

State Urban Development Agency Government of Uttar Pradesh

Letter No.- 5608/01/29/HFA/2022-23

Dated: - 21/03/2023

1- Minutes of Meeting of 104th State Level Appraisal Committee (SLAC) for Housing for All held on 21.03.2023.

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 77 ULBs comprising 49,698 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 77 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	21,649	32,473.50	21,649.00	18,573.866	72,696.366
Zone 4	28,049	42,053.50	28,049.00	36,575.725	1,06,678.225
Total	49,698	74,527.00	49,698.00	55,149.591	1,79,374.591

The total project cost of 77 DPRs is Rs. 1,79,374.591 Lakh, Central Share is Rs. 74,527.00 Lakh, State Share is Rs. 49,698.00 Lakh and Beneficiary Share is Rs. 55,149.591 Lakh.

1.1 Summary of 36 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	Tanda NPP	2,570	3,855.00	2,570.00	2,202.440	8,627.440
2	Azamgarh	Azmatgarh NP	11	16.50	11.00	9.460	36.960
3	Azamgarh	Bilariaganj NPP	56	84.00	56.00	48.160	188.160
4	Azamgarh	Mubarakpur NPP	23	34.50	23.00	19.780	77.280
5	Azamgarh	Sarai Mir NP	4	6.00	4.00	3.440	13.440
6	Chandauli	Chakia	1	1.50	1.00	0.860	3.360
7	Chitrakoot	Chitrakoot Dham NPP	3	4.50	3.00	2.580	10.080
8	Chitrakoot	Manikpur Sarhat NP	15	22.50	15.00	12.900	50.400
9	Chitrakoot	Rajapur NP	6	9.00	6.00	5.160	20.160

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	Barabanki	Ramsanehighat NP	54	81.00	54.00	46.280	181.280
11	Kanpur Dehat	Amraudha NP	4	6.00	4.00	3.430	13.430
12	Kanpur Dehat	Shivli NP	14	21.00	14.00	12.000	47.000
13	Kanpur Dehat	Sikandra NP	6	9.00	6.00	5.140	20.140
14	Kanpur Nagar	Kanpur NN	24	36.00	24.00	20.570	80.570
15	Lakhimpur Kheri	Bhira NP	329	493.50	329.00	281.936	1,104.436
16	Lakhimpur Kheri	Dhaurehra NP	266	399.00	266.00	227.96	892.960
17	Lakhimpur Kheri	Kheri NP	390	585.00	390.00	334.211	1,309.211
18	Lakhimpur Kheri	Lakhimpur Kheri NPP	453	679.50	453.00	388.21	1,520.710
19	Lakhimpur Kheri	Oel Dhakwa NP	89	133.50	89.00	76.269	298.769
20	Lalitpur	Lalitpur NPP	326	489.00	326.00	280.360	1,095.360
21	Lalitpur	Mahroni NP	1,091	1,636.50	1,091.00	938.260	3,665.760
22	Lalitpur	Pali NP	10	15.00	10.00	8.600	33.600
23	Lalitpur	Talbehat NP	6	9.00	6.00	5.160	20.160
24	Lucknow	Bakshi ka Talab NP	594	891.00	594.00	509.050	1,994.050
25	Lucknow	Itaunja NP	211	316.50	211.00	180.820	708.320
26	Lucknow	Lucknow NN	3,998	5,997.00	3,998.00	3,426.210	13,421.210
27	Lucknow	Mahona NP	383	574.50	383.00	328.220	1,285.720
28	Prayagraj	Handia NP	72	108.00	72.00	61.700	241.700
29	Prayagraj	Mau Aima NP	1,034	1,551.00	1,034.00	886.110	3,471.110
30	Prayagraj	Phulpur NP	442	663.00	442.00	378.780	1,483.780
31	Prayagraj	Prayagraj NN	1,686	2,529.00	1,686.00	1,444.860	5,659.860
32	Prayagraj	Shankargarh NP	509	763.50	509.00	436.200	1,708.700
33	Prayagraj	Sirsa NP	627	940.50	627.00	537.320	2,104.820
34	Raebareli	Dalmau NP	216	324.00	216.00	185.110	725.110
35	Raebareli	Raebareli NPP	675	1,012.50	675.00	578.460	2,265.960
36	Varanasi	Varanasi NN	5,451	8,176.50	5,451.00	4,687.860	18,315.360
		Total	21,649	32,473.50	21,649.00	18,573.866	72,696.366

The total project cost of 36 DPR's under earth quake prone Zone III is Rs. 72,696.366 Lakh, Central Share is Rs. 32,473.50 Lakh, State Share is Rs. 21,649.00 Lakh and Beneficiary Share is Rs. 18,573.866 Lakh.

1.2 Summary of 41 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	Amroha	Amroha NPP	203	304.50	203.00	263.900	771.400
2	Ballia	Nagra NP	588	882.00	588.00	764.400	2,234.400
3	Balrampur	Balrampur NPP	2	3.00	2.00	2.600	7.600
4	Balrampur	Tulsiapur NP	249	373.50	249.00	323.700	946.200
5	Bhadohi	Bhadohi NPP	4,448	6,672.00	4,448.00	5,782.400	16,902.400
6	Budaun	Dehgawan NP	139	208.50	139.00	180.700	528.200
7	Deoria	Madanpur NP	295	442.50	295.00	383.500	1,121.000
8	Ghaziabad	Faridnagar NP	3	4.50	3.00	3.920	11.420

S. No	District	ULB Name	Proposed DUs under BLC(N)	Central Share (1.50 L)	State Share (1.00 L)	Beneficiary Share	Total Cost
9	Ghaziabad	Loni NP	237	355.50	237.00	310.060	902.560
10	Ghaziabad	Modinagar NPP	1,315	1,972.50	1,315.00	1,720.375	5,007.875
11	Ghaziabad	Patla NP	22	33.00	22.00	28.780	83.780
12	Gorakhpur	Barhalganj NP	315	472.50	315.00	412.110	1,199.610
13	Gorakhpur	Uruwa Bazar NP	504	756.00	504.00	659.370	1,919.370
14	Hapur	Hapur NPP	1,708	2,562.00	1,708.00	2,234.530	6,504.530
15	Kushinagar	Chhitauni	1,010	1,515.00	1,010.00	1,313.000	3,838.000
16	Kushinagar	Dudahi NP	325	487.50	325.00	422.500	1,235.000
17	Kushinagar	Fazilnagar NP	268	402.00	268.00	348.400	1,018.400
18	Kushinagar	Hata NPP	10	15.00	10.00	13.000	38.000
19	Kushinagar	Kaptanganj NP	29	43.50	29.00	37.700	110.200
20	Kushinagar	Mathauli Bazar NP	191	286.50	191.00	248.300	725.800
21	Kushinagar	Ramkola NP	16	24.00	16.00	20.800	60.800
22	Kushinagar	Sewarhi NP	887	1,330.50	887.00	1,153.100	3,370.600
23	Kushinagar	Sukrauli NP	233	349.50	233.00	302.900	885.400
24	Kushinagar	Tamkuhiraj NP	308	462.00	308.00	400.400	1,170.400
25	Maharajganj	Siswa Bazar NPP	81	121.50	81.00	105.300	307.800
26	Moradabad	Aghwanpur NP	970	1,455.00	970.00	1,261.000	3,686.000
27	Moradabad	Kundarki NP	582	873.00	582.00	756.600	2,211.600
28	Moradabad	Mahmoodpur Mafi NP	1,264	1,896.00	1,264.00	1,643.200	4,803.200
29	Moradabad	Pakbara NP	767	1,150.50	767.00	997.100	2,914.600
30	Moradabad	Thakurdwara NP	970	1,455.00	970.00	1,261.000	3,686.000
31	Pilibhit	Bisalpur NPP	459	688.50	459.00	600.500	1,748.000
32	Pilibhit	Gulariya Bhindara NP	70	105.00	70.00	91.000	266.000
33	Pilibhit	Pakriya Naugwan NP	706	1,059.00	706.00	923.720	2,688.720
34	Saharanpur	Chhutmalpur NP	149	223.50	149.00	194.430	566.930
35	Saharanpur	Behat NP	91	136.50	91.00	119.050	346.550
36	Saharanpur	Saharanpur NN	7,285	10,927.50	7,285.00	9,530.750	27,743.250
37	Saharanpur	Deoband NPP	545	817.50	545.00	713.010	2,075.510
38	Saharanpur	Chilkana Sultanpur NP	252	358.00	252.00	329.680	939.680
39	Shahjahanpur	Kalan NP	549	823.50	549.00	713.700	2,086.200
40	Shamli	Kandhla NPP	2	3.00	2.00	2.620	7.620
41	Shamli	Un NP	2	3.00	2.00	2.620	7.620
		Total	28,049	42,053.50	28,049.00	36,575.725	106,678.225

The Total Project cost of 41 DPR under Zone IV is Rs. **1,06,678.225** Lakh, Central Share is Rs. **42,053.50** Lakh, State Share is Rs. **28,049.00** Lakh and Beneficiary Share is Rs. **36,575.725** Lakh.

SLAC recommendation:-

1. SLAC recommends the approval of 77 DPRs comprising 49,698 validated Beneficiaries of BLC(N) to SLSMC for onward submission of GoI. The total project cost of these DPRs is Rs. **1,79,374.591** Lakh, Central Share is Rs. **74,527.00** Lakh, State Share is Rs. **49,698.00** Lakh and Beneficiary Share is Rs. **55,149.591** Lakh.
2. Copy of DM Certificate regarding beneficiary validation 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 PMAY(U) DPR/PMC consultant of SUDA, 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 Beneficiaries wise 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. Principal Secretary, Urban Employment and Poverty Alleviation, Govt. of U.P.
2. Joint Secretary & Mission Director (HFA), Ministry of Housing & Urban Affairs, Govt. of India.


General Manager
C&DS


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SUDA


Director
Awas Bandhu


Director SUDA/
SLNA Head