



# STATE MISSION DIRECTORATE

MAHARASHTRA  
PRADHAN MANTRI AWAS YOJANA

No.PMAY/SLAC/F.No.81/153/2016  
Date : 09.12.2016

3521 9/12/16

To,  
✓ Chief Engineer-II  
& SLNO/MHADA  
3<sup>rd</sup> Floor, Room No.425,  
Griha Nirman Bhawan,  
Bandra (E), Mumbai 400 051  
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Sub : PMAY - HFA (U).  
2<sup>nd</sup> SLAC meeting - Reg.

Ref. : 2<sup>nd</sup> meeting of SLAC held on 7<sup>th</sup> & 8<sup>th</sup> December 2016

The 2<sup>nd</sup> meeting of SLAC under the Chairmanship of Dy. Secretary, Housing, Govt. of Maharashtra was held on 07.12.2016 & 08.12.2016 at Meeting Hall of Shivshahi Punarvasan Prakalp Ltd., 5<sup>th</sup> Floor, Griha Nirman Bhavan, Kalanagar, Bandra(E), Mumbai 400 051.

Please find enclosed herewith the minuted discussion of 2<sup>nd</sup> SLAC Meeting for necessary action.

Yours Faithfully

*W.B. Bhal*

Member Secretary SLAC &  
Engg. Expert/PMAY

Enclosure : As above

*for e  
send this to  
implementing  
agencies for compliances  
on  
17/12*

## **Minutes of 2<sup>nd</sup> Meeting of SLAC**

**Date of Meeting : 7<sup>th</sup> and 8<sup>th</sup> December 2016 to be continued on 23.12.2016**

The 2<sup>nd</sup> meeting of SLAC under the Chairmanship of Dy. Secretary, Housing, Govt. of Maharashtra was held on 07.12.2016 & 08.12.2016 at Meeting Hall of Shivshahi Punarvasan Prakalp Ltd., 5<sup>th</sup> Floor, Griha Nirman Bhavan, Kalanagar, Bandra(E), Mumbai 400 051.

2. The Chief Officer from Nashik and Aurangabad Housing & Area Development Board and Officers of Regional Boards and NIT except Nagpur Housing Board attended Meeting.
3. There were 25 DPR proposals were placed before the Committee, out of which 2 proposals were from Nagpur Improvement Trust (NIT) & 23 proposals were from MHADA as Implementing Agency (IA).
4. The Chief Engineer-II/MHADA & SLNO/PMAY has submitted Agenda Item Notes for the meeting vide letter no.MH/CE-II/Dy.CE/EE-I/PMAY/A/F.No./1337/16, date 03.12.2016. Only 21 DPRs in the 'Format 7B' of Agenda Item Notes were received without signature of SLNO/PMAY. The 'Format 7B' of Agenda Item Notes no.2/9, 2/10, 2/11, 2/12, 2/13, 2/15, 2/16, 2/17, 2/18, 2/19 & 2/20 were signed by the representative of MHADA as Implementing Agency. All other 'Format 7B' of Agenda Item Notes were unsinged by the MHADA as Implementing Agency. The Agenda Item Notes at sr.no.2/1 & 2/2 of Nagpur Improvement Trust were not received but placed before the Committee 'On Table'. The DPR proposal at 2/2 i.e. for 1024 EWS DUs has been modified by NIT to 960 EWS DUs.
5. The State Level Nodal Officer(SLNO)/MHADA has informed the Committee that; MHADA is withdrawing the 2 DPRs at 2/14 (Karanjc Tarfe, Satara) & 2/21(Vita, Sangali) being some local issues.
6. The presentation for remaining 23 DPR proposals as per the Agenda placed before the Committee; was made by the Implementing Agency.
7. During the presentation the Committee noticed that the DPRs were not at all scrutinized by SLNA/MHADA. Chairman, SLAC instructed SLNA/MHADA to scrutinize the proposal thoroughly as per the PMAY Guidelines and thereafter put up



the proposals for SLAC's appraisal. In future SLNA/MHADA should ensure that the DPR proposals received to SLNA from ULB/IA shall be placed before SLAC with their observation and recommendation.

8. **Following are the observations made;**

- 1) Coloured copy of DP Sheet was not enclosed with the proposal.
- 2) In some DPR proposals the readable google maps were not enclosed.
- 3) Two DPR proposal are abutting to Nalla/River, HFL is not marked on plan. It cannot be ensured whether proposal is getting affected or otherwise.
- 4) The City Level Infrastructure (Water Supply, Sewerage, Electricity etc.) Plans showing the onsite connections of services, were not available.
- 5) The final disposal point of effluent was not shown on layout wherever Septic Tank is proposed.
- 6) The assurance of Water Supply from the Local Authority was not enclosed with the proposal.
- 7) Some of the estimates of the proposals were framed on old DSR like 2012-13, 2014-15.
- 8) In some of the proposals the estimates for all infrastructure works were not attached.
- 9) The specifications for finishes of the house were not uniform and there was variance in the provisions like Flooring, Door Shutters, Windows etc.
- 10) The onsite infrastructure estimates in some of the projects were not made correctly, like External Electrification, Sewerage System, Compound Wall etc.
- 11) The rates adopted for the estimates were considered as hilly area though the Mission City do not fall under Hilly Area. Also some ad-hoc percentage like 10% added for cushion and wastage etc.
- 12) While working the Sale Price of EWS house the percentage of "Others" with respect to building and infrastructure cost varies largely (20% to 50%).

- 13) The plans & estimates were not signed by the Technical Competent Authority of MHADA in token of estimates technically verified and are in order.
- 14) The DPR proposals do not include the information regarding 'Demand Assessment' of Urban Poor in the City as per PMAY Guidelines.
- 15) So far out of the projects sanctioned by CSMC and placed for approval of SLAC, 55 DPR proposals are of MHADA as Implementing Agency (3 DPRs withdrawn by MHADA out of CSMC approved proposals and 3 DPRs out of DPRs placed before 2<sup>nd</sup> SLAC). All the DPR proposals of MHADA are proposed to be executed through MHADA funds as seen from the DPR. In view of this to complete the project smoothly year wise Cash Flow of the projects needs to be provided by MHADA along with source of fund.

In view of observations made by the Committee mentioned above; it is decided to get the compliances done and verified by SLNA/MHADA for all 22 projects on or before 19<sup>th</sup> December 2016. DPR wise observations are mentioned as below;

Sr. No.	Item No.	Name of DPR	Name of ULB /TA	Observations
1	2/1	DPR for construction of 308 EWS houses (Total project 308 EWS) on Khasara No. 43,44/2 at Wathoda, Nagpur, Dist Nagpur	NIT	A DPR with complete information with compliance of observations be submitted to SLNA.
2	2/2	DPR for construction of 1024 EWS houses (Total project 1024 EWS) on Khasara No. 12/1-2-3 at Wanjri, Nagpur, Dist Nagpur	NIT	A DPR with complete information with compliance of observations be submitted to SLNA.
3	2/3	DPR for construction of 534 EWS houses (Total project 534 EWS) on Khasara No. 157/2,165 to 168,190,191/2,192 Mauza Pimpalgaon, Hinganghat, Dist. Wardha	MHADA	A DPR with complete information with compliance of observations be submitted to SLNA.
4	2/4	DPR for construction of 1571 EWS houses (Total project 1571 EWS + 492 LIG + 28 HIG - 2091 Houses ) on S.No.116/1 to 5 at Waddhamna, Tal. Hingana, Dist. Nagpur.	MHADA	A DPR with complete information with compliance of observations be submitted to SLNA.
5	2/5	DPR for construction of 96 EWS houses (Total project 96 EWS + 36 MIG = 132 Houses at Site No.125 at Datala, New Chandrapur, Dist. Chandrapur.	MHADA	These 2 DPRs may be combined together to form only 1 DPR of 264 EWS DUs. Since these 2 DPRs are at the same location divided by a road.
6	2/6	DPR for construction of 168 EWS houses (Total project 168 EWS + 24 MIG = 192 Houses at Site	MHADA	DPR with complete information with compliance of observations be submitted to SLNA.



Sr. No.	Item No.	Name of DPR	Name of ULB /IA	Observations
		No.124 at Datala, New Chandrapur, Dist. Chandrapur.		
7	2/7	DPR for construction of 216 EWS houses (Total project 216 EWS + 36 LIG = 252 Houses ) at Beltarodi (S.No.4/1, 4/2, 9/1, 9/2 and 18) and Wadi (S.No.99) at Nagpur (Gramin,) Dist. Nagpur.	MHADA	<p>The DPR submitted to SLNA /MHADA consist of only 216 EWS DUs at Beltarodi. The additional 48 DUs proposed at Wadi do not have Water Supply and other infrastructure and hence the DPR as submitted for 216 EWS DUs shall be maintained.</p> <p>DPR with complete information with compliance of observations be submitted to SLNA.</p>
8	2/8	DPR for construction of 310 EWS houses on S.No.9, Mouza Nagara, Tahsil & Dist. Gondia.	MHADA	<p>There is issue of availability of Water Supply. MHADA informed Committee that if Water Supply for MJP is available then this DPR can be processed, otherwise MHADA may withdraw the DPR.</p> <p>DPR with complete information with compliance of observations be submitted to SLNA.</p>
9	2/9	DPR for construction of 352 EWS houses on S.No.83 & 84 at Deopur, Tal. Dist. Dhule.	MHADA	<p>DPR to be revised for Current Schedule of Rate.</p> <p>DPR with complete information with compliance of observations be submitted to SLNA.</p> <p>The presentation of revised DPR be made on 23<sup>rd</sup> December 2016 before SLAC.</p>
10	2/10	DPR for construction of 256 EWS houses on S.No.471, 477 & 478 along Chalisgaon Road, Dist. Dhule.	MHADA	<p>DPR to be revised for Current Schedule of Rate.</p> <p>DPR with complete information with compliance of observations be submitted to SLNA.</p> <p>The presentation of revised DPR be made on 23<sup>rd</sup> December 2016 before SLAC.</p>
11	2/11	DPR for construction of 176 EWS houses on S.No.36/B/1 at Kamathwade, Nashik City, Dist. Nashik.	MHADA	<p>DPR to be revised for Current Schedule of Rate. The Plan with marking of HFL be submitted. Ensure proposal is not being affected by HFL.</p> <p>DPR with complete information with compliance of observations be submitted to SLNA.</p> <p>The presentation of revised DPR be made on 23<sup>rd</sup> December 2016 before SLAC.</p>
12	2/12	DPR for construction of 216 EWS houses (Total project 216 EWS + 100 LIG = 316 Houses ) under	MHADA	<p>A DPR with complete information with compliance of observations be submitted to SLNA.</p>

Sr. No.	Item No.	Name of DPR	Name of ULB /IA	Observations
		Phase-II on S.No.58/1(pt), 58/2(pt), 59/A3, 60/3(pt), 63/1(pt), 63/2 & 63/3 at Shrirampur, Dist. Ahmadnagar.		
13	2/13	DPR for construction of 256 EWS houses on S.No.373 at Nandurbar, Dist. Nandurbar.	MHADA	The Plan with marking of HFL be submitted. Ensure proposal is not being affected by HFL.  DPR with complete information with compliance of observations be submitted to SLNA.  The presentation of revised DPR be made on 23 <sup>rd</sup> December 2016 before SLAC.
14	2/14	DPR for construction of 1376 EWS houses (Total project 1376 EWS + 488 LIG + 480 MIG = 2344 Houses) on S.No.373/1 at Karanj Taric, Dist. Satara.	MHADA	DPR withdrawn by MHADA as Implementing Agency mentioned the land issue.
15	2/15	DPR for construction of 315 EWS houses (Total project 315 EWS + 168 LIG + 112 MIG = 595 Houses) on S.No.53 at Phaltan, Dist. Satara.	MHADA	DPR to be revised for correct Schedule of Rate & provisions.  DPR with complete information with compliance of observations be submitted to SLNA.  The presentation of revised DPR be made on 23 <sup>rd</sup> December 2016 before SLAC.
16	2/16	DPR for construction of 2112 EWS houses on S.No.276 at Mhaswad, Dist. Satara.	MHADA	DPR to be revised for correct Schedule of Rate & provisions.  DPR with complete information with compliance of observations be submitted to SLNA.  The presentation of revised DPR be made on 23 <sup>rd</sup> December 2016 before SLAC.
17	2/17	DPR for construction of 192 EWS houses (Total project 192 EWS + 56 LIG + 28 MIG = 276 Houses) on S.No.425/28(pt) at Kagal, Dist. Kolhapur.	MHADA	DPR with complete information with compliance of observations be submitted to SLNA.
18	2/18	DPR for construction of 144 EWS houses (Total project 144 EWS + 112 LIG = 256 Houses) on S.No.425/23 at Kagal, Dist. Kolhapur.	MHADA	DPR with complete information with compliance of observations be submitted to SLNA.
19	2/19	DPR for construction of 288 EWS houses (Total project 288 EWS + 112 LIG = 400 Houses) at Gun.238/1 at Karmala, Dist. Solapur.	MHADA	DPR to be revised for correct Schedule of Rate & provisions.  DPR with complete information with compliance of observations be submitted to SLNA.

13) The plans & estimates were not signed by the Technical Competent Authority of MHADA in token of estimates technically verified and are in order.



Sr. No.	Item No.	Name of DPR	Name of ULB /IA	Observations
				The presentation of revised DPR be made on 23 <sup>rd</sup> December 2016 before SLAC.
20	2/20	DPR for construction of 96 EWS houses (Total project 96 EWS + 56 LIG = 152 Houses) on S.No.425/2B(pt) at Kagal, Dist. Kolhapur.	MHADA	DPR with complete information with compliance of observations be submitted to SLNA.
21	2/21	DPR for construction of 78 EWS houses on S.No.849 at Vita, Tal. Khampur, Dist. Sangli.	MHADA	DPR withdrawn by MHADA as Implementing Agency.
22	2/22	DPR for construction of 108 EWS houses at Gut. No.146 at Hingoli, Dist. Hingoli.	MHADA	DPR with complete information with compliance of observations be submitted to SLNA.
23	2/23	DPR for construction of 64 EWS houses at Gut. No.254/1 at Kinvat, Dist. Nanded.	MHADA	DPR with complete information with compliance of observations be submitted to SLNA.
24	2/24	DPR for construction of 136 EWS houses at Gut. No.57 at Bhokar, Dist. Nanded.	MHADA	DPR withdrawn by MHADA as Implementing Agency since land has private ownership.
25	2/25	DPR for construction of 192 EWS houses at Gut. No.67 at Dhangarwadi, Nanded, Dist. Nanded.	MHADA	The availability of offsite infrastructure to be verified as the proposal is outside Municipal Area.  The inclusion of this project location in PMAY, Urban to be verified as there is Gram panchayat as Local Authority.  DPR with complete information with compliance of observations be submitted to SLNA.  The presentation of revised DPR be made on 23 <sup>rd</sup> December 2016 before SLAC.

These minutes will form part and parcel of final 2<sup>nd</sup> meeting of SLAC to be held on 23.12.2016.

The 2<sup>nd</sup> Meeting of SLAC will be continued on 23<sup>rd</sup> December 2016 at 11.00 a.m. at SPPL Conference Hall, 5<sup>th</sup> Floor, Griha Nirman Bhawan, Bandra(E), Mumbai 400 051 for appraisal.

*[Signature]*  
9/12/2016  
Dy. Secretary Housing  
& Chairman/SLAC, PMAY

*[Signature]*  
9/12/2016  
Member Secretary &  
Engg. Expert/PMAY