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Sub: PMAY-HFA (U)

Minutes of 24th meeting of SLAC held on 18th June, 2019 and 24th June, 2019

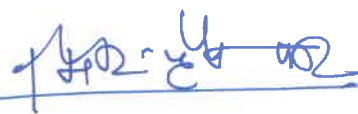
The Minutes of 24th meeting of SLAC held on 18th June, 2019 and 24th June, 2019 are submitted herewith for approval.



Executive Engineer-I/PMAY
& Member Secretary, SLAC/PMAY


Chief Engineer-II/MHADA (Addl. Charge) .
& Member, SLAC


16/7/19.
Dy. Secretary, Housing
Dept.
Mandakanya, Mumbai

Dy. Secretary, Finance Department
& Member, SLAC/ PMAY


V.P. & C.E.O./ MHADA,
Mission Director- PMAY,
& Vice Chairman, SLAC /PAMY


Additional Chief Secretary,
Housing Department
& Chairman / SLAC, PMAY



**Minutes of the
24th Meeting of State Level Appraisal Committee
(SLAC) for PMAY- HFA (U) held on
18th June, 2019 and extended meeting held on
24th June, 2019.**

20th SAC Meeting held on 18.06.2019 and 24.06.2019

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Minutes of the 24th meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 18th June, 2019 and extended meeting held on 24th June, 2019

1. The 24th meeting of SLAC for PMAY-HFA (U) was held on 18th June, 2019 at 3:30 pm, in the chamber of Hon'ble Additional Chief Secretary, Housing Department at the 3rd floor Office, Mantralaya, Mumbai and as directed by Hon'ble Additional Chief Secretary, the extended meeting continued on 24th June 2019 at 3:30 pm, in the chamber of Hon'ble Additional Chief Secretary, Housing Department at the 3rd floor Office, Mantralaya, Mumbai.
2. The Honorable Additional Chief Secretary, Housing Department and Chairman, SLAC Shri Sanjay Kumar presided over the meeting on 18th June, 2019 at 3:30 pm. The List of Participants is at **Annexure-I**.
3. The Member Secretary welcomed the Honorable ACS and all members present and briefed them about the agenda of the meeting.
4. The minutes are as follows.

Important Observations/Directions of SLAC	
1.	There is a large gap in number of applications received on PMAY-MIS portal and validation thereof. All the ULBs are therefore directed to complete the validation of beneficiary on top priority and ensure that eligible applicants are included in the project proposals submitted for approval.
2.	ULBs to ensure completion of the entire project related entries in PMAY-MIS urgently.
3.	ULBs/ Implementing agencies to also ensure completion of all entries in PMAY-MIS and beneficiary attachment before submitting any project proposals.
4.	The Implementing Agencies are directed to complete the MIS entries of beneficiaries including Aadhar seeding, before submission to CSMC.
5.	ULBs/ Implementing Agencies to obtain all the approvals/ clearances/ Permissions/ NOCs etc. as required under prevailing statute for their proposals at their own level. ULBs/ Implementing agencies should also adhere to their regular process of approval as per prevailing statute.
6.	Hon'ble Additional Chief Secretary, Housing emphasized on the need of early start of houses approved under PMAY (U).
7.	Lead Chart/ Quarry Chart needs to be certified by Competent Authority.
8.	ULB to ensure all the plots under the project are in residential zone.
9.	ULB to ensure the plot area of the beneficiaries which has been considered in this DPR is developable as per Municipal council Building Bye-laws.
10.	ULB to ensure that the Aadhar details of beneficiaries with regards to their number and name is accurate while updating in PMAY (U) MIS.
11.	ULB to ensure that Carpet Area considered for the house should be as per the amendment made in guidelines of PMAY (U).
12.	ULBs to ensure that all the documents attached with DPR are certified by competent authority of ULB.

13. ULB/Implementing Agency/ Developer to ensure the availability of proper road connectivity, Water supply and Power NOC from concerned authority, availability of Solid waste management etc. with the proposed project site.
14. In AHP / PPP Projects, demand risk shall be borne by the developer / Project proponent.
15. All the implementing Agencies are directed to ensure basic infrastructure such as access road, water supply, electricity is available to the project.
16. All other statutory permissions / NOCs like environmental clearance if needed be obtained by the project proponent / I.A.
17. The Project Proponent, implementing agency is solely responsible for ownership and development issues of land. Mere approval of DPR doesn't approve title of the land and other land and development issues. It is sole responsibility of the Project Proponent, implementing agency.
18. Annual capacity building plan for the year 2019 -20 for Maharashtra was placed before SLAC and same was approved and recommended for approval of SLSMC.

24/1: Confirmation of minutes of 23rd Meeting of SLAC under PMAY held on 21.02.2019

The minutes of 23rd meeting of SLAC were confirmed.

The projects for 24th meeting of SLAC and discussions and appraisal is as below:-

Projects under AHP

24 / 2 : Construction of 351 EWS DUs and 63 shops on CTS No. 17644 (P), 17657 (P), 18220, 18221, 18222 at Santosh nagar, Ulhasnagar, Dist. Thane

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	Rs. 7302.53 Lacs.
Central Assistance	Rs. 526.5 Lacs.
State Share	Rs. 351 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 6425.03 Lacs.
Sales Price without Govt. Assistance	Rs. 20.805 Lacs.
Sales Price with Govt Assistance	Rs. 18.305 Lacs.
Total No of EWS Dwelling Units	351
Total No of LIG Dwelling Units	0
Total No of Shops	63

B. SLAC Observations:-

1. The proposal is scrutinized by Ulhasnagar Municipal Corporation & have recommended for approval.
2. The Land is owned by Govt of Maharashtra, Ulhasnagar Municipal Corporation is pursuing for transfer of land to them.
3. Municipal Corporation have assured for adequate Water Supply to the project.
4. The width of access to the site is 24.0 meters & 12 meters.
5. There are permanent structures in the layout.

C. SLAC Appraisal:-

The Ulhasnagar Municipal Corporation is directed to submit the clarification on permanent structures in the layout if any.

24 / 3 : Construction of 418 EWS DU's + 17 shops on S No105/A(p), 106/c at Ravtale, Tq Maan Dist. Satara

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Konkan Board
Project Cost	Rs. 4890.6 Lacs.
Central Assistance	Rs. 627 Lacs.
State Share	Rs. 418 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3845.6 Lacs.
Sales Price without Govt. Assistance	Rs. 11.7 Lacs.
Sales Price with Govt Assistance	Rs. 9.2 Lacs.
Total No of EWS Dwelling Units	418
Total No of LIG Dwelling Units	0
Total No of Shops	17

B. SLAC Observations:-

- 1.The proposal is submitted by CO/Konkan Board.
2. As per the report from Konkan Board
 - a) The land bearing Survey No. 105/A, Hissa No. 2 and Survey No. 106 /C/ 1C admeasuring 5.21 hectares is acquired in 1986 out of said land 40 % land is returned to land owners. Out of remaining approx. 3 hectare land, 0.7 hectare land is affected due to DP reservations and roads.
 - b) An Area 23595 sqm. is available for the utilization for scheme. The said area is divided into 4 plots. The present scheme is proposed on Plot Bering A2 having 14095.00 sqm. area.
 - c) There is reservation of post office on the said plot, action to shift the said reservation on the adjacent plot is being taken as stated by the konkan board. Some area is also affected by 12 M. wide DP road.
3. The provision of civil infrastructure is made in the DPR.
4. All social infrastructure facilities are available within 2.5 km distance.

C. SLAC Appraisal:-

DPR found in order and recommended for onward submission to SLSMC. CO/Konkan Board to ensure compliances of SLAC observations

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**24 / 4 : Construction of 155 Ews (108+47) DU's & 34 Shops at Gut No. 140 (Pt),
Mauzalsapur, Tal. Digras, Dist. Yavatmal**

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Amravati Board
Project Cost	Rs. 2413.22 Lacs.
Central Assistance	Rs. 232.5 Lacs.
State Share	Rs. 155 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2025.72 Lacs.
Sales Price without Govt. Assistance	Rs. 15.569 Lacs.
Sales Price with Govt Assistance	Rs. 13.069 Lacs.
Total No of EWS Dwelling Units	155
Total No of LIG Dwelling Units	0
Total No of Shops	34

B. SLAC Observations:-

- 1) The proposal is submitted by CO Amravati Board.
- 2) The land is not in possession of MHADA Amravati Board. It is stated that, the land is proposed for acquisition to Govt. Proposal will be considered after sanction to DPR by State & Central Govt. The proposal may be considered up to SLSMC. The proposal may be submitted only after the land is received in the possession of MHADA Amravati.
- 3) The provision of civil infrastructure is made in the DPR.
- 4) All social infrastructure facilities are available within 2.5 km distance.

C. SLAC Appraisal:-

As requested by the Chief Officer, Amravati Board on telephone, the DPR is withdrawn.

Projects under PPP

24/5 : Construction of 84 EWS and 156 LIG on Kh.No.14, Ph.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	H.B.A Construction Co. Pvt. Ltd.
Total No of EWS Dwelling Units	84
Total No of LIG Dwelling Units	156
Location	Kh.No.14, Ph.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist. -Nagpur land is owned by project proponent - H.B.A. Construction Co. Pvt. Ltd.
Zone	Residential
Marks as per Bid Evaluation report	86 out of 100
GOI Share	Rs. 126 Lacs.
GOM Share	Rs. 84 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 874.44 Lacs.
Project Cost	Rs. 1084.64 Lacs.
Sales Price without govt. assistance	Rs. 12.912 Lacs.
Sales Price with govt. assistance	Rs. 10.41 Lacs.

B. SLAC Observations:-

- 1-The proposal is scrutinized and submitted by CO/ Nagpur Board.
- 2-As stated in the check list for DPR scrutinized it is stated that -
 - a) The location of the project is not in the mission city but it is in NMRDA.
 - b) Offsite infrastructure and social infrastructure is available for the project.
 - c) Assurance of water supply from Maharashtra Jeevan Pradhikaran is attached.
 - d) The project have an access of 18 m wide road.
 - e) Existing schools, health care facility are available within 1.0 to 2.0 Km.
 - f) There is existing bus root but with poor frequency
 - g) Local shops /amenities are available within 0.5 Km. distance
3. The proposal is recommended by C.O Nagpur for approval

C. SLAC Appraisal:-

ACS Housing and Chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019 to SLSMC.

24/6 : Construction of 120 EWS and 40 LIG on Kh.No.182, Ph.No.74, Mouza-Borkhedi, Tah.-Nagpur(Rural), Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Pushkar Homes Pvt. Ltd.
Total No of EWS Dwelling Units	120
Total No of LIG Dwelling Units	40
Location	Kh.No.182, Ph.No.74, Mouza-Borkhedi, Tah.-Nagpur(Rural), Dist. -Nagpur land is owned by project proponent - Pushkar Homes Pvt. Ltd.
Zone	Residential
Marks as per Bid Evaluation report	89 out of 100
GOI Share	Rs. 180 Lacs.
GOM Share	Rs. 120 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 984 Lacs.
Project Cost	Rs. 1284 Lacs.
Sales Price without govt. assistance	Rs. 10.700 Lacs.
Sales Price with govt. assistance	Rs. 8.200 Lacs.

B. SLAC Observations:-

- 1-The proposal is scrutinized and submitted by C.O Nagpur
- 2-As stated in the check list for DPR scrutinized it is stated that
 - a) The location of the project is within in the area NMRDA.
 - b) Offsite infrastructure and social infrastructure is available for the project.
 - c) Assurance of water supply from Maharashtra Jeevan Pradhikaran is attached.
 - d) The project have an access of 18 m wide road.
 - e) Existing schools, health care facility are available within 1.0 to 2.0 Km.
 - f) There is existing bus route but with poor frequency
 - g) Local shops /amenities are available within 0.5 Km. distance
- 3-The proposal is recommended by CO/Nagpur Board for approval

C. SLAC Appraisal:-

ACS Housing and Chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019 to SLSMC.

24/7 : Construction of 16EWS and 32 LIG on Kh.No.78/3 Ph.No.37Mouza-Hudkeshwar (Bk)Tah.-Nagpur(Urban), Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Deoratra Infrastructure Pvt. Ltd. Nagpur.
Total No of EWS Dwelling Units	16
Total No of LIG Dwelling Units	32
Location	Kh.No.78/3 Ph.No.37 Mouza-Hudkeshwar (Bk) Tah.-Nagpur(Urban), Dist. -Nagpur land is owned by project proponent
Zone	Residential
Marks as per Bid Evaluation report	86 out 90
GOI Share	Rs. 24 Lacs.
GOM Share	Rs. 16 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 181.92 Lacs.
Project Cost	Rs. 221.92 Lacs.
Sales Price without govt. assistance	Rs. 13.870 Lacs.
Sales Price with govt. assistance	Rs. 11.370 Lacs.

B. SLAC Observations:-

- 1-The proposal is scrutinized and submitted by C.O Nagpur
- 2-As stated in the check list for DPR scrutiny it is stated that
 - a) The location of the project is within in the area Nagpur Municipal Corporation. and is in Residential Zone
 - b) Offsite infrastructure and social infrastructure is available for the project.
 - c) Assurance of water supply from Maharashtra Jeevan Pradhikaran is attached.
 - d) The project have an access of 12 m wide road.
 - d) Existing schools, health care facility are available within 1.0 to 1.50 Km.
 - e) The proposal is recommended by C.O Nagpur Board for approval

C. SLAC Appraisal:-

SLAC recommends the proposal for onward submission to SLSMC for approval.

24/8 : Construction of 192 EWS, 176 LIG-1, 128 LIG-2 on gut no, 64/1,65/1 at Wandongari Tal. Hingana, Nagpur.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	R K Associates
Total No of EWS Dwelling Units	192
Total No of LIG Dwelling Units	172
Location	gut no, 64/1,65/1 at Wandongari Tal. Hingana, Nagpur. land is owned by project proponent - R.K Associate
Zone	Residential
Marks as per Bid Evaluation report	72 out of 90
GOI Share	Rs. 288 Lacs.
GOM Share	Rs. 192 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1898.88 Lacs.
Project Cost	Rs. 2378.88 Lacs.
Sales Price without govt. assistance	Rs. 12.390 Lacs.
Sales Price with govt. assistance	Rs. 9.890 Lacs.

B. SLAC Observations:-

1. The proposal is scrutinized and submitted by CO/Nagpur
2. As stated in the check list for DPR scrutiny it is stated that
 - a) The location of the project is within in Wandongri Municipal Council and is in Residential Zone
 - b) Offsite infrastructure and social infrastructure is available for the project.
 - c) Assurance of water supply from Grampanchyat is attached in which it is stated that the water supply will be provided after completion of water supply scheme for Grampanchyat.
 - d) The project have an access of 18m wide road.
 - e) Existing schools, health care facility are available within 1.50 to 2.00Km.
 - f) The proposal is recommended by C.O Nagpur Board for approval

C. SLAC Appraisal:-

- 1) The land under project is in Municipal Council Wandongri.
- 2) SLAC recommends the project for onward submission to SLSMC for approval.

24/9 : Construction of 81 Du's under LIG at S.No.4484 & 4485 at Amalner Dist. Jalgaon

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Kalaguru Builders & Developers, Amalner
Total No of EWS Dwelling Units	0
Total No of LIG Dwelling Units	81
Location	S.No.4484 & 4485 at Amalner Dist. jalgaon land is owned by project proponent - Kalaguru Builders & Developers, Amalner
Zone	Residential
Marks as per Bid Evaluation report	76 out of 90
GOI Share	Rs. 0 Lacs.
GOM Share	Rs. 0 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1032.90
Project Cost	Rs. 1032.90
Sales Price without govt. assistance	Rs 12.66 Lacs. For LIG I and Rs. 12.91 Lacs. For LIG II
Sales Price with govt. assistance	Rs 12.66 Lacs. For LIG I and Rs. 12.91 Lacs. For LIG II

B. SLAC Observations:-

1. The Proposal is scrutinized by CO/NB & recommended for approval.
2. As per the report, a) There is access of 12.00 m wide road.
b) Assurance of water supply is given by Municipal Council Amalner.
c) Building plans are approved by Amalner municipal Council.
d) The work is in progress.
e) Cost per unit is Rs. 12.75 lacs (Avg) having carpet area between 47.61 to 52.83 sqmts.
Total project cost is Rs.851.525 lacs.

C. SLAC Appraisal:-

Since the DPR does not contain any EWS Dus as mandated in the GR, it is not recommended by the SLAC

24/10 : Construction of 64 Du's under LIG at S.No.4480 at Amalner Dist. Jalgaon.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Kalaguru Builders & Developers, Amalner
Total No of EWS Dwelling Units	0
Total No of LIG Dwelling Units	64
Location	S.No.4480 at Amalner Dist. Jalgaon land is owned by project proponent - Kalaguru Builders & Developers, Amalner
Zone	Residential
Marks as per Bid Evaluation report	76 out of 90
GOI Share	Rs. 0 Lacs.
GOM Share	Rs. 0 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 803.13 Lacs.
Project Cost	Rs. 803.13 Lacs.
Sales Price without govt. assistance	Rs 12.54 Lacs. For LIG I and Rs. 12.91 Lacs. For LIG II
Sales Price with govt. assistance	Rs 12.54 Lacs. For LIG I and Rs. 12.91 Lacs. For LIG II

B. SLAC Observations:-

1. The Proposal is scrutinized by CO/NB & recommended for approval.
2. As per the report, a) There is access of 12.00 m wide road.
b) Assurance of water supply is given by Municipal Council Amalner.
c) Building plans are approved by Amalner municipal Council.
d) The work is in progress.
e) Cost per unit is 12.73 lacs (Avg) having carpet area between 47.61 to 52.83 sqmts. Total project cost is Rs.803.13 lacs.

C. SLAC Appraisal:-

Since the DPR does not contain any EWS Dus as mandated in the GR, it is not recommended by the SLAC

24/11 : Construction of 154 DU's under Ews and 200 Du's under LIG at Gut No 1313/1/2/3/4/5at amalnerDistjalgaon

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Kalaguru Builders & Developers, Amalner
Total No of EWS Dwelling Units	154
Total No of LIG Dwelling Units	200
Location	land bearing Guit No.1313/3 is owned by project proponent - Kalaguru Builders & Developers
Zone	Green zone within Municipal council Amalner
Marks as per Bid Evaluation report	76 out of 90
GOI Share	Rs. 231 Lacs.
GOM Share	Rs. 154 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 888.58 Lacs.
Project Cost	Rs. 1273.58 Lacs.
Sales Price without govt. assistance	Rs. 8.270 Lacs.
Sales Price with govt. assistance	Rs. 5.770 Lacs.

B. SLAC Observations:-

1. The Proposal is scrutinized by CO/NB & recommended for approval.
 2. As per the report
 - a) There is access of 12.00 m wide road.
 - b) Land under project is owned by project proponent - Kalaguru Builders & Developers, Amalner
 - c) Assurance of water supply is given by Municipal Council Amalner.
 - d) The cost per unit as per Estimate is Rs. 10.44 Lacs. & that of ASR is Rs. 6.89 lacs. The difference is 36%. Project Proponent have sought the incentive at 20% and has accordingly proposed to sale these DU's at 8.27 lacs.
- The Project Proponent has offered all the Dus as per this price.

C. SLAC Appraisal:-

- 1) The land under project is within the Amalner Municipal council.
- 2) SLAC recommends the project for SLSMC approval.

24/12 : Construction of 504 EWS, & 213 LIG DU's on Gut No.2227,2232/1, & 2255 at Shel Pimpalgaon, Tq Khed Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Swatantra Realty and Infra LLP
Total No of EWS Dwelling Units	394
Total No of LIG Dwelling Units	213
Location	land bearing Gut No.2227, 2232/1, & 2255 at Shel Pimpalgaon, Tq Khed Dist. Pune is owned by project proponent -
Zone	Agricultural Zone
Marks as per Bid Evaluation report	70 out of 90
GOI Share	Rs. 591 Lacs.
GOM Share	Rs. 394 Lacs.
I/A Share	Rs. 0 Lacs
Beneficiary Share	Rs. 2151.24 Lacs.
Project Cost	Rs. 3136.24 Lacs.
Sales Price without govt. assistance	Rs. 7.96 Lacs.
Sales Price with govt. assistance	Rs. 5.46 Lacs.

B. SLAC Observations:-

- 1.The Proposal is scrutinized by PMRDA & recommended for approval.
2. As per the report,
 - a) There is access of 15.00 m wide road.
 - b) Project Proponent have initiated the process for getting the water from nearby River. Sub divisional Engineer of Irrigation Dept. have informed that the permission will be given with prior approval of Govt.
 - c) The cost per unit as per Estimate is Rs. 13.26 & that of ASR is Rs. 6.64 Lacs. The difference is 99.77%. The incentive over ASR allowed is 20 %.Project Proponent have sought the incentive at 20% and has proposed to sale these DU's at 7.96 lacs which is 20% over ASR.

C. SLAC Appraisal:-

- 1) The land under project is outside Mission city but it is in PMRDA area.
- 2) ACS Housing and chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019.

24/13 : Construction of 150 EWS DU's on Survey No. 71 Hissa No. 2 /1 of village Kolgaon Municipal Area Tal. Sawantwadi Dist. Sindhudurg.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Shri. V.V. Deshpande
Total No of EWS Dwelling Units	150
Total No of LIG Dwelling Units	0
Location	Survey No. 71 Hissa No. 2 /1 of village Kolgaon Municipal Area Tal. Sawantwadi Dist. Sindhudurg. Land Admesuring 0.4 Hectors is owned by project proponent.
Zone	Residential &. Partly affected by 24 M. wide DP road.
Marks as per Bid Evaluation report	65 out of 90
GOI Share	Rs. 225 Lacs.
GOM Share	Rs. 150 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 951 Lacs.
Project Cost	Rs. 1326 Lacs.
Sales Price without govt. assistance	Rs. 8.840 Lacs.
Sales Price with govt. assistance	Rs. 6.340 Lacs.

B. SLAC Observations:-

- 1) The proposal is scrutinized and recommended by CO konkan board.
- 2) As per the said report it is seen that ,
 - a) The assurance given by MSEB for providing electric supply to project is attached with the DPR.
 - b) The assurance given by municipal council Sawantwadi for providing water supply is attached with the DPR.
 - c) The project is having 24 M. wide approach road.

C. SLAC Appraisal:-

- 1) The project is within the area of municipal council Sawantwadi.
- 2) SLAC directed to clarify the ownership of the land and D. P. road reservation on land and its impact on proposed development.

24/14 : Construction Of 5000 EWS Du's on Land Bearing survey no 78,79,80,81,120,121,127,128 at village khopta (kacharepada) Taluka Uran, District Raigad

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Ishana Freight And Logistics .Ltd
Total No of EWS Dwelling Units	5000
Total No of LIG Dwelling Units	0
Location	Land Bearing survey no 78,79,80,81,120,121,127,128 at village khopta (kacharepada) Taluka Uran, District Raigad Land admeasuring 59280sqm. is owned by project proponent.
Zone	Change of use from industrial to residential zone is required
Marks as per Bid Evaluation report	73 out of 90
GOI Share	Rs. 7500 Lacs.
GOM Share	Rs. 5000 Lacs.
I/A Share	The Project is submitted for Principle approval only.
Beneficiary Share	
Project Cost	
Sales Price without govt. assistance	
Sales Price with govt. assistance	

B. SLAC Observations:-

1. The proposal is scrutinized and recommended by CO/Konkan Board subject to condition that Change of use from industrial to residential zone is required.
2. Social and off site infra-structure is available nearby the site- Primary school at 1.8km, Dronagiri Railway Station at 6.7km, Uran Railway Station at 7.9km, Uran Nagar Parishad at 9.4km, Grampanchayat khopta at 50m

3. Khopta New Town Scheme sanctioned development Plan- Khopta New Town in Panvel Taluka
4. It was reported that the proposed land is about 8-9 Km away from nearby ULB – Panvel.
5. No DPR is submitted.

C. SLAC Appraisal:-

- 1) The project is outside mission city and is also 8-9 Km away from Panvel.
- 2) Since the proposed land is 8-9 Km away from nearby ULB and No DPR is submitted, the proposal is not recommended for SLSMC.

24/15 : Construction of 48 EWS DU's and 90 LIG DU's on S.No. 48(P) village Shillotar Raichur, Taluka Panvel, Dist. Raigad.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s. Shree OM Enterprises, Mumbai
Total No of EWS Dwelling Units	48
Total No of LIG Dwelling Units	90
Location	S.No. 48(P) village Shillotar Raichur, Taluka Panvel, Dist. Raigad. Land is owned by Project Proponent
Zone	Land falls in NAINA under Residential (Part) and mixed used part zone as per NAINA (CIDCO) Zonal Certificate issued vide letter No. 2889 dtd. 12.12.2018
Marks as per Bid Evaluation report	80 out of 90
GOI Share	Rs. 36 Lacs.
GOM Share	Rs. 24 Lacs.
I/A Share	The Project is submitted for Principle approval only.
Beneficiary Share	
Project Cost	
Sales Price without govt. assistance	
Sales Price with govt. assistance	

B. SLAC Observations:-

1. The RFP proposal is scrutinized and recommended by CO/Konkan Board.
2. As per the said report
 - a) Land has access of 12 mt wide Zilla Parishad Road
 - b) The Agency has obtained NOC from Group Gram Panchayat Palidevad, Panvel for supply of sufficient water vide its letter Dtd. 9.03.2019
 - c) Agency has obtained NOC from Mahavitrans to provide Electric Connection vide its letter dtd. 12.11.2017
 - d) There is an existing bus stop just adjacent to side with easy access. Panvel railway station is at 2.5 Km from site
 - e) Local shop with Amenities are available at a walking distance of 5 minutes
 - f) The existing School, Health Care Facilities and Cultural and Recreational facilities are available within 5 minutes walking distance.
 - g) No DPR has been submitted.

C. SLAC Appraisal:-

- 1) The project is outside mission city,
- 2) No DPR is submitted, the proposal is not recommended for SLSMC.

**24/16 : Construction of 400 EWS and 280 LIG, on
S.No.74/1,77/1,80/16/U,80/16,73/2,80/16/a/1 & 80/16/a/6 at Temghar, Bhivandi**

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Sun Realtors
Total No of EWS Dwelling Units	400
Total No of LIG Dwelling Units	280
Location	S.No.74/1,77/1,80/16/U,80/16,73/2,80/16/a/1 & 80/16/a/6 at Temghar, Bhivandi The Development Agreement is executed by PP with land owner and by way of development agreement the land is in Possession of PP
Zone	Residential
Marks as per Bid Evaluation report	83 out of 100
GOI Share	Rs. 600 Lacs.
GOM Share	Rs. 400 Lacs.
I/A Share	Rs. 0 Lacs.

Beneficiary Share	Rs. 4992 Lacs.
Project Cost	Rs. 5992 Lacs.
Sales Price without govt. assistance	Rs. 14.980 Lacs.
Sales Price with govt. assistance	Rs. 12.480 Lacs.

B. SLAC Observations:-

1. The project is within the Municipal Corporation Limit in Residential Zone. The offsite infrastructure is available.
2. The proposal was placed before SLSMC in February 2019. The difference between the Developer price Rs 20.83 lacs & ASR Rs.12.48 was around 67.07%. The price sought by Project Proponent was Rs 17.00 more than admissible incentive. Hence the proposal was not recommended by SLSMC.
3. Now the Project proponent has submitted revised proposal through Bhivandi Nizampur M. Corp. Vide letter dt. 21/5/2019. Now the Project proponent has proposed to offer PMAY houses at Rs. 14.98 lacs which is 20.0% above ASR and is in line with the policy.

C. SLAC Appraisal:-

DPR found in order and recommended for onward submission SLSMC.

24/17 : Construction of 324 EWS+129 LIG DU's at Gut No.60/2,62/2 at Ichalkaranji, Dist Kolhapur

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	N. Jaju Malpani Infra Pvt Ltd. Ichalkaranji, Dist Kolhapur
Total No of EWS Dwelling Units	324
Total No of LIG Dwelling Units	129
Location	Gut No.60/2,62/2 at Ichalkaranji, Dist Kolhapur Land is owned by Project Proponent
Zone	Residential
Marks as per Bid Evaluation report	68 out of 90
GOI Share	Rs. 486 Lacs.
GOM Share	Rs. 324 Lacs.
I/A Share	Rs. 0 Lacs.

Beneficiary Share	Rs. 3078 Lacs.
Project Cost	Rs. 3888 Lacs.
Sales Price without govt. assistance	Rs. 12.000 Lacs.
Sales Price with govt. assistance	Rs. 9.500 Lacs.

B. SLAC Observations:-

1. The proposal was submitted by PUNE BOARD. & recommended for approval. The SLAC has recommended in its meeting dated - The proposal was placed before SLSMC in its 19th Meeting dated 22.02.2019. But the proposal was not considered, hence the proposal is resubmitted for approval of SLAC/SLSMC/CSMC.
2. The project is within the Municipal Council Limit & is in Residential Zone. All the offsite infrastructure is available.
3. The cost of unit as per ASR is Rs 12.46 Lacs however the project proponent has proposed to sell the units at Rs. 12.00 Lacs.
4. The proposal was placed before SLSMC in February 2019 but was not discussed hence the proposal is resubmitted for approval.

C. SLAC Appraisal:-

- 1) The land under project is within the Ichalkaranji Municipal council.
- 2) The project proponent has informed that the proposal is being revised as the plans are being changed and hence the proposal is not recommended for SLSMC.

Projects under ISSR

24 / 18 : Construction of 710 Dus on CTS No 17644 (P)18220,18221,18222 under ISSR at Ulhasnagar

A. Basic Information:-

Component	ISSR
Name of Implementing Agency	Ulhasnagar Municipal Corporation
No. of EWS Dus	710
Land Ownership	CTS No 17644 (P)18220,18221,18222 under ISSR at Ulhasnagar Land is in the name of Govt of Maharashtra, is yet to be transferred to Municipal Corporation
Reservation	Residential
GOI Share	Rs. 710 Lacs.
GOM Share	Rs. 710 Lacs.
I/A Share	Rs. 2454.55 Lacs.
Beneficiary Share	Rs. 2526.47 Lacs. 10% of unit price for 473 (Before 2000) 100% of unit price for 237 (After 2000)
Project Cost	Prior to 2000 – Rs. 946 Lacs After 2000 – Rs. 2106.93 Lacs.
Sales Price with Govt Assistance	Prior to 2000 – Rs. 2 lacs and After 2000 – Rs. 8.89 Lacs

B. SLAC Observations:-

1. The proposal is scrutinized by Ulhasnagar Municipal Corporation & have recommended for approval.
2. The Land is owned by Govt of Maharashtra, Ulhasnagar Municipal Corporation is pursuing for transfer of land to them.
3. Municipal Corporation have assured for adequate Water Supply to the project.
4. The width of access to the site is 24.0 meters & 12 meters.
5. There are permanent structures in the layout.

C. SLAC Appraisal:-

The Ulhasnagar Municipal Corporation is directed to submit the clarification on permanent structures in the layout if any.

Projects under BLC

24/19 : Construction of 68 EWS Tenements at Kopargaon Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Kopargaon Municipal Council
Project Cost	Rs. 407.84 Lacs.
Central Assistance	Rs. 102 Lacs.
State Share	Rs. 68 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 237.84 Lacs.
Sales Price without Govt. Assistance	Rs. 5.998 Lacs.
Sales Price with Govt Assistance	Rs. 3.498 Lacs.
Total No of EWS Dwelling Units	68

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/20 : Construction of 151 EWS Tenements at Warud Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Warud Municipal Council
Project Cost	Rs. 1022.81 Lacs.
Central Assistance	Rs. 226.5 Lacs.
State Share	Rs. 151 Lacs.
Implementing Agency Share	Rs. 48.71 Lacs.
Beneficiary Share	Rs. 596.6 Lacs.
Sales Price without Govt. Assistance	Rs. 6.774 Lacs.
Sales Price with Govt Assistance	Rs. 3.951 Lacs.

Total No of EWS Dwelling Units	151
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B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed. It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/21 : Construction of 30 EWS Tenements at Buldana Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Buldana Municipal Council
Project Cost	Rs. 205.38 Lacs.
Central Assistance	Rs. 45 Lacs.
State Share	Rs. 30 Lacs.
Implementing Agency Share	Rs. 9.78 Lacs.
Beneficiary Share	Rs. 120.6 Lacs.
Sales Price without Govt. Assistance	Rs. 6.846 Lacs.
Sales Price with Govt Assistance	Rs. 4.020 Lacs.
Total No of EWS Dwelling Units	30

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership, development and reservation as per norms of ULB

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/22 : Construction of 89 EWS Tenements at Shegaon Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Shegaon Municipal Council
Project Cost	Rs. 601.17 Lacs.
Central Assistance	Rs. 133.5 Lacs.
State Share	Rs. 89 Lacs.
Implementing Agency Share	Rs. 28.63 Lacs.
Beneficiary Share	Rs. 350.04 Lacs.
Sales Price without Govt. Assistance	Rs. 6.755 Lacs.
Sales Price with Govt Assistance	Rs. 3.933 Lacs.
Total No of EWS Dwelling Units	89

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/23 : Construction of 148 EWS Tenements at Chikhali Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Chikhali Municipal Council
Project Cost	Rs. 1006.68 Lacs.
Central Assistance	Rs. 222 Lacs.
State Share	Rs. 148 Lacs.
Implementing Agency Share	Rs. 47.94 Lacs.
Beneficiary Share	Rs. 588.74 Lacs.
Sales Price without Govt. Assistance	Rs. 6.802 Lacs.
Sales Price with Govt Assistance	Rs. 3.978 Lacs.
Total No of EWS Dwelling Units	148

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/24 : Construction of 49 EWS Tenements at Ballarpur Nagar parishad (DPR NO 2)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Ballarpur Nagar parishad (DPR NO 2)
Project Cost	Rs. 288.3 Lacs.
Central Assistance	Rs. 73.5 Lacs.
State Share	Rs. 49 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 165.8 Lacs.
Sales Price without Govt. Assistance	Rs. 5.884 Lacs.
Sales Price with Govt Assistance	Rs. 3.384 Lacs.
Total No of EWS Dwelling Units	49

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/25 : Construction of 404 EWS Tenements at Kalamnuri Mun. Council (DPR NO 3)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Kalamnuri Mun. Council (DPR NO 3)
Project Cost	Rs. 2557.32 Lacs.
Central Assistance	Rs. 606 Lacs.

State Share	Rs. 404 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1547.32 Lacs.
Sales Price without Govt. Assistance	Rs. 6.330 Lacs.
Sales Price with Govt Assistance	Rs. 3.830 Lacs.
Total No of EWS Dwelling Units	404

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/26 : Construction of 297 EWS Tenements at Sengaon Nagar Panchayat (DPR NO.2)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Sengaon Nagar Panchayat (DPR NO.2)
Project Cost	Rs. 1973.268 Lacs.
Central Assistance	Rs. 445.5 Lacs.
State Share	Rs. 297 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1230.768 Lacs.
Sales Price without Govt. Assistance	Rs. 6.644 Lacs.
Sales Price with Govt Assistance	Rs. 4.144 Lacs.
Total No of EWS Dwelling Units	297

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/27 : Construction of 135 EWS Tenements at CHOPDA MUNICIPAL COUNCIL

A. Basic Information:-

Component	BLC
Name of Implementing Agency	CHOPDA MUNICIPAL COUNCIL
Project Cost	Rs. 826.41 Lacs.
Central Assistance	Rs. 202.5 Lacs.
State Share	Rs. 135 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 488.91 Lacs.
Sales Price without Govt. Assistance	Rs. 6.122 Lacs.
Sales Price with Govt Assistance	Rs. 3.622 Lacs.
Total No of EWS Dwelling Units	135

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

The project is of 135 Dus, in undertaking it is mentioned MIS of 250 beneficiary are attached, Undertaking to be corrected.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed. DPRs may be placed before SLSMC.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/28 : Construction of 400 EWS Tenements at AMALNER MUNICIPAL COUNCIL

A. Basic Information:-

Component	BLC
Name of Implementing Agency	AMALNER MUNICIPAL COUNCIL
Project Cost	Rs. 2494.5 Lacs.
Central Assistance	Rs. 600 Lacs.

State Share	Rs. 400 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1494.5 Lacs.
Sales Price without Govt. Assistance	Rs. 6.236 Lacs.
Sales Price with Govt Assistance	Rs. 3.736 Lacs.
Total No of EWS Dwelling Units	400

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/29 : Construction of 162 EWS Tenements at JALGAON MUNICIPAL CORPORATION

A. Basic Information:-

Component	BLC
Name of Implementing Agency	JALGAON MUNICIPAL CORPORATION
Project Cost	Rs. 1165 Lacs.
Central Assistance	Rs. 243 Lacs.
State Share	Rs. 162 Lacs.
Implementing Agency Share	Rs. 55.48 Lacs.
Beneficiary Share	Rs. 704.52 Lacs.
Sales Price without Govt. Assistance	Rs. 7.191 Lacs.
Sales Price with Govt Assistance	Rs. 4.349 Lacs.
Total No of EWS Dwelling Units	162

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/30 : Construction of 120 EWS Tenements at Ichalkaranji Nagar parishad (DPR NO-3)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Ichalkaranji Nagar parishad (DPR NO-3)
Project Cost	Rs. 918.36 Lacs.
Central Assistance	Rs. 180 Lacs.
State Share	Rs. 120 Lacs.
Implementing Agency Share	Rs. 43.73 Lacs.
Beneficiary Share	Rs. 574.63 Lacs.
Sales Price without Govt. Assistance	Rs. 7.653 Lacs.
Sales Price with Govt Assistance	Rs. 4.789 Lacs.
Total No of EWS Dwelling Units	120

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/31 : Construction of 42 EWS Tenements at KAGAL MUNICIPAL COUNCIL

A. Basic Information:-

Component	BLC
Name of Implementing Agency	KAGAL MUNICIPAL COUNCIL
Project Cost	Rs. 264.02 Lacs.
Central Assistance	Rs. 63 Lacs.
State Share	Rs. 42 Lacs.
Implementing Agency Share	Rs. 5.18 Lacs.
Beneficiary Share	Rs. 153.84 Lacs.

Sales Price without Govt. Assistance	Rs. 6.29 Lacs.
Sales Price with Govt Assistance	Rs. 3.66 Lacs.
Total No of EWS Dwelling Units	42

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/32 : Construction of 510 EWS Tenements at Nagpur Municipal Corporation (DPR NO 2)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Nagpur Municipal Corporation (DPR NO 2)
Project Cost	Rs. 2176.553 Lacs.
Central Assistance	Rs. 765 Lacs.
State Share	Rs. 510 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 901.553 Lacs.
Sales Price without Govt. Assistance	Rs. 4.270 Lacs.
Sales Price with Govt Assistance	Rs. 1.770 Lacs.
Total No of EWS Dwelling Units	510

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB. The estimate should be all inclusive with basic things,

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/33 : Construction of 300 EWS Tenements at Taloda Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Taloda Municipal Council
Project Cost	Rs. 1870.54 Lacs.
Central Assistance	Rs. 450 Lacs.
State Share	Rs. 300 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1120.54 Lacs.
Sales Price without Govt. Assistance	Rs. 6.235 Lacs.
Sales Price with Govt Assistance	Rs. 3.735 Lacs.
Total No of EWS Dwelling Units	300

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/34 : Construction of 254 EWS Tenements at Manmad Municipal Council (DPR NO 2)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Manmad Municipal Council (DPR NO 2)
Project Cost	Rs. 1582.6 Lacs.
Central Assistance	Rs. 380 Lacs.
State Share	Rs. 254 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 947.6 Lacs.

Sales Price without Govt. Assistance	Rs. 6.227 Lacs.
Sales Price with Govt Assistance	Rs. 3.731 Lacs.
Total No of EWS Dwelling Units	254

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/35 : Construction of 145 EWS Tenements at Sinnar Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Sinnar Municipal Council
Project Cost	Rs. 879.42 Lacs.
Central Assistance	Rs. 217.5 Lacs.
State Share	Rs. 145 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 516.92 Lacs.
Sales Price without Govt. Assistance	Rs. 6.23 Lacs.
Sales Price with Govt Assistance	Rs. 3.73 Lacs.
Total No of EWS Dwelling Units	145

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/36 : Construction of 80 EWS Tenements at DINDORI NAGAR PANCHAYAT**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	DINDORI NAGAR PANCHAYAT
Project Cost	Rs. 500.67 Lacs.
Central Assistance	Rs. 120 Lacs.
State Share	Rs. 80 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 300.67 Lacs.
Sales Price without Govt. Assistance	Rs. 6.258 Lacs.
Sales Price with Govt Assistance	Rs. 3.758 Lacs.
Total No of EWS Dwelling Units	80

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. Electrical Estimate is not attached.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSCMC and ULBs to comply with above observations.

24/37 : Construction of 61 EWS Tenements at Igatpuri Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Igatpuri Municipal Council
Project Cost	Rs. 388.57 Lacs.
Central Assistance	Rs. 91.5 Lacs.
State Share	Rs. 61 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 236.07 Lacs.

Sales Price without Govt. Assistance	Rs. 6.370 Lacs.
Sales Price with Govt Assistance	Rs. 3.870 Lacs.
Total No of EWS Dwelling Units	61

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/38 : Construction of 300 EWS Tenements at Tuljapur Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Tuljapur Municipal Council
Project Cost	Rs. 1971 Lacs.
Central Assistance	Rs. 450 Lacs.
State Share	Rs. 300 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1221 Lacs.
Sales Price without Govt. Assistance	Rs. 6.570 Lacs.
Sales Price with Govt Assistance	Rs. 4.070 Lacs.
Total No of EWS Dwelling Units	300

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/39 : Construction of 19 EWS Tenements at Talasari Nagar Panchayat**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Talasari Nagar Panchayat
Project Cost	Rs. 103.86 Lacs.
Central Assistance	Rs. 28.5 Lacs.
State Share	Rs. 19 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 56.36 Lacs.
Sales Price without Govt. Assistance	Rs. 5.466 Lacs.
Sales Price with Govt Assistance	Rs. 2.966 Lacs.
Total No of EWS Dwelling Units	19

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/40 : Construction of 326 EWS Tenements at Sonpeth Nagarparishad (DPR NO-2)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Sonpeth Nagar parishad (DPR NO-2)
Project Cost	Rs. 2149.97 Lacs.
Central Assistance	Rs. 489 Lacs.
State Share	Rs. 326 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1334.97 Lacs.
Sales Price without Govt. Assistance	Rs. 6.595 Lacs.
Sales Price with Govt Assistance	Rs. 4.095 Lacs.
Total No of EWS Dwelling Units	326

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/41 : Construction of 1143 EWS Tenements at Sonpeth Nagar parishad (DPR NO-3)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Sonpeth Nagar parishad (DPR NO-3)
Project Cost	Rs. 7538.085 Lacs.
Central Assistance	Rs. 1714.5 Lacs.
State Share	Rs. 1143 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 4680.585 Lacs.
Sales Price without Govt. Assistance	Rs. 6.595 Lacs.
Sales Price with Govt Assistance	Rs. 4.095 Lacs.
Total No of EWS Dwelling Units	1143

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/42 : Construction of 626 EWS Tenements at PMRDA (DPR No 2)**A. Basic Information:-**

Component	BLC
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Name of Implementing Agency	PMRDA (DPR No 2)
Project Cost	Rs. 3499.48 Lacs.
Central Assistance	Rs. 939 Lacs.
State Share	Rs. 626 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1934.48 Lacs.
Sales Price without Govt. Assistance	Rs. 5.590 Lacs.
Sales Price with Govt Assistance	Rs. 3.090 Lacs.
Total No of EWS Dwelling Units	626

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Haveli.
3. PMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/43 : Construction of 745 EWS Tenements at PMRDA (DPR No 3)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	PMRDA (DPR No 3)
Project Cost	Rs. 4164.71 Lacs.
Central Assistance	Rs. 1117.5 Lacs.
State Share	Rs. 745 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2302.21 Lacs.
Sales Price without Govt. Assistance	Rs. 5.590 Lacs.
Sales Price with Govt Assistance	Rs. 3.090 Lacs.
Total No of EWS Dwelling Units	745

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Purandar.
3. PMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/44 : Construction of 59 EWS Tenements at PMRDA (DPR No 4)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	PMRDA (DPR No 4)
Project Cost	Rs. 329.82 Lacs.
Central Assistance	Rs. 88.5 Lacs.
State Share	Rs. 59 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 182.32 Lacs.
Sales Price without Govt. Assistance	Rs. 5.590 Lacs.
Sales Price with Govt Assistance	Rs. 3.090 Lacs.
Total No of EWS Dwelling Units	59

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Mulshi.
3. PMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/45 : Construction of 1802 EWS Tenements at PMRDA (DPR No 5)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	PMRDA (DPR No 5)
Project Cost	Rs. 10073.58 Lacs.
Central Assistance	Rs. 2703 Lacs.
State Share	Rs. 1802 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 5568.58 Lacs.
Sales Price without Govt. Assistance	Rs. 5.590 Lacs.
Sales Price with Govt Assistance	Rs. 3.090 Lacs.
Total No of EWS Dwelling Units	1802

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Velhe.
3. PMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/46 : Construction of 25 EWS Tenements at LONAVALA NAGAR PARISHAD**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	LONAVALA NAGAR PARISHAD
Project Cost	Rs. 202.11 Lacs.
Central Assistance	Rs. 37.5 Lacs.
State Share	Rs. 25 Lacs.
Implementing Agency Share	Rs. 9.62 Lacs.
Beneficiary Share	Rs. 129.99 Lacs.

Sales Price without Govt. Assistance	Rs. 8.084 Lacs.
Sales Price with Govt Assistance	Rs. 5.200 Lacs.
Total No of EWS Dwelling Units	25

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/47 : Construction of 53 EWS Tenements at JUNNAR MUNICIPAL COUNCIL

A. Basic Information:-

Component	BLC
Name of Implementing Agency	JUNNAR MUNICIPAL COUNCIL
Project Cost	Rs. 387.19 Lacs.
Central Assistance	Rs. 79.5 Lacs.
State Share	Rs. 53 Lacs.
Implementing Agency Share	Rs. 18.44 Lacs.
Beneficiary Share	Rs. 236.25 Lacs.
Sales Price without Govt. Assistance	Rs. 7.305 Lacs.
Sales Price with Govt Assistance	Rs. 4.458 Lacs.
Total No of EWS Dwelling Units	53

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/48 : Construction of 153 EWS Tenements at Roha Nagar Parishad (DPR No 1)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Roha Nagar Parishad (DPR No 1)
Project Cost	Rs. 1282.14 Lacs.
Central Assistance	Rs. 229.5 Lacs.
State Share	Rs. 153 Lacs.
Implementing Agency Share	Rs. 61.05 Lacs.
Beneficiary Share	Rs. 838.59 Lacs.
Sales Price without Govt. Assistance	Rs. 8.380 Lacs.
Sales Price with Govt Assistance	Rs. 5.481 Lacs.
Total No of EWS Dwelling Units	153

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/49 : Construction of 454 EWS Tenements at Islampur Nagar parishad (DPR NO 4)
A. Basic Information:-

Component	BLC
Name of Implementing Agency	Islampur Nagar parishad (DPR NO 4)
Project Cost	Rs. 2815.03 Lacs.
Central Assistance	Rs. 681 Lacs.
State Share	Rs. 454 Lacs.
Implementing Agency Share	Rs. 68.66 Lacs.
Beneficiary Share	Rs. 1611.37 Lacs.
Sales Price without Govt. Assistance	Rs. 6.20 Lacs.
Sales Price with Govt Assistance	Rs. 3.55 Lacs.
Total No of EWS Dwelling Units	454

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/50 : Construction of 74 EWS Tenements at Kavathemahakal Nagarpanchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Kavathemahakal Nagarpanchayat
Project Cost	Rs. 653.49 Lacs.
Central Assistance	Rs. 111 Lacs.
State Share	Rs. 74 Lacs.
Implementing Agency Share	Rs. 468 .49 Lacs.
Beneficiary Share	Rs. 468.49 Lacs.
Sales Price without Govt. Assistance	Rs. 8.831 Lacs.
Sales Price with Govt Assistance	Rs. 6.331 Lacs.
Total No of EWS Dwelling Units	74

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/51 : Construction of 20 EWS Tenements at Lonanad Nagar panchayat (DPR no 4)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Lonanad Nagar panchayat (DPR no 4)

Project Cost	Rs. 135.22 Lacs.
Central Assistance	Rs. 30 Lacs.
State Share	Rs. 20 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 85.22 Lacs.
Sales Price without Govt. Assistance	Rs. 6.761 Lacs.
Sales Price with Govt Assistance	Rs. 4.261 Lacs.
Total No of EWS Dwelling Units	20

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

24/52 : Construction of 100 EWS Tenements at Risod Nagar parishad (DPR NO 1)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Risod Nagar parishad (DPR NO 1)
Project Cost	Rs. 485.147 Lacs.
Central Assistance	Rs. 150 Lacs.
State Share	Rs. 100 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 235.147 Lacs.
Sales Price without Govt. Assistance	Rs. 4.851 Lacs.
Sales Price with Govt Assistance	Rs. 2.351 Lacs.
Total No of EWS Dwelling Units	100

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/53 : Construction of 150 EWS Tenements at Risod Nagar parishad (DPR NO 2)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Risod Nagar parishad (DPR NO 2)
Project Cost	Rs. 728.126 Lacs.
Central Assistance	Rs. 225 Lacs.
State Share	Rs. 150 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 353.126 Lacs.
Sales Price without Govt. Assistance	Rs. 4.854 Lacs.
Sales Price with Govt Assistance	Rs. 2.354 Lacs.
Total No of EWS Dwelling Units	150

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/54 : Construction of 579 EWS Tenements at Arni Nagar Parishad (DPR No 2)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Arni Nagar Parishad (DPR No 2)
Project Cost	Rs. 3864.825 Lacs.
Central Assistance	Rs. 868.5 Lacs.
State Share	Rs. 579 Lacs.

Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2417.325 Lacs.
Sales Price without Govt. Assistance	Rs. 6.675 Lacs.
Sales Price with Govt Assistance	Rs. 4.175 Lacs.
Total No of EWS Dwelling Units	579

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

Since the cost of dwelling unit is on higher side, ULB to clarify the same and resubmit the DPR.

Projects under AHP for Correction in DPR

24 / 55 : Construction of 70 EWS DU's on S No.308(p) at Shirur Dist PUNE

A. Basic Information:-

Component	AHP (Correction in DPR)
Name of Implementing Agency	PUNE BOARD
Project Cost	Rs. 924 Lacs.
Central Assistance	Rs. 105 Lacs.
State Share	Rs. 70 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 749 Lacs.
Sales Price without Govt. Assistance	Rs. 13.20 Lacs.
Sales Price with Govt Assistance	Rs. 10.70 Lacs.
Total No of EWS Dwelling Units	70
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLAC Observations:-

The DPR is for correction in the earlier CSMC approved project.
 The project is approved in 10th CSMC meeting held on 22/07/2016.

1. The DPR is scrutinized & recommended by CO/Pune Board.
2. Since the land received from Collector is 0.32 Hectors as against demanded 1.0 Hectors the no of Units are reduced. Earlier approved EWS units: 168. Now proposed EWS units: 70.
3. Trunk infrastructure is available on site.
4. Required onsite infrastructure is considered in the DPR.

C. SLAC Appraisal:-

DPR found in order and recommended for onward submission SLSMC as correction in earlier approved CSMC project.

Projects under PPP for ratification

24/56 : Construction of 318 EWS DU's on S No 1141,Hissa No. at Mhaswad Tq. Maan, Dist Satara

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
Name of Implementing Agency	A B Pise & Co. Mhaswad Dist. Satara
Total No of EWS Dwelling Units	318
Total No of LIG Dwelling Units	0
Location	S No 1141,Hissa No. at Mhaswad Tq Maan, Dist Satara Land bearing Gut no 11 at Mhaswad Dist. Satara is owned by A B Pise& Co.
Zone	Residential
Marks as per Bid Evaluation report	74 out of 100
GOI Share	Rs. 477 Lacs.
GOM Share	Rs. 318 Lacs.
I/A Share	Rs. 0 Lacs
Beneficiary Share	Rs. 938 Lacs.
Project Cost	Rs. 1733 Lacs.
Sales Price without govt. assistance	Rs.6.36Lacs. for 158 1BHK & Rs.4.55 Lacs.For160 1Rk
Sales Price with govt. assistance	Rs. 3.86 Lacs. For 158 1BHK & Rs. 2.05 Lacs. For160 1Rk

B. SLAC Observations:-

The approval in principle was received in CSMC meeting dt.28.11.2018. Now the DPR is submitted by Project Proponent. Project proponent has offered the price to the tune of prevailing pricing norms. The Project cost is reduced, hence submitted for ratification.

C. SLAC Appraisal:-

DPR found in order and recommended for onward submission SLSMC

24/57 : constriction of 1368 EWS Dus at village Turbhe, Plot No 36,sectorn 24 Vashi, Navi Mumbai

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
Name of Implementing Agency	REHAB HOUSING PVT.LTD.
Total No of EWS Dwelling Units	1368
Total No of LIG Dwelling Units	0
Location	village Turbhe, Plot No 36, sectorn 24 washi Navi Mumbai Land is owned by project proponent - REHAB HOUSING PVT.LTD.
Zone	Residential
Marks as per Bid Evaluation report	74 out of 90
GOI Share	Rs. 2052 Lacs.
GOM Share	Rs. 1368 Lacs.
I/A Share	Rs. 0 Lacs
Beneficiary Share	Rs. 40376 Lacs.
Project Cost	Rs. 43796 Lacs.
Sales Price without govt. assistance	Rs. 32.015 Lacs.
Sales Price with govt. assistance	Rs. 29.515 Lacs.

B. SLAC Observations:-

The approval in principle was received in 36 th CSMC meeting dt24/07/2018. Now the DPR is submitted by Project Proponent. Project proponent has offered the price to the tune of prevailing pricing norms. The Project cost is reduced, hence submitted for ratification.

C. SLAC Appraisal:-

DPR Found in order and recommended for onward submission SLSMC

24/58 : Construction of 56 EWS and 104 LIG on Kh.No.147/1, Ph.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
Name of Implementing Agency	Bharmal Builders and Developers
Total No of EWS Dwelling Units	56

Total No of LIG Dwelling Units	104
Location	Kh.No.147/1, Ph.No.15, Mouza-Bhilgaon, Tah.-Kamptee, Dist. -Nagpur land is owned by project proponent - Bharamal Builders and Developers
Zone	Residential
Marks as per Bid Evaluation report	98 out of 100
GOI Share	Rs. 84 Lacs.
GOM Share	Rs. 56 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 502.88 Lacs.
Project Cost	Rs. 701.19 Lacs.
Sales Price without govt. assistance	Rs. 11.480 Lacs.
Sales Price with govt. assistance	Rs. 8.980 Lacs.

B. SLAC Observations:-

1. The approval in principle was received in 38th CSMC meeting dt.26.09.2018. Now the DPR is submitted by Project Proponent.
2. The DPR is Scrutinized and submitted by chief officer Nagpur Board.
3. The cost per unit as per estimate is Rs.12.50 Lakhs and cost per unit as per ASR is Rs.11.48 Lakhs. The Project Proponent has proposed to sale DU's at ASR rate. Project Proponent have offered 100% EWS DU's under PMAY.
4. Required social services and infrastructure services are available as stated in the check list by P.P and C.O Nagpur Board
5. The letter regarding assurance of water supply from Maharashtra Jeevan Pradhikaran is attached with DPR
6. C.O Nagpur Board have recommended the proposal for approval of SLAC/SLSMC/CSMC

C. SLAC Appraisal:-

- 1) The project is outside mission city but it is in NMRDA area.
- 2) ACS Housing and chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019.

24/59 : Construction of 210 EWS and 390 LIG on Kh.No.21/1,21/3, Mouza-GhotadPanjri, Tah. & Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
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Name of Implementing Agency	Green Space Infraventures
Total No of EWS Dwelling Units	210
Total No of LIG Dwelling Units	390
Location	Kh.No.21/1,21/3, Mouza-GhotadPanjri, Tah. & Dist. -Nagpur land is owned by project proponent - Green space Infraventures
Zone	Residential
Marks as per Bid Evaluation report	73 out of 100
GOI Share	Rs. 315 Lacs.
GOM Share	Rs. 210 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2247.42 Lacs.
Project Cost	Rs. 2772.42 Lacs.
Sales Price without govt. assistance	Rs. 13.202 Lacs.
Sales Price with govt. assistance	Rs. 10.702 Lacs.

B. SLAC Observations:-

1. The approval in principle was received in 38th CSMC meeting dt.26.09.2018. Now the DPR is submitted by Project Proponent. Project proponent has offered the price to the tune of prevailing pricing norms.
2. The DPR is Scrutinized and submitted by chief officer Nagpur Board.
3. The cost per unit as per estimate is Rs.13.80 Lakhs and cost per unit as per ASR is Rs. 13.20 Lakhs. The P.P is agreed to sale DU's at ASR rate. Project Proponent has offered 100% EWS DU's under PMAY.
4. Required social services and infrastructure services are available as stated in the check list by P.P and C.O Nagpur Board
5. The letter regarding assurance of water supply from GrampanchayatWela (Harishchandra) is attached with DPR
6. C.O Nagpur Board have recommended the proposal for approval of SLAC/SLSMC/CSMC

C. SLAC Appraisal:-

- 1) The project is outside mission city, but it is in NMRDA area.
- 2) ACS Housing and chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019.

24/60 : Construction of 128 EWS and 204 LIG on Kh.No.203/1A, Mauza-Yerkheda, Tah.-Kamptee Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
Name of Implementing Agency	Royal Realities
Total No of EWS Dwelling Units	128
Total No of LIG Dwelling Units	204
Location	Kh.No.203/1A, Mauza-Yerkheda, Tah.- Kamptee Dist. -Nagpur land is owned by project proponent - Royal Realities
Zone	Residential
Marks as per Bid Evaluation report	73 out of 100
GOI Share	Rs. 192 Lacs.
GOM Share	Rs. 128 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1121.28 Lacs.
Project Cost	Rs. 1928.45 Lacs.
Sales Price without govt. assistance	Rs. 11.260 Lacs.
Sales Price with govt. assistance	Rs. 8.760 Lacs.

B. SLAC Observations:-

1. The approval in principle was received in 38th CSMC meeting dt.26.09.2018. Now the DPR is submitted by Project Proponent. Project proponent has offered the price to the tune of prevailing pricing norms.
2. The DPR is Scrutinized and submitted by chief officer Nagpur Board.
3. The cost per unit as per estimate is Rs.14.66 Lakhs and cost per unit as per ASR is Rs.11.26 Lakhs. The Project proponent has proposed to sale DU's at ASR rate
4. Required social services and infrastructure services are available as stated in the check list by P.P and C.O Nagpur Board
5. The letter regarding assurance of water supply from Maharashtra Jeevan Pradhikaran is attached with DPR
6. C.O Nagpur Board have recommended the proposal for approval of SLAC/SLSMC/CSMC

C. SLAC Appraisal:-

- 1) The project is outside Mission city but it is in NMRDA area.
- 2) ACS Housing and chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019.

24/61 : Construction of 210 EWS and 390 LIG on Kh.No.81/1 82, Mouza-Wagdharma, Tah.-Hingna Dist. -Nagpur

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
Name of Implementing Agency	Paradise Associates
Total No of EWS Dwelling Units	128
Total No of LIG Dwelling Units	232
Location	Kh.No.81/1 82, Mouza-Wagdharma, Tah.-Hingna Dist. -Nagpur Land is owned by project proponent - Paradise associates
Zone	Residential
Marks as per Bid Evaluation report	79 out of 100
GOI Share	Rs. 192 Lacs.
GOM Share	Rs. 128 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1568 Lacs.
Project Cost	Rs. 2018.59 Lacs.
Sales Price without govt. assistance	Rs. 14.750 Lacs.
Sales Price with govt. assistance	Rs. 12.250 Lacs.

B. SLAC Observations:-

1. The approval in principle was received in 38th CSMC meeting dt.26.09.2018. Now the DPR is submitted by Project Proponent. Project proponent has offered the price to the tune of prevailing pricing norms.
2. The DPR is Scrutinized and submitted by chief officer Nagpur Board.
3. The cost per unit as per estimate is Rs.15.77 Lakhs and cost per unit as per ASR is Rs.14.75 Lakhs. The P.P is agreed to sale DU's at ASR rate. Project Proponent have off ward 100% EWS DU's under PMAY.
4. Required social services and infrastructure services are available as stated in the check list by P.P and C.O Nagpur Board
5. The letter regarding assurance of water supply from Grampanchayat Isasani is attached with DPR
- 6 C.O Nagpur Board have recommended the proposal for approval of SLAC/SLSMC/CSMC

C. SLAC Appraisal:-

- 1) The project is outside mission city but in NMRDA area.
- 2) ACS Housing and chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019.

Annual Capacity Building

24/62 : ANNUAL CAPACITY BUILDING PLAN FOR 2019-20 OF MAHARASHTRA

SR. No.	Activity	State Share (Rs. In Lakhs)	Central Share (Rs. In Lakhs)	Total (Rs. In Lakhs)
1	Establishment of SLTC	20.40	61.20	81.60
2	Establishment of CLTC	692.70	2078.10	2770.80
3	Trainings and workshops	0.00	20.00	20.00
7	TPQM	238.50	715.50	954.00
8	Social Audit	0.00	28.00	28.00
9	Geo-Tagging	0.00	357.36	357.36
Total (In Lakhs)		951.60	3260.16	4211.76

SLAC Appraisal:-

Annual Capacity Bldg. Plan for year 2019-20 of Maharashtra state amounts to Rs.4211.76 Lakhs. SLAC appraised capacity building plan for 2019 -20 and is recommended for approval of SLSMC.

On Table PPP Projects

24/63 : Construction of 996 EWS Dws, 1120 LIG Dws at S. No. 162/A(part), 63/0, 666/2, 236/0 at Dhansar located in Panvel District Raigad.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s. Navi Mumbai Realtors Pvt. Ltd.
Total No of EWS Dwelling Units	996
Total No of LIG Dwelling Units	240
Location	S. No. 162/A (part), 63/0, 666/2, 236/0 at Dhansar located in Panvel District Raigad. Land is owned by project proponent- M/s. Navi Mumbai Realtors Pvt. Ltd.
Zone	U2- Residential Zone.
Marks as per Bid Evaluation report	70 out of 90
GOI Share	Rs. 1494 Lacs.
GOM Share	Rs. 996 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 18426 Lacs.
Project Cost	Rs. 20916 Lacs.
Sales Price without govt. assistance	Rs. 21 Lacs.
Sales Price with govt. assistance	Rs. 18.5 Lacs.

B. SLAC Observations:-

1. The Proposal is scrutinized and submitted by CO/Konkan Board.
2. As per the Report –
 - a) the site is situated at Panvel which is included in the Mission City
 - b) the land is in U-2 Residential Zone
 - c) the project is located on 24 mt wide road width
 - d) Agency has obtained NOC from Panvel Municipal Corporation for supply of water to the project vide letter dtd.24.01.2019
 - e) Agency has obtained NOC from Mahavitaran for supply of Electricity
 - f) Local Shop, existing School, Health care facilities, Cultural and Religious facilities are available within 1 Km

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/64 : Construction of 678 EWS Dws , 461 LIG on S. No. 129(part) at Village Wadgaon Taluka Maval, Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s. Naiknavare Township LLP.
Total No of EWS Dwelling Units	515
Total No of LIG Dwelling Units	163
Location	S. No. 129(part) at Village Wadgaon Taluka Maval, Dist. Pune Land is owned by project proponent- M/s. NaikNavare Township LLP
Zone	Residential Zone within limit of Wadgaon Maval Nagar Panchayat
Marks as per Bid Evaluation report	70 out of 90
GOI Share	Rs. 772.5 Lacs.
GOM Share	Rs. 515 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3970.65 Lacs.
Project Cost	Rs. 5258.15 Lacs.
Sales Price without govt. assistance	Rs. 10.210 Lacs.
Sales Price with govt. assistance	Rs. 7.710 Lacs.

B. SLAC Observations:-

1. The proposal along with DPR is scrutinized and submitted by CO/Pune.
2. As per the report-
 - a) the land under proposal falls under Wadgaon Municipal Council
 - b) 15 mt village road is available as approach road which is yet to be develop
 - c) Water supply will be made available by Wadgaon Municipal Council
 - d) Electricity is available
 - e) Social Infrastructure is available within 0.2 to 2.5Km.
3. It is stated in the report- The Cost per Unit as per Estimate prepared by the Developer is Rs. 14.90 Lacs and the cost per unit as per ASR Rs.8.51 Lacs, the difference between the costs per unit is 75%. As per the prevailing directions, 20% Incentives over ASR is admissible, Accordingly the project proponent proposes cost per Unit Rs. 10.21 Lacs.

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/65 : Construction of 1787 EWS Dus, 1690 LIG on Gut No. 88, 90, 91,92,93,94,95,96,97,113/2, 124, 125, 126(part), 127, 128/1, 128/2,128/3,122, 123 at Village Mahalunge, Taluka Khed, Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s. NaikNavare Housing Developments Pvt. Ltd.
Total No of EWS Dwelling Units	1787
Total No of LIG Dwelling Units	1690
Location	Gut No. 88, 90, 91,92,93,94,95,96,97,113/2, 124, 125, 126(part), 127, 128/1, 128/2,128/3,122, 123 at Village Mahalunge, Taluka Khed, Dist. Pune Land is owned by M/s. NaikNavare Housing Developments Pvt. Ltd.
Zone	Residential Zone
Marks as per Bid Evaluation report	68 out of 90
GOI Share	Rs. 2680.5 Lacs.
GOM Share	Rs. 1787 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 15403.94 Lacs
Project Cost	Rs. 19871.44 Lacs
Sales Price without govt. assistance	Rs. 11.12 Lacs.
Sales Price with govt. assistance	Rs. 8.62 Lacs.

B. SLAC Observations:-

1. The proposal along with DPR is scrutinized and submitted by CO/Pune.
2. As per the report-
 - a) the land under proposal falls under within the limit of residential zone, PMRDA
 - b) 15 mt village road is available as approach road which is yet to be develop
 - c) Water supply will be made available by Maharashtra Jeevan Pradhikaran (MJP)
 - d) Electricity is available
 - e) Social Infrastructure is available within 1Km.
3. It is stated in the report- The Cost per Unit as per Estimate prepared by the Developer is Rs. 14.44 Lacs and the cost per unit as per ASR Rs.9.27 Lacs, the difference between the cost per unit is 55.77%. As per the prevailing directions, 20% Incentives over ASR is admissible, Accordingly the project proponent proposes cost per Unit Rs. 11.124 Lacs

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/66 : Construction of 416 EWS , 86 LIG Dws on Gat No. 121, Ambi, Taluka Maval, Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Paxton Constructions
Total No of EWS Dwelling Units	251
Total No of LIG Dwelling Units	0
Location	Gat No. 121, Ambi, Taluka Maval, Dist. Pune land is owned by project proponent- by way of Development Agreement
Zone	Agricultural ND Zone
Marks as per Bid Evaluation report	78 Out of 90
GOI Share	Rs. 376.5 Lacs.
GOM Share	Rs. 251 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1989.92 Lacs
Project Cost	Rs. 2615.42 Lacs
Sales Price without govt. assistance	Rs. 10.42 Lacs.
Sales Price with govt. assistance	Rs. 7.92 Lacs.

B. SLAC Observations:-

1. The Proposal is scrutinized, recommended and submitted by PMRDA.
- 2 As per the report –
 - a) the existing approach road is 15 mtr wide
 - b) the project proponent have obtained the NOC from Wagoli Gram Panchayat for water supply,
 - c) Electricity is available on site necessary NOC is obtained
 - d) Social Infrastructure is available within 200mt to 2.8 km.

C. SLAC Appraisal:-

The proposal is not in mission city but is in PMRDA.
ACS Housing and Chairman SLAC directed to submit this project subject to outcome of UD notification dated 07 March 2019 to SLSMC.

24/67 : Construction of 108 EWS DU's at S No. 370/1/B/1, 370/3/1, 370/3/2 at Mauje Chalisgaon, Dist. Jalgaon

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Supereality Buildcon LLP Chalisgaon Dist. Jalgaon.
Total No of EWS Dwelling Units	108
Total No of LIG Dwelling Units	96
Location	S No. 370/1/B/1, 370/3/1, 370/3/2 at Mauje Chalisgaon, Dist. Jalgaon Land is owned by project proponent - SuperealityBuildcon LLP.
Zone	Green zone within Municipal council Chalisgaon
Marks as per Bid Evaluation report	65 Out of 90
GOI Share	Rs. 162 Lacs.
GOM Share	Rs. 108 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 455.76 Lacs
Project Cost	Rs. 725.76 Lacs
Sales Price without govt. assistance	Rs. 6.72 Lacs.
Sales Price with govt. assistance	Rs. 4.22 Lacs.

B. SLAC Observations:-

1. The proposal is submitted by NASHIK BOARD. & recommended for approval.
2. The project is within the Municipal Council Limit & is in Residential Zone. All the offsite infrastructure is available.
3. Water supply will be made available by Municipal Council.
4. The Road connectivity to the project is from 12 m wide Service Road passing through Property
5. 30 m wide Road is adjacent to site.
6. School, Health care centers, market is available within 2.0 km from site.

C. SLAC Appraisal:-

- | |
|--|
| <ol style="list-style-type: none">1) The land under project is within the Chalisgaon Municipal council.2) SLAC recommends the project for submission to SLSMC for approval. |
|--|

On Table AHP Projects

24 / 68 : Construction of 591 EWS DU's on S No 29 at Ambewadi Gangapur Dist. Aurangabad.

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Gangapur Municipal Council
Project Cost	Rs. 4831.57Lacs.
Central Assistance	Rs. 886.5 Lacs.
State Share	Rs. 591 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3354.07 Lacs.
Sales Price without Govt. Assistance	Rs. 8.175 Lacs.
Sales Price with Govt Assistance	Rs. 5.675 Lacs.
Total No of EWS Dwelling Units	591

B. SLAC Observations:-

1. The proposal is scrutinized by Aurangabad Board & is recommended for approval.
2. The project is being implemented by Gangapur Municipal Council. The land is outside the Municipal Limit at distance of 200 meters. However Municipal Council have proposed to take up the scheme.
3. The provision of civil infrastructure is made in the DPR. 4. All Social Infrastructure facilities are available within 0.5 to 2 km distance.

C. SLAC Appraisal:-

- 1) The proposal was discussed as on table in SLAC.
- 2) The land bearing S.No. 29 allotted by Collector Aurangabad for implementation of PMAY Scheme vide letter dated. 05/01/2019 which is ""GAYRAN LAND"".
- 3) SLAC recommended the project in accordance with the terms and conditions mentioned in the letter dated 05/01/2019.

PPP Projects discussed as a part of extended SLAC meeting held on 24th June 2019.

24/69 : Construction of 740 EWS units at CTS No. 2678/A at Malvani, malad west Mumbai

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Box Pack paper Industries Pvt. Ltd.
Total No of EWS Dwelling Units	396
Location	CTS No. 2678/A at Malvani, malad west Mumbai Land is owned by PP BOX PACK PAPER INDUSTRIES Pvt Ltd.
Zone	Non-agricultural land in Special Development Zone
Marks as per Bid Evaluation report	73 out of 90
GOI Share	Rs. 594 Lacs.
GOM Share	Rs. 396 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 10886.04 Lacs.
Project Cost	Rs. 11876.04 Lacs.
Sales Price without govt. assistance	Rs. 29.99 Lacs.
Sales Price with govt. assistance	Rs. 27.49 Lacs.

B. SLAC Observations:-

1. The proposal is scrutinized and recommended by CO/Mumbai Board.
2. As per the report,
 - a) The land under project is Nonagricultural land in Special Development Zone.
 - b) The width 13.40 m. D.P road, other off site infrastructure is available. Social infrastructure such as primary school, municipal hospital, bus stop and market is within 1 Km.
3. Cost as per ASR is Rs. 29.48 lacs. Project proponent has proposed to sale the DU's at 29.99 Lacs. Per unit

C. SLAC Appraisal:-

SLAC recommends the proposal for SLSMC approval.

24/70 : Construction of 246 units for EWS and 54 units under LIG category (AHPs) under PPP model of PMAY at plot no 10 & plot no 11, Gat No 94(p), Vilage Chikhali, Pimpri Chinchwad Municipal Corporation, Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Sai Essen Developers
Total No of EWS Dwelling Units	246
Location	Plot no 10 & plot no 11, Gat No 94 (p), Vilage Chikhali, Pimpri Chinchwad Municipal Corporation, Dist. Pune Freehold - Owned by Project Proponent
Zone	Residential
Marks as per Bid Evaluation report	88 Out of 100
GOI Share	Rs. 369 Lacs.
GOM Share	Rs. 246 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2784.81 Lacs.
Project Cost	Rs. 3399.81 Lacs.
Sales Price without govt. assistance	Rs. 18.753 Lacs to 20.1495 Lacs
Sales Price with govt. assistance	Rs. 16.25 Lacs to 17.64 Lacs

B. SLAC Observations:-

1. The proposal was submitted by Pimpri Chinchwad Municipal Corporation & was recommended for approval.
2. The project is within the Municipal Corporation Limit in Residential Zone. All the offsite infrastructure is available.
3. As per the said report
 - a) Land has access of 24mtr wide D.P Road,
 - b) Electricity is available on site.
 - c) Social infrastructure such as SNBP international school, Hospital, Market, bus stop, is available within the radius of 1Km from existing site. Chinchwad railway station is at 6.0 Km from site.
4. Carpet area per unit is ranging from 23.96 to 29.41 Sq.m accordingly the beneficiary share per unit is 16.25 to 17.64 lacs, needs to be calculated as per the amendment made in PMAY guidelines.
5. The ASR rate of the subjected area is Rs. 45610 per sq. m. however the project proponent is ready to sale the DU's offered under PMAY at Rs. 39990 per sq. m. which turns out to Rs. 18.753 Lacs. And Rs. 20.149 Lacs. Which is in line with the policy.

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/71 : Construction of 376 units for EWS and 83 units under LIG category (AHPs) under PPP model of PMAY at plot no 12 & plot no 13, Gat No 94(p), VilageChikhali, Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Sai Essen Developers
Total No of EWS Dwelling Units	376
Location	Plot no 12 & plot no 13, Gat No 94(p), Vilage Chikhali, Dist. Pune Freehold - Owned by Project Proponent
Zone	Residential
Marks as per Bid Evaluation report	88 Out of 100
GOI Share	Rs. 564 Lacs.
GOM Share	Rs. 376 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 4267.94 Lacs.
Project Cost	Rs. 5207.94 Lacs.
Sales Price without govt. assistance	Rs. 18.753 Lacs to 20.1495 Lacs
Sales Price with govt. assistance	Rs. 16.26 Lacs to 17.64 Lacs

B. SLAC Observations:-

1. The proposal was submitted by Pimpri Chinchwad Municipal Corporation & was recommended for approval.
2. The project is within the Municipal Corporation Limit in Residential Zone. All the offsite infrastructure is available.
3. As per the said report
 - a) Land has access of 24 mtr wide D.P Road,
 - b) Electricity is available on site.
 - c) Social infrastructure such as SNBP international school, Hospital, Market, bus stop, is available within the radius of 1Km from existing site. Chinchwad railway station is at 6.0 Km from site.
4. Carpet area per unit is ranging from 23.49 to 28.77 Sq.m accordingly the beneficiary share per unit is 16.26 to 17.64 lacs, needs to be calculated as per the amendment made in PMAY guidelines.
5. The ASR rate of the subjected area is Rs. 45610 per sq. m. however the project proponent is ready to sale the DU's offered under PMAY at Rs. 39990 per sq. m. which turns out to Rs. 18.753 Lacs. And Rs. 20.149 Lacs. Which is in line with the policy.

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/72 : Construction of 232 units for EWS and 50 units under LIG category (AHPs) under PPP model of PMAY at plot no 5 & plot no 6, Gat No 94(p), Village Chikhali, PCMC, Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Sai Essen Developers
Total No of EWS Dwelling Units	232
Location	Plot no 5 & plot no 6, Gat No 94(p), Village Chikhali, PCMC, Dist. Pune Freehold - Owned by Project Proponent
Zone	Residential
Marks as per Bid Evaluation report	88 Out of 100
GOI Share	Rs. 348 Lacs.
GOM Share	Rs. 232 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2618.05 Lacs.
Project Cost	Rs. 3198.05 Lacs.
Sales Price without govt. assistance	Rs. 18.09 Lacs to 21.71 Lacs.
Sales Price with govt. assistance	Rs. 15.59 Lacs to 19.21 Lacs.

B. SLAC Observations:-

1. The proposal was submitted by Pimpri Chinchwad Municipal Corporation & was recommended for approval.
2. The project is within the Municipal Corporation Limit in Residential Zone. All the offsite infrastructure is available.
3. As per the said report
 - a) Land has access of 24 mtr wide D.P Road,
 - b) Electricity is available on site.
 - c) Social infrastructure such as SNBP international school, Hospital, Market, bus stop, is available within the radius of 1Km from existing site. Chinchwad railway station is at 6.0 Km from site.
4. Carpet area per unit is ranging from 25.41 to 27.44 Sq.m accordingly the beneficiary share per unit is 15.59 to 19.21 lacs, needs to be calculated as per the amendment made in PMAY

guidelines.

5. The ASR rate of the subjected area is Rs. 45610 per sq. m. however the project proponent is ready to sale the DU's offered under PMAY at Rs. 39990 per sq. m. which turns out to Rs. 18.09 Lacs. And Rs. 21.71 Lacs. Which is in line with the policy.

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/73 : Construction of 186 EWS Dws on gat No 20b, Kapadgaon, Tal Phaltan, Dist. Satara

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Shravak Associates
Total No of EWS Dwelling Units	186
Location	gat No 20b, Kapadgaon, tal Phaltan, Dist. Satara Project Proponent by way of POA
Zone	Residential
Marks as per Bid Evaluation report	70 Out of 100
GOI Share	Rs. 279 Lacs.
GOM Share	Rs. 186 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1220.45 Lacs.
Project Cost	Rs. 1685.45 Lacs.
Sales Price without govt. assistance	Rs. 9.062 Lacs.
Sales Price with govt. assistance	Rs. 6.562 Lacs.

B. SLAC Observations:-

1. The proposal was submitted by Chief Officer Pune Board & is recommended for approval.
2. As per the said report,
 - a) The project is within the Lonand Municipal Council Limit in Residential Zone.
 - b) Electricity is available on site.
 - c) Chief officer Lonand Municipal council have agreed to provide the water supply for the said scheme however project proponent is required to bear the cost of cross connection which is 2 Km. away from site.
 - c) Social infrastructure such as school, junior college, Hospital, banks, are available within the

radius of 1Km to 2 Km from existing site. Lonand railway station is at 1.0 Km from site.
d) Required onsite infrastructure is considered in the DPR.

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

24/74 : Construction of 912 EWS Dws on Sr. no 81/1/98/3/A, 101/2, 102, 103/1 Village Titwala, tal kalyan Dist. Thane

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	SujitKumar Jeet Prasad Singh
Total No of EWS Dwelling Units	912
Location	Sr. no 81/1/98/3/A, 101/2, 102, 103/1 Village Titwala, tal kalyan Dist. Thane Land is owned by Project Proponent
Zone	Green Zone
Marks as per Bid Evaluation report	65 out of 90
GOI Share	Rs. 1368 Lacs.
GOM Share	Rs. 912 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 12663.12 Lacs.
Project Cost	Rs. 14943.10 Lacs.
Sales Price without govt. assistance	Rs. 15.02 Lacs. And Rs. 17.75 Lacs.
Sales Price with govt. assistance	Rs. 12.52 Lacs. And Rs. 15.25 Lacs.

B. SLAC Observations:-

1. The proposal was submitted by Chief Officer Konkan Board & is recommended for approval.
2. As per the said report,
 - a) The said project have plot reservation as Green Zone as per Zone Certificate submitted by applicant and the part land is affected by 30.00m wide road.
 - b) Assurance letter for supply of Electricity is yet to be submitted by Project Proponent
 - c) Assurance of water supply from KDMC Vide letter no. 154 dated 25.06.2019 from EE/WW/ KDMC is submitted for the said scheme
 - d) Titwala railway station is at 3.0 Km from site.

- e) Required onsite infrastructure is considered in the DPR.
- f) Cost as per Estimate is Rs. 17.75 Lacs and as per ASR is Rs. 12.52 Lacs, the difference is 41.80% Accordingly Project Proponent have proposed the cost @ 20% over the ASR i.e Rs. 15.02 Lacs.
- g) Land is located in KDMC limit.

C. SLAC Appraisal:-

SLAC recommends the project for onward submission to SLSMC for approval.

BLC Projects discussed as a part of extended SLAC meeting held on 24th June 2019.

24/75 : Construction of 498 EWS Dws at various locations in Shirur Nagar Panchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Shirur kasar Nagar Panchayat
Project Cost	Rs. 2534.82 Lacs.
Central Assistance	Rs. 747 Lacs.
State Share	Rs. 498 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1289.82 Lacs.
Sales Price without Govt. Assistance	Rs. 5.09 Lacs.
Sales Price with Govt Assistance	Rs. 2.59 Lacs.
Total No of EWS Dwelling Units	498

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/76 : Construction of 989 EWS Dws at various locations in Beed Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Beed Muncpal Council
Project Cost	Rs. 5039.94 Lacs.
Central Assistance	Rs. 1483.5 Lacs.
State Share	Rs. 989 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2567.44 Lacs.
Sales Price without Govt. Assistance	Rs. 5.09 Lacs.

Sales Price with Govt Assistance	Rs. 2.6 Lacs.
Total No of EWS Dwelling Units	989

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/77 : Construction of 910 EWS Dws at various locations in Beed Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Beed Municipal Council
Project Cost	Rs. 4637.36 Lacs.
Central Assistance	Rs. 1365 Lacs.
State Share	Rs. 910 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2362.36 Lacs.
Sales Price without Govt. Assistance	Rs. 5.09 Lacs.
Sales Price with Govt Assistance	Rs. 2.6 Lacs.
Total No of EWS Dwelling Units	910

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/78 : Construction of 100 EWS houses at various locations under BLC in Kolhapur municipal Limit.

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Kolhapur Municipal Corporation
Project Cost	Rs. 591.72 Lacs.
Central Assistance	Rs. 150 Lacs.
State Share	Rs. 100 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 341.72 Lacs.
Sales Price without Govt. Assistance	Rs. 5.917 Lacs.
Sales Price with Govt Assistance	Rs. 3.417 Lacs.
Total No of EWS Dwelling Units	100

B. SLAC Observations:-

ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSCMC and ULBs to comply with above observations.

24/79 : Construction of 1789EWS houses at various Villages in Kamptee Tahsil in NMR

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 10045.84 Lacs.
Central Assistance	Rs. 2683.5 Lacs.
State Share	Rs. 1789 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 5573.34 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	1789

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Kamptee.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/80 : Construction of 367EWS houses at various Villages in Parshioni Tahsil in NMR**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 2060.83 Lacs.
Central Assistance	Rs. 550.5 Lacs.
State Share	Rs. 367 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1143.33 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	367

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Parshioni.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/81 : Construction of 122 EWS houses at various Villages in Kalameshwar Tahsil in NMR

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 685.07 Lacs.
Central Assistance	Rs. 183 Lacs.
State Share	Rs. 122 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 380.07 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	122

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Kalameshwar.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/82 : Construction of 12 EWS houses at various Villages in Saoner Tahsil in NMR

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 67.38 Lacs.
Central Assistance	Rs. 18 Lacs.
State Share	Rs. 12 Lacs.
Implementing Agency Share	Rs. 0 Lacs.

Beneficiary Share	Rs. 37.38 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	12

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Saoner.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.
It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/83 : Construction of 52 EWS houses at various Villages in Kuhi Tahsil in NMR

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 292 Lacs.
Central Assistance	Rs. 78 Lacs.
State Share	Rs. 52 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 162 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	52

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Kuhi.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/84 : Construction of 4855 EWS houses at various Villages in Mouda Tahsil in NMR
A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 27262.45 Lacs.
Central Assistance	Rs. 7282.5 Lacs.
State Share	Rs. 4855 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 15124.95 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	4855

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Mouda.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/85 : Construction of 588 EWS houses at Hingana Village in Nagpur Rural Tahsil in NMR
A. Basic Information:-

Component	BLC
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Name of Implementing Agency	NMR
Project Cost	Rs. 3301.82 Lacs.
Central Assistance	Rs. 882 Lacs.
State Share	Rs. 588 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1831.82 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	588

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of taluka Hingana.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/86 : Construction of 1739 Dus at Nagpur Rural tahsil (DPR II)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMR
Project Cost	Rs. 9765.07 Lacs.
Central Assistance	Rs. 2608.5 Lacs.
State Share	Rs. 1739 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 5417.57 Lacs.
Sales Price without Govt. Assistance	Rs. 5.615 Lacs.
Sales Price with Govt Assistance	Rs. 3.115 Lacs.
Total No of EWS Dwelling Units	1739

B. SLAC Observations:-

1. ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.
2. DPR is framed considering beneficiaries of different villages of Nagpur Rural Tahsil.
3. NMRDA shall ensure that the beneficiaries considered in this DPR do not avail the benefit of PMAY Rural.

C. SLAC Appraisal:-

The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.

It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.

24/87 : Construction of 15 EWS houses at various locations under BLC in Talegaon Dabhade Municipal Limit.

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Talegaon Dabhade Municipal Council
Project Cost	Rs. 114.04 Lacs.
Central Assistance	Rs. 22.5 Lacs.
State Share	Rs. 15 Lacs.
Implementing Agency Share	Rs. 5.43 Lacs.
Beneficiary Share	Rs. 71.11 Lacs.
Sales Price without Govt. Assistance	Rs. 7.602 Lacs.
Sales Price with Govt Assistance	Rs. 4.740 Lacs.
Total No of EWS Dwelling Units	15

B. SLAC Observations:-

1. Sample Documents attached are not certified by Competent Authority.

C. SLAC Appraisal:-

Since the cost of unit is high, ULB is advised to resubmit the proposal.

24/88 : Construction of 83 EWS Dws at various locations in Khanapur Nagar Panchayat

A. Basic Information:-

Component	BLC
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Name of Implementing Agency	Khanapurnagar Panchayat
Project Cost	Rs. 512.07 Lacs.
Central Assistance	Rs. 124.5 Lacs.
State Share	Rs. 83 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 304.57 Lacs.
Sales Price without Govt. Assistance	Rs. 6.170 Lacs.
Sales Price with Govt Assistance	Rs. 3.670 Lacs.
Total No of EWS Dwelling Units	83


B. SLAC Observations:-


ULB to ensure eligibility of beneficiary as per guidelines, land ownership and development as per norms of ULB.


C. SLAC Appraisal:-


The Chairman, SLAC directed that for BLC projects beneficiary attachment should be completed.


It is recommended to submit the DPR to SLSMC and ULBs to comply with above observations.


Chief Engineer/ MHADA (Addl. charge),
& Member, SLAC


Executive Engineer-I/PMAY, MHADA &
Member Secretary, SLAC/PMAY


Dy. Secretary, Housing Dept.
member, SLAC.


V.P. & C.E.O./MHADA, Mission Director-
PMAY
& Vice Chairman, SLAC/PMAY


Additional Chief Secretary,
Housing Department
& Chairman, SLAC/PMAY

Annexure-I (List of Participants)

List of Participants in the 24th meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 18.06.2019

Committee Members:	
i.	Shri Sanjay Kumar, Additional Chief Secretary, Housing Department& Chairman
ii.	Shri Ramchandra Dhanawade, Member and Deputy Secretary, Housing Dept.
iii.	Shri Sanjay R. Lad, Chief Engineer-II, MHADA& Member
iv.	Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA& Member Secretary
Other Officers present:	
v.	Shri. S. L. Bimalwar, CO MHADA Nagpur Board
vi.	Shri. Ashok Patil, CO MHADA Pune Board
vii.	Shri. Annasaheb Shinde, CO MHADA Aurangabad Board
viii.	Shri P. K. Shinde, Executive Engineer, Konkan Board
ix.	Shri Aziz Shaikh, Additional Commissioner, NMC
x.	Shri S. S. Deshpande, Nodal Officer, Ichalkaranji
xi.	Shri. Pankaj N. Patil, Dy. Engineer, Dhule
xii.	Shri. Bhushra Sashtikar, Architect, Archinova Designs Inc.
xiii.	Shri. Ashok Bharmal, Builder
xiv.	Shri. Pramod Suryavanshi, CLTC Nanded Municipal Corporation

List of Participants in the extended 24th meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 24.06.2019

Committee Members:	
i.	Shri Sanjay Kumar, Additional Chief Secretary, Housing Department& Chairman
ii.	Shri Ramchandra Dhanawade, Member and Deputy Secretary, Housing Dept.
iii.	Shri Sanjay R. Lad, Chief Engineer-II, MHADA& Member
iv.	Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA& Member Secretary
Other Officers present:	
v.	Shri. D. S. Shrishth, Executive Engineer, MHADA, Pune Board
vi.	Shri. P. S. Sawant, Executive Engineer II, MHADA, Konkan Board
vii.	Shri. C. I. Mulgundkar, Deputy Engineer, MHADA, Pune Board
viii.	Shri. N. S. Patil, Deputy Engineer, MHADA, Konkan Board
ix.	Shri Jitendra Nahar, General manager, Box Paper Industries
x.	M/S. Sai Essen Developers
xi.	Shri Mahesh N. Ingale, Partner, Shravak Associates

