



Annexure 3

Third Party Quality Monitoring Report of BLC projects under PMAY

Name of TPQM Agency	Innovative CADD Centre Indore
Date of Visit	102, Arpan Apartment 35, Saket Nagar, Indore
Current Visit No.	19-12-2018
Date of Previous visit	1 st
	Nil

A. PARTICULARS OF PROJECT

1	Name of the State /UT:	Uttar Pradesh				
2	Name of the City:	Varanasi				
3	Name of Project:	Construction of 807 DUS under PMAY 24 th CSMC 24-07-2017				
4	Project Code:	09007607014N0				
5	Implementing Agency/ ULB	Varanasi				
6	Location of the Project	Wards of ULB				
7	Type of Project : (i) BLC (New Construction), (ii) BLC (Enhancement)	BLC (New Construction)				
8	No. of Houses in the project	807				
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)
		1210.5	807.0	0.0	694.0	2711.5
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) :	S.K.Khandelwal			9424468805	
		Tausif Iqbal			9111008971	
16	Name of State representative present	Not Present				
17	Name of ULB representative present	Vivek Singh Chouhan			9993728534	
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				

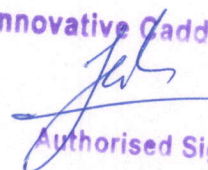


B. QUALITY ASSURANCE IN THE PROJECT

1	Whether ULB/ State have organized workshop/ training programs to educate the beneficiaries about quality, construction methods, adherence to disaster resistant technologies etc.	NO
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?	No, It has been directed to establish the material testing lab.
4	(i) Whether the structural Designs are approved / Proof checked by competent Authority	Not provided
	(ii) Name of the approving authority for structural design.	Nil
	(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.	NO
	(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 Inspection Registers, Site order book and Quality control Test registers are maintained and endorsed by the Engineer-in-charge.
6	Whether cement, steel, aggregates etc. being used in the work, got tested before use?	No
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
12	Whether cement register is maintained and checked at site. Comment on method of stacking.	No cement register have been maintained .
13	Whether concrete mix is nominal or design mix? (Nominal mix not permitted for quality concrete).	Nominal mix (as reported by beneficiary)
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?	
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	Construction work is being done by beneficiaries & Sample checks are being done by IA
22	Whether quality has been checked by TPQMA/ State agency? If yes, details there of ?	It was checked randomly. The construction quality is satisfactory.

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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.	Construction site have been checked by IA
(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
30	Any other comments	No
31	Report on Overall assessment of quality	On inspection of houses under ULB , We found that some houses are plinth level , some houses are lintel level while some houses are roof level. Quality of concrete in beam column and slab is found satisfactory. Proper cover is maintain in RCC work Masonary works is good.



C. PROGRESS - HOUSING COMPONENTS

1	Numbers of houses sanctioned in the Project	807	
2	Numbers of houses Completed	27	
3	Numbers of houses in progress	780	
4	Stages of Progress:		
i)	Foundation level (Nos.)	262	
ii)	Plinth level (Nos.)	301	
iii)	Lintel level (Nos.)	147	
iv)	Roof level (Nos.)	47	
v)	Finishing level (Nos.)	23	
5	Numbers of houses not started	0	
6	Reason for non-starter of houses, if any	0 are surrendered	
7	Numbers of houses occupied by the Beneficiaries	27	
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 %)	58%	
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.	2711.52
2	Amount of funds received up to date	807.00
3	Up-to date Expenditure	807.00
4	Amount of funds Utilized (out of received)	807.00
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	807.00
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	58%
2	Financial Progress	Timely payment of installments must be assured to beneficiaries.
3	Quality management	Satisfactory
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)	



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:	No Delay
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
		No action
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 the 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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Innovative CADD Centre Indore,

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Name of Community representative present during visit


ULB NAME:-Varanasi		
S.No	Benf. Name	Father/Husband Name
1	SHANKAR	ATVARU
2	LALLAN RAM	CHANBALI
3	guddi SONKAR	MAGRU SONKAR
4	shanti devi	jitendra chauhan
5	UMA DEVI	MAHESH KUMAR
6	chameli	prakash sonkar
7	bhagvanti devi	moti
8	bacchhi devi	surati sonkar
9	kalavati devi	kanta sonkar
10	KAUSHILYA	mahendra paswan
11	gaurav kumar	suresh kumar
12	USHA DEVI SONKAR	JHINKU SONKAR
13	SAILENDRA CHAUHAN	RAM NARESH CHAUHAN
14	guddi devi	guddu gond
15	harikesh yadav	KOMAL YADAV
16	bindu devi	suresh sonkar
17	DEENA NATH NISHAD	MOTI NISHAD
18	usha	ram belash
19	shahsikala sonkar	deep chand
20	jay prakash	ganesHI
21	MIRA DEVI	AWADESH SOKAR
22	NANHE NISHAD	MOTI NISHAD
23	POONAM	SUNIL
24	sarita	vinod sonkar
25	geeta	chauthi
26	keshari devi	RADHESHYAM chauchan
27	kaushalya devi	devendra chauhan
28	KAMALA	LALTA
29	MANJOO DEVI	SHIVSHETH
30	NABE SARVAR	SAUKAR ALI
31	saroj	ACHHELAL
32	RAJ KUMAR SONKAR	HARISHCHANDRA SONKAR
33	sunil kumar	jivanram
34	shyam narayan	mahadev
35	meena devi	kuber nath
36	KAUSHILYA	VINOD KUMAR
37	chanarami	female
38	anjali	jitendra
39	gunja	pramod kumar
40	pana devi	ramjit yadav
41	banshraj	pancham ram
42	chanmati	roopchand

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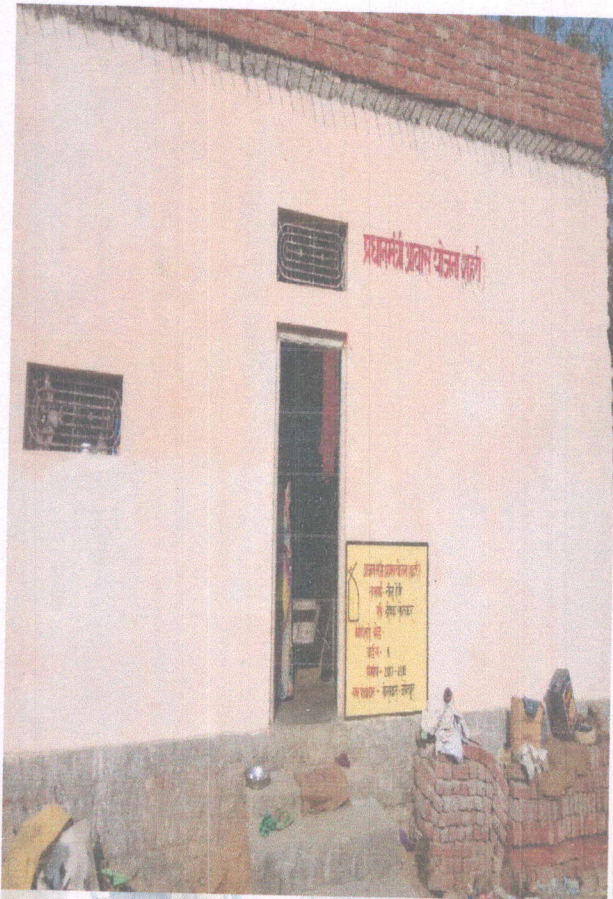

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43	NEVRaji devi	banshraj
44	lalsa prasad	thakuri prasad
45	lal bhadur	thakuri prasad
46	girish chand	suresh ram
47	pramod	pramchand
48	SUNITA GOND	MAHAVEER GOND
49	harihar yadav	BALJOR YADAV
50	reeta	mahendra
51	SERAH AHMAD	SARDAR ALI
52	amla devi	UMA SHANKAR sonkar
53	yasmeen bano	arshad khan
54	DURGAWATI DEVI	KAMLESHE
55	SARMILA	GULAB SONKAR
56	FAKHRUDDIN	SHABUDIN
57	MULRI DEVI	BHUGURAM
58	SUBHAWATI DEVI	PARMOD KUMAR
59	PRAMOD KUMAR RAO	BANWARI RAM
60	sudhakar sonkar	baldev sonkar
61	GUDDI	TUNTUN
62	SUNITA	BABLU PRASAD
63	SHANTI DEVI	BINDU
64	LALAJIT SONKAR	PHOOL CHAND
65	asha devi	SURYBHAN
66	narsingh	lakshmi
67	KESHARI	MUNNI LAL
68	SAVITA	GORAKH SONKAR
69	ANITA	BHEEM
70	sushama	harendra
71	KUSUM GOND	BAL GOAVIND
72	MADHURI GAUR	SHIV KUMAR

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Varanasi





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