

No. N-11027/4/2011-IHSDP  
Govt of India  
Ministry of Housing & Urban Poverty Alleviation  
JNNURM Directorate

G, Wing, Nirman Bhavan,  
New Delhi, Dated 20<sup>th</sup> April 2011  
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**Sub:** Payment of Charges towards analysis of TPIM Reports for BSUP & IHSDP projects under JNNURM

Sir,

I am directed to refer to the letter No. HUDCO/JNNURM/TPIMA (85) /2011 dated 4<sup>th</sup> March 2011 on the subject cited above vide which a proposal for payment of Rs. 9,24,000/- towards analysis of TPIMA reports @ Rs. 12,000 per report was sent.

2) The matter has been examined in the Ministry as well as by the Central Sanctioning & Monitoring Committee (CSMC) during its 105<sup>th</sup> meeting held on 10<sup>th</sup> March 2011 (extracts of minutes enclosed for ready reference). The CSMC considered the work load involved in examination of TPIM reports running into volumes & the need to assist CSMC in dealing with release of funds under BSUP & HSDP based on presentation findings, SLNA's action thereon & checking as to whether the TPIMA's concern have been addressed adequately. The competent authority has approved Rs 8000/- per TPIMA report for analytical work by HUDCO & BMTPC- the appraising agencies. The expenditure incurred is to be met form out of 1% funds available with the ministry. Accordingly, the proposal in proper format (sample attached) may kindly be sent.

3) This issues with approval of Minister (HUPA).

Yours faithfully

*Vivek Nangia*

(Vivek Nangia)  
Director- (JNNURM)  
Tel- 23062279

No. N-11027/4/2011-IHSDP  
Copy for kind information to:-

Dtd. 20<sup>th</sup> April 2011

- 1) P.S to Minister (HUPA)
- 2) P.S to Secretary (HUPA)

- 3) P.S to M.D & A.S (JNNURM)
- 4) P.S to J.S (RAY)
- 5) P.A to Director (NBO) & OSD (JNNURM & RAY)
- 6) P.A to Director (RAY)
- 7) P.A to Director (JNNURM)
- 8) Executive Director (BMTPC)
- 9) D.D (BSUP)
- 10) U.S (JNNURM)

No. N-11027/4/2011-IHSDP

Dtd. 20<sup>th</sup> April 2011

Copy to:-

✓ The Technical Director (NIC) Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, with a request to kindly upload the letter on JNNURM website.

*Vivek Nangia*  
(Vivek Nangia)  
Director- (JNNURM)

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Government of India  
Ministry of Housing and Urban Poverty Alleviation  
JNNURM Directorate

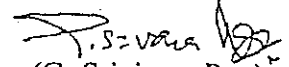
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Room No.222, G Wing, Nirman Bhawan  
New Delhi, Dated 24<sup>th</sup> March, 2011

OFFICE MEMORANDUM

The undersigned is directed to enclose herewith a copy of the minutes of the 105<sup>th</sup> meeting of the Central Sanctioning and Monitoring Committee of Ministry of Housing and Urban Poverty Alleviation held on 10<sup>th</sup> March, 2011 under the Chairpersonship 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 States/UTs with a request to take further follow up action.

  
(G. Srinivasa Rao)

Under Secretary to the Government of India  
Tel.:- 23061519

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 Organization (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 Mission Director & Additional Secretary (JNNURM), Ministry of Housing and Urban Poverty Alleviation, New Delhi- Member-Secretary.

- i. Karnataka: (1 BSUP project at Veerbhadra Nagara (236 DU), Bengaluru.
- ii. Andhra Pradesh: {(2 BSUP projects - 1 each at Goliapudi Vijayawada (Ph.I); Gollapudi, Vijayawada (Ph.(II))

(d) Proposal for 3<sup>rd</sup> installment of ACA received from

- i. Uttar Pradesh: (2 BSUP project - 1 each at Chak Malhauri Distt Lucknow; Construction of 852 DUs at Meerut)
- ii. Karnataka: (2 BSUP projects - 1 each at Bengaluru (Phase.I) and Bengaluru (Ph.II).

(e) Proposal for 4<sup>th</sup> & final installment of ACA received from

- i. Uttar Pradesh: (1 BSUP project in 5 slums Meerut).
- ii. Andhra Pradesh: (1 BSUP project for Construction of 4550 DUs and provision of Infrastructure facility in GHMC area Hyderabad).

(f) Special Agenda

- i. Payment of Charges for analysis of TPIMA Reports.

Brief details of the agenda are at Annexure-III.

5. Proposal for new BSUP projects received from

Jharkhand

5.1 The representative of the State of Jharkhand made a presentation seeking approval to 2 BSUP projects at Dhanbad (Ph. V) and Adityapur Jamshedpur.

5.2 The Committee observed the following:-

- i. The beneficiary contribution is on higher side. State needs to take the willingness of the beneficiaries after due consultative process.
- ii. State/ULB has to formulate an appropriate structure for ensuring proper maintenance of common area and assets after completion.
- iii. The DPRs provide bio-digesters for sewerage disposal.
- iv. SLNA has to furnish duly authenticated DPR containing administrative & technical check-list counter signed by SLNA, certificates/undertakings required, building design drawings, layout plans and cost estimate duly signed by the competent

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BSUP project for Construction of 4550 DUs and provision of Infrastructure facility at GHMC area Hyderabad.

9.6 Since the Committee deferred the proposals seeking ex-post-facto approval for the modified DPR of this Project, it also deferred the proposals seeking 4<sup>th</sup> installment of ACA for this project and advised the State to resubmit proposal along with compliance to the observations of the Committee at Para 6.5 and after releasing proportionate State share as per the revised project cost.

(Action: State to take action on the observations of the Committee).

#### 10 Payment of charges for analysis of TPIMA reports

10.1 The Director (JNNURM) made a presentation on the proposal for payment of charges for analysis of TPIMA reports by the monitoring agencies i.e. HUDCO and BMTPC. He informed that there are 30 agencies empanelled for TPIM work for BSUP and IHSDP projects. The TPIMA reports along with SLNA's comments received in the JNNURM Directorate are being analysed by the appraisal and monitoring agencies: HUDCO and BMTPC for consideration by the CSMC while approving 3<sup>rd</sup> and 4<sup>th</sup> installments of ACA for BSUP and 2<sup>nd</sup> installment of ACA for IHSDP projects. He stated that the appraisal agencies have claimed Rs. 12,000/- per report for analysis work.

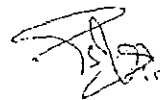
10.2 The Committee observed that the proposal is in accordance with the JNNURM guidelines. It held detailed deliberations on the proposal and considered the workload involved in the examination of TPIMA reports running into volumes and the need to assist the CSMC in dealing with release of installments under BSUP and IHSDP based on presentation of TPIMA findings, SLNA's action thereon and checking as to whether the TPIMA concerns have been addressed adequately. The Committee however approved a moderate sum of Rs. 8000/- per TPIMA report for analytical work and directed the Mission Directorate to obtain approval of the Internal Finance Division and the Competent Authority for meeting the expenditure from out of 1% JNNURM funds available with the Mission Directorate.

(Action: JNNURM Directorate to seek approval from the IFD & the Competent Authority and communicate the decision to the Appraisal & Monitoring agencies HUDCO & BMTPC).

11. The meeting ended with vote of thanks to the Chair.

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SPECIAL AGENDA FOR THE CSMC MEETING  
PAYMENT FOR ANALYSIS OF TPIM REPORT

To ensure quality implementation of projects under JNNURM (BSUP and IHSDP) 30 agencies have been empanelled as State Level TPIM Agencies. 2 agencies at the Central level have been named as Central TPIM Agencies. These agencies will be visiting more than 1400 projects with multiple site visits and give the Ministry and State Governments the feedback regarding quality of implementation of projects apart from looking into the processes followed for sanction, execution and quality assurance of works. Already more than 500 reports have been received and the same are being examined by HUDCO and BMTPC. These organizations have already put up a large number of manpower to examine the TPIM Reports which run into 100s of pages. Examining the TPIM reports cannot be entrusted to private agencies as these are valuable documents and there is possibility of vested interest if the same are examined by private agencies. Therefore, approval of CSMC is requested for entrusting the reports for examination to HUDCO and BMTPC who have been the appraising agencies. As regards fees for examining the reports is concerned, it is ascertained that the manpower requirement would cost the agencies about Rs. 10,000/- per report. In fact, HUDCO and BMTPC have asked for sanction of Rs. 12,000/- per report on an average basis. After due examination of the cost involved by the Mission Directorate, it is proposed that CSMC may sanction Rs. 8,000/- for examination of the report which may be paid from out of the 1% JNNURM funds available with the Ministry.



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## Format for Claiming Charges for Analysis of TPIMA Reports

<b>For BSUP Projects</b>											
S. No.	Name of State	Name of Mission City	Name of Project	Date on which TPIM Reports received from Mission Directorate/State Govt.	Name of Agency	State/Central TPIM Report	Nature of Reports		Date and Reference No. vide which the Analysis of the Reports sent to the Mission Directorate	Cost claiming @ Rs. 8,000/project	Remarks, if any
							Site Inspection Report (PC/CS-I/II/III/IV/Post C) *	Desk Review Report			
<b>For IHSDP Projects</b>											
S. No.	Name of State	Name of Mission City	Name of Project	Date on which TPIM Reports received from Mission Directorate/State Govt.	Name of Agency	State/Central TPIM Report	Nature of Reports		Date and Reference No. vide which the Analysis of the Reports sent to the Mission Directorate	Cost claiming @ Rs. 8,000/project	Remarks, if any
							Site Inspection Report (PC/CS-I/II/III/IV/PoC) *	Desk Review Report			

\* PC:-Pre-Construction Stage  
 CS:-Construction Stage (I/II/III/IV)  
 PoC:- Post Construction Stage