



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	14-12-2018
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:	MAU				
3	Name of Project:	Construction of 509 DUs under PMAY 24th CSMC Dt. 24/07/2017				
4	Project Code:	0900756901N0				
5	Implementing Agency/ ULB	Ghosi				
6	Location of the Project	Wards No.01 to 18 of ULB				
7	Type of Project : (i) BLC (New Construction), (ii) BLC (Enhancement)	BLC (New Construction)				
8	No. of Houses in the project	509				
9	Date of Approval by SLSMC	21/07/2017				
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)
		763.5	509.0	436.2	0.0	1708.7
11	Date of sanction of 1 st installment of Central Assistance by CSMC	24-07-2017				
12	Duration of the project	1 Yrs				
13	Date of Commencement	Scheduled			Actual	
		24-07-2017			08-08-2017	
14	Date of Completion	Scheduled			Expected	
		24-07-2018			08-08-2018	
15	Inspection undertaken by (Name) (with contact detail) :	Shobhit Sharma			9926784529	
		Surbhi Chouhan			9111008987	
16	Name of State representative present	Not Present				
17	Name of ULB representative present	Ankit Singh			9559644670	
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				

Innovative Cadd Center



 Authorised Signatory



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
3	Whether regular tests of materials and construction products tests of materials are being done from accredited labs also?	No, It has been directed to establish the material testing lab.
4	(i) Whether the structural Designs are approved / Proof checked by competent Authority	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?	Not available
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 record have been maintained.
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
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?	No
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

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)	Jointing and RCC bands are partially provided
(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.	Adequate
(v)	Plastering	Satisfactory
(vi)	Doors and windows	Satisfactory
(vii)	Seepage, if any	Not found
(viii)	Cracks, if any	NA
(ix)	Honey combing, if any	Honeycomb are observed that in some place
(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?	
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	509	
2	Numbers of houses Completed	80	
3	Numbers of houses in progress	429	
4	Stages of Progress:		
i)	Foundation level (Nos.)	219	
ii)	Plinth level (Nos.)	14	
iii)	Lintel level (Nos.)	90	
iv)	Roof level (Nos.)	60	
v)	Finishing level (Nos.)	40	
5	Numbers of houses not started	0	
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	Under construction	
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 (61%)	
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.	1708.70
2	Amount of funds received up to date	509.00
3	Up-to date Expenditure	509.00
4	Amount of funds Utilized (out of received)	509.00
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	509.00
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	61%
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 overall project progress is good, and management need to pay attention on the timely payment of 2nd stage.



Innovative Cadd Center

For

Innovative CADD Centre Indore,

Authorised Signatory

Name of Community representative present during visit

ULB NAME -: Ghosi

S.No	Benf. Name	Father/Husband Name
1	SAIRUN NISHA	RAJA ALAM
2	SAJAMA	SHAHWALL
3	SHAHAIID HASAN	ABDUL BARI
4	ZAFAR ABBAS	RAJA ALAM
5	ANUSIUNISHA	SHANASUDADA
6	DURG VIJAY	LATE SITA RAM
7	JAMIR AHAMD	KIBAL AHMAD
8	LALUPRASAD	RAMDHANI
9	NASEEM AARA	ABDUL VADUD
10	PARAMJAYYOTI DEVI	NAKCHED PRAJAPATI
11	RUKSHANA KHATOON	NURULHAUDA
12	SAMIM JAHARA	KALIMULLAH
13	SHREE ANGAD KUMAR	LATE SAWANK RAM
14	TABARK ALI	MOHAMMAD RAMZAN
15	Nirmala	Nagendra
16	Rekha	Jairam
17	SAVITRI DEVI	CHANNU LAL
18	ALAUDDIN	ALI AHMAD
19	BADRUDDIN	MOHAMMAD BASHEER
20	MOHD NAIM	MOHD ISMAIL
21	RASHIDA KHATOON	SERAJUL HUDA
22	ROKAIYA KHATOON	NOORUL HUDA
23	SAGEER AHMAD	AHMAD ALI
24	SHAMIM AJMAL	SHASUL HAQUE
25	WAZEER ALI	THALLU
26	ZAFAR IQBAL	MOHD YASEEN
27	CHANAUTI DEVI	KOMAL RAM
28	EJAZ AHMAD	LATE ABDUL HAFEEZ
29	GAYATRI	ACHCHELAL
30	HAFEEZUR RAHMAN	NAZEER
31	MOHAMMAD ASGAR	MUKHTAR AHMAD
32	MOHAMMAD TAIYAB	LATE GHULAM NABI
33	Ali Asghar	Late Rafiullah
34	Arshad Jamal	Late Iqbal Ahmad
35	BASMATI DEVI	SHIV MANGAL
36	Chotu Ram	Viswanath
37	Faizan Ahmad	Zainul Abdeen
38	Ghufran Ahmad	Mohammad Qamruddin
39	Hafizullah	Late Ghulam Rasool
40	Mohammad Sajid	Late Tufail Ahmad
41	Mosanna Ashraf	Late Mohammad Basheer
42	MOTI SONKAR	LATE SAHDEV SONKAR
43	Mulchand	Lt Khedu
44	RAJBALI	PUJAN RAM
45	REYAZ AHMAD	MOHAMMAD MUSTAFA
46	Shamim Akhter	Late Abdul Qaium
47	Shamim Anwar	Hafizullah
48	Shamshad Ahmad	Late Tufail Ahmad
49	jamila khatoon	mohd monis
50	ABDLA HAMID	ABDUL KHALIK
51	ALI ASKAR	ALI NAKI
52	EKBAL AHAMAD	ABDUSSAMMI
53	inamul haque	mukhtar ahmad

Ghosi



Ghosi



Innovative Food Center

Authorized Signatory

Ghosi



A handwritten signature in blue ink, located at the bottom right of the page.