

गर्भी श्री अरवि सिंह
20/11/10

संख्या-यु0ओ0-84 / 38-4-2010

प्रेषक,

मनोज कुमार सिंह,
सचिव,

उत्तर प्रदेश शासन।

गर्भी
20/11/10

85-6

सेवा में,

जिलाधिकारी,

सोनभद्र / चन्दौली।

ग्राम्य विकास अनुभाग-4

लखनऊ : दिनांक- 29 नवम्बर, 2010

विषय:- इन्दिरा आवास के माडल / एस्टीमेट निर्धारण के संबंध में।
महोदय,

कृपया उपर्युक्त विषय पर जनपद सोनभद्र व चन्दौली के नौगढ़ विकास खण्ड में निवासरत आदिवासी परम्परागत तरीके से निर्मित किए गये आवासों का ही प्रयोग रहने के लिए करते है। इन्दिरा आवास / महामाया आवास योजना के तहत ईट से निर्मित किये जाने वाले मकान,ईट की स्थानीय उपलब्धि न होने के कारण नियत लागत में पूर्ण नहीं हो पाते और जो आवास पूर्ण भी हो जाते है, उनमें गृह स्वामी स्वयं निवास नहीं करते।

2- दिनांक-23/24 अक्टूबर,2010 को शासन स्तर से पॉच विभागों के प्रमुख सचिव/सचिव,नौगढ़ विकास खण्ड,जनपद चन्दौली तथा चोपन विकास खण्ड सोनभद्र के भ्रमण/समीक्षा हेतु गये थे। समीक्षा के दौरान इस जनपदों के जिलाधिकारीगण ने भी उपरोक्त तथ्यों की पुष्टि की है। इस बिन्दु पर यह मत स्थिर किया गया कि अगर स्थानीय स्तर पर उपलब्ध सामग्री का इस्तेमाल करते हुए पारम्परिक तरीके से बनाये जाने वाले घर इन्दिरा आवास/महामाया आवास योजना के अन्तर्गत बनाये जाने की अनुमन्यता दी जाती है तो योजना की सार्थकता बढ़ सकती है। उक्त के दृष्टिगत एक मॉडल एस्टीमेट तैयार कराया गया है।


3- संयुक्त सचिव,ग्रामीण विकास मंत्रालय, ग्रामीण विकास विभाग,भारत सरकार,कृषि भवन,नई दिल्ली के पत्र अर्द्धशा0 प0 संख्या-एम- 13015 / 1/2009-आरएच,दिनांक- 03 फरवरी,2010 के साथ संलग्न इन्दिरा आवास योजनान्तर्गत आवासों की डिजाइन एवं गुणवत्ता के संबंध में गठित टास्क फोर्स द्वारा की गई एवं भारत सरकार द्वारा अनुमोदित संस्तुतियों को भी अनुपालनार्थ प्रेषित किया गया है।

2/-

3- अतः इस संबंध में टास्क फोर्स द्वारा की गई एवं भारत सरकार द्वारा अनुमोदित उक्त संस्तुतियों की प्रति तथा एक मॉडल/एस्टीमेट संलग्न कर प्रेषित करते हुए मुझे यह कहने का निदेश हुआ है कि इन्दिरा आवास/महामाया आवास योजना के अन्तर्गत लाभार्थियों की इच्छा/पसन्द एवं उक्त टास्क फोर्स की संस्तुतियों को ध्यान में रखते हुए उक्त योजनाओं के तहत इस परम्परागत मॉडल के आवासों का भी निर्माण किया जा सकता है।

संलग्नक-यथोक्त

भवदीय,


(मनोज कुमार सिंह)
सचिव।


संख्या-यु0ओ0-84 / 38-4-10तददिनांक-

उपर्युक्त की प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

- 1-संयुक्त सचिव,ग्रामीण विकास मंत्रालय, ग्रामीण विकास विभाग, भारत सरकार,कृषि भवन,नई दिल्ली।
- 2-आयुक्त,ग्राम्य विकास,उत्तर प्रदेश,लखनऊ।



आज्ञा से,


(मनोज कुमार सिंह)
सचिव।



Nilam Sawhney
Joint Secretary

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ग्रामीण विकास मंत्रालय
ग्रामीण विकास विभाग
भारत सरकार
कृषि भवन, नई दिल्ली - 110 001
Ministry of Rural Development
Deptt. of Rural Development
Government of India
Krishi Bhawan, New Delhi - 110 001

सं. 230
सं. पी. एन. (उद्यान एवं व. . .)
दिनांक 22.2.10

DO #M-13015/1/2009-RH

February 3, 2010

Dear *Shri Krishna,*

A Task Force was constituted by the Ministry of Rural Development for examining various issues relating to construction of IAY houses particularly relating to improving the quality of IAY houses and to understand the best practices followed across the States in the implementation of IAY.

The recommendations of the Task Force have been examined in the Ministry. A copy of the recommendations as approved by the Ministry for the present, is enclosed. You are, therefore, requested to follow these recommendations while implementing the Indira Awas Yojana.

with regards,

Yours sincerely,

(Nilam Sawhney)

Encl: As above

Shri Sri Krishna
Principal Secretary
Department of Rural Development
Government of Uttar Pradesh
Lucknow-226001
Uttar Pradesh

RECOMMENDATIONS OF THE TASK FORCE CONSTITUTED UNDER THE CHAIRPERSONSHIP OF SMT NILAM SAWHNEY, JOINT SECRETARY, MINISTRY OF RURAL DEVELOPMENT, FOR EXAMINING VARIOUS ISSUE RELATING TO COSTRUCTION OF IAY HOUSES PARTICULARLY RELATING TO IMPROVING THE QUALITY OF IAY HOUSES AND TO UNDERSTAND THE BEST PRACTICES FOLLOWED ACROSS THE STATES IN THE IMPLMENTATION OF IAY

1. Design & quality of the House

- 1.1 Efforts should be made to ensure that the IAY house is a pucca one with permanent walls and permanent roofing. The permanent nature of the walls and roofing shall be determined in a manner such that the house:
- (i) is able to withstand the weather conditions of the place throughout the year
 - (ii) has minimum level of disaster resistant technology to be able to withstand minor earthquakes, cyclone, floods etc.
 - (iii) has walls that are plastered at least externally to ensure durability.
- 1.2 'It is also desirable that the IAY house have:
- (i) Adequate space for pursuing livelihood activities;
 - (ii) A verandah;
 - (iii) Stair case to go to the top of the house;
 - (iv) Rain water harvesting system
- 1.3 Each State Government is required to finalise type designs for the IAY house along with technical and material specifications based on the above principles. It is not necessary to have only one type design and one state can adopt more than one type designs depending upon local conditions. The type designs once finalized by the State Government will be required to be communicated to the Central Government for information and record.
- 1.4 It is essential that for all the type designs approved by the State Government, the State Government takes responsibility and trains

sufficient number of masons and other mechanics for execution of the house as per the type designs. Similarly, the State Government shall also have a programme to ensure that sufficient tools and materials required for construction of the houses as per type design like centering material etc. are available in each district for execution of the IAY houses. The systematic education programme shall not only train the masons but also the beneficiaries.

2. Spatial spread of the programme

- 2.1 As far as possible, the States shall follow the cluster approach to facilitate better supervision, convergence of schemes and economies in purchase. For this purpose, all the villages in a district/block may be divided into three groups and each group of villages may be provided funds every year. In this way, all the villages will be covered in three years. Thereafter first group of villages may again be taken up in the fourth year if there is still housing shortage, and so on.

3. Unit cost

- 3.1 As soon as the beneficiary is finalized under IAY for sanction by the District Collector/DM/DC, on the consent of the beneficiary, an application form will be filled up simultaneously by the DRDA/concerned implementing agency for loan under DRI Scheme. All IAY applications for loan facility under DRI Scheme shall be forwarded to the concerned service area bank. The concerned bank should be given a time limit of (30 days) to accept the application or reject the application, giving reasons. The access to DRI scheme should be appropriately reviewed in DLCC/BLCC and separately by the DRDA and District Collector for necessary action.

4. Basic amenities

- 4.1 In addition to providing sanitary latrine in every house by dovetailing funds from Total Sanitation Campaign (TSC), IAY scheme should also have convergence with DWS for providing drinking water, with Rajiv Gandhi Gramin Vidyutikaran Yojana for

providing free electricity connection, with Insurance companies for Jan Shree/Aam Admi Bima and beneficiaries should be encouraged to use clean fuel as well as have kitchen gardens.

5. Release of Funds

- 5.1 The funds should be released either in two or three instalments. Ideally, the funds should be distributed to the beneficiaries in two instalments, first instalment with the sanction order and the second instalment when the construction reaches the lintel level. It is critical that each State Government clearly define the stage-wise payment system along with the system to be in place for verification of the stage of construction. Each State Government may operationalize a computerized information system for recording of the stage of construction and the release of funds.

6. Technical Supervision, Monitoring and Transparency

- 6.1 Technical supervision shall be provided at least at the foundation and the roof laying stages.
- 6.2 The Government of India has already entrusted the responsibility of developing computerized information system which will enable not only monitoring of the timely execution of the work but also the stage-wise progress and disbursement of funds. The State Governments shall operationalize the software as soon as it is developed.
- 6.3 In addition, it is suggested that to deal with complaints, an effective complaint Monitoring System with adequate staff should be set up at the state level which can visit, independent of the regular execution wing and give a report to the implementing agencies about the short-comings/shortfalls, for effective redressal.
- 6.4 System of social auditing of the Scheme shall be introduced by the State Governments.

8-5

Model Estimate

*Construction of Kaccha Khaprail
Indra Awas*

Distt. - Sonebhadra (U.P.)


प्रतिवेदन

कार्य का नाम :- कच्चा खपरैल इन्दिरा आवास का माडल प्राक्कलन :-

आयुक्त ग्राम्य विकास विभाग उ०प्र० द्वारा दिनांक 21.10.2008 को विकास खण्ड म्योरपुर के ग्राम पंचायत जामपानी के निरीक्षण के समय श्री देवलाल पुत्र श्री श्रवण कुमार के निजी कच्चे खपरैल आवास के साइज का, इन्दिरा आवास हेतु माडल प्राक्कलन तैयार करने का निर्देश प्राप्त हुआ है, जिसके परिपालन में यह प्राक्कलन तैयार किया गया है। प्राक्कलन में दरें लोक निर्माण विभाग के वर्तमान शिड्यूल/रेट के अनुसार लगाई गई हैं। परन्तु जो दरें दर अनुसूची में उपलब्ध नहीं है, उन्हें स्थानीय बाजार के न्यूनतम दर एवं गृहस्वामी से पूछ-ताछ के आधार पर लगाई गई है। सामग्रियों एवं श्रमांश का खपत आवास में लगे सामानों की गणना/मापी करके एवं गृह स्वामी से पूछ-ताछ के आधार पर लिया गया है। उल्लेखनीय है कि जनपद सोनभद्र में भवन निर्माण सामग्री ईट आदि उपलब्ध न होने के कारण स्थानीय उपलब्ध सामग्री से आवास निर्माण करते हैं। इन्हीं निर्मित आवासों के आधार पर यह प्राक्कलन तैयार किया गया है।

आवास की प्राक्कलित धनराशि 48000.00 रू० मात्र है। जो आवश्यक कार्यवाही हेतु सादर प्रेषित है।


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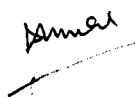

(सन्तोष कुमार)
मुख्य प्रादेशिक परीक्षक

Abstract of Cost

Name of Work - Construction of Kaccha Khaprail of Indra Awas.

S. No.	Name of Items	Base of Rate	Qty.	Unit	Rate (Rs.)	Cost
1.	Clearance of site	L.S.	1	Job	200.00	200.00
2.	Earth work excavation in fd. in kankar mixed soil	S.R.	7.71	M ³	61.70	475.70
3.	Cartage of clay earth from distance 1.00 to 2.00 Km.	S.R.	51.45	M ³	122.00	6276.90
4.	Salwood linte:1 2.00x0.50x0.25		1	No.	300.00	300.00
5.	Salwood Balli for ceiling 5" dia 3.00 m		13	No.	225.00	2925.00
6.	Wooden balli for ceiling 5" dia 3.00 m (other than sal wood)		55	No.	100.00	5500.00
7.	Main sal wood beam (king post) 10" dia		1	No.	1500.00	1500.00
8.	Sal wood corner beam 7.5" dia		4	No.	400.00	1600.00
9.	Sal wood support beam 10" dia		2	No.	850.00	1700.00
10.	Wooden door with complete fixing.	L.S.	1	No.	1000.00	1000.00
11.	Wooden window with complete fixing	L.S.	2	No.	300.00	600.00
12.	Nut bolt nail (kil)	L.S.	1	Job	300.00	300.00
13.	Supply of bamboo for ceiling and roof.	L.S.	20	No.	100.00	2000.00
14.	Vertified clay khapara for roof.	L.S.	6700	No.	1.50	10050.00
15.	Rope/sutli	L.S.	16	Kg	45.00	720.00
16.	Red earth for wall washing	L.S.	20	Kg	5.00	100.00
17.	Hay	L.S.	60	Kg	3.00	180.00
18.	Mixing of earth with hay and preparation of wall	L.S.	82	Man days	100.00	8200.00
19.	cutting and fitting of bamboo	L.S.	10	Man days	100.00	1000.00
20.	fixing of Balli, laying of Bamboo patti, laying and fixing of khapara.	L.S.				
	Labour	L.S.	20	Man days	100.00	2000.00
	Carpenter		10	Man days	130.00	1300.00
					Total	47927.60
					Say	48000.00


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 (P. K. Kumar)
 मुख्य प्राविधिक परीक्षक

Details of Measurement

Name of Work - Construction of Kaccha Khaprail of Indra Awas.

S. No.	Name of Items	No.	L	B	H	Qty.
1	Clearance of Site	1	-	-	-	1 Job
2	Earth work excavation in fd. in Kankar mixed soil	2	7.9	0.6	0.6	5.69
		2	2.80	0.60	0.60	2.02
					Total	7.71 M ²
3	Preparation of clay wall I/c mixing of hay etc.	2	7.90	0.60	0.60	5.69
		2	2.80	0.60	0.60	2.02
	above GL	2	7.90	0.50	3.50	27.65
		2	7.90	0.50	3.50	10.15
					Total	53.22 M ²
	deduction of door	1	1.50	0.50	2.00	1.50
	window	2	0.45	0.50	0.60	0.27
					Net	51.45 M ²
4	Sal wood lintel 2.00x0.50x0.25	1				1 No.
5	Sal wood balli for ceiling 5" dia	13	3.90	-	-	13 No.
	Sal wood balli for ceiling 5" dia	55	3.00	-	-	55 No.
	main sal wood beam (king post) 10'dia	1	5.00	-	-	1 No.
6	Sal wood corner beam 7.5" dia	4	4.80	-	-	4 No.
7	Sal wood support beam 10" dia	2	3.90	-	-	2 No.
8	wooden door	1	-	-	-	1 No.
9	wooden window	2	-	-	-	2 No.
10	Supply of Bamboo for ceiling and roof	20	-	-	-	20 No.
11	Vertified clay Khapara for roof	6700	-	-	-	6700 No.
12	Rope/sutli	16 Kg	-	-	-	16 Kg
13	red earth for wall washing	20 Kg	-	-	-	
14	Nut bolt nail (kil) etc.	1	-	-	-	1 Job


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Analysis of Rate

Name of Work - Construction of Kaccha Khaprail of Indra Awas.


- 1- Cartage of clay earth distance from 1 to 2 Km. Kaccha
distance from site :-

1 st Km. @ 58.00	=	Rs.	58.00
2 nd Km. @ Rs. 13.50	=	Rs.	13.50
add for Kaccha $(58.00-20.00)+13.50/3$	=	<u>Rs.</u>	<u>17.17</u>
		Rs.	88.67

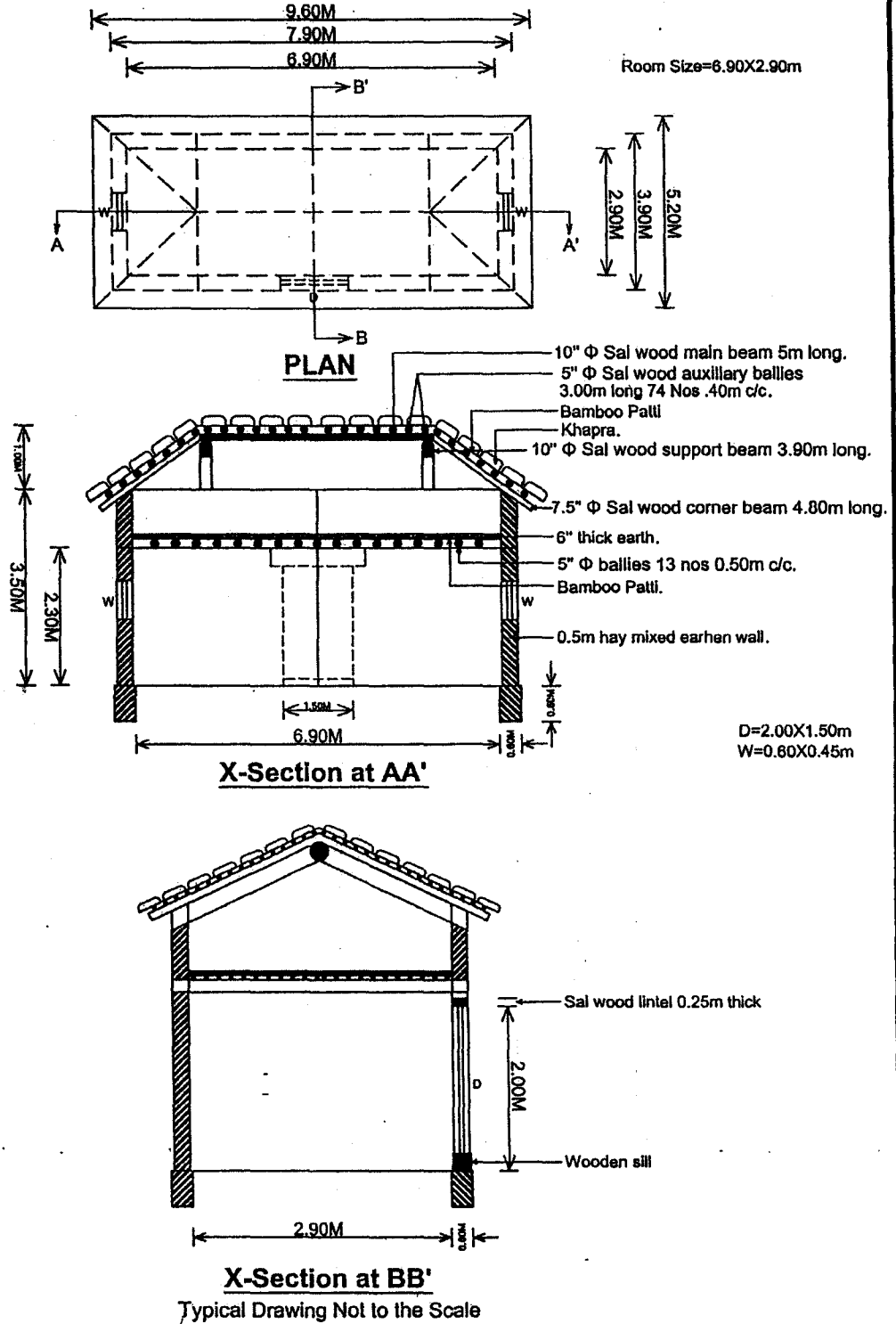
- 2- Earth work in cutting filling I/c loading charge Rs. 47.40
Rs. 136.07

Deduct loading charge (-) Rs. 14.00
(Already includes in 1st Km. cartage)

Net Rs. 122.07 per M³
Say Rs. 122.00 per M³

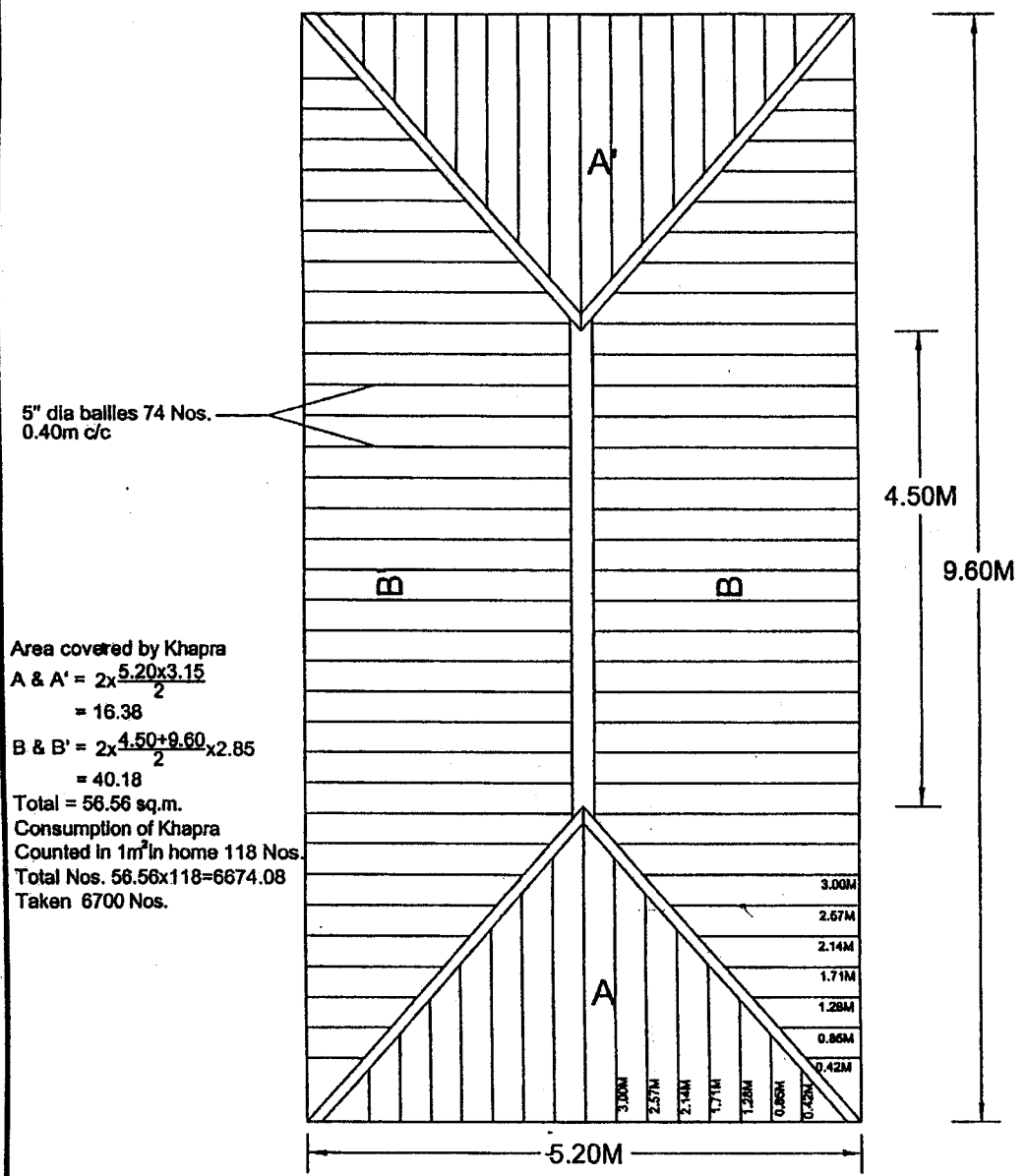

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DRAWING OF KACCHA KHAPRAIL INDIRA AWAS



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Roof Wooden Beam & Ball Arrangement / Calculation



5" dia ballies 74 Nos.
0.40m c/c

Area covered by Khapra
 A & A' = $2 \times \frac{5.20 \times 3.15}{2}$
 = 16.38
 B & B' = $2 \times \frac{4.50 + 9.60}{2} \times 2.85$
 = 40.18
 Total = 56.56 sq.m.
 Consumption of Khapra
 Counted in 1m² in home 118 Nos.
 Total Nos. 56.56 x 118 = 6674.08
 Taken 6700 Nos.

4.50M
9.60M

3.00M
2.67M
2.14M
1.71M
1.28M
0.85M
0.42M

5.20M

No of 5" dia top auxillary ballies in portion A & A' :-
 $[2 \times (2.57 + 2.14 + 1.71 + 1.28 + 0.85 + 0.42) + 3.00] \times 2 = 41.88$
 B & B' :- $[2 \times (2.50 + 2.00 + 1.50 + 1.00 + 0.50) + 14 \times 3.00] \times 2 = 114.00$
Total length = 155.88m
 Assuming 3.00m balli length total no. = $155.88 / 3.00 = 51.96$ Say 52 Nos.
 Taking 55 Nos. for cutting & filing losses.

ABMP
SBR

