli (W) Mumbai – 400 083.	V	308.87 (TPIM- Maharashtra)	V
13	Project Engineering & Management Services (PEMS) – Kitco Consortium (PEMS as lead partner) A7, T.C. 9/241(4), Tennis Club Enclave P.O. Kowdiar Thiruvananthapuram Kerala - 695 003.	IV	17.48	V
14	The CEO Concrete Structural Forensic Consultants consortium 46, 2 nd Floor 4 th Cross Sampige Road Malleswaram Bangalore – 560 003	II	Not submitted	State will decide when calling bids
15	Manager (Admn.) DMG Consulting P Ltd A-81, Sec-65, Noida UP 201301	IV	Not submitted	State will decide when calling bids
16	Everon Projects Consultants Ltd S.C.O. 343 Sector 9 Panchkula Haryana	I	0.51 (0.56 for CTPIM)	III
17.	Head (Business Development) Consulting Engineering Services (India) Pvt. Ltd., 57, Nehru Place, (5th Floor) New Delhi- 110 019 Ph: 011-41392300/26485284/26460411 Fax: 011-26460409		191.81 (2008-09 through e- mail)	V
18.	Feedback Ventures Private Limited 15 th Floor, Tower 9B DLF Cybercity, DLF Phase-III Gurgaon-122002 Ph: 0124-4169100 Fax: 0124 – 4316655/ 4316666 E-mail: contactus@feedbackventures.com		99.12	V

19.	Halcrow Consulting India Limited B-11, Sector-4 Noida Uttar Prades-201301 Ph: 0120 - 4682500 Fax: 0120- 4682534		Not submitted	State will decide when calling bids
20.	Lea Associates South Asia Pvt. Ltd., B-1/E-27, Mohan Cooperative Industrial Estate, Mathura Road New Delhi – 110 044 Ph: 011-26973950-52 Fax: 011-41678659/26971062 E-mail: lasa@bol.net.in		Not submitted	State will decide when calling bids
21.	Head (Business Development) Mahindra Acres Consulting Engineers Ltd., Mahindra Towers, Ground Floor No.17/18,Patullos Road Chennai -600 002 Ph:044-28542325,28542326 Fax:044-28542324		8.57 (for CTPIM)	V
22.	Head (Business Development) Meinhardt Singapore Pte. Ltd., (India Branch) A-8, Sector – 16 Noida – 201 301 Uttar Pradesh Ph: 0120-2516165 Fax: 0120-2515745 E-mail: rajesh@meinhardtindia.com		26.94 (unaudited)	V
23.	MSV International Inc., D-7, Southcity I Gurgaon -122 002 Haryana Ph: 0124-4002603/04 Fax:0124-4002605 E-mail: info@msvgroup.com		61.86 (for CTPIM)	V
24.	Head (Business Development) Operations Research Group Pvt. Limited D-24, Second Floor South Extension – Part -1 New Delhi – 110 049 Ph: 011-24603549/24694909 Fax: 011-24603549 E-mail: dbanerjee@orgplindia.com		Not submitted	State will decide when calling bids
25.	Head (Business Development) Ramky Infra Consulting Pvt. Ltd C-11B,First Floor, Super Mart-1 DLF Phase – IV, Near Galleria Gurgaon -122 002 Ph:0124-4018652 Fax:0124-4019051		Not submitted	State will decide when calling bids
26.	Head (Business Development) Shah Technical Consultants Pvt. Ltd., Consulting Engineers 407, Raheja Centre, Plot No.214, Nariman Point Mumbai – 400 021 Ph: 022-22871061/22820018/22820121		23.73 (08-09 through e-mail)	V

	Fax: 022 -22023714 E-mail: stcmumbai@vsnl.com			
27.	SMEC India Pvt. Limited A-Block, 2 nd floor First India Place, Vatika Building Gurgaon Mehrauli Road Near Sahara Mall Gurgaon Ph: 0124-4376017/ 4552800 Fax: 0124-4380043		Not submitted	State will decide when calling bids
28.	Head (Business Development) S.N.Bhobe & Associates Pvt. Limited Banking Complex No. II Unit No.10 Plot No. 9 & 10 Sector 19A, Vashi Navi Mumbai-400705		20.78 (for CTPIM)	V
29.	Subhash Projects and Marketing Limited 4th Floor, Tower II NBCC Plaza Pushp Vihar, Sector-V Saket New Delhi-110017 Ph: 46861200 Fax: 46861222		Not submitted	State will decide when calling bids
30.	Head (Business Development) Water And Power Consultancy Services (India) Limited 76-C, International Area, Sector – 18 Gurgaon – 122 015 Haryana Ph: 0124-2397391 Fax: 0124-2399224 E-mail: wapcos@dataone.in		106.4 (for CTPIM)	V

Annexure-II

S.No.	Agency's Name	Work Awarded		Total	States	Revised Band	Limit	Balance Limit
		Bsup	IHSDP					
1	Aarvee Associates Architects Enginners & Consultatns Pvt. Ltd.	1.55	3.43	4.98	A.P., Chhattisgarh, West Bengal,	V	5.00	0.02
2	BLG	0.73	1.01	1.74	W.B.	V	5.00	3.26
3	DHV India		0.0586	0.06	Karnataka			
4	IIT Roorkee	0.42	0.24	0.66	U.P.			
5	IPE	1.00	1.7	2.70	U.P.	V	5.00	2.30
6	Mahindra Consulting Engg. Ltd.	1.45	1.74	3.19			5.00	1.81
7	M/s Shristi	0.76	1.22	1.98	U.P.,	IV	2.00	0.02
8	NCPE	1.69	3.43	5.12	A.P., Maharashtra	V	5.00	-0.12
9	SGS Pvt. Ltd.	1.72	3.96	5.68	Maharashtra, W.B., Karnataka, Tamilnadu	V	5.00	-0.68
10	Shrikhande Consultants	3.68	1.03	4.71	A.P., Gujarat, M.P.,Maharashtra	V	5.00	0.29
Total		13.00	17.82	30.82				

8.1.3 Details of source of funding are mentioned in part-C of the Toolkit. The funds available under BSUP and IHSDP as indicated in part-C of the toolkit will be pooled at source i.e. arrived at as percentage of total budget for the scheme and not separately for individual States/UTs. The pool, thus, created at the centre will be used to finance proposals from States. This is to ensure that those States/UTs which have meagre allocation are not deprived of minimum financial support for capacity building.

8.1.4 The Committee considered the Toolkit and noted the changes that are proposed compared to what was approved by the CSMC earlier. It was also noted that the Toolkit has been approved by Minister for Housing & Urban Poverty Alleviation. Considering that no suggestions have come forth for any modification of the Toolkit after the same was circulated, the Committee approved the proposal to adopt the same and circulate to States/UTs for seeking financial assistance. The approved Toolkit is enclosed at Annexure VII of the Minutes. The States/UTs would need to submit proposals in accordance with the approved Toolkit. As per the approval accorded by the Minister for Housing & Urban Poverty Alleviation, the Toolkit will apply to capacity building activities under various programmes being undertaken by the Ministry of Housing & Urban Poverty Alleviation such as Jawaharlal Nehru National Urban Renewal Mission (BSUP & IHSDP), Swarna Jayanti Shahari Rozgar Yojana (SJSRY), Urban Statistics for HR & Assessment (USHA) and Rajiv Awas Yojana (RAY). DS (JNNURM) will take action to communicate the approved Toolkit to States/UTs and various Divisions in the Ministry dealing with schemes.

8.2 Appointment of TPIM – Modification to Toolkit

8.2.1 In the 64th meeting of CSMC, while approving the proposal of TPIM for the state of Maharashtra, the Committee had observed

16 | 78
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- TPIMA should be for the State as a whole or for a geographic region and not for each project.
- TPIMA should be able to take fresh projects in the vicinity to avoid procedural delays and costs in engaging another TPIMA

8.2.3 The maximum permissible fee for TPIM under BSUP is 0.5% of the project cost whereas under IHSDP it is 0.25% of the project cost. The same is needed to be rationalized for following reasons

- The size of an IHSDP project is relatively much smaller as compared to BSUP project.
- While BSUP projects are located in Mission cities, IHSDP projects are often at far-away locations.
- It is also accepted that each project requires desk review and a minimum number of site visits for a good quality check by the Agency and a meaningful report to come out. The fee for desk review is prescribed in the range of Rs. 2.0 lacs and fee for site visit at Rs. 50,000.

Therefore, 0.25% of the project cost under IHSDP is not sufficient to cover these aspects.

8.2.4 The existing panel of 16 agencies needs to be expanded. Each agency can take up a specified quantity of work at a time depending upon the Band in which it falls. The Band is pre-decided on the basis of annual turnover of the agency. The bands of empanelled agencies need to be revised by taking into account their latest turnover.

8.2.5 The Committee considered these issues and decided that

- States may choose to appoint a single agency or divide the work amongst few agencies by resorting to grouping of projects. However, the agency should be able to take up work as per its capacity defined in the Toolkit.
- The TPIM work can be allotted to an agency as per following limits

- a. The fee for desk review should not exceed Rs. 2.0 lacs and fee per visit should not exceed Rs. 50,000 within overall cap of Rs. 9,00,000 for a BSUP project and Rs. 8,00,000 for an IHSDP project.
- b. The overall cost should not exceed 0.5% of the project cost under BSUP.

While, the limits for Rs. 50,000 per site visit and Rs. 2.0 lacs will continue to apply with maximum site visits under BSUP and under IHSDP prescribed at 14 and 12 respectively, the limit of 0.5% of the project cost under BSUP or the limit under IHSDP, as the case may be, would apply to the package (group of projects) as a whole because a single quote will be called for the package or a group of projects.

- The States may choose to award new or forthcoming projects to lowest bidder or selected agency in the vicinity even after award of work at the same rates. The States need to specify this intention at time of calling bids.
- The States need to fix the number of visits for each project in a package before calling bids. The number of visits in each project may be fixed on the basis of size of project or the progress of project or any other criteria decided by the State. The package will, thus, have a fixed number of visits known to the bidders.
- The States may also choose to call only financial quotes from the prequalified empanelled agencies. However, if the bids are to be called from a larger panel, then States need to prequalify the other agencies by following the same criteria specified in the toolkit.
- The panel of agencies would be expanded by inclusion of agencies empanelled by MoUD for carrying out IRMA work. The panel would be valid till end of Mission period.

- The Band of each empanelled agency would be revised for existing panel and awarded to new agencies being included by taking into account the turnover of the respective agency for F.Y. 2008-09. Similar revision would take place at the beginning of every year. Mission Directorate would revise the bands.
- The maximum permissible limit for TPIM work under IHSDP is raised to 1% of the project cost to rationalize the existing provisions.

8.2.6 The Committee also observed that empanelled agencies are submitting their bids simultaneously in different States and there is possibility of an agency getting work from different States which would be more than its specified capacity, as per band allocated. In view of this, it was suggested that States, while limiting their TPIM work to the capacity of the agency as per band allocation would also exercise caution in the following manner.

- The agencies should be asked to submit the details of TPIM work of BSUP and IHSDP already awarded to them by any State.
- States need to check the value of TPIM work an agency has already been awarded at any point of time and the time period over which it has to execute the work and staggering of TPIM work awarded to an agency. The band capacity of an agency will change dynamically depending on the value and time period of the work being awarded to it. State Govt. needs to take appropriate decision considering the above points.

8.2.7 The Committee also observed that 16 agencies have been empanelled by MoHUPA for TPIM work and 14 agencies empanelled by MoUD for Independent Review and Monitoring (IRMA). The Committee decided to include all IRMAs in the TPIM list. Till date around 1300 projects have been sanctioned under BSUP & IHSDP. Considering the value of TPIM work would

be to the tune of Rs. 100 crore, it will be difficult for the States to allot the work to the empanelled agencies within the present band limits. At the time of empanelment of TPIM agencies their turnover for the F.Y. 2006-07 was taken into consideration for fixing the band limit. In view of above, CSMC has decided to raise the band limits as given below.

Revised Band Limits

Band I	Turnover less than Rs. 25 lakh per annum <i>(Eligible for work worth Rs. 25 lakh at any point of time)</i>
Band II	Turnover equal to or more than Rs 25 lakh per annum but less than INR 50 lakh per annum <i>(Eligible for work worth Rs. 50 lakh at any point of time)</i>
Band III	Turnover equal to or more than Rs 50 lakh per annum but less than INR 100 lakh per annum <i>(Eligible for work worth Rs. 100 lakh at any point of time)</i>
Band IV	Turnover equal to or more than Rs 100 lakh per annum but less than INR 500 lakh per annum <i>(Eligible for work worth Rs. 200 lakh at any point of time)</i>
Band V	Turnover equal to or more than Rs 500 lakh per annum <i>(Eligible for work worth Rs. 500 lakh at any point of time)</i>

9. Proposal for Capacity Building from Himachal Pradesh

The Committee took note of the fact that earlier a proposal by the State of Himachal Pradesh for capacity building was deferred by the Committee. The present proposal for Rs. 6.13 crores for capacity building of State of Himachal Pradesh, which is prepared after suggestions were given to the State to follow certain norms, was presented. OSD (JNNURM) informed that the proposal is as per the Toolkit approved in the present meeting. The Committee decided that

- Cost of e-tool be limited to Rs. 50 lacs
- Cost of networking be limited to Rs. 10 lacs
- Cost of study visit be limited to Rs. 12 Lacs