

**Pradhan Mantri Awas Yojana**  
**1<sup>st</sup> State Level Appraisal Committee Report of PMAY projects**

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<b>Volume -I</b>		<b>18/62 DPRs approved in principle by MoHUPA</b>			
1	2/11	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3969 EWS houses ( Total project EWS 3969 + LIG 988 + MIG 985 = 5942 Houses ) on Survey No.392/A1 at Bolinj, Virar.	3	MHADA	<b>5</b>
2	2/12	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 1012 EWS houses ( Total project EWS 1012 + LIG 412 + MIG 219 = 1643 Houses ) on Survey No.411/1A at Bolinj, Virar.	3	MHADA	<b>9</b>
3	2/13	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 1804 EWS houses ( Total project EWS 1804 + LIG 492 + MIG 305 = 2601 Houses ) on Survey No.13 at Bhandarli, Thane, MMR.	3	MHADA	<b>13</b>
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7	2/19	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 1536 EWS houses ( Total project EWS 1536 + LIG 576 + MIG 220 = 2332 Houses ) on Survey No.5 at Wave, MMR.	3	MHADA	<b>29</b>

8	2/20	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 22862 EWS houses ( Total project EWS 22862 + LIG 8644 + MIG 3512 = 35018 Houses ) on Survey No.86, 95, 133 at Shirdhon, MMR.	3	MHADA	33
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52	2/30	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 1872 EWS houses ( Total project EWS 1872 + LIG 864 + MIG 408 = 3144 Houses ) on Survey No.261A at Khardi, MMR.	3	MHADA	173
<b>Volume -III</b>					
<b>10/62 DPRs submitted but to be considered by MoHUPA</b>					
53	2/15	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3896 EWS houses ( Total project EWS 3896 + LIG 960 + MIG 220 = 5076 Houses ) on Survey No.83, 99 at Khidakali, MMR.	3	MHADA	176
54	2/17	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 522 EWS ( Total project EWS 522 + LIG 192 = 714 Houses ) on Survey No.120 at Usarli, Panvel, Dist. Raygad, MMR.	3	MHADA	179



55	2/22	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 2640 EWS houses ( Total project EWS 2640 + LIG 2050 + MIG 770 = 5460 Houses ) on Survey No.65, 67/1, 67/2, 68/1, 68/2, 72, 73, 77/1, 74, 75/2/1, 75/2/2, 120/1, 120/2 at Palghar, <b>Outside MMR.</b>	3	MHADA	182
56	2/26	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 9570 EWS houses ( Total project EWS 9570 + LIG 3116 + MIG 1925 = 14611 Houses ) on Survey No.86 At Bapgaon, MMR.	3	MHADA	185
57	2/27	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3451 EWS houses ( Total project EWS 3421 + LIG 2970 + MIG 2160 = 8581 Houses ) on Survey No.115A at <b>Dapode</b> , MMR.	3	MHADA	188
58	2/28	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3025 EWS Houses ( Total project EWS 3025, + LIG 1640 + MIG 605 = 5270 Houses ) on Survey No.74, 75, 76 at <b>Vichumbe, Panvel, Dist. Raygad.</b> MMR	3	MHADA	191
59	2/57	Approval to proposals under AHP (Scheme No.3) to DPR of Construction of 392 T/s EWS Adgaon S.No 1075 (Pt), 772 (Pt) Dist Nashik	3	MHADA	194
60	2/58	Approval to proposals under AHP (Scheme No.3) to DPR of Construction of 420 T/s EWS Ambad S.No 296 (Pt), Dist Nashik	3	MHADA	197
61	2/60	Approval to proposals under AHP (Scheme No.3) to DPR of Construction of 672 T/s EWS, 144 T/s MIG, 1 Amenity plot Dhule S.No 510/A/2, 510/B Dist Dhule	3	MHADA	200
62	2/62	Approval to proposals under AHP (Scheme No.3) to DPR of Construction of 504 T/s EWS & 84 T/s MIG at Savedi F.P.No 111 Dist Ahmednagar	3	MHADA	203

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# Government of Maharashtra

No. PMAY/SLAC/ F.No.81/ 7925 /2016  
Housing Department,  
3<sup>rd</sup> Floor, Main Building,  
Madam Cama Road, Mantralaya,  
Mumbai-400032.  
Date : 15/07/2016

Sub : Pradhan Mantri Awas Yojana -Housing For All -2022  
**Minutes of 1<sup>st</sup> State Level Appraisal Committee's meeting.**

Ref.: Govt. Resolution No. प्रआयो २०१५/प्र.क्र.११०/ गृनिधो-२,  
Dt. १५/०६/२०१६.

The State Level Appraisal Committee's 1<sup>st</sup> meeting was held on 02/07/2016 and continued on 05/07/2016, 07/07/2016, 11/07/2016 and 12/07/2016. SLNA/MHADA proposed 62 DPR proposals for appraisal of SLAC. After detailed presentation by Implementing Agencies, the proposals are appraised DPR wise and minutes of meeting along with DPR appraisal sheets are enclosed herewith for reference and necessary action.

Encl.: As above

*P.L. Patil*  
Jt. Secretary (Housing) &  
Chairman /SLAC, PMAY

✓ To,  
The Vice President & Chief Executive Officer, MHADA  
& State Level Nodal Agency, PMAY  
Griha Nirman Bhavan,  
Bandra (E), Mumbai 400 051

Copy submitted kindly for information to Principal Secretary, Housing, Govt. of Maharashtra, Mantralaya, Mumbai 400 032. Encl.: As above

Copy submitted kindly for information to Mission Director, PMAY, Govt. of Maharashtra, 5<sup>th</sup> Floor, Griha Nirman Bhavan, Bandra (E), Mumbai 400 051.  
Encl.: As above

Copy to Chief Engineer-II / MHADA & SLNO / PMAY for information and necessary action for placing the report before SLSMC for ratification.

## Pradhan Mantri Awas Yojana

**Minutes of 1<sup>st</sup> State Level Appraisal Committee (SLAC) meeting held on dt.02.07.2016, continued on dt.05.07.2016, 07.07.2016, 11.07.2016 and 12.07.2016**

The 1<sup>st</sup> meeting of SLAC under the Chairmanship of Joint Secretary, Housing, Govt. of Maharashtra was held on 02.07.2016, 05.07.2016, 07.07.2016 and continued on 11.07.2016 and 12.07.2016 at Meeting Hall of Shivshahi Punarvasan Prkalp Ltd., 5<sup>th</sup> Floor, Griha Nirman Bhavan, Kalanagar, Bandra(E), Mumbai 400 051.

2. The list of participants who have attended the meeting is annexed as Annexure-A.

3. Earlier SLSMC had approved 52 DPRs out of 62 proposals and directed SLNA to submit the same to Ministry of HUPA. Remaining 10 DPRs were approved by SLSMC "In-principle, subject to Urban Development Department (UD-I) examining in detail feasibility of change in reservations" and submitted to MoHUPA for consideration. Out of 62 proposals, MoHUPA in its 8<sup>th</sup> & 9<sup>th</sup> CSMC meeting approved 18 proposals "In principle" for Central Assistance with condition to appraise the DPRs by SLAC.

4. Total 62 project proposals (DPRs), which were submitted to Govt. of India (Gol), were presented DPR wise to SLAC for appraisal by Implementing Agency (IA) and State Level Nodal Officer (SLNO), MHADA. The status of submitted 62 proposals to SLAC are as follows;

**Table -1**

DPR submitted to MoHUPA/Gol				DPR approved "In Principle" by MoHUPA/Gol		Balance Proposals to be approved	
I.A.	Vertical component No.	No. of DPRs	No. of EWS	No. of DPRs	No. of EWS	No. of DPRs	No. of EWS
MHADA	3	54	103188	14	61946	40	41242
PPP	3	1	30000	1	30000	-	-
ULB	1	1	4685	1	2356	-	2329
	3	4	2764	-	-	4	2764
	4	2	7787	2	7399	-	388
<b>Total</b>		<b>62</b>	<b>148424</b>	<b>18</b>	<b>101701</b>	<b>44</b>	<b>46723</b>

5. SLAC has examined all the proposals from Planning, Engineering and Financial point of view. The Appraisal Report is prepared project wise and Annexed as Annexure-B. The gist of observations are as follows.

- a) Majority MHADA project lands are not in possession of MHADA and having various reservations. Also locations are at outskirts of city, the infrastructure like water supply, electricity, sewerage system, social amenities are not available as of day and also no written assurance in this regard was submitted.
- b) The detailed estimates of MHADA projects in respect of building and onsite infrastructure are based on block rates and not with current SoR,



hence, the sale price and project cost may vary to certain extent till the project is completed.

- c) Projects are verified as per Development Plan/Regional Plan Zoning, remarks submitted by MHADA.
- d) Out of 62 proposals, 1 proposal of Kumbharli, Dist Solapur is submitted by private entity i.e. RAY Nagar Co-operative Housing Federation. As per para 6 of PMAY guidelines the project needs to be implemented in partnership with State/UT/ULBs/ Parastatals.
- e) Some projects are located in MMR/PMR, but out of Municipal limit of Mission City. For such projects, the Mission City needs to be decided and they shall be directed to include the demand assessed by MHADA for urban poor other than slum, in concerned Mission City's HFAPoA.
- f) The observations and directions of SLSMC and CSMC needs to be complied.

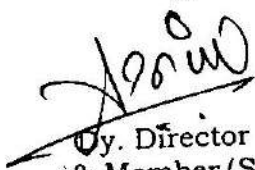
6 Abstract of appraisal and recommendations of SLAC for DPRs is as follows;


Table -2


Implementing Agency	Recommended Proposals		Proposals not recommended in present form but may be considered after revision subject to compliance of suggestions/ observations	Not Recommended Proposals	
	No. of DPRs	No. of EWS DUs	No. of DPRs	No. of DPRs	No. of EWS DUs
<b>Out of 18/62 proposals approved "In principle" by GoI</b>					
MHADA	Nil	Nil	12	2	4730
PPP	1	30000	Nil	Nil	Nil
ULB	3	9755	Nil	Nil	Nil
<b>Total</b>	<b>4</b>	<b>39755</b>	<b>12</b>	<b>2</b>	<b>4730</b>
<b>Out of 34/62 proposals</b>					
MHADA	16	8418	6	8	4572
PPP	1	860	Nil	Nil	Nil
ULB	1	860	2	Nil	Nil
<b>Total</b>	<b>18</b>	<b>10138</b>	<b>8</b>	<b>8</b>	<b>4572</b>
<b>Out of 10/62 proposals approved "In principle" by State</b>					
MHADA	Nil	Nil	Nil	10	25062
<b>Total</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>	<b>10</b>	<b>25062</b>
<b>Grand Total</b>	<b>22</b>	<b>49893</b>	<b>20</b>	<b>20</b>	<b>34364</b>

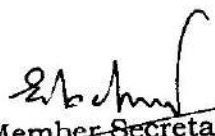
Recommendations of SLAC from Techno-Economic point of view in brief are as follows;

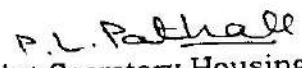
1. The 22 DPRs having 49893 EWS houses are recommended for approval with certain observations mentioned in Appraisal Sheet.
2. In Proposals, not recommended in present form but may be considered after revision subject to compliance of suggestions/ observations, the no. of DPRs, submitted by MHADA/concerned ULB are 20 and No. of EWS houses in those DPRs are 61450. However the exact no. of houses after revision of the DPR in consonance of suggestions/observations of SLAC has to be worked out by MHADA/concerned ULB.
3. The 20 proposals having 34364 EWS houses are not as per the PMAY guidelines and hence not recommended for approval.

  
Dy. Director (T.P.), SRA  
& Member/SLAC, PMAY

  
Finance Controller, SRA  
& Member/SLAC, PMAY

  
Dy. Chief Engineer, SPPL  
& Member/SLAC, PMAY

  
Member Secretary &  
Engg. Expert/PMAY

  
P.L. Pathak  
Joint Secretary Housing  
& Chairman/SLAC, PMAY

Annexure-A**Pradhan Mantri Awas Yojana**

**List of participants present in 1<sup>st</sup> SLAC meeting dt.02.07.2016,  
dt.05.07.2016 and 07.07.2016**

1.	Financial Controller, Slum Rehabilitation Authority (SRA), Mumbai.	- Member
2.	Dy. Director (Town Planning), SRA, Mumbai.	- Member
3.	Dy. Chief Engineer, Shivshahi Punarvasan Prakalp Ltd. (SPPL), Mumbai	- Member
4.	Engineering Expert State Mission Directorate/ PMAY, Mumbai	- Member Secretary
5.	Chief Engineer-II/MHADA	- SLNO/MHADA
5.	Chief Officer	- Konkan Housing Board, MHADA
6.	Chief Officer	- Pune Housing Board, MHADA
7.	Chief Officer	- Aurangabad Housing Board, MHADA
8.	Chief Officer	- Nashik Housing Board, MHADA
9.	Dy. Chief Engineer/PMAY	- SLNA
10.	Executive Engineer/PMAY	- SLNA
11.	Chief Executive Officer	- Pimpri Chinchwad New Town Development Authority
12.	Chief Officer	- Barshi Municipal Council
13.	Consultant	- RAY Nagar Federation, Solapur
14.	Architect	- Solapur Municipal Corporation
15.	Dy. Engineer	- Solapur Municipal Corporation
16.	Executive Engineer	- Latur Municipal Corporation
17.	Superintendent Engineer	- Nagpur Improvement Trust
18.	Executive Engineer	- Pimpri Chinchwad New Town Development Authority
19.	Executive Engineer	- Amaravati Municipal Corporation
20.	Executive Engineer	- Nagpur Housing Board/MHADA
21.	Executive Engineer	- Pune Housing Board/MHADA