



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	17/12/2018
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:	Kushinagar				
3	Name of Project:	Construction of 142 DUs under PMAY 26th CSMC 29/09/2017				
4	Project Code:	0900754314N0				
5	Implementing Agency/ ULB	Kushinagar				
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	142				
9	Date of Approval by SLSMC	25/09/2017				
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)
		213.0	142.0	0.0	184.6	539.6
11	Date of sanction of 1 st installment of Central Assistance by CSMC	27-09-2017				
12	Duration of the project	1 Yrs				
13	Date of Commencement	Scheduled		Actual		
		27-09-2017		12-10-2017		
14	Date of Completion	Scheduled		Expected		
		27-09-2018		12-10-2018		
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	Rishikesh Singh		9839306640		
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

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Date of Visit	17/12/2018
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:	Kushinagar				
3	Name of Project:	Construction of 279 DUs under PMAY 31th CSMC 27/02/2018				
4	Project Code:	0900754314N0				
5	Implementing Agency/ ULB	Kushinagar				
6	Location of the Project	All Wards of ULB				
7	Type of Project : (i) BLC (New Construction), (ii) BLC (Enhancement)	BLC (Enhancement)				
8	No. of Houses in the project	279				
9	Date of Approval by SLSCM	26/02/2018				
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)
		418.5	147.9	0.0	0.0	566.4
11	Date of sanction of 1 st installment of Central Assistance by CSMC	27-02-2018				
12	Duration of the project	1 Yrs				
13	Date of Commencement	Scheduled			Actual	
		27-02-2018			14-03-2018	
14	Date of Completion	Scheduled			Expected	
		27-02-2019			14-03-2019	
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	Rishikesh Singh			9839306640	
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				

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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?	Testing facilities are not available at sites , however it is advisable that in the premises of the mounicipal council testing facilities should be developed for the beneficiaries
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	NA
	(ii) Name of the approving authority for structural design.	NA
	(iii) Whether the statuary 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 building materials are being tested before use.
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.	No cement register have been maintained and the work has been carried out on petty purchases.
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).	Volumetric manual mixing has been used.
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

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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.	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?	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	No
31	Report on Overall assessment of quality	Material used should be tested by accredited lab. To maintain the quality of work close supervision is mandatory.



C. PROGRESS - HOUSING COMPONENTS		
1	Numbers of houses sanctioned in the Project	421
2	Numbers of houses Completed	21
3	Numbers of houses in progress	342
4	Stages of Progress:	
i)	Foundation level (Nos.)	152
ii)	Plinth level (Nos.)	31
iii)	Lintel level (Nos.)	10
iv)	Roof level (Nos.)	117
v)	Finishing level (Nos.)	32
5	Numbers of houses not started	58
6	Reason for non-starter of houses, if any	Surrendered
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 (31%)
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.	539.60	566.41
2	Amount of funds received up to date	142.00	0.00
3	Up-to date Expenditure	142.00	0.00
4	Amount of funds Utilized (out of received)	142.00	0.00
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	142.00	279.00
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	31%	
2	Financial Progress	Timely payment of installments must be assured to beneficiaries.	
3	Quality management	Satisfactory	
4	Comments and suggestions of TPQMA on above	Monitoring by ULB/ PMC officials are being done in the project further quality checks frequency may be increased	
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.



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For
Innovative CADD Centre Indore,
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ULB NAME-Khushinagar

S.No	Benf. Name	Father/Husband Name
2	PUSPA DEVI	RAMSHAKAL
3	SAVTRI	DHRUVCHAND
4	FIKANA	RAMDULAR
5	INDRAJEET YADAV	RAMJATAN
6	BADAMA	LT.AMRITLAL
7	NAREMA	LALJIT
8	MUNNAR YADAV	KALICHARAN
9	RAMDHARI	RAMJATAN
10	DAYSHANKAR	THAKUR PRASAD
11	INDRAWATI	RAMSJIVAN
12	KISMATI	RAMMILAN
13	SULEKHA	LT.JANARDAN YADAV
14	REKHA YADAV	SHRI PRAKASH
15	GUDDU YADAV	ACHCELAL
16	RAJDEI	LT.JSHYAMBHARI
17	CHANDRAPRABHA	CHANDRABHAN
18	HORI	JAGESHAR
19	LALLAN SHARMA	JEEV SHARMA
20	ANITA	AJAY
21	SATNARAYAN	KHICHARU
22	SAVITA	GUDDU
23	SHILA DEVI	PAPPU RAM
24	DULARI	VIRENDRA
25	JİYALAL	RAMNATH
26	GOVIND	LALA
27	VINDU	CHANDA
28	CHANPATI DEVI	SHAHDUR RAM
29	GEETA	BANGALI
30	SANTI	SURTI
31	Aysha Begam	Lt Riyaj
32	MEERA	SANLAL
33	buddh prakash	prabha shankar
34	kiran kumari	ram awadh
35	ramlal	ghurahu

Kushinagar





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