## Chief Minister's Vaishvik Nagaroday Yojana

## Cost & Area Estimates

## **Guiding Principles**

- 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 ether 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 complaint 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	Implementi ng Agency	Capacity / Quantity	Unit	Min Site Area (sqm)	Min BUA (sqm)	Max Site area (sqm)	Max BUA (sqm)	Estimate Range (Rs. Lac)	Operati on	Remarks
						ADMINISTR	ATIVE					
1	Office Building	NN	ULB/C&DS			specifications of the projects envisaged shall be undertaken on a case-to- onal and Ward offices to be permissible under the scheme whereas ULB's						Facilities office such as
		NPP	C&DS	own office sh			•					zonal and ward offices shall only be
		NP	C&DS				considered					
1a	Zonal Office (Million Plus)	NN	C&DS	52 (26+26)	People	2500	2500	3000	3750	1,500- 2,250	ULB	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 Swachchta Kendra	NN/NPP/ NP	ULB	10	People	225	80	250	90	20- 25		Includes one room, one store room, two toilets (in convergence with SBM)
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
						ECONON	1IC					
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 th		PPP						
		NPP	PPP	vendors- the	project sha	ll mandatoril	y be undertak	cen in PPP mo	de. Cappea	at 5000 crore.		
	MLCP	NN	C&DS	425	ECS	5,500	11,000	6,000	12,000	4,500-5,000	PPP	Operation to be
		NPP	C&DS	200	ECS	2,500	5,000	3,000	6,000	2,000- 2,500		mandatorily undertaken in PPP mode
7	Skill Development Centre	NN	NN	100	Student	1200	1,800	1,500	3,000	1,080-1,800	DoSVT	The project shall be
		NPP	C&DS	50	Student	600	900	750	1,500	540-1,000	or PPP	prepared in coordination with Department of Skill Development & Vocational Training.

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						SOCIA	L					
8	Urban Experience Centre (Museum/Exhibition Space/Commercial)	NN/NPP	NN/C&DS	The project s	hall be deci	ided on a cas	e-to-case bas	sis.			PPP	May be converged with on-going schemes of Department of Tourism
9	Town Hall	NN	NN	200	Pax	2,500	4,500	3,000	5,000	1,000-1,250	PPP/ULB	Including open space
		NPP	C&DS	100	Pax	2,200	2,250	2,600	2,500	700-900		
10	Marriage hall	NN	NN	200	Pax	3,100	6,200	3,500	7,000	1,000-1,200	PPP/ULB	
		NPP	C&DS	150	Pax	2,500	5,000	3,200	6,400	700-900		Includes outdoor lawns
		NP	C&DS	100	Pax	2,500	5,000	3,000	6,000	500-650		
11	Senior Care Centre	NN	NN	100	Pax	1000	2,000	1,500	3,000	225-250	PPP/ULB	Includes say care facilities for seniors on lines of SCM projects.
12	Retiring home	NN	NN	50	Homes	3,000	7,500	3,500	8,750	3,200	PPP/ULB	For EWS/BPL beneficiaries the project can be converged with the Affordable Housing projects under PMAY-U
13	Auditorium/ Art Gallery & Spaces/ Centre for performing Art	NN	C&DS	500	Seating	4,500	9,000	5,000	10,000	2,300-2,600	in co	Project to be prepared in consultation with Department of Tourism
		NPP	C&DS	250	Seating	2,200	4,400	2,500	5,000	1,250-1,500		
14	Multifunctional Space	NN	C&DS	200	Pax	4,500	9,000	5,000	10,000	1,000	PPP/ULB I	Includes outdoor
	(Amphitheatre/Comm unity Centre)	NPP	C&DS	150	Pax	2,500	5,000	3,000	6,000	600	_	spaces
		NP	C&DS	100	Pax	1,800	3,600	2,000	4,000	400		
15	Cafe/ Book Cafe	NN	NN	100	Seating	130	260	150	300	30-50	PPP	Includes kitchen and
		NPP	C&DS	50	Seating	90	180	100	200	20-40		storage space
16	Pet	NN	NN			3,600	360	4,000	400	200		Pet Exercise area, Pet shop, Pet clinic, Pet toilet area
	Clinic/Park/Shelter	NPP	C&DS			1,800	180	2,000	200	150		
		NP	C&DS			900	90	1,000	100	125		
17	Urban Fair/City Branding	NN/NPP	ULB	The project s	hall be deci	ided on a cas	e-to-case bas	sis using the r	ates mentic	oned in the UP S	chedule of F	Rates.
18	Destitute Homes / Night Shelter	NN	ULB	The project shall be prepared in consultation with SUDA, following the approved designs and estimates. It includes electrical and other fixtures.								

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						ADMINISTR	ATIVE					
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.
						HEALT	Н					
21	Multipurpose Sport NN/NPP/ 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/	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.
	Diagnostic Centre/Wellness Centre/Yog Shala	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	
						ENVIRONN	<b>1ENT</b>					
26	City Forest	NN/NPP	ULB			_	es of UPVAN as per the G0		•	lemented in c	onvergence	with the scheme.
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	.B 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.								
					HERT	IAGE/ INFRA	STRUCTURE					

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