

No. MD / PMAY / F. No. / /

Date :

Office Note:

Subject: PMAY – HFA (U)


Minutes of 25th Meeting of SLAC held on 22.07.2019 and 23.07.2019

The 25th meeting of SLAC for PMAY-HFA (U) was held on 22nd July, 2019 at 12:30 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 23rd July 2019 at 3:30 pm, in the chamber of Hon'ble Additional Chief Secretary, Housing Department at the 3rd floor Office, Mantralaya, Mumbai.


The meeting was attended by following members of SLAC.

- 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

The Minutes are submitted herewith for approval.


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


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


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

25th SLAC Meeting held on 22.07.2019 and 23.07.2019

Minutes of the
25th Meeting of State Level Appraisal Committee
(SLAC) for PMAY- HFA (U) held on
22nd July, 2019 and extended meeting held on
23rd July, 2019.

25th SLAC Meeting held on 22.07.2019 and 23.07.2019

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25th SLAC Meeting held on 22.07.2019 and 23.07.2019

Minutes of the 25th meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 22nd July, 2019 and extended meeting held on 23rd July, 2019

1. The 25th meeting of SLAC for PMAY-HFA (U) was held on 22nd July, 2019 at 12:30 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 23rd July 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 22nd July, 2019 at 12:30 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.

<i>Important Observations/Directions of SLAC</i>
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. The Chairman SLAC & Additional Chief Secretary, Housing Department again directed that the ULB wise targets given are indicative and proposals beyond target should be solicited.

25th SLAC Meeting held on 22.07.2019 and 23.07.2019

25/1: Confirmation of minutes of 24th Meeting of SLAC under PMAY held on 18.06.2019 and 24.06.2019

The minutes of 24th meeting of SLAC were confirmed.

The projects for 25th meeting of SLAC and discussions and appraisal is as below:-

Projects under AHP

25 / 2 : Construction of 350 EWS Dws and Commercial at S. no 12At Joshiwada in Talegaon Dabhade. Dist. Pune

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Talegaon Dabhade Municipal Council
Project Cost	Rs. 4721.75 Lacs.
Central Assistance	Rs. 525 Lacs.
State Share	Rs. 350 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3846.75 Lacs.
Sales Price without Govt. Assistance	Ranges from Rs.11.37 lakh to Rs. 13.65 Lakh
Sales Price with Govt Assistance	Ranges from Rs. 8.87 lakh to Rs. 11.15 Lakh
Total No of EWS Dwelling Units	350
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLAC Observations:-

1. The proposal is scrutinized and submitted by CO/ Pune Board.
2. Land reservation is Housing for EWS
3. Partially encroached land. 46 unauthorized tenements are existing on land
4. Project duration is too long feasibility of project may be verified.
5. Commercial area is proposed and not advisable as per the govt. GR

C. SLAC Appraisal:-

The DPR is recommended for SLSMC approval.

25 / 3 : Construction of 559 EWS Dus and 519 LIG Dus at govt. land at Solapur.

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Maharashtra Gruhinirman Vikas Mahamandal
Project Cost	Rs. 7910 Lacs.
Central Assistance	Rs. 838.5 Lacs.
State Share	Rs. 559 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 6512 Lacs.
Sales Price without Govt. Assistance	Rs. 14.150 Lacs.
Sales Price with Govt Assistance	Rs. 11.65 Lacs.
Total No of Dwelling Units	559
Total No of LIG Dwelling Units	519
Total No of Shops	0

B. SLAC Observations:-

1. Detail project report is not with the proposal. Detailing is missing.
2. No undertaking is attached. Annexures not in the prescribed format. State format not attached.
3. Estimates and plans are not attached.
4. No undertaking from IA is attached.
5. Land is not in possession of project proponent.
6. Signed DP sheet is not given.
7. Land is partly encroached.
8. SLAC recommended the project for in principle approval and after DPR submission and land in possession, the same be resubmitted.

C. SLAC Appraisal:-

The proposal is recommended for in principle approval of SLSMC.

25 / 4 : Construction of 1229 EWS Dus and 1142 LIG Dus on gat No. 67/1A/1, 67/2A/1 and 67/3 at Majrewadi, Solapur

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Maharashtra Gruhinirman Vikas Mahamandal

Project Cost	Rs. 14370 Lacs.
Central Assistance	Rs. 1843.5 Lacs.
State Share	Rs. 1229 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 11297.5 Lacs.
Sales Price without Govt. Assistance	Rs. 11.84 Lacs.
Sales Price with Govt Assistance	Rs. 9.192 Lacs.
Total No of Dwelling Units	1229
Total No of LIG Dwelling Units	1142
Total No of Shops	0

B. SLAC Observations:-

1. Detail project report is not in the prescribed format. Detailing is missing.
2. No undertaking is attached. Annexures not in the prescribed format. State format not attached.
3. Estimates and plans are not attached.
4. No undertaking from IA is attached.
5. Land is not in possession of project proponent.
6. DP sheet is not signed.

C. SLAC Appraisal:-

The proposal is not recommended for SLSMC as it is on private land & no DPR is submitted.

25 / 5 : Construction of 629 EWS Dus and 584 LIG Dus on gat no 69/1A at Manjrewadi, Solapur

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Maharashtra Gruhinirman Vikas Mahamandal
Project Cost	Rs. 6730 Lacs.
Central Assistance	Rs. 943.5 Lacs.
State Share	Rs. 629 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 5157.5 Lacs.
Sales Price without Govt. Assistance	Rs. 10.70 Lacs.
Sales Price with Govt Assistance	Rs. 8.20 Lacs.
Total No of EWS Dwelling Units	629
Total No of LIG Dwelling Units	584

Total No of Shops	0
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B. SLAC Observations:-

1. Detail project report is not in the prescribed format. Detailing is missing.
2. No undertaking is attached. Annexures not in the prescribed format. State format not attached.
3. Estimates and plans are not attached.
4. No undertaking from IA is attached.
5. Land is not in possession of project proponent.
6. DP sheet is not signed.

C. SLAC Appraisal:-

The proposal is not recommended for SLSMC as it is on private land & no DPR is submitted.

Projects under PPP

25/6 : Construction of 1068 EWS and 588 LIG Units (748 EWS and 412 LIG units Proposed under PMAY) Kh.NO. 16, 17, 18/1/1,19(p), 21/1/A/B, 21/2,21/3, 27/1, 27/2/A/B, 27/3 Mouja Champa (rithi) Tahsil Parshivni Dist. NAGPUR

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Shri Venketashwara infra Developers through Nagpur Board
Total No of EWS Dwelling Units	748
Location	Kh.NO. 16,17,18/1/1,19(p),21/1/A/B,21/2,21/3,27/1,27/2/A/B,27/3 Mouja Champa (rithi) Tahsil Parshivni Dist. NAGPUR Land is owned by project proponent - Shri venketashwara infra Developers,
Zone	Residential
Marks as per Bid Evaluation report	68 out of 90
GOI Share	Rs. 1122 Lacs.
GOM Share	Rs. 748 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3867.16 Lacs.
Project Cost	Rs. 5737.16 Lacs.
Sales Price without govt. assistance	Rs. 7.67 Lacs.
Sales Price with govt. assistance	Rs. 5.17 Lacs.

B. SLAC Observations:-

1. The proposal is scrutinized and submitted by CO/ Nagpur Board.
2. R.R rates are not verified and certified by EE/NB. EE/NB confirmed that they are verified.
3. All plans are not signed by EE/NB.
4. Land access issue and railway land issue to be verified.
5. SLAC directed to obtain Water supply assurance from NMRDA. It is awaited
6. Alternet access letter be submitted regarding railway issue.
7. It was explained by the executive engineer and project proponent that, the railway issue is sorted out and separate access is ready and no need for railway road now.

C. SLAC Appraisal:-

DPR is recommended for approval of SLSMC.

**25/7 : Construction of 280 EWS units (216 EWS units Proposed under PMAY) on
Kh.No.79/A, Mouza TAKALGHAT Tal. HINGNA, at Dist. -Nagpur**

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Shri Housing and Infra structure through Nagpur Board
Total No of EWS Dwelling Units	216
Location	Kh.No.79/A, Mouza TAKALGHAT Tal. HINGNA, at Dist. - Nagpur Land is owned by Shri HARISHCHANDRA Rambhau Awchat
Zone	Residential
Marks as per Bid Evaluation report	75 out of 90
GOI Share	Rs. 324 Lacs.
GOM Share	Rs. 216 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1818.72 Lacs.
Project Cost	Rs. 2358.72 Lacs.
Sales Price without govt. assistance	Rs. 10.920 Lacs.
Sales Price with govt. assistance	Rs. 8.420 Lacs.

B. SLAC Observations:-

1. The proposal is scrutinized and submitted by CO/ Nagpur Board.
2. R.R rates are not verified and certified by EE/NB.
3. All plans are not signed by EE/NB.
4. Water supply assurance is not given by NMRDA.
5. Executive summary is not signed by CO/NB as well as EE/NB.
6. Land is not owned by project proponent.

C. SLAC Appraisal:-

Chairman, SLAC recommended the DPR to be submitted for SLSMC approval

25/8 : Construction of 258 EWS at S.No299/2/1 Lohgaon Tal.-Haveli , Dist. -Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s.KHANDVE Nirvana Reality through Pune Board
Total No of EWS Dwelling Units	258
Location	S.No299/2/1 Lohgaon Tal.-Haveli , Dist. -Pune land is owned by Joint holder of 4 persons 1. Swpnil Dilip Bafna. 2. Hiranman T. Khandwe 3. Sagar P. Gandhi. 4.Khandwe nirvana reality
Zone	Residential
Marks as per Bid Evaluation report	66 out 90
GOI Share	Rs. 387 Lacs.
GOM Share	Rs. 258 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 4027.38 Lacs.
Project Cost	Rs. 4672.38 Lacs.
Sales Price without govt. assistance	Rs. 18.110 Lacs.
Sales Price with govt. assistance	Rs. 15.610 Lacs.

B. SLAC Observations:-

1. The proposal is scrutinized and submitted by C.O Pune
2. Project duration is too long i.e. 36 months.
3. No direct Approach road.
4. 7/12 extract joint holder of 4 person.
5. Cost of t/s is 18,11,100. 18 % above ASR rate.
6. Estimates, executive summary and plans are not signed by EE/PB

C. SLAC Appraisal:-

Chairman, SLAC recommended the DPR to be submitted for SLSMC approval

25/9 : Construction of 140 EWS (72 Dus EWS under PMAY) on Gat no. 308, 309 Sambhapur Tal. Hathkanagale at Kolhapur

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s. Samarth Schemes LLP, Kolhapur through Pune Board
Total No of EWS Dwelling Units	72
Location	Gat no. 308, 309 Sambhapur Tal. Hathkanagale at Kolhapur Land is owned by 1 persons other than proponent 1. Sunil S. Nanivadekar
Zone	No Dev. Zone
Marks as per Bid Evaluation report	67 out of 90
GOI Share	Rs. 108 Lacs.
GOM Share	Rs. 72 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 938 Lacs.
Project Cost	Rs. 1118 Lacs.
Sales Price without govt. assistance	Rs. 15.528 Lacs.
Sales Price with govt. assistance	Rs. 13.028 Lacs.

B. SLAC Observations:-

- 1-The proposal is scrutinized and submitted by C.O Pune.
- 2 Project is outside of Mission city.
3. project lays under NDZ
4. Estimates are not signed by EE/PB

C. SLAC Appraisal:-

The DPR is not recommended for submission to SLSMC.

25/10 : Construction of 60 DU's under Ews and 60 Du's under LIG at S. No 200/6/1 at Adgaon at Dist. Nashik

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Compact Builders and developers through Nashik Board
Total No of EWS Dwelling Units	60
Location	S. No 200/6/1 at Adgaon at Dist. Nashik Land owned by project Proponent
Zone	Yellow Zone
Marks as per Bid Evaluation report	71 out of 90
GOI Share	Rs. 90 Lacs.
GOM Share	Rs. 60 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 723.96 Lacs.
Project Cost	Rs. 873.96 Lacs
Sales Price without govt. assistance	Rs. 14.566 Lacs.
Sales Price with govt. assistance	Rs. 12.07 Lacs

B. SLAC Observations:-

1. The Proposal is scrutinized by CO/NB & recommended for approval.
2. Justification needs to be clarify about the cost as per project cost tenement cost is Rs. 14.56 lakh but proponent given rs. 14.67lakh.
- 3 Approach road needs to be verified.
4. Undertaking, 7B, 7A, plan copy and annexure absent in the given DPR.
5. CO/NB have not signed the requisite documents.
6. Estimate must be part of project documents.
7. Estimate are not signed by project proponent as well as EE/NB.
8. The DPR to be resubmitted after the compliances.

C. SLAC Appraisal:-

Return for compliances.

25/11 : Construction of 54 EWS Du And 90 LIG Dus at S. No1/2 kamathwade shivar

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s. Shree Mangal Construction Nashik through Nashik Board
Total No of EWS Dwelling Units	54
Location	S. No1/2 kamathwade shivar Land is owned by 1 other person than project proponent- 1. Nira Tarachand Gupta
Zone	Yellow zone
Marks as per Bid Evaluation report	80 out of 90
GOI Share	Rs. 81 Lacs.
GOM Share	Rs. 54 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 695.79 Lacs.
Project Cost	Rs. 830.79 Lacs.
Sales Price without govt. assistance	Rs. 15.385 Lacs.
Sales Price with govt. assistance	Rs. 12.885 Lacs.

B. SLAC Observations:-

1. The Proposal is scrutinized and submitted by CO/ Nashik Board.
2. DP sheet is not attached it's not confirming whether the project lies in mission city or not.
- 3 plans and Estimates are not signed by EE/NB.
4. ASR (RR) rate is not attached/certified with project.
5. Land is not owned by project proponent.
6. As per GR 7/12 extract must be in the name of Proponent.
- 7 Typical carpet area variation for EWS du's which effects the cost of tenements also.

C. SLAC Appraisal:-

Return for compliances.

25/12 : Construction of 240 EWS Du And 240 LIG and 8 shop Dus at S. No. 308 plot 31-40,53-56, 62-65 At Adgaon. Dist. NASHIK

A. Basic Information:-

Component	PPP/AHP
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Name of Implementing Agency	M/s Creators Nashik through Nashik Board
Total No of EWS Dwelling Units	240
Location	S. No. 308 plot 31-40,53-56, 62-65 At Adgaon. Dist. NASHIK Land is owned by 8 other person than project proponent- 1. Manoj Gupta 2. Kamal gupta 3. Sunita Agrawal 4.Chitra Tibrewal 5. Hariom gupta 6 Ajay Gupta. 7 Leena Gupta. 8. Pratiksha Gupta. Power of Attorney given Manoj Gupta.(Owner of M/S Creators)
Zone	Yellow zone
Marks as per Bid Evaluation report	64 out of 90
GOI Share	Rs. 360 Lacs.
GOM Share	Rs. 240 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2561.58 Lacs.
Project Cost	Rs. 3161.58 Lacs.
Sales Price without govt. assistance	Range from Rs. 12.02 lakh to Rs. 13.92 lakh.
Sales Price with govt. assistance	Range from Rs. 9.52 lakh to Rs. 11.42 lakh.

B. SLAC Observations:-

1. The Proposal is scrutinized and submitted by CO/ Nashik Board.
2. DP sheet is not attached it's not confirming whether the project lies in mission city or not.
- 3 plans and Estimates are not signed by EE/NB.
4. ASR (RR) rate is not attached /Certified with project.
5. Land is not owned by project proponent.
6. Proposed scheme plots are not amalgated hence needs to be verify about scheme feasibility within stipulated time.
7. Commercial 8 shops proposed.
8. As per GR 7/12 extract must be in the name of Proponent.
- 9 Typical carpet area variation for EWS du's which effects the cost of tenements also.

C. SLAC Appraisal:-

Return for compliances.

25/13 : Construction of 132 EWS Du And 114 LIG and 15 shop Dus at S. No.536/10A CTS no 3794 /4 At Adgaon. Dist. NASHIK

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Creators Nashik through Nashik Board
Total No of EWS Dwelling Units	132
Location	S. No.536/10A CTS no 3794 /4 At Adgaon. Dist. NASHIK Land is owned by 6 other person than project proponent- 1. Manoj Gupta 2. Kamal gupta 3. Sunita H. Gupta 4. shyamlal G Gupta 5. Satyaprakash Gupta 6 Ajay Gupta. Power of Atorny given Manoj Gupta.(Owner of M/S Creators)
Zone	Yellow zone
Marks as per Bid Evaluation report	64 out of 90
GOI Share	Rs. 198 Lacs.
GOM Share	Rs. 132 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1872.41 Lacs.
Project Cost	Rs. 2202.41 Lacs.
Sales Price without govt. assistance	Range from Rs. 12.57 lakh to Rs. 18.16 lakh.
Sales Price with govt. assistance	Range from Rs. 10.07 lakh to Rs. 15.66 lakh.

B. SLAC Observations:-

1. The Proposal is scrutinized and submitted by CO/ Nashik Board.
2. DP sheet is not attached its not confirming whether the project lies in mission city or not.
- 3 Plans and Estimates are not signed by EE/NB.
4. ASR (RR) rate is not attached / certified with project.
5. Land is not owned by project proponent.
6. Proposed scheme plots are not amalgated hence needs to be verify about scheme feasibility within stipulated time.
7. Commercial 15 shops also proposed.
8. as per GR 7/12 extract must be in the name of Proponent
9. Typical carpet area variation for EWS du's which effects the cost of tenements also.

C. SLAC Appraisal:-

Return for compliances.

25/14 : Construction of 256 EWS Du, 214 LIG, 44 MIG and 16 shop Dus at S. No183/1,184,185 and 186 at Daregaon Tal. Malegaon Dist. Nashik

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Fareha Builders and Designers Pvt. Ltd Malegaon Through Nashik Board
Total No of EWS Dwelling Units	256
Location	S. No183/1,184,185 and 186 at Daregaon Tal. Malegaon Dist. Nashik Land is owned by 1 other person than project proponent- 1. Shivaji N. Bhamre Power of Attorney given Aarif Shah. (Owner of Fareha Builders and Designers Pvt. Ltd Malegaon)
Zone	Yellow zone
Marks as per Bid Evaluation report	63 out of 90
GOI Share	Rs. 384 Lacs.
GOM Share	Rs. 256 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2466.77 Lacs.
Project Cost	Rs. 3106.77 Lacs.
Sales Price without govt. assistance	Range from Rs. 10.89 lakh to Rs.12.98 lakh.
Sales Price with govt. assistance	Range from Rs. 8.39 lakh to Rs.10.48 lakh.

B. SLAC Observations:-

1. The Proposal is scrutinized and submitted by CO/ Nashik Board.
2. DP sheet is not attached it's not confirming whether the project lies in mission city or not.
3. Plans and Estimates are not signed by EE/NB.
4. ASR (RR) rate is not attached/ certified with project.
5. Land is not owned by project proponent.
6. Proposed scheme plots are not amalgamated hence needs to be verified about scheme feasibility within stipulated time. Commercial 15 shops also proposed.
7. As per GR 7/12 extract must be in the name of Proponent.
8. Typical carpet area variation for EWS du's which affects the cost of tenements also.

C. SLAC Appraisal:-

Return for compliances.

25th SLAC Meeting held on 22.07.2019 and 23.07.2019

Projects under ISSR

25 / 15 : Construction of 154 EWS Dws and Commercial at S. no 12 At Joshiwada in Talegaon Dabhade. Dist. Pune

A. Basic Information:-

Component	ISSR
Name of Implementing Agency	Talegaon Dabhade Municipal Council
Project Cost	Rs. 2196.64 Lacs.
Central Assistance	Rs. 154.00 Lacs.
State Share	Rs. 154.00 Lacs.
Implementing Agency Share	Rs. 732.21 Lacs.
Beneficiary Share	Rs. 0.00 Lacs.
Sales Price without Govt. Assistance	Rs. 14.26 Lacs.
Sales Price with Govt Assistance	Rs. 0.00 Lacs.
Total No of EWS Dwelling Units	154
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLAC Observations:-

1. The proposal is scrutinized and submitted by CO/ Pune Board.
2. Land is in name of Govt of Mah.
3. Slum is not notified.
4. Land is fully encroached
5. Commercial area is proposed to recover the cost of 154 unauthorized structure beneficiaries.
6. Talegaon Dabhade Municipal Council has proposed that, Rs. 1156.43 Lacs (Project cost- GOI Share- GOM Share - IA Share) will be recovered through sale of commercial component.
7. Chief officer talegaon Municipal council assured in SLAC that project will be executed while taking care of encroachment issue.

C. SLAC Appraisal:-

The DPR is recommended for SLSMC approval.

Projects under BLC

25/16 : Construction of 340 EWS Tenements at Akola Municipal Corporation

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Akola Municipal Corporation
Project Cost	Rs. 2004.79 Lacs.
Central Assistance	Rs. 510 Lacs.
State Share	Rs. 340 Lacs.
Implementing Agency Share	Rs. 95.47 Lacs.
Beneficiary Share	Rs. 1059.32 Lacs.
Sales Price without Govt. Assistance	Rs. 5.896 Lacs.
Sales Price with Govt Assistance	Rs. 3.116 Lacs.
Total No of Dwelling Units	340

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) Some of the plot sizes are below 30 Sq.Mtr 3) ULB to ensure eligibility of beneficiaries 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.

25/17 : Construction of 193 EWS Tenements at Dharur Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Dharur Municipal Council
Project Cost	Rs. 981.98 Lacs.
Central Assistance	Rs. 289.5 Lacs.
State Share	Rs. 193 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 499.48 Lacs.

Sales Price without Govt. Assistance	Rs. 5.088 Lacs.
Sales Price with Govt Assistance	Rs. 2.588 Lacs.
Total No of Dwelling Units	193

B. SLAC Observations:-

1) Plan is not signed by Municipal Engineer. 2) Carpet area calculations are not mentioned on plan. 3) Door frames are not considered in estimate. 4) Marking of beneficiaries are not done on DP sheet. 5) Type of structure is not mentioned in beneficiary list.

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.

25/18 : Construction of 148 EWS Tenements at Chikhali Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Chikhali Municipal Council
Project Cost	Rs. 971.56 Lacs.
Central Assistance	Rs. 222 Lacs.
State Share	Rs. 148 Lacs.
Implementing Agency Share	Rs. 46.26 Lacs.
Beneficiary Share	Rs. 555.3 Lacs.
Sales Price without Govt. Assistance	Rs. 6.565 Lacs.
Sales Price with Govt Assistance	Rs. 3.752 Lacs.
Total No of Dwelling Units	148

B. SLAC Observations:-

1) out of 148 only 88 No. of beneficiary are validated with SECC data as per certificate submitted. 2) Existing Photographs of location of beneficiary 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 SLSMC and ULBs to comply with above observations.

25/19 : Construction of 89 EWS Tenements at Shegaon Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Shegaon Municipal Council
Project Cost	Rs. 577.14 Lacs.
Central Assistance	Rs. 133.5 Lacs.
State Share	Rs. 89 Lacs.
Implementing Agency Share	Rs. 27.48 Lacs.
Beneficiary Share	Rs. 327.16 Lacs.
Sales Price without Govt. Assistance	Rs. 6.485 Lacs.
Sales Price with Govt Assistance	Rs. 3.676 Lacs.
Total No of Dwelling Units	89

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) Some of the plot sizes are below 30 Sq.Mtr 3) Sample copy of foerm 4B is not attached with DPR. 4)ULB to ensure eligibility of beneficiaries 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.

25/20 : Construction of 30 EWS Tenements at Buldhana Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Buldhana Municipal Council
Project Cost	Rs. 196.94 Lacs.
Central Assistance	Rs. 45 Lacs.

State Share	Rs. 30 Lacs.
Implementing Agency Share	Rs. 9.38 Lacs.
Beneficiary Share	Rs. 112.56 Lacs.
Sales Price without Govt. Assistance	Rs. 6.565 Lacs.
Sales Price with Govt Assistance	Rs. 3.752 Lacs.
Total No of Dwelling Units	30

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) Sample copy of foerm 4B is not attached with DPR. 3)ULB to ensure eligibility of beneficiaries 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.

25/21 : Construction of 200 EWS Tenements at Malkapur Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Malkapur Municipal Council
Project Cost	Rs. 1092 Lacs.
Central Assistance	Rs. 300 Lacs.
State Share	Rs. 200 Lacs.
Implementing Agency Share	Rs. 42 Lacs.
Beneficiary Share	Rs. 550 Lacs.
Sales Price without Govt. Assistance	Rs. 5.460 Lacs.
Sales Price with Govt Assistance	Rs. 2.750 Lacs.
Total No of Dwelling Units	200

B. SLAC Observations:-

1) 12% GST is considered, 2) Lead chart is not signed, Estimate is not signed on each page. .3.) Benefciary list is not attached. 4) Existing photographs is not attached. 5) Lead statement and Quarry chart must be certified by PWD Officer. 5 DP sheet is not clear and readable. 6 Sample documents attached are not signed

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.

25/22 : Construction of 223 EWS Tenements at Armori Municipal council
A. Basic Information:-

Component	BLC
Name of Implementing Agency	Armori Municipal council
Project Cost	Rs. 1324.91 Lacs.
Central Assistance	Rs. 334.5 Lacs.
State Share	Rs. 223 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 767.41 Lacs.
Sales Price without Govt. Assistance	Rs. 5.941 Lacs.
Sales Price with Govt Assistance	Rs. 3.441 Lacs.
Total No of Dwelling Units	223

B. SLAC Observations:-

1. Plans submitted are not readable, carpet area calculation is not given. 2. Google map is not readable, 3 DP sheet 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 SLSMC and ULBs to comply with above observations.

25/23 : Construction of 68 EWS Tenements at Kurkheda Nagar Panchayat
A. Basic Information:-

Component	BLC
Name of Implementing Agency	Kurkheda Nagar Panchayat
Project Cost	Rs. 397.63 Lacs.

Central Assistance	Rs. 102 Lacs.
State Share	Rs. 68 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 227.63 Lacs.
Sales Price without Govt. Assistance	Rs. 5.848 Lacs.
Sales Price with Govt Assistance	Rs. 3.348 Lacs.
Total No of Dwelling Units	68

B. SLAC Observations:-

1. Found in order.

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.

25/24 : Construction of 40 EWS Tenements at Hingoli Nagar Parishad

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Hingoli Nagar Parishad
Project Cost	Rs. 253.26 Lacs.
Central Assistance	Rs. 60 Lacs.
State Share	Rs. 40 Lacs.
Implementing Agency Share	Rs. 12.06 Lacs.
Beneficiary Share	Rs. 141.2 Lacs.
Sales Price without Govt. Assistance	Rs. 6.332 Lacs.
Sales Price with Govt Assistance	Rs. 3.530 Lacs.
Total No of Dwelling Units	40

B. SLAC Observations:-

1) In Beneficiary list plot area details are not given. 2) DP sheet is not attached. 3) Existing photographs of site location is not attached. Google map 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 SLSMC and ULBs to comply with above observations.

25/25 : Construction of 24 EWS Tenements at Hingoli Nagar Parishad

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Hingoli Nagar Parishad
Project Cost	Rs. 140.87 Lacs.
Central Assistance	Rs. 36 Lacs.
State Share	Rs. 24 Lacs.
Implementing Agency Share	Rs. 6.71 Lacs.
Beneficiary Share	Rs. 74.16 Lacs.
Sales Price without Govt. Assistance	Rs. 5.870 Lacs.
Sales Price with Govt Assistance	Rs. 3.090 Lacs.
Total No of Dwelling Units	24

B. SLAC Observations:-

1) Sample Documents of beneficiary is not attached. 2) Existing photographs of site location is not attached. 3) Plans are not signed by Engineer and Chief Officer. 4) DP sheet along with marking of location is not attached. 5) In Beneficiary list plot area details are not given. 6) Google map 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 SLSMC and ULBs to comply with above observations.

25/26 : Construction of 75 EWS Tenements at Hingoli Nagar Parishad

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Hingoli Nagar Parishad
Project Cost	Rs. 440.21 Lacs.
Central Assistance	Rs. 112.5 Lacs.

State Share	Rs. 75 Lacs.
Implementing Agency Share	Rs. 20.96 Lacs.
Beneficiary Share	Rs. 231.75 Lacs.
Sales Price without Govt. Assistance	Rs. 5.869 Lacs.
Sales Price with Govt Assistance	Rs. 3.090 Lacs.
Total No of Dwelling Units	75

B. SLAC Observations:-

1) In Beneficiary list plot area details are not given. 2) DP sheet is not attached. 3) Existing photographs of site location is not attached. Google map 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.

25/27 : Construction of 88 EWS Tenements at Erandol Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Erandol Municipal Council
Project Cost	Rs. 538.56 Lacs.
Central Assistance	Rs. 132 Lacs.
State Share	Rs. 88 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 318.56 Lacs.
Sales Price without Govt. Assistance	Rs. 6.120 Lacs.
Sales Price with Govt Assistance	Rs. 3.620 Lacs.
Total No of Dwelling Units	88

B. SLAC Observations:-

1) DP plan 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 SLSMC and ULBs to comply with above observations.

25/28 : Construction of 102 EWS Tenements at Muktainagar Nagar Panchyat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Muktainagar Nagar Panchyat
Project Cost	Rs. 624.24 Lacs.
Central Assistance	Rs. 153 Lacs.
State Share	Rs. 102 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 369.24 Lacs.
Sales Price without Govt. Assistance	Rs. 6.120 Lacs.
Sales Price with Govt Assistance	Rs. 3.620 Lacs.
Total No of Dwelling Units	102

B. SLAC Observations:-

Found in order.

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.

25/29 : Construction of 209 EWS Tenements at Bodwad Nagar Panchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Bodwad Nagar Panchayat
Project Cost	Rs. 1279.08 Lacs.
Central Assistance	Rs. 313.5 Lacs.
State Share	Rs. 209 Lacs.
Implementing Agency Share	Rs. 0 Lacs.

Beneficiary Share	Rs. 756.58 Lacs.
Sales Price without Govt. Assistance	Rs. 6.120 Lacs.
Sales Price with Govt Assistance	Rs. 3.620 Lacs.
Total No of Dwelling Units	209

B. SLAC Observations:-

DPR found in order.

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.

25/30 : Construction of 52 EWS Tenements at Vadgaon Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Vadgaon Municipal Council
Project Cost	Rs. 284.25 Lacs.
Central Assistance	Rs. 78 Lacs.
State Share	Rs. 52 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 154.25 Lacs.
Sales Price without Govt. Assistance	Rs. 5.466 Lacs.
Sales Price with Govt Assistance	Rs. 2.966 Lacs.
Total No of Dwelling Units	52

B. SLAC Observations:-

1) The project is considered only for VJNT category. 2) Google Map with demarcation of location is not submitted. 3) DP plan is not attached. 4) Existing photographs 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 SLSMC and ULBs to comply with above observations.

25/31 : Construction of 120 EWS Tenements at Kurundwad Nagar Parishad**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Kurundwad Nagar Parishad
Project Cost	Rs. 665.55 Lacs.
Central Assistance	Rs. 180 Lacs.
State Share	Rs. 120 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 365.55 Lacs.
Sales Price without Govt. Assistance	Rs. 5.546 Lacs.
Sales Price with Govt Assistance	Rs. 3.046 Lacs.
Total No of Dwelling Units	120

B. SLAC Observations:-

.1 Carpet area calculation is not given. 2 Google map needs to be marked with the location.

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.

25/32 : Construction of 120 EWS Tenements at Ichalkaranji Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Ichalkaranji Municipal Council
Project Cost	Rs. 687.783 Lacs.
Central Assistance	Rs. 180 Lacs.
State Share	Rs. 120 Lacs.
Implementing Agency Share	Rs. 32.751 Lacs.
Beneficiary Share	Rs. 355.032 Lacs.
Sales Price without Govt. Assistance	Rs. 5.732 Lacs.

Sales Price with Govt Assistance	Rs. 2.959 Lacs.
Total No of Dwelling Units	120

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) The details like existing plot area, existing type of structure and ownership are not mentioned in beneficiary list. 3) ULB to ensure eligibility of beneficiaries 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.

25/33 : Construction of 505 EWS Tenements at Nagpur Municipal Corporation

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Nagpur Municipal Corporation
Project Cost	Rs. 2474.81 Lacs.
Central Assistance	Rs. 757.5 Lacs.
State Share	Rs. 505 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1212.31 Lacs.
Sales Price without Govt. Assistance	Rs. 4.901 Lacs.
Sales Price with Govt Assistance	Rs. 2.401 Lacs.
Total No of Dwelling Units	505

B. SLAC Observations:-

1) 12% GST is considered, needs correction. 2) DP plan is not attached. 3) Beneficiary list is not attached. 4) Existing photographs is not attached. 5) Lead statement and Quarry chart must be certified by PWD Officer.

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.

25/34 : Construction of 100 EWS Tenements at Savner Nagar Parishad**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Savner Nagar Parishad
Project Cost	Rs. 530.86 Lacs.
Central Assistance	Rs. 150 Lacs.
State Share	Rs. 100 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 280.86 Lacs.
Sales Price without Govt. Assistance	Rs. 5.309 Lacs.
Sales Price with Govt Assistance	Rs. 2.809 Lacs.
Total No of Dwelling Units	100

B. SLAC Observations:-

1 Carpet area calculation is not given. 2 DP is not clear and marking of location is required. 3 Google map is not readable.

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.

25/35 : Construction of 116 EWS Tenements at Bhivapur Nagar Panchayat**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Bhivapur Nagar Panchayat
Project Cost	Rs. 636.22 Lacs.
Central Assistance	Rs. 174 Lacs.
State Share	Rs. 116 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 346.22 Lacs.

Sales Price without Govt. Assistance	Rs. 5.485 Lacs.
Sales Price with Govt Assistance	Rs. 2.985 Lacs.
Total No of Dwelling Units	116

B. SLAC Observations:-

1 Land documents attached are not readable. 2 Carpet area calculation is not given on the plan.

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.

25/36 : Construction of 82 EWS Tenements at Kalmeshwar Bramhani Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Kalmeshwar Bramhani Municipal Council
Project Cost	Rs. 482.43 Lacs.
Central Assistance	Rs. 123 Lacs.
State Share	Rs. 82 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 277.43 Lacs.
Sales Price without Govt. Assistance	Rs. 5.883 Lacs.
Sales Price with Govt Assistance	Rs. 3.383 Lacs.
Total No of Dwelling Units	82

B. SLAC Observations:-

1. DP sheet is not signed by Cheif officer, and marking of location is not given.

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.

25/37 : Construction of 34 EWS Tenements at Khapa Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Khapa Municipal Council
Project Cost	Rs. 185.85 Lacs.
Central Assistance	Rs. 51 Lacs.
State Share	Rs. 34 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 100.85 Lacs.
Sales Price without Govt. Assistance	Rs. 5.466 Lacs.
Sales Price with Govt Assistance	Rs. 2.966 Lacs.
Total No of Dwelling Units	34

B. SLAC Observations:-

1. Sample documents are not attached. 2. Carpet area calculation is not given.

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.

25/38 : Construction of 784 EWS Tenements at Ardhapur Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Ardhapur Municipal Council
Project Cost	Rs. 4562.88 Lacs.
Central Assistance	Rs. 1176 Lacs.
State Share	Rs. 784 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2602.88 Lacs.
Sales Price without Govt. Assistance	Rs. 5.82 Lacs.

Sales Price with Govt Assistance	Rs. 3.32 Lacs.
Total No of Dwelling Units	784

B. SLAC Observations:-

1) Plans are not signed by Municipal engineer. 2) Cost of tenement is on higher side. 3) ULB to ensure eligibility of beneficiaries 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.

25/39 : Construction of 15 EWS Tenements at Talegaon Dabhade Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Talegaon Dabhade Municipal Council
Project Cost	Rs. 92.87 Lacs.
Central Assistance	Rs. 22.5 Lacs.
State Share	Rs. 15 Lacs.
Implementing Agency Share	Rs. 4.42 Lacs.
Beneficiary Share	Rs. 50.95 Lacs.
Sales Price without Govt. Assistance	Rs. 6.191 Lacs.
Sales Price with Govt Assistance	Rs. 3.397 Lacs.
Total No of Dwelling Units	15

B. SLAC Observations:-

1) 12% GST is considered.

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.

25/40 : Construction of 25 EWS Tenements at Lonavala Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Lonavala Municipal Council
Project Cost	Rs. 155.69 Lacs.
Central Assistance	Rs. 37.5 Lacs.
State Share	Rs. 25 Lacs.
Implementing Agency Share	Rs. 7.41 Lacs.
Beneficiary Share	Rs. 85.78 Lacs.
Sales Price without Govt. Assistance	Rs. 6.228 Lacs.
Sales Price with Govt Assistance	Rs. 3.431 Lacs.
Total No of Dwelling Units	25

B. SLAC Observations:-

1) 12% GST is considered.

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.

25/41 : Construction of 53 EWS Tenements at Junnar Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Junnar Municipal Council
Project Cost	Rs. 320.76 Lacs.
Central Assistance	Rs. 79.5 Lacs.
State Share	Rs. 53 Lacs.
Implementing Agency Share	Rs. 15.27 Lacs.
Beneficiary Share	Rs. 172.99 Lacs.
Sales Price without Govt. Assistance	Rs. 6.052 Lacs.
Sales Price with Govt Assistance	Rs. 3.264 Lacs.
Total No of Dwelling Units	53

B. SLAC Observations:-

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

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.

25/42 : Construction of 24 EWS Tenements at Rajgurunagar Nagar Parishad**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Rajgurunagar Nagar Parishad
Project Cost	Rs. 143.96 Lacs.
Central Assistance	Rs. 36 Lacs.
State Share	Rs. 24 Lacs.
Implementing Agency Share	Rs. 6.86 Lacs.
Beneficiary Share	Rs. 77.1 Lacs.
Sales Price without Govt. Assistance	Rs. 5.998 Lacs.
Sales Price with Govt Assistance	Rs. 3.213 Lacs.
Total No of Dwelling Units	24

B. SLAC Observations:-

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

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.

25/43 : Construction of 153 EWS Tenements at Roha Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Roha Municipal Council
Project Cost	Rs. 979.97 Lacs.
Central Assistance	Rs. 229.5 Lacs.
State Share	Rs. 153 Lacs.
Implementing Agency Share	Rs. 46.67 Lacs.
Beneficiary Share	Rs. 550.8 Lacs.
Sales Price without Govt. Assistance	Rs. 6.405 Lacs.
Sales Price with Govt Assistance	Rs. 3.600 Lacs.
Total No of Dwelling Units	153

B. SLAC Observations:-

1) The details like existing plot are, existing type of structure and ownership are not mentioned in beneficiary list. 2) ULB to ensure eligibility of beneficiaries 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.

25/44 : Construction of 33 EWS Tenements at Lanja Nagar Panchayat
A. Basic Information:-

Component	BLC
Name of Implementing Agency	Lanja Nagar Panchayat
Project Cost	Rs. 184.11 Lacs.
Central Assistance	Rs. 49.5 Lacs.
State Share	Rs. 33 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 101.61 Lacs.
Sales Price without Govt. Assistance	Rs. 5.579 Lacs.
Sales Price with Govt Assistance	Rs. 3.079 Lacs.
Total No of Dwelling Units	33

B. SLAC Observations:-

1. Google mark is not readable. 2 Carpet area calculation is not given. 3. Sample documents of beneficiary is not attached. 4 Some of the plots are very small in size like 6.5 sqmt, which is developable or not as per byelaws, ULB to confirm. 5 DP plan 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 SLSMC and ULBs to comply with above observations.

25/45 : Construction of 23 EWS Tenements at Devrukh Nagar Panchayat**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Devrukh Nagar Panchayat
Project Cost	Rs. 121.15 Lacs.
Central Assistance	Rs. 34.5 Lacs.
State Share	Rs. 23 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 63.65 Lacs.
Sales Price without Govt. Assistance	Rs. 5.267 Lacs.
Sales Price with Govt Assistance	Rs. 2.767 Lacs.
Total No of Dwelling Units	23

B. SLAC Observations:-

1.) Google map is not clear and not signed. 2) DP Sheet is not attached. 3) Existing photographs of site 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 SLSMC and ULBs to comply with above observations.

25/46 : Construction of 61 EWS Tenements at Shirala Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Shirala Municipal Council
Project Cost	Rs. 487.245 Lacs.
Central Assistance	Rs. 91.5 Lacs.
State Share	Rs. 61 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 334.745 Lacs.
Sales Price without Govt. Assistance	Rs. 7.988 Lacs.
Sales Price with Govt Assistance	Rs. 5.488 Lacs.
Total No of Dwelling Units	61

B. SLAC Observations:-

1) Incomplete check list submitted. 2) In Annexure 7C, Correction needs to be done for point no. 12 and mention ownership of beneficiary. 3) Marking of location on Google map and DP plan is not done. 4) 12% GST is considered, needs correction. 5) Sample documents of beneficiary is not attested. 6) Existing photographs of beneficiary is not attached. 7) Electrification cost is not considered.

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.

25/47 : Construction of 115 EWS Tenements at Vita Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Vita Municipal Council
Project Cost	Rs. 683.93 Lacs.
Central Assistance	Rs. 172.5 Lacs.
State Share	Rs. 115 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 396.43 Lacs.
Sales Price without Govt. Assistance	Rs. 5.947 Lacs.

Sales Price with Govt Assistance	Rs. 3.447 Lacs.
Total No of Dwelling Units	115

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) ULB to ensure eligibility of beneficiaries 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.

25/48 : Construction of 150 EWS Tenements at Vita Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Vita Municipal Council
Project Cost	Rs. 892.15 Lacs.
Central Assistance	Rs. 225 Lacs.
State Share	Rs. 150 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 517.15 Lacs.
Sales Price without Govt. Assistance	Rs. 5.948 Lacs.
Sales Price with Govt Assistance	Rs. 3.448 Lacs.
Total No of Dwelling Units	150

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) ULB to ensure eligibility of beneficiaries 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.

25/49 : Construction of 48 EWS Tenements at Wai Nagar Parishad**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Wai Nagar Parishad
Project Cost	Rs. 288.15 Lacs.
Central Assistance	Rs. 72 Lacs.
State Share	Rs. 48 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 168.15 Lacs.
Sales Price without Govt. Assistance	Rs. 6.003 Lacs.
Sales Price with Govt Assistance	Rs. 3.503 Lacs.
Total No of Dwelling Units	48

B. SLAC Observations:-

1. In DPR physical signature of Chief Officer is not taken.

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.

25/50 : Construction of 49 EWS Tenements at Satara Nagar Parishad**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Satara Nagar Parishad
Project Cost	Rs. 284.89 Lacs.
Central Assistance	Rs. 73.5 Lacs.
State Share	Rs. 49 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 162.39 Lacs.
Sales Price without Govt. Assistance	Rs. 5.814 Lacs.
Sales Price with Govt Assistance	Rs. 3.314 Lacs.
Total No of Dwelling Units	49

B. SLAC Observations:-

1. project cost should be 284.89 instead of 267.85 needs correction in Annexure. 2
Carpet area calculation is not given

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.

25/51 : Construction of 137 EWS Tenements at Karad Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Karad Municipal Council
Project Cost	Rs. 814.84 Lacs.
Central Assistance	Rs. 205.5 Lacs.
State Share	Rs. 137 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 472.34 Lacs.
Sales Price without Govt. Assistance	Rs. 5.948 Lacs.
Sales Price with Govt Assistance	Rs. 3.448 Lacs.
Total No of Dwelling Units	137

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) Some of the plot sizes are below 30 Sq.Mtr 3) ULB to ensure eligibility of beneficiaries 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.

25/52 : Construction of 22 EWS Tenements at Karad Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Karad Municipal Council
Project Cost	Rs. 130.93 Lacs.
Central Assistance	Rs. 33 Lacs.
State Share	Rs. 22 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 75.93 Lacs.
Sales Price without Govt. Assistance	Rs. 5.951 Lacs.
Sales Price with Govt Assistance	Rs. 3.451 Lacs.
Total No of Dwelling Units	22

B. SLAC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) Some of the plot sizes are below 30 Sq.Mtr 3) ULB to ensure eligibility of beneficiaries 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.

25/53 : Construction of 133 EWS Tenements at Dudhani Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Dudhani Municipal Council
Project Cost	Rs. 729.15 Lacs.
Central Assistance	Rs. 199.5 Lacs.
State Share	Rs. 133 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 396.65 Lacs.
Sales Price without Govt. Assistance	Rs. 5.482 Lacs.
Sales Price with Govt Assistance	Rs. 2.982 Lacs.
Total No of Dwelling Units	133

B. SLAC Observations:-

1) Location on Google map, marking the plot area is not submitted. 2) In Estimate door frame kitchen platform, plumbing some items are not considered. 3) Existing photographs of site location 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 SLSMC and ULBs to comply with above observations.

25/54 : Construction of 184 EWS Tenements at Yawatmal Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Yawatmal Municipal Council
Project Cost	Rs. 1217.16 Lacs.
Central Assistance	Rs. 276 Lacs.
State Share	Rs. 184 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 757.16 Lacs.
Sales Price without Govt. Assistance	Rs. Max- 6.48 Min-6.12 Lacs.
Sales Price with Govt Assistance	Rs. 4.115 Lacs.
Total No of Dwelling Units	184

B. SLAC Observations:-

1) Marking of beneficiaries on DP sheet is not done. 2) ULB to ensure eligibility of beneficiaries 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.

25/55 : Construction of 250 EWS Tenements at Yawatmal Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Yawatmal Municipal Council
Project Cost	Rs. 1653.75 Lacs.
Central Assistance	Rs. 375 Lacs.
State Share	Rs. 250 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1028.75 Lacs.
Sales Price without Govt. Assistance	Rs. Max- 6.48 Min-6.12 Lacs.
Sales Price with Govt Assistance	Rs. 4.115 Lacs.
Total No of Dwelling Units	250

B. SLAC Observations:-

1) Marking of beneficiaries on DP sheet is not done. 2) Plot areas of some of the beneficiaries are not mentioned in beneficiary list. 3) ULB to ensure eligibility of beneficiaries 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.

AHP / PPP Projects for Ratification of DPR

25/56 : Construction of 362 EWS units at S. No. 104, Hissa No. 3, at VadgaonMawal, tal mawal, Dist. Pune

A. Basic Information:-

Component	PPP/AHP (Ratification of DPR)
Name of Implementing Agency	A. V. Bhat Developers LLP through Pune board
Total No of EWS Dwelling Units	362
Location	S. No. 104, Hissa No. 3, at VadgaonMawal, tal mawal, Dist. Pune Land is owned by Shri Digambar Bhikaji Deshpande. Development agreement is made with Kedar bhat.
Zone	Residential Zone
Marks as per Bid Evaluation report	70 Out of 90
GOI Share	Rs. 543 Lacs
GOM Share	Rs. 362 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3297.76 Lacs.
Project Cost	Rs. 4202.76 Lacs.
Sales Price without govt. assistance	Ranges from Rs. 11.32 Lacs - Rs 12.18 lacs
Sales Price with govt. assistance	Ranges from Rs. 8.82 Lacs - Rs 9.68 lacs.

B. SLAC Observations:-

1. Previously this project was in principle sanctioned for 602 Tenements under PMRDA in 34th CSMC meeting
2. This city Vadgaomawal is not included in mission city.
3. Instead of submitting this project for ratification under PMRDA, the project proponent has submitted the project through MHADA.
4. Land is owned by Shri Digambar Bhikaji Deshpande. Development agreement is made with Kedar bhat.
5. As previously the project was sanctioned under PMRDA, it needs to be resubmitted through PMRDA.
6. Water supply assurance is not given by PMRDA / WadgaonMawal nagar panchayat.
7. The project is outside mission city ^{and also in PMRDA} and also concessions in si de margins are asked which cannot be considered.
8. The project proponent said no concession is required. He will abide by the existing planning norms and no concession is needed.

C. SLAC Appraisal:-

DPR is recommended for approval of SLSMC.

25th SLAC Meeting held on 22.07.2019 and 23.07.2019

AHP Projects Discussed as a part of extended SLAC Meeting

25 / 57 : Construction work of 160 EWS Dws, 60LIG-1 and 40 LIG-2 on land bearing S. no 39(pt)11/A/1 at jogle tal Dapoli, Dist. Ratnagiri.

A. Basic Information:-

Component	AHP
Name of Implementing Agency	MHADA KOKAN BOARD
Project Cost	Rs. 1956.33 Lacs.
Central Assistance	Rs. 240 Lacs.
State Share	Rs. 160 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1556.33 Lacs.
Sales Price without Govt. Assistance	Rs. 12.22706 Lacs.
Sales Price with Govt Assistance	Rs. 9.72 Lacs.
Total No of EWS Dwelling Units	160
Total No of LIG Dwelling Units	100
Total No of Shops	0

B. SLAC Observations:-

DPR found in order.

C. SLAC Appraisal:-

Chairman, SLAC recommended the DPR to be submitted for SLSMC approval

25 / 58 : 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 Aurangabad Board
Project Cost	Rs. 4831.57 Lacs.
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. 5.676 Lacs.
Total No of EWS Dwelling Units	591
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLAC Observations:-

1. The proposal is scrutinized by Aurangabad Board & have recommended for approval.
2. The project is being implemented by Gangapur Municipal Council. The land is outside the Municipal Limit at distance of 200 metres. 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:-

Chairman, SLAC recommended the DPR to be submitted for SLSMC approval

AHP / PPP Projects Discussed as a part of extended SLAC Meeting

25/59 : Construction of 426 EWS and 472 LIG units at kh no. 274 & 275, mouza wanadongari, Tah. Hingana, Dist. Nagpur

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Pushkar Homes Nagpur through Nagpur Board
Total No of EWS Dwelling Units	EWS I - 111 EWS II - 140 EWS III - 132 Total - 383
Location	kh no. 274 & 275, mouza wanadongari, Tah. Hingana, Dist. Nagpur Land is owned by project proponent
Zone	Yellow Zone
Marks as per Bid Evaluation report	75 Out of 100
GOI Share	Rs. 574.5 Lacs.
GOM Share	Rs. 383 Lacs.
I/A Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 4719.58 Lacs.
Project Cost	Rs. 5677.08 Lacs.
Sales Price without govt. assistance	EWS I- Rs - 14.92 Lacs EWS II - Rs. 15.54 Lacs. EWS III - Rs. 13.98 Lacs
Sales Price with govt. assistance	EWS I- Rs – 12.42 Lacs EWS II - Rs. 13.04 Lacs. EWS III - Rs. 11.48 Lacs

B. SLAC Observations:-

1. All estimates and plans are not signed by EE / NB
2. DP sheet is not attached.
3. ASR rates are not verified by EE /NB.
4. Undertaking is not attached.
5. Water supply letter is not from NMRDA.
6. Hingana Nagar Parishad has not assured about water supply to the scheme
7. 7/12 extract of land ownership is not attached in DPR
8. Proposal is not scrutinized by CO/NB.

C. SLAC Appraisal:-

Chairman, SLAC recommended the DPR to be submitted for SLSMC approval

25/ 60 : Development of affordable housing under PMAY (urban) in PPP mode in AHP vertical on s.No 7/1, 7/3, 7/8, 8(p), 9/3, 9/4, , 10/2/1, 10/1, 12/23, 13/4, 15/3/A, 15/4/B, 15/2/A, 17/a, 18, 19/1, 20, 21, 22/12, 22/1, 22/2, 22/7, 22/13, 22/9, 23, 24, 26, 27, 28, 29, 30, 31/1, 32, 33 , 34/1/A, 34/1/B, 54/2, 56/1, 56/2, 56/3, 56/6, 56/9, 56/10, 56/11, 57/1, 57/2/A, 57/8 AT VILLAGE Dive Anjur Tal. Bhiwani Dist. THANE.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Indian corporation thro its propritor Mr.Rudra pratap Tripathi by consortium through Kokan Board
Total No of EWS Dwelling Units	11139
Location	s.No 7/1, 7/3, 7/8, 8(p), 9/3, 9/4, , 10/2/1, 10/1, 12/23, 13/4, 15/3/A, 15/4/B, 15/2/A, 17/a, 18, 19/1, 20, 21, 22/12, 22/1, 22/2, 22/7, 22/13, 22/9, 23, 24, 26, 27, 28, 29, 30, 31/1, 32, 33 , 34/1/A, 34/1/B, 54/2, 56/1, 56/2, 56/3, 56/6, 56/9, 56/10, 56/11, 57/1, 57/2/A, 57/8 AT VILLAGE Dive Anjur Tal. Bhiwani Dist. THANE. Indian corporation through its proprietor Mr. Rudra pratap Tripathi by consortium Agreement on behalf of land owners 1. M/S Rudrapratap developer 2. Arun infra projects developers pvt .ltd 3. Priyanka Home realtors Pvt. Ltd 4 R.R. Tripathi and others.
Zone	1R zone 2. 100wide NMC 3.15 m wide road 4. Garden
Marks as per Bid Evaluation report	-
GOI Share	16708.5
GOM Share	11139
I/A Share	0
Beneficiary Share	217210.5
Project Cost	245842.00

Sales Price without govt. assistance	19.57
Sales Price with govt. assistance	17.07

B. SLAC Observations:-

1. Carpet Area as per MahaRera is 30.00 Sq.mtr.
2. ASR rate as per ready reckoner 2018-19 is Rs. 23100 per Sqm
3. Cost per unit as per ASR is Rs. 7.63 Lac The proposed cost is Rs. 22.07 Lacs. Which is 289.25% more than ASR. The SLSMC has power to consider such price.
4. The area is outside mission city and beyond 2 Km from KDMC as reported by CO / KB.

C. SLAC Appraisal:-

The DPR is recommended for submission to SLSMC.

BLC Projects Discussed as a part of extended SLAC Meeting

25/61 : Construction of 17 EWS Tenements at Dapoli Nagar Panchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Dapoli Nagar Panchayat
Project Cost	Rs. 89.55 Lacs.
Central Assistance	Rs. 25.5 Lacs.
State Share	Rs. 17 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 47.05 Lacs.
Sales Price without Govt. Assistance	Rs. 5.268 Lacs.
Sales Price with Govt Assistance	Rs. 2.768 Lacs.
Total No of Dwelling Units	17

B. SLAC Observations:-

Carpet area calculations not given

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.

25/62 : Construction of 36 EWS Tenements at Pombhurna Nagar Panchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Pombhurna Nagar Panchayat
Project Cost	Rs. 196.79 Lacs.
Central Assistance	Rs. 54 Lacs.
State Share	Rs. 36 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 106.79 Lacs.
Sales Price without Govt. Assistance	Rs. 5.466 Lacs.
Sales Price with Govt Assistance	Rs. 2.966 Lacs.

Total No of Dwelling Units

36

B. SLAC Observations:-

1. DP plan 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 SLSMC and ULBs to comply with above observations.

25/63 : Construction of 41 EWS Tenements at Renapur Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Renapur Municipal Council
Project Cost	Rs. 263.27 Lacs.
Central Assistance	Rs. 61.5 Lacs.
State Share	Rs. 41 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 160.77 Lacs.
Sales Price without Govt. Assistance	Rs. 6.421 Lacs.
Sales Price with Govt Assistance	Rs. 3.921 Lacs.
Total No of Dwelling Units	41

B. SLAC Observations:-

DPR found in order.

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.

25/64 : Construction of 91 EWS Tenements at Malkapur Nagar Parishad

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Malkapur Nagar Parishad
Project Cost	Rs. 497.43 Lacs.
Central Assistance	Rs. 136.5 Lacs.
State Share	Rs. 91 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 269.93 Lacs.
Sales Price without Govt. Assistance	Rs. 5.466 Lacs.
Sales Price with Govt Assistance	Rs. 2.966 Lacs.
Total No of Dwelling Units	91

B. SLAC Observations:-

1. DP plan is not attached. 2 Google Map 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 SLSMC and ULBs to comply with above observations.

25/65 : Construction of 104 EWS Tenements at Chakur Nagar Panchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Chakur Nagar Panchayat
Project Cost	Rs. 522.08 Lacs.
Central Assistance	Rs. 156 Lacs.
State Share	Rs. 104 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 262.08 Lacs.
Sales Price without Govt. Assistance	Rs. 5.020 Lacs.
Sales Price with Govt Assistance	Rs. 2.520 Lacs.
Total No of Dwelling Units	104

B. SLAC Observations:-

1. Estimate submitted is not signed by competent authority. 2. Original DP plan is not submitted, Land zone is not readable in the map submitted.

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.

25/66 : Construction of 162 EWS Tenements at Jalgaon Municipal Corporaion

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Jalgaon Municipal Corporaion
Project Cost	Rs. 956.08 Lacs.
Central Assistance	Rs. 243 Lacs.
State Share	Rs. 162 Lacs.
Implementing Agency Share	Rs. 45.53 Lacs.
Beneficiary Share	Rs. 505.55 Lacs.
Sales Price without Govt. Assistance	Rs. 5.902 Lacs.
Sales Price with Govt Assistance	Rs. 3.121 Lacs.
Total No of Dwelling Units	162

B. SLAC Observations:-

1. Sample documents and photographs are not attached with DPR.

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.

25/67 : Construction of 183 EWS Tenements at Kandhar Municipal council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Kandhar Municipal council

Project Cost	Rs. 1210.223 Lacs.
Central Assistance	Rs. 274.5 Lacs.
State Share	Rs. 183 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 752.723 Lacs.
Sales Price without Govt. Assistance	Rs. 6.613 Lacs.
Sales Price with Govt Assistance	Rs. 4.113 Lacs.
Total No of Dwelling Units	183

B. SLAC Observations:-

1) ULB to ensure eligibility of beneficiaries 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.

25/68 : Construction of 200 EWS Tenements at Beed Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Beed Municipal Council
Project Cost	Rs. 1146.6 Lacs.
Central Assistance	Rs. 300 Lacs.
State Share	Rs. 200 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 646.6 Lacs.
Sales Price without Govt. Assistance	Rs. 5.733 Lacs.
Sales Price with Govt Assistance	Rs. 3.233 Lacs.
Total No of Dwelling Units	200

B. SLAC Observations:-

1. Project needs corrections in Estimate 2. DP Plan is not readable.

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.



Chief Engineer / MHADA
& Member, SLAC



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



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 25th meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 22.07.2019

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 Vaibhav Aware, Chief Officer, Talegaon Dabdade municipal council
vi.	Shri. P. S. Bhuyar, Executive engineer, Amravati Board
vii.	Mrs. Usha Temburne, Executive engineer, Nagpur Board
viii.	Smt. K. K. Jadhav, Deputy Engineer, Nashik Board
ix.	Smt. S. D. jadhav, Sec Engineer, Nashik Board
x.	Shri B. G. Kawanpure, Asst. Engineer, Amravati Board
xi.	Smt. D. B. Salunkhe, Deputy Engineer
xii.	Shri Rajesh Ranjankar, Architect, Art a Roof
xiii.	Shri Ketan Bandekar, Architect

Annexure-II (List of Projects)

Projects under AHP

SR NO	ULB/IA	DU's Proposed		GOI Share (Rs in Lacs)	GOMShare (Rs in Lacs)	Beneficiary share (Rs in Lacs)	I/A share (Rs in Lacs)	EWS Project Cost (Rs in Lacs)	Cost per Unit (Rs in Lacs)	Recommendation
		EWS	LIG							
1	Talegaon Dabhade Municipal Council	350	0	525.00	350.00	3846.76	0	4721.76	ranges from Rs.11.37 lakh to Rs. 13.64 Lakh	Recommended by SLAC
2	Maharashtra Gruhinirman Vikas Mahamandal	559	519	838.50	559.00	6512	0	7910.00	14.15	Recommended by SLAC
3	Maharashtra Gruhinirman Vikas Mahamandal	1229	1142	1843.50	1229.00	11297.5	0	14370.00	11.84	Not Recommended by SLAC
4	Maharashtra Gruhinirman Vikas Mahamandal	629	584	943.50	629.00	5157.5	0	6730.00	10.70	Not Recommended by SLAC

5	MHADA KOKAN BOARD	160	100	240	160	1556.33	0	1956.33	12.227	Recommended by SLAC
6	Gangapur Municipal Council Aurangabad Board	591	0	886.5	591	3354.07	0	4831.57	8.175245	Recommended by SLAC

Projects under AHP / PPP

SR NO	ULB/IA	DU's Proposed as per DPR			Score Obtained	EWS Project Cost (Rs in Lacs)	Beneficiary share	Cost per Unit(Rs in Lacs)	Recommendation
		EWS	LIG	Shop					
1	Shri venketashwara infra Developers through Nagpur Board	748	412	0	68 out of 90	5737.16	3867.16	7.67	Recommended by SLAC
2	Shri Housing and Infra structure through Nagpur Board	216	0	0	75 out of 90	2358.72	1818.72	10.92	Recommended by SLAC
3	M/s.KHANDVE Nirvana Reality through Pune Board	258	0	0	66 out of 90	4672.38	4027.38	18.11	Recommended by SLAC
4	M/s.Samarth Schemes LLP, Kolhapur through Pune Board	72	0	0	67 out of 90	1118.00	938.00	15.53	Not Recommended by SLAC
5	M/s Compact Builders and developers through Nashik Board	60	60	0	71 out of 90	873.96	723.96	14.566	Not Recommended by SLAC
6	M/s.Shree Mangal Construction Nashik through Nashik Board	54	90	0	80 out of 90	830.79	695.79	15.385	Not Recommended by SLAC
7	M/s Creators Nashik through Nashik Board	240	240	8	64 out of 90	3161.58	2561.58	range from Rs. 12.02 lakh to Rs. 13.92 lakh	Not Recommended by SLAC

8	M/s Creators Nashik through Nashik Board	132	114	15	64 out of 90	2202.41	1872.41	range from Rs. 12.57 lakh to Rs. 18.16 lakh	Not Recommended by SLAC
9	M/s Fareha Builders and Designers Pvt. Ltd Malegaon through Nashik Board	256	132	16	63 out of 90	3106.77	2466.77	range from Rs. 10.89 lakh to Rs. 12.98 lakh	Not Recommended by SLAC
10	Pushkar Homes Nagpur through Nagpur Board	EWS I - 111 EWS II - 140 EWS III - 132 Total – 383	472	0	75 Out of 100	5677.08	4719.58	EWS I - Rs – 12.42 Lacs EWS II - Rs. 13.04 Lacs. EWS III - Rs. 11.48 Lacs	Recommended by SLAC
11	Indian corporation through its proprietor Mr. Rudra pratap Tripathi by consortium through Kokan Board	11139	5520	0	-	245842.00	217210.5	22.07	Recommended by SLAC

Projects under ISSR

SR NO	ULB/IA	DU's Proposed		GOI Share (Rs in Lacs)	GOMShare (Rs in Lacs)	Beneficiary share(Rs in Lacs)	I/A share (Rs in Lacs)	EWS Project Cost (Rs in Lacs)	Cost per Unit (Rs in Lacs)	Recommendation
		EWS	LIG							
1	Talegaon Dabhade Municipal Council	154	0	154.00	154.00	0.00	732.21	2196.64	14.26	Recommended by SLAC

Projects under BLC

Sl. No.	ULB/IA	DISTRICT	EWS Dus	GoI Share (Rs. Lacs)	GOM share (Rs. Lacs)	I/A share (Rs. Lacs)	Beneficiary share (Rs. Lacs)	EWS Project cost (Rs. Lacs)	EWS Unit Cost (Rs. Lacs)	Benef share /Unit (Rs. Lacs)	Recommendation
1	Akola Municipal Corporation	Akola	340	510	340	95.47	1059.32	2004.79	5.896	3.116	Recommended by SLAC
2	Dharur Municipal Council	Beed	193	289.5	193	0	499.48	981.98	5.088	2.588	Recommended by SLAC
3	Chikhali Municipal Council	Buldhana	148	222	148	46.26	555.3	971.56	6.565	3.752	Recommended by SLAC
4	Shegaon Municipal Council	Buldhana	89	133.5	89	27.48	327.16	577.14	6.485	3.676	Recommended by SLAC
5	Buldhana Municipal Council	Buldhana	30	45	30	9.38	112.56	196.94	6.565	3.752	Recommended by SLAC
6	Malkapur Municipal Council	Buldhana	200	300	200	42	550	1092	5.460	2.750	Recommended by SLAC
7	Armori Municipal council	Gadchiroli	223	334.5	223	0	767.41	1324.91	5.941	3.441	Recommended by SLAC
8	Kurkheda Nagar Panchayat	Gadchiroli	68	102	68	0	227.63	397.63	5.848	3.348	Recommended by SLAC
9	Hingoli Nagar Parishad	Hingoli	40	60	40	12.06	141.2	253.26	6.332	3.530	Recommended by SLAC
10	Hingoli Nagar Parishad	Hingoli	24	36	24	6.71	74.16	140.87	5.870	3.090	Recommended by SLAC
11	Hingoli Nagar Parishad	Hingoli	75	112.5	75	20.96	231.75	440.21	5.869	3.090	Recommended by SLAC
12	Erandol Municipal Council	Jalgaon	88	132	88	0	318.56	538.56	6.120	3.620	Recommended by SLAC

13	Muktainagar Nagar Panchayat	Jalgaon	102	153	102	0	369.24	624.24	6.120	3.620	Recommended by SLAC
14	Bodwad Nagar Panchayat	Jalgaon	209	313.5	209	0	756.58	1279.08	6.120	3.620	Recommended by SLAC
15	Vadgaon Municipal Council	Kolhapur	52	78	52	0	154.25	284.25	5.466	2.966	Recommended by SLAC
16	Kurundwad Nagar Parishad	Kolhapur	120	180	120	0	365.55	665.55	5.546	3.046	Recommended by SLAC
17	Ichalkaranji Municipal Council	Kolhapur	120	180	120	32.751	355.032	687.783	5.732	2.959	Recommended by SLAC
18	Nagpur Municipal Corporation	Nagpur	505	757.5	505	0	1212.31	2474.81	4.901	2.401	Recommended by SLAC
19	Savner Nagar Parishad	Nagpur	100	150	100	0	280.86	530.86	5.309	2.809	Recommended by SLAC
20	Bhivapur Nagar Panchayat	Nagpur	116	174	116	0	346.22	636.22	5.485	2.985	Recommended by SLAC
21	Kalmeshwar Bramhani Municipal Council	Nagpur	82	123	82	0	277.43	482.43	5.883	3.383	Recommended by SLAC
22	Khapa Municipal Council	Nagpur	34	51	34	0	100.85	185.85	5.466	2.966	Recommended by SLAC
23	Ardhapur Municipal Council	Nanded	784	1176	784	0	4008.59	5968.59	7.613	5.113	Recommended by SLAC
24	Talegaon Dabhade Municipal Council	Pune	15	22.5	15	4.42	50.95	92.87	6.191	3.397	Recommended by SLAC
25	Lonavala Municipal Council	Pune	25	37.5	25	7.41	85.78	155.69	6.228	3.431	Recommended by SLAC
26	Junnar Municipal Council	Pune	53	79.5	53	15.27	172.99	320.76	6.052	3.264	Recommended by SLAC
27	Rajgurunagar Nagar Parishad	Pune	24	36	24	6.86	77.1	143.96	5.998	3.213	Recommended by SLAC

28	Roha Municipal Council	Raigad	153	229.5	153	46.665	550.8	979.965	6.405	3.600	Recommended by SLAC
29	Lanja Nagar Panchayat	Ratnagiri	33	49.5	33	0	101.61	184.11	5.579	3.079	Recommended by SLAC
30	Devrukh Nagar Panchayat	Ratnagiri	23	34.5	23	0	63.65	121.15	5.267	2.767	Recommended by SLAC
31	Shirala Municipal Council	Sangli	61	91.5	61	0	334.745	487.245	7.988	5.488	Recommended by SLAC
32	Vita Municipal Council	Sangli	115	172.5	115	0	396.43	683.93	5.947	3.447	Recommended by SLAC
33	Vita Municipal Council	Sangli	150	225	150	0	517.15	892.15	5.948	3.448	Recommended by SLAC
34	Wai Nagar Parishad	Satara	48	72	48	0	168.15	288.15	6.003	3.503	Recommended by SLAC
35	Satara Nagar Parishad	Satara	49	73.5	49	0	162.39	284.89	5.814	3.314	Recommended by SLAC
36	Karad Municipal Council	Satara	137	205.5	137	0	472.34	814.84	5.948	3.448	Recommended by SLAC
37	Karad Municipal Council	Satara	22	33	22	0	75.93	130.93	5.951	3.451	Recommended by SLAC
38	Dudhani Municipal Council	Solapur	133	199.5	133	0	396.65	729.15	5.482	2.982	Recommended by SLAC
39	Yawatmal Municipal Council	Yawatmal	184	276	184	0	757.16	1217.16	Max-6.48 Min-6.12	4.115	Recommended by SLAC
40	Yawatmal Municipal Council	Yawatmal	250	375	250	0	1028.75	1653.75	Max-6.48 Min-6.12	4.115	Recommended by SLAC

Sl. No.	ULB/IA	DISTRICT	EWS Dus	Gol Share (Rs. Lacs)	GOM share (Rs. Lacs)	I/A share (Rs. Lacs)	Beneficiary share (Rs. Lacs)	EWS Project cost (Rs. Lacs)	EWS Unit Cost (Rs. Lacs)	Benef share /Unit (Rs. Lacs)	Recommendation
41	Dapoli Nagar Panchayat	Ratnagiri	17	25.5	17	0	47.05	89.55	5.267647059	2.767647059	Recommended by SLAC
42	Pombhurna Nagar Panchayat	Chandrapur	36	54.00	36.00	0.00	106.79	196.79	5.47	2.97	Recommended by SLAC
43	Renapur Municipal Council	Latur	41	61.5	41	0	160.77	263.27	6.421219512	3.921219512	Recommended by SLAC
44	Malkapur Nagar Parishad	Satara	91	136.50	91.00	0.00	269.93	497.43	5.47	2.97	Recommended by SLAC
45	Chakur Nagar Panchayat	Latur	104	156.00	104.00	0.00	262.08	522.08	5.02	2.52	Recommended by SLAC
46	Jalgaon Municipal Corporaion	Jalgaon	162	243	162	45.53	505.55	956.08	5.901728395	3.120679012	Recommended by SLAC
47	Kandhar Municipal council	Nanded	183	274.50	183.00	0.00	752.72	1210.223	6.61	4.11	Recommended by SLAC
48	Malkapur Municipal Council	Buldhana	200	300.00	200.00	42.00	550	1092.000	5.46	2.75	Recommended by SLAC

Projects under AHP / PPP for ratification of DPR

SR NO	ULB/IA	No & date of CSMC	DU's Approved as per principle approval		DU's Proposed as per DPR		Score Obtained	EWS Project Cost (Rs in Lacs)	Cost per Unit (Rs in Lacs)	Beneficiary share	Recommendation
			EWS	LIG	EWS	LIG					
1	A. V. Bhat Homs through Pune board	34th CSMC dated 30.05.2018	602	0	362	0	70 Out of 90	4202.76	Ranges from Rs. 11.32 Lacs - Rs 12.18 lacs.	3297.76	Recommended by SLAC