

State Urban Development Agency Government of Uttar Pradesh

Letter No.- 4579 /01/29/HFA/2022-23

Dated:- 13 /01/2023

1- Minutes of Meeting of 103th State Level Appraisal Committee (SLAC) for Housing for All held on 13.01.2023.

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 23,543 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 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)

Summary					
Earth Quake Zone Classification	Proposed DUs under BLC N	Central Share (1.5L)	State Share (1L)	Beneficiary Share	Total Cost
Zone 3	13,039	19,558.50	13,039.00	11,174.157	43,771.657
Zone 4	10,504	15,756.00	10,504.00	13,719.860	39,979.860
Total	23,543	35,314.50	23,543.00	24,894.017	83,751.517

The total project cost of 44 DPRs is Rs. 83,751.517 Lakh, Central Share is Rs. 35,314.500 Lakh, State Share is Rs. 23,543.000 Lakh and Beneficiary Share is Rs. 24,894.017 Lakh.

1.1 Summary of 24 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	Ambedkar Nagar	Ashrafpur Kichhauncha	1,470	2,205.00	1,470.00	1,259.760	4,934.760
2	Ambedkar Nagar	Iltifatganj Bazar NP	197	295.50	197.00	168.830	661.330
3	Amethi	Jais NPP	2,010	3,015.00	2,010.00	1,722.530	6,747.530
4	Bara Banki	Banki NP	755	1,132.50	755.00	647.020	2,534.520
5	Etawah	Bakewar NP	288	432.00	288.00	246.810	966.810
6	Etawah	Bharthana NPP	832	1,248.00	832.00	713.010	2,793.010
7	Etawah	Ekdil NP	700	1,050.00	700.00	599.890	2,349.890
8	Etawah	Etawah NPP	2,114	3,171.00	2,114.00	1,811.660	7,096.660
9	Etawah	Jaswantnagar NPP	957	1,435.50	957.00	820.130	3,212.630

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	Etawah	Lakhna NP	168	252.00	168.00	143.970	563.970
11	Farrukhabad	Kamalganj NP	108	162.00	108.00	92.550	362.550
12	Hardoi	Hardoi NPP	42	63.00	42.00	35.990	140.990
13	Hardoi	Hardoi NPP	60	90.00	60.00	51.417	201.417
14	Hardoi	Madhoganj NP	250	375.00	250.00	214.240	839.240
15	Hardoi	Mallawan NPP	289	433.50	289.00	247.670	970.170
16	Kaushambi	Karari NP	159	238.50	159.00	136.260	533.760
17	Kaushambi	Sarai Aquil NP	225	337.50	225.00	192.820	755.320
18	Pratapgarh	Katra Medniganj NP	105	157.50	105.00	89.980	352.480
19	Prayagraj	Koraon NP	190	285.00	190.00	162.830	637.830
20	Prayagraj	Prayagraj NN	1,025	1,537.50	1,025.00	878.400	3,440.900
21	Prayagraj	Prayagraj NN	567	850.50	567.00	485.910	1,903.410
22	Prayagraj	Prayagraj NN	149	223.50	149.00	127.690	500.190
23	Rae Bareli	Lalganj NP	282	423.00	282.00	241.660	946.660
24	Rae Bareli	Parsadepur NP	97	145.50	97.00	83.130	325.630
		Total	13,039	19,558.50	13,039.00	11,174.157	43,771.657

The total project cost of 24 DPR's under earth quake prone Zone III is Rs. 43,771.657 Lakh, Central Share is Rs. 19,558.50 Lakh, State Share is Rs. 13,039.00 Lakh and Beneficiary Share is Rs. 11,174.157 Lakh.

1.2 Summary of 20 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	Bareilly	Shahi NP	592	888.00	592.00	769.600	2,249.600
2	Bulandshahar	Bugrasi NP	633	949.50	633.00	828.130	2,410.630
3	Bulandshahar	Pahasu NP	305	457.50	305.00	399.020	1,161.520
4	G. B. Nagar	Jahangirpur NP	98	147.00	98.00	128.210	373.210
5	Ghaziabad	Faridnagar NP	699	1,048.50	699.00	914.480	2,661.980
6	Ghaziabad	Niwari NP	85	127.50	85.00	111.200	323.700
7	Gorakhpur	Barhalganj NP	469	703.50	469.00	609.700	1,782.200
8	Gorakhpur	Gola Bazar NP	508	762.00	508.00	660.400	1,930.400
9	Gorakhpur	Sangrampur NP	1,112	1,668.00	1,112.00	1,445.600	4,225.600
10	Hapur	Babugarh NP	14	21.00	14.00	18.320	53.320
11	Hapur	Garhmukteshwar NPP	412	618.00	412.00	539.010	1,569.010
12	Hapur	Pilkhuwa NPP	252	378.00	252.00	329.680	959.680
13	Jalaun	Kadoura NP	484	726.00	484.00	633.200	1,843.200
14	Jalaun	Kotra NP	518	777.00	518.00	677.680	1,972.680
15	Jalaun	Orai NPP	2,577	3,865.50	2,577.00	3,371.410	9,813.910
16	Jalaun	Rampura NP	344	516.00	344.00	450.040	1,310.040
17	Saharanpur	Ambehta NP	107	160.50	107.00	139.980	407.480

S. No.	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
18	Saharanpur	Nakur NPP	443	664.50	443.00	579.560	1,687.060
19	Saharanpur	Saharanpur NN	529	793.50	529.00	692.070	2,014.570
20	Saharanpur	Titron NP	323	484.50	323.00	422.570	1,230.070
		Total	10,504	15,756.00	10,504.00	13,719.860	39,979.860

The Total Project cost of 20 DPR under Zone IV is Rs. **39,979.860** Lakh, Central Share is Rs. **15,756.00** Lakh, State Share is Rs. **10,504.00** Lakh and Beneficiary Share is Rs. **13,719.860** Lakh.

SLAC recommendation:-

1. SLAC recommends the approval of 44 DPRs comprising 23,543 validated Beneficiaries of BLC(N) to SLSMC for onward submission of GoI. The total project cost of these DPRs is Rs. **83,751.517** Lakh, Central Share is Rs. **35,314.500** Lakh, State Share is Rs. **23,543.000** Lakh and Beneficiary Share is Rs. **24,894.017** 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



Director
Awas Bandhu



Director SUDA/
SLNA Head