

VOLUME - 1
VOLUME - 2

Urban Infrastructure and Governance
Annexures to Urban Infrastructure
and Governance

VOLUME - 3 **Basic Services to the
Urban Poor**



**CITY DEVELOPMENT PLAN
FOR
BANGALORE**

2006

**Jawaharlal Nehru
National Urban Renewal Mission**

1	Background	2
2	Issues	4
2.1	Focus on delivering basic services to the poor	4
2.2	Core issues	5
3	City Development Plan - guidelines.....	5
3.1	Livability.....	6
3.2	Bankability and sustainability.....	6
3.3	Competitiveness.....	6
3.4	Governance	7
4	In-depth analysis of the existing situation, covering the demographic, economic, financial, infrastructure, physical, environmental and institutional aspects.....	7
4.1	Growth of Bangalore Urban Agglomerate	7
4.2	Coverage of Slums in Greater Bangalore	9
4.3	Projections for slums	10
4.4	Provision of basic services	11
4.5	The Challenges in providing Basic Services to Urban Poor	11
4.6	Current problems of Bangalore slums.....	12
4.7	Role of Bangalore Mahanagara Palike.....	13
4.8	Role of KSCB	13
4.9	Role of CMCs and TMC	13
5	Development of a perspective and a vision of the city.....	14
5.1	The following emerged as the vision for the city after a series of stakeholders' meeting at the city level:.....	14
5.2	Objectives of sub mission BSUP.....	14
5.3	Objectives of the State Government in providing basic services to urban poor	15
5.4	Benefits of upgrading the existing slums to acceptable standards.....	15
5.5	How will the poor benefit?	15
5.6	How to prevent creation of new slums?	16
5.7	Strengthen institutional mechanism	16
5.8	Functional domains of agencies and their related problems.....	17
6	Preparing a City Investment Plan (CIP) and a financing strategy	18
6.1	Projects eligible for assistance under JNNURM	18
6.2	Schemes Covered in Investment Estimates	18
6.3	Basic Assumptions in investment estimation	19
6.4	Investment Plan	20
6.5	Funding Pattern	21
7	Multi stakeholder consultation	25
8	Critical factors for success	26
8.1	Governance	28
8.2	Participation	28
8.3	Rule of law	28
8.4	Transparency	28
8.5	Responsiveness	29
8.6	Consensus oriented	29
8.7	Equity and inclusiveness	29
8.8	Effectiveness and efficiency	29
8.9	Accountability	29
9	Options for Implementation	30
9.1	PPP Model	31
10	Acknowledgements	31

Basic Service to the Urban Poor

1. Background

Government of India (Ministry of Urban Development) launched Jawaharlal Nehru National Renewal Mission (JNNURM) on December 3, 2005 with a primary aim to revitalize the urban infrastructure linked to an agenda of reforms. The scheme has been designed to provide the urban local bodies mandated to provide various citizen services along with their respective State Governments to implement programmes and initiatives that would ensure good governance and create an environment for sustainable development of urban infrastructure and provision of basic services to urban poor.

JNNURM as formulated by the Government of India has two sub missions:

- a. Infrastructure & Governance
- b. Basic Services to Urban Poor (BSUP)

The first sub mission addresses the requirements of infrastructure gap of the cities and revamping the provision of citizen services. Basically the mission aims at funding through grants a priority list of detailed projects of the city that would help it achieve realisation of its vision. The second sub mission focuses on provision of basic services to urban poor. These fundamentally are housing, water supply, drainage, storm water drains, solid waste management, street lighting, community toilets and community halls. Having recognized the need to extend the provision of basic services to all strata of population the scheme propounds initiatives that would evolve sustainable programs and projects.

A City Development Plan (CDP) is mandatory among other initiatives to seek funding through JNNURM. The CDP document shall serve as the blueprint for the city capturing its vision, mission, goals and objectives with a clear identification of priority programs and initiatives. The CDP shall incorporate the requirements of various stakeholders of the city and present a common shared blueprint for the city. CDP is designed to introduce new perspectives on the city's problems and change the practice of urban management. In the case of Bangalore the CDP focuses on arresting the fast degradation of the environment and cleanliness of the city. Stakeholder participation in planning and urban management is a new feature for municipal administration but has been emphasized in the JNNURM. This would ensure active engagement of resources from multiple stakeholders and achievement of milestones as per scheduled time and cost estimates, when participatory approach is involved.

UrbanFirst Systems Private Limited has been engaged to prepare the CDP for Basic Services to Urban Poor by Bangalore Mahanagara Palike (BMP) in coordination with the Housing Department, Government of Karnataka. UrbanFirst had earlier prepared and submitted a CDP for the sub mission infrastructure and governance before the formal announcement of the JNNURM. UrbanFirst conducted consultations with four major

players in the city who are responsible for providing housing and related infrastructure to urban poor. They are:

- a. Karnataka Housing Board (KHB)
- b. Karnataka Slum Clearance Board (KSCB) – organization empowered to deal with slums that are declared.
- c. Bangalore Mahanagara Palike (BMP) – the principal ULB entrusted to deal with all slums in the city that are not declared (an administrative process)
- d. District Urban Development Cell (DUUDC) overseeing the functioning of City Municipal Corporations (CMCs) and Town Municipal Corporations (TMCs)

KHB takes care of housing requirements of all sections of society and is not directly responsible for providing basic services to urban poor. Since the agency has the knowledge and the organizational strength to deal with housing and related infrastructure, Government of Karnataka, Housing Department nominated KHB to coordinate preparation of the CDP engaging all the stakeholders.

UrbanFirst also consulted Karnataka Housing Board (KHB), who coordinated the preparation of the CDP for basic services to urban poor having been nominated by the Housing Department, Government of Karnataka. KHB has experience and expertise in provision of housing and related infrastructure in the State. KHB is also embarking on redevelopment of slums with the engagement of private sector through a public private partnership model that would provide housing and infrastructure to existing slum dwellers and an opportunity for the private sector to exploit the adjoining land for commercial purposes.

Urban First conducted three major workshops involving all stakeholders including non government organizations (NGOs) to evolve the common and shared vision for the city in respect of providing basic services to urban poor.

- a. A stakeholders' meeting was conducted at Karnataka Housing Board premises on 26th November 2005 defining the scope of the assignment and the methodology for data collection and involvement of various entities in evolving the CDP.
- b. The visioning exercise conducted on December 9, 2005 was attended by Joint Secretary, Poverty Alleviation, Ministry of Urban Development, Government of India, in which many NGOs representing communities actively participated.
- c. A draft presentation of the summary findings was made on March 25, 2006 detailing the vision, coverage and investment estimates.

2. Issues

Bangalore has been witnessing an exponential growth in terms of population (current estimated population 5.7 million) coupled with matching high-technology business activities in the last two decades. It is the fifth largest city in the country and amongst the fastest growing cities. It is now recognized as a Global city, a preferred choice of many global corporations to position their businesses. It has indeed been a challenge to the government agencies including the urban local bodies to meet up with these unprecedented demands and challenges of the global companies and its citizens demanding international class 'citizen services'. Traditionally, the city of Bangalore has been a global destination for business in Information Technology (IT), Bio Technology, and BPO sectors. The city, which still hosts major public sector corporations of the nation, has now become home for global IT players. The city is fast emerging as world technological centre in recognition of which the Government of India has announced the construction of Modern International Airport and a Metro Mass Transport System. The composition of the city population is fast becoming cosmopolitan international in nature and their expectations on quality of services provided by civic authorities is raising, demanding high quality and certainty in provision of services. The demographics are changing too in favor of younger population groups; this brings in its wake demand for new services and consequently, the infrastructure needs for them.

Along side the high tech and industry profile the proliferation of slums and attendant problems co-exist in Bangalore. Availability of jobs has attracted large migrant population to the city who have established settlements in available land space ignoring regulations and approvals. In the past, rural-urban migration and urbanization were seen as an obstacle to national development and the forces behind poverty, unemployment, crime, social disorder, slums and squatter settlement and degradation of the urban environment. Today's free-market paradigm sees urbanization as a positive process facilitating the move of labour, capital and goods to places where they can be most productive, and cities as engines of growth. Bangalore presents typical urban agglomerate subject to the problems of rapid urbanisation and unplanned growth in all directions.

Unplanned development of the city especially in the last two decades has left the city falling far below accepted norms for service levels in delivering citizen services be it good roads or clean environment. Multiplicity of organizations vested with authority to plan and implement infrastructure schemes and lack of coordination among them is one of the prime causes for the falling level of service delivery today.

2.1 Focus on delivering basic services to the poor

The urban poor are inadequately covered by public services. These can be classified as:

- a. Universal access services: Services such as education, healthcare, water supply and sanitation, and electricity. Among these services, water supply and sanitation, and electricity are examples of Networked Services.

- i. Service delivery quality today is so poor that those who can afford to, opt out of the delivery system, leaving behind only the poor with poor access and poor quality delivery. Historically, there has been a “project-based” approach to solve these issues. These are typically in the form of pro-poor schemes, which do not adequately benefit the targeted group due to delivery inadequacies. Further, these are not integrated into the institutional context in which these services are demanded, nor do these leverage the potential of providing networked services. If the argument of universal access is adopted, we need fundamental “institutional and governance” change, from which better quality services will follow. Services like education, healthcare, water supply and sanitation will begin to work for ALL citizens, including the poor. Here, the economies of scale and networked connections can be leveraged for the benefit of all stakeholders. Even in situations of universal access, pro-poor measures like subsidies and preferential pricing can be structured and delivered, so long as efficient mechanisms of beneficiary identification are available.
- b. Exclusive services: In addition to universal access services, the poor clearly need additional services and activities that address issues of social justice: housing and public distribution systems are two examples. The delivery challenge of proper identification of beneficiaries and channelisation of support / subsidy is a real one in the efficient provision of these services.

2.2 Core issues

The real challenge for the city administration is to balance the resources available in bridging the gap in infrastructure for Bangalore which is already in dire state; besides, the administration has to deal with provision of basic services to the urban poor. Since JNNURM has identified these two as distinct components for city renewal programme, the administration would benefit by integrating and sharing the resources in implementing the projects on a shared basis.

3. City Development Plan - guidelines

The key steps that have been adopted in the preparation of the CDP are:

- a. In-depth analysis of the existing situation, covering the demographic, economic, financial, infrastructure, physical, environmental and institutional aspects
- b. Development of a perspective and a vision of the city
- c. Formulating a strategy for bridging the gap between where the city is and where it wishes to go
- d. Preparing a City Investment Plan (CIP) and a financing strategy

These are factors recommended for analysis under JNNURM guidelines and are primarily applicable in respect of infrastructure and governance sub mission. For the CDP on basic services to urban poor the plan is directed to realize the outcomes identified under the vision and mission statements for Bangalore (e.g. No more new slums).

CDP for Bangalore focuses on the following basic issues:

3.1 Livability

The condition and environment for all citizens of the city should be conducive for peaceful and normal living. The disparity in living conditions that is available to urban poor and other strata of society is to be bridged to ensure that minimum basic services are provided to urban poor. The congestion in the living environment could be eased only with massive programmes to provide housing to individual household along with associated basic infrastructure. Besides, the government needs to provide facilities for public health and basic education to urban poor by establishing public health centres and schools in the nearby areas.

3.2 Bankability and sustainability

In the case of basic services to urban poor the issue of Bankability or financial viability is not an appropriate criterion for seeking funding. The dire state of the slums and non-provision of basic services have been the result of subjecting these initiatives to financial viability. It is the obligation of the government to devise mechanisms to recover operation and maintenance expenditure of the projects established through the schemes. Even these costs need to be recovered after an initial period of five years so that the affordability of the beneficiaries are enhanced and credibility of the government in providing uninterrupted services is established. More importantly, sustainability is the key factor in evaluating schemes for basic services to urban poor. To this end the CDP addresses issues like education and awareness programs, participation of ward councils in the implementation of the initiatives and engagement of local population in the operation and maintenance of assets to the extent permissible. To this end the CDP provides for operation and maintenance of assets created for a period of five years to be funded through the capital programme itself.

3.3 Competitiveness

Bangalore's competitiveness is quite profound evidenced by its attraction of major industries including the high technology segment. To sustain the competitiveness the city has to meet with the challenges of its citizens. With the citizens demanding more and quality services the urban local bodies find it very difficult to meet with the challenges since the municipal administration and

decision making of the urban local bodies is not yet galvanized to the extent of responding to the fast changing and high demanding needs of the citizens. In fact, there has been a gradual deterioration in the level of services and upkeep of the environment in Bangalore in the last two decades. The CDP identifies components of initiatives to reverse this trend and investments made in right time would help Bangalore regain its competitiveness nationally as well as globally.

3.4 Governance

Citizen services require both certainty and speed of delivery. These are ensured by a system of governance and inter-play among all urban local bodies involved in planning, implementation and up keeping. The multiplicity of organizations and lack of definition of role and responsibility for a given service being unclear, Bangalore is suffering from inaction affecting the basic infrastructure and provision of citizen services. A unified organization vested with planning and another unified organization vested with delivery of citizen services would help tide over the situation. The CDP recommends revamp of the institutional mechanism in the administration of the city planning and implementation functions in order to evolve a more responsive and effective municipal administration. The reforms agenda recommended as part of the JNNURM shall be adopted by the State Government to create an efficient and effective municipal administration function.

4. In-depth analysis of the existing situation, covering the demographic, economic, financial, infrastructure, physical, environmental and institutional aspects

Bangalore has become globally competitive, offering infrastructure (basically knowledge base and buildings), services and human resources that are comparable with the best. However, at the same time the problems of traffic congestion, air and noise pollution, surface water contamination and solid waste disposal still exists. Despite the rapid economic growth, urban poverty is still widespread and large sections of the urban population lack employment earn very low incomes and have inadequate access to proper housing, infrastructure and services.

Slums are an integral part of urban areas and contribute significantly to their economy both through their labour market contributions and informal production activities. The government has recognized the contribution of these urban poor in helping to build urban prosperity and make sufficient provision for them to have access to affordable land, house sites and services. The planning and development framework should be inclusive of slums and informal settlements.

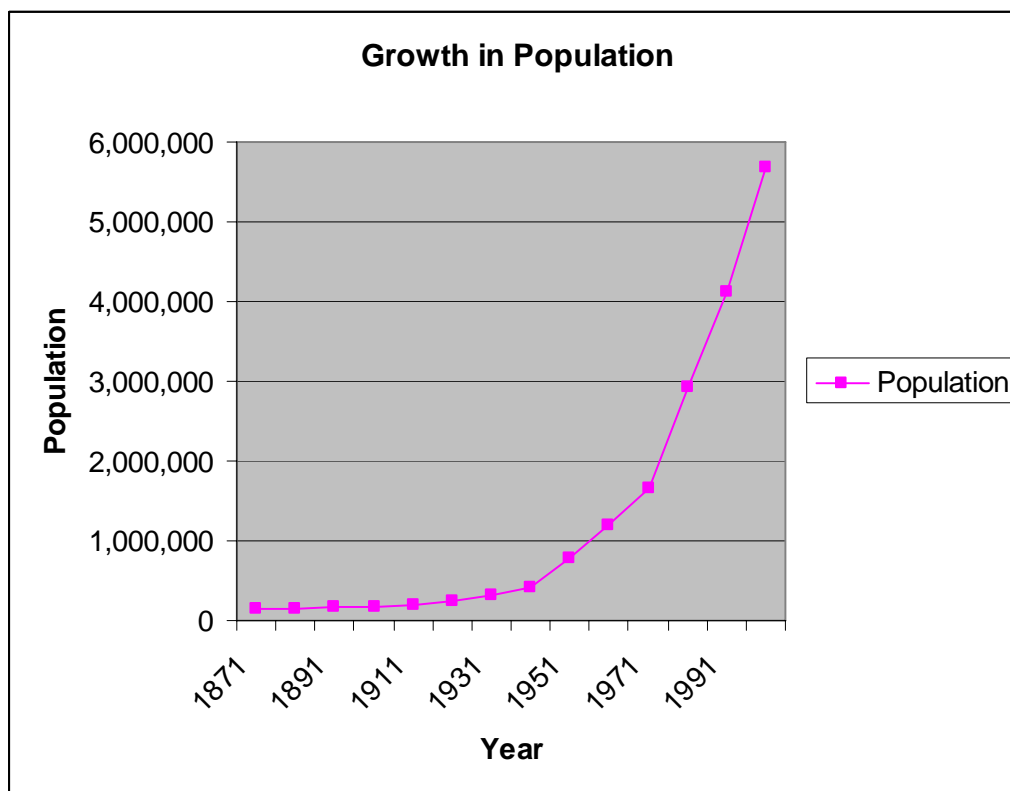
The slums are occupied by poor people who cannot afford legal forms of shelter. Large numbers of people from rural areas and small towns migrate to big cities in search of employment. The shelter in the form of buildings with supporting infrastructure is priced

beyond their reach and hence they find alternative informal and illegal shelter. These areas are characterized by substandard housing conditions within a locality. In a relative social sense a slum is an overcrowded poverty stricken area having lack of open spaces and presence of unhealthy residential structures impairing health and happiness.

4.1 Growth of Bangalore Urban Agglomerate

Census Year	Area in sq km	Population	Density	Decadal variation in %
1871	NA	144,479	NA	..
1881	NA	155,857	NA	7.88
1891	NA	180,366	NA	15.73
1901	NA	163,091	NA	-9.58
1911	60.35	189,485	NA	16.18
1921	NA	240,054	NA	26.69
1931	NA	309,785	NA	29.05
1941	NA	410,967	NA	32.66
1951	NA	786,343	NA	91.34
1961	501.21	1,206,961	2,408	53.49
1971	177.30	1,664,208	9,386	37.88
1981	365.65	2,921,751	7,991	75.56
1991	445.91	4,130,288	9,263	41.36
2001	531.00	5,686,844	10,710	37.69

The graphical representation depicts the steep growth in the last two decades of population in Bangalore.



Analysis of increase in population has revealed that in the case of Bangalore there is a significant in-migration from nearby towns and villages to the city as compared to natural increase of population. There has been an abysmally low performance of all urban local bodies in meeting the demands of citizens in the last two decades where there has been significant growth in population.

The increase in number of slums in Bangalore is a growing problem and has not stabilized yet. This is primarily due to the lack of any action from government either to arrest the in-migration or plans to provide housing to economically weaker sections on a large scale. However, the poverty levels are declining due to availability of jobs provided by the growing service sector. The social composition of population in Bangalore is attached Annex 8.

4.2 Coverage of Slums in Greater Bangalore

The survey carried out by KSCB and their consultants has established that urban poor live in slums and focus on slums and the inmates would basically address the issues relating to urban poor. The CDP has taken in to account all the slums spread through out Bangalore (encompassing areas under the control of BMP, 7 CMCs and 1 TMC). The total number of slums captured in the survey is 542 and the number of households that are proposed to be redeveloped under JNNURM scheme is estimated to be 217,257.

Agency		No of slums	No of Households	Remarks
Karnataka Clearance (KSCB)	Slum Board	218	106,266	Declared
BMP				
	East zone	65	33,990	
	South zone	65	28,926	
	West zone	39	10,132	Undeclared
	Total	169	73,048	
CMCs				
	Byatarayanapura	38	7,062	
	Krishnarajapura	19	1,020	
	Mahadevapura	22	8,547	139
	Bommanahalli	40	3,764	Undeclared & 14 Declared
	R R Nagar	15	1,351	
	Dasarahalli	16	13,497	
	Yelahanka	3	2,589	
	Total	153	37,830	
TMC				
	Kengeri	2	113	Undeclared
Grand Total		542	217,257	

In the case of BMP slums out of total number of households of 131,024 only 73,048 number of households are proposed to be redeveloped. The condition of the balance households are considered good and in most cases the inmates have found resources to build the houses to acceptable standards.

4.3 Projections for slums

The CDP has clearly identified as one of the vision statements that Bangalore will have no more new slums. The Government after careful consideration wishes to redevelop all the existing slums in Bangalore within a period of 15 years

4.4 Provision of basic services

Adequate urban basic services such as water supply, sanitation, waste management and providing the means of mobility, particularly to the urban poor, are central to promoting environmentally sustainable, healthy and livable human settlements. Rapid urban growth in Bangalore has outpaced the capacity of urban local bodies to provide and maintain basic civic services including urban poor. The result is a lowering of the quality of life, reduced urban productivity, and increased burden of health care and unmitigated environmental pollution.

Peri-urban settlements (areas under the control of city municipal corporations and town municipal corporations in Bangalore), comprising the inner-city slums and squatter settlements outside the regulatory boundaries of the formal city, are growing at nearly double the rate of the city proper. Currently, these settlements accommodate around 50 percent of city population. But more importantly, between 75 and 90 percent of future urban growth are likely to take place in these settlements under the control of CMCs and TMC. The low-income households inhabiting the peri-urban settlements live in the most polluted and inaccessible areas, frequently at risk from flooding and landslides, or in areas contaminated with wastes. With uncertain or illegal land tenure, these low-income, high-density settlements lack the most basic infrastructure and services. Thus the focus of the CDP will be on the inhabitants and infrastructure facilities that are available to urban poor in the CMCs and the TMC.

Urban poor communities in Bangalore are characterized by:

- a Poor sanitation with over 50 per cent of the households without latrine or drainage;
- b High illiteracy rates which are three times as high as in non-slum areas;
- c Higher infant and child mortality rates than the urban averages;
- d A higher proportion of especially disadvantaged groups;
- e A low level of utilization of existing services (such as maternal and child health care);
- f High initial enrollment in primary education, but a high drop-out rate (20-50 per cent) in particular among the girls

4.5 The Challenges in providing Basic Services to Urban Poor

- a Divisiveness of Urban Population: Higher the heterogeneity of income, ethnicity and religion more the risk
- b Rapid Population growth: Higher growth in already densely populated areas
- c Insufficient Economic Opportunities: Growing number of well educated, unemployed youth
- d Lack of life sustaining essentials: Potable water, sewage system, basic health and education

- e Weak management: Ability of urban administration to address, manage and fund growth

However, like other informal markets, the informal land and housing market is exploitative and has several negative impacts. First and foremost, informal settlements are often located on marginal land (along storm water drains, railway lines, steep slopes and on or near garbage dumps) and are prone to natural and man-made disasters. They are also often illegal and those living there do not have security of tenure. Because of their illegal status, they are often not provided with formal basic infrastructure and services such as piped water, electricity, wastewater disposal and solid waste collection by urban local bodies. They have to purchase these in informal markets, often paying much more than higher-income groups. A sample survey of the slums has shown that the poor end up paying two to five times as much for informal access to public goods and services than higher-income groups.

Because there is often no security of tenure in illegal settlements and the fear of imminent eviction exists, the poor do not invest in improving either their housing or their settlements. The lack of basic environmental infrastructure and locations on marginal land often translate into higher rates of disease and lower life spans. The consequent higher medical bills, lost working days and early demise of income earners further expropriate their marginal income and propel the cycle of poverty.

Similarly, children of the poor are unable to access good education. Often the standards and facilities of the educational institutes they can afford are lower than those available to children of higher-income groups. Moreover, poor children often drop out of school earlier to support their families. Poor education also contributes to entrenchment of the cycle of poverty.

4.6 Current problems of Bangalore slums

Slum and squatter settlements in Bangalore are growing at alarming rates.

Rapid urbanisation and job opportunities in Bangalore attract unskilled labour in large numbers to Bangalore.

Slums are the products of failed policies, bad governance, corruption, inappropriate regulation, dysfunctional land markets, unresponsive financial systems, and a fundamental lack of political will.

Each of these failures adds to the toll on people already deeply burdened by poverty and constrains the enormous potential for human development that urban life offers.

- a Basic municipal services - water, sanitation, waste collection, storm drainage, street lighting, paved footpaths, roads for emergency access.
- b Schools and clinics within reach, safe areas for children to play.
- c community toilets
- d Places for the community to meet and socialize.
- e As the average age of people in Bangalore is increasing, the average age of slum dwellers is decreasing, so the youth suffer most from unhealthful conditions.

- f Visible disparities between slums and better-off neighborhoods increase the social tensions in poorer areas.
- g unplanned growth of settlements makes conventional service provision complicated

The major environmental problems being experienced by the slums is water logging (49%) and dumping of garbage (32%), a small proportion of slums is also affected by industrial waste disposal especially in the CMC areas.

4.7 Role of Bangalore Mahanagara Palike

Bangalore Mahanagara Palike (BMP), the Bangalore City Corporation, a local self Government, has the statutory commitment to the citizens of Bangalore to provide good roads, sanitation, street lighting, development and maintenance of parks, establishing markets and shopping areas, providing safe drinking water, etc. Apart from the above, the BMP also undertakes poverty alleviation, cultural developmental activities and other social obligations. It also aims at further elevating the status of Bangalore by providing all amenities that raise the quality of life index. The BMP is making continuous effort to provide better health to its citizens.

The up gradation of 219 declared slums in Bangalore comes in the domain of KSCB. All the undeclared slums where the properties may belong to BMP, Bangalore Development Authority (BDA) or private owner are managed by BMP. Improvement of quality of life along with the provision of all the basic civic amenities to the rest of the slums (i.e. undeclared slums) is the social obligation of BMP. Thus BMP becomes the principal ULB vested with the responsibility to upgrade and provide basic services to urban poor in Bangalore. The same has been focused from decades but with the multiple growths of these slums, the patience and the intensive efforts put by BMP are unable to respond to this situation effectively. BMP has the full fledged institutional mechanism to deal with large initiative like slum improvement and redevelopment and thus would be able to deploy the funds made available through JNNURM by creating special purpose project implementation and monitoring units within its organization.

4.8 Role of KSCB

KSCB would deal with all declared slums in the city in coordination with BMP and the Housing Department of Government of Karnataka. It has the institutional framework to engage consultants and contractors to build houses, community halls and toilet blocks and is likely to handover the establishment of infrastructure to BMP and other urban local bodies (BWSSB). The operation and maintenance of the assets created will have to be dealt with by the respective urban local bodies.

4.9 Role of CMCs and TMC

The city municipal corporations and town municipal corporations have no prior experience in undertaking major housing projects similar to the one proposed now under the CDP. It is recommended that CMCs and TMC engage KSCB to undertake the civil

works (housing, community halls and toilet blocks) whereas they could directly engage their resources to provide infrastructure like drainage, storm water drains, roads, street lighting etc. However for provision of water supply and under ground drainage BWSSB has to be engaged for both construction and operation and maintenance.

5. Development of a perspective and a vision of the city

Vision for Bangalore in respect of Basic Services to Urban Poor has been formulated after a series of consultations with all the stakeholders including the beneficiaries and their representatives. As a matter of policy, the Government of Karnataka has indicated that the CDP shall be very pragmatic and contain statements that are achievable based on economic viability and political sustainability. Based on these criteria the consultative processes were conducted.

5.1 The following emerged as the vision for the city after a series of stakeholders' meeting at the city level:

- a No more new slums
- b Redevelop existing slums and surroundings to enable Bangalore regain its lost glory without endangering the lives of the urban poor
- c During planning and implementation of various initiatives engage the citizens, NGOs, community groups to help the government sustain its programme of providing basic services to Urban Poor
- d Bangalore to emerge as high tech knowledge city treating its less fortunate brethren in a humane manner through effective municipal administration

Revamp the existing institutional framework to effectively implement projects / schemes identified under the basic services to urban poor CDP

5.2 Objectives of sub mission BSUP

- a Focused attention to integrated development of Basic Services to the Urban Poor in the cities covered under the Mission.
- b Provision of Basic Services to Urban Poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuring delivery through convergence of other already existing universal services of the Government for education, health and social security.
- c Care will be taken to see that the urban poor are provided housing near their place of occupation.
- d Secure effective linkages between asset creation and asset management so that the Basic Services to the Urban Poor created in the cities, are not only maintained efficiently but also become self-sustaining over time.

- e Ensure adequate investment of funds to fulfill deficiencies in the Basic Services to the Urban Poor.
- f Scale up delivery of civic amenities and provision of utilities with emphasis on universal access to urban poor.

5.3 Objectives of the State Government in providing basic services to urban poor

- a Provide everyone with the opportunity to live in a decent home
- b Promote communities which are inclusive, healthy, safe and crime free, whilst recognizing the diverse and special needs of those communities
- c Improve provision and access to community facilities
- d Reduce Poverty and Social Exclusion
- e Conserve and enhance the landscape, visual quality and character of living quarters including slums of urban poor
- f Maintain and enhance biodiversity, flora and fauna with the available resources
- g Conserve and where appropriate enhance the historic environment
- h Reduce land contamination and safeguard soil quantity and quality.
- i Improve water and air quality and reduce pollution of air, water and soil
- j Maintain and strengthen the living condition of urban poor, including employment opportunities.
- k Maintain and improve disease free environment

5.4 Benefits of upgrading the existing slums to acceptable standards

- a. The benefits are simply that people obtain an improved, healthy and secure living environment without being displaced.
- b. The investments they have already made to their properties remain and are enhanced - this is significantly better than removing them to costlier alternatives that are less acceptable to them.
- c. Recognizing title and security of tenure makes a positive contribution to both the economic prospects of the poor, as well as to the national economy.
- d. Experience has shown that slum upgrading projects are associated with social and economic benefits that are particularly high.
- e. Formulating a strategy for bridging the gap between where the city is and where it wishes to go

5.5 How will the poor benefit?

- a. Funding that accompanies JNNURM guidelines can be specifically targeted for pro-poor outcomes

- b. Institutionalizing citizen participation in local decision-making will ensure equitable outcomes
- c. Urban poor actually end up paying more than the stipulated cost of services by the government; this anomaly would be removed when the services are brought under respective ULB's control that provide the designated services (e.g. water supply and sanitation)

5.6 How to prevent creation of new slums?

A series of well planned changes are needed in the legal and regulatory framework, particularly with regard to land markets and land acquisition, including land registry, land valuation, and legal instruments to facilitate land acquisition. The CDP recommends adoption of a State legislation by which at least 20% of the developed land in all housing projects (both public and private agencies) would be earmarked for Economically Weaker Section (EXS) as well as Low Income Group (LIG) categories. As this provision figures among the optional reforms agenda, the State Government may use the opportunity to formulate a legal provision.

It is also recommended to review the housing finance system, including the access of the poor to credit and targeted subsidies for housing, which would create opportunities for the poor

It is suggested that the Government consider making it mandatory on major construction contracts seeking large scale employment of unskilled labour to provide temporary housing and infrastructure. This has been a significant contributing factor for the in migration of poor in to the Bangalore city. While the construction workers seeking temporary employment move in with their families during the course of the construction activity they remain and stay in the city seeking new employment opportunities. The employers shall be made to share the cost of infrastructure including housing so that the Government would need only to plan for providing major services like education and health care for these people.

5.7 Strengthen institutional mechanism

From the perspective of institutional mechanism, there needs to be a concerted effort to devolve powers to urban local bodies in order that they cope with the challenges of citizens including that of urban poor. A key set of recommendations are:

- a. As far as possible, local generation and utilization of money needs to be encouraged (reflecting both the need for fiscal decentralization as well as financial constraints at Union and State levels)

- b. Urban Local Governments needs to be strengthened in every respect: capacities, responsibilities and systems. This will require process reengineering at all levels in local governments
- c. Ensuring that institutional reforms survive beyond short-term political and administrative leadership is critical to sustaining long-term positive outcomes in urban governance
- d. Given the level of urban poverty, it is critical to ensure a greater likelihood of equitable outcomes in decisions. The needs of the poor must be addressed.
- e. Transparency and accountability in all activities is a must, starting with all issues related to money. However, for this to be meaningful, coherent information management is critical, so that ultimately, decision-making can be related to data quality.

5.8 Functional domains of agencies and their related problems

KSCB is the nodal agency in the State to undertake development measures to rehabilitate and redevelop slums. However, KSCB would be obliged to develop only those slums which are notified and declared by the State Government as Slums. There normally is a significant time gap by which slums get notified and declared and until then these are under the administrative control of the respective municipal bodies. Thus in Bangalore city BMP and CMCs have to take care of the requirements of the slums that have cropped up in their administrative limits.

Both BMP and CMCs have no special skills in slum redevelopment and rehabilitation and hence the slums in these areas suffer inadequate attention and also budgetary support. It would be efficient to speed up the process of notification once the living conditions of the tenements where living conditions fall below the standards. Care should be taken that speedy notification does not itself promote fast establishment of new slums in all available lands. It is suggested to form an inter-institutional committee for the purpose of slum redevelopment and provision of basic services to urban poor in Bangalore and the adjoining CMCs:

- Principal Secretary, Housing – Chairperson
- Commissioner, Karnataka Housing Board
- Commissioner, KSCB
- Deputy Commissioner, Welfare, BMP
- Project Director, Directorate of Urban Development (representing the CMCs)

6. Preparing a City Investment Plan (CIP) and a financing strategy

Based on the in-depth analysis of living conditions of the urban poor in Bangalore City and the adjoining areas an assessment has been made to improve the basic infrastructure in terms of housing, water supply, sanitation, internal roads and the environment. Following have been considered accordingly.

6.1 Projects eligible for assistance under JNNURM

- a. Integrated development of slums, housing and development of infrastructure projects in the slums
- b. Projects involving development/ improvement/ maintenance of basic services to urban poor
- c. Slum improvement / rehabilitation projects
- d. Projects on water supply / sewerage / drainage, community toilets / baths etc
- e. Houses at affordable costs for slum dwellers / urban poor / EWS / LIG categories
- f. Construction / improvement of drains / storm water drains
- g. Environment improvement of slums and Solid Waste Management
- h. Street lighting
- i. Civic amenities like community halls, child care center etc
- j. & M of assets created under this component
- k. Convergence of health, education and social security schemes for the urban poor

6.2 Schemes Covered in Investment Estimates

- a. Housing – wherever the condition of the housing is good or better than the minimum criteria used for determining the requirement these have been left as it is. These isolated houses are constructed by the inmates themselves and they are in need of provision of basic infrastructure like water supply and sanitation
- b. Roads (internal)
- c. Solid waste management
- d. Storm water drains
- e. Street lighting
- f. Community Toilets
- g. Community Halls
- h. Operation & Maintenance of assets

6.3 Basic Assumptions in investment estimation

It has been decided to adopt uniform rates of costs while estimating the investment requirements across Bangalore i.e. same standard unit rates have been considered in the city area as well as peri-urban areas. This decision is based on the examination of schedule of rates and the recently tendered rates for house constructions and other civil works. The latest schedule of rates prevailing as of 2005-2006 has been considered and revised to reflect the actual tendered cost. Following are the rates adopted for the investment estimates:

Plinth area of a house	: 268 sq ft
Each household will have	: One hall, kitchen, bath / toilet
Cost of construction of a house	: Rs 1.75 lakhs
<i>Specification of a typical house</i>	
Foundation	: Size Stone Masonry
Walls	: Load bearing – 8” thick solid concrete
blocks	: Partition – 4” thick solid concrete blocks
Roof	: Reinforced Cement Concrete
Flooring	: Cement concrete
Opening	: Pressed Steel Doors and Windows

<i>Toilet block specifications</i>	
Gents toilet	: 8 urinals
	: 3 W C
	: 4 wash basins
Ladies toilet	: 4 W C
	: 4 Children urinals
	: 3 wash basins
Cost of construction of a toilet block	: Rs 7 lakhs

Community centre specifications

Hall	: 110 sq m
Stage	: 24 sq m
Rooms	: 2 Nos 15 sq m each
Kitchen / Store	: 25 sq m
Gents toilet	
Ladies toilet	
Cost of construction of a community centre	: Rs 18 lakhs

Infrastructure

<i>Roads</i>	
Chip carpeting	: Rs 82.00 per sq m
Concrete (3 metre width, 0.15m thick)	: Rs 2,070 per metre
SSM drain (0.45 m vent way & 0.6 m height)	: Rs 2,290 per running metre
‘L’ shape slab drain	: Rs 455 per running metre

Culverts (3 m length)	: Rs 11,000 each
Under ground drainage (UGD)	: Rs 3,300 per metre
External electrification including street lights	: Rs 7,200 per pole

For the purpose of operation and maintenance it is estimated that 20% of the cost of assets would be required to maintain the assets for a period of five years after construction. After this period it is recommended that the ULBs charge the inmates for the provision of services to recover the O&M costs.

No cost of land acquisition is considered in the cost estimates. Also the programme is planned for a period of seven years from the year 2006. It is estimated that there would be an escalation of around 8 % per annum in the cost of basic inputs (material and labour). The escalation is not considered in the investment plan as the real cost of implementation would be subject to tendering and other contingencies.

The community centres and community toilet blocks will have to be located in each of the slums where there is a provision for under ground drainage facility (UGD). The cost of providing the UGD is not considered in the cost estimates under community centre and community toilet blocks. However, under infrastructure provisioning adequate sums have been allocated for drainage and water supply and it is estimated that no additional investment would be required for the purpose of making water and drainage facilities for the community centres and toilet blocks. The type of construction of these would be functional with reinforced concrete type construction.

The layouts and schematic details of the community centre, typical household and toilet block are attached as Annexes 5, 6 and 7.

The CDP also strongly recommends carrying out a series of educational awareness programme across the slums to propagate the message of clean living and benefits of disease free environment. The cost estimates however does not include establishment of schools and health centres and these recommended to be financed by the respective departments of the ministries through available schemes.

It is recommended that 542 schools and public health centres (one school and one public health centre for each slum) be established by the Government in the slums identified to cater to the need of the primary education and basic health services. These public health centres can co-exist with community centres so that common facilities like electricity and water could be shared. The on-going expenditure of these facilities could be supported by the budget allocations of the respective urban local bodies (BMP, 7 CMCs and 1 TMC)

6.4 Investment Plan

The cost of developing housing and related infrastructure in the slums in both BMP area and 7 CMCs has been estimated and provided in the following table:

Details	No of slums	No. of House holds	Population	No. of households to be constructed	Housing	Infrastructure	O & M of assets created	Total
					Value in Rs Crores			
KSCB	218	106,266	587,214	106,266	1,860	525	477	2,862
BMP								
East Zone	65	51,305	240,294	33,990	595	167	152	914
South Zone	65	62,444	255,052	28,926	506	147	131	784
West Zone	39	17,275	91,592	10,132	177	52	46	275
BMP total	169	131,024	586,938	73,048	1,278	366	329	1,973
CMCs	153	81,842	315,798	37,830	662	300	192	1,154
TMC	2	113	678	113	2	2	1	5
Total	542	319,245	1,489,950	217,257	3,802	1,193	999	5,994
Education and awareness programs								30
Consultancy fees for DPR's								10
Grand Total								6,034

Apart from housing and infrastructure amounts for education, awareness programme and consultancy fees for preparation of detailed project reports have been provided. Annex 10 provides the details of the investment estimates zone wise, ULB wise with each component of the costs. More than two thirds of the costs estimated cover housing which is the major concern of the urban poor in Bangalore.

6.5 Funding Pattern

As per JNNURM guidelines the ULBs implementing the schemes would be eligible to obtain Central Grants to the extent of 50% of the project cost; the balance 50% has to be funded through State/ULB/Parastatal share, including Beneficiary contribution. The split among the agencies in the second category is left to the determination of the State Government in consultation with the concerned urban local bodies implementing the projects.

Funding Pattern						
Details	Total Investment	GOI Grant	GOK Grant	ULB contribution	Beneficiary contribution	
	Value in Rs Crores					
KSCB	2,862	1,431	716	358	358	
BMP						
East Zone	914					
South Zone	784					
West Zone	275					
BMP total	1,973	987	493	247	247	
CMCs	1,154	577	289	144	144	
TMC	5	3	1	1	1	
Total	5,994					
		2,997	1,499	749	749	
Education and awareness programs	30	15	15			
Consultancy fees for DPR's	10	5	5			
Grand Total	6,034	3,017	1,519	749	749	

In the case of KSCB the ULB contribution will have to be provided through budget allocations of the Government only since it has no recourse to revenue generation. In case of BMP and other municipal corporations their budget allocations should support their contribution.

BMP Financial Status (2005-2006)

Sl No	Head of Account	Amount (Rs Crores)
Sources of Funds		
1	Property Tax	320.00
2	Advertisement taxes	15.47
3	Surcharge on stamp duty	15.00
4	SFC Grants	121.00
5	MOU Grants	81.90
6	Fees and Fines	204.21
7	Receipts from corporation properties	10.39
8	Loans	545.53
9	Other fiduciary receipts	138.48
Total		1,451.98

Deployment of Funds		
1	Pay and Allowances	131.63
2	Pensions	30.50
3	Administrative expenses	187.11
4	Water and Electricity charges	34.84
5	Welfare services	24.29
6	Education services	7.04
7	Health services	47.40
8	Finance costs	41.51
9	Capital expenditure from BMP sources	363.48
10	Capital expenditure from Rajdhani fund	78.60
10	Capital expenditure from borrowings	523.54
11	Repayment of long term loans	99.80
Total		1,569.74

The gross revenue collection is not thus sufficient to fund major capital expenditure programmes of the urban local body.

As could be seen from the financial situation of BMP, it finds it very difficult to support welfare activities like redevelopment of slums and providing infrastructure facilities within the settlements. The deficit as seen above affects normally the capital expenditure on infrastructure pushing the already low level of service delivery further down. The deficit for the budget year 2006-2007 has further increased to Rs 310 crores straining the capital expenditure programme. The current year's budget has already assumed infusion of funds from JNNURM to the extent of Rs 217.50 crores based on the status of detailed project reports for priority schemes of the Corporation.

BMP's estimated financial exposure to support the infrastructure programme itself is around Rs 500 crores annually. The major source of its revenue, the property tax, is not expected to cross Rs 400 crores per annum in the next five years. With the constraints and already heavy borrowings it is subject to, BMP would require maximum grant support from Central and State government for the redevelopment of slums and provision of basic services to urban poor as estimated in the CDP. In the funding pattern it is assumed that BMP could make up to 12.5% of the total investment as its contribution to the redevelopment of slums and provision of infrastructure.

The other Urban Local Body, KSCB, has no revenue stream and is supported solely by the budget allocations made by the Housing Department of the Government of Karnataka. The budget allocations of KSCB towards slum redevelopment have been very modest and guided by the schemes announced by the Central Government from time to time. KSCB has been finding it difficult to meet its expenditure on pay & allowances and

such a situation has greatly affected its ability to plan and execute major capital expenditure programmes to redevelop slums and infrastructure.

A review of the financials as stated below would support this view:

SCHEME WISE PLAN ALLOCATION AND EXPENDITURE, DURING 2003-2004

A. FINANCIAL

(Rs in lakhs)

Sl no.	Scheme	Allocated Amount	Grant Released	Expenditure up to March 2004.
01	Slum Improvement	100.00	80.00	80.00
02	Site and Services	20.00	18.00	18.00
03	Nirmala Jyothi	200.00	160.00	160.00
04	HUDCO Loan Repayment	2500.00	2500.00	2500.00
05	Administration & Establishment Chargers	100.00	100.00	100.00
Total		2920.00	2858.00	2858.00

STATEMENT SHOWING THE DETAILS OF GRANTS RELEASED AND EXPENDITURE INCURRED FROM 1999-00 TO 2002-2003 (4 Years)
By KSCB (Rs.in lakhs)

Sl No	Name of the Scheme	1999-2000		2000-01		2001-02			2002-03	
		Grants Allocated & Released by Govt.	Expenditure	Grants Allocated & Released by Govt.	Expenditure	Grants Allocated by Govt.	Grants Released by Govt.	Expenditure	Allocated for 2002-03	Grants Released by Govt.
1	2	3	4	5	6	7	8	9	10	11
1	Slum Improvement (SCP) 2217-04-191-3-01	550.00	550.00	418.00	418.00	385.00	335.00	335.00	535.00	401.25
2	Other Slum Improvement Programme 2217-04-191-5-00	165.00	165.00	175.00	175.00	165.00	140.00	140.00	215.00	161.25
3	Economically Weaker Section 2217-04-191-3-02 (SCP)	450.00	450.00	450.00	450.00	200.00	150.00	150.00	250.00	200.00
4	Economically Weaker Section 2217-04-191-7-03	150.00	150.00	137.00	137.00	100.00	75.00	75.00	150.00	100.00
5	Site and Service 2217-04-191-6-00	22.00	22.00	70.00	70.00	50.00	50.00	50.00	50.00	37.50
6	Nirmala Jyothi (SUDP) 2217-04-191-2-02 SCP	-	-	-	-	500.00	0.00	0.00	1000.00	750.00
7	Repayment of Hudco Loan 6217-04-800-0-05	600.00	600.00	957.00	957.00	1700.00	1700.00	1700.00	1900.00	1725.00
Grand Total		1937.00	1937.00	2207.00	2207.00	3100.00	2450.00	2450.00	4100.00	3375.00

As could be seen, the major head of account is repayment of HUDCO loan and not slum improvement programmes. Thus, KSCB also would require substantial funding as grants from JNNURM for the investment estimates proposed under the CDP.

As for other municipal corporations their financial status and other allocations for infrastructure in their budget clearly reveal the inadequacy to support a major programme

like the one envisaged under the CDP. Their total revenue receipts itself is in the range of Rs 60 crores and the CMCs find it difficult to improve the basic infrastructure of the municipalities thus making very little allocation for slum redevelopment. In fact, the entire allocation for CMCs and TMC will have to be made available by the State Government in order to realize the objectives enumerated in the CDP. It is worthwhile to implement the slum redevelopment programmes through PPP models in the CMCs of Mahadevapura, Bommanahalli, and Yelahanka where the private sector participation could be attracted in view of the proximity of the slums to major business enterprises.

The detailed financials of the ULBs is attached as Annex 4.

7. Multi stakeholder consultation

As envisaged in the JNNURM guidelines stakeholder consultations at various levels were held during the CDP preparatory phase. The first consultation involved the policy making level of the Government and the meeting provided the essential inputs for the development of the vision statement and the methodology for the study. This was chaired by the Principal Secretary, Housing Department, Government of Karnataka and set the guidelines for further stakeholder consultative processes. The meeting took place in last week of November when the JNNURM was not yet formally announced. The minutes of the first stakeholder consultative meeting is attached as Annex 1.

JNNURM guidelines were formally released on December 3, 2005. The guidelines envisage consultation with non governmental organizations (NGOs) as well as direct beneficiaries of the scheme. BMP engaged the services of M/s Manasa Consultants to carry out direct survey of slums under its administrative control to gather their views to formulate plans for redevelopment. All the slums were surveyed and data gathered accordingly including assessment of living conditions and their requirements in terms of infrastructure, health facilities and educational facilities. UrbanFirst and Manasa reviewed the investment estimates and unified the assumptions for the city as a whole taking in to consideration the likely tendered cost that would be realistic. These are presented in the investment estimates in this CDP.

UrbanFirst conducted a full fledged second stakeholders' consultation meeting on December 9, 2005 at the Karnataka Housing Board premises. The meeting was attended by the Joint Secretary, Ministry of Urban Employment and Poverty Alleviation and all the stakeholders engaged directly and indirectly in the functions of providing basic services to urban poor. The views of the beneficiaries were aired by the representatives of the NGOs gathered during the meeting. The NGOs queried about the difference between the existing multiple schemes of Government of India in providing housing to slum dwellers and the scheme envisaged through JNNURM. They emphasized the need to build-in sustainability as part of the planning exercise so that assets once created are not allowed to impoverish over a period of time. They shared the view that the people who would occupy the houses made available through the scheme would be willing to pay for the operation and maintenance costs after a period of time (five years). The minutes of the second stakeholders' consultative meeting is attached as Annex 2.

The third consultative meeting with the stakeholders was held on March 25, 2006, wherein UrbanFirst made a formal presentation of the draft report in respect of the CDP for basic services to urban poor in Bangalore. The need to unify assumptions and standardize type of constructions were discussed and agreed upon during the meeting. The key vision statement suggested by UrbanFirst viz. 'No more new slums in Bangalore' was adopted after a detailed discussion on the viability and political acceptability issues. It was suggested that building bye-laws require suitable modification to promote earmarking up to 20% of the built up area in major housing complexes exclusively for economic weaker sections. JNNURM includes such a provision in its optional reforms agenda and it would be quite appropriate for the Government of Karnataka to pursue the recommendation to help realize this vital vision for the city. The minutes of the third stakeholders' consultative meeting is attached as Annex 3.

In addition, a comprehensive consultation involving exclusively citizens for a, Non-Governmental Organisations (NGOs) was also held to seek the buy-in of the representatives of citizens. They unanimously agreed that public participation and involvement shall be mandatory in both development of plans involving slums and their redevelopment as well during the implementation phase. There was a request to structure the participation of citizens in slum redevelopment and impact that it would have on their livelihoods. They are keen to know the plans in advance and requested for programmes that address the special requirements of women and employable youth living in the slums.

It also very clearly emerged during the stakeholders' consultation that the households are willing to provide the beneficiary contribution envisaged in the JNNURM funding pattern.

8. Critical factors for success

It is just not enough if the city administration seeks funds under JNNURM and deploys the same to create the assets identified under the CDP. The city along with the State needs to implement the reforms agenda and strengthen the institutional mechanism and more particularly the system of governance encompassing planning, formulation, monitoring and implementation.

At the most general level, it is possible to say that there are three types of factors which affect the outcome of poverty reduction initiatives:

- a those related to participation, engagement, and ownership;
- b those related to the capacity of both individuals and institutions;
- c those related to the decision-making process.

Experience shows that without the active involvement of local authorities, projects are likely to fail and local governments alone cannot ensure the success of a programme. Partnerships with other stakeholders are needed in some manner or other. Social

inclusion is an essential factor for success especially in programmes involving urban poor, slum redevelopment and poverty alleviation. Frequently the interest and needs of certain groups of urban dwellers are not sufficiently taken into account. However, the nature of this partnership should be one of “equal partners” and not one based on dependency or political patronage.

Ideally, there should be a four-step process to involve communities and other stakeholders in the process of decision-making:

- a Consultation, which involves telling communities what governments intend to do to implement certain policies and projects
- b Participation, which involves asking communities and other stakeholders what they want and taking their views into consideration in the formulation of policies and projects
- c Engagement, which allows communities and civil society to make limited decisions about matters that affect local or national interests, and to become involved in the implementation of projects under the umbrella of governments
- d Co-governance, which devolves functions and powers of governments to communities and businesses to take actions on behalf of government

From an administrative/policy aspect, projects are often initiated without clear objectives or impact analysis. Furthermore, seldom is there an attempt to frame poverty reduction programmes within the context of a general development planning strategy. Thus, projects lack proper project planning and management framework including analysis of objectives and impacts, problem analysis, stakeholder analysis, benchmarking, monitoring and evaluation. This “isolation” of project from development planning is related to a tendency for the implementation of projects that focused on only one sector.

Interventions that focus on a single sector in support of community development and poverty reduction in urban areas are less likely to succeed in achieving the desired impacts. Instead, multi-sectoral approaches are needed in order to overcome poverty in urban areas. This again will require strong coordination of activities between the various actors involved.

The inclusion of sustainability as a part of the criteria to measure the success of a project or initiative results in the need to examine the “manner” in which a particular issue is tackled. Undoubtedly, poverty and its many facets remain the most pressing issue facing government. However, it is becoming more evident that long-term solutions are also dependent on the nature and quality of the mechanisms and process utilized, i.e., how things are done is as important as (and sometimes inseparable from) what is done. This attempt to examine the “quality” of decision-making and the process by which decisions are implemented has brought the notion of governance to the forefront of poverty reduction efforts.

8.1 Governance

Good governance is central to any effort to reduce poverty and programmes directed at urban poor. Good governance implies a progressive leadership provided by local authorities, functional partnerships that enable cities to tap community resources, and participation to ensure long-term sustainability by generating broad based stakeholder and community ownership over local undertakings. Good governance has eight major characteristics. It is participatory, consensus oriented, accountable, transparent, responsive, effective and efficient, equitable and inclusive and follows the rule of law. It assures that corruption is minimized, the views of minorities are taken into account and that the voices of the most vulnerable in society are heard in decision-making. It is also responsive to the present and future needs of society.

8.2 Participation

Participation by both men and women is a key cornerstone of good governance. Participation could be either direct or through legitimate intermediate institutions or representatives. It is important to point out that representative democracy does not necessarily mean that the concerns of the most vulnerable in society would be taken into consideration in decision-making. Participation needs to be informed and organized. This means freedom of association and expression on the one hand and an organized civil society on the other hand.

8.3 Rule of law

Good governance requires fair legal frameworks that are enforced impartially. It also requires full protection of human rights, particularly those of minorities. Impartial enforcement of laws requires an independent judiciary and an impartial and incorruptible police force.

8.4 Transparency

Transparency means that decisions taken and their enforcement are done in a manner that follows rules and regulations. It also means that information is freely available and directly accessible to those who will be affected by such decisions and their enforcement. It also means that enough information is provided and that it is provided in easily understandable forms and media.

8.5 Responsiveness

Good governance requires that institutions and processes try to serve all stakeholders within a reasonable timeframe.

8.6 Consensus oriented

There are several actors and as many viewpoints in a given society. Good governance requires mediation of the different interests in society to reach a broad consensus on what is in the best interest of the whole community and how this can be achieved. It also requires a broad and long-term perspective on what is needed for sustainable human development and how to achieve the goals of such development. This can only result from an understanding of the historical, cultural and social contexts of a given society or community.

8.7 Equity and inclusiveness

A society's wellbeing depends on ensuring that all its members feel that they have a stake in it and do not feel excluded from the mainstream of society. This requires all groups, but particularly the most vulnerable, have opportunities to improve or maintain their well being.

8.8 Effectiveness and efficiency

Good governance means that processes and institutions produce results that meet the needs of society while making the best use of resources at their disposal. The concept of efficiency in the context of good governance also covers the sustainable use of natural resources and the protection of the environment.

8.9 Accountability

Accountability is a key requirement of good governance. Not only governmental institutions but also the private sector and civil society organizations must be accountable to the public and to their institutional stakeholders. Who is accountable to who varies depending on whether decisions or actions taken are internal or external to an organization or institution. In general an organization or an institution is accountable to those who will be affected by its decisions or actions. Accountability cannot be enforced without transparency and the rule of law

9. Options for Implementation

The guidelines under JNNURM recommend consideration of public private partnership models where it is appropriate while considering various for implementation. While PPP models are suitable where there is scope for recovery of investment through an assured revenue model such is not the case with the provision of housing and infrastructure facilities while dealing with the provision of basic services to urban poor. However the significant cost that is not reflected anywhere in the CDP is the cost of land which is absolutely scarce today in Bangalore. Some of the slums in the city are occupying prime areas where the market rate for the land is very high. The land ownership on analysis reveals that Government and its agencies are the owners of most of the land where the slums are located slums under BMP control (only 21 out of 169 are located in the private lands). Thus it is possible to implement some of the slum redevelopment programmes on Government lands on a PPP model. This scheme would involve construction of a multi storied households for the slum dwellers on half of the land area presently occupied and leasing the balance half of the land to the private sector partner to construct commercial buildings. This model would ensure high quality construction for the households and provide the right type of incentive to recover the capital and part of the operation and maintenance costs (for the first five years) by commercial exploitation of the adjoining land.

The CDP while evaluating the options for implementation has considered the following:

In-situ development of housing where the slums are located currently:

- a G+2 type
- b Multi-storey in a PPP model (part housing and part commercial development involving private sector partner)
- c Identifying new areas in the outskirts and providing houses either on G+2 type or multi storey construction (may pose problems of finding jobs nearby for the people)

The entire programme is tailored to be carried out in a phased manner spanning five years from the disbursement of funds. The creation of infrastructure would be simultaneously taken up with the construction of new buildings so that new households with required infrastructure become functional within eighteen months of individual project commencement. It is recommended to split the entire programme in to three distinct phases and each phase of work would be completed in eighteen months time.

Since the City Municipal Corporations have no resources that could be deployed to undertake such a massive and concerted programme like the one proposed for redevelopment, the Government of Karnataka is designating Karnataka Slum Clearance Board (KSCB) as the nodal agency that would oversee the implementation of the slum improvement and redevelopment programmes proposed under the CDP.

9.1 PPP Model

Karnataka Housing Board (KHB) has drafted a policy for redevelopment of slums in Bangalore under a joint venture basis. KHB has experience in slum redevelopment in both conceptualization and inviting tenders for award of contracts. It is recommended that wherever PPP model is considered KHB be designated as the agency to manage the programme. This recommendation is subject to Government's consideration and approval.

This essentially is a public private partnership model wherein the participation of private sector is encouraged to finance the housing scheme for the poor concurrently with commercial exploitation of approximately 50% of the land available. The brief of this policy outline are:

- a The lands required for the redevelopment of the slums are normally the area occupied by the slum itself. If the land occupied by the slum is owned by the government, the same shall be utilized for redevelopment purposes. The area maybe declared as slum under section 11 and as per the definition given in Karnataka Slum Act, 1973
- b If the lands occupied falls under private ownership, and if the government determines and is satisfied that for the purpose of redevelopment it is necessary to acquire the land within, then the same shall be done under section 17 of Karnataka Slum Act, 1973
- c For the purpose of slum redevelopment the KSCB shall procure the lands under the provisions of the Act therein and handover the lands to identified Project Implementing Agency
- d If the government determines it is necessary based on reports from KSCB and or KHB that the clearance of an area created as slum is required, then the Deputy Commissioner, BMP shall make it available from suitable government lands for the purpose of rehabilitation to the Project Implementing Agency
- e The Project Implementing Agency has requisite rights to utilize the lands for the redevelopment purposes and to meet the cost of construction and development.
- f The remaining vacant land after the clearance of the slum would be utilized for commercial exploitation
- g The developer would also need to provide temporary shelter to the beneficiaries in the interim until their new homes are built and ready for occupation.

10. Acknowledgements

The CDP has been ably guided by the leadership of Shri Subir Hari Singh, Principal Secretary, Housing Department, Government of Karnataka and Shri. K Jothiramalingam, Commissioner, Bangalore Mahanagara Palike. They have reviewed all the aspects of the process and provided directions for the preparation of the CDP in line with the expectations of the JNNURM devised by Government of India. The commissioner, BMP took necessary actions to commission consultants to prepare detailed feasibility reports

for slum redevelopment so that the same could be integrated with the CDP. Shri P K Srihari, Additional Director, Finance, BMP guided the orientation in preparation of funding pattern for the initiatives considered under the CDP.

Shri M Lakshminaryana, Commissioner, Karnataka Housing Board, is the Chairman of the steering committee to coordinate the preparation of the CDP. He coordinated efforts to seek and arrange collection of information from the CMCs and TMC. KHB commissioner also promoted the concept of slum redevelopment in Bangalore based on PPP models. The commissioner arranged the first two stakeholders' meetings at his offices.

Shri Chandramohan, Executive Director, Karnataka Urban Infrastructure Development and Finance Corporation (KUIDFC), provided valuable inputs for the visioning exercise and format of the CDP.

Shri A M Ranganath, Chief Engineer, Projects is the principal officer who spearheaded the entire initiative from BMP. He coordinated the collection of information and validation among various consultants and also arranged for the stakeholder consultative meetings.

Shri Sivasankar, Commissioner, Karnataka Slum Clearance Board organized provision of information on declared slums in Bangalore.

Shri Shantappa, Project Director, District Urban Development Cell (DUDC) along with Shri. Prasad coordinated the efforts in provision of information from all the CMCs and TMC.

The commissioners and chief officers of all the city municipal corporations and town Municipal Corporation took active part in the stakeholders' consultative process and contributed significantly to the development of the CDP.

List of Annexes

- Annex 1 Minutes of first stakeholder consultative meeting (Nov 26, 2005)
- Annex 2 Minutes of second stakeholder consultative meeting (Dec 09, 2005)
- Annex 3 Minutes of third stakeholder consultative meeting (March 25, 2006)
- Annex 4 Proceedings of NGOs consultative meeting (May 27, 2006)
- Annex 5 Financials of the ULBs
- Annex 6 Typical Community Hall
- Annex 7 Layout of a typical house
- Annex 8 Typical toilet block layout
- Annex 9 Social Composition of Population in Bangalore
- Annex 10 Review of On-going schemes in the basic services to urban poor
- Annex 11 Details of Investment estimates

Annex 1

Minutes of Stakeholder Consultation Meeting No.1

Date: November 26, 2005

Minutes of the stakeholders meeting held in the Conference hall of
Karnataka Housing Board on November 26, 2005 at 11 A M

Present:

Sri Subir Hari Singh,
Principal Secretary to Govt., Housing Dept. Govt. of Karnataka

Sri M Lakshminarayana,
Housing Commissioner, Karnataka Housing Board

Sri Kaniram, Director
Directorate of Municipal Administration

Sri Sivashankar,
Commissioner, Karnataka Slum Clearance Board

Sri Rajanna,
Joint Director, Planning, KSCB

Sri P.K.Srihari,
Additional Commissioner. Finance, BMP

Sri Neelakantan,
Deputy Commissioner, Welfare, BMP

Sri. Rajasekar,
Secretary, BDA

Sri S. L. Narasimha, Managing Director, UrbanFirst Systems

Sri K. Narayana, General Manager, UrbanFirst Systems

Sri Subir Hari Singh, Principal Secretary to Govt., Housing Dept. Govt. of Karnataka introduced the purpose of the meeting and the need to develop a perspective plan for basic services to urban poor in line with the draft guidelines made available by the Ministry of Urban Development, Government of India in the form of National Urban renewal Mission (NURM). The Principal Secretary also informed that the Sri Lakshminarayana, Housing Commissioner would be the Chairman of the committee to coordinate the preparation of the CDP for basic services to urban poor with all

identified urban local bodies and government agencies (BMP, Kamataka Slum Clearance Board, CMCs)

The Commissioner, KHB explained about the assignment undertaken by Urban First in pursuance of the preparation of a city development plan for the submission of Basic Services to Urban Poor envisaged under the proposed NURM.

Sri P. K. Srihari, Additional Commissioner, Finance, BMP explained the context and the need to prepare a city development plan in an expeditious manner in order that Government of Kamataka would be prepared and in time to seek the funding proposed under the NURM.

Sri Rajasekar, Secretary, BDA assured provision of information in respect of slums in BDA land so that the same could be consolidated with other agencies.

Sri Sivasankar, KSCB informed that KSCB has already prepared the estimates for housing and infrastructure in the case of declared slums and also in an advanced stage with respect to preparation of detailed project reports.

Urban First made a detailed presentation of the draft guidelines of NURM released by Ministry of Urban Development, Government of India as of date and enlisted the objectives of the programme addressing the Basic Services to Urban Poor. The aspects covered are:


1. Integrated development of slums, housing and development of infrastructure projects in the slums.
2. Projects involving development/improvement/maintenance of basic services to urban poor.
3. Slum improvement/ rehabilitation projects
4. Projects on water supply / sewerage / drainage, community toilets / baths etc.,
5. Projects for providing houses at affordable costs for slum dwellers/urban poor/EWS/LIG categories.
6. Construction/improvement of drains/storm water drains.
7. Environment improvement of slums and solid waste Management
8. Street lighting
9. Civic amenities like community halls, child care center etc.,
10. G.M of assets created under this component.

In respect of information required, Urban First presented the formats for gathering information from the concerned ULBs, related to both historical data as well plans for investment to introduce improvement in slums with respect to housing and infrastructure. The basic information required enumerated in the meeting, related to:

1. Percentage of households living in unauthorized tenements / temporary structures.
2. Percentage of households living in unauthorized tenements / temporary structures without access to:
3. Municipal Water Supply
4. Sanitation
5. Primary education
6. Primary health (preventive)

Urban First also explained the funding pattern proposed to finance the projects identified as part of the perspective plans. Urban First also explained that the entire NURM programme is reforms driven requiring a tripartite agreement among the Central Government, the State Government and the concerned ULBs.

The Housing Commissioner requested the ULBs to provide the required information in a timely manner in order that Urban First could consolidate and present a unified city development plan for basic services to urban poor based on the draft NURM guidelines


(SUBIR HARI SINGH) 23/3
Principal Secretary to Govt.
Housing Department
Vikas Soudha, Bangalore

Annex 2

Minutes of Stakeholder Consultation Meeting No.2

Date: December 09, 2005

**Minutes of the stakeholders meeting held in the Conference hall of
Karnataka Housing Board on December 9, 2005 at 11 A M**

Present:

Sri P.K.Jain,

Joint Secretary, MoUD, Govt. of India

Sri Subir Hari Singh,

Principal Secretary to Govt., Housing Dept. Govt. of Karnataka

Sri M Lakshminarayana,

Housing Commissioner, Karnataka Housing Board

Sri Kaniram, Director

Directorate of Municipal Administration

Sri Sivashankar,

Commissioner, Karnataka Slum Clearance Board

Sri Anil Shedbal

CS and GM(Finance), RGRHCL

Sri Rajanna,

Joint Director, Planning, KSCB

Sri C Mohan

Technical Director, KSCB, Bangalore

Sri ChikkaVenkatappa

Commissioner, CMC, Mahadevapura

Sri H M Udaya Shankar

Commissioner, CMC, Bommanahalli

Sri C K Dashvanth

Commissioner, CMC, Byatarayanapura

Sri D L Narayan

Commissioner, CMC, Rajarajeshwari Nagar

Sri Suprasanna G

Commissioner, CMC, Dasarahalli

Sri M Chandrasaha

Assistant Executive Engineer, CMC, K.R.Puram

Sri C S Nagaraja

Junior Engineer, CMC, Yelahanka

Sri David

Chief Officer, TMC, Anekal

Sri M Krishnappa

Chief Officer, TMC, Kengeri

Sri N Shanthappa
Project Director, DUDC, Bangalore

Sri S.L.Narasimha, Managing Director, UrbanFirst Systems

Sri K.Narayana, General Manager, UrbanFirst Systems

NGOs

Mary Benny,
NGO, "Civic Bangalore"

Rahat Begum
"Avas" Bangalore

Varshini
Mahila Milan, Bangalore

Lakshmi Shanmugam
Mahila Milan, Bangalore

UrbanFirst was requested to make a presentation on the Jawaharlal Nehru National Renewal Mission (JNNURM) formally launched on 3rd December 2005. UrbanFirst made a detailed presentation of JNNURM objectives and the aspects covered by the guidelines in respect of the sub mission Basic Services to Urban Poor.

Sri P K Jain, Joint Secretary, MoUD, Govt. of India clarified number of issues raised by the ULBs in respect of formulation of schemes, difference between JNNURM and IHSDP in respect of funding for the slum improvement schemes. Sri Jain also requested a reasonable assessment of costs to construct houses for the poor and adequate provisioning of infrastructure with focus on operation and maintenance of the assets to secure sustainability. He also mentioned that the CDP for this sub mission shall address aspects of health and education though funding for these would have to be sourced from respective ministries and or departments under other schemes. The NGOs interacted with Sri Jain to elucidate the government trust on removal of slums and providing long term solutions to issues of urban poor. Sri Jain carried out a visioning exercise elucidating the requirements of citizens, NGOs and Government agencies to formulate the common vision for slum improvement and basic services to urban poor.

The following emerged as the common objectives that could form part of the CDP:

1. Provide everyone with the opportunity to live in a decent home.
2. Promote communities which are inclusive, healthy, safe and crime free, whilst recognizing the diverse and special needs of those communities.
3. Improve provision and access to community facilities.
4. Reduce Poverty and Social Exclusion.
5. Conserve and enhance the landscape, visual quality and character of living quarters including slums of urban poor.
6. Maintain and enhance biodiversity, flora and fauna with the available resources.
7. Conserve and where appropriate enhance the historic environment.
8. Reduce land contamination and safeguard soil quantity and quality.
9. Improve water and air quality and reduce pollution of air, water and soil.
10. Maintain and strengthen the living condition of urban poor, including employment opportunities.
11. Maintain and improve disease free environment

The Housing Commissioner made a detailed presentation in regard to Slum Redevelopment in Bangalore on Joint Venture basis and mentioned that it is being accepted as a workable Public Private Partnership model.

The objectives of the redevelopment programme are:

1. To integrate the existing slums and the communities residing within them into urban area as a whole.
2. To strengthen the legal and policy framework to facilitate the process of slum redevelopment on a sustainable basis.

The following have been stated as the need for the redevelopment:

1. Policy shift in favour of improvement and upgradation in place of eviction and relocation.
2. Present government programmes are not commensurate with the rate of growth.
3. Bangalore has ~~a population of around~~ ^{approximately} 17% slum population.
4. To eliminate unhygienic and ugly spots from the city centre and organize the community.
5. To bring down disparity in the living standards.

6. To provide absolute basic minimum standards of essential amenities and add value to their earnings.

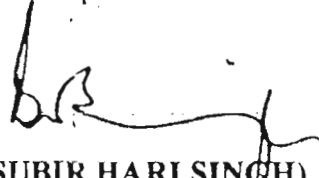
The Principal Secretary to Govt. Housing Department responded to number of queries raised by the CMC Commissioners and the NGOs in respect of timeframes involved, land availability, type of construction and procedure involved in seeking funding under the proposed JNNURM.

Energy Economy & Environmental Consultants, on behalf of Karnataka Slum Clearance Board (KSCB) made a detailed presentation on Infrastructure improvement for Cities under NURM and IHSDP. The following are identified as priority:

1. Housing
2. Improved Infrastructure
3. Improved health and hygiene
4. Training & Skill Upgradation.
5. Sustainable Development

The Joint Secretary, MoUD, Govt. of India requested for integration of various schemes prepared by different agencies in to a common city development plan for Bangalore covering all the slums. The Commissioner, Karnataka Housing Board requested the Commissioners and Officers in charge of CMCs to provide the necessary and required information to UrbanFirst in an expeditious manner so that CDP for basic services to poor could be submitted to Government in time.

UrbanFirst informed that required formats and details of information sought have already been circulated to KSCB, BMP and the CMCs who need to provide investment estimates for the schemes proposed. It was assured that all agencies in the Government would co-operate to complete the development of a common city plan for basic services to urban poor.


(SUBIR HARI SINGH)
Principal Secretary to Govt.
Housing Department
Vikas Soudha, Bangalore.

Annex 3

Minutes of Stakeholder Consultation Meeting No.3

Date: March 25, 2005

Buscelly
file

COMMISSIONER, BANGALORE MAHANAGARA PALIKE

BNP/COMMR/CDP/100/05-06

Minutes of the stakeholders' meeting held at Karnataka Housing Board (KHB) on Draft report presentation on CDP - Basic Services to Urban Poor, on March 25, 2006 at 11 am

Present

Bangalore Mahanagara Palike (BMP)	Shri K Jothiramalingam, Commissioner Shri P K Srihari, Additional Commissioner (Finance) Shri A M Ranganath, Chief Engineer (Projects) Shri Mrutunjaya, Superintendent Engineer
Karnataka Urban Infrastructure Development & Finance Corporation (KUIDFC)	Shri Chandramohan, Executive Director
Directorate of Municipal Administration	Shri Shivashankar, Executive Engineer
Karnataka Housing Board (KHB)	Shri Shivayogi Kalasad, Secretary Shri Aizad Ahamed, JDTP
KSCB	Shri Rajanna, Joint Director
DUDC	Shri Prasad, AEE
City Municipal Corporations	Shri Chikkavenkattappa, Commissioner, Mahadevapura Shri H M Udaya Shankar Commissioner Bommanahalli Shri D L Narayan, Commissioner, Rajarajeswari Nagar Shri M Chandrasaha, AEE, KRPuram Shri David, Chief Officer, TMC Anekal Shri M. Krishnappa, Chief Officer, TMC Kengeri
Infrastructure Development Corporation of Karnataka Ltd (IDeCK)	Ms Gurleen Kaur
Manasa Consultants	Shri H S Ramesha, Principal Consultant
UrbanFirst Systems	Shri S L Narasimhan, Managing Director Shri K Narayana, General Manager

Commissioner BMP took the chair and requested UrbanFirst to make the presentation of the draft city development plan in respect of basic services to urban poor. UrbanFirst made the presentation covering the following:

- Background
- CDP focus issues
- Objectives of sub mission BSUP
Projects eligible for assistance under JNNURM
- Growth of Bangalore Urban Agglomerate
- Social composition of population in Bangalore
- Current problems in Bangalore

- Slums in Bangalore
- How to prevent creation of new slums?
- What are the benefits of upgrading?
- Vision for the City
- Objectives of the Government
- Coverage of slums in Bangalore in the CDP
- Basic Assumptions of CDP
- Estimate for Construction of New House
- Investment Estimate for Housing & Infrastructure
- Schemes Covered in Investment Estimates
- Funding Pattern
- Options for Implementation
- Typical Community Hall layout
- Plan, Elevation & Section of House Building
- Typical - Toilet Block layout
- Sources of Data used in the preparation of draft CDP
- Methodology so far

In the coverage of slums two more slums in Kengeri, Town Municipal Corporation should be added comprising of 113 households that require construction and other infrastructure provisioning. With the addition of the two slums, the total number of slums covered for the purpose of CDP would be 508 (KSCB - 218, BMP - 169, CMCs - 119 & TMC - 2)

BMP commissioner queried about the feasibility of adopting 'no more new slums in Bangalore' as part of the vision statement. He suggested that recommendation to amend the bye-laws of building plans by agencies like BMP and BDA shall form part of regulatory changes. The amendments shall make it mandatory for the construction to allocate area for EWS of the society. He also strongly recommended steps to initiate a new legislation that would seek all new major construction in the housing sector requiring allocation of 20% of land area for construction of houses for the EWS category. Since such a provision is indicated as part of the optional reforms agenda in the JNNURM guidelines (Earmarking at least 20-25 per cent of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross subsidization), it may not be a challenging task on the part of the State Government to enact such an initiative.

BMP commissioner after detailed discussions on the assumptions made in respect of rates adopted for construction made the following observations and decisions:

1. The cost of construction of a household shall be the same in BMP area as well as in CMCs and TMC
2. The schedule of rates adopted (PWD rate - Rs 509 per sq.ft) does not reflect the reality in terms of exact tendered costs. Based on recent quotes the rates assumed in the draft shall be enhanced by about 30 % to reflect the realistic cost and a provision to escalate the costs by 8% per annum should be made to accommodate increase in costs that are likely in a 7 year programme.
3. The estimates for community toilet blocks as well as community centres shall be revised to consider the right type of construction (RCC) and realistic schedule of rates.
4. While estimating the cost of toilet blocks, availability of underground drainage facility shall be examined and considered appropriately.

BMP Commissioner also indicated that the vision statements presented in this meeting shall be considered in the overall CDP of Bangalore.

Additional Commissioner, Finance, BMP expressed the view that though Bangalore took the early initiative to prepare the CDP, other cities in the country have managed to access the JNNURM funds more effectively, which is a real cause of concern to the ULBs.

ED, KUIDFC made an observation that the CDP shall reflect the vision of the city and not be constrained by the guidelines of JNNURM while estimating investment requirements. The gap, if any, could be sourced through the State Government, he added.

Based on the observations, recommendations and revision suggested UrbanFirst was requested to finalize the draft CDP and submit the same at the earliest.



(K. JOTHIRAMALINGAM)
COMMISSIONER

Annex 4

PROCEEDINGS OF THE NGOs CONSULTATIVE MEETING UNDER BSUP HELD ON 27.5.2006 AT HOTEL ATRIA, BANGALORE.

A warm welcome was extended to the gathering after which a presentation was made by the consultants, outlining the JNNURM scheme and the proposed Vision statement and Mission statements. The estimated requirement of investments was also presented.

The consultant presented the CDP under the BSUP component and also the project under preparation for the notified slums under the KSCB. Out of the estimated 542 slums in Bangalore 218 declared slums came under the purview of KSCB. A proposal was being worked out for providing tenements on Ground + 2 configuration, each tenement measuring 268 sqft. and estimated to cost Rs.1,36,000 each. The scheme was to cover construction of houses as well as provision of basic infrastructure like water, sanitation roads, lighting etc. Soft components like awareness programmes, capacity building etc., were also built. 15 slums had been identified for development under the initial face. The total cost of the project was estimated at Rs. 176 crores. Some of the NGOs who were active in the slum areas were invited to make presentations on their views and the same is outlined below:

Ms. Anita Reddy, AVAS:

The key area in slum development was to make change happen. The poor did not need charity but facilitation to improve their economic status until some form of equality was reached. Bangalore and its beautification could not happen at the cost of slum demolitions. Rehabilitation and resettlement of slums can happen only through a participation process. Slum dwellers and their communities should be involved in planning and the process should be from 'bottom up'.

Land was at the core of the slum problem. Non availability of land was a myth and can be overcome only when information on land owned by Municipalities was made transparent. It was suggested that JNNURM also make available funds for acquisition of land for rehabilitation of slums if a meaningful programme is to be drawn. Housing should be made available on an affordable basis and exact information on the extent of repayment should be made known. The poor were willing to repay but a suitable model should be drawn in participation. Wherever user charges were involved the community should workout how much to pay and how to pay rather than making them pay for nonfunctioning facilities. Women in the slums should be at the center of rehabilitation programmes and their empowerment could solve many of the social issues in the slums as well as provision of services on a sustainable basis.

Mr.Kshitij Urs, APSA:

Consultation and participation process was good, but JNNURM should not resort to tyranny of participation. The JNNURM was a World Bank model channelised through GoI to GoK which disempowered the state and Government because of the reforms that were forced to the detriment of the existing democratic institutions. Reforms were expressed as project specific and the state had no choice. For example ULRCA was adopted without discussions and without examining the origin and objectives of the act.

By this process large Corporates were facilitated to acquire large extents of land at the cost of the poor. If such decisions were made top down there was no need for public participation. The structure of JNNURM itself was not suitable and various committees and stakeholders were setup without any public consultations. Examples were the constitution of the Technical Advisory Group and the involvement of the National Institute of Urban Affairs. It was not proper for the state to surrender all its rights through the reform mandate in order to receive financial support that constitutes a very small part of all the requirements of infrastructure. As regard the BSUP component, proposed investments and liabilities should be worked out with

the involvement of slums and all private land developers should be made to reserve land for the poor.

Smt. Lakshmi Shanmugam (Karnataka State Mahila Milan)

Land was a very important factor in rehabilitation of slums but there were several slums in Bangalore which had no rights over land even after 25 years. Slum communities should be educated on health issues and should be involved in development process.

Slum dwellers should not live in threat of eviction. All the needs of slum dwellers should be addressed by only one department of Government like perhaps KSCB. Special focus should be paid to income generating schemes and for developing talent in children and youngsters and for grooming them. Continuous counseling and supervision should be instituted for the growth and improvement of talented children.

The floor was then opened for comments and views of the participants who expressed the following.

Sri.N.P.Samy. (K.K.N.S.S.)

1. Globalisation process had not benefited the slums. However, Corporates were getting benefit of subsidized municipal services. Hence there was a need for supporting slums through budgetary provisions.
2. The concept of 'No new slums' was impractical since migration from rural areas cannot be stopped. However, all slums as of 2006 should be identified and 2006 should be fixed as cut off date for working out rehabilitation programmes.
3. Creation of assets without involvement of poor was not practical.

Smt.Uma Gopalan. (AWAKE)

Women should be empowered through development of entrepreneurship skills for which an institution like 'Awake' was available

Sri.Rajendra (Jansahayoga)

1. The reform process was a threat to self pride.
2. KSCB which was to take care of slum dwellers has not been capable of doing so because of a weak and inefficient structure. Land for rehabilitation was not finalized even after long delays, land rates were not fixed in time, slums were not transferred to KSCB, litigation was not effectively handled and cases were going against KSCB etc., were examples.
3. Land grabbing at the cost of slums by powerful persons should be stopped.
4. Better governance and efficiency was required in organizations that were dealing in slum welfare.

Smt.Shahataj (Womens Voice)

1. Water should be priority under JNNURM.
2. KSCB should have Adalats for declaration of slums and funds should be made available for this purpose.
3. Storm Water was a threat in lower middle class areas.
4. Individual toilets should be priority in all slums
5. Periodic meetings at ward level should be held to redress the problems of slums.

Sri.P.Ramkumar (APSA)

Elected representatives should participate in the JNNURM process.

Sri.Pramod (Janagraha)

The number of slums identified appeared to be incorrect and required validation.

Sister Mary Mascarenhas (Somahanalli LRTC)

Lepers and handicapped in the city required special consideration and should be accommodated in rehabilitation process by allocation of a certain percentage of tenements created under rehabilitation.

Sri.Issac Amrutharaj (APSA)

1. A single window is required for dealing with all the slums of BDA, BMP, 7 CMCs and 1 TMC as well as KSCB.
2. Beneficiaries for rehabilitation should be identified and resale should be prevented.
3. Transparency should be maintained in KSCB development work.

Sri.Deenadayalu (KKNSS)

1. Public consultation and NGO consultation was important. The size of tenements plan was being reduced arbitrarily.
2. Dedications for declaration of slums were pending for a long time.

Sri.Vinay Baidur

1. 25% of the areas developed in private layouts should be reserved for low income groups mandatory.
2. JNNURM that talks about public consultations had not bothered about consultations for the reform mandate and reforms have been forced to the states.

Sri.. Rangaswamy

Land sharing through joint development with private developers should be discouraged. Instead, a cooperative society of slum dwellers should be formed for development.

Sri. Narasimharaju.

Most of the schemes for slums rehabilitation were not very successful. Hence, NGOs or communities from the slum should be involved in the implementation of the schemes.

The wide ranging opinions and views as above were noted and the Principal Secretary, Urban Development Department, made her observations. The discussions had brought up several issues. Ownership of land was an important one. Because of problems of jurisdiction, administration etc., the process was not easy. However, attention of Government was required to the area. The point that slum dwellers and communities should be involved in the planning process was important and any rehabilitation process should adopt a 'bottom up' approach. The JNNRUM process was not necessarily a panacea for all problems but should be seen as a scheme that has built in lessons learnt from earlier schemes. The JNNRUM should be used to take the various initiatives of Government in the areas of urban development and reforms and Basic Services for Urban Poor forward. Given the wide ranging views expressed today, it is necessary to think of making certain fundamental changes in the organizational framework within Government on policies and programmes that dealt with the urban poor. We need to conceive projects and programmes under JNURM in a way that enable Bangalore to become a more sustainable and productive city with a harmonious relationship among all stakeholders.

Annex 5

Financials of the ULBs



Bangalore Mahanagara Palike

BUDGET 2005-06 *at a glance*

(Rs. In Lakhs)

REVENUE	2004-05 BE	2004-05 RE	2005-06 BE	EXPENDITURE	2004-05 BE	2004-05 RE	2005-06 BE
REVENUE RECEIPTS				REVENUE EXPENDITURE			
Tax Revenues				Administrative Expenses			
Property Tax	30,000.00	24,000.00	32,000.00	<u>Salaries</u>			
Advertisement Taxes	744.00	632.00	1,547.00	Pay of Officers	626.00	413.00	626.00
Surcharge on Stamp Duty	800.00	942.00	1,500.00	Pay of Establishment	6,133.00	5,958.00	6,237.00
	31,544.00	25,574.00	35,047.00	Allowances	5,361.00	4,957.00	6,300.00
				Pension / Gratuity	2,950.00	2,950.00	3,050.00
					15,070.00	14,278.00	16,213.00
Non Tax Revenues				Advertisement & Publicity	187.00	210.00	212.00
<u>Grants</u>				Printing & Stationery	66.00	62.00	325.00
SFC Grants	8,500.00	8,500.00	11,000.00	Telephone Charges	71.00	74.00	84.00
Other Grants	335.00	867.00	1,100.00	Electricity Charges	2,573.00	2,762.00	3,054.00
	8,835.00	9,367.00	12,100.00	Water Charges	1,860.00	1,330.00	430.00
<u>Service Charges</u>				Council related Expenditure	293.00	244.00	390.00
Infrastructure Cess	1,500.00	-	2,000.00	Office Infrastructure	295.00	275.00	398.00
Pay & Park	400.00	450.00	200.00	Vehicles - M & R Cost	879.00	817.00	1,003.00
SWM Cess	2,500.00	-	300.00	Other Expenses	6,653.00	5,648.00	9,363.00
Service chgs on Tax exempted Props	-	-	1,500.00		12,877.00	11,422.00	15,259.00
	4,400.00	450.00	4,000.00	Welfare Activities			
				18% Allocation	881.00	997.00	1,453.00
				Backward Classes & Minority Welfare	202.00	185.00	258.00
				Women Welfare	486.00	476.00	648.00
				General	45.00	27.00	70.00
					1,614.00	1,685.00	2,429.00

Draft CDP - Basic Services to Urban Poor

REVENUE				EXPENDITURE			
	2004-05 BE	2004-05 RE	2005-06 BE		2004-05 BE	2004-05 RE	2005-06 BE
Fees & Fines				Educational Promotion Activities			
Building License Fees	670.00	445.00	525.00	18% allocation	194.00	166.00	202.00
Compounding Fees	552.00	400.00	450.00	General	362.00	258.00	347.00
Development Charges	250.00	280.00	300.00	Sports Activities	135.00	122.00	155.00
Ground Rent	178.00	229.00	306.00		691.00	546.00	704.00
Road Cutting Charges	467.00	150.00	602.00	Health & Sanitation			
Bldg Deviation Regularisation	15,000.00	-	10,000.00	Cleaning of Garbage	3,745.00	3,745.00	4,000.00
Others	4,737.00	3,796.00	8,238.00	Decentralised Composting	10.00	37.00	10.00
	21,854.00	5,300.00	20,421.00	Street Dog Management	150.00	129.00	85.00
Receipts from Corporation Properties				Tipping Fees	250.00	150.00	250.00
Rent from Shops / Leased Properties	590.00	339.00	931.00	Others	365.00	177.00	395.00
Others	64.00	60.00	108.00		4,520.00	4,238.00	4,740.00
	654.00	399.00	1,039.00	Financial Expenses			
Total Revenue Receipts	67,287.00	41,090.00	72,607.00	Interest on HUDCO & KUIDFC Loans	3,963.00	3,199.00	4,151.00
				Interest on Municipal Bonds	506.00	487.00	-
					4,469.00	3,686.00	4,151.00
				Total Revenue Expenditure	39,241.00	35,855.00	43,496.00

REVENUE				EXPENDITURE			
	2004-05 BE	2004-05 RE	2005-06 BE		2004-05 BE	2004-05 RE	2005-06 BE
CAPITAL RECEIPTS				CAPITAL EXPENDITURE			
Capital Grants				Public Works			
MOU Grants	5,700.00	3,340.00	8,190.00	Solid Waste Management	365.00	395.00	790.00
Long Term Loans				Engineering - Zonal	40,808.00	12,982.00	46,244.00
Loans from Financial Institutions	29,136.00	11,756.00	54,553.00	Multi Purpose Engg Divisions	2,105.00	1,600.00	3,377.00
Improvement Charges				Projects	10,453.00	4,501.00	13,827.00
	5,000.00	2,500.00	3,000.00	Infrastructure	5,645.00	3,469.00	13,437.00
Sale of Coml Complexes / Propert				Storm Water Drains	3,680.00	250.00	4,980.00
	5,525.00	1,749.00	1,625.00	Comprehensive Development Plan	5,522.00	3,540.00	4,360.00
				Traffic Engg	1,673.00	426.00	1,491.00
				Electrical Engg	2,930.00	752.00	2,372.00
				Horticulture	2,625.00	1,811.00	5,684.00
					75,806.00	29,726.00	96,562.00
Total Capital Receipts	45,361.00	19,345.00	67,368.00	Repayment of Long Term Liabilities			
Other Receipts				Repayment of HUDCO / KUIDFC Loans	4,055.00	2,327.00	9,980.00
Cesses collected on Property Tax	10,200.00	8,160.00	10,880.00	Repayment of Municipal Bonds	3,500.00	3,500.00	-
Deposits, Statutory Deductions etc	3,648.00	4,376.00	5,245.00		7,555.00	5,827.00	9,980.00
	13,848.00	12,536.00	16,125.00	Total Capital Expenditure	83,361.00	35,553.00	106,542.00
TOTAL RECEIPTS	126,496.00	72,971.00	156,100.00	Other Payments			
				Repayment of Cesses - Current	2,700.00	2,142.00	2,784.00
				Repayment of Statutory Deductions / Deposits	3,013.00	2,852.00	4,152.00
					5,713.00	4,994.00	6,936.00
				TOTAL PAYMENTS	128,315.00	76,402.00	156,974.00



Municipal Information System
General Information Details for the District: Bangalore Urban

Sl.No.	Name of the ULBs	Area(in Sq.Km)	No. of Wards	Census Information(2001 census)					BPL House Holds	No. Of Properties	No of House Holds
				Population			Literacy rate	Sex Ratio			
				Male	Female	Total					
1	2	3	4	5	6	7	8	9	10	11	12
1	Anekal	5.00	23	17185	15972	33157	76.08	929	2496	10185	3208
2	Bommanahalli	29.57	31	108108	93544	201652	80.85	865	4177	78564	591
3	Byatarayanapura	25.00	31	95508	86236	181744	82.60	903	3261	64004	39500
4	Dasarahalli	29.70	35	143909	121031	264940	81.49	841	6077	47448	23318
5	Kengeri	34.00	23	21892	20563	42455	83.56	939	1363	11747	612
6	K.R.Pura	58.80	35	97412	88798	186210	88.08	912	3324	40000	2391
7	Mahadevapura	46.18	31	72882	62912	135794	95.43	863	6208	32397	40094
8	Rajarajeshwarinagar	37.70	31	51307	45078	96385	78.00	879	5152	49143	12207
9	Yelahanka	24.52	31	48075	42752	90827	86.69	889	4929	25782	21032
	Total	290.47	271	656278	578888	1233164	752.77	8020	36987	359270	142949



Civic Amenities(Market and Parks) for the District: Bangalore Urban
Area is in Sq.Ft.



Name of the ULB	Vegetable Markets		Mutton Markets		Fish Markets		Sante Maidon		Commercial Area		Parks		Open Space		Community Hall		Burial Ground		Crematori
	No. s	Area	No. s	Area	No. s	Area	No. s	Area	No. s	Area	No. s	Area	No. s	Area	No. s	Area	No. s	Area	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Bommanahalli	0	0.00	0	0.00	0	0.00	0	0.00	3	1.00	3	6687.40	1	800.00	0	0.00	8	6000.00	0.00
Dasarahalli	1	9600.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	24000.00	0	0.00	0	0.00	0.00
Mahadevapura	7	41250.00	3	1000.00	2	300.00	1	0.80	915	2538.04	0	0.00	1	2700.00	4	100.00	0	0.00	0.00



Land Use Details for the District: Bangalore Urban
(Areas in Sq. Kms)



Sl.No	Name Of ULB	Vacant	Residential	Commercial	Industrial	Transport and Communications	Public Utilities	Public and Semi Public Uses	Open Spaces	Agricultural Land	Others	Total
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Anekal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Bommanahalli	6.64	9.40	2.66	2.66	3.99	0.90	0.03	0.03	0.00	0.00	26.21
3	Byatarayanapura	0.00	1767.50	59.26	127.85	973.15	0.00	541.10	789.76	0.00	492.00	4750.62
4	Dasarahalli	0.00	10.18	0.52	8.20	2.72	3.82	1.06	3.48	0.00	0.00	29.99
5	Kengeri	7.82	20.40	1.70	0.34	0.68	0.34	0.34	0.68	1.70	0.00	34.00
6	K.R.Pura	0.00	15.50	0.44	9.20	8.33	4.00	6.53	0.00	0.00	0.00	44.00
7	Mahadevapura	0.00	22.33	0.88	5.44	9.80	5.89	2.41	0.00	0.31	0.00	46.88
8	Rajarajeshwarinagar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	Yelahanka	0.00	5.41	0.09	0.97	3.75	0.00	1.04	1.48	12.62	38.82	64.08



Details of water Supply for District: Bangalore Urban



Sl.No.	NAME OF ULB's	Rate of supply as per norm (in MLD)(Bulk supply)	Total qty of drinking water per day (in MLD)(Bulk supply)	Water Connection			Percentage of Households covered	% Area Covered	% Population Covered
				Domestic	Commercial	Industrial			
1	2	3	4	5	6	7	8	9	10
1	Anekal	3.32	1.63	3287	0	10	102.00	60.00	60.00
2	Bommanahalli	27.22	6.40	6266	63	0	1060.00	100.00	100.00
3	Byatarayanapura	24.54	12.00	12000	0	0	30.00	75.00	75.00
4	Dasarahalli	35.77	9.43	3868	0	0	16.00	65.00	75.00
5	Kengeri	4.25	5.10	671	25	0	109.00	60.00	60.00
6	K.R.Pura	25.14	5.43	2174	0	0	90.00	90.00	90.00
7	Mahadevapura	18.33	69.67	4955	60	10	12.00	50.00	50.00
8	Rajarajeshwarinagar	9.64	4.77	3367	0	0	27.00	100.00	100.00
9	Yelahanka	9.08	5.20	4385	275	0	20.00	70.00	73.00



MUNICIPAL INFORMATION SYSTEM
Road Statistics
For the District : Bangalore Urban



Sl.No	Name of the ULB	ULB Roads(in Kms)						PWD(in Kms)				NH
		Surface			Unsurfaced		Total	Surface			Total	
		WBM	BT	CC	M	NM		WBM	BT	CC		
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Anekal	38.00	0.00	0.00	0.00	0.00	38.00	15.00	0.00	0.00	15.00	0.00
2	Bommanahalli	140.00	120.00	20.00	158.00	68.00	506.00	0.00	5.50	0.00	5.50	6.50
3	Byatarayanapura	31.37	248.50	14.82	0.00	42.00	336.49	0.00	8.00	0.00	8.00	5.00
4	Dasarahalli	102.40	158.70	4.44	108.90	30.00	404.44	0.00	6.00	0.00	6.00	2.50
5	Kengeri	12.50	77.90	0.00	0.00	32.50	122.90	0.00	8.00	0.00	8.00	8.00
6	K.R.Pura	142.00	137.00	2.00	35.00	46.00	362.00	0.00	10.00	0.00	10.00	8.00
7	Mahadevapura	85.00	145.00	24.00	55.00	43.00	352.00	0.00	15.00	0.00	15.00	0.00
8	Rajarajeshwarinagar	360.00	120.00	0.00	480.00	0.00	960.00	0.00	19.00	0.00	19.00	4.00
9	Yelahanka	6.90	80.30	11.60	2.60	1.90	103.30	0.00	5.20	0.00	5.20	3.50
	Total	918.17	1087.40	76.66	839.50	263.40	3185.13	15.00	76.70	0.00	91.70	37.50

***WBM -Water Bound Macadam, BT - Black Topped, CC- Cement Concrete, M- Motorable, NM - Non Motorable.
Report Generated On : 09/04/2008

Page No. : 1



Street Light Details for District: Bangalore Urban



Sl.No.	Name of the ULB	Tube light	Sodium vapour lamps	Mercury vapour lamps	Other	Total	Hight mast installation
1	2	3	4	5	6	7	8
1	Anekal	1015	180	12	463	1670	0
2	Bommanahalli	4970	2600	0	0	7570	0
3	Byatarayanapura	8580	4128	0	241	12949	0
4	Dasarahalli	4100	5210	0	0	9310	0
5	Kengeri	779	1071	0	0	1850	0
6	K.R.Pura	3409	4072	0	0	7481	40
7	Mahadevapura	3884	1559	0	0	5443	22
8	Rajarajeshwarinagar	9140	2785	221	0	12146	0
9	Yelahanka	4409	2084	0	0	6493	25
	Total	40286	23689	233	704	64999	87



Sewerage and Drainage Details for the District: Bangalore Urban



Sl.No.	NAME ULB's	No of sewerage connection	Number of Properties	Septic Tanks and Soak pits -Total Number of Properties
1	2	3	4	5
1	Anekal	0	10185	4105
2	Bommanahalli	8223	78564	1613
3	Byatarayanapura	12000	64004	0
4	Dasarahalli	13872	47448	9443
5	Kengeri	5000	11747	6416
6	K.R.Pura	0	40000	9443
7	Mahadevapura	0	32397	2203
8	Rajarajeshwarinagar	9500	49143	2000
9	Yelahanka	0	25782	9443
	Total	48595	359270	44666



Solid Waste Management Details for Distric: Bangalore Urban



Sl.No.	NAME ULB's	Total Amount of SWG per day(in tonnes)	Total Amount of Solid Waste Collected(in tonnes)	No. of PDB	No. of vehicle for Transport & Disposal	Area of Land Fill Site(in sq.km)	Percentage of Household Covered by Door-to-Door Collection
1	2	3	4	5	6	7	8
1	Anekal	8.00	8.00	17	2	0.00	0
2	Bommanahalli	70.00	60.00	417	15	0.00	0
3	Byatarayanapura	60.00	60.00	1240	10	0.00	0
4	Dasarahalli	125.00	54.00	526	13	0.00	0
5	Kengeri	8.00	8.00	212	2	0.00	0
6	K.R.Pura	60.00	45.00	364	12	0.00	0
7	Mahadevapura	60.12	51.00	219	13	0.00	0
8	Rajarajeshwarinagar	20.00	18.00	931	6	0.00	0
9	Yelahanka	44.00	42.00	568	4	0.00	0
	Total:	455.12	346.00	4493	77	0.00	0



Water supply Details for District: Bangalore Urban



Sl.No.	NAME OF ULB's	Rate of Supply as per norm(in MLD)	Total Qty of drinking water per day(in MLD)	Water Supply Sources(in MLD)												
				Surface Water								Ground water Source				
				Canal		River		Tank		Others		Open well		Bore well		
				Normal Season	Summer Season	NS	SS	NS	SS	NS	SS	NS	SS	NS	SS	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
1	Anekal	3.32	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	1.80
2	Bommanahalli	27.22	6.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.20	6.40
3	Byatarayanapura	24.54	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	10.50	
4	Dasarahalli	35.77	9.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.43	7.50	
5	Kengeri	4.25	5.10	0.00	0.00	2.50	2.50	0.00	0.00	0.00	0.00	0.00	0.00	2.60	1.82	
6	K.R.Pura	25.14	5.43	33.00	34.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.56	5.43	

Sl.No.	NAME OF ULB's	Rate of Supply as per norm(in MLD)	Total Qty of drinking water per day(in MLD)	Water Supply Sources(in MLD)											
				Surface Water								Ground water Source			
				Canal		River		Tank		Others		Open well		Bore well	
				Normal Season	Summer Season	NS	SS	NS	SS	NS	SS	NS	SS	NS	SS
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
7	Mahadevapura	18.33	69.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.35	0.00	0.00
8	Rajarajeshwarinagar	9.64	4.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.22	4.72
9	Yelahanka	9.08	5.20	0.00	0.00	0.00	0.00	0.00	0.00	1.20	1.20	0.00	0.00	4.20	3.40
	Total	157.29	119.82	33.00	34.00	2.50	2.50	0.00	0.00	1.20	1.20	0.50	0.35	50.21	41.37



Municipal Indicators
ULB wise Comparison of Municipal Finance -Absolute
For District
District : null



Year: 2003-2004
Rs. in Lakhs

Head		Name of the Urban Local Bodies
Revenue Account		Average of District
RECEIPTS		
	Opening Balance	71.84
	Total Receipts(I+II)	579.66
I	Revenue Receipts (A to C)	570.93
	Own Receipts (A+B)	507.83
A	Tax Receipts	315.14
	(i)of which property Tax	196.20
	(ii)of which Surcharge on Stamp duty	0.00
	(iii)of which Advertisement tax	1.21
	(iv)of which Cesses	40.48
B	Non Tax Receipts	192.70
	(i)of which Water Charge	2.11
	(ii)of which Rents on Building	1.00

Report Generated On: 09/04/2008

Page No:1

Head		Name of the Urban Local Bodies
Revenue Account		Average of District
	(iii)of which Development Charges	182.23
C	Grants (I to III)	63.10
	I - SFC Devolution	50.53
	(i)of which salary	38.91
	(ii)of which Electricity	0.00
	(iii)of which KUWS&DB/BWSSB	0.00
	(iv)of which specific purpose grants	11.63
	II - Central Finance Commission grants	0.67
	(i)TFC	0.00
	(ii)EFC	0.00
	III - Any Other Grants	6.31
	(i)of which SJSRY	0.00
	(ii)of which IDSMT	0.00
II	Capital Receipts	8.73
	(i)of which capital grants (other than SFC)-State	1.93
	(ii)of which capital grants (other than SFC)-Centre	4.78
	(iii)Other Loans (extraordinary CI + loan recovery)	0.00
	(iv)Specific purpose SCF capital grants	0.00
DISBURSEMENT (EXPENDITURE)		

Report Generated On: 09/04/2008

Page No:2

Draft CDP - Basic Services to Urban Poor

Head		Name of the Urban Local Bodies
Revenue Account		Average of District
	Total Disbursement (I+II)	480.27
I	Revenue Disbursement (A to D)	337.69
A	A General Disbursement	99.88
	Salary on Municipal Staff (Other than B)	32.07
B	Expenditure on Obligatory service	228.69
	(i)Water Supply	96.15
	Salary	27.85
	Non-Salary	68.30
	(ii)Streetlight	26.39
	Salary	11.00
	Non-Salary	15.39
	(iii)Solid waste disposal	32.76
	Salary	14.05
	Non-Salary	18.71
	(iv)Education	0.02
	Salary	0.00
	Non-Salary	0.02
	(v)Public health	10.24
	Salary	8.08

Report Generated On: 09/04/2008

Page No:3

Head		Name of the Urban Local Bodies
Revenue Account		Average of District
	Non-Salary	2.16
	(vi)UGD	14.26
	Salary	9.85
	Non-Salary	4.40
	(vii)Storm water drainage	4.40
	Salary	0.00
	Non-Salary	4.40
	(viii)Maintenece of road	33.54
	Salary	11.36
	Non-Salary	22.18
	(ix)Electricity bill payment (including others)	9.34
	of which Water Supply	0.86
	of which streetlight	4.54
C	Expenditure on Discretionary service	3.53
D	Any other Revenue Expenditure not included from A to C	5.60
II	Capital Disbursement (Obligatory + discretionary service)	142.57
	(i)Road	46.72
	(ii)Storm Water draignage	8.21
	(iii)UGD	0.00

Report Generated On: 09/04/2008

Page No:4

Draft CDP - Basic Services to Urban Poor

Head		Name of the Urban Local Bodies
Revenue Account		Average of District
	(iv)Streetlight	2.90
	(v)Solid Waste disposal	9.74
	(vi)Water Supply	54.26
	(vii)Purchase of vehicle	0.00
	(viii)Buildings	5.42
	(ix)Shops	0.00
	(x)Repayment of loans	0.00
III	Closing Balance	113.21
IV	Actual Deficit/Surplus	99.39
V	Difference(IV-III)	13.81

Report Generated On: 09/04/2008

Page No:5



Municipal Indicators
Report E(i): Financial Indicators - Revenue Receipts
the District: Bangalore Urban



Population : 2001 census
 Financial Year: 2003-2004

Sl.No.	NAME OF THE ULB	GSDP (Rs. in Lakhs)	Population	Own Revenue Receipts (Rs. in Lakhs)	Total Revenue Receipts (Rs. in Lakhs)	Per Capita Own Revenue Receipts (Rs.)	Per Capita Total Revenue Receipts (Rs.)	Own Revenue receipts as a % of GSDP	Total Revenue Receipts as a % of GSDP
1	2	3	4	5	6	7	8	9	10
1	Anekal	4494	33157	23.53	47.87	70.97	144.37	0.52	1.07
2	Bommanahalli	27333	201852	0.00	0.00	0.00	0.00	0.00	0.00
3	Byatarayanapura	24635	181744	981.22	1080.58	539.89	583.55	3.98	4.31
4	Dasarahalli	35912	264940	520.35	689.85	196.40	260.38	1.46	1.92
5	Kengeri	5754	42456	178.72	178.72	416.25	416.25	3.07	3.07
6	K.R.Pura	25240	186210	776.22	881.89	416.85	473.60	3.08	3.49
7	Mahadevapura	18408	135794	1101.78	1234.04	811.36	908.76	5.99	6.70
8	Rajarajeshwarinagar	13064	96386	1288.81	1288.81	1316.40	1316.40	9.71	9.71

Report Generated On: 09/04/2008

Page No:1

Sl.No.	NAME OF THE ULB	GSDP (Rs. in Lakhs)	Population	Own Revenue Receipts (Rs. in Lakhs)	Total Revenue Receipts (Rs. in Lakhs)	Per Capita Own Revenue Receipts (Rs.)	Per Capita Total Revenue Receipts (Rs.)	Own Revenue receipts as a % of GSDP	Total Revenue Receipts as a % of GSDP
1	2	3	4	5	6	7	8	9	10
9	Yelahanka	12311	90827	229.71	349.55	252.91	384.85	1.87	2.84
	Total	167149	1233164	5078.34	5709.29	411.81	462.98	3.04	3.42

Report Generated On: 09/04/2008

Page No:2



Municipal Indicators
Report E(ii): Financial Indicators - Disbursement on Revenue A/c
the District: Bangalore Urban



Population : 2001 census
 Financial Year: 2003-2004

Sl.No.	NAME OF THE ULB	Population	Total Rev A/c Disbursement (Rs. in Lakhs)	Per capita Total Revenue Account Disbursement (in Rs.)	%of WS in Revenue A/c Disbursement	%of Roads in Revenue A/c Disbursement	%of Sanitation in Revenue A/c Disbursement	%of Street lights in Revenue A/c Disbursement
1	2	3	4	5	6	7	8	9
1	Anekal	33157	67.75	204.33	12.63	0.00	10.55	11.67
2	Bommanahalli	201652	0.10	0.04	0.00	0.00	100.00	0.00
3	Byatarayanapura	181744	351.09	193.17	59.07	0.00	0.00	17.53
4	Dasarahalli	264940	614.14	231.80	42.77	16.78	10.80	3.38
5	Kengeri	42455	189.63	446.66	0.72	0.00	0.00	0.00
6	K.R.Pura	186210	561.68	301.83	28.94	0.00	17.26	5.16
7	Mahadevapura	135794	519.95	382.89	17.46	31.50	16.32	17.21

Report Generated On: 09/04/2008

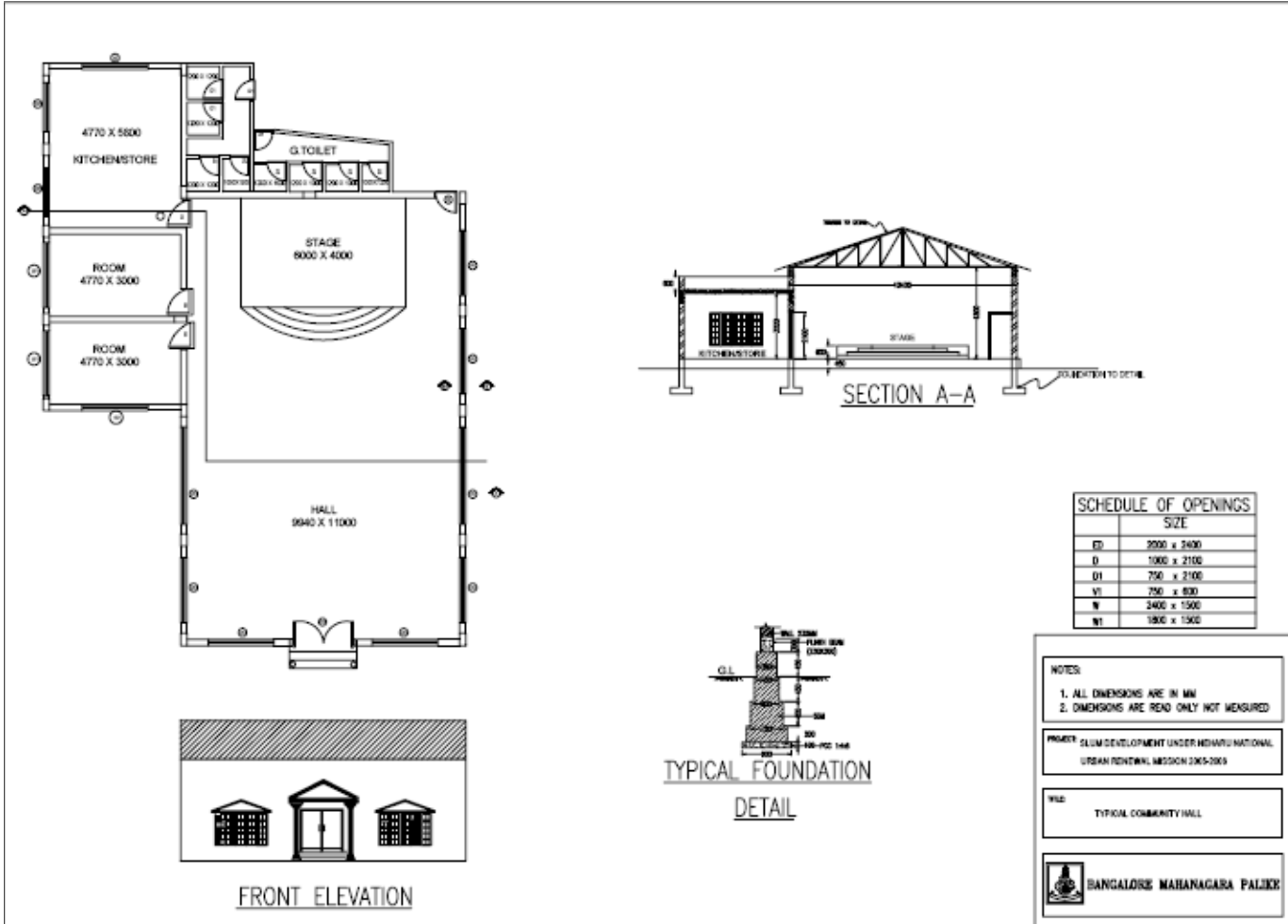
Page No:1

Sl.No.	NAME OF THE ULB	Population	Total Rev A/c Disbursement (Rs. in Lakhs)	Per capita Total Revenue Account Disbursement (in Rs.)	%of WS in Revenue A/c Disbursement	%of Roads in Revenue A/c Disbursement	%of Sanitation in Revenue A/c Disbursement	%of Street lights in Revenue A/c Disbursement
1	2	3	4	5	6	7	8	9
8	Rajarajeshwarinagar	96385	754.30	782.59	36.68	0.00	0.27	7.45
9	Yelahanka	90827	318.30	350.44	32.21	21.57	22.01	13.90
	Total	1233164	3376.93	273.84	32.94	9.93	9.70	9.15

Report Generated On: 09/04/2008

Page No:2

Annex 6 - Typical Community Hall



SCHEDULE OF OPENINGS SIZE	
DT	2000 x 2400
D	1000 x 2100
D1	750 x 2100
V1	750 x 800
W	2400 x 1500
WT	1800 x 1500

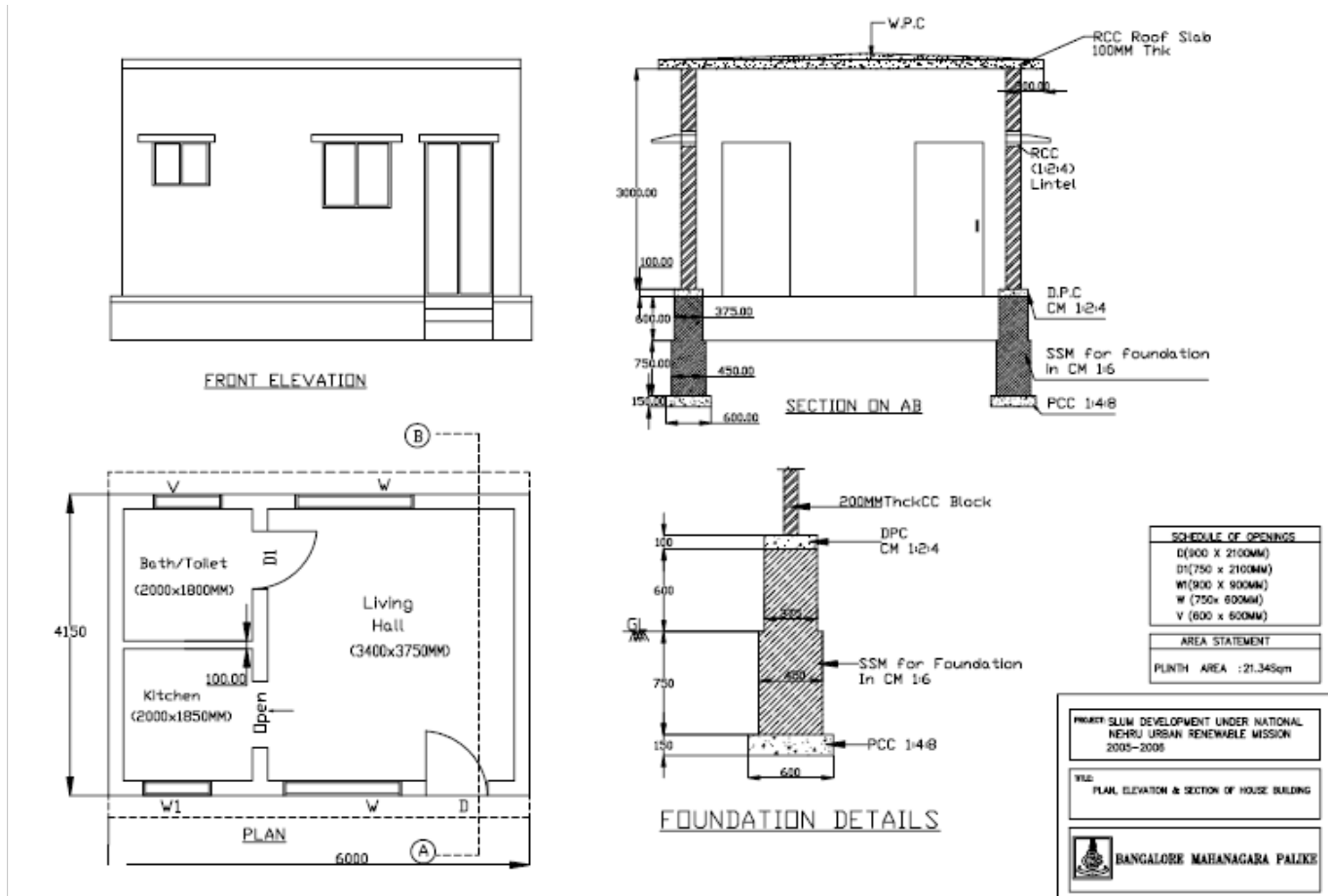
NOTES:
 1. ALL DIMENSIONS ARE IN MM
 2. DIMENSIONS ARE READ ONLY NOT MEASURED

PROJECT: SLUM DEVELOPMENT UNDER NEHARU NATIONAL URBAN REFORM MISSION 2005-2009

W/O: TYPICAL COMMUNITY HALL

BANGALORE MAHANAGARA PALIKE

Annex 7 - Layout of a typical house

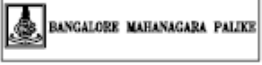


SCHEDULE OF OPENINGS	
D	(900 X 2100MM)
D1	(750 X 2100MM)
W	(900 X 900MM)
W	(750 X 800MM)
V	(800 X 600MM)

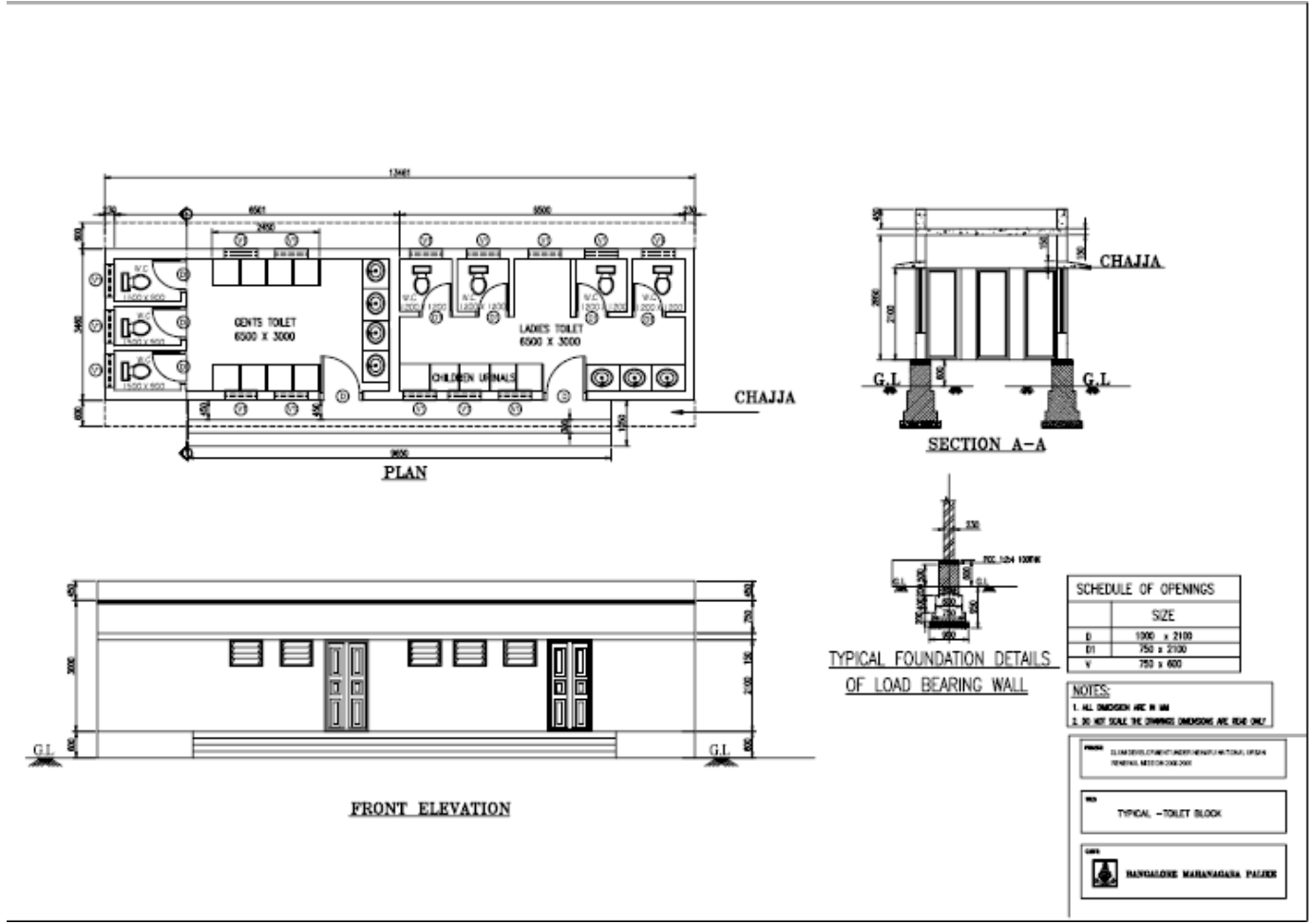
AREA STATEMENT	
PLINTH AREA : 21.34sqm	

PRATYAK SLUM DEVELOPMENT UNDER NATIONAL NEHRU URBAN RENEWABLE MISSION 2005-2008

TITLE: PLAN, ELEVATION & SECTION OF HOUSE BUILDING



Annex 8 - Typical Toilet Block



SCHEDULE OF OPENINGS	
	SIZE
B	1000 x 2100
D1	750 x 2100
V	750 x 400

NOTES:
 1. ALL DIMENSIONS ARE IN MM
 2. DO NOT SCALE THE DIMENSIONS ARE GIVEN ONLY

PROJ	CLM DEVELOPMENT AND SERVICES TO URBAN POOR GENERAL DESIGN DRAWING
NO	TYPICAL - TOILET BLOCK
DATE	 BANGALORE MAHANAGARA PALIKE

Annex 9 - Social Composition of Population in Bangalore

Social composition of population in Bangalore	
Year	Number of the poor* Lakhs
1993/94	20.00
1999/00	23.79
2004/05 (Estimated)	30.00

Social composition of population in Bangalore				
Year	Number of slum dwellers	Percentage of slum dwellers having access to		
		Water supply	Drainage system	Waste collection service
1991	11.20	N.A	N.A	N.A
2001	23.79	17.11	17.11	17.11
2005 (Estimated)	30.80	17.02	17.02	17.02

Annex 10 - Review of On-going schemes in the basic services to urban poor

On-going poverty alleviation and employment generation programmes of Government of India and the progress so far

Poverty reduction has been an important goal of development policy since the inception of planning in India. Various antipoverty, employment generation and basic services programmes have been in operation for decades in India. The ongoing reforms attach great importance to removal of poverty, and addressing specifically the wide variations across States and the rural-urban divide. Anti-poverty strategy has three broad components: promotion of economic growth; promotion of human development; and targeted programmes of poverty alleviation to address multi-dimensional nature of poverty. The various programmes targeted at the poor have been streamlined and strengthened in recent years, including through the NREGS.

Pradhan Mantri Gram Sadak Yojana (PMGSY)

Launched in December 2000 as a 100 per cent CSS, PMGSY aims to provide all-weather connectivity to all the eligible unconnected rural habitations. Bharat Nirman envisages connectivity by 2009 to all the habitations with a population of 1000 or more in the plains, and of 500 or more in the hilly, desert and tribal areas. The systematic upgradation of the existing rural road network also is an integral component of the scheme, funded mainly from the accruals of diesel cess in the Central Road Fund, with support of the multilateral funding agencies and the domestic financial institutions. Up to December 2005, with an expenditure of Rs.12,049 crore, a total length of 82,718 km. of road works had been completed. .

Indira Awaas Yojana (IAY)

IAY aims to provide dwelling units, free of cost, to the Scheduled Castes (SCs), Scheduled Tribes (STs), and freed bonded labourers, and also the non-SC/ST BPL families in rural areas. It is funded on a cost-sharing basis in the rates of 75:25 between the Centre and the States. Under IAY, the ceiling on construction assistance is Rs.25,000/- per unit in the plains and Rs.27,500/- for hilly/difficult areas; and Rs. 12,500/- on upgradation of unserviceable kutcha house to pucca/semi pucca house for all areas. Up to January 30, 2006, about 138 lakh houses had been constructed/upgraded with an expenditure of Rs.25,208 crore.

Swarnjayanti Gram Swarozgar Yojana (SGSY)

SGSY, launched in April, 1999 after restructuring the Integrated Rural Development Programme and allied schemes, is the only self-employment programme for the rural poor. The objective is to bring the self-employed above the poverty line by providing them income-generating assets through bank credit and Government subsidy. Up to November 2005, the Centre and States, sharing the costs on 75:25 basis, had allocated Rs.8,067 crore, of which Rs. 6,980 crore had been utilized to assist 62.75 lakh self-employed.

Sampoorna Grameen Rozgar Yojana (SGRY)

SGRY, launched on September 25, 2001 to provide additional wage employment in the rural areas, has a cash and food grains component, and the Centre bears 75 per cent and 100 per cent of the cost of the two with the balance borne by the States/UTs. In 2004-05, 82.23 crore person days were generated with the Centre releasing Rs. 4,496 crore as cash component and about 50 lakh tonnes of food grains to the States/ UTs. Besides, under the special component of the SGRY, with the States/UTs meeting the cash components, Centre released 26 lakh tonnes of food grains to the 13 calamity affected States. In 2005-06 up to November, 2005, the number of person days generated under SGRY was 48.75 crore, while the Centre's contributions in terms of the cash and food grains components up to January, 2006 were Rs.

4651 crore and 35 lakh tonnes, respectively. Under the special component, about 11.65 lakh tonnes of food grains have been released to the 11 calamity-hit States in the current year

National Food for Work Programme (NFFWP)

The NFFWP was launched as a CSS in November 2004 in the 150 most backward districts to generate additional supplementary wage employment with food security. States receive food grains under NFFWP free of cost. The focus of the programme is on works relating to water conservation, drought proofing (including afforestation /tree plantation), land development, flood-control/protection (including drainage in waterlogged areas), and rural connectivity in terms of all-weather roads. In 2004-05, allocation of Rs 2,020 crore and 20 lakh tonnes of food grains generated 7.85 crore person days of employment. In 2005-06, of the allocation of Rs 4,500 crore and 15 lakh tonnes of food grains (Revised), Rs.2,219 crore and 11.58 lakh metric tonnes of food grains had been released up to January 27, 2006. About 17.03 lakh person days were generated up to December 2005.

DPAP, DDP and IWDP

Drought Prone Areas Programme (DPAP) was launched in 1973-74 to tackle the special problems faced by those areas constantly affected by severe drought conditions. Desert Development Programme (DDP) was launched in 1977-78 to mitigate the adverse effects of desertification. Integrated Wastelands Development Programme (IWDP) has been under implementation since 1989-90 for the development of wastelands/ degraded lands. The basis of implementation has been shifted from sectoral to watershed basis from April 1995.

For 2005-06, Rs.353 crore, Rs.268 crore and Rs.485 crore have been allocated for DPAP, DDP and IWDP, respectively. So far in 2005-06 up to October, 2005, 3000 new projects covering 15 lakh ha., 2000 new projects covering 10 lakh ha. and 340 new projects covering 16 lakh ha. have been sanctioned under DPAP, DDP and IWDP, respectively.

Swarna Jayanti Shahari Rozgar Yojana (SJSRY)

In December 1997, the Urban Self-Employment Programme (USEP) and the Urban Wage Employment Programme (UWEP), which are the two special components of the SJSRY, substituted for various programmes operated earlier for urban poverty alleviation. The SJSRY is funded on a 75:25 basis between the Centre and the States. In 2003-04, the central allocation of Rs. 94.50 crore plus Rs. 10.50 crore for North- Eastern Region including Sikkim was fully utilized. Even 2004-05 saw the release of the entire budgetary allocation of Rs. 122.00 crore. In 2005-06, out of an allocation of Rs. 160.00 crore, Rs. 84.52 crore had been utilized until November 30, 2005.

**Physical performance of special employment and poverty alleviation programmes
in urban areas (in lakhs)**

Programmes	2003-04		2004-05		2005-06	
	Target	Achievement	Target	Achievement	Target	Achievement
I. SJSRY						
(i) USEP						
Beneficiaries under USEP	–	0.64	–	0.69	–	0.23
(ii) Beneficiaries assisted under Development of Women and Children in Urban Areas (DWCUA)	–	0.36	–	0.37	–	0.22
Total	0.80	1.00	0.80	1.06	0.80	0.45
(iii) Persons trained	1.00	1.22	1.00	1.60	1.00	0.13
II. UWEP – mandays of employment generated	–	49.63	–	41.24	–	25.19
III. Beneficiaries covered under community structure component	–	325.58*	–	337.15*	–	337.40*

* Cumulative figures.

Valmiki Ambedkar Awas Yojana (VAMBAY)

VAMBAY, launched in December 2001, facilitates the construction and up-gradation of dwelling units for the slum dwellers, and provides a healthy and enabling urban environment through community toilets under Nirmal Bharat Abhiyan, a component of the Scheme. The Central Government provides a subsidy of 50 per cent, with the balance provided by the State Government. Since its inception and up-to December, 31 2005, Rs. 866.16 crore had been released as Central subsidy for the construction/upgradation of 4,11,478 dwelling units and 64,247 toilet seats under the Scheme. For 2005-06, out of the tentative Central allocation of Rs. 249 crore, up to December 31, 2005, an amount of Rs.96.4 crore had been released covering 60,335 dwelling units and 381 toilet seats.

Annex 11 - Details of Investment estimates ULB wise

BASIC SERVICES TO URBAN POOR

BMP ZONE: EAST

COST ABSTRACT

Rate for household construction

1.75

Rate for toilet blocok

7.00

Rate for communitycentre

18.00

Sl No.	Owner ship	Ward No.	Name of slum	No. of House holds	Population	Outlays (Rs. Lakhs)										Total Amount in Rs. Lakhs	
						No. of households to be constructed	Housing	Roads	Water supply & UGD	Storm water drain	Solid waste & Env. Improvement	Street Lighting	Common toilets/baths	Common Halls & Daycare centres	O & M of assets created		
			BHARATHI NAGARA														
1	BMP	86	Machalibetta	515	2,220	426	746	59	47	40	9	17	28	18	193	1,156	
2	BMP	85	Sweepers colony	850	2,812	626	1,096	98	72	61	10	25	28	18	281	1,688	
3	BMP	81	M.V Garden	2,050	7,015	966	1,691	161	112	98	21	46	42	18	437	2,625	
4	BMP	88	Lakshmipura	515	2,520	366	641	51	40	35	8	16	28	18	167	1,003	
5	PVT	84	Ambedkarseva sangha slum	725	6,450	566	991						28	18		1,539	
6	PVT	84	Ambedkar huts	450	1,912	316	553	81	69	56	12	29	14	18	256	858	
7	GOVT.	84	Dempo set Byappana halli	815	4,800	626	1,096						28	18		1,691	
8	GOVT.	86	Sy. No-13 Satya Nagar	470	2,022	224	392	95	73	64	10	26	14	18	282	610	
				Sub Total	6,390	29,751	4,116	7,203	616	471	406	81	178	210	144	1,862	11,170
			JAYAMAHAL														
9	BMP	90	Sweepers colony(Queens Road)	475	1,920	336	588	46	38	33	8	14	21	18	153	918	
10	BMP	90	Bagalur block slum	4,045	19,300	1,600	2,800	261	202	185	16	68	49	36	723	4,339	
11	BMP	91	Gandhi grama	1,025	6,100	624	1,092	90	73	60	10	27	35	18	281	1,686	
12	BMP	91	Sulthan Gunj	426	1,500	324	567	47	38	30	7	13	14	18	147	879	
13	BMP	91	Opp Ashoka Talkies	568	2,450	358	627	49	42	35	9	16	14	18	162	971	
14	BMP	90	Bore tank	498	2,650	366	641	55	40	38	8	16	14	18	166	994	
15	PVT	96	Bhuvaneshwari Nagar Slum	565	2,280	424	742	64	48	42	9	20	14	18	191	1,147	
				Sub Total	7,602	36,200	4,032	7,056	611	480	421	66	173	161	144	1,822	10,935

Draft CDP - Basic Services to Urban Poor

C			SHANTINAGAR													
16	BMP	71	Ambedkar Nagar	589	2,300	490	858	73	56	48	10	23	28	18	223	1,337
17	BMP	70	Vivek Nagara memorial Church (Gulbarga Slum)	385	1,650	296	518	39	33	29	7	13	14	18	134	804
18	BMP	71	Andra lane Slum	594	2,750	486	851	73	53	47	10	21	28	18	220	1,321
19	BMP	70	Jalakanteshwara	715	2,120	564	987	88	66	55	10	23	28	18	255	1,531
20	BMP	67	Rajendranagar	2,415	8,800	1,246	2,181	208	159	127	20	49	42	36	564	3,386
21	BMP	68	Indiragandhi slum & samath nagar slum	545	3,090	466	816	65	55	49	10	21	21	18	211	1,266
22	BMP	75	Dhenabandu Nagar	1,515	5,520	1,200	2,100	204	147	121	16	55	35	36	543	3,256
23	BMP	76	Cement Lane Slum	625	3,100	424	742	64	49	42	10	21	14	18	192	1,152
24	BDA	71	Sonnenahalli	1,265	3,602	946	1,656	156	112	94	21	47	49	18	430	2,582
25	BDA	71	Sonnenahalli Layout	900	4,560	604	1,057	104	73	57	13	25	21	18	274	1,641
27	Pvt	70	Padupacheri	645	2,505	466	816	64	55	47	10	20	21	18	210	1,259
28	Pvt	70	Swasthi Road	312	1,406	196	343	23	21	18	4	7	14	18	90	537
29		71	Jayaraj Nagar	1,012	2,800	840	1,470	120	99	94	16	42	35	18	378	2,271
31		71	Sanjeevapura	751	2,100	646	1,131	96	78	68	14	31	21	18	291	1,748
32		71	Rudrappa Garden	1,256	3,300	920	1,610	146	105	95	16	42	35	36	417	2,501
			Sub Total	13,524	49,603	9,790	17,133	1,522	1,160	989	187	438	406	324	4,432	26,591
D			UTTARAHALLI													
34	B D A	67	Koramangala slum 7th&8th Block	754	3,177	564	987	86	65	57	14	27	14	18	254	1,522
35		67*	Koramangala 1st Block	--	--	--	--	--	--	--	--	--	--	--	--	--
			Sub Total	754	3,177	564	987	86	65	57	14	27	14	18	254	1,522

Draft CDP - Basic Services to Urban Poor

E			SHIVAJI NAGAR													
										125						
36	BMP	77	Kalyani Slum (S.R nagar)	365	1,500	282	494	38	30	26	7	12	14	18	127	765
37	BMP	77	Kempe Gowda Slum	345	1,700	264	462	35	29	25	7	10	14	18	120	719
38	BMP	79	Sultanji Gunta	295	1,710	186	326	25	20	17	4	7	14	18	86	515
39	BMP	79	Nala Road	350	1,475	164	287	21	17	14	4	7	14	18	76	458
40	**	79	Sulthan Gunta	368	1,710	212	371	27	22	18	5	8	14	18	97	580
41	**	78	Rajeev Gandhi Colony (Westren Side)	398	1,700	242	424	31	26	22	5	9	14	18	110	659
42	**	78	Rajeev Gandhi Colony(Estren Side)	315	1,380	232	406	30	25	21	5	9	14	18	106	633
43	**	78	Ambedkar Slum (vasant nagar)	247	1,550	196	343	25	21	18	4	8	14	18	90	540
44	**	78	Tungabadra Slum	227	1,450	182	319	23	18	17	4	8	14	18	84	505
45	**	91	Gandhi Grama Slum	952	3,800	646	1,131	100	75	66	14	30	14	18	290	1,738
46	**	91	P.K colony	1,498	6,300	1,012	1,771	163	116	98	23	44	14	18	449	2,696
47	**	91	Najappa Garden	750	2,800	560	980	82	65	57	13	26	14	18	251	1,506
48	**	92	M. R.S palya	180	6,300	60	105	8	7	7	1	3	14	18	32	194
49	**	92	R.K Block (A.K colony)	1,365	3,800	932	1,631	138	114	107	20	47	14	18	418	2,506
50	**	93	Srinivasa nagar slum	1,456	4,300	960	1,680	140	116	108	20	44	14	18	428	2,568
51	**	93	Doddannanagar slum	1,540	6,300	1,260	2,205	172	137	120	20	47	14	18	546	3,277
52	**	93	Periyarnagar slum	950	4,300	680	1,190	96	75	66	13	33	14	18	301	1,806
53	**	93	Thangamalai nagar slum	615	3,300	526	921	81	62	55	10	27	14	18	238	1,425
54	**	97	Muneshwara Block	750	5,300	560	980	83	64	57	12	29	14	18	251	1,508
			Sub Total	12,966	60,675	9,156	16,023	1,317	1,037	918	190	406	266	342	4,100	24,598

Draft CDP - Basic Services to Urban Poor

F			VARTHUR													
55	BDA	74	Babasaheb colony slum	1,500	10,042	600	1,050	88	72	60	13	26	14	18	268	1,609
56	*		Domlur hunting colony	--		--							0	0	0	0
57	**	72	Andra slum	541	1,800	350	613	49	42	34	8	16	14	18	159	951
58	**	72	ISRO layout slum	696	3,100	462	809	64	55	46	10	23	14	18	208	1,246
59	BMP	72	Amarjyothinagar HAL	435	1,550	360	630	49	43	34	8	16	14	18	162	974
60	BDA	72	Byappanahalli A&B block	2,530	13,889	1,360	2,380	174	140	114	29	49	14	18	584	3,503
61	BMP	74	Hanumanthanagar slum (HAL-Survey No	531	2,698	368	644	49	39	35	8	16	14	18	165	987
62	BMP	74	Survey No 37,Kodihalli	465	2,000	296	518	---	31	26	7	12	14	18	125	750
63	*		Survey No 93,Kodihalli	--		--							0	0	0	0
64	BMP	73	Anandpura slum(HAL)	550	4,465	456	798	59	47	39	9	17	14	18	200	1,200
66	**	73	Konenehalli	715	5,147	540	945	68	55	48	10	22	14	18	236	1,416
67	**	73	Murugeshpalya	806	6,071	680	1,190	81	64	57	13	26	14	18	293	1,755
68	**	73	Sriramanagara	1,300	10,126	860	1,505	104	86	75	18	31	14	18	370	2,222
Sub Total				10,069	60,888	6,332	11,081	785	672	568	133	254	154	198	2,769	16,613

Grand Total	51,305	240,294	33,990	59,483	4,937	3,884	3,359	671	1,476	1,211	1,170	15,238	91,429
--------------------	---------------	----------------	---------------	---------------	--------------	--------------	--------------	------------	--------------	--------------	--------------	---------------	---------------

NOTE:

- * Not identified (SI No.25, 26, 35, 56, 63 & 69)
- ** Additional slums which is not in the list (SI No.23, 29 to 33,40 to 54, 57,58 & 65 to 68)

Draft CDP - Basic Services to Urban Poor

ZONE : SOUTH

Rate for household construction

1.75

Rate for toilet block

7.00

Rate for community centre

18.00

SI No.	Owner ship	Ward No.	Name of slum	No. of House holds	Population	Outlays (Rs. Lakhs)											Total Amount in Lakhs
						No. of households to be constructed	Housing	Roads	Water supply & UGD	Storm water drain	Solid waste & Env. Impr. ovement	Street Lighting	Common toilets/b aths	Common Halls & Daycare centres	O & M of assets created		
A	JAYNAGAR																
1	BMP	61	Anjaneya slum(siddapura 1st cross)	560	2,210	300	525	59	33	13	13	7	14	18	136	817	
2	BMP	62	Narayanapura Slum	650	2,500	330	578	52	46	20	13	7	14	18	149	895	
3	BMP	62	Hutting colony,	725	3,300	350	613	72	39	20	13	7	14	18	159	953	
4	BMP	63	Sampangramanagara	485	1,900	310	543	59	39	13	20	7	18	18	141	845	
5	BMP	66	Siddartha Slum(Madiwala)	1325	8,350	930	1,628	163	112	111	20	26	21	18	419	2,516	
6	B D A	57	Ragigudda	1595	7,500	968	1,694	176	104	122	26	26	14	18	436	2,616	
7	PVT	59	Yediyur 6th Block, Jayanagar	425	1,545	300	525	59	33	13	13	7	14	18	136	817	
8	PVT	64	Ambekar slum(Madiwala) Near driving Theatre	455	2,100	324	567	52	33	20	20	9	14	18	146	878	
9	PVT	62	T B Hospital Compound	470	1,910	354	620	65	39	20	16	13	14	18	161	964	
10	PVT	58	Marenahally Tank	460	1,524	294	515	52	29	13	13	13	14	18	133	799	
11	BMP	62	Bande Slum	525	1,750	324	567	52	33	20	20	9	14	18	146	878	
12	BMP	62	Anjaneya slum	510	1,850	324	567	52	33	20	20	9	14	18	146	878	
13	BMP	62	Bhovi Colony	535	3,155	344	602	65	42	26	20	13	14	18	160	959	
14	BMP	63	A K Colony	365	2,108	300	525	59	33	13	13	7	14	18	136	817	
15	BMP	63	Chandrappanagar	595	3,266	334	585	68	39	13	13	7	14	18	151	907	
16	BMP	63	Mahalingeshwara Slum	598	5,030	354	620	65	39	20	16	13	14	18	161	964	
17	BMP	65	Someshwara slum(Madiwala)	695	2,850	324	567	52	33	20	20	9	14	18	146	878	
18	BMP	62	B T B Area	1015	8,185	866	1,516	155	65	120	33	20	28	18	391	2,343	
19	PVT	58	Indira Gandhi Slum	415	1,830	336	588	68	46	20	13	7	21	18	156	935	
20	PVT	60	Kaveri	465	1,855	334	585	68	39	13	13	7	14	18	151	907	
21	PVT	59	Survey No-29 Yediyur	355	1,742	316	553	59	33	13	16	13	14	18	144	861	
22	PVT	59	Survey No-29 Yediyur	486	2,535	416	728	78	52	22	21	13	14	18	189	1,135	
23	B D A	55	Near Hanumantappa layout	425	1,874	364	637	65	39	20	16	13	14	18	164	985	
24	B D A	62	Jayanagar hunting colony, B T B layout	780	3,400	380	665	68	42	21	9	20	14	18	171	1,027	
25	B D A	61	Krishnamurthynagara, Siddapura	580	2,320	324	567	52	33	20	20	9	14	18	146	878	
26	B D A	62	Jayanagar 1st block, BTM layout	790	2,975	424	742	78	52	22	21	13	14	18	192	1,152	
27	B D A	55	From southend to Kumaraswamy layout (Karunur colony)	560	3,900	350	613	57	31	29	13	13	14	18	158	945	
28	B D A	66	Handijogi colony	1240	7,910	800	1,400	156	104	52	33	26	28	18	363	2,180	
29	PVT	63	Ayyappa garden, Adugodi	350	1,456	324	567	52	33	20	20	9	14	18	146	878	
30	PVT		Hosakerehalli	60	250	40	70	4	3	3	3	1	7	0	18	108	
			Sub Total	18494	93,080	12,038	21,067	2,176	1,323	865	512	348	448	522	5,452	32,713	

Draft CDP - Basic Services to Urban Poor

B BINNYPETE																
31	BMP	45	Valmiki Nagar	3250.0	9,800	684	1,197	130	98	46	29	13	28	18	312	1,869
32	BMP	44	J.J.Nagar(South)	1360.0	4,800	650	1,138	124	52	59	33	20	21	18	293	1,755
33	BMP	44	Sweepers colony(Padarayanapura)	1221.0	3,700	270	473	46	13	8	8	9	28	18	120	722
34	BMP	43	H.B.J Slum(Janatha Colony & Mominpura slum)	4150.0	14,700	970	1,698	163	98	118	20	33	21	36	437	2,622
35	BMP	45	Venkataswamy garden	1325.0	5,700	304	532	47	26	26	10	12	14	18	137	822
36	BMP	41	Sanjaynagar(Chandra Layout)	3050.0	6,200	1,100	1,925	195	121	133	26	33	28	18	496	2,974
37	PVT	42	Handijogi Colony	915.0	2,800	700	1,225	134	59	78	26	25	14	18	316	1,894
Sub Total				15271	47,700	4,678	8,187	837	465	467	151	143	154	144	2,110	12,657
C BASAVANAGUDI																
38	BMP	49	Chikkanna garden(Chandra layout)	785.0	3,055	430	753	85	30	48	9	13	14	18	194	1,163
39	BMP	52	Bhuvaneshwari nagar(Chandra Layout)	995.0	4,200	510	893	82	39	46	20	33	21	18	230	1,380
Sub Total				1780	7,255	940	1,645	166	69	94	29	46	35	36	424	2,543

Draft CDP - Basic Services to Urban Poor

D UTTARAHALLI																
40	BMP	56	Sy.No 23 BSK II stage	1125	3,590	294	515	48	29	13	10	7	21	18	132	792
41	BMP	56	Sy.No.24 BSKII stage,Yarab nagara &Vijaya Colony	1045	3,395	294	515	48	29	13	10	7	21	18	132	792
42	BDA	39	Arundati slum(Chandra layout)	8415	34,700	2,100	3,675	358	228	267	44	65	42	54	946	5,678
43	BDA		Sanjayagandinagar, W C Road	330	1,800	150	263	22	13	7	3	7	7	18	68	406
44	BDA	42	Maruthinagar	968	3,700	630	1,103	111	69	72	13	16	21	18	284	1,705
45	BDA		Rajendranagara	60	230	40	70	4	3	1	3	3	7	0	18	108
46	BDA	56	Karisandra Sy.No 7	1815	7,200	810	1,418	127	77	107	26	39	14	18	365	2,190
47	BDA	56	Karisandra Sy.No 23	1025	4,408	330	578	46	29	23	20	13	14	18	148	887
48	BDA	56	Karisandra Sy.No 24	985	3,905	560	980	98	40	66	20	26	14	18	252	1,514
49	BDA	59	Sy no 29,32, Yadiyur, Nagasandra A.K.Colony 7th Blk Jayanagar.	350	2,000	224	392	22	20	20	13	7	14	18	101	606
50	BDA	56	Bhavaninagar BSK II stage	1826	7,490	970	1,698	215	108	98	20	17	14	18	437	2,623
51	BDA	66	Jawaralainagara	715	3,650	400	700	85	39	20	20	7	14	18	180	1,081
52	BDA	66A	Mariyammanagara	250	1,250	200	350	26	20	13	7	7	7	18	89	536
53	BDA	66B	Narayanarajugarden	120	730	96	168	17	10	7	7	3	7	0	44	261
54	BDA	51	Near BMS college	210	1,100	180	315	26	13	13	7	7	7	18	81	486
55	BDA	55	R K Mutt, Uttarahalli	205	1,050	170	298	34	13	18	7	7	7	0	77	459
56	BDA	56	K R Road, Uttarahalli	96	433	76	133	18	7	4	3	1	7	0	35	207
57	BDA	56A	J C Nagara	70	380	60	105	13	7	3	1	1	7	0	27	164
58	BDA	56	Sy.No 21 Karisandra(Sarrakki)	785	3,165	294	515	46	20	26	16	7	14	18	132	792
59	BDA	56	Sy.No 21 Karisandra BSK II stage	885	2,850	284	497	42	26	20	7	13	14	18	127	763
60	BDA	55	From Kumarapark to Kumaraswamy layout	50	350	34	60	5	4	3	1	1	7	0	16	97
61	BDA	55A	Kalidasanagar	998	3,835	350	613	52	39	33	7	13	14	18	158	945
62	BDA	55A	Yallammadevinagar	968	3,192	324	567	51	29	20	20	13	14	18	146	876
63	Govt. Land slum	39	Ambedkar slum (Chandra layout)	1765	5,300	996	1,743	212	59	137	20	36	21	18	449	2,694
64	BMP	55	South end slum & Hanumanthnagar Slum	940	4,064	780	1,365	160	47	101	20	33	14	18	351	2,109
65	BMP	55A	Ittamadu(Ambedkar seva sangha)	898	3,250	624	1,092	112	46	73	20	26	21	18	281	1,688
Sub Total				26899	107,017	11,270	19,723	1,994	1,018	1,173	338	377	364	396	5,076	30,459
Grand Total				62444	255,052	28,926	50,621	5,174	2,876	2,597	1,030	914	1,001	1,098	13,062	78,372

Draft CDP - Basic Services to Urban Poor

ZONE: WEST

Rate for household construction 1.75 Rate for toilet block 7.00 Rate for community centre 18.00

Sl no	Owner ship	Ward no	Name of the slum	No of House holds	Population	Outlays (Rs. In lakhs)										Total Amount in Rs Lakhs
						No.of households to be constructed	Housing	Roads	Water supply & UGD	Storm water drain	Solid waste & Env.Improvement	Street Lighting	Common toilets /baths	Common Halls & Daycare centres	O & M of assets created	
A			GANDHINAGAR													
1	BMP	27	V.V.Giri colony	321	1,661	286	500.5	37.7	31.2	27.3	6.5	11.7	14.0	18.0	129.4	776.3
2	BMP	27	Rasildar streeet	379	1,923	266	465.5	33.8	28.6	26	5.2	10.4	14.0	18.0	120.3	721.8
3	BMP	26	Basaveshwara Nagara Slum	343	1,686	254	444.5	33.8	28.6	24.7	5.2	10.4	14.0	18.0	115.8	695.0
4	BMP	26	Shastri nagar,Sheshadripura	275	1,388	220	385.0	41.6	23.4	20.8	3.9	7.8	14.0	18.0	102.9	617.4
5	BMP	27	Niligiri Papanna	703	3,009	422	738.5	57.2	48.1	41.6	6.5	20.8	14.0	18.0	188.9	1,133.6
6	BMP	26	Swathantranagar	453	2,840	312	546.0	41.6	33.8	29.9	7.8	13	14.0	18.0	140.8	844.9
7	BMP	25	Gopalpura	463	2,669	330	577.5	44.2	37.7	33.8	7.8	14.3	14.0	18.0	149.5	896.8
8	BMP	25	Gowthamnagar, srirampura	478	2,500	320	560.0	42.12	35.1	31.2	7.8	14.3	14.0	18.0	144.5	867.0
Sub Total				3,415	17,676	2,410	4,217.5	332.0	266.5	235.3	50.7	102.7	112.0	144.0	1,092.1	6,552.9
B			CHIKKAPETE													
9	BMP	30	Bakshigarden	315	1,426	280	490.0	36.4	31.2	26	6.5	10.4	14.0	18.0	126.5	759.0
10	Pvt	30	Aswathnagar & Siddilingappa nagar	478	2,628	350	612.5	48.1	39	33.8	7.8	14.3	14.0	18.0	157.5	945.0
Sub Total				793	4,054	630	1,102.5	84.5	70.2	59.8	14.3	24.7	28.0	36.0	284.0	1,704.0

Draft CDP - Basic Services to Urban Poor

C			RAJAJINAGAR													
11	BDA	10	Ashokapuram	1,203	5,888	560	980.0	78	63.7	58.5	10.4	23.4	28.0	18.0	252.0	1,512.0
12	BMP	8	Lakshminarayanpura, J.C.Nagar	225	1,118	196	343.0	24.7	20.8	18.2	3.9	7.8	14.0	18.0	90.1	540.5
13	BMP	23	Mariyappanapalya	851	5,315	230	402.5	29.9	24.7	20.8	3.9	9.1	21.0	18.0	106.0	635.9
14	BDA	20	S.16 Shivanahalli W.C.Road	233	1,098	116	203.0	24.7	11.7	10.4	2.6	3.9	7.0	0.0	52.7	316.0
16	BDA	22	Chamundinagara 5th Block	450	1,167	256	448.0	32.5	27.3	23.4	5.2	10.4	14.0	18.0	115.8	694.6
17	BDA	22	Harijana sevasanga	267	1,351	136	238.0	16.9	14.3	11.7	2.6	3.9	7.0	18.0	62.5	374.9
18	BDA	22	Bashyam Circle 5th Block	245	1,176	212	371.0	27.3	22.1	19.5	3.9	6.5	14.0	18.0	96.5	578.8
19	BMP	10	Vijayanandanagara	1,393	9,900	632	1,106.0	84.5	71.5	62.4	15.6	28.6	42.0	18.0	285.7	1,714.3
20	BMP	10	Krishnanandanagara	406	2,263	212	371.0	28.6	20.8	18.2	5.2	6.5	14.0	18.0	96.5	578.8
21	BMP	10	Someshwaranagara	378	1,588	240	420.0	31.2	26	22.1	5.2	9.1	14.0	18.0	109.1	654.7
22	BMP	10	Ashokapuram	1,003	5,888	452	791.0	59.8	50.7	44.2	10.4	19.5	28.0	18.0	204.3	1,225.9
23	BMP	10	Kirloskar Foundary slum(NGEF)	353	1,488	226	395.5	29.9	23.4	20.8	3.9	7.8	14.0	18.0	102.7	616.0
24	BMP	10	Gowthamanagar	601	3,539	216	378.0	27.3	23.4	19.5	3.9	6.5	14.0	18.0	98.1	588.7
25	BMP	10	Gajanana slum unit-I	363	1,888	306	535.5	40.3	32.5	29.9	7.8	13	14.0	18.0	138.2	829.2
26	BMP	10	Gajanana slum unit-II	277	1,388	220	385.0	32.5	23.4	20.8	3.9	7.8	7.0	18.0	99.7	598.1
Sub Total				8,248	45,055	4,210	7,367.5	568.1	456.3	400.4	88.4	163.8	252.0	252.0	1,909.7	11,458.2

Draft CDP - Basic Services to Urban Poor

D			MALLESHWARAM													
27	BMP	5	Vyalikaval Pharmacy	245	1,169	206	360.5	28.6	23.4	19.5	3.9	6.5	7.0	18.0	93.5	560.9
28	BMP	5	Vyalikaval Vidya Institute	245	1,173	160	280.0	20.8	15.6	13	2.6	6.5	7.0	18.0	72.7	436.2
29	BMP	5	Palace Gutta halli	353	1,808	220	385.0	31.2	24.7	20.8	3.9	9.1	7.0	18.0	99.9	599.6
			Sub Total	843	4,150	586	1,025.5	80.6	63.7	53.3	10.4	22.1	21.0	54.0	266.1	1,596.7
E			UTTARAHALLI													
30	BDA	16	J C Nagara - W C Road	653	4,016	340	595.0	49.4	37.7	32.5	7.8	14.3	14.0	18.0	153.7	922.4
31	BDA	14	Bhovi colony WC Road 3rd phase, 2nd Block	738	4,068	360	630.0	52	40.3	35.1	7.8	15.6	14.0	18.0	162.6	975.4
32	BDA	14					0.0						0.0	0.0	0.0	0.0
			Sub Total	1,391	8,084	700	1,225.0	101.4	78.0	67.6	15.6	29.9	28.0	36.0	316.3	1,897.8
F			YELAHANKA													
33	PVT	2	16.2, Bovi colony	443	2,138	236	413.0	29.9	24.7	22.1	5.2	9.1	14.0	18.0	107.2	643.2
			Sub Total	443	2,138	236	413.0	29.9	24.7	22.1	5.2	9.1	14.0	18.0	107.2	643.2
G			CHAMARAJPET													
34	BMP	48	Appajappa Garden	343	1,708	232	406.0	31.2	24.7	20.8	3.9	7.8	14.0	18.0	105.3	631.7
35	BMP	48	Near Badekhan Al-Ameen Col	510	2,345	256	448.0	32.5	27.3	23.4	5.2	10.4	14.0	18.0	115.8	694.6
36	BMP	46	Nanjamba Agrahara	388	2,173	216	378.0	27.3	23.4	19.5	3.9	7.8	14.0	18.0	98.4	590.3
37	BMP	47	Kumbara Gundi	254	1,098	200	350.0	26	20.8	18.2	3.9	7.8	7.0	18.0	90.3	542.0
38	BMP	47	Muniswamappa Garden	263	1,103	220	385.0	31.2	24.7	22.1	3.9	7.8	7.0	18.0	99.9	599.6
39	BMP	48	AhamedKhan Garden	384	2,008	236	413.0	29.9	24.7	22.1	5.2	9.1	14.0	18.0	107.2	643.2
			Sub Total	2,142	10,435	1,360	2,380.0	178.1	145.6	126.1	26.0	50.7	70.0	108.0	616.9	3,701.4
			Grand Total	17,275	91,592	10,132	17,731.0	1,374.6	1,105.0	964.6	210.6	403.0	525.0	648.0	4,592.4	27,554.2

Draft CDP - Basic Services to Urban Poor

Investment estimates for CMCs and TMC

Name of the ULB	No of Wards	No of slums	No of households	No of households to be constructed	Population	Housing	Roads	Drainage	Storm water drains	Solid Waste Management	Street Lighting	Community toilets/baths	Community hall/day care	O&M of assets created	Rate for household construction		Total
															1.75	Rs Lakhs	
CMCs																	
Byatarayanapura	31	38	37,415	7,062	35,310	12,359	1,236	980	875	399	539	385	504	3,455	20,732		
Krishnarajapura	35	19	6,780	1,020	77,367	1,785	179	168	88	140	53	210	95	543	3,259		
Mahadevapura	31	22	10,622	8,547	53,172	14,957	1,496	1,262	755	324	176	300	1,108	4,076	24,454		
Bommanahalli	31	40	7,531	3,764	37,234	6,587	659	1,952	271	907	289	1,056	1,278	2,600	15,598		
R R Nagar	31	15		1,351	9,406	2,364	236	360	120	300	120	40	30	714	4,285		
Dasarahalli	35	16	14,205	13,497	68,407	23,620	2,377	947	2,067	947	249	798	954	6,392	38,351		
Yelahanka	13	3	5,289	2,589	34,902	4,531	918	139	926	140	63	405	196	1,463	8,780		
Total	207	153	81,842	37,830	315,798	66,203	7,100	5,808	5,101	3,157	1,488	3,194	4,165	19,243	115,457		
TMC																	
Kengeri		2	113	113		198	20	20	20	15	20	28	36	71	428		
Grand Total		155	81,955	37,943	315,798	66,400	7,120	5,828	5,121	3,172	1,508	3,222	4,201	19,314	115,885		

KSCB Declared slums redevelopment

Sl. No.	Name of the Assembly segment	No. of Declared Slums	No. House Holds	Population	Outlays (Rs. In crores)								
					Housing	UGD/ Water Supply	Roads	Storm Water Drains	Solid Waste Mgmt	Street Lighting	Child Health Care Center/ Community Halls	Community Toilets/Baths	O & M of assets created
1	Gandhinagar	12	5872	14738	102.76	4.70	7.55	5.28	4.14	1.35	4.80	1.15	26.35
2	Chickpet	6	2622	17222	45.89	2.10	3.37	2.36	1.85	0.60	2.15	0.51	11.77
3	Binny pet	14	3104	18440	54.32	2.48	3.99	2.79	2.19	0.72	2.54	0.61	13.93
4	Chamarajpet	20	9888	49060	173.04	7.91	12.71	8.90	6.98	2.28	8.09	1.94	44.37
5	Shanthinagar	4	1102	6254	19.29	0.88	1.42	0.99	0.78	0.25	0.90	0.22	4.95
6	Basavanagudi	7	2928	13236	51.24	2.34	3.76	2.64	2.07	0.67	2.40	0.58	13.14
7	Yelahanka	13	6294	38296	110.15	5.04	8.09	5.66	4.44	1.45	5.15	1.24	28.24
8	Jayamahal	15	4598	28642	80.47	3.68	5.91	4.14	3.25	1.06	3.76	0.90	20.63
9	Malleswaram	22	8990	63940	157.33	7.19	11.56	8.09	6.34	2.07	7.36	1.77	40.34
10	Bharathinagar	18	3066	19202	53.66	2.45	3.94	2.76	2.16	0.71	2.51	0.60	13.76
11	Shivajinagar	1	120	700	2.10	0.10	0.15	0.11	0.08	0.03	0.10	0.02	0.54
12	Jayanagar	24	14604	84852	255.57	11.68	18.78	13.14	10.31	3.37	11.95	2.87	65.53
13	Rajajinagar	8	3812	25248	66.71	3.05	4.90	3.43	2.69	0.88	3.12	0.75	17.11
14	Varthur	21	10886	43784	190.51	8.71	14.00	9.80	7.68	2.51	8.91	2.14	48.85
15	Uttaralli	33	28380	163600	496.65	22.70	36.49	25.54	20.03	6.54	23.22	5.57	127.35
Total		218	106266	587214	1859.66	85.01	136.63	95.64	75.00	24.49	86.95	20.87	476.85
Grand Total										2861.10			

Summary of investment estimates - Housing and Infrastructure														
	No of slums	No. of House holds	Population	Outlays (Rs. Crores)										Total Amount
				No. of households to be constructed	Housing	Roads	Water supply & UGD	Storm water drain	Solid waste & Env. Improvement	Street Lighting	Common toilets/baths	Common Halls & Daycare centres	O & M of assets created	
KSCB	218	106,266	587,214	106,266	1,859.66	136.63	85.01	95.64	75.00	24.49	20.87	86.95	476.85	2,861.10
BMP														
East Zone	65	51,305	240,294	33,990	594.83	49.37	38.84	33.59	6.71	14.76	12.11	11.70	152.38	914.29
South Zone	65	62,444	255,052	28,926	506.21	51.74	28.76	25.97	10.30	9.14	10.01	10.98	130.62	783.72
West Zone	39	17,275	91,592	10,132	177.31	13.75	11.05	9.65	2.11	4.03	5.25	6.48	45.92	275.54
BMP total	169	131,024	586,938	73,048	1,278.34	114.86	78.65	69.21	19.11	27.92	27.37	29.16	328.93	1,973.55
CMCs														
CMCs	153	81,842	315,798	37,830	662.03	71.00	58.08	51.01	31.57	14.88	31.94	41.65	192.43	1,154.57
TMC	2	113		113	1.98	0.20	0.20	0.20	0.15	0.20	0.28	0.36	0.71	4.28
Grand Total	542	319,245	1,489,950	217,257	3,802.00	322.69	221.94	216.06	125.83	67.50	80.46	158.12	998.92	5,993.51