

**TAMIL NADU INFRASTRUCTURE FUND MANAGEMENT
CORPORATION LIMITED**

June 29, 2020

International Bank for Reconstruction and Development
1818 H Street, N.W.
Washington, D.C. 20433
United States of America

INDIA: Loan No. 9094-IN
(Tamil Nadu Housing and Habitat Development Project)
Performance Monitoring Indicators

Dear Sirs and Mesdames:

We refer to Section II of Schedule 2 to the Loan Agreement of even date between India and the International Bank for Reconstruction and Development (Bank) and Section II of the Schedule to the Implementation Agreement.

Unless otherwise agreed with the Bank, we shall monitor and evaluate implementation of the Project in accordance with the Performance Monitoring Indicators attached to this letter.

Very truly yours,

**TAMIL NADU INFRASTRUCTURE FUND MANAGEMENT
CORPORATION LIMITED**

By 

Authorized Representative

Attachment – Performance Monitoring Indicators

Results Framework

COUNTRY: India Tamil Nadu Housing and Habitat Development Project

Project Development Objectives(s)

To strengthen the housing sector institutions of Tamil Nadu for increased and sustainable access to affordable housing.

Project Development Objective Indicators

Indicator Name	DLI	Baseline	Intermediate Targets				End Target
			1	2	3	4	
Increased Access to Affordable Housing in Tamil Nadu							
Number of units developed through a public-private market solution (Number)	0.00	0.00	1,050.00	2,880.00	4,015.00	5,000.00	
Increased Sustainability of Affordable Housing in Tamil Nadu							
Proportion of households benefiting from public support that are screened through an affordability tool (Percentage)	0.00	0.00	20.00	50.00	70.00	80.00	
Proportion of TNSCB's EWS/LIG housing projects adopting the sustainability frameworks' (Percentage)	0.00	20.00	40.00	60.00	70.00	70.00	
Number of sectors integrated into CMDA's geo-spatial information system for improved land use planning (Number)	0.00	1.00	3.00	4.00		4.00	

Intermediate Results Indicators by Components

Indicator Name	DLI	Baseline	Intermediate Targets				End Target
			1	2	3	4	
Enabling private sector participation in affordable urban housing provision							
Additional external finance leveraged in TNSF transactions (debt and developer equity) (Amount(USD))	0.00		15.00	55.00	85.00	120.00	150.00
Number of housing development transactions supported by the TNSF (Number)	0.00		2.00	4.00	6.00	8.00	10.00
Share of rental housing as a percentage of TNSF portfolio (Percentage)	0.00		0.00	30.00	30.00	30.00	30.00
Strengthening of Tamil Nadu's urban housing institutions for enhanced sustainability							
Proportion of TNSCB housing projects developed responding to a comprehensive demand assessment and transparent targeting mechanism (Percentage)	0.00		0.00	20.00	50.00	70.00	80.00
Proportion of at-risk households participating in citizen consultations and livelihood related activities as per the new social sustainability framework of TNSCB dis-aggregated by gender (Percentage)	0.00		40.00	50.00	60.00	70.00	70.00
Proportion of TNSCB housing projects that are gender audited (Percentage)	0.00		10.00	50.00	60.00	70.00	90.00
Proportion of households where TNSCB undertakes	0.00		30.00	40.00	50.00	60.00	60.00

Indicator Name	DLI	Baseline	Intermediate Targets				End Target
			1	2	3	4	
livelihood related activities for females (Percentage)							
Proportion of EWS/LIG beneficiaries receiving government support that are Female Headed Households (Percentage)	4.00	5.00	6.00	8.00	8.00	8.00	
Proportion of new TNSCB housing projects that adopt new operation and maintenance mechanism (Percentage)	0.00	0.00	20.00	50.00	75.00	75.00	
Proportion of grievances resolved (Percentage)	40.00	60.00	70.00	70.00	70.00	70.00	
Core sectors whose citywide analytics feed into the land use planning process of CMDA (Number)	0.00	1.00	4.00	4.00	6.00	6.00	
Proportion of identified stakeholders included in consultations for preparation of third Master Plan for Chennai (Percentage)	0.00	40.00	100.00			100.00	
Proportion of housing projects under TNSF that receive green certification (Percentage)	0.00	75.00	75.00	75.00	75.00	75.00	

Monitoring & Evaluation Plan: PDO Indicators

Indicator Name	Definition/Description	Frequency	Datasource	Methodology for Data Collection	Responsibility for Data Collection
Number of units developed through a public-private market solution	Number of units refer to units constructed under TNSF for purpose of ownership or renting. One rental unit is assumed to have four beds. A public-private market solution refers to a solution that has some form of private sector contribution in form of equity or debt, or management responsibility. All targets are cumulative.	Half yearly	TNSF M&E reports	TNSF reporting	TNIFMC
Proportion of households benefiting from public support that are screened through an affordability tool	<ol style="list-style-type: none"> 1. Affordability tool refers to the tool that TNSCB will develop as part of TA activities to support implementation of the Sustainability Framework to arrive at a best match between household characteristics of beneficiaries and housing solutions provided by TNSCB. 2. Public support refers to any development that is fully financed by government sources or where government enters into a PPP modality for delivery 3. No. of households benefiting from housing solutions provided by TNSCB screened through affordability tool in a year / No. of housing solutions provided by TNSCB in a year x 100 	Half-yearly	TNSCB M&E reports	TNSCB	TNSCB
Proportion of TNSCB's EWS/LIG housing projects adopting the sustainability frameworks'	<ol style="list-style-type: none"> 1. No of TNSCB's EWS/LIG new housing projects adopting the sustainability frameworks in a year / No of TNSCB's EWS/LIG new housing projects executed/contracted out in a year * 100 2. EWS and LIG to be defined as per prevalent (Government of India) GoI norms for PMAY-U or subsequent norms issued by MoHUA 	Quarterly	TNSCB M&E reports and TNHHDP QPR submitted by TNSCB	TNSCB reporting	TNSCB
Number of sectors integrated into CMDA's geo-spatial information system for improved land use planning	Sectoral inputs from concerned government department and/or agencies could be on, inter-alia, housing, mobility/transportation, water/wastewater, flooding/drainage, resilience feeding into CMDA's land use planning	Quarterly	CMDA M&E reports	CMDA reporting through TNHHDP QPRs prepared by TNSCB	CMDA

Monitoring & Evaluation Plan: Intermediate Results Indicators

Indicator Name	Definition/Description	Frequency	Datasource	Methodology for Data Collection	Responsibility for Data Collection
Additional external finance leveraged in TNSF transactions (debt and developer equity)	<p>1. External finance refers to all contributions (debt and equity) made to TNSF excluding GoTN and the World Bank. It will include other bilateral/multi-lateral financing institutions' contributions.</p> <p>2. Targets are cumulative.</p>	Half-yearly	TNSF M&E reports	TNSF's reporting	TNIFMC
Number of housing development transactions supported by the TNSF	<p>1. Transactions refer to all successful transactions undertaken by TNIFMC relating to TNSF. Successful transactions are those approved by the TNSF Investment Committee.</p> <p>2. Targets are cumulative.</p>	Half-yearly	TNSF M&E Reports	TNSF's reporting	TNIFMC
Share of rental housing as a percentage of TNSF portfolio	<p>1. Rental housing refers to public, private or PPP rental accommodations that have been partially/fully financed under TNSF.</p> <p>2. Calculations to take cumulative values of rental and ownership units constructed under TNSF. For rentals, one rental unit = 4 beds.</p>	Half-yearly	TNSF M&E reports	TNSF's reporting	TNIFMC
Proportion of TNSCB housing projects developed responding to a comprehensive demand assessment and transparent targeting mechanism	<p>1. No of Housing Project developed by TNSCB responding to a comprehensive demand assessment and transparent targeting mechanism in a year / No of Housing Projects developed by TNSCB in a year * 100</p> <p>2. TNSCB housing projects refer to all projects developed or/and implemented by TNSCB in the previous 12 months.</p> <p>3. Demand assessment and transparent targeting mechanisms refer to demand assessment methodology to be developed and adopted by TNSCB under the TA component.</p>	Quarterly	TNSCB M&E Reports	TNSCB's reporting	TNSCB
Proportion of at-risk households participating in citizen consultations and livelihood related activities as per the new social sustainability framework of TNSCB dis-aggregated by gender	<p>1. No. of at-risk households participating in citizen consultations and livelihood related activities in a year / No of at-risk households housing solutions provided by TNSCB in a year x 100</p> <p>2. If households are participating in citizen consultations and in consultations in livelihoods related activities, they will not be double-counted.</p> <p>3. At-risk households are those perceived to be at-risk from climate and weather events or safety or health-related</p>	Quarterly	TNSCB M&E reports	TNSCB's reporting	TNSCB

Indicator Name	Definition/Description	Frequency	Datasource	Methodology for Data Collection	Responsibility for Data Collection
	hazards, due to their location. 4. Citizen consultation are defined as those presented in the Social Sustainability Framework of TNSCB.				
Proportion of TNSCB housing projects that are gender audited	1. No of completed Housing Projects gender audited in a year / No of housing projects completed by TNSCB in a year x 100 2. Gender auditing will be done in line with the Gender Audit guidelines adopted or prescribed for piloting by TNSCB under the TA.	Quarterly	TNSCB M&E reports	TNSCB reports	TNSCB
Proportion of households where TNSCB undertakes livelihood related activities for females	1. No of at-risk households where TNSCB undertake livelihood related activities for females / No of at-risk households where TNSCB undertake livelihood related activity x 100 2. No. of at-risk households where TNSCB undertakes livelihood related activities will be defined by those who have been included in TNSCB interventions in the last 12 months. 2. Livelihood related activities will be defined as activities included under the Livelihoods Engagement Guidelines to be prepared by TNSCB under the TA. Until the guidelines are prepared, definition of livelihoods will be as per existing GoTN livelihood programs.	Quarterly	TNSCB M&E reports	TNSCB reporting	TNSCB
Proportion of EWS/LIG beneficiaries receiving government support that are Female Headed Households	1. The female head of household for project purposes is a person who is recognized as such by the household. She is generally the person who bears the chief responsibility for managing the affairs of the household and takes decision on behalf of the household. The head of household need not necessarily be the oldest male member or an earning member, but may be a female or a younger member of either sex. 2. No. of tenements allotted to Female Headed Households by TNSCB in a year / No. of tenements allotted by TNSCB in a year x 100	Quarterly	TNSCB M&E reports	TNSCB reporting	TNSCB
Proportion of new TNSCB housing projects that adopt new operation and maintenance mechanism	1. No of new housing projects completed that introduce operation and maintenance mechanism / No of new housing projects completed by TNSCB in a year * 100 2. O&M mechanism refers to TNSCB's O&M mechanism adopted under proposed ADB project , or in lack of thereof, O&M mechanisms developed under TA component.	Quarterly	TNSCB M&E Reports	TNSCB Reporting	TNSCB

Indicator Name	Definition/Description	Frequency	Datasource	Methodology for Data Collection	Responsibility for Data Collection
Proportion of grievances resolved	1. No of grievances resolved by TNSCB / No of grievances received by TNSCB in a year x 100 2. Grievances will be defined as all grievances not directly related to issue of sale deeds for plots allotted in objectionable lands during MUDP and TNUDP)	Quarterly	TNSCB M&E Reports	TNSCB reporting	TNSCB
Core sectors whose citywide analytics feed into the land use planning process of CMDA	Core sectors include those having a direct impact on the Master Plan preparation, among others including housing, access/transportation, water/wastewater, flooding/drainage, open space, resilience.	Half-yearly	TNSCB M&E reports (generated from CMDA reporting)	CMDA reporting	CMDA
Proportion of identified stakeholders included in consultations for preparation of third Master Plan for Chennai	Stakeholders refer to all stakeholder identified in the Stakeholder Engagement Plan (SEP) to be prepared as part of Master Plan visioning exercise.	Quarterly	TNSCB M&E reports (generated from CMDA reporting)	CMDA Reporting	CMDA
Proportion of housing projects under TNSF that receive green certification	Green certification is as defined in TNSF's ESMS or included in TNIFMC's corporate commitments	Half-yearly	TNIFMC M&E report	TNIFMC report	TNIFMC

