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REFORM AND EXPANSION PROJECT**

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Debt Market / Infrastructure Component

**URBAN PERFORMANCE INDICATORS  
SYSTEM**

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## URBAN PERFORMANCE INDICATORS SYSTEM

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An important part of any planning and management activity is a comprehensive and regularly updated information base on actual performance of agencies and cities. While raw data covering important aspects is generally available in most cities, its proper compilation and analysis are often lacking. The planners, managers and other decision-makers thus have to base their plans and decisions often on inadequate data and analysis. Even if a particular city and agency improves its system, it needs to assess its own performance also in relation to the larger systems and other similar entities. This necessitates some efforts at building up a comparative database on appropriate indicators. This note suggests an approach to developing a Urban Performance Indicators System at different levels and for different user groups. The main purpose of such a system would be to help improve planning and management of cities and add transparency to the process of city planning and management. The last section suggests a proposal for Maharashtra which may be taken up under the FIRE(D) project with participation by NIUA and technical support from Community Consulting International.

### I. TYPES OF URBAN PERFORMANCE INDICATORS SYSTEM (UPIS):

Two main types of UPIS need to be distinguished in relation to the user groups and the levels at which these are organized. The first is a *city level indicator system* with more extensive indicator coverage. This is more relevant for use by city management for planning and monitoring as well as by different citizen groups of service consumers, CBOs and NGOs for performance monitoring. The second is a *comparative indicators system* which enables comparative assessment across cities, either within a state or across the country. While its main usefulness will be for state and national governments for policy analysis and programmatic planning, it also provides an individual city with benchmarks against which it may assess its own performance. A comparative system will have fewer key indicators which capture the city performance readily.

### II. USERS AND USES OF UPIS:

As discussed above the users of different types of UPISs may be different. In general at least six major user groups may be identified.

1. Service Users / Consumers / NGOs: One of the main limitations of urban management has often been inadequate participation by citizens in these processes and an important constraint in this has been inadequate information available with these groups and a lack of transparency in the operations of the city government. A city level UPIS, if designed carefully may help to remedy these lacuna. Essentially a city indicators system which caters to these groups will need to be simple, disaggregated at appropriate spatial levels (zones or wards or neighborhoods for some indicators) and available in local language for Indian cities.

Figure 1  
**URBAN PERFORMANCE INDICATORS - USES AND USER GROUPS**

User Groups	City Level Indicators System	Inter - City Comparative Indicators System	
		State	National
Service users / consumers / NGOs	Performance monitoring of local agencies by user groups / NGOs	(Comparative performance assessment through media reports)	
City government	To plan and monitor progress. Set performance targets. Incentives for staff. Detect warning trends in a timely manner. Transparency through annual reports.	(Comparative performance assessment in relation to other cities)	
State government		Policy analysis for state-local fiscal relationships Programme / project location decisions	
National government			Programme / project location decisions. Policy analysis.
Credit Rating Agencies / Investors / Finance Institutions	(Ease of credit rating) Rapid credit assessment by financial institutions.		To assess urban competitiveness for investment decisions. Comparative assessment for rating and investment decisions.
Media	Reporting by local press to help accountability by government.		Comparative reporting to assist potential investors, migrants

2. City Management: The other main user group of a city level UPIS is the city management itself. Such a UPIS would enable the city government to set its performance targets, monitor its own performance over time, and help to make more rational financial and planning decisions. The city government can also add a report based on some key indicators as a part of its annual budget documents. The set of indicators, especially when used in a time trend analysis, will also help to detect warning trends for services and financial situation. Similarly a city may also detect warning trends in its performance and competitiveness by comparing its position in relation to other comparable cities.

3. State Government: One of the main users of a comparative UPIS will be the state government. In India, the state involvement in urban affairs is considerable. In fact, the state government plays both a regulatory and monitoring role for the city governments. At present, these roles are often severely constrained by a lack of adequate comparative information on performance of different cities. State government is also involved with transfers of resources to different local entities and for decisions regarding locating plan projects. A comparative performance indicators system will help the state government to make these decisions in a more rational and transparent manner.

4. National Government: Another user of the comparative indicator system is the national government. It requires comparative information across cities in the country and the major use of this will be in planning and program related decisions. Just as for the state government an indicator system will enable the national government to make these decisions in a more rational and transparent manner.

5. Credit Rating Agencies/ Investors / Finance Institutions: With the economic liberalization and financial sector reforms in recent years, there is an increasing need for comparative information to make appropriate investment decisions in a more competitive environment. The users in this case are a variety of financial institutions who may wish to lend to local governments and other entities, or credit rating agencies who provide the analysis to potential investors through their credit rating. It would also be useful for entrepreneurs seeking to make locational decisions. A comparative indicators system will help to provide norms and benchmarks for assessing performance of local entities and help to assess urban competitiveness of individual cities. In addition, a city level indicators system will also help to ease the credit rating process for individual cities and enable financial institutions to do rapid credit assessment of cities and other local entities.

6. Media: In recent years, the role of media in influencing public opinion and generating public debates on important developmental concerns has been considerable. Media would benefit from both the city and comparative systems. Further use by the media will enable wider dissemination of developmental issues.

### III. INFORMATION DOMAINS AND ILLUSTRATIVE INDICATORS:

At this stage, three information areas are suggested for developing detailed sets of indicators. Figure 2 provides a list of illustrative key indicators for all the three areas. The key indicators are useful for the comparative information systems. The city level indicators system will, however, need a more extensive set of indicators as illustrated in Annex 1.

Financial Situation and Management (FSM): The first is financial situation and management by local authorities and other local entities. It enables an assessment of financial performance both for internal planning and monitoring by the agency itself as well as to make the local financial decisions more transparent to local citizens. Financial performance would also be a critical parameter in investment decisions and rating analysis.

**Figure 2**

#### INFORMATION DOMAINS FOR URBAN PERFORMANCE INDICATORS SYSTEM

Information Domains	City level Indicators System	Comparative Indicators System	
		State	National
Financial Situation and Management (FSM) Indicators	** (Extensive indicators disaggregated over space)	** (Key indicators only)	** (Key indicators only)
Service Effectiveness and Efficiency (SEE) Indicators	** (Extensive indicators disaggregated over space with mapping)	** (Key indicators only)	** (Key indicators only)
Urban Competitiveness (UC) Indicators		**	**

Service Effectiveness and Efficiency (SEE): The second area of information domain is infrastructure services which are the main function and mandate of these local authorities. The specific indicators focus on aspects related to service effectiveness in terms of levels, coverage and quality, as well as service efficiency parameters related to costs and cost recovery. These will on one hand help the city government to assess and monitor its own performance and at the same time provide useful information to user groups to monitor service performance in their own areas and city.

Urban Competitiveness (UC): While the above set of indicators enable an assessment of the city government in terms its financial and service related performance, the general

competitiveness of the local area will depend on a variety of factors related to its economic base and growth potential. Another important aspect in this would be the city lifestyle potential which also affects location decisions by potential entrepreneurs and managers. The urban competitiveness indicators would be useful in variety of ways for rapid credit assessment as well by potential investors seeking to make investment decisions. For the city government it may also help to provide an assessment of how well or otherwise it is doing in relation other cities of similar category. In the increasing competition for attracting economic investments by state and city governments to their jurisdictions, such information would be very useful.

#### **IV. APPROACH TO DEVELOPMENT OF UPIS:**

In order for the city and comparative UPISs to be really beneficial, it is necessary to follow a participatory process in developing the system and to set it up for regular updating and publishing. For this, it would be necessary to identify appropriate institutions which can perform these tasks on a regular basis in an effective manner. Appropriate institutional arrangements will differ for the three different systems.

At the national level it would probably be most appropriate for National Institute of Urban Affairs (NIUA) to develop and publish such key indicators on a regular basis. This may be initiated by pilot testing the suggested comparative indicator system for a specific city group such as all cities with more than a million population. The participation of potential user groups such as financial institutions, Government of India, Planning Commission, credit rating agencies and potential representatives of investors in the initial development of a set of indicators to be ensured. This may be done through a workshop after initial pilot testing as suggested above. NIUA will then need to identify regular sources for updating the indicators and publishing at regular frequency. This may be done by gradually enabling state governments to establish a state level system in the long run. However, in the short term, it would be necessary to identify other means for regular information flows. It may also make an annual indicators report a priced publication for interested user groups.

At the state level, the state government which will probably be the main user group can take on this responsibility itself or through a state level research institution. The participation of municipal officials and other state level user groups such as NGOs, research institutions needs to be also ensured. The state may establish a reporting system from municipal and other agencies for regular updating. It is also essential that the annual indicators report is shared with all the participating municipal authorities to enable them to assess their own performance in a comparative manner.

At the city level, the city government needs to have the main responsibility of developing and maintaining the performance indicators system. It needs to be integrated with its service and financial planning and monitoring systems. An important aspect of the city system is its potential access to the citizens and different CBOs and NGOs from the city.

**Figure 3**  
**Key Indicators for Urban Performance Indicators System (UPIS)**

<b>Financial Situation and Management Indicators (FSM)</b>				
<b>Revenue Income</b>	<b>Revenue Expenditure</b>	<b>Operating Position</b>	<b>Debt Management</b>	<b>Project Management</b>
Per capita revenue Per capita own revenues Elasticity of own revenues Elasticity of own tax revenues Per capita own tax revenues Average change in real per capita income	Per capita expenditure Water and sewerage expenditure (%) General administration share (%) Average change in real per capita expenditure	Revenue surplus (net take down ratio) Operating ratio Recovery performance for property tax (%)	Long term debt per capita Debt service ratio Debt service coverage ratio Debt service performance	Scheduling accuracy Planning (cost) accuracy Loan utilisation (%)
<b>Urban Economic Competitiveness (UEC) Indicators</b>				
<b>Economic Growth Potential</b>	<b>Economic Base and Observed Evidence of Growth</b>		<b>City Life Style Potential</b>	
Power availability Telecom facilities Water availability Work force quality Growth in industrial employment Connectivity by air State support index New planned/committed investments	Population growth Growth in formal sector enterprises Growth in Retail sales, Manufacturing and Sservices Vehicle ownership Bank deposits Consumption of power, telecom, diesel and petrol Real estate construction and prices New investments during last five years		Cost of living index House rents and availability Restaurants, Cultural events, Parks Entertainment price Education facilities Health facilities Realiability of basic services Accidents, Congestion on roads	

*Note : Please refer Annex 1, for detailed explanation of these indicators*

Figure 4  
Key Indicators for Urban Performance Indicators System (UPIS)

Service Effectiveness and Efficiency (SEE) Indicators				
Service Levels	Service Coverage	Service Quality	Service Costs and Efficiency	Cost Recovery
<u>Water Supply</u> Total supply in MLD Supply in LPCD Hours of supply for domestic purposes	<u>Water Supply</u> Area coverage (%) Population coverage (%) Domestic connections to total households (%) Slum areas with access to municipal system (%) Share of non-domestic supply (%)	<u>Water Supply</u> Persons per domestic connection Number of slums households per standpost	<u>Water Supply</u> Cost per unit water produced (Rs/KL) Per capita costs (Rs) Costs per connection (Rs) Connections per employee Capacity utilisation - annual (%)	<u>Water Supply</u> Total revenue from water sector (Rs/KL) Extent of costs recovered (%) Collection ratio (%)
<u>Sewerage</u> Percentage of treated to generated sewage (%)	<u>Sewerage</u> Area coverage (%) Population coverage (%) Domestic connections to total households (%) Slum areas with access to municipal sewerage (%)	<u>Sewerage</u> Persons per domestic connection Number of slum households per shared toilet	<u>Sewerage</u> Costs per unit sewage collected (Rs/KL) Per capita costs (Rs) Costs per connection (Rs) Connections per employee Capacity utilisation for STP - Annual (%)	<u>Sewerage</u> Total revenue from sewerage sector (Rs/KL) Extent of costs recovered (%) Collection ratio (%)
<u>Solid Waste</u> Percentage of solid waste collected (%) Fleet capacity to total garbage produced (%)	<u>Solid Waste</u> Area coverage (%)	<u>Solid Waste</u> % of solid waste disposed in a 'sanitary manner' at prescribed standards	<u>Solid Waste</u> Costs per unit solid waste collected (Rs/tonne) Per capita costs (Rs) Area served per employee Capacity utilisation for fleet (%)	<u>Solid Waste</u> Total revenue from solid waste sector (Rs/tonne) Extent of costs recovered (%) Collection ratio (%)

Note : Please refer Annex 1, for detailed explanation of these indicators

Equally importantly, the system development and may be even its updating needs to be a participatory process. For the finance system, the actors who need to be involved for development of UPIS need to include city finance officials, local accountancy firms, leading corporate sector in the city, selected NGOs and local research institutions. For the services component, besides municipal officials, it would be also essential to include resident groups, local research institutions, NGOs, local laboratories, and leading medical professionals in the city. For an easy access by citizens and resident groups to such a system, it is necessary to have a simple and disaggregated system. The disaggregation may ideally be across appropriate spatial categories and also be supported by simple maps depicting the service coverage and environmental situation.

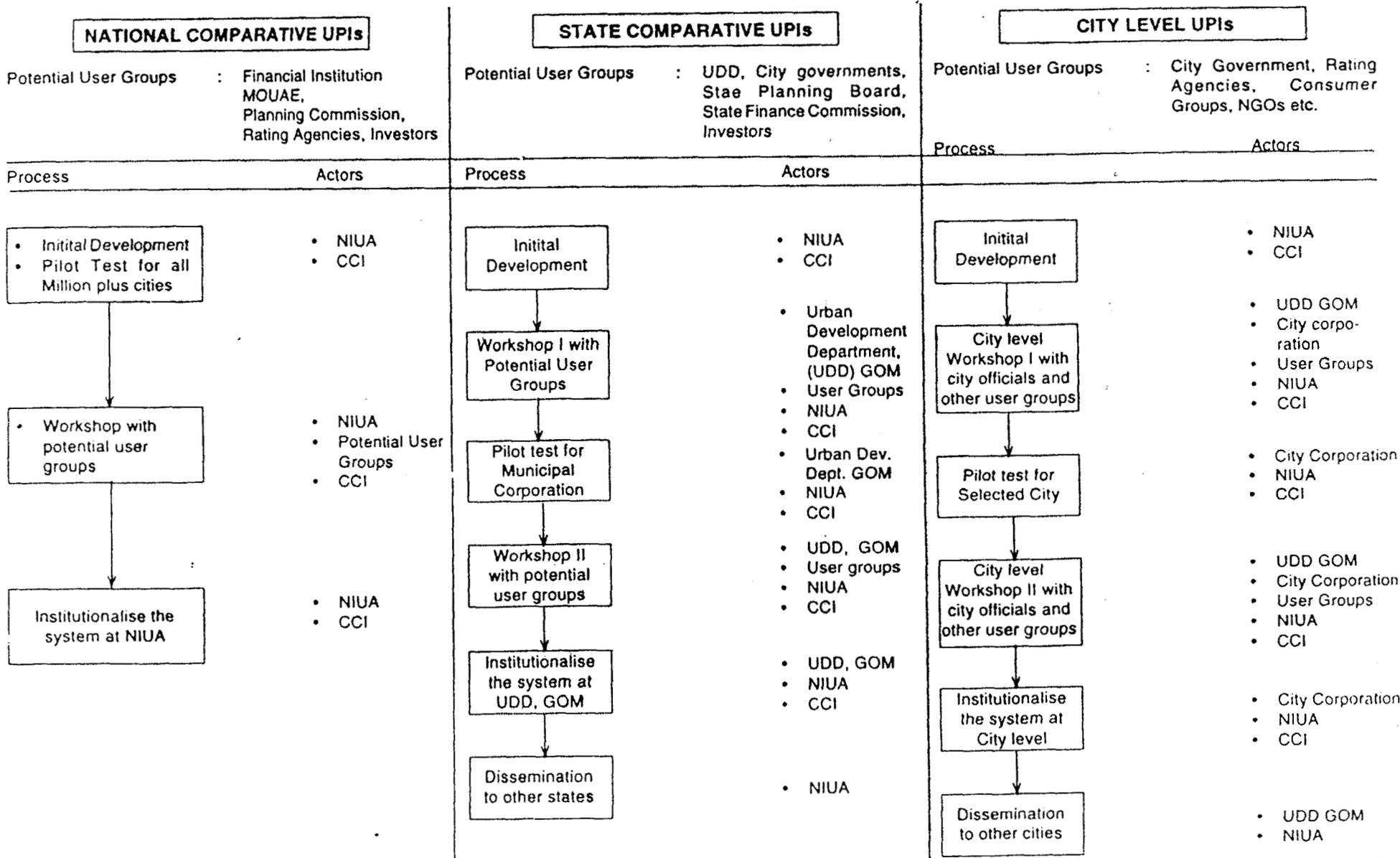
## V. A PROPOSAL FOR 'UPIS' FOR MAHARASHTRA:

As a part of the FIRE(D) activities an important consideration is to build up comparative information on the financial and operational performance of service delivery agencies. Such an information base would help in a variety of ways, including for credit rating, developing an information system at NIUA under FIRE(D) activities, for initial rapid project/agency appraisal as well as by agencies themselves as benchmark to assess their own performance. It is suggested that this activity may be taken up with Maharashtra Government through the Department of Urban Development, jointly by NIUA and technical support from Community Consulting International. As a part of UPIS development two specific activities are suggested.

**Comparative UPIS for all Municipal Corporations:** The first activity could be a comparative UPIS to be developed for all the municipal corporations in the state under the BPMC Act and Nagpur Municipal Corporation. This activity may be initiated through a workshop arranged by the Urban Development Department under the FIRE(D) project. The NIUA-CCI team can present the initial ideas on a state level comparative UPIS at this workshop. Municipal Commissioners and other appropriate officers from selected Municipal Corporations in the state will participate. Following the workshop NIUA-CCI team will develop the necessary formats and generate the first report on comparative performance indicators for Maharashtra. The results will be presented at a second workshop, which will also address the issue of institutionalizing the UPIS within the state.

**City level Urban Performance Indicators System:** The second activity could be the development and application of a city level UPIS in a selected Municipal Corporation. The city could be Pune where some FIRE(D) related activity has been initiated or the selection could be on the basis of suggestion from Urban Development Department. Once the city has been selected, the work may be initiated through a workshop at the city level where all the relevant actors for a participatory process will participate. Following the workshop NIUA-CCI team will develop the necessary formats and generate the first report on performance indicators for the city. The results will be presented at a second workshop, which will also address the issue of institutionalizing the UPIS within the city government.

Figure 5  
**APPROACH TO DEVELOPMENT OF URBAN PERFORMANCE INDICATORS SYSTEM (UPIS)**



**Annex 1**  
**SERVICE EFFECTIVENESS AND EFFICIENCY (SEE) INDICATORS**

Category	WATER SUPPLY	SEWERAGE	SOLID WASTE MANAGEMENT
Service levels	Source capacity (mld) and distance of water (km)	Capacity (mld) and distance of treatment plants (km)	Capacity of disposal facilities (tonnes) and distance (km)
	Nature of source (surface water, subsurface water and ground water)	Nature of treatment plants (primary, secondary and tertiary)	Nature of disposal (land fill, incineration, composte)
	Average daily water supply (mld)	Average daily sewage treated (mld)	Per Capita solid waste generated (kg)
			Per capita solid waste collected (kg)
	Average daily per capita water supply (lpcd)	Average daily per capita sewage treated (lpcd)	Percentage of solid waste collected (%)
	Capacity of treatment facility (mld)	Percentage of treated to generated sewage (%)	Fleet capacity to total garbage produced (%)
	Projected demand in five years to total current capacity for water	Projected demand in five years to total current capacity for disposal	Projected demand in five years to total current capacity for disposal
	Distribution network length per unit area (Km/Ha)	Collection network length per unit area (Km/Ha)	Projected demand in five years to total current fleet capacity

	Daily hours of supply for domestic purposes		
Service Coverage	Percentage of developed/total municipal area covered by water distribution network (%)	Percentage of municipal area covered by sewerage collection network (%)	Percentage of municipal area covered by solid waste collection network (%)
	Percentage of population with access to water distribution network (%)	Percentage of population with access to sewerage collection network (%)	Share of non-domestic solid waste to total collection (%)
	Domestic connections to total households (%)	Domestic connections to total households (%)	Frequency of collection from secondary collection points (Number/week)
	Slum settlements with access to municipal system (%)	Slum settlements with access to municipal system (%)	
	Share of non-domestic supply (%)	Percent of industrial effluent treated (%)	
Service Quality	Persons per domestic connection	Persons per domestic connection	Households per secondary collection point
	Number of slum households per standpost	Number of slum households per shared toilet	Percentage of solid waste disposed in a 'sanitary manner' at prescribed standards
	Water quality in relation to prescribed standards - fical coliform	Percentage of effluent disposed at prescribed standards (%)	Percentage of collection points with complaints of inadequate collection frequency

	Percentage of area with low pressure complaints (%)	Percentage of area with sewage blocking complaints (%)	
Service Costs and Efficiency	Costs per unit water produced (Rs/kl)	Costs per unit sewage collected (Rs/kl)	Costs per unit solid waste collected (Rs/kg)
	Per capita costs (Rs)	Per capita costs (Rs)	Per capita costs (Rs)
	Costs per connection (Rs)	Costs per connection (Rs)	Costs per secondary collection point (Rs)
	Share of source related costs (%)	Share of disposal related costs (%)	Share of disposal related costs (%)
	Share of distribution costs (%)	Share of collection costs (%)	Share of collection costs (%)
	Share of establishment costs (%)	Share of establishment costs (%)	Share of establishment costs (%)
	Share of electricity costs (%)	Share of electricity costs (%)	Establishment costs per unit waste collected (Rs/tonne)
	Establishment costs per unit water produced (Rs/KL)	Establishment costs per unit sewage collected (Rs/KL)	Area served per employee (Ha)
	Connections per employee	Connections per employee	Ratio of fleet capacity (mechanical vehicles ) to total waste collected
	Ratio of total annual water production to total capacity of sources	Ratio of annual sewage treated to total STP capacity	Ratio of number of vehicles operating to total vehicles

Cost Recovery	Total revenue from water sector (Rs/kl)	Total revenue from sewerage sector (Rs/kl)	Total revenue from solid waste sector (Rs/kg)
	Total revenue from water sector (Rs/connection)	Total revenue from sewerage sector (Rs/connection)	Percentage of operating costs recovered through sale of waste disposal products (%)
	Extent of costs recovered (%)	Extent of costs recovered (%)	Extent of costs recovered (%)
	Collection Ratio (%)	Collection Ratio (%)	Collection Ratio (%)

## FINANCIAL SITUATION AND MANAGEMENT (FSM) INDICATORS

Category	Indicator	Description
Revenue Income Analysis	Per capita revenue	Total revenue divided by total population
	Growth rate in revenue	Annual average growth rate in per capita revenue during last 5 years
	Share of own sources	Share of municipal authority's own sources to total revenues
	Share of earmarked revenues	Share of earmarked revenues (for specific purposes) in total revenues
	Share of grants	Share of grants from higher levels of government to total revenues
	Share of shared taxes and transfers	Share of shared taxes and transfers to total revenue
	Elasticity of own revenues	Elasticity of revenue from own sources with respect to total revenues
	Elasticity of own tax revenues	Elasticity of revenue from own tax sources with respect to total revenues
	Share of one time revenues	Share of one time revenues (such as from land sales) to total revenues
	Tax revenues to own sources	Share of tax revenues to total revenues

	Per capita own tax revenues	Total tax revenues divided by total population
	Per capita own non-tax revenues	Total non-tax revenues divided by total population
	Per capita transfers and grants	Total transfers and grants from higher levels of government divided by total population
	Average change in real per capita income	Annual change in per capita revenues adjusted for inflation over a five year period
	Legal maximum rates for taxes to actual current rates	Ratio of legal tax rates (or for charges) to actual current tax rates for each major category
	Growth rate in property tax base	Annual average growth in total property tax assessment over last 5 years
	Per capita value of property tax base	Total assessed value of properties divided by population
	Actual to budgeted ratio for revenue income	Ratio of actual revenue to budgeted income for major revenue categories such as octroi, property tax, other taxes, water related charges, etc.
Revenue Expend. Analysis	Expenditure per capita	Total revenue expenditure divided by total population
	Share of obligatory services	Share of expenditure on obligatory services to total expenditure.

	Water and sewerage expenditure (%)	Share of water and sewerage expenditure to total expenditure
	Solid waste expenditure (%)	Share of solid waste expenditure to total expenditure
	General administration share	General administration costs as a proportion to total expenditure (%)
	Share of wages	Share of expenditure on wages in total expenditure -
	Average change in real per capita expenditure	Annual change in per capita expenditure adjusted for inflation over a five year period
	Actual to budgeted ratio for revenue expenditure	Ratio of actual revenue to budgeted income for major expenditure categories such as general administration, different services, etc.
<b>Operating Position</b>	Revenue surplus	Total revenue income less total revenue expenditure including debt servicing divided by total revenue income (Net take down ratio)
	Recovery performance for property taxes	Actual collection in current year to total demand for property tax
	Operating ratio	Operation and maintenance expenses divided by total operating revenues
	Share of maintenance expenditure	Maintenance expenditure to total operating expenditure (%)

	Unfunded pension liability (%)	Unfunded pension or PF liability as a percent of total assessed valuation
	Per capita funds position	Total assets in different funds for pension, PF and other development activities divided by total population
	Contracted recurrent expenditure ratio	Proportion of total recurrent expenditure spent on contracted activity (as a measure of private sector participation)
Debt Management	Long term debt per capita	Total outstanding debt from all sources divided by total population
	Main debt sources	Names of principal debt sources
	Cost of debt	Weighted interest cost of outstanding debt
	Debt service ratio	Required debt servicing in the year divided by total revenues, total own revenues and as a proportion of total expenditure
	Debt service coverage ratio	Net operating income divided by annual debt servicing requirements during the year
	Debt service safety margin	Net revenues less principal and interest requirements for the year divided by gross revenue income
	Debt service expenditure ratio for services	Required debt servicing in the year divided by total expenditure on water, sewerage and solid waste

	Peak debt service coverage ratio - projected	Projected net revenues in the first fiscal year following completion of proposed project divided estimated maximum principal and interest requirements on all outstanding debt and the new proposed debt
	Debt service performance	Annual delays in debt servicing as a percent of total debt servicing requirements Total overdues for all debt as a percent of total debt obligations (principal + interest + penalty)
	Debt to property tax base	Total outstanding debt divided by total value of property tax base
Project Management	Planned projects versus implementation	Percentage of planned projects actually implemented in value over the last five years
	Planning accuracy	Actual project development costs to estimated project costs
	Scheduling accuracy	Actual implementation period relative to planned implementation period
	Planning efficiency	Project planning costs as a percentage of total project costs
	Disbursement performance	Percentage of disbursements made on time (%)
	Share of capital expenditure	Capital expenditure as a proportion of total budget expenditure (%)
	Loan utilisation (%)	Percentage of loan resources utilised in time for the planned purposes

## URBAN ECONOMIC COMPETITIVENESS (UEC) INDICATORS

Category	Indicator	Description
Economic Growth Potential	Power availability	Power availability in the next five years based on sanctioned projects?? Average power available and consumption for last five years
	Workforce quality	Average educational levels of the workforce as per 1991 census
	Telecom facilities	May be total exchange capacity unutilised
	Water availability	Water capacity likely to be available for industrial use in the next five years
	Industrial employment growth	Growth in industrial employment based on CIF information
	Connectivity	Air: Weighted index of time and frequency of connection from the nearest metro and Bombay/Delhi Rail: Weighted index of time and frequency of connection from the nearest metro
	Labour relations	Number of strikes Housing conditions for workers
	State government support index	Index based on any fiscal or other concession/incentives available for setting up industries in the city

	New planned/committed investments	Total amount of new planned/committed investments during next five years
Economic Base and Observed Evidence of Growth	Population growth for the last two decades	Decadal growth rates for 1971-81 and 1981-91 based on Census of India results
	Power consumption	Annual per capita power consumption for high tension and regular (kw)
	Air traffic	Annual number of incoming trips per 10000 population
	Telephone service level and utilization	Annual total calls (local and outstation) per 10000 population Number of telephones per 10000 population Number of waiting list for telephone connections
	Bank use	Total deposit mobilization per capita per year (Rs) Total credit disbursed per capita per year (Rs)
	Real estate property construction and prices	Total number of building permits given for units (dwelling and others) as a percent of total census housing stock Average house prices of different house categories (Rs/Sq.m)
	Diesel and petrol use	Annual diesel and petrol sales per capita
	Vehicles ownership	Total vehicles owned per household
	Growth in formal sector enterprises	Percent change in share of establishments employing more than 25 persons to total establishments

	Growth in retail sales	Growth in retail sales
	New investments	Estimated flow of investments based on approved letters of intent for manufacturing units, per 10000 population
City Lifestyle Potential	Cost of living index	Consumer price index for the city
	House rents and availability	Rents and availability for different categories of houses
	Price for entertainment	Price for theater/cinema/restaurant meal
	"Things to do"	Number of restaurants per 10000 population Number of restaurants paying luxury tax per 10000 population Number of cultural events per year per 10000 population Places to visit ( parks, theaters, museums, major commercial shopping centers, etc.) per 10000 population Area under public parks (%)
	Educational and health facilities	Number of schools per 10000 population Number of English medium schools per 10000 population Number of hospital beds per 10000 population (separately for public and private)
	Reliability of basic services	Electricity load shedding (number of hours) Water supplied per capita, number of hours of water Telecom facilities and reliability

Accidents	Number of fatal accidents
Congestion Index	Index for traffic congestion
Temperature	Maximum and minimum temperature