

**Office Note:****Subject: PMAY – HFA (U)****Minutes of 27<sup>th</sup> Meeting of SLAC held on 21.11.2019**

The 27<sup>th</sup> meeting of SLAC for PMAY-HFA (U) was held on 21<sup>st</sup> November, 2019 at 11:30 am , 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

The meeting was attended by following members of SLAC.

- Shri Sanjay Kumar, Additional Chief Secretary, Housing Department& Chairman
- Shri Milind Mhaiskar, VP & CEO, MHADA
- Shri Sanjay R. Lad, Chief Engineer-II, MHADA& Member
- Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA& Member Secretary

The Minutes are submitted herewith for approval.

उप-आय-२/११.	दिनांक
क्रमांक	२६२ २६/१२/१९

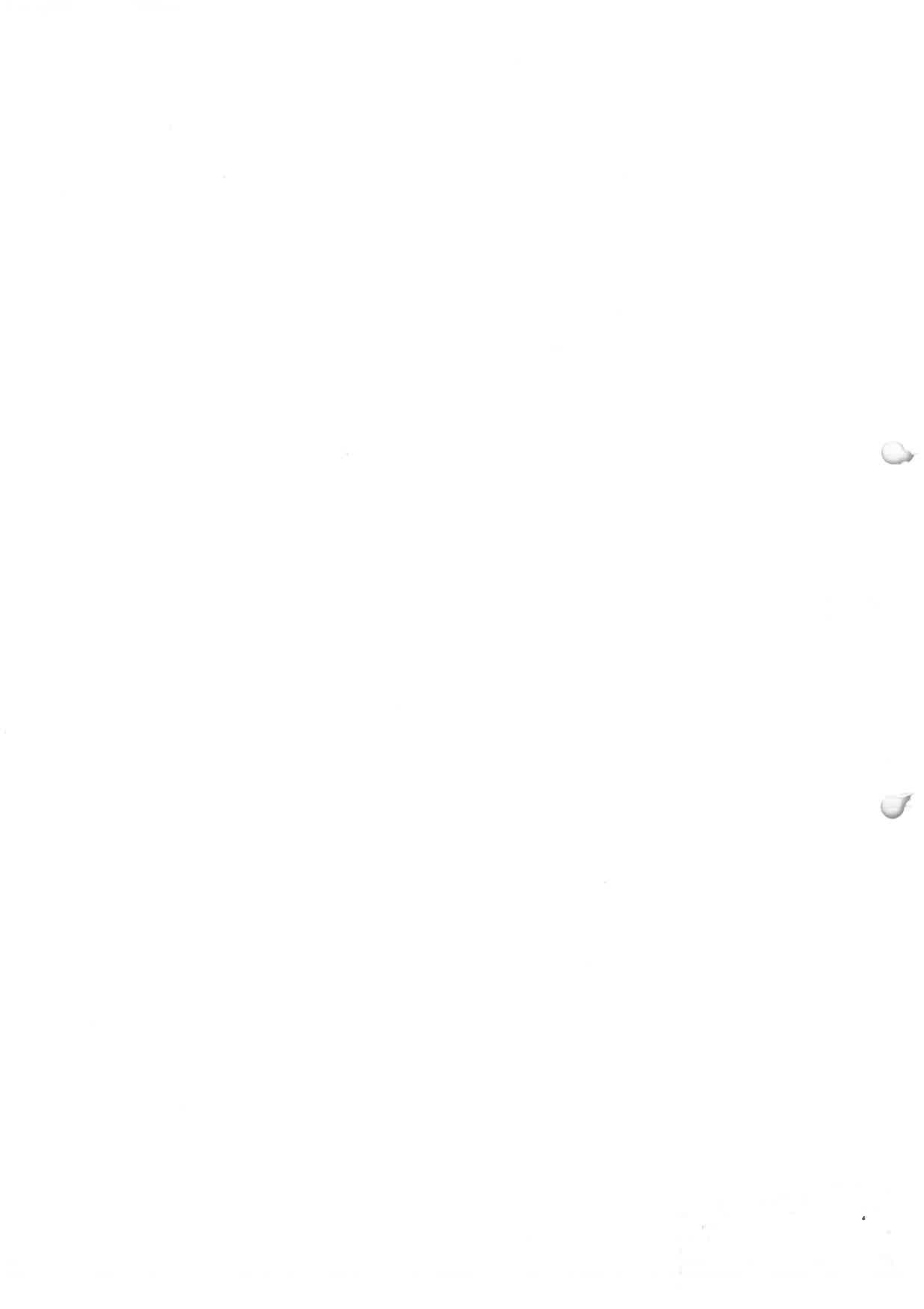
Chief Engineer-II/PMAY  
& SLNO, PMAY

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

उपाध्यक्ष/प्रतिकरण	
२७८	१७/१२/१९



**Minutes of the  
27<sup>th</sup> Meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on  
21<sup>st</sup> November, 2019**

27th SLAC Meeting held on 21.11.2019

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**Minutes of the 27<sup>th</sup> meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 21<sup>st</sup> November, 2019**

The 27<sup>th</sup> meeting of SLAC for PMAY-HFA (U) was held on 21<sup>st</sup> November, 2019 at 11:30 am, in the chamber of Hon'ble Additional Chief Secretary, Housing Department at the 3<sup>rd</sup> floor Office, Mantralaya, Mumbai.

1. The Honorable Additional Chief Secretary, Housing Department and Chairman, SLAC Shri Sanjay Kumar presided over the meeting.
2. The Member Secretary welcomed the Honorable ACS and all members present and briefed them about the agenda of the meeting.
3. The minutes are as follows.

<b>Important Observations/Directions of SLAC</b>	
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.
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 developable zone.
9.	ULB to ensure the plot area of the beneficiaries which has been considered in this DPR is developable as per ULB's 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.
19. The Chairman SLAC & Additional Chief Secretary, Housing Department directed that for AHP-PPP projects the possibility of funds routed through RERA escrow account be explored and if it is possible then both State and Central share fund should be routed through RERA escrow account.
20. The Memorandum of Understanding (MOU) for Star Habitat Projects at Kandivali under AHP-PPP component was taken up by Chairman, SLAC. It was directed by the Chairman, SLAC that the minor corrections/ modifications in the approved draft MOU be accepted and subsequently in the next meeting be got approved by SLAC. Major corrections / modifications be brought before SLAC. This process be followed in all MOU's of PPP-AHP projects under PMAY (U).
21. It was directed by Chairman, SLAC that Lotteries for PPP -AHP projects under PMAY, if requested by private implementing agencies may be taken up by MHADA. The necessary charges be levied to the implementing agencies for the conduct of the lottery.



**27/1: Confirmation of minutes of 26<sup>th</sup> Meeting of SLAC under PMAY held on 22.07.2019 and 23.04.2019**

The minutes of 26<sup>th</sup> meeting of SLAC were confirmed.

The projects for 27<sup>th</sup> meeting of SLAC and discussions and appraisal are as below: -

**Projects under AHP**

**27 / 2: Construction of 594 EWS Dus @ S.No.44(P)Nalegaon, Ahmednagar**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Ahmednagar Municipal Corporation
Project Cost	Rs. 6521.92 Lakh.
Central Assistance	Rs. 891 Lakh.
State Share	Rs. 594 Lakh.
Implementing Agency Share	Rs. 0 Lakh.
Beneficiary Share	Rs. 5036.92 Lakh.
Sales Price without Govt. Assistance	Rs. 8.48 Lakh
Sales Price with Govt Assistance	Rs. 10.98
Total No of EWS Dwelling Units	594
Total No of LIG Dwelling Units	0
Total No of Shops	0

**B. SLAC Observations: -**

- 1)The DPR is submitted by Ahmednagar Municipal Corporation.
- 2) The land is in the name of Corporation.
- 3) The land is in Residential zone.
- 4) Sale price for EWS is Rs.10.98 lakhs.
- 5) 12.20m wide Approach road is available.

**C. SLAC Appraisal: -**

The DPR is recommended for SLSCMC approval.

**27 / 3: Construction of 99 EWS & 4 LIG DUS at Saki Vihar Road, Village Tungwa, Andheri, Mumbai**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s Tammy Builders & Developers Through Mumbai Board
Project Cost	Rs. 3791.00
Central Assistance	Rs. 148.50 Lakh
State Share	Rs. 99 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 3263Lakh.
Sales Price without Govt. Assistance	Rs. 30.70 lakh & 44.99 lakh
Sales Price with Govt Assistance	Rs. 28.2 Lakh & 42.49 Lakh
Total No of Dwelling Units	103
Total No of LIG Dwelling Units	4
Total No of Shops	0

**B. SLAC Observations: -**

1.The DPR for Construction of 99 EWS and 4 LIG DUs is submitted by Mumbai Board. In the proposal the following observations needs clarity from Mumbai Board.: 1. There is no clarity regarding land ownership of the proposal, neither the land ownership is mentioned in the DPR scrutiny sheet by the Mumbai Board. This needs to be very clear as the relationship between the land owner and project proponent cannot be established in the present form. 2.

सदर DPR सोबत मालमत्ता पत्रक जोडलेले आहे व त्यात धारक म्हणून महाराष्ट्र शासन, जमाबंदी आयुक्त व दिनांक ०३/०७/ २०१७ च्या आदेशान्वये "ना.ज.क.धा. १९७६ च्या कलम २० योजनेखालील क्षेत्र" अशी नोंद आढळून येते.

3. The DPR scrutiny checklist needs to be filled in properly. For example, 1.10 it must be Mumbai Board, MHADA and not MHADA/ M.B. 4. It is not clear as to how the proportion of 51% of houses is worked out as there is no mentioned about the total project outlay. Hence whether it is consistent with the G.R. issued by State cannot be ascertained nor it has been ascertained by Mumbai Board. 5. In the checklist at 3.1 the land is owned by whom is not given nor the 7/12 extract is given. 6. In annexure 7B the details about inspection carried by competent officer at Sr. No. 38 are not mentioned.

7. Land valuation report does not indicate whether it is committee report or not. 8. It is not clear how many units of 1 RK and 1BHK are proposed. 9. 1 RK carpet area is shown as 18.66 sqmt. whether this size is permissible under prevailing norms or not is not commented upon. 10. Certified copy of ASR is not attached. 11. The plans, estimates submitted by the project proponent are not signed by board Officials. 12. Certified copy of DP sheet is not attached. 13. The undertaking which is submitted along with the DPR is neither signed by

the implementing agency nor by the Chief Officer, Mumbai Board. It must be signed by both the officials.14. The scrutiny sheet indicates stilt + 33 Storied building but no. of units shown are 99 EWS + 4 LIG there seems to be some inconsistency.15. It is not clear from the proposal the total no. of houses being constructed under the project. Even it is not clear how many dwelling units are there from EWS and LIG houses. This needs clarity as the G.R. allows only EWS and LIG houses only under PMAY under PPP model. 16. Executive summary attached is not signed and it needs corrections.17. The city profile is not attached with the DPR.18. The project cost mentioned in 7B needs correction.19. The sale price of the project is yet not approved by State. 20. Even the project must be a part of HFAPoA.21. The approach road width mentioned as 9 meter in annexure 7B and 18 meter in the noting. 22. It is not clear as how many units are proposed under ASR rate. 23. The built-up area shown is in-ordinately high.24. Water supply and land ownership documents not attached. The project was explained by the Executive Engineer, Mumbai Board Shri Dilip Garaje.

### C. SLAC Appraisal: -

The Chairman, SLAC recommended the DPR for SLSMC approval.

**27/ 4: Proposed Construction of 1204 no of EWS under PMAY-PPP model on land bearing (Survey no 151 (A)CTS no 460, 461, 462 & 531 (part) at Village Nahur, T Ward, Mumbai**

#### A. Basic Information: -

Component	PPP/AHP
Name of Implementing Agency	Atul Projects India Pvt. Ltd.
Total No of EWS Dwelling Units	1204
Location	Survey no 151 (A)CTS no 460, 461, 462 & 531 (part) at Village Nahur, T Ward, Mumbai
Zone	
GOI Share	Rs. 1806.00 Lakh.
GOM Share	Rs. 1204.00 Lakh.
I/A Share	Rs 0 Lakh.
Beneficiary Share	Rs. 48016.00 Lakh.
Project Cost	Rs. 51026.00 Lakh.
Sales Price without govt. assistance	Rs. 42.38 Lakh.
Sales Price with govt. assistance	Rs. 39.88 Lakh.

#### B. SLAC Observations: -

The proposal was placed as on table item and explained by the Executive Engineer, Mumbai Board Shri Dilip Garaje. It is mentioned that 1204 EWS are proposed under PMAY which is 51% of total DU's. However total DU's and their type is not given.

**C. SLAC Appraisal: -**

The Chairman, SLAC recommended the DPR for SLSCMC approval.

**27/ 5: Construction of 633 Du's (465 EWS+168 LIG) at S. No 12/12/A/1 Hissa no 1 to 17, 1212/A/2/A at Mouje Murd Khurd, Taluka Karjat, Raigad**

**A. Basic Information: -**

Component	PPP/AHP
Name of Implementing Agency	M/s Gurucharan Homes through Konkan Board
Total No of EWS Dwelling Units	323
Location	S. No 12/12/A/1 Hissa no 1 to 17, 1212/A/2/A at Mouje Murd Khurd, Taluka Karjat, Raigad
Zone	Residential
GOI Share	Rs. 484.5 Lakh
GOM Share	Rs. 323 Lakh.
I/A Share	Rs 0 Lakh.
Beneficiary Share	Rs. 3619.56 Lakh.
Project Cost	Rs. 4427.06 Lakh.
Sales Price without govt. assistance	Rs. 13.753 Lakh for 29.99 Sqm. Rs. 13.542 lakh for 29.53 Sqm.
Sales Price with govt. assistance	Rs. 11.253 Lakh Rs. 11.042 Lakh

**B. SLAC Observations: -**

Price as per ASR	12.50 Lakh/unit (29.99sqm)	12.31 Lakh/unit (29.53 sqm)
Price requested by Developer	13.75Lakh/unit (29.99sqm)	13.54 Lakh/unit (29.53 sqm)
<ol style="list-style-type: none"><li>1. The proposal was explained by executive Engineer, Konkan Board, Shri. P. K. Shinde and it was stated that the said DPR is within the Municipal Limit of Karjat. The DPR was taken up as on table item.</li><li>2. The cost as per ASR is Rs.12.50 lakh and Rs. 12.31 lakh per unit. The estimated cost is Rs.15.20 lakh which is 22% above ASR rate. The Developer has asked for price which is 10% above the ASR rate mentioned above, which is permissible as per the relevant G.R.</li><li>3. The approach to the site is through proposed 12 m DP, however there is no mention of proximity of approach road.</li><li>4. Assurance for water supply and electric supply is given.</li></ol>		

**C. SLAC Appraisal: -**

The proposal is recommended for submission to SLSMC.

**Projects under BLC**

**27/6: Construction of 74 EWS Dws in various locations in Shendurjanaghat Municipal Council, District Nagpur**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Shendurjanaghat Municipal Council
Project Cost	Rs. 481.35 Lakh
Central Assistance	Rs. 111 Lakh
State Share	Rs. 74 Lakh.
Implementing Agency Share	Rs. 22.92 Lakh.
Beneficiary Share	Rs. 273.43 Lakh.
Sales Price without Govt. Assistance	Rs. 6.5 Lakh.
Sales Price with Govt Assistance	Rs. 3.70 Lakh.
Total No of Dwelling Units	74

**B. SLAC Observations: -**

- 1) Some of the plot areas are small. ULB to ensure that the plots are developable.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval.

**27/7: Construction of 570 EWS Dws in various locations in Parli Vajinath Municipal Council, District Beed**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Parli Vajinath Municipal Council
Project Cost	Rs. 3363.57 Lakh
Central Assistance	Rs. 855.00 Lakh

State Share	Rs. 570.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1938.57 Lakh
Sales Price without Govt. Assistance	Rs. 5.9 Lakh
Sales Price with Govt Assistance	Rs. 3.4 Lakh
Total No of Dwelling Units	570

**B. SLAC Observations: -**

- 1) Sample documents related to land ownership and survey form 4B should be attached by the ULB.
- 2) Readable copy of typical plan should be attached with the DPR.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval.

**27/8: Construction of 92 EWS Dws in various locations in Shegaon Municipal Council, District Buldana**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Shegaon Municipal Council
Project Cost	Rs. 597.18 Lakh
Central Assistance	Rs. 138.0 Lakh
State Share	Rs. 92.0 Lakh
Implementing Agency Share	Rs. 28.437 Lakh
Beneficiary Share	Rs. 338.74 Lakh
Sales Price without Govt. Assistance	Rs. 6.49 Lakh
Sales Price with Govt Assistance	Rs. 3.68 Lakh
Total No of Dwelling Units	92

**B. SLAC Observations: -**

- 1) Some of the plot areas are small. ULB to ensure that the plots are developable. 2) Certified sample survey form 4B shall be attached as prescribed by GOI.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval.

**27/9: Construction of 90 EWS Dus in various locations in Chikhli Municipal Council, District Buldana**
**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Chikhli Municipal Council
Project Cost	Rs. 587.32 Lakh
Central Assistance	Rs. 135.0 Lakh
State Share	Rs. 90 Lakh
Implementing Agency Share	Rs. 27.97 Lakh
Beneficiary Share	Rs. 334.35 Lakh
Sales Price without Govt. Assistance	Rs. 6.53 Lakh
Sales Price with Govt Assistance	Rs. 3.72 Lakh
Total No of Dwelling Units	90

**B. SLAC Observations: -**

1) Some of the plot areas are small. ULB to ensure that the plots are developable. 2) Certified sample survey form 4B shall be attached as prescribed by GOI.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval

**27/10: Construction of 45 EWS Dus in various locations in Korpana Nagar Panchayat, District Chandrapur (Phase 2)**
**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Korpana Nagar Panchayat
Project Cost	Rs. 237.04 Lakh
Central Assistance	Rs. 67.50 Lakh
State Share	Rs. 45 Lakh

Implementing Agency Share	0
Beneficiary Share	Rs. 124.54 Lakh
Sales Price without Govt. Assistance	Rs. 5.27 Lakh
Sales Price with Govt Assistance	Rs. 2.77 Lakh
Total No of Dwelling Units	45

**B. SLAC Observations: -**

1) ULB shall attach typical plans for design 1 with DPR. 2) ULB should mention the income details required with beneficiary list. 3) ULB shall attach the specifications required for construction work. 4) ULB shall attach standard survey form 4B as prescribed by GOI.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/11: Construction of 71 EWS Dws at various locations in Shirpur Warwade Municipal Council, District Dhule**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Shirpur Warwade Municipal Council
Project Cost	Rs. 507.640 Lakh
Central Assistance	Rs. 106.5 Lakh
State Share	Rs. 71 Lakh
Implementing Agency Share	Rs. 19.52 Lakh
Beneficiary Share	Rs. 310.62 Lakh
Sales Price without Govt. Assistance	Rs. 7.15 Lakh
Sales Price with Govt Assistance	Rs. 4.37 Lakh
Total No of Dwelling Units	71

**B. SLAC Observations: -**

ULB shall comply 1) The details of existing plots, type of existing structure should be mentioned in beneficiary list. 2) Certified sample documents related to land ownership and survey forms shall be attached with the DPR.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval



**27/12: Construction of 23 EWS Dus in various locations in Etapalli Nagar Panchayat, District Gadchiroli**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Etapalli Nagar Panchayat
Project Cost	Rs. 142.80 Lakh
Central Assistance	Rs. 34.50 Lakh
State Share	Rs. 23 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 85.3 Lakh
Sales Price without Govt. Assistance	Rs. 6.21 Lakh
Sales Price with Govt Assistance	Rs. 3.71 Lakh
Total No of Dwelling Units	23

**B. SLAC Observations: -**

1) Plot sizes are too small like 18.58 Sq. mtr, 20.90 Sq.mtr. ULB to ensure that the plots are developable. 2) Certified sample documents of beneficiaries shall be submitted by ULB.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/13: Construction of 88 EWS Dus at various locations in Aheri Nagar Panchayat, District Gadchiroli**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Aheri Nagar Panchayat
Project Cost	Rs. 510.170 Lakh
Central Assistance	Rs. 132.00 Lakh
State Share	Rs. 88 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs.290.17 Lakh
Sales Price without Govt. Assistance	Rs. 5.8 Lakh
Sales Price with Govt	Rs. 3.3 Lakh

Assistance	
Total No of Dwelling Units	88

**B. SLAC Observations: -**

1) Some of the plot areas are smaller in size, less than 25.00 Sq.mtr. ULB to ensure that the plots are developable. 2)ULB should mention the income details in beneficiary list. 3) Sample copy of certified standard survey form 4B should be attached as prescribed by ULB. 4) Carpet area calculations should be mentioned in typical plans.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/14: Construction of 234 EWS Dws at various locations in Dhanora Nagar Panchayat, District Gadchiroli**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Dhanora Nagar Panchayat
Project Cost	Rs. 1356.170 Lakh
Central Assistance	Rs. 351.00 Lakh
State Share	Rs. 234.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 771.17 Lakh
Sales Price without Govt. Assistance	Rs. 5.8 Lakh
Sales Price with Govt Assistance	Rs. 3.3 Lakh
Total No of Dwelling Units	234

**B. SLAC Observations: -**

1)ULB should mention the income details in beneficiary list. 2) Sample copy of certified standard survey form 4B should be attached as prescribed by ULB. 3) Carpet area calculations should be mentioned in typical plans by ULB.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/15: Construction of 37 EWS Dus at various locations in Korchi Nagar Panchayat, District Gadchiroli**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Korchi Nagar Panchayat
Project Cost	Rs. 214.450 Lakh
Central Assistance	Rs. 55.50 Lakh
State Share	Rs. 37 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 121.95 Lakh
Sales Price without Govt. Assistance	Rs. 5.8 Lakh
Sales Price with Govt Assistance	Rs. 3.3 Lakh
Total No of Dwelling Units	37

**B. SLAC Observations: -**

1)ULB should mention the income details in beneficiary list. 2) Sample copy of standard survey form 4B shall be attached with the DPR. 3) Carpet area calculations should be mentioned in typical plans.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval

**27/16: Construction of 393 EWS Dus at various locations in Desaiganj Municipal Council, District Gadchiroli**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Desaiganj Municipal Council
Project Cost	Rs. 2277.680 Lakh
Central Assistance	Rs. 589.50 Lakh
State Share	Rs. 393.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1295.18 Lakh
Sales Price without Govt. Assistance	Rs. 5.8 Lakh
Sales Price with Govt Assistance	Rs. 3.3 Lakh
Total No of Dwelling Units	393

**B. SLAC Observations: -**

1) Some of the plot areas are smaller in size, less than 25.00 Sq.mtr. ULB to ensure that the plots are developable. 2) ULB should mention the income details in beneficiary list. 3) Sample copy of certified standard survey form 4B should be attached as prescribed by ULB. 4) Carpet area calculations should be mentioned in typical plans.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval

**27/17: Construction of 167 EWS Dws in various locations in Nilanga Municipal Council, District Latur (phase 3)**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Nilanga Municipal Council
Project Cost	Rs. 1052.517 Lakh
Central Assistance	Rs. 250.50 Lakh
State Share	Rs. 167.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 635.017 Lakh
Sales Price without Govt. Assistance	Rs. 6.3 Lakh
Sales Price with Govt Assistance	Rs. 3.8 Lakh
Total No of Dwelling Units	167

**B. SLAC Observations: -**

1) Ward wise marking should be done on DP sheet by ULB 2) Area of one of the beneficiaries shows 17.51 Sq.mtr, ULB to ensure that the plot is developable. 4) Certified sample documents shall be attached by ULB.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval

**27/18: Construction of 51 EWS Dus at various locations in Kandhar Municipal Council, District Nanded**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Kandhar Municipal Council
Project Cost	Rs. 337.275 Lakh
Central Assistance	Rs. 76.50 Lakh
State Share	Rs. 51.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 209.78 Lakh
Sales Price without Govt. Assistance	Rs. 6.61 Lakh
Sales Price with Govt Assistance	Rs. 4.11 Lakh
Total No of Dwelling Units	51

**B. SLAC Observations: -**

1) ULB should mention Plot size/ area in beneficiary list.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval

**27/19: Construction of 800 EWS Dus in various locations in Pathri Municipal Council, District Parbhani**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Pathri Municipal Council
Project Cost	Rs. 5048.00 Lakh
Central Assistance	Rs. 1200 Lakh
State Share	Rs. 800 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 3048 Lakh
Sales Price without Govt. Assistance	Rs. 6.31 Lakh

Sales Price with Govt Assistance	Rs. 3.81 Lakh
Total No of Dwelling Units	800

**B. SLAC Observations: -**

1) The ULB shall be mentioned the details / types of existing structure i.e. Kachha/pucca in beneficiary list.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/20: Construction of 770 EWS Dus in various locations in Pathri Municipal Council, District Parbhani**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Pathri Municipal Council
Project Cost	Rs. 4859.09 Lakh
Central Assistance	Rs. 1155.00 Lakh
State Share	Rs. 770 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2934.09 Lakh
Sales Price without Govt. Assistance	Rs. 6.31 Lakh
Sales Price with Govt Assistance	Rs. 3.81 Lakh
Total No of Dwelling Units	770

**B. SLAC Observations: -**

1) The ULB shall be mentioned the details / types of existing structure i.e. Kachha/pucca in beneficiary list.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/21 Construction of 43 EWS Dus in various locations in Jath Municipal Council, District Sangli (Phase 2)**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Jath Municipal Council
Project Cost	Rs. 264.171 Lakh
Central Assistance	Rs. 64.50 Lakh
State Share	Rs. 43.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 156.671 Lakh
Sales Price without Govt. Assistance	Rs. 6.14 Lakh
Sales Price with Govt Assistance	Rs. 3.64 Lakh
Total No of Dwelling Units	43

**B. SLAC Observations: -**

1) ULB shall comply the corrected carpet area calculations.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**27/22 Construction of 55 EWS Dus in various locations in Jath Municipal Council, District Sangli**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Jath Municipal Council
Project Cost	Rs. 341.647 Lakh
Central Assistance	Rs. 82.50 Lakh
State Share	Rs. 55 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 204. 147 Lakh
Sales Price without Govt. Assistance	Rs. 6.21 Lakh
Sales Price with Govt Assistance	Rs. 3.71 Lakh
Total No of Dwelling Units	55

**B. SLAC Observations: -**

1) Carpet area calculations should be corrected by ULB. 2) ULB shall mention the income details in beneficiary list. 3) ULB should attach the specifications required for construction work. 4) ULB shall attach standard survey form 4B as prescribed by GOI. 5) Certified sample documents related to land ownership shall be furnished by ULB.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval

**27/23: Construction of 74 EWS Dws in various locations in Ambarnath Municipal Council, District Thane**
**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Ambarnath Municipal Council
Project Cost	Rs. 428.86 Lakh
Central Assistance	Rs. 111.00 Lakh
State Share	Rs. 74 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 243.86 Lakh
Sales Price without Govt. Assistance	Rs. 5.8 Lakh
Sales Price with Govt Assistance	Rs. 3.3 Lakh
Total No of Dwelling Units	74

**B. SLAC Observations: -**

1) ULB shall attach readable copy of DP sheet. 2) Most of plots are too small in sizes, ULB to ensure that the plots are developable as per planning norms. 3) ULB shall mention the income details in beneficiary list. 4) The specifications required shall be attach by ULB.

**C. SLAC Appraisal: -**

The project is recommended for SLSMC approval



**27/24: Construction of 97 EWS Dus at various locations in Seloo Nagar Panchayat, District Wardha**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Seloo Nagar Panchayat
Project Cost	Rs. 562.170 Lakh
Central Assistance	Rs. 145.50 Lakh
State Share	Rs. 97 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 319.67 Lakh
Sales Price without Govt. Assistance	Rs. 5.8 Lakh
Sales Price with Govt Assistance	Rs. 3.3 Lakh
Total No of Dwelling Units	97

**B. SLAC Observations: -**

1) Carpet area calculations are not mentioned on typical plans. 2) ULB should mention the income details in beneficiary list. 3) ULB shall attach standard survey form 4B as prescribed by GOI. 5) ULB should attach the specifications required for construction work.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**AHP / PPP Projects for Revision of DPR**

**27/25: Construction of 585 EWS Tenements on S No 89 (P) + 92 (P), Hadapsar, Taluka Haveli, District Pune**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pune Municipal Corporation
Total No of EWS Dwelling Units as approved in CSMC	602

Total No of EWS Dwelling Units as per revised content	585
Location	S No 89 (P) + 92 (P), Hadapsar, Taluka Haveli, District Pune
Zone	Residential
Project Cost	Rs. 7571.80 Lakh.
Central Assistance	Rs. 877.5 Lakh.
State Share	Rs. 585 Lakh.
Implementing Agency Share	Rs. ----
Beneficiary Share	Rs. 4682.34 Lakh.
Sales Price without Govt. Assistance	Rs. 10.504 Lakh
Sales Price with Govt Assistance	Rs. 8.004 Lakh
Total No of EWS Dwelling Units	585
Total No of LIG Dwelling Units	0

**B. SLAC Observations: -**

- 1) The Proposal is revision in approved dwelling units from 602 to 585 Dwelling units. The proposal was approved in 30th CSMC meeting dated 07/02/2018.
- 2) As per actual site conditions and due to planning constraints no of buildings reduced from 8 to 7. Hence the number of DU's reduced.
- 3) Pune Municipal Corporation has retained original approved dwelling unit price of Rs. 10.504 lakh and has not increase the same.

**C. SLAC Appraisal: -**

The proposal is recommended for submission to SLSMC.

**27/26: Construction of 340 EWS Tenements at S No 106 A, 16 A(P) + 17A (P) + 17B (P) + 18A (P) + 18B (P), Hadapsar, Taluka Haveli, District Pune**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pune Municipal Corporation
Total No of EWS Dwelling Units as approved in CSMC	336
Total No of EWS Dwelling Units as per revised content	340
Location	S No 106 A, 16 A(P) + 17A (P) + 17B (P) + 18A (P) + 18B (P), Hadapsar, Taluka Haveli, District Pune

Zone	Residential
Project Cost	Rs. 4581.56 Lakh.
Central Assistance	Rs. 510 Lakh.
State Share	Rs. 340 Lakh.
Implementing Agency Share	Rs. ----
Beneficiary Share	Rs. 2869.89 Lakh.
Sales Price without Govt. Assistance	Rs. 10.941 Lakh
Sales Price with Govt Assistance	Rs. 8.441Lakh
Total No of EWS Dwelling Units	340
Total No of LIG Dwelling Units	0

**B. SLAC Observations: -**

- 1) The Proposal is upward revision in approved dwelling units from 336 to 340 Dwelling units. The proposal was approved in 30th CSMC meeting dated 07/02/2018.
- 2 ) As per actual site conditions as per approved plan the number of DU's are increased.
- 3) Pune Municipal Corporation has retained original approved dwelling unit price of Rs. 10.9410 lakh and has not increase the same.

**C. SLAC Appraisal: -**

The proposal is recommended for submission to SLSCMC.

**27/27: Construction of 1108 EWS Tenements at S No 39 (P), 40(P) Wadgaon (Kh) Taluka Haveli, District Pune**

**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pune Municipal Corporation
Total No of EWS Dwelling Units as approved in CSMC	1071
Total No of EWS Dwelling Units as per revised content	1108
Location	S No 39 (P), 40(P) Wadgaon (Kh) Taluka Haveli, District Pune
Zone	Residential
Project Cost	Rs. 15219.10 Lakh.
Central Assistance	Rs. 1662 Lakh.
State Share	Rs. 1108 Lakh.
Implementing Agency Share	Rs. -----
Beneficiary Share	Rs. 10715.468 Lakh.

Sales Price without Govt. Assistance	Rs. 12.171 Lakh
Sales Price with Govt Assistance	Rs.9.671 Lakh
Total No of EWS Dwelling Units	1108
Total No of LIG Dwelling Units	0

**B. SLAC Observations: -**

- 1)The Proposal is upward revision in approved dwelling units from 1071 to 1108 Dwelling units. The proposal was approved in 32nd CSMC meeting dated 26/03/2018.
- 2) As per site conditions 8 buildings (7 buildings P+12 floors& 1 building P+9 floors) are approved instead of 9 buildings of P+10 floors. Hence number of DU's increased.
- 3) Pune Municipal Corporation has retained original approved dwelling unit price of Rs. 12.171 lakh and has not increase the same.

**C. SLAC Appraisal: -**

The proposal is recommended for submission to SLSMC.

**BLC Project for Revision of DPR**

**27/28: Construction of 2300 EWS DUs at various villages in Bhore Taluka PMRDA area, District Pune**

**A. Basic Information: -**

Component	BLC
Name of Implementing Agency	Pune Municipal Corporation
Project Cost	Rs. 8220.407 Lakh
Central Assistance	Rs. 3450 Lakh
State Share	Rs. 2300 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs.2470.407
Sales Price without Govt. Assistance	Rs. 3.57 Lakh
Sales Price with Govt Assistance	Rs. 1.07 Lakh
Total No of Dwelling Units	2300

**B. SLAC Observations: -**

- 1) It was previously approved for 2436 Du's combinedly for Bhore and Velhe talukas

in 43<sup>rd</sup> CSMC meeting dated 25<sup>th</sup> Feb 2019. Now the revised DPR is prepared for Bhor Taluka for 2300 Du's separately and the New DPR for 136 Du's for Velhe Taluka.

**C. SLAC Appraisal: -**

The project is recommended for SLSCMC approval

**Project for correction**

**27/29: Construction of 44 EWS houses at various locations under BLC in Karmara Municipal Council, District Solapur**

Description as approved in 46th CSMC dated 29/08/2019			
Sr No	Name of ULB / Implementing Agency	District	Name of DPR
1	Karmara Municipal Council	Solapur	Construction of 44 EWS houses at various locations under BLC in Karmara Municipal Council, District Solapur
Description requested for correction			
1	Khandala Nagar Panchayat	Satara	Construction of 44 EWS houses at various locations under BLC in Khandala Nagar Panchayat limit, District Satara

**B. SLAC Observations: -**

- 1) The proposal was approved in 46th CSMC meeting dated 29/08/2019. However the name was incorrectly put as Karmara Municipal Council instead of Khandala Nagar Panchayat. Therefore the correction in the name of Implementing agency is proposed.
- 2) The Change in the name of Implementing agency as proposed is recommended for SLSCMC approval.

**C. SLAC Appraisal: -**

The correction in implementing agency name is recommended for SLSCMC approval.

### Proposals under BLC Cancellation

**27/30: Construction of 200 EWS houses at various locations under BLC in Malkapur Municipal Council limit, District Buldana**

Sr No	District	Name of ULB / Implementing Agency	Name of DPR	Component	CSMC meeting Number/ Date for cancellation	Remarks
1	Buldana	Malkapur Municipal Council	Construction of 200 EWS houses at various locations under BLC in Malkapur Municipal Council limit, District Buldana	BLC	46th / 29th August, 2019	As already approved in 45th CSMC meeting, so requested for cancelation

#### **B. SLAC Observations: -**

1) The DPR was in-adverently approved in both 45th and 46th CSMC meeting. Therefore the approval in the 46th meeting of CSMC dated 29.08.2019 may kindly be cancelled.

#### **C. SLAC Appraisal: -**

The DPR approved in 46th CSMC meeting is proposed for cancellation is recommended for SLSMC approval.

### Proposals under AHP Cancellation

**27/31: Construction of 42 EWS Tenements on S No 49/12, Makhmalabad, District Nashik**

1	Nashik	Nashik Housing Board, MHADA	Construction of 42 EWS Tenements on S No 49/12, Makhmalabad, District Nashik	AHP	38th/ 30th January, 2019	As already approved in 42nd CSMC meeting, so requested for cancelation
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#### **B. SLAC Observations: -**

1) The DPR was approved in 38th meeting with Project cost of Rs. 495.39 lakh. The

project cost was revised to Rs. 453.96 lakh in the 42nd CSMC meeting. While approving the revised project cost in 42nd CSMC meeting specific mentioned about cancellation of the DPR in the 38th meeting was not made.

2) Therefore the approval in the 38th meeting of CSMC dated 30.01.2019 may kindly be cancelled.

#### **C. SLAC Appraisal: -**

The DPR approved in 38th CSMC meeting dated 30.01.2019 is proposed for cancellation is recommended for SLSMC approval.

#### **Others:**

#### **27/32: Construction of 2012 govt. quarters at Bandra, Mumbai by PWD**

#### **A. Basic Information: -**

Component	
Name of Implementing Agency	PWD
Project Cost	Rs. 8220.00 Lakh.
Central Assistance	Rs. 3018 Lakh.
State Share	Rs. 2012 Lakh.
Implementing Agency Share	Rs. 15470 Lakh.
Beneficiary Share	Rs. 20500 Lakh.
Sales Price without Govt. Assistance	Rs. 10.18 Lakh
Sales Price with Govt Assistance	Rs. 7.68 Lakh
Total No of EWS Dwelling Units	2012

#### **B. SLAC Observations: -**

- 1) Secretary, PWD explained the proposal and requested for special approval for the project.
- 2) He further said with reference to the meeting dated 06/12/2018 under the chairmanship of Shri Shivdas Meena, Additional Secretary, MOHUA, it was decided to send this proposal to Ministry of Housing and Urban Affairs, GOI for provision of PMAY subsidy. Hence it is being referred for SLAC and SLSMC consideration for special approval.
- 3) The proposal is for staff quarters of the Government Employees.

#### **C. SLAC Appraisal: -**

The DPR is recommended for SLSMC approval.

#### **27/33: Income Revision for EWS Category**

#### **A. Basic Information: -**

- Considering the Per Capita Income of India, Maharashtra & MMR Zone of 2017-18, from the following graph it is clear that **per capita income of Maharashtra & MMR is always greater than India.**
- Considering the per capita income of 2018-19, there is 53% difference between India

& Maharashtra. In the similar ratio, the annual income criteria for Maharashtra should be increased from 3 Lakhs to 4.5 Lakhs. Whereas for MMR Region, it is more than double the per capita income of India, therefore we propose to increase the income for MMR region to 6 Lakhs per annum

	India	Rest of Maharashtra (excluding MMR)	MMR Zone
Per Capita Income	114,958	176,102	249,235
% difference more than India's per capita Income	-	53%	117%
Proposed Revision in Annual Income for EWS Category		4.5 Lakhs	6 Lakhs

#### B. SLAC Observations: -

- 1) The proposal was explained by Shri Sagar Salukhe, KPMG Consultant, Housing Department.
- 2) It was further stated that there is need for revision in annual income of beneficiaries under PMAY (U) for EWS categories. It was also emphasized that the annual income slab needs to be different for Mumbai Metropolitan Region and rest of Maharashtra.

#### C. SLAC Appraisal: -

The revision in annual income of beneficiaries belonging to EWS category is recommended for SLSCM approval.

**27/34: Construction of 1039 EWS @S. No. 28,29/1, 29/2, 30/1, 30/2, 30/3, 30/4A, 30/4B, 31/11, 30/8B, 30/8C at village Joveli, Dist: Thane. Upward revision in selling price requested by the developers.**

#### A. Basic Information: -

The Proposal was taken as on table item. The DPR is approved in the 41st CSMC meeting held on 27<sup>th</sup> December, 2018 (It was in principle approved in the 33rd CSMC meeting held on 27/04/2018). The sale price for the EWS approved in the DPR is Rs. 20.15 Lakhs/unit. The developer has now demanded sale price of 24.02 Lakhs/unit based on GR issued by Govt. on 26<sup>th</sup> November, 2018.

The built up area as per ASR works up to 30.99 sqm & as per ASR, the cost comes to 12.05 Lakhs as against developer demands 24.02 lakhs. Which is 99.34% more. This proposal will go before the committee constituted for pricing in such cases.


#### B. SLAC Observations: -




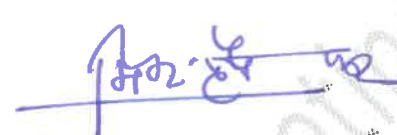
It was pointed out by the Chief Officer, Konkan Board that the built up area as per ASR works up to 30.99 sqm & as per ASR , the cost comes to 12.05 Lakhs as against developer demands 24.02 lakhs. Which is 99.34% more. This proposal will go before the committee constituted for pricing in such cases.


**C. SLAC Appraisal: -**

The Chairman, SLAC directed that proposal be placed before SLSMC for approval of revision in the selling price.

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

  
Chief Engineer / MHADA  
& 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 27<sup>th</sup> meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 21.11.2019

<b>Committee Members:</b>
i. Shri Sanjay Kumar, Additional Chief Secretary, Housing Department & Chairman
ii. Shri Milind Mhasker, Mission Director, PMAY, MHADA & Member Secretary
iii. Shri Sanjay R. Lad, Chief Engineer-II, MHADA & Member
iv. Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA & Member Secretary
<b>Other Officers present:</b>
v. Shri J.P. Bobde, Deputy Chief Engineer, Mumbai Board
vi. Shri. N.J. Gadkari, Executive Engineer, Mumbai Board
vii. Shri. Dilip Garje, Executive Engineer, Mumbai Board
viii. Shri. Dinesh Rokde, Joint Director, Pune Municipal Corporation
ix. Shri. R.G. Mehetre, Deputy Engineer, Ahmadnagar Municipal Corporation
x. Shri. Ketan Bandekar, Consultant
xi. Shri. D. M. Khairepatil, Consultant

