

Chief Minister's Vaishvik Nagaroday Yojana

Cost & Area Estimates

Guiding Principles

1. The following document provides a range of built-up area for various building typologies in Municipal Corporations, Nagar Palika Parishads and Nagar Panchayats. The document also outlines the estimated cost as per the Uttar Pradesh state schedule of rates.
2. Cost of a single project where the estimated cost has not been identified may not exceed **20 percent** ordinarily of the total sanctioned amount to the respective ULB under CM-VNY.
3. This document must be read with cognizance of the fact that local site conditions may vary from one ULB to another like earth filling, soil bearing capacity, plot size, etc. Therefore, the cost of site development and allied infrastructure shall be taken on a case-to-case basis.
4. Respective ULBs can consider project with a higher estimated value from their own resources as State share would be capped as per this estimate for each of the project listed below.
5. C&DS shall remain the implementing agency for all projects for Nagar Palika Parishads and Nagar Panchayats while Municipal Corporations have the liberty to either nominate C&DS as an implementing agency or undertake the implementation themselves.
6. As per scheme guidelines, projects above Rs. 5 crores under the scheme shall be compliant with the Energy Conservation Building Code, Ministry of Power, Government of India.
7. Wherever feasible, projects shall be run by a private entity or made in partnership with private entity. ULB may charge user charges as per prevailing local conditions.
8. The costs mentioned in the document are calculated on basis of prevalent SOR for the month of October 2024 for FY 2024-25 only.
9. The costs in the following table are tentative and are for guidance purpose so that uniformity is maintained throughout the state. However, in special cases, costs may vary as per the site conditions and special requirement of the ULB or the project and it may be approved by the Competent Authority with proper justification.

Sl. No.	Project Name	ULBs	Implementing Agency	Capacity / Quantity	Unit	Min Site Area (sqm)	Min BUA (sqm)	Max Site area (sqm)	Max BUA (sqm)	Estimate Range (Rs. Lac)	Operation	Remarks
ADMINISTRATIVE												
1	Office Building	NN	ULB/C&DS	The cost and specifications of the projects envisaged shall be undertaken on a case-to-case basis. Zonal and Ward offices to be permissible under the scheme whereas ULB's own office shall be not allocated in first tranche. NP capped @ Rs. 200 lakhs.							ULB	Facilities office such as zonal and ward offices shall only be considered
		NPP	C&DS									
		NP	C&DS									
1a	Zonal Office (Million Plus)	NN	C&DS	52 (26+26)	People	2500	2500	3000	3750	1,500- 2,250		Including urban café, furnishing, electricals, HVAC
1b	Zonal Office (Non Million Plus)	NN	C&DS	46 (23+23)	People	2200	2200	2700	2700	1,320-1,620		
1c	Ward Swachhta Kendra	NN/NPP/ NP	ULB	10	People	225	80	250	90	20- 25		
2	Co- Working space	NN	C&DS	125	Seating	2,500	5,000	3,000	6,000	1,250-1,750	PPP	May be constructed by the ULB but to be given to private partner for operations
ECONOMIC												
3	Working Women Hostel	NN	C&DS	100	bed	3,000	6,000	3,500	7,000	2,600-3000	PPP	Including furniture in each room.
4	Food Street Hub/Night/ Weekly Market	NN	ULB	500	vendors	1,100	-	1,300	-		PPP	Project to be prepared in consultation with SUDA with a specific focus on PM SVANidhi beneficiaries
		NPP	ULB	250	vendors	600	-	650	-			
		NP	ULB	50	vendors	110	-	130	-			
5	Urban kiosk	NN/NPP	PPP	1	kiosk	9	-	9	-	15-20	PPP	
6	Mechanized parking	NN	PPP	The cost of the project shall be decided based on the quotations received from various vendors- the project shall mandatorily be undertaken in PPP mode. Capped at 5000 crore.							PPP	
		NPP	ppp									
	MLCP	NN	C&DS	425	ECS	5,500	11,000	6,000	12,000	4,500-5,000	PPP	Operation to be mandatorily undertaken in PPP mode
		NPP	C&DS	200	ECS	2,500	5,000	3,000	6,000	2,000- 2,500		
7	Skill Development Centre	NN	NN	100	Student	1200	1,800	1,500	3,000	1,080-1,800	DoSVT or PPP	The project shall be prepared in coordination with Department of Skill Development & Vocational Training.
		NPP	C&DS	50	Student	600	900	750	1,500	540-1,000		

[illegible]

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ADMINISTRATIVE												
19	Library / Digital Library	NN	NN	300	Seating	900	2,250.00	1,000	2,500.00	1,000	ULB/PPP	50% computers (of the total occupancy). ULB shall charge membership fees.
		NPP	C&DS	150	Seating	900	2,250.00	1,000	2,500.00	650		
		NP	C&DS	50	Seating	600	1,500.00	700	1,750.00	375		
20	Study Centre	NN/NPP/ NP	C&DS	50	Seating	600	1,500.00	700	1,750.00	140	ULB/PPP	10% computers (of the total occupancy). ULB shall charge membership fees.
HEALTH												
21	Multipurpose Sport Facilities	NN/NPP/ NP	C&DS	The project shall be decided on a case-to-case basis (depending on the sports facilities to be developed and the national/international/Olympic standards) using the rates mentioned in the UP Schedule of Rates. Capped at Rs. 2500 lakhs.								
22	Open Gym	NN	ULB	12	Equip	-	-	-	-	15-20	ULB/PPP	
		NPP	ULB	10	Equip	-	-	-	-	12-15		
		NP	ULB	7	Equip	-	-	-	-	8-10		
23	Urban Plaza	NN	C&DS	2,000	Pax	18,000	1,800	20,000	2,000	2,500	ULB/PPP	
24	Rehabilitation/ Diagnostic Centre/Wellness Centre/Yog Shala	NN	ULB	320	PAX	750	1,500	800	1,600	100-120	ULB/PPP	The operations of the centre shall mandatorily run in PPP mode.
		NPP	C&DS	200	PAX	400	800	500	1,000	80-100		
		NP	C&DS	80	PAX	200	400	200	400	60-80		
25	Creche	NN	ULB	40	Kids	90	90	100	100	Max. 50	ULB/PPP	
ENVIRONMENT												
26	City Forest	NN/NPP	ULB	The project shall follow the guidelines of UPVAN yojana and shall be implemented in convergence with the scheme. Capped at Rs. 50 lakhs per hectare as per the GO of Forest Department.								
27	Smriti/Theme/Children park/Amusement park/Waste to Wonder Park	NN/NPP	ULB	The project shall be decided on a case-to-case basis (depending on the area and facilities to be developed) using the rates mentioned in the UP Schedule of Rates.								
28	Urban Wetland	NN/NPP/ NP	ULB	The project shall be decided on a case-to-case basis.								
29	Solar Park	NN/NPP/ NP	ULB	The project estimate shall be prepared in accordance with the prescribed rates and specifications of UPNEDA. The prepared DPRs shall be sent for vetting to UPNEDA. Per megawatt capped at Rs. 650 lakhs.								
30	Urban Arborical / Nursery / Horticulture	NN/NPP	ULB	The project shall be decided on a case-to-case basis. Capped at Rs. 50 lakhs.								
HERTIAGE/ INFRASTRUCTURE												

31	Heritage street & building conservation	NN/NPP	ULB	<i>The project shall be decided on a case-to-case basis. Capped at Rs. 5 crores.</i>
32	Place making/ Urban Art Décor/Street Furniture	NN/NPP	ULB	<i>The project shall be decided on a case-to-case basis. Capped at Rs. 50 lakhs.</i>
33	Foot Over Bridge	NN/NPP	ULB	<i>The project shall be decided on a case-to-case basis. Capped at Rs. 50 lakhs.</i>
34	Ghat conservation/ rejuvenation (River)	NN/NPP/ NP	C&DS	<i>The project shall be decided on a case-to-case basis. Capped at Rs. 5 crores.</i>
	Ghat conservation/ rejuvenation (Pond)	NN/NPP/ NP	C&DS	<i>The project shall be decided on a case-to-case basis. Capped at Rs. 1.5 crores.</i>
35	C.C. Road with Drains	NN/NPP/ NP	ULB	<i>Cost not to exceed 10 per cent of the total cost of the projects sanctioned.</i>