



Annexure 3

Third Party Quality Monitoring Report of BLC projects under PMAY

Name of TPQM Agency	Innovative CADD Centre Indore 102, Arpan Apartment 35, Saket Nagar, Indore
Date of Visit	12-12-2018
Current Visit No.	1 st
Date of Previous visit	Nil

A. PARTICULARS OF PROJECT

1	Name of the State /UT:	Uttar Pradesh				
2	Name of the City:	Ayodhya				
3	Name of Project:	Construction of 868 DUs under PMAY 29th CSMC Dt. 27/12/2017				
4	Project Code:	09007481014N1				
5	Implementing Agency/ ULB	Ayodhya				
6	Location of the Project	All Wards of ULB				
7	Type of Project : (i) BLC (New Construction), (ii) BLC (Enhancement)	BLC (New Construction)				
8	No. of Houses in the project	868				
9	Date of Approval by SLSMC	25/12/2017				
10	Approved Project Cost (Rs. Lakhs):	Central share	State share	ULB/ IA share	Beneficiary share	Total
		(in Lakhs)	(in Lakhs)	(in Lakhs)	(in Lakhs)	(in Lakhs)
		1302.0	868.0	0.0	743.9	2913.9
11	Date of sanction of 1 st installment of Central Assistance by CSMC	27-12-2017				
12	Duration of the project	1 Yrs				
13	Date of Commencement	Scheduled			Actual	
		27-12-2017			11-01-2018	
14	Date of Completion	Scheduled			Expected	
		27-12-2018			11-01-2019	
15	Inspection undertaken by (Name) (with contact detail) :	C.S. Dubey			9111008974	
		Priyank Kumar Sahu			9111008977	
16	Name of State representative present	Not Present				
17	Name of ULB representative present	Prateek Gupta			857300349	
18	Name of Community representative present during visit	List Enclosed with Photos				
19	Whether list of Beneficiaries finalized ?	Yes				
20	If finalised, whether uploaded in PMAY MIS?	Yes				
21	State any deviation from sanctioned DPR in terms of number of houses or size or location or Layout	No				
22	Any other comment	No				

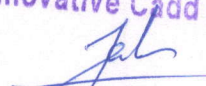


B. QUALITY ASSURANCE IN THE PROJECT

1	Whether ULB/ State have organized workshop/ training programs to educate the beneficiaries about quality, construction methods, adherence to disaster resistant technologies etc.	YES
2	Whether testing facilities to check quality of material is available?	No, there is no facility
3	Whether regular tests of materials and construction products tests of materials are being done from accredited labs also?	Regular tests of materials and construction products tests of materials are not being done from accredited labs also.
4	(i) Whether the structural Designs are approved / Proof checked by competent Authority	(i) Structural Designs are not approved / Proof checked by competent Authority.
	(ii) Name of the approving authority for structural design.	NA
	(iii) Whether the statutory certificate for disaster resistance design and compliance of codal provision is endorsed by the structural designer on the structural drawings fit for execution, Specially in case of multi-storied construction.	Not Required
	(iv) The work is being executed as per the approved drawings fit for execution.	NO
5	Whether the Inspection Registers, Site order book and Quality control Test registers are maintained and endorsed by the Engineer-in-charge?	No, (Instruction given to maintain the site order book, Inspection register & Quality control Test register.
6	Whether cement, steel, aggregates etc. being used in the work, got tested before use?	No (materials being purchased by beneficiary.)
7	Whether manufacturer test certificate for cement, steel, pipes etc. have been obtained with supply and records are being maintained?	NA
8	Whether Cement is free from lumps and is stacked properly to prevent contact with moisture?	Yes
9	Whether soil investigations of the site proper have been done before the structural design and soil parameters have been accounted for in the structural design/ drawings? If yes, attach copy of soil investigation report.	No, Soil investigations have been done

10	Whether centering /shuttering is checked for staging & propping, line & level, dimensions, cleaning etc. and its quality approved before each stage and record maintained.	No centering /shuttering is checked for staging & propping, line & level, dimensions, cleaning etc.
11	Specific control on RCC work like: mixing by full bag capacity hopper fed mixer, control of slump, placing/ compaction with vibrator. (proportioning with boxes not permitted)	Manual mixing with hand compaction in minor work.
12	Whether cement register is maintained and checked at site. Comment on method of stacking.	Some Beneficiaries maintained
13	Whether concrete mix is nominal or design mix? (Nominal mix not permitted for quality concrete).	Nominal mix has being used
14	What is the Mode of Concrete mixing (batch mix/ manual)? In case of manual mixing, whether mixing is by weight or by volume of ingredients? (Volumetric mixing not permitted).	Construction work is being done by beneficiaries through manual mixing.
15	Whether Mixer/Vibrator as specified is available at site with adequate means to run them during concreting?	NA
16	Whether Surface of reinforcement is clean and free from rust?	Yes
17	Whether potable water is used for construction ?	YES
18	Whether proper water / cement ratio has been ensured?	NA
19	Whether the concrete being cured adequately as per requirements?	YES
20	Whether bricks are well burnt, of rectangular shape, with sharp edges, free from cracks and of correct size?	YES
21	Whether i) Execution of Depth & width of Foundation is as per drawing/ adequate & bottom levelled ii) Plinth height is as per drawing/ adequate iii) Horizontal bands (as applicable) have been provided	Adequate Adequate Partially Provided.
22	Whether quality has been checked by TPQMA/ State agency? If yes, details there of ?	YES, ULB staff has been checked. Found good quality of work.

Innovative Cadd Center


 Authorised Signatory



23	Quality of work and workmanship, Comments on	
(i)	RCC work (concrete, Reinforcement detailing, cover to reinforcement). Whether Columns are in plumb (check for verticality)	Cover to Reinforcement is sufficient & the columns are in plumb vertically.
(ii)	Masonry (Joint details, verticality). Check adequate RCC bands are provided.	Masonry work is good.
(iii)	Shuttering (Type of material-pucca/ katcha, support spacing)	Steel shuttering are mainly used but somewhere wooden shuttering are also used with steel shuttering.
(iv)	Bar bending and stirrups bending , placement and cover to reinforcement bars.	Provided.
(v)	Plastering	Good
(vi)	Doors and windows	Satisfactory
(vii)	Seepage, if any	Not found
(viii)	Cracks, if any	NA
(ix)	Honey combing, if any	No
(x)	Any other	Satisfactory
24	Whether provision has been made for Service lines (Electrical, Water Supply, Sanitation etc.)	Yes
25	Whether floor slope (especially) in bath, WC, kitchen, terrace and balcony etc. are proper?	Yes
26	Whether adequate plinth height (above the general ground level) is provided to the ground floor of the building to avoid possibility of rainwater and reptiles in the building.	Yes
27	Whether dampness/leakages noticed? If yes, state location and probable reasons.	No dampness found
28	Whether remedial measures are undertaken by IA/ ULB to stop Dampness & Leakages if any?	Instruction has been given during visit.
29	Whether disaster resistant features have been incorporated?	The construction is being carried by beneficiaries and quality of construction maintained satisfactory.
30	Any other comments	The inspected sites are in order and construction is being carried out by beneficiaries themselves . The construction
31	Report on Overall assessment of quality	More supervisory & technical staff is required to maintain good quality of work.



C. PROGRESS - HOUSING COMPONENTS

1	Numbers of houses sanctioned in the Project	868	
2	Numbers of houses Completed	89	
3	Numbers of houses in progress	528	
4	Stages of Progress:		
i)	Foundation level (Nos.)	165	
ii)	Plinth level (Nos.)	85	
iii)	Lintel level (Nos.)	80	
iv)	Roof level (Nos.)	85	
v)	Finishing level (Nos.)	98	
5	Numbers of houses not started	251	
6	Reason for non-starter of houses, if any	Surrendred	
7	Numbers of houses occupied by the Beneficiaries	0	
8	Reasons for Non-occupation of houses (If any)- specific reasons to be given	Work is in progress	
9	Size of Unit (Carpet Area)	Sanctioned	As per Implementation
		Proposed avg. 30 sq.m	Most of the houses are 30 sqm
10	Overall physical progress of Housing (in %)	Approx (28%)	
11	Whether the progress of houses has been ensured through geo-tagged photographs at various construction level?	Yes	
12	Whether DBT of fund to individual beneficiary is ensured in the project?	Yes	
13	Whether the building plan(s) conform to NBC norms?	Yes	
14	Whether authenticated building plans and revisions if any, are available?	Yes	
15	Deviation, if any	No	
16	Any other comment	No	
D. CIVIC INFRASTRUCTURE			
1	Whether provision of Civic infrastructure components (i.e. water supply, Sewerage, Drainage, Roads, SWM etc.) has been ensured?	Yes	



2	Whether the Existing/proposed infrastructure components are independent and/or integrated with city level infrastructure?	NA
3	Any other comments	No
E. SOCIAL INFRASTRUCTURE		
1	Whether provision of Social Amenities (i.e. School, Anganwadi, Health centre, Community centre, Livelihood centre etc.) has been ensured?	Yes
2	Any other comments	No
F. FINANCIAL PROGRESS & FUND UTILIZATION (Rs. in Lakhs)		
1	Sanctioned fund for entire project.	2913.86
2	Amount of funds received up to date	868.00
3	Up-to date Expenditure	868.00
4	Amount of funds Utilized (out of received)	868.00
5	Amount of Expenditure by ULB	Nil
6	Amount of Expenditure by Beneficiaries	Construction work is being done by beneficiaries
7	Balance funds Expected/due from stakeholders	868.00
G. COST VARIATION and TIME-OVERRUNS		
Cost variation:		
1	Whether there is cost variation? If yes, what are the reasons?	Not applicable for BLC works
Time Overruns:		
1	Whether there is time overrun? If yes, what are the reasons?	Not applicable for BLC works
H. REMEDIAL MEASURES TO IMPROVE PROGRESS AND QUALITY		
Undertaken by Implementation agency to improve the:		
1	Physical Progress	28%
2	Financial Progress	Timely payment of installments must be assured to beneficiaries.
3	Quality management	Supervision from the side of PMC need to be improved for quality.
4	Comments and suggestions of TPQMA on above	Construction carried out by beneficiaries are good. Maintain a workshop for beneficiaries ward wise to give knowledge about construction.
I. COURT CASES AND LITIGATIONS		
1	(To be specified)	Nil



J. OTHERS		
1	Any innovative/ cost effective/ green technology has been used	NO
2	Feedback of beneficiaries regarding provision of Physical & Social infrastructure:	Satisfactory
3	Reasons for delay in completion of housing and Infrastructure, if any:	Work in progress
4	Any specific observation by the beneficiary	No
5	Overall observation on the project (with adequate photographs covering project to a large extent including quality issues as applicable) 1. Critical observations 2. Action suggested by TPQMA to SLNA and IA	Progress of the project is satisfactory Nil
6	Action taken report on previous report: i. Observations of TPQMA ii Action suggested by TPQMA iii Action taken by Beneficiaries/ IA (Implementation Agency) iv Whether TPQMA is satisfied with the action taken	This was first visit
7	TPQMA's Overview of the Project (in 400-500 words) in a separate sheet	The overall project progress is satisfactory and beneficiaries are active. the construction is being carried by beneficiaries themselves and guidance on construction techniques is being provided by PMC. To improve the quality of work regular visit of ULB officials is recommended.



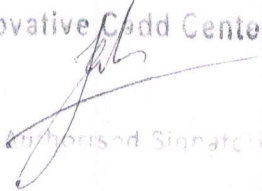
Innovative Cadd Center
For
Innovative CADD Center Indore,
Authorized Signatory

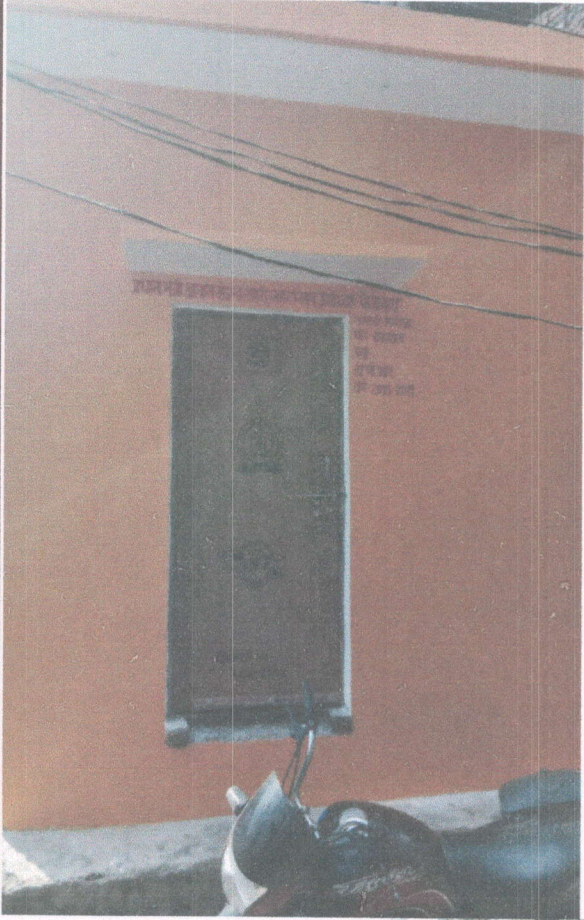
ULB NAME- AYODHYA

SR. NO	Benf. Name	Father/Husband Name
1	Abhay Kumar	Sunder Lal Vishvkarma
2	Abhishek Kumar Yadav	Late Ganga Prasad Yadav
3	Akash Kumar Sahu	Shiv Shankar Sahu
4	Amar Kumar	Mangal Prasad
5	Anand Kumar	Omkar Yadav
6	Anarasa Devi	Bujharat
7	Anjane Sainee	Vijay Kumar Sainee
8	Anju Pathak	Ganesh Pathak
9	Anso Devi	Late Kanhai
10	Asha	Anand
11	Asha Devi	Ram Ajor
12	Bachchu Devi	Kishor Kumar Sonkar
13	Basdeyi	Jugun Lal
14	Gangajali	Laxman
15	Gayatri Devi	Amar Raj
16	Gulaba Devi	Ram Rup
17	Hanuman Sharan	Late Ram Navami
18	Hevanta Devi	Shitla Prasad
19	Janak Lali	Late Garib
20	Janki Prasad	Om Prakash
21	Juli Nishad	Dhani Ram Nishad
22	Kamalakaantee Sonakar	Mangal Sonnakar
23	Kamlesh Devi	Vijay Kumar
24	Khalikav Nisha	Yaqub Mansuri
25	Khushboo	Maniram
26	Kiran	Prahlad
27	Kiran Devi	Bablu Kumar
28	Kiran Devi	Dharam Pal Yadav
29	Madhu	Late Babu Ram
30	Madhu	Ram Prasad
31	Madhu	Ranjeet Lal
32	Madhuri	Madhau Prasad
33	Madhuri Devi	Rajendr

35	Malti	Putti Lal Yadav
36	Manju	Ram Saran
37	Manju Devi	Parshuram
38	Manju Devi	Laxman Prasad
39	Muni Shankar	Ram Prasad
40	Munna Sonkar	Ram Avatar Sonkar
41	Naresh	Shiv Nath Sonkar
42	Nawmi Lal	Hariram
43	Phulesara	Sv. Nandoo
44	Pinki	Rajendra Yadav
45	Pooja Devi	Shravan Kumar
46	Raam Gopaal	Bhageloo
47	Raam Savaaree	Dinesh Chandr
48	Radha Devi	Nandu Yadav
49	Ram Awtar	Ram Prasad
50	Rampata	Late Ramachal

Innovative Cadd Center


Authorized Signatory





SAURIGAM Ayodhya

