

CASUMM-CIVIC Infrastructure & Urban Poor Project - Hoodi Small Group Meeting
Ambedkar Bhavan, Hoodi, Mahadevpura
Aug 14 2007 10.30am-1pm

Participants:

About 25 people attended from Hoodi Village and Kaverinagar slum. They comprised residents and local leaders.

The meeting started with an introduction given by Rajan, which included an introduction to CASUMM, CIVIC and what the objectives of the project were. This was followed by a presentation by Manjunath.

Critical Issues in Hoodi and Kaverinagar- Presentation by Manjunath

1. Water related issues

A. Scarce water supply

- In Mahadevpura CMC there are 12 wards marked as water scarce wards
- Main source of water is bore wells. Mahadevpura CMC has 475 bore wells with electric fitted pumps. 29 new bore wells are planned to be drilled. The CMC also buys water from BWSSB at Rs 19/kl of water and charges Rs 25/kl to consumers (Rs 6/kl is maintenance charge).
- In declared slums like Kaverinagar there are mini and overhead water tanks. Layouts have individual connections. Hoodi village has a mini and overhead tank and some public taps. Some people buy water at Rs 250-300 per tanker.
- Water is given daily for about 1 hr, there is no constant duration. Roughly 40 mld/day is given in Mahadevpura Zone.
- People pay Rs 44/mth as flat rate if there is no household connection/meter charge and water is supplied through tanker to the tanks. If there is meter, rate is Rs 25/kl water.

B. Falling water table (1000ft) and contamination of ground water

- Mahadevpura Zone has no way of monitoring or charging private tankers. Bore wells are increasing daily. This has led to fall in ground water table- new bore wells have to be dug up to 800-1000 ft to get water. Drinking water from below 1000 ft has serious risk of contamination and can lead to various health risks.

C. Differences in water supply between Hoodi village and Kaverinagar and EPIP and large apt buildings:

- In 1995 itself Cauvery water was given to EPIP. In EPIP a water reservoir and BWSSB sub station was located.
- Weekly once or twice cauvery water is given to ITPL and EPIP depending on their requirements. There is no maximum ceiling on the water they can require. They pay Rs 70/kl directly to BWSSB.
- Companies in EPIP/ITPL also depend a lot on tankers for non-drinking (garden, cleaning and toilet) use because this water is cheaper than Cauvery water.
- Large apts also often get water directly from BWSSB paying Rs 25/kl

D. GBWASP/Cauvery water:

- GBWASP is administered by BWSSB and KUIDFC, not Mahadevpura Zonal office. There is a separate dept within BWSSB handling this project. It covers UGD and water supply. Pipeline work and connections given in zone so far but no line charge or water release as yet. People have paid money (Beneficiary Capital Contribution- BCC) but not yet got water- been waiting since June 2006.

In Kaverinagar no pipeline has been laid under GBWASP and no BCC paid. Why is Kaverinagar not eligible for Cauvery water through GBWASP?

- Mahadevpura CMC has to date collected 40cr (Aug 2007) in BCC for Cauvery water project. This money is deposited directly within special account in BWSSB.
- Under the GBWASP project, 135mld of Cauvery water was allocated for all 7 CMCs and one TMC, including Hoodi and Kaverinagar, but it hasn't reached all places in these areas. It is not clear what criteria have been used to decide who gets water in these areas.
- Now under Cauvery water IV Stage Phase I, a 100mld Augmentation Scheme giving a supplementary amount of 95mld (thro booster pump costing 13 cr) is coming through to 5-6 wards in each of the CMCs/TMC which have paid BCC under GBWASP. What are the criteria under which this water will be allocated?

2. Lack of proper drainage and sanitation

There is no UGD in most of Mahadevpura Zone. In Kaverinagar there are 3 working toilet complexes for 8000 families. In Hoodi there are soak pits. Under GBWASP, BWSSB is supposed to provide UGD but this has been delayed and no information on when sanitation component will be completed. Lack of proper sanitation is a serious issue leading to diseases, stray animal menace, mosquito menace etc.

The UGD/Sanitation component in CMCs/TMC along with miscellaneous works like road restoration is estimated to cost Rs 392 cr and it is being funded by World Bank under Karnataka Municipal Reform Project (KMRP). The work is expected to commence by Jan 2007 and complete by Dec 2009. M C Muniappa, Chair BWSSB in 13, July 2006. Has work begun? What information is available on this project?

There is no Sewage treatment plant (STP) in EPIP. KIADB claims that there are mostly IT companies which are "non-polluting." However, a report evaluating EPIP in Aug 2004 states that 37 units (at that time 49%) were manufacturing units. So where is this sewage going and what are the negative environmental impacts from it?

3. Differences in road infrastructure provided to support EPIP/ITPL and internal village/slum roads

Development of ITPL main road (KR Puram to Hope Farm- 8.5km) costing Rs 89.6 million and Airport to Hoodi junction (10km) costing Rs 98.2 million were completed in end 1999. These were taken up by KIADB with GOI and GOK support under Critical Infrastructure Balance (CIB) Scheme. The Outer Ring Road was developed and completed by BDA in the Whitefield area in about 2002. However, roads internal to Hoodi village and Kaverinagar slum are not in good condition. While many buses run on the main roads, there is no bus facility in Kaverinagar which is off the main road.

4. Uncertain position of GP, TP and ZP elected members and chairmen in BBMP

Uncertain position of elected councilors till BBMP elections take place. No elected reps in power but they still represent the people. However, when they complain on behalf of people, often told that officials need to approve first.

5. Closure of SSIs

KIADB acquired land soon after its formation in the seventies along both sides of the ITPL main road. They allotted sites for SSIs here which included manufacturing of ancillaries, steel, alloy, medicine, biscuits, gunny sacks and bottling.

Now there are very few still functioning SSIs in this area. Reasons for closure of SSIs are many: power and water shortages, non-construction of units after taking loans, lack of

manpower, breakdown of machinery, bad management, selling due to increase in land value etc. Due to SSIs being linked to each other (each supply the other), when one closes it affects the other.

KIADB, IT industries are now pushing for this land to now be vacated for IT industries.

Those functioning SSIs to be shifted to other locations like Malur. There are also plans to build a direct road from Malur Industrial Estate to Hope Farm.

Audience Response/Queries to Manjunath's presentation:

- One woman highlighted the problem of water, the shortage of it in Kaverinagar slum. She said they approached the Councilor and others, but there has been no solution.
- The Nirmala Nagara Scheme came to the CMC. They are to have spent Rs 12 lakhs in Kaverinagar but nothing much is being done.
- Severe problems of flooding and toilet problems were highlighted in Kaverinagar. Despite many complaints nothing much has been done.
- After BBMP was formed, promises were made to the residents saying all improvements will be made in roads, water and other services, but nothing has changed. The needs of the people need to be seen to.
- Suggestions were sought on how to tackle these problems.
- Water tanks are supposed to be cleaned often, but that doesn't happen regularly.
- Garbage on the roads wasn't cleaned properly leading to bad smell.
- The container (sewerage) system also was not good. The issue of scavengers and night soil was raised. This practice is still in operation. The poor plight of SC/STs was also highlighted at this point.
- The government offices are making people run around, making them go from one office to another.
- When the CMC was there, some system was in place. There was some awareness of what the situation is and what is being done by the health inspectors about tank cleaning, drain cleaning etc. But now (after BBMP) there is nothing, all this work has stopped. The issue of the recent pouwa karmika strike was also discussed.
- When elected representatives/bodies are there, all services related work happens. People can approach them for any problems related to services provision and other matters. Elected representatives would make some noise and some work would get done. So we need an elected body to ensure work.
- The rajakaluve leading to one tank is blocked, so the water is not flowing properly.
- The discussion ended with the idea: we need to ask for the democracy we want.

Some clarifications were given in terms of the political system realignment, under BBMP - reduction of Corporators as compared to earlier.

Madhusudhan Rao's presentation

(Handouts and booklet on Mahadevpura CMC budget analysis given before talk)

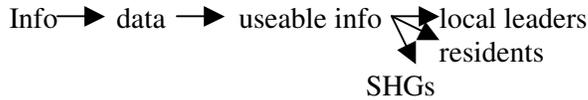
He explained the work being done by CBPS, i.e., study of budgets and plans and critique of them. He talked about the 74th constitutional amendment and its implications - 18 services to be done by the urban Local Bodies (ULB). Responsibility of the ULBs for planning, preparation of budget and its implementation.

In their study, CBPS has found that in the 18 services to be performed by the ULBs, powers have not been given by the state government to the ULBs. He also questioned the existence of para statal bodies like KUIDFC, BDA etc. These para statal bodies are doing functions that the ULB is

supposed to do under the 74th CA. For e.g., in Mahadevpura, the elected ULBs should look into infrastructure and services like roads, water supply etc.

Audience Response/Queries to Madhusudhan's presentation:

- When did the 74th CA come into effect and where all will it be applicable, whether it was implemented all over and before this were there no elections at the local level
- Creating a ward-wise database is very important. We need to ask where money is coming from, what money it is. Only if there is information can there be discussion on it.



- Those who are experts can come forward to give info on tasks like planning and infrastructure
- Govt tends to say: you didn't ask so we didn't answer
- Those CMCs where BCC collections have been low will suffer because they will have lesser priority to get water. Water is a very important issue- it should be part of elected representatives platform when campaigning.

Impact of BBMP- Presentation by Rajan

Formation of BBMP and its impact

- Mahadevpura Zone comprises Mahadevpura CMC, KR Puram CMC and 23 villages of 11 Panchayats in Bangalore East Taluk
- Current official structure:
1 Zonal DC for approx 5 lakh people
5 Joint Commissioners in 5 range offices

Current political structure (approximate figures)

Earlier under CMCs and Panchayats	Now under BBMP
32 Corporators for Mahadevpura CMC; 32 Corporators for KR Puram CMC; 11 Panchayat representation = 110 Members Total = 64 + 110= 174	10 Corporators for Mahadevpura Zone
Corporator's constituency: 4-8000 people	Corporator's constituency: 50,000 people
12 MLAs for Bangalore Urban	28 MLAs for Bangalore Urban

- There is no council- all administration is being done through Commissioner and special administrator BBMP. They oversee all zones and officials report directly to them. Even now CMCs continue to have all the same powers BUT with the permission and approval of BBMP Comnr and special administrator
- **Issue of regularization to generate revenues.** This is increasing in newly added areas of BBMP. How does regularization differ from earlier?
 - Earlier regularization was a fairly easy process from CMCs but now BBMP is cracking down and making it more difficult and much more expensive.
 - Stamp duties will now go to BBMP. Regularization funds (of illegal sites/layouts) will now go to BBMP. This is resulting in transfer of funds from CMC areas to BBMP

- because CMCs have most no. of unauthorized layouts. No information as yet on the formula for giving back.
- What impact will new Karnataka amendment regularizing violations have on peri-urban newly added areas like Hoodi? We need to consider 2 aspects here: violations in individual houses and “unauthorized” layouts. Will owners within these “unauthorized” layouts be forced to regularize? How?
- **Issue of property tax:**
 - Currently there are 3 systems of property tax in operation:
 1. Self Assessment System based on Annual Rateable Value in BMP
 2. Capital Value System in CMCs and TMC
 3. Capital Value System in villagesThese 3 will have to be made one uniform system. No information yet on which system will be chosen or how and when it will be operationalized
 - CVS is based on capital value (value of land and house) so if land values are very inflated due to speculation the owner is liable to pay heavy property taxes. How will poorer groups in peri-urban areas cope?
 - Mahadevpura CMC used to collect approx 20 crore/yr in property tax. Property tax now goes to BBMP and then is reallocated to different zones. No information yet on how this money would be redistributed
 - All newly added areas will need to migrate to BBMP systems (eg. FBAS). This problem partly manifesting in the BBMP strike.
 - Joining BBMP might also mean higher taxes which BBMP might justify by arguing that they will provide better services.
 - **Shortage of staff**

There is a great shortage of staff in BBMP zonal and range offices. Many officers have been transferred and are new to the area. Is there adequate training in place for these officials?
 - **Political changes due to BBMP creation:**
 - Due to BBMP, there will be greater competition for councilor seats because there are less number of them. Will chances for independents possibly be less? Once elected, councilors will have more powers (“mini MLAs”). Will this impact relations btw councilors and MLAs from Blr then?
 - Will BBMP heighten rural-urban divides?
 - No set schedule or timeline of what will happen and no clear understanding of what will continue and what will be stopped. What has been strategically kept fuzzy and what has not in this transitional period?
 - What is perspective of local councilors in Mahadevpura to BBMP formation? Do they benefit from changes?

Discussion

- Some questions were raised on property tax and current system. Will there be penalisation if the tax is not paid? One person said the hakkupatras itself have not been given, so how can property tax be collected? One question was brought up on property tax applicability in government layouts
- Higher taxes for regularization and penalty being levied if don't pay. Then one person said: how can we pay penalties when we don't have enough food to eat? Then the response was: penalty will still be levied and interest will be charged for the days not paid



- Locals have been promised that they will get khathas for free sites after the elections. Madhusudhan gave some explanation on the process of transfer of khathas from panchayat to corporation.
- Betterment charges and their impact is different in different areas- BDA sites, unauthorized sites. For eg in unauthorized sites, first authorization takes place, then property tax is levied
- Question was asked on registration of sites
- Computerization of land records and what this means