



**GOVERNMENT OF KERALA**

**Abstract**

Local Self Government Department-Construction of LIFE Towers-7 Projects under Rural Area-Administrative sanction accorded-Orders issued

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**LOCAL SELF GOVERNMENT(DB)DEPARTMENT**

G.O.(Rt)No.1155/2021/LSGD Dated,Thiruvananthapuram, 16/06/2021

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Read 1 Letter No LM/EW/69/AS/2021-2022 dated 02/02/2021 from Chief Executive Officer, LIFE Mission.

2 GO(Rt) No.501/2021/LSGD dated 19/02/2021.

**ORDER**

As per the Government Order read above Government have, in-principle, accorded sanction for the construction of LIFE Towers utilising a total amount of Rs.48.87 Cr (Rupees Forty eight crores eighty seven lakhs only) under the head of account 4515-00-102-49(P) for 7 Rural LIFE Tower projects , subject to the condition that the Chief Executive Officer, LIFE Mission should furnish a clarification for actual increase in unit cost of external work for further examination and approval of the project,as unit cost Mtr/sqr is seen increased by 3 to 9 percent over original unit cost and Chief Executive Officer, LIFE Mission has been directed to ensure that all amenities are there in the Flats/Housing clusters to be constructed and design of buildings is congestion free.

(2) As per the letter second read above the Chief Executive Officer, LIFE Mission has furnished clarification for actual increase in unit cost of external work for further examination and approval of the project as follows:

(i) The cost of construction depends on type of foundation which depends on type of soil. Cost of external site development works mainly depends on terrain of land, length of compound wall, retaining wall, road development, earth cutting/filling required etc. It varies from site to site and it cannot be directly compared with number of dwelling units. Estimates are prepared in PRICE software and hence there is no difference in rates for different items. Only quantity changes according to site conditions.

(ii) Facilities provided in each flats are as per the norms fixed for LIFE apartments. Comparing with the Administrative Sanction approved in the SLEC for Pilot Towers, cost of construction per dwelling unit is less for the estimates now submitted for Administrative Sanction.

(3) The Administrative Sanction proposal includes Design and construction of LIFE Towers at Kattakada, Thiruvananthapuram District (28 Units) Chengala in Kasaragod (44 Units), Kalanjoor in Pathanamthitta (32 Units), Edappal in Malappuram (44 Units), Kadambanad in Pathanamthitta (56 Units), Karimba in Palakkad(72 Units) and Eraviperoor in Pathanamthitta (28 Units) under LIFE Mission Project. Total housing units envisaged under this AS proposal will be 304 numbers and total plinth area of above 7 Towers comes to 17,613m<sup>2</sup>. The average plinth area cost for the Project is observed to be @ 27,747/sq.m.

(4) Government have examined the matter in detail and are pleased to accord administrative sanction for the construction of LIFE TOWERS ( 7 Rural Projects comprising of 304 housing units) for an amount of Rs. 48.87 Crores(Forty Eight Crores and Eighty Seven Lakhs only) by meeting the expenses under the Head of Account '4515-00-102-49(P)' during the current financial year, subject to the conditions mentioned below:

a) Technical Sanction has to be taken from the competent authority before inviting tenders for the above projects.

b) Copy of Technical Sanction has to be forwarded to Finance Department in Government.

(By order of the Governor)  
C S Sreekala  
Joint Secretary

Chief Executive Officer, LIFE Mission.

Director of Panchayath ,Thiruvananthapuram.

Commissioner for Rural Development, Thiruvananthapuram.

State Performance Audit Officer, Thiruvananthapuram.

Director, Kerala State Audit Section, Thiruvananthapuram.

Director, Information Kerala Mission, Thiruvananthapuram.

Principal Accountant General (Audit/ A & E), Thiruvananthapuram(This issues with the concurrence of Finance Department).

Finance Department (vide-E.No.1650048/Dev-3/125/20-Fin) dated 31/03/2021.

Forwarded /By order

Section Officer

Copy to: PS to Minister, Local Self Government Department.

PA to Additional Chief Secretary, Local Self Government Department.