Third Party Quality Monitoring Report of BLC Projects under PMAY - U Mission

1	**State**	**Maharashtra**				
2	**Project**	**Construction of 170 EWS Tenements at Ahmednagar Dist. Ahmednagar**				
3	**CSMC No and Date**	**36th**	**24/07/2018**			
	BLC (New Construction)/ BLC (Enhancement)					
	GENERAL INFORMATION					
I	Name of TPQM agency	**Innovative CADD Centre Indore 102,Arpan Apartment 35, Saket Nagar, Indore**				
II	Date of Visit	**11-01-22**				
III	Current Visit No.	**1 st**				
IV	Date of Previous visit Any Observation/remarks in previous visit, which requires attention	Not Available				
V	Name of TPQMA representative	Mr. Shivam mishra - 9424909800				
		Mr. Rohit Pawar - 8770556459				
		Innovative CADD Centre Indore,				
VI	Name of State Representative Present	Not present				
VII	Name of ULB representative present	Ms. Sunnabe Sayyad (cltc)- 9420701887				
VIII	Name of Community representative present during visit	Not present				
IX	Whether signed DPR available	Yes				
X	Whether list of beneficiary finalized as per DPR	Yes				
XI	Status of uploading of beneficiary details in PMAY MIS	Yes				
XII	Any Deviation from the sanctioned DPR in terms of Number of houses/location/size /beneficiaries	No				
A . PARTICULARS OF PROJECTS						
1	Name of State/UT	**Maharashtra**				
2	Name of City:	**Ahmednagar**				
3	Project name	**Construction of 170 EWS Tenements at Ahmednagar Dist. Ahmednagar**				
4	Project Code/ City code	**7C27802828015088**				
5	Implementing Agency	**ULB of Ahmednagar**				
6	Location of the Project(Slum name, Ward etc as applicable)	All the ward of the ULB.				
7	No of Houses in the Project	**170**				
8	Date of approval by SLSMC	13th 19.07.18				
9	Date of approval by CSMC with number of CSMC	**36th**	**24/07/2018**			
10	Approved Project Cost(Rs Lakhs)	Central share	State share	Ulb / IA Share	Beneficiary Share	Total
		255	170			425
11	Date of sanction of 1st installment of Central Assistance by CSMC	Not Available				

12	Duration of Project	1 Yrs	
13	Date of Commencement	Scheduled	Expected
		24-07-18	24-08-18
14	Date of Completion	Scheduled	Expected
		24-07-19	NA
B.	**PROGRESS - HOUSING COMPONENTS**		
1	No of houses sanctioned in the project	170	
2	No of houses completed	9	
3	No of Houses in Progress	18	
4	Stages of Progress: Nos		
i)	Work order issue	170	
ii)	Foundation/Plinth Level	4	
iii)	Lintel level	4	
iv)	Roof level	10	
v)	Finishing stage	0	
5	Number of non-starter of houses, if any	143	
6	Reasons for non-starter of houses, if any	Balance, yet to be started	
7	No of houses occupied by the beneficiaries	9	
8	No of houses un occupied by the beneficiaries, if any- specific reason to be mentioned	Not available	
9	Whether approved house plan available and used	No	
10	Deviation in approved plan, if any to be specified	No	
11	Size of Unit (Carpet area)	Sanctioned	implimentation
		Proposed avg. 30 sq.m	Most of the houses are 30 sqm
12	Whether the building Plan (S) conform to NBC Norms? Any deviation, please specify	Not available	
13	Overall Physical progress in %	11 %	
14	Whether the progress of houses has been ensured through geo -tagged photographs at various construction level?	Yes, Enclosed	
15	Whether DBT of fund to individual beneficiary is ensured in the project?	Yes	
16	Any other comment	Nil	
C	**QUALITY ASSURANCE IN THE PROJECT**		
1	Whether ULB/State have organized workshop/training programmes to educate the beneficiaries about quality, construction methods, adherence to provisions of disaster resistant features/technologies	NO	
2	Whether any arrangement of testing of materials available with ULB?	It is advisable that in the premises of the municipal council testing facilities may be developed for the beneficiaries as the testing facilities are not available at sites	
3	Whether testing of materials being done, as felt necessary from accredited laboratories?	No, It has been directed to establish the material testing lab.	

4	No of houses visited, provide details. *Recommended Sample size for monitoring BLC houses is 5-10% of DUs or 50 DUs, whichever is more. In cities where there are multiple BLC projects' with less than DUs, TPQMA/ SLNA may consider forming of clusters of around 500 or more DUs which could then be considered as single unit/project to draw bigger samples of more than 50 DUs which can be covered under one TPQMA visit. It may be ensured that houses at different level of construction are selected for Physical verification randomly.*	On inspection of houses under ULB, We found that some houses are plinth level , some houses are lintel level .
5	Structures is Load Bearing /Framed Structure?	Frame structured.
6	Whether Structural drawings,as approved by Competent Authority available?	Not available
7	Whether structure is designed with necessary resistant features relevant Indian standard Code. IS 4326 and IS 1893?	Not available
8	Whether work is being executed by beneficiary himself or any other arrangement is made?	The Beneficiary himself is carrieng out the entire work. .
9	**In both the cases**, are they aware about the requirement of quality of materials and structure and adherence to the approved architectural Plan and structural drawing?	Not available
10	Any register is maintained for receipt and consumption of materials ?	Register not Provided
11	Whether cement, steel, aggregates, sand etc are being purchased from proper sources?	The items were are not purchased from proper sources.
12	Is cement of proper type and grade being used?	Yes,
13	**Cement** Is the cement bags contain proper marking as per BIS Certification ?. i.e. *Manufacturers Name and Brand,Type of cement and Grade ISI mark with IS number and Licence number Batch number- week /year.* *If cement is used only from one source or different sources* (Cement from different sources /types should not be used for same concrete) Check if the cement is not older than three months of manufactures. *If it is more than three months old ,it has to be used only after testing with satisfactory results as per relevant* IS Whether cement is free from lump and stored properly?	PPC cement is used
14	**Steel** Whether Steel of proper grade and make used? Whether steel is purchased from authentic source with necessary certificate regarding its quality? Whether steel is properly stored and are clean and	FE 415 & FE 500 of different makes. No documents are available for purchasing of Steel. Also no certificates are available regarding its quality.

15	**Bricks / blocks** **In case of burnt clay bricks** *Whether it is well burnt, sound uniform colour having proper size, rectangular shape with sharp edges and giving ringing sound when two bricks struck together.Also, to be checked if it is not breaking if dropped from a height of 1m.* **In case of Flyash bricks.** *Whether it is purchased from proper source? Whether it has sharp edges and look sound. In case of any doubt testing to be got done in laboratory before use.* **In case of AAC or concrete blocks** *Whether blocks are of proper sizes with sharp edges. Any quality report is available regarding strength, water absorption etc.*	Satisfactory
16	**Aggregate**	
	Whether aggregate is of proper quality and grading free of organic impurities(like shell, shingle and other impurities)	Satisfactory
16	**Fine aggregate (Sand)** Is it properly washed and sieved? Is it free from silt? (field test may be performed as follows: *i)Rub the sampleof the sand with wet palms. Good clean sand will not stick to the hand, whereas sand with clay will stick and change the colour of the palm.* *ii) Take a glass of water and add some quantity of sand and stir the mix.Now allow the mix to settle and observe it after an hour. Clean sand will settle immediately but if it forms the distinct layer of silt then sand contains silt or clay particles.*	Sand is used with washing.
17	Whether Water used for construction is potable?	No
18	Whether quality of doors, pipes , hardware , tiles etc are as per prescribed specification?	Satisfactory
19	**Concrete**	
	i) Whether ratio of concrete is nominal or design mix	The nominal ratio is used for concreting.
	ii) What is the mode of concrete mixing(batch mixing in concrete mixture/manual)	Construction work is being done by beneficiaries through manual mixing.
	iii) Whether mixing is being done by weight .(If by weight is not practical, volumetric may be done with adequate conversion of weight to volume with due consideration of bulking and moisture)	Mixing is not done by weight.

	iv) Whether mixer, vibrator are available and are being used with adequate means to run them during concreting	The machines are used with adequate means to run them during concreting
	v) Whether masons/artisans are aware about the importance of maintaining W/C ratio and are being maintained.	No
	vii) Whether curing is being done properly.	Yes
20	**Shuttering** Whether centring / Shuttering is of adequate material and quality.	Check by Implementing agency
21	**Houses upto foundation /plinth level Whether** i) Execution of Depth & width of foundation is as per drawing/adequate & bottom levelled.	Drawing is available.
	ii) Plinth height is as drawing/ adequate	Satisfactory
	iii) Horizontal bands with proper reinforcement have been provided	Yes
	iv) Brick masonry and concrete used is as per the specification	Yes
	v) If room dimensions are as per the approved drawing?	Drawing is available.
22	Load bearing /Frame structures with brick masonry work upto plinth/ roof level i) Whether bricks have been properly soaked ii) Whether the ratio of mortar proper.In seismic zone upto IV - Ratio used is 1 (cement): 6 (sand) In seismic zone V - Ratio used shall be 1(cement): 4(sand). iii) If the joints are proper and walls are plumb . iv) Columns and beam used are proper. v) In case of Load Bearing Construction if Seismic belt, as required are provided? with corner reinforcement as per relevant Indian standards. (see IS 4326 :2016)	Satisfactory
23	Houses ,where columns and beams , roof slab or other RCC work are in progress: i) Whether adequate reinforcement as per structural requirements are properly placed with cover blocks. ii) Whether shuttering is of proper type and properly placed? iii) Whether Bar bending, stirrup bending, are properly done. iv) Whether Concrete is properly mixed with proper ratio of ingredients and water cement ratio.	Satisfactory

23	v) Whether cantering/shuttering is checked for staging & propping, line & level, dimensions, cleaning etc and its quality approved before each stage and record maintained. vi) 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) vii) Where concrete is complete, whether adequate curing is done viii) Any defect including honeycombing ix) Checking of finished concrete by rebound hammer test. Whether the result is as per the prescribed specification?	No centering /shuttering is checked for staging & propping, line & level, dimensions, cleaning etc.
24	**Houses which are completion stage :**	
	i) Quality of plastering (Plaster ratio, finishing etc.)	Satisfactory
	ii) Quality of fixing of doors & windows	Satisfactory
	iii) Quality of Plumbing & electrical services.	Satisfactory
	iv) Water proofing of wet areas of building including sunken portion.	NA
	v) Quality of fixing of tiles & slabs in bathroom, kitchen and WC.	Satisfactory
	vi) Maintainance of proper slope in bath room and toilet.	Yes
	vii) Quality of roof finishing with brick bat coba with proper slope, kurra etc.	Satisfactory
25	Finished houses i) If it is complete in all respect according to approved drawing with sanitation, water supply, and electricity ? ii) Whether there is any dampness / seepage noticed ? If noticed, state location and probable reasons. TPQMA to also suggest remedial measures. iii) Any cracks obsereved. If yes, whether it is shrikage cracks or structural cracks with suggested rectification. iv) Quality of roof finish, specially below water tank, provision of Khurra, slope etc.	Satisfactory
26	Whether remedial measures taken by IA/ ULB on any previous recommendation made by TPQMA , Pl specify.	Instruction has been given during visit.
27	Any other comment on the equality aspect of the construction	No

28	Report of overall assessment of Quality. Minimum 500 words (To be enclosed separately)	More supervisory & technical staff is required to maintain good quality of work.
29	**IN CASE OF ENHANCEMENT** i) Whether addition of rooms are as per the approved drawing? ii) Whether addition takes care of structural safety of overall structures?	Not available
D	**CIVIC INFRASTRUCTURE**	
1	Whether provision of Civic infrastructure components (i.e. Water supply, Sewage, Drainage, Roads, SWM etc) have been ensured?	Yes, (Already existing)
2	Whether the Exiting/proposed infrastructure components are independent and/or integrated with city level infrastructure?	Yes
3	Any other comment	NA
E	**SOCIAL IFRASTRUCTURE**	
1	Whether provision of Social Amenities (i.e School, Anganwadi, Health Centre, community Centre , Livelihood Centre etc) have been ensured?	Yes, (Already existing)
2	Any other comments on Social Infrastructure	No
F	**FINANCIAL PROGRESS & FUND UTILIZATION**	
1	Sanction fund of entire project	425.00
2	Amount of funds received up to date	68.00
3	Up -t0-date Expenditure	14.00
4	Amount of funds utilized(out of received)	NA
5	Amount of expenditure by ULB	NA
6	Amount of Expenditure by Beneficiaries	NA
7	Balance funds expected/ due from Stakeholders	NA
G	**COST VARATION and TIME- OVERRUNS**	
Cost Overrun		
1	Whether there is cost variation? If Yes, what are the reasons?	Not applicable for BLC works
Time Overrun		
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	11%
2	Financial progress	#VALUE!
3	Quality Management	Satisfactory
4	Comments and suggestions of TPQMA on above	Constructions carried out by beneficiaries are good. Maintain a workshop for beneficiaries ward wise to give knowledge about construction.

I	**COURT CASES AND LITIGATIONS**	
	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	Beneficiaries satisfied.
3	Reasons for delay in completion of housing and infrastructure, if any;	Work in progress
4	Any other specific observations by the beneficiaries.	No
5	Overall observations on the project (with adequate photographs covering project to a large extent including quality issues as applicable) 1. Critical Observations 2. Action suggested by TIPQMA to SLNA and IA	On inspection of houses under ULB , We found that all houses are in different level . On visual inspection of these houses Quality of concrete in beam column and slab is found satisfactory
6	Action Taken report on Previous report i) Observations of TPQMA ii) Action suggested by TPQMA iii) Action taken by Beneficiaries /Implementation agency. iv) Whether TPQMA is satisfied with the action taken	This was 1 st visit
7	TPQMA Overview of the Project (in 400-500 word) 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.

(Signature)

TPQMA Agency

INNOVATIVE CADD CENTRE INDORE

(Signature)

Name -

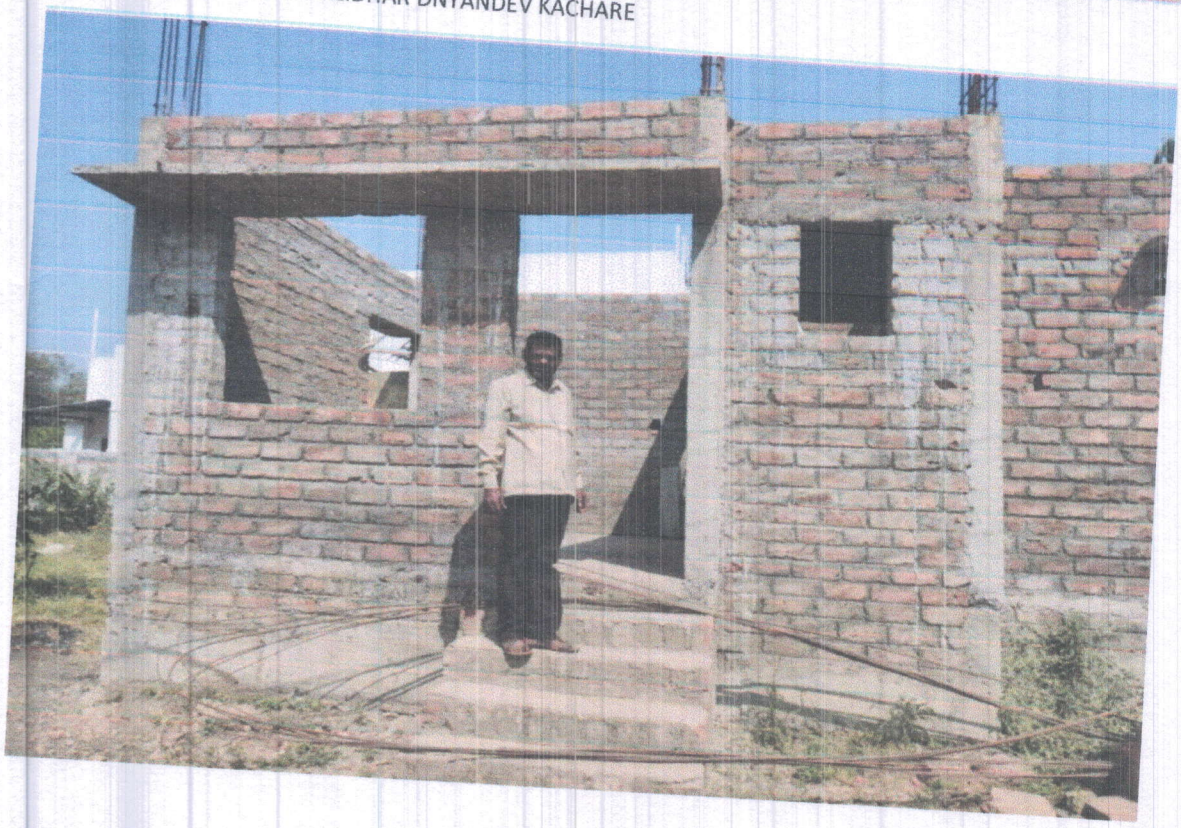
Designation

SLNA

Ahmednagar 170

Name of beneficiary- MEERABAI NAMDEV KHARADE

Name of beneficiary-MURLIDHAR DNYANDEV KACHARE

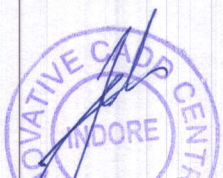


INNOVATIVE CADD CENTRE
INDORE

Ahmednagar 170

Name of beneficiary-SATISH DATTATRYA SHINDE

Name of beneficiary-SIVANAND SHIVAMURTI KALASHETTI



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Name of beneficiary-PUSHPA RAJENDRA WAGH

Name of beneficiary-RAMESH RAMRAO PAWAR

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Name of beneficiary-MUSTAK ALLABAKSH BAGWAN

Name of beneficiary-NANDABAI MACHHINDRA CHANNE

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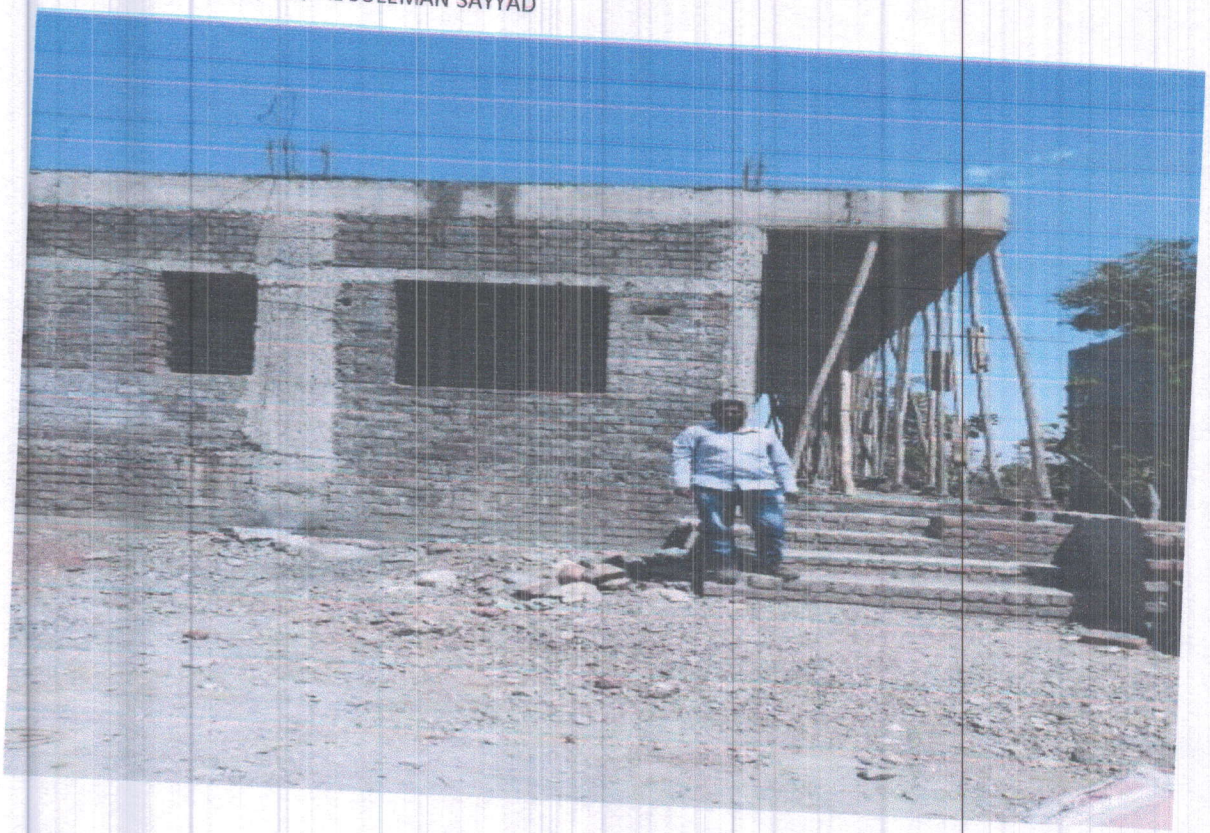
Name of beneficiary -HANUMANTA RAMCHANDRA GAIKWAD

Name of beneficiary- IQBAL SULEMAN SAYYAD



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Name of beneficiary- SALIM SHERALI SHAIKH

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