

Minutes of the Regional Review Meeting to review JNNURM implementation – Southern States – held at Hyderabad on 23-9-2011 under the Chairmanship of Secretary (UD), Gol

A Regional Review meeting was held on 23-09-2011 to review the status of Projects and reforms of the Southern States of Andhra Pradesh, Karnataka, Tamil Nadu, Kerala and Puducherry in Hyderabad. The list of participants is at Annexure 1.

2. In his opening remarks, Secretary (UD), Gol, stated that in the five Southern States, a total of 156 projects amounting to Rs.15,067.24 crore have been approved under the Urban Infrastructure and Governance Sub-Mission, translating to an ACA of Rs.6,450.85 crore. The majority of these projects aim at improving Water Supply services, followed by Sewerage and Drainage projects, and a few projects in the area of Solid Waste Management. The overall progress of projects in these States has been relatively good, although 10% of the funds have been withheld for non-completion of all committed reforms.

3. Secretary (UD) stressed the need to accelerate the pace of implementation of the projects in the final year of the Mission. He said that the focal point has to be the implementation of decentralization measures as enshrined in the 74th Constitution Amendment Act with a transfer of functions under the 12th Schedule. He therefore, stressed the need for establishing institutions for planning such as the District and Metropolitan Planning Committees and undertaking structural and administrative reforms to be implemented by the States and mission cities.

4. Secretary (UD) added that under the National Mission Mode Project (NMMP) for implementing e-Governance in Municipalities, four projects were sanctioned for the Mission cities of Chennai, Cochin, Greater Hyderabad and Vijayawada for which a total ACA of Rs.1504.15 lakh was sanctioned and 264.74 lakh released so far. The Greater Hyderabad project has been sanctioned very recently. Vijayawada has decided not to implement the original sanctioned project since it plans to adopt the State Level Software Solution (SLSS) for which Andhra Pradesh has submitted a DPR. Apart from this, Bangalore has prepared a DPR for the megacity which is under review at the SLNA. Secretary (UD) highlighted the importance of adopting e governance initiatives in improvement of urban governance. He stated that a national architecture would be developed soon which would be modeled on the lines of the Panchayati Raj architecture. This would enable collation of data at the national level leading to informed policy making.

5. Touching on the aspect of reforms, Secretary (UD) said that reforms are necessary for improved governance. States should indicate changes and reforms that they would like to seek henceforth. This would be a useful input for the 12th Plan.

I. REVIEW OF REFORMS

The implementation of reforms in the various States was taken up one at a time.

i. Andhra Pradesh : The following reforms were discussed:

1. Earmarking at least 20-25 per cent of developed land in all housing projects for EWS/LIG category.

Govt. of Andhra Pradesh stated that this reform has been completed. The salient features of this reform in Hyderabad:

- Earmarking of 5% of the developed land for EWS Housing
- Earmarking of 5% of the developed land for LIG Housing.
- In all group housing schemes :5% of total units to be developed for EWS housing with minimum plinth area of 25 sq.m and 5% of total units to be developed for LIG housing with minimum plinth area of 40 sq.m.
- In HMDA in respect of land pooling scheme of 75 hectares and more, reservation of land is to be made as follows :

5%	-	EWS
10%	-	LIG
10%	-	MIG

- Further, in Vishakhapatnam and Hyderabad, 10% of land in layouts is earmarked for EWS and LIG Housing.
- Revision of Revised Building Rules, 2006 was made in January, 2011 wherein,
 - Developers of all Group Housing Schemes, Group Development Schemes are to provide at least 20% of the developed land EWS and LIG housing.
 - Minimum plot size for Group Housing/Development Schemes in other ULBs is prescribed as 2000 sq.m.

It was mentioned that this reform is being revisited in A.P. due to convergence with RAY and due to issues with developers and other stakeholders. Govt. of A.P stated that the developers face various issues in providing EWS/LIG housing. In some cases they are not able to provide such housing in the same site and contemplate providing such housing at alternative sites. By providing such housing at the same site, the developers fear loss of sale of their other premium houses. A 3-member committee including CREDAI is looking into this issue.

2. Introduction of Property Title Certification Systems in ULBs

Govt. of A.P mentioned that this is a complex reform and would need national level guidance. A pilot project on Property Title Certification is being undertaken. Secretary (UD) mentioned the need to have regional workshops on introduction of Property Title Certification so as to share ideas with others.

3. Constitution of Metropolitan Planning Committee: It was mentioned that MPCs would be constituted after Panchayat elections.

4. Rent Control Reforms: The AP Rent Control Bill, 2011 which is based on Model Rent Control Act prepared by MoUD, GoI has been introduced in AP Legislative Assembly on 29th March, 2011.

5. User Charges

The position regarding recovery of user charges is as under:

Water Supply – Percentage of Cost Recovery

i)	GHMC	-	90%
ii)	GVMC	-	100%
iii)	VMC	-	90%
iv)	TMC	-	50%

It was mentioned that O&M recovery can be achieved only gradually and, therefore, sometime needs to be given for this.

6. Urban Transport: On this issue, the state mentioned that in Visakhapatnam, SPV has been formed and in Vijaywada, SPV is being registered. The Govt. of Andhra Pradesh mentioned that for the Vijayawada BRTS, corridor of smaller buses are needed and for this additional funding would also be required. Sh. A.K. Saroha, Director (UT) mentioned that 131 buses are yet to arrive. As regards, the requirement of Vijayawada BRTS, since funds are remaining, additional buses can be sanctioned. He also mentioned about the need for ITS to be put in place. Principal Secretary, A.P. mentioned that ITS would be introduced after the BRTS corridor is completed.

ii. Karnataka: The following reforms were discussed:

1. Constitution of MPC:

Representatives of Karnataka Govt. mentioned that MPC will be constituted after issue of an Ordinance.

2. Rationalisation of Stamp Duty to 5 per cent

An attempt is being made to increase the guidance value of the property to bring it closer to the market value. The Department of Revenue of the state Govt. is taking steps to reduce the stamp duty rates. Revenue and Finance Departments have published draft notification on revision of guidance value in Bangalore and the same is placed in public domain. Simultaneously the Finance Department is working towards reduction of stamp duty to 5%.

3. Property tax

It was mentioned by the representatives of the State Govt. of Karnataka that earlier in Bangalore Metropolitan, the coverage of property for levying of property tax was 95.48 per cent. In the BMP area, GIS coverage is being done step by step and the tax collection has increased step by step. In the next two to three years, Rs.3,000 crore is expected to be collected as property tax. The GIS at present covers 9 lac properties. A self-assessment scheme has been

launched and the compliance has been good. Test checks (10 percent) are conducted and the tax collection efficiency has improved.

Secretary (UD) suggested that a note on the subject may be furnished.

4. Basic Services for Urban Poor: Slum survey for all the 562 slums has been completed. The ULB will appoint an agency to prepare slum profile and city profile based on which 7 point charter will be prepared.

5. Solid Waste Management - collection of user charges in Mysore:

The representatives of Karnataka mentioned that the cost of primary collection is being collected. Secretary (UD) mentioned that this would need further examination.

6. Introduction of property title certification in ULBs

The representatives of Karnataka mentioned that this reform was complex and difficult to implement. Therefore, non-implementation of this reform should not be taken into account for 10 per cent reduction while releasing the second installment of ACA. The guidance of Govt. of India is required for implementing this reform.

7. Earmarking of 25 per cent development plan in all housing projects for EWS/LIG

The representatives of Karnataka mentioned that the developers tend to sell the EWS housing at high cost. This results in the targeted beneficiaries not getting access to EWS housing. Based on the recommendation of MoHUPA, a notification on amendment to Zonal Regulations was issued by GoK inviting public opinion within 30 days to reserve not less than 20% of the net residential area for EWS/LIG in all residential layouts. Objections received from the public are being reviewed. Final Notification needs to be issued, after attending to the key points/ suggestions/ objections raised on the draft notification.

8. Urban Transport Reforms

The representatives of Karnataka mentioned that advertising policy has been formulated in Bangalore and parking policy has been formulated in Mysore. In Mysore, ITS is yet to be introduced. Sh. A.K. Saroha, Director (UT), MoUD mentioned that in Bangalore the route map is provided which provides for voice information and scrolling. In Mysore, this is yet to be done.

iii. Kerala: The following reforms were discussed:

1. Reform in Rent Control: It was mentioned by the representatives of Kerala Govt. that this reform is ongoing in the State. Kerala Buildings (Lease and Rent Control) Act, 1965 is in force now. A single Act to consider both residential and commercial tenancies (including leasing of vacant land) is under consideration.

2. Stamp duty Rationalization to 5 per cent: It was mentioned that stamp duty reduction is ongoing and is being done gradually. The Stamp Duty has been reduced in the State Budget to 11% for cities, 10% for Municipal areas and 8% for Panchayat areas. Surcharge has been removed.

3. Property tax

- **Thiruvananthapuram**

The coverage is 80 per cent at present. GIS is likely to be introduced next month. JS&MD advised the representatives of Kerala to get in touch with the officials of GHMC for better understanding of the migration to GIS.

- **Kochi :**

It was mentioned that the GIS has been introduced. The data collection is being done at present. The complete data will be available in the next financial year by when the self-checking is likely to be introduced. The property tax coverage of 85 per cent and collection efficiency of 90 per cent is likely to be achieved in due course.

4. User Charges

- **Thiruvananthapuram**

In the case of solid waste management, door to door collection is being done by Kudumbashree.

- **Kochi**

Door to door collection is being done by Kudumbashree. Kochi has also undertaken a zero waste project supported by CREDAI.

5. Water Supply

ULB levies water charges of the project is completed by KWA. The water charges are collected by the KWA. Secretary (UD) mentioned that if KWA is collecting the water charges, this should be projected by the ULB towards collection of user charges in respect of water supply.

6. Earmarking of funds for services to urban poor

It was mentioned by the representatives of Kerala that 2 per cent of the revenue is earmarked for urban poor. There is also earmarking of 18 per cent of funds for SC/ST. Secretary (UD) advised that earmarking for SC/ST should be added and reflected in the internal earmarking of funds for urban poor.

7. Introduction of property title certification in ULBs

The representatives of Kerala mentioned that his reform is complex and difficult to implement.

8. Revision of building bylaws : streamlining the approval process

It was mentioned by the representatives of Kerala that this has been done in Thiruvananthapuram and Kochi.

9. Earmarking 25 per cent of developed land in all housing projects for EWS/LIG

The representatives of Kerala mentioned that this issue is pending with the Govt. of Kerala.

10. Bylaws on reuse of recycled water

It was mentioned that implementation of this reform is under progress and is at the moment pending at the level of Government of Kerala. Secretary (UD) suggested that JS&MD may talk to Secretary (LSG), Govt. of Kerala on this issue. He also suggested that innovative ways may be found to achieve the objectives. JS&MD suggested that partially achieved reforms may be revisited and reexamined.

iv. Tamil Nadu: The following reforms were discussed

1. Reform in Rent Control

The representatives of Tamil Nadu mentioned that the rent control act enacted in Tamil Nadu is on par with the model act. As suggested by the Secretary (UD), the rent control act is being revisited. As regards the question of transfer of 12th schedule functions, fire services are yet to be transferred to the ULBs. Secretary (UD) suggested that the A.P. model wherein fire services for buildings up to 5 floors are transferred to the ULBs can be used or some other innovative model may be adopted.

2. Stamp duty rationalization to 5 per cent

The representatives of Tamil Nadu mentioned that this reform is still pending.

3. Earmarking 25 per cent developed land in all housing projects for EWS/LIG

In the case of public housing projects, 40 per cent reservation has been introduced and in the case of private housing projects, 10 per cent reservation has been introduced.

4. Recovery of O&M charges :

In Solid waste management – Recovery is 86 per cent. In Water Supply: Recovery is 95 per cent and is recovered by the water board. Secretary (UD) suggested involving local bodies in water supply, etc.

v. Puducherry: The Representative from the State informed that the following Mandatory State level reforms are yet to be achieved: Rent Control Reforms and Rationalization of Stamp Duty.

- The draft Bill pertaining to Rent Control Law, as required under Rule 56 (1) (b) of the Rules of Business of Government of Puducherry, 1963, will be forwarded to Government of India for prior approval for introducing the Bill in the Puducherry Legislative Assembly. Then the Bill will be placed before the Legislative Assembly for legislation.
- The draft bill pertaining to Community Participation Law has been forwarded to Government of India on 11.2.2011 seeking approval for introduction of Bill in the Assembly Session.
- The Optional Reforms – Property Title Certification, Earmarking of 20-25% developed land in all housing projects for EWS/LIG, Revision of building byelaws to streamline approval process, Simplification of procedures for conversion of agricultural land for non agricultural purposes, Administrative Reforms , Structural Reforms and Encouraging PPP are yet to be achieved.
- The Central Sanctioning and Monitoring Committee has approved the proposal of the State to appoint Hand holding Agency for implementing the Reforms in its meeting held on 12.11.2010. The tendering process to appoint the Hand Holding Agency has been completed and the State is awaiting approval of CSMC to appoint Hand Holding Agency.
- For the Reform – “Basic Services for Urban Poor”, the slum survey has been completed in all the slums in the Union Territory by the consultant and the report is expected shortly.

II. REVIEW OF PROJECTS

i. Tamil Nadu :

In the State of Tamil Nadu, 47 projects have been sanctioned. Representatives of Tamil Nadu mentioned that 10 projects have been completed; 35 projects are ongoing and in respect of 2 projects, the work orders have been issued.

- 14 more projects are likely to be completed by March 2011. The execution of 24 Projects are likely to spill over from the initial Mission period which was to end in March 2012.
- State representative stated that they will send UCs for 16 projects along with the request for release of subsequent installments within fifteen days.

ii. Karnataka :

The representatives of Karnataka mentioned that out of 46 projects sanctioned, 21 have been completed. The completion date of 18 projects would extend beyond the Mission period. A mention was made of the sewerage project “Environmental Action Plan (EAP) – replacement and rehabilitation of existing sewerage systems sanctioned in February, 2007 for which the first installment has been released on 8-5-2007. It was mentioned that there are certain issues and a committee has been set up in the MoUD to inspect the project and furnish a report. The report may be given in another 15 days.

A mention was made of underground drainage works in Yelahanka which was sanctioned on 7th September, 2007 and the first installment of ACA has been released. Financial progress is only 9 per cent. It was mentioned that most of the underground drainage projects in Bangalore are pending.

Additional Chief Secretary, Govt. of Karnataka mentioned that in case of storm water drainage and underground drainage projects, the delay is due to encroachments. Secretary (UD) advised that a way out has to be found out by the respective State Govts.

The Additional Chief Secretary, Karnataka, mentioned that many DPRs have been prepared by the consultants and found to be non - implementable. Hence, new DPRs are proposed. In such cases, the cost escalation in the new DPRs is not allowed. This could perhaps be examined in the Ministry.

The Commissioner, Mysore Corporation requested for release of installment of the heritage project and proposal for Capacity Building submitted by him.

iii. Andhra Pradesh

50 projects have been approved. It was mentioned that 21 projects have been completed in Andhra Pradesh.

- 29 more projects are likely to be completed by March 2012. Only execution of 4 projects is likely to spill over from the initial Mission period which was to end in March 2012.
- It was advised to have proper coordination among the Implementing Agencies for implementation of projects. HMWSSB should coordinate with GHMC to ensure that sewerage does not flow in storm water drains after implementation of Storm Water Drain and Sewerage Projects in the city.

Under UIDSSMT:

- 38 projects completed under UIDSSMT
- Site problem of Chirala project has been sorted out and the project will be completed by March 2012.
- 16 new DPRs has been sent to MoUD, State Representative requested MoUD to consider these projects

Secretary (UD) advised that a note on the benefits achieved by the completed projects and implementation reforms may be furnished. He also advised that a cell may be created or constituted in the water board to report and monitor on the various projects being implemented by it.

iv. Kerala:

The meeting was informed that 11 Projects have been approved for the State of Kerala. As regards the slow progress of the projects, the representatives of Kerala Govt. cited the labour and land issues. Secretary (UD) suggested that services of NBCC may be availed of.

The representatives of Kerala made a mention of the project "Broadway and Heritage and Urban Renewal Project sanctioned on 9-2-2010 and for which first installment of ACA has been released. As per the record of MoUD, physical and financial progress is zero per cent. Therefore, this has been listed as non-starter project. The representatives of Kerala mentioned that work on this project has now

begun. JS&MD advised to send a status note so that the same may be taken out of list of non-starter projects. This should also be reflected in the December, 2011 QPR.

The State Government informed that the status of Projects under UIG is as follows:

- Total 14 Projects (incl. procurement of buses) have been approved for two mission cities in Kerala. No project has completed till date.
- The Water Supply Project of Thiruvananthapuram consists of two components: Strengthening of Distribution System and Rehabilitation Works. 10 out of 15 packages for Rehabilitation works are still in tendering stage.
- In the first Sewerage project of Thiruvananthapuram, only the construction of 107 MLD STP has started and the work of sewerage network is yet to begin. The tenders were floated twice for sewerage network but there was no response.
- In the second sewerage project of Thiruvananthapuram, work is yet to begin. All the land required for implementing this project has not been handed over to the Implementing Agency.
- In the Solid Waste Management Project of Thiruvananthapuram, all the equipment and vehicles for primary collection and storage have been procured. The work of processing facilities is going on.
- Two of the five packages of Storm Water Drain Project of Thiruvananthapuram have been completed while the works for other three packages are yet to start.
- The works of sewerage and heritage project of Kochi are yet to begin.
- 7 out of 21 packages of the project – “Upgrading Surface Drainage in Kochi” have been completed. The work of 6 packages has begun while the work for remaining packages is yet to begin.
- The work of all the components of Water Supply Project in Kochi has begun.
- The work of SWM components for Kochi is almost complete. The work for 13 Town Panchayats in the Kochi UA are still at the tendering stage and yet to begin.
- As part of the Traffic and Transportation Project, upgradation works of only 2 out of 6 works are nearing completion. The works for upgradation of three roads and three RoBs are yet to begin.

v. Puducherry :

- Three projects have been approved for Puducherry under the UIG Sub Mission of JnNURM. None of these projects have been completed.
- The projects taken up are Comprehensive Sewerage Project, Solid Waste Management Project and Procurement of Buses.
- The approved cost of these three projects is Rs.269.21 crore of which Rs.76 crore of work has already been executed.
- The sewerage project which includes conveyance system in 7 zones and 3 STPs each of 25 MLD is likely to be completed by Feb.2013.
- Under SWM project, Collection and Transportation is in progress for the entire Puducherry and Olgurpet Municipalities and the Urban areas of Ariankuppam and

Villianur Commune Panchayats. (Total 102 wards covering 72 Sq.Kms). For Processing and Landfill, land to an extent of 23.38 Acres has been acquired for processing and land fill facility at Kurumbapet Revenue Village with facilities for Materials Recovery facility, Aerobic composting, Refused Derived Fuel, Inert Processing and Scientifically Engineered Sanitary Landfill with design life of 19 years.

- The Puducherry Road Transport Corporation has utilized an amount of Rs.6.08 Crores for the purchase of 26 buses and the buses have been operationalized from 7.6.2010 for intra city transport service. Balance 14 Non A/C Buses are to be procured. Sh. A.K. Saroha, Director (UT), MoUD, stated that request for change in buses by the Govt. of Puducherry will not be possible.

III. DISCUSSION ON GENERAL ISSUES

1. Principal Secretary, Andhra Pradesh, suggested a differential funding for priority sectors in the next phase of JNNURM. He suggested higher funding for priority sectors, such as water supply, sewerage, etc.
2. On the question of reforms in water supply and sewerage sectors, the same could be linked to household connections and tariff structure. This would ensure end user delivery and graded increase in user charges.
3. Exposure visit to other countries may be organized so that one can see best practices in other places.
4. Sh. K.M. Shivakumar, Additional Chief Secretary, State Govt. of Karnataka, mentioned that in the next phase of JNNURM, the per capita allocation per urban person should be addressed to maintain equity.
5. He added that the reform conditionalities may be modified for smaller cities and the funding pattern should be more relaxed for the smaller cities.
6. Further, there should be programme on capacity building to include project conceptualization and project implementation.
7. He also said that some of the future reforms that could be considered are :
 - a) Municipal recovery regulation
 - b) State level urban authority
 - c) Citizen charter for citizen services
 - d) Skill development for urban poor
8. The representative of APSRTC suggested an increase of share of 50 per cent for buses.

9. The representatives of BBMP suggested that in the case of storm water drainage project, the cost of relief and rehabilitation of encroachers as well as the land acquisition should be included.

IV. GENERAL REMARKS & DISCUSSION:

- A Workshop specifically to discuss the difficulties and suggesting modalities for implementing the Reforms, especially for earmarking of 20-25% Developed Land in all housing projects for EWS/LIG category and Establishment of Property Title Certification should be held. MoUD or any of the States can take an initiative for holding this workshop.
- A National level workshop should be held to discuss the processing technologies for Solid Waste & Sewerage.
- It was advised to have proper coordination among the Implementing Agencies for implementation of projects. There should be a coordination committee headed by the Commissioner of the ULB and having members from all the Implementing Agencies including parastatals which should meet frequently to remove bottlenecks in implementation of projects.
- The Utilisation certificates along with the other requisite documents to claim subsequent installment should be submitted to the Mission Directorate as soon as the Expenditure made satisfies the claim to get subsequent installment.
- BBMP should send a note pertaining to the methods adopted for successfully implementing the Property Tax Reforms to Mission Directorate so that the same can be shared with other cities.
- The Cities and States should send a note pertaining to any unique initiative/ innovation undertaken by them during implementation of projects or reforms. GoAP was also requested to send the note pertaining to the Energy Efficiency Measures in Street lighting undertaken by them on PPP basis.
- The Reforms have to be properly understood and reported accordingly. It has been observed that there is no proper reporting about the implementation of reforms.
- All the requisite land acquisition and procurement procedures for the implementation of projects in the State of Kerala should be completed at the earliest.
- It was also suggested that the cities finding it difficult to get contractors for implementing the projects can utilize the services of NBCC. NBCC has been helping many of the cities in implementing projects under JnNURM.
- The Mission Cities should revise their CDP based on the revised guidelines.

- All the reimbursement proposals under Capacity Building with all the requisite details should be submitted to concern Director with a copy to JS & MD.
- The Ministry should empanel agencies/consultants to prepare DPRs and revised CDPs.
- Ministry will prepare and circulate a format for reporting completion of projects. The said format will capture the impact made by the Project.

V. SUGGESTIONS FOR PHASE II OF JNNURM

- It was suggested to fund the land acquisition costs associated with the project.
- It was suggested to fund the Rehabilitation costs also for shifting the people from land to be used for implementation of projects.
- It was suggested that the following should be done under Ph-II of JnNURM
 - Establishing Municipal Services Regulatory Commission
 - Establishment of State Institute of Urban Development in every States.
 - Establishment of Citizens Charter by every ULB and parastatals.
 - Establishment of Grievance Redressal Mechanism.
 - Skill Development Programme for Urban Poor.
- The allocation made to the States should be proportional to the Urban Population in the State.
- The DPRs should clearly specify the service delivery levels to be attained after completion of the project.
- It was suggested that the funding pattern should be different for different sectors. The grant component for priority sectors like water supply and sewerage should be more compared to other sectors like Roads and Flyovers.
- There should be major focus on “Capacity Building” aspect.
- Capacity Building should cover all aspects of Project Management right from project conception to project commissioning and operations and maintenance of the created assets.
- The projects proposed should also include the operations and maintenance component for atleast 5 years after commissioning of the project.

- It was suggested that infrastructure projects specially water supply, sewerage and solid waste management projects, can be taken up in integrated manner for a group of towns or in combination with the rural settlements instead of standalone projects to bring down the cost of projects and better operation and maintenance.

Concluding remarks of Secretary (UD), GoI

Concluding the meeting and summing up the proceedings, Secretary (UD) stressed on the following points:

- Best practices should be adopted while implementing the projects.
- On price escalation, he said that schedule of rates should be revised every year by the respective states, automatically to ensure that the cost over-run is an in built factor.
- Minimizing the burden on LBs would be looked into while framing funding pattern in the next JnNURM Guidelines.
- DPRs shall take into account the O&M Cost.
- Reimbursement of rehabilitation cost may be included in the next JnNURM.
- It shall be examined if the project funding may be treated as loan initially which may be converted into grant after implementation of the reforms within the committed timeline.
- Allocation and distribution of funds to below Class-III towns may have to be given priority as these LBs are found to be financially weak.
- While implementing the projects, innovative approaches and the best practices should be adopted by the ULBs.
- SLNAs shall act as a catalyst in better implementation of the projects.
- HUDCO can provide loans for various infrastructure projects. This should be explored for funding.
- There needs to be novel thinking on the issue of recovery of capital costs and not just the O&M costs.
- There is a need to have integrated projects and not stand alone projects. Thus, integrated city plans and sectoral plans need to be developed from which the DPRs can emanate.

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