

II OPTIONAL REFORM AGENDA

(COMMON CATEGORIES, ULBs AND PARASTATEL AGENDA)

REFORM: Revision Of bye-laws to streamline the approval process for construction of buildings, development of sites.

Time schedule

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox" value="Dec 2007"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Present Status:

State Government has already taken action to streamline the approval process vide G.O. Ms No. 422 and 423 MA Dated 31.7.1998 by:

- a) Empowering architects to approve building plans on individual residential sites up to 300 sq m . Residential plots up to 100 sq m need not take approval from the sanctioning authority.
- b) Reducing the time frame for approval of individual residential buildings to 15 days and other buildings within 30 days.

2. Revision of Building Bye-Laws:

The above Reform is not merely a City level Agenda but a state level Reform. The objective of simplifying the building rules are to:

- a) ***Make the building stipulations development oriented with minimal parameters but at the same time safeguarding public good and concerns***
- b) ***Strengthen the building control and enforcement mechanism***
- c) ***Encourage gated and other developments so as to stimulate housing activity with quality infrastructure and facilities***

Initially a draft was prepared after consulting various experts with experience in the field. The said draft was notified for public objections and suggestions from individuals, professional bodies and public authorities like Municipal Corporations, Municipalities and UDAs. Consultative Meetings were held at Vijayawada, Visakhapatnam and Hyderabad and eminent professionals, architects, engineers, town planners and citizens were consulted. Keeping in view the draft was finalized. This draft was examined by a Committee.

The Law department, the Home Department, Energy Dept. and Revenue Department were consulted.

Basing on the above further consultations and suggestions received, the draft was revised. The issue was further examined by a Committee to finally study the revised Draft Building Rules headed by the Special Chief Secretary

Revenue Dept, Secretary, Energy, Principal Secretary, I & I Dept and Secretary MA&UD Dept as members.

Vide G.O. Ms No. 86 MA Dated 3.3.2006, Government of Andhra Pradesh have issued common building rules for Hyderabad City and Hyderabad Metropolitan area comprising of HUDA, HADA, CDA and BPPA area wherein the following reforms have been incorporated:

1. Stipulations made uniform and simple by keeping only **4 parameters** to regulate the built form, viz., plot size, abutting road width, setbacks, and height.. The concept of separate plot coverage and FAR stipulations have been done away with for all types of buildings and activities.
2. No height restrictions for high-rise buildings. The all-round open space requirements given as per National Building Code.
3. Provisions made for encouraging Group Development, Gated Development and housing development like Row type, Enclaves, Group Housing/Group Development, Cluster development, etc. so as to have optimum utilization of land and facilities, vis-a-vis traditional plotted development
4. Parking norms rationalized and made a percentage of total built up area.
5. Incentives for providing Parking Complexes/parking lots by way of TDR and setbacks concession. No fees and other charges to be levied; moratorium on property tax up to 5 years and thereafter property tax levy would be based on the lowest slab of residential category.
6. City level Impact fee provision for all high rise buildings and to be maintained in a separate escrow account and to be utilized for as per Infrastructure Plan and action Plan.
7. Incentives by way of rebate in property tax for owners who leave and maintain more setbacks; install and use solar heating and lighting system; undertake both recycling of waste water and rain water harvesting structures; provide and maintain at least 25 % additional; parking.
8. Occupancy certificate made compulsory for all buildings and procedure simplified. Penalty by way of levy of penalty by functional agencies dealing with electricity, water supply, drainage and sewerage. Penalty by way of levy of 2 times the property tax by the local authority
9. Compulsory licensing of builders and developers along with other technical personnel.
10. Sanction and release of building plan given only after owner demarcates setbacks and building line on site and hands over the ground floor to sanctioning authority as surety for compliance of

building stipulations. Registering Authority to register built up area only as per sanctioned plan and maintain Prohibitory Register of areas handed over to sanctioning authority and register only after these are released by sanctioning authority.

11. Provision for compounding of up to 10% setback violations (except the front setback) by the sanctioning authority.
12. Owner and Builder have to take comprehensive insurance policy which covers risk regarding maintaining setbacks, height, greenery etc. as per sanctioned plan which is forfeited in case of violations.
13. Provision for constitution of Building Appellate Tribunal
14. Provision for constitution of Building Ombudsman
15. Procedure for payment of fees and charges made rational: only 10 % of total fees & charges and balance to be paid after scrutiny and intimation by the sanctioning authority.

After examining the implementation of these Common Building rules, it is proposed to extend these to other Municipal Corporations, Urban Development Authorities by the end of December 2006. It would be extended to other Municipalities after making Amendment to the AP Municipalities Act, 1965 by end of December 2007.

Plan of action for implementation:

Sl No.	Action	(To be completed by)
1	Preparatory work	June 2006
2	Study of Best Practices	August 2006
3	Consultation with ULBs	October 2006
4	Consultation with other Stake holders	December 2006
5	Consultation with other Departments	March 2007
6	Administrative decision/Appraisal/Legal vetting	July 2007
7	Cabinet approval	October 2007
8	Issue of Rules	December 2007

REFORM: Simplification of legal and procedural frameworks for conversion of agricultural land for non-agricultural purposes.

Time schedule

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<input type="text"/>	March 2007	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

1. Procedure for approval of Master Plan/ZDP

The Master Plan preparation is undertaken by the Urban Development Authority under Section 6 of the Andhra Pradesh Urban Areas (development) Act, 1975. A civic survey is undertaken, Base maps are prepared. Existing land use survey and other planning surveys are undertaken. A Draft Plan is prepared after analysis and taking into consideration the requirements of the area with a plan period of 20 years. Public participation and consultation is undertaken on the Draft proposals. The Draft Plan is notified for public Objections and suggestions by the UDA. After examining the Objections and Suggestions the Draft Master Plan is finalized and forwarded to the Government for approval. After approval by the Government, a Public Notice is issued by the UDA and the Master Plan comes into force from this date.

The procedure is similar in respect of preparation of Master Plan for Municipal areas not covered in UDA areas. The preparation of the Master Plan is undertaken by the Director of Town & Country Planning.

2. Procedure for Change of land Use

The Andhra Pradesh Urban Areas (development) Act, 1975 has provisions for Change of land use in the Master Plan/Zonal development Plan. The owner of an agriculture land has to either apply to the Urban Development Authority or to the Government with a request for Change of land use giving details of the land and reasons for revising change of land use. Remarks of the Urban Development Authority are sought, which is given after examining the request and site inspection, etc. Government examines the requests in light of the remarks of the Urban Development Authority and either agrees or rejects the Change of land use request. In case of agreement, Notification is issued in the AP Gazette giving opportunity to public for objections and suggestions. Thereafter the Change of land use is confirmed through a Government Order.

The provisions in the AP Town Planning Act, 1920 (applicable to District Municipalities and Municipal Corporations) are similar. The request is examined by the Municipal Body and forwarded to the Director of Town & Country Planning, who forwards the proposal to the Government with his remarks. Government examines the requests in light of the remarks of Director of Town & Country Planning and either agrees or rejects the Change of land use request. In case of agreement, Notification is issued in the AP Gazette giving opportunity to public for objections and suggestions. Thereafter the Change of land use is confirmed through a Government Order.

The average time taken for conversion ranges from 3 months to 6 months.

3. Automatic conversion of land use in respect of IT, Industries and Tourism Uses/Projects

Government of Andhra Pradesh have further simplified the Change of land use procedure for certain activities like Information Technology use G.O. Ms No. 11 IT&C Dept. Dated 21.3.2005), Industrial uses (Vide G.O. Ms No. 169 MA Dated 27.4.2001) and Tourism Projects (Vide G.O. Ms No. 36 MA dated 31.1.2002) by facilitating automatic conversion of land use from agriculture to the above uses subject to certain conditions and safeguards.

Government of Andhra Pradesh will examine:

- a. The proposals of delegating it's powers to District Collectors (in case of Municipalities and Municipal Corporations not covered in UDA areas) and Urban Development Authorities in cases of conversions of agriculture lands for residential use subject to certain conditions and safeguards like clear title of land, protection of water bodies and environmentally fragile areas, adhering to the Master Plan circulation network, etc.
- b. Reducing the time frame to one month for Change of land use from Agriculture to Residential use by issuing necessary guidelines.

The time frame for the above reform is up to end of March 2007.

Plan of Action for implementation:

SI No.	Action	To be completed by
1	Preparatory work	June 2006
2	Study of Best Practices	August 2006
3	Consultation with ULBs & other stakeholders	September 2006
4	Administrative decision/Appraisal/Legal vetting	November 2006
5	Cabinet approval	December 2006
6	Issue of Rules	March 2007

REFORM: Introduction of property title certification system in ULBs

Time schedule

Year 1 7	Year 2	Year 3	Year 4	Year 5	Year 6	Year
						2011-12

1. Present Status:

Urban Local Bodies in Andhra Pradesh are maintaining property tax assessment list of buildings and property tax demand registers wherein particulars of the property namely Door No, Locality, Name of the Owner, Annual Rental Value, property tax payable, particulars of tax paid are entered for purpose of demand, collection and balance of property tax. The ULBs are also sanctioning extracts of these registers whenever requested by the owners of the buildings. Further ULBs are affecting changes in the ownership of the properties in the above registers based on the evidence produced by the owners like registration deed, partition deed, settlement deed etc. These records are maintained by ULBs keeping revenue generation in mind. The focus of ULB is not on maintaining title records or on giving services to citizens but on generating revenues.

Integrated Land Information System Project (ILIS):

Government of Andhra Pradesh initiated a pilot project in the year 2005-06 for Nizambad District to prepare integrated land information system (ILIS) both in rural and urban areas. The purpose of this exercise is to prepare an up to date record for all agricultural, non-agricultural, residential, commercial and industrial properties in rural and urban areas.

The ILIS will take up resurvey and create fresh record using cost effective modern survey technologies like Aerial photography, Electronic Total Station, DGPS etc,.

According to this procedure, enquiry teams constituted with Government officials will enquire all titles, gather existing evidence available in revenue, registration etc. departments and categorize them as disputed and undisputed. Such record will be submitted to specially constituted land courts. Land courts constituted under ILIS will be headed by judicial officers. In all undisputed cases, these special courts will pronounce detailed judgements and disputed cases will be taken up for adjudication as per civil procedures. On the orders of special courts, appeal will lie with High court. Alternatively, instead of special fast track courts, Lok Adalats may also be used for final

adjudication of titles. Both survey and title recording will cover even village site and urban properties. Therefore, at the end of this exercise, up to date record for all agricultural, non-agricultural, residential, commercial and industrial properties in rural and urban areas will be available. This record will be called conclusive Register of Titles.

Title register so prepared will be linked to the legal owner through IRIS mapping. IRIS mapping is so far the most foolproof way of personal identification. Integration of record with owner's identity will enable easy verification of identity and helps in ensuring that only the legal owner gets to transact on his/her property, there by reducing fraudulent transactions and litigations.

As seen from the above, ILIS will take over all functions of Survey Department, property registration of Registration Department, land record functions of Revenue Department, property tax and layout functions of Local Bodies. The ILIS officer will verify his legal ownership, gets the land subdivided, collects registration fee and then only registers the sale transaction duly deleting the portion of property sold from the owner's account and creating or adding this to the buyer's account. Thus transaction and updation of record will be simultaneous. Any citizen will have to approach only ILIS office for any change or transaction.

Urban Areas

As a part of the project constitution, urban areas will be re-surveyed covering all commercial, residential and industrial properties. Each property will be numbered and parcel map with measurements will be generated. This cadastral exercise will be followed with the title enquiry of each & every property. The cadastral & title data will be integrated and the record will be linked to the legal owner through IRIS mapping. A database will be prepared with owners identity along with spatial record of the properties as well as title information. This data will be maintained in electronic form. Title certificates with all details of the property will be given to each owner. ILIS centers will be opened and will maintain the above database. These centers will provide all property related services.

Schedule for implementation

Survey and land records Department is implementing the project

Operationlization of ILIS last unit in Nizambad District : August, 2007.

Later on, this project will be carried to all other districts of A.P. : 2011-12.

REFORM: 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

Time schedule

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
✓		March 2008				

Present status:

The Government of Andhra Pradesh is in the forefront of providing sites and houses for EWS and LIG Housing. The Andhra Pradesh Housing Board and the Andhra Pradesh State Housing Corporation play a major role. In this regard vide Letter No. 458/HB II/2006-1 dated 27.2.2006, Government of Andhra Pradesh have issued instructions to the Andhra Pradesh Housing Board to adhere and comply with the guidelines of earmarking at least 20-25 percent of developed land in all housing Projects (both public and Private) for EWS/LIG Category with a system of cross subsidization.

Wherever Government Lands are proposed for development of integrated townships under Public-Private Partnership mode, provisions will be made for earmarking at least 10% of the plots/ buildup area for EWS and LIG housing. In respect of private layouts, it may not be feasible to prescribe such stipulations. However some incentives could be worked out to encourage the layout developers of at least more than 10 acres to set apart 10% of the plots for LIG and EWS category. The rate at which these earmarked plots to be sold could be fixed by the Government.

The time frame for the above Reform is up to March 2008.

Plan of Action for implementation:

Sl No.	Action	To be completed by
1.	Preparatory work	September 2006
2.	Study of Best Practices	December 2006
3.	Consultation with other Stake holders	June 2007
4.	Administrative decision/Appraisal/Legal vetting	December 2007
5.	Cabinet approval	February 2008
6.	Issue of Rules	March 2008

REFORM: Introduction of Computerised Process of Registration of Land and Property

Time schedule

Year 1 7	Year 2	Year 3	Year 4	Year 5	Year 6	Year
2005-06						

Present Status:

Computer-aided administration of Registration Department (CARD) was initiated as a pilot project in August- September 1998 in two sub registrar offices and the process was completed in all 387 Sub Registration offices through out the State by March, 2003.

All 387 Sub-Registration Offices through leased lines are networked for anywhere registration..

BENEFITS DERIVED:

1. reduced the role of middlemen by enabling the citizen in the direct participation of services of registration through Internet.
2. extended the benefit of information Technology to cover all Stakeholders of registration services.
3. equipped the department in fulfilling the responsibility of Right to Information Act.
4. enhanced the transparency in valuation of properties.

Hence, the reform is implemented.

REFORM: Revision of bye-laws to make rain-water harvesting mandatory in all buildings to come up in future and for adoption of water conservation measures.

Time schedule

Year 1 7	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
2005-06						

Present Status:

Government has already taken action to enact the Water, Land and Tree Act, 2002 in which, among others it is mandated to provide for Rain water Harvesting Structures in all plots of 200 sq m and above. Accordingly Government Orders were issued vide GOMs 350 MA dated 9.6.2000 and GOMs No. 62 MA dated 15.2.2005 (copy enclosed) respectively with penal provisions in case of non compliance.

In the Common Building Rules, apart from this provision has been made to give incentives to those who undertake and maintain such water conservation measure by way of rebate in Property Tax.

Hence in view of the above, instructions have been given to implement the RWS scrupulously.

The above reform is being implemented.

REFORM: Bye-laws on reuse of recycled water.

Time schedule

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<input type="text"/>	<input type="text" value="March 2007"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Present Status:

The Policy is to recycle household. commercial waste water other than septic tank water in buildings, gated developments/ large housing projects (site area more than 5 acres) with provisions for separate lines for gardening/landscaping, and separate plumbing for reuse in latrines, toilets, etc.

Plan of Action:

Incorporating provisions in Common Building Rules and Land Development Rules

Time frame:

One year, viz.

Sl No.	Action	Time frame
1	Preparatory work	30 th April 2006
2	Study of Best Practices	30 th June 2006
3	Consultation with ULBs	31 st August 2006
4	Consultation with other Stake holders	31 st October 2006
5	Consultation with other Departments	30 th November 2006
6	Administrative decision/Appraisal/law Department vetting	31 st January 2007
7	Cabinet approval	28 th February 2007
8	Issue of rules	31 st March 2007

REFORM: Administrative reforms reduction in establishment by introducing voluntary retirement schemes, non-filling up of posts falling vacant due to retirement etc., and achieving specified milestones in this regard

Time schedule

Year 1 7	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
		Dec 2007				

Present Status:

1. As per the orders issued in G.O. Ms. No. 26 M.A. Dated 12.11.1986 the expenditure on establishment shall not exceed the following limits:

Municipal Corporations, selection and special grade Municipalities	-	35% of total Revenue
First and Second Grade Municipalities Revenue	-	30% of total
Grade three Municipalities Revenue	-	28% of total

Due to various reforms undertaken in the urban sector in the last ten years, the average expenditure and establishment has come down from 39.88% in the year 1994-95 to 20.22% in the year 2004-05.

2. The following administrative reforms have been undertaken in the urban sector in the last ten years:

- **A ban has been imposed on creation of new posts in all ULBs**
- Ban on recruitment of posts fallen vacant due to retirement.
- Outsourcing partially for the functions relating to sanitation, streetlights, water supply and computerization.
- Ban on illegal and irregular appointments by enacting Act no 2 of 1994, and providing stringent penalties and prosecution for making appointments by public servants on violation of the Law.
- Constitution of an Implementation Committee for further continuation of temporary/ permanent/ supernumerary posts under plan, non-plan and annual review.
- Introduction of citizen's charter and opening of service centers in all ULBs with affect from 24-05-2001.
- 16 modules have been prepared for computerization of all activities in all ULBs of which five have been operationlised.

3. Plan of Action for further Administrative Reforms:

3.1 Implementation of the Right to Information Act, 2005.

3.2 RATIONALIZATION OF STAFFING PATTERN FOR ALL ULBs

1. Study completion : March, 2006.
 2. Discussions with Employees Associations : May, 2006.
 3. consultations with elected representatives of ULBs : June, 2006.
 4. Proposed staffing pattern : July, 2006.
 5. Discussion with concerned Departments : September, 2006.
 6. Cabinet approval : October, 2006.
 7. Preparation of enabling legislation : January, 2007.
 8. Implementation : March, 2007.
- 3.2 Uniform outsourcing guidelines : March, 2006.

Training of all Municipal functionaries(19,225)

- Assessment of training needs : September, 2006.
- Finalization of modules : December, 2006
- selection of Agencies : March, 2007.
- conduct of training : April – 2007 to March, 2011.

Computerisation

- Operationlisation of following modules

A)

1. Property Tax.
 2. Birth and Death Registrations
 3. D&O trade license Fee
- } June, 2006

4. Vacant Land Tax

B)

1. Advertisement tax
 2. Water Tap Connection and Tax
 3. Schemes
 4. Assets and Inventory
- } December, 2006.

C)

1. Court Cases
 2. Building Permissions
 3. Projects and Works
 4. Solid Waste Management
- } June, 2007.

D)

1. Financial Accounting
 2. File Movement
 3. Grievance Redressal
 4. MIS
- } December, 2007.

REFORM: Structural Reforms

Time schedule

Year 1 7	Year 2	Year 3	Year 4	Year 5	Year 6	Year
		Dec 2007				

1. Structural Reforms are envisaged in the following areas:

- 1.1 Changes in structure of the Departments
- 1.2 Changes in staffing pattern
- 1.3 Changes in procedures

2. Present Status of the Departments:

2.1. **A.P. Urban Finance and Infrastructure Development Corporation (APUFIDC)** APUFIDC has been constituted in the Feb' 1993 to act as a channelising agency for receipt of loans and grant –in-aid from financial institutions and Government of India and to transfer the funds to ULBs. APUFIDC has been nominated as nodal agency for receipt of funds under APUSP Project and APURMS Project and to transfer the funds to ULBs. APUFIDC has been nominated as nodal agency for implementation of JNNURM.

2.2. Six Regional offices have been constituted in the year 1986 to decentralize administration in the following Departments and to monitor the implementation of plan and development schemes and collection of taxes and non-taxes in all ULBs:

- Municipal Administration Department
- Public Health Engineering Department
- Town Planning Department

2.3. Changes in procedures:

Procedures have been prescribed for obtaining the following permissions and certificates in all ULBs by opening service centers with effect from 24-05-2001.

1. Grant of building permission.
2. Sanction of water supply connection.
3. Assessment of property tax on buildings and lands.
4. Sanction of Birth and Death Certificates.

2.4. Time frame has been prescribed for sanction of permissions and certificates and Compensation of Rs. 50 per day will be paid to the applicant by the ULBs if the time frame is not followed.

3. Plan of action for introduction of Structural Reforms:

3.1. Constitution of Hyderabad Metropolitan Development Authority (HMDA)

- 3.1.1. Completion of Study : September, 2006.
- 3.1.2. Consultations with stakeholders and workshop : December, 2006.
- 3.1.3. Circulation of Cabinet note and approval : March, 2007.
- 3.1.4. Amendments to AP Urban areas Development Act : June, 2007.
- 3.1.5. Issue of notification : December, 2007.

3.2. Changes in categorisation of ULBs:

- 3.2.1. Administrative Decision : February, 2006.
- 3.2.2. Amendments to Municipal Laws : June, 2006.
- 3.2.3. Issue of notification : September, 2006.

REFORM: Encouraging Public-Private Partnership in Urban Infrastructure

Time schedule

Year 1 7	Year 2	Year 3	Year 4	Year 5	Year 6	Year
				June 2009		

Present Status: -

The inevitable role of the Private Sector in Infrastructure Projects is by now accepted widely in India. State Govt's in India are enacting suitable regulatory frameworks for promotion of effective Private-Public Partnerships. Andhra Pradesh is the first state to introduce the necessary legal and regulatory framework for the promotion of Public-Private Partnerships by enacting the AP IDEA, 2001- Andhra Pradesh Infrastructure Development Enabling Act. An Authority chaired by the Chief Secretary has been created to enable Private Sector Participation in Designing, Financing, Construction, Operation and Maintenance of Infrastructure Projects in the State.

The ULBs and parastal have already started accessing private funding for large Public Projects, under the provisions of APIDEA.

1. The Municipal Corporation of Hyderabad has under taken the Hyderabad Metro Project under this Act by calling for bids for 3 corridors. The response has been encouraging with 7 international consortia applying. The project is designed as BOOT model.
2. Similarly, MCH has invited proposals Private funding for undertaking FOBs (Foot Over Bridges) on PPP model, wherein advertising rights for certain periods of time will be given to the Developers.
3. Hyderabad Urban Development Authority has taken up the Outer Ring Road project, along with Cluster Development & Knowledge Corridor called the Hyderabad Growth Corridor project, through the PPP mode under APIDEA.
4. HUDA is also designing the Elevated Corridor Project, for fast connectivity to the International Airport, under the APIDEA.

But still certain reforms in the management of ULBs and the existing regulating Acts are mandatory to make the PPP very effective on a sustainable basis. The reforms required in Land ceiling Acts, Decentralisation of Powers to ULBs, Single Window Clearance for Housing projects, rationalising Stamp Duty, reform Rent Control Laws, etc., will have to be immediately brought about. These reforms are essential for getting the assistance from the Govt. of India under the JNNURM, UIDSSMT & IHSDP.

In order create proper environment for private participation in public projects at the ULB level following processes are proposed to be undertaken with corresponding time-lines:

- a. Carry out mandatory reforms such as abolition of ULC Act, rationalising of Stamp Duty etc. in next 1 year.
- b. Fast track, single window clearance for important Infrastructure projects – Nodal Agency at state level to be designated as co-ordinating body – to liaison with various governmental agencies for single point interface – by 2nd year.
- c. Improving the financial conditions of ULBs by carrying out mandatory financial reforms – making accounting systems more transparent, accessible to people – instil confidence of private sector – by end of 4 years.
- d. Creating Urban Infrastructure Fund – as viability gap fund to support PPP initiatives in grade II & III ULBs – in next 4 years.
- e. Capacity building of staff at ULB level – acquaintance with provisions of APIDEA and various successful PPP models at state / national level – next 2 years.
- f. Confidence Building Measures – Joint workshops and interaction with the private sector – to identify areas of common interest and co-operation – by end of 3rd year.
- g. Identifying projects and preparation of DPRs – by end of 4th year.

As per the proposed action plan it would take 4 years to prepare ULBs for undertaking projects under PPP mode.

Table Showing Description and Duration

Sl. No.	Activity	Duration(years)
1.	Study of existing Act and models	June, 2006
2.	Preparation of discussion paper	September, 2006
3.	Work shop with stakeholders	December, 2006
4.	Strategic consultations with ULBs	June, 2007
5.	Finalisation of PPP frame work	September, 2007
6.	Approval of officers committee and cabinet sub committee	December, 2007
7.	Cabinet approval	March, 2008
8.	Amendments to relevant Laws	September, 2008
9.	Positioning of institutions and new mechanism	March, 2009