

State Urban Development Agency Government of Uttar Pradesh

Letter No. 2102 /01/29/HFA/2022-23

Dated: 28/07/2023

1- Minutes of Meeting of 110th State Level Appraisal Committee (SLAC) for Housing for All held on 25.07.2023.

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: -

1. Mandatory of Aadhar Card ; 2. NBC Norms to be ensured

1. Summary of 12 ULBs comprising 6,718 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 12 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 of 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)

Earth Quake Zone Classification	Proposed DUs under BLC N	Central Share (1.5L)	State Share (1L)	Beneficiary Share	Total Cost
Zone 3	5797	8,695.50	5,797.00	4,975.400	19,467.900
Zone 4	921	1,381.50	921.00	1,197.300	3,499.800
Total	6718	10,077.00	6,718.00	6,172.700	22,967.700

The total project cost of 12 DPRs is Rs. 22,967.700 Lakh, Central Share is Rs. 10,077.00 Lakh, State Share is Rs. 6,718.00 Lakh and Beneficiary Share is Rs. 6,172.700 Lakh.

1.1 Summary of 8 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	Azamgarh	Martingarth	173	259.50	173.00	148.780	581.280
2	Basti	Munderwa	1140	1,710.00	1,140.00	980.400	3,830.400

S. No	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
3	Lucknow	Lucknow	2341	3,511.50	2,341.00	2,006.190	7,858.690
4	Pratapgarh	Katra Gulab Singh	245	367.50	245.00	209.960	822.460
5	Pratapgarh	Heeraganj	373	559.50	373.00	319.650	1,252.150
6	Pratapgarh	Derwa Bazar	67	100.50	67.00	57.420	224.920
7	Rae Bareilly	Shivgarh	292	438.00	292.00	250.240	980.240
8	Varanasi	Varanasi	1166	1,749.00	1,166.00	1,002.760	3,917.760
		Total	5797	8,695.50	5,797.00	4,975.400	19,467.900

The total project cost of 08 DPR's under earth quake prone Zone III is Rs. 19,467.900 Lakh, Central Share is Rs. 8,695.50 Lakh, State Share is Rs. 5,797.00 Lakh and Beneficiary Share is Rs. 4,975.400 Lakh.

1.2 Summary of 04 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	Ballia	Ratsar kala	320	480.00	320.00	416.000	1,216.000
2	Gonda	Tarabganj	176	264.00	176.00	228.800	668.800
3	Gonda	Dhanepur	184	276.00	184.00	239.200	699.200
4	Gonda	Belsar	241	361.50	241.00	313.300	915.800
		Total	921	1381.50	921.00	1197.300	3,499.800

The Total Project cost of 04 DPR under Zone IV is Rs. 3,499.800 Lakh, Central Share is Rs. 1381.50 Lakh, State Share is Rs. 921.00 Lakh and Beneficiary Share is Rs. 1197.300 Lakh.


SLAC recommendation:-

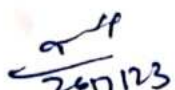
1. SLAC recommends the approval of 12 DPRs comprising 6,718 validated Beneficiaries of BLC(N) to SLSMC for onward submission of GoI. The total project cost of these DPRs is Rs. 22,967.700 Lakh, Central Share is Rs. 10,077.00 Lakh, State Share is Rs. 6,718.00 Lakh and Beneficiary Share is Rs. 6,172.700 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 Beneficiaries wise 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

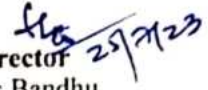
implementation of both the above points should be ensured by the concerned Project Officer, DUDA through DPR/PMC consultants.

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


Director
Awaz Bandhu


Director SUDA/
SLNA Head