

State Urban Development Agency Government of Uttar Pradesh

Letter No.- 4414 /01/29/HFA/2022-23

Dated:- 04/01/2023

1- Minutes of Meeting of 101th State Level Appraisal Committee (SLAC) for Housing for All held on 03.01.2023.

Detail Project Report under "Housing for All" has been appraised by the State Level Appraisal Committee (SLAC). After discussion, SLAC has appraised the DPR put up by the State Level Nodal Agency and recommends the approval with following suggestions:-

Mandatory of Aadhar Card

NBC Norms to be ensured

1. Summary of 44 ULBs comprising 17,296 Beneficiaries under Beneficiary Led Construction – New, where consent letter and land documents was received are given below:-

This lot of DPR contains total number of 44 ULBs spreading across the state. These ULBs have been segregated in two groups as per their location falling under the **earth quake prone Zone III and Zone IV**.

The cost of the construction may be reduced for those ULBs which falls under zone III. The safety measures can be taken in Zone IV considering the nature of the soil falling under respective seismic zones. As explained in PMAY HFA guidelines (Chapter 9), that different layout designs will be prepared to construct the building with innovative technologies and materials, green buildings using natural resources.

The table below shows the breakup of the DUs according to the seismic zone.

(Amount in Lakh)

Summary					
Earth Quake Zone Classification	Proposed DUs under BLC N	Central Share (1.5L)	State Share (1L)	Beneficiary Share	Total Cost
Zone 3	8,627	12,940.500	8,627.000	7,396.731	28,964.231
Zone 4	8,669	13,003.500	8,669.000	11,307.120	32,979.620
Total	17,296	25,944.000	17,296.000	18,703.851	61,943.851

The total project cost of 44 DPRs is Rs. **61,943.851** Lakh, Central Share is Rs. **25,944.000** Lakh, State Share is Rs. **17,296.000** Lakh and Beneficiary Share is Rs. **18,703.851** Lakh.

1.1 Summary of 19 ULBs falling under earth quake prone Zone III are given below:

DU considered for earth quake prone Zone III is based on load bearing design and total cost of DU is Rs. 3.36 Lakh, Central Share is Rs. 1.50 Lakh, State Share 1.00 Lakh and Beneficiary Share is Rs. 0.86 Lakh.

(Amount in Lakh)

S. No.	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
1	Kaushambi	Manjhanpur NP	1210	1,815.00	1,210.00	1,036.950	4,061.950
2	Chitrakoot	Mau NP	902	1,353.00	902.00	775.720	3,030.720
3	Kanpur Dehat	Rajpur NP	684	1,026.00	684.00	586.170	2,296.170
4	Pratapgarh	Kunda NP	3	4.50	3.00	2.570	10.070
5	Pratapgarh	Suvansa NP	1	1.50	1.00	0.860	3.360
6	Pratapgarh	Antu NP	1	1.50	1.00	0.860	3.360
7	Pratapgarh	Raniganj NP	7	10.50	7.00	6.000	23.500
8	Ayodhya	Ayodhya NN	104	156.00	104.00	89.130	349.130
9	Ayodhya	Kumarganj NP	678	1,017.00	678.00	581.030	2,276.030

S. No.	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
10	Ayodhya	Suchitganj NP	577	865.50	577.00	494.480	1,936.980
11	Kanpur Dehat	Raniya NP	657	985.50	657.00	563.040	2,205.540
12	Varanasi	Varanasi NN	277	415.50	277.00	238.220	930.720
13	Lucknow	Banthra NP	699	1,048.50	699.00	599.030	2,346.530
14	Prayagraj	Prayagraj NN	978	1,467.00	978.00	838.120	3,283.120
15	Lakhimpur	Dhaurehra NP	429	643.50	429.00	367.640	1,440.140
16	Lakhimpur	Gola Gokaran Nath NPP	37	55.50	37.00	31.710	124.210
17	Lakhimpur	Kheri NP	62	93.00	62.00	53.131	208.131
18	Kanpur Dehat	Pukhrayan NP	1090	1,635.00	1,090.00	934.110	3,659.110
19	Ambedkar Nagar	Tanda NPP	231	346.50	231.00	197.960	775.460
		Total	8627	12,940.50	8,627.00	7,396.731	28,964.231

The total project cost of 19 DPR's under earth quake prone Zone III is Rs. 28,964.231 Lakh, Central Share is Rs. 12,940.50 Lakh, State Share is Rs. 8,627.00 Lakh and Beneficiary Share is Rs. 7,396.731 Lakh.

1.2 Summary of 25 ULB falling under earth quake prone Zone IV are given below:

DU considered for earth quake prone Zone IV is based on frame structure design and total cost of DU is Rs. 3.80 Lakh, Central Share is Rs. 1.50 Lakh, State Share 1.00 Lakh and Beneficiary Share is Rs. 1.30 Lakh.

(Amount in Lakh)							
S. No.	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
1	Deoria	Baitalpur NP	278	417.00	278.00	361.400	1,056.400
2	Deoria	Tarkulwa NP	268	402.00	268.00	348.400	1,018.400
3	Deoria	Pathardeva NP	345	517.50	345.00	448.500	1,311.000
4	Gorakhpur	Campianganj NP	637	955.50	637.00	833.370	2,425.870
5	Gorakhpur	Mundera Bazar NP	345	517.50	345.00	451.350	1,313.850
6	Gorakhpur	Pipiganj NP	482	723.00	482.00	630.590	1,835.590
7	Gorakhpur	Pipraich NP	339	508.50	339.00	443.500	1,291.000
8	Gorakhpur	Gorakhpur NN	2366	3,549.00	2,366.00	3,095.370	9,010.370
9	Deoria	Bhatni Bazar NP	1	1.50	1.00	1.300	3.800
10	Deoria	Deoria NPP	104	156.00	104.00	135.200	395.200
11	Deoria	Bhaluani NP	125	187.50	125.00	162.500	475.000
12	Deoria	Hetimpur NP	150	225.00	150.00	195.000	570.000
13	Shahjahanpur	Kalan NP	547	820.50	547.00	711.100	2,078.600
14	Meerut	Meerut NN	4	6.00	4.00	5.230	15.230
15	Siddharth Nagar	Siddharth Nagar NPP	340	510.00	340.00	442.000	1,292.000
16	Etah	Mirhechi NP	622	933.00	622.00	808.600	2,363.600
17	Etah	Marehra NPP	481	721.50	481.00	625.300	1,827.800
18	Lakhimpur	Paliyan kalan NPP	352	528.00	352.00	460.510	1,340.510
19	Sonbhadra	Dalabazar NP	323	484.50	323.00	419.900	1,227.400
20	Sonbhadra	Anpara NP	348	522.00	348.00	452.400	1,322.400
21	Hamirpur	Maudaha NPP	12	18.00	12.00	15.600	45.600
22	Hamirpur	Hamirpur NPP	82	123.00	82.00	106.600	311.600
23	Hamirpur	Sumerpur NP	40	60.00	40.00	52.000	152.000

S. No.	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
24	Hamirpur	Kurara NP	53	79.50	53.00	68.900	201.400
25	Hamirpur	Rath NPP	25	37.50	25.00	32.500	95.000
		Total	8669	13,003.50	8,669.00	11,307.120	32,979.620

The Total Project cost of 25 DPR under Zone IV is Rs. 32,979.620 Lakh, Central Share is Rs. 13,003.50 Lakh, State Share is Rs. 8,669.00 Lakh and Beneficiary Share is Rs. 11,307.120 Lakh.

SLAC recommendation:-


1. SLAC recommends the approval of 44 DPRs comprising 17,296 validated Beneficiaries of BLC(N) to SLSMC for onward submission of GoI. The total project cost of these DPRs is Rs. 61,943.851 Lakh, Central Share is Rs. 25,944.00 Lakh, State Share is Rs. 17,296.00 Lakh and Beneficiary Share is Rs. 18,703.851 Lakh.
2. Copy of DM Certificate should be enclosed with each DPR for record purpose.
3. The Committee examined the DPR and it was found that only model drawings have been provided in the DPR. The DPRs for new projects are prepared by the hired consultants, the Committee referred to the scope of work mentioned in section-5 of the agreement with DPR/PMC consultants. The scope of work for DPR preparation states that "*Preparation of Beneficiarieswise detailed Architectural/Engineering designs, drawings & Estimates for all sizes of plots*" is to be done by the consultant. Also, the scope of work for PMC states that "*PMC will supervise the construction work to ensure adherence to the drawings, prescribed high standards of quality and timely completion of the project and verify and certify the progress of the work.*" In view of the above, the committee recommended that the implementation of both the above points should be ensured by the concerned Project Officer, DUDA through DPR/PMC consultants.


Copy forwarded for necessary information:-

1. Joint Secretary & Mission Director (HFA), Ministry of Housing & Urban Affairs, Govt. of India.
2. Principal Secretary, Urban Employment and Poverty Alleviation, Govt. of U.P.


General Manager
C&DS


Executive Engineer,
SUDA


for Director
Awass Bandhu


03.01.23
Director SUDA/
SLNA Head