



STATE MISSION DIRECTORATE
MAHARASHTRA
PRADHAN MANTRI AWAS YOJANA

No.PMAY/SLAC/F.No.81/ 46/2017

Date :

29 MAR 2017

To,
Chief Engineer-II
& SLNO/MHADA
3rd Floor, Room No.425,
Griha Nirman Bhawan,
Bandra (E), Mumbai 400 051
E-mail : cemhadapmay@gmail.com

Sub : PMAY – HFA (U).
Minutes of 3rd Meeting of SLAC.

Sir,

The 3rd Meeting of SLAC was held on 16.03.2017 under the Chairmanship of Dy. Secretary, Housing, Govt. of Maharashtra at Meeting Hall of Shivshahi Punarvasan Prkalp Ltd., 5th Floor, Griha Nirman Bhavan, Kalanagar, Bandra(E), Mumbai 400 051. The Minutes of Meeting are enclosed here with for necessary action please. The DPR proposals put up in 3rd Meeting of SLAC are returned herewith for further action please (List Enclosed).

It is also requested to put up DPRs for final approval of SLAC as directed by SLSMC in its 4th Meeting held at Nagpur on 17.12.2016 at earliest.

Yours Faithfully

Member Secretary SLAC &
Engg. Expert/PMAY

Enclosure : As above

Copy to Mission Director, PMAY, 5th Floor, Griha Nirman Bhawan, Bandra(E), Mumbai 400 51 for information please. (Copy of Minutes of Meeting Enclosed)

Copy to Dy. Secretary, Housing Dept. & Chairman/SLAC, 3rd Floor, Mantralaya, Madam Kama Road, Mumbai 400 32 for information please. (Copy of Minutes of Meeting Enclosed)

Copy to Dy. Director, Town Planner, SRA & Member/SLAC, 1st Floor, New Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai 400 051 for information. (Copy of Minutes of Meeting Enclosed)

Copy to Financial Controller, SRA & Member/SLAC, 4th Floor, New Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai 400 051 for information. . (Copy of Minutes of Meeting Enclosed)

Copy to Dy. Chief Engineer, SPPL & Member/SLAC, 5th Floor, Griha Nirman Bhawan, Bandra(E), Mumbai 400 51 for information. (Copy of Minutes of Meeting Enclosed)

20/11/2011

Minutes of the 3rd Meeting of SLAC for PMAY- HFA(U) held on 16th March, 2017.

The 3rd Meeting of SLAC for PMAY-HFA(U) was held at 4.00 p.m. on 16th March, 2017 in the Conference Hall of Shivshahi Punrvasan Prkalp Ltd., 5th Floor at Griha Nirman Bhavan Bandra (East), Mumbai.

2. The Deputy Secretary, Housing Department and Chairperson, SLAC presided over the 3rd Meeting of SLAC which was attended by the following Members & Special Invitees;

- i) Financial Controller, Slum Redevelopment Authority, Mumbai & Member.
- ii) Representative of Deputy Director, Town Planning, Slum Rehabilitation Authority, Mumbai & Member.
- iii) Deputy Chief Engineer, Shivshahi Punrvasan Prkalp Ltd. & Member.
- iv) Engineering Expert, PMAY & Member Secretary.
- v) Chief Engineer-II/MHADA & State Level Nodal Officer/PMAY.
- vi) Engineering Expert, PMAY.

3. Shri Abhiraj Girkar, Deputy Director, Town Planning, Slum Rehabilitation Authority, Mumbai & Member could not attend the 3rd Meeting of SLAC with prior intimation due to urgent meeting in Housing Department, Mantralaya.

4. The Member Secretary, welcomed the Deputy Secretary, Housing Department & Chairperson, SLAC and all Members present and briefed them about the proposals put up in the 3rd Meeting for appraisal. In the 2nd Meeting of SLAC held on 7 & 8th December 2016, 25 DPR proposals were placed before committee for appraisal. Out of 25 DPRs, MHADA as Implementing Agency withdrawn 3 DPR proposals. So after discussions on remaining 22 DPRs in the Meeting, Committee returned 22 proposals with Observations and Discrepancies to be complied and discussed again on 23.12.2016 in continuation of 2nd Meeting of SLAC. However due to scheduled 17th meeting of CSMC on 20.12.2016; before compliances placed before SLAC these 22 DPRs were placed before SLSMC in the 4th Meeting held on 17.12.2016 at Nagpur Camp Office for approval. However, during the meeting of SLSMC, MHADA informed about withdrawal of further 1 DPR. Therefore SLSMC has given decision on 21 DPR proposals as recorded. **The 'Minutes of 4th Meeting of SLSMC along with Appraisal Report of 2nd Meeting of SLAC' are placed as Agenda Item No. 1 in 3rd Meeting of SLAC for information.** Out of 21 DPR proposals, 5 DPR proposals resubmitted by SLNA/MHADA are placed before committee in the Agenda for 3rd Meeting of SLAC for 'Techno-Financial Appraisal'.

5. The presentation of 'DPR proposals and Compliances of Observations/Comments of SLAC' is made by representative of MHADA as Implementing Agency. The details of appraisal is as below :-

Agenda Item No.	Agenda Item	Discussion	SLAC's Appraisal
1	2	3	4
3/1	Minutes of 4 th SLSMC (ref. Minutes of 2 nd Meeting of SLAC dated 07 th & 08 th Dec., 2016) for information and appraisal of DPRs.	The minutes of 2 nd meeting of SLAC approved without any modifications/suggestions and noted the minutes of 4 th meeting of SLSMC.	
3/2	DPR for construction of 264 EWS houses (Total project 264 EWS + 60 MIG + 28 Shops + 14 Office Chambers at Site No.124 & 125, Datala, New Chandrapur, Dist. Chandrapur.(I.A.- MHADA)	<p>2 DPRs with 96 EWS & 168 EWS houses were approved 'In Principal' by SLSMC under category-II(a) i.e. 'Major Compliances to be made & lands are in possession of Implementing Agencies'.</p> <p>SLAC in its 2nd Meeting suggested to club both the DPRs and proposed single DPR with total 264 EWS houses and MHADA accepted the suggestion since;</p> <p>(i) The location of the both projects is abutting to each other and separated by road.</p> <p>(ii) The Sale Prices proposed for both the proposals were Rs. 10.61 Lakhs per house for Site No 124 and Rs. 10.99 Lakhs per house for site no 125, thus having difference of Rs.38,000/- per house.</p> <p>(iii) It is noticed by the Committee that,</p> <p>(a) The DPR proposals for 264 EWS houses put up before SLAC was not clubbed properly as the data for both DPRs (96 + 168 EWS DUs) was appearing separately in the format 7B for 264 EWS houses.</p> <p>(b) The DSR adopted for estimates was of year 2015-16.</p>	Implementing Agency / MHADA to revise the proposal and submit to CE-II / MHADA & SLNO/ PMAY for verification and placing it before the next SLAC meeting for 'Techno-Financial Appraisal'.

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		<p>(c) Demand Assessment status was not given.</p> <p>The project is situated about 2 km. from the Chandrapur Municipal Corporation limit. The Representative informed that this project is in Special Planning Area of Chandrapur & there will be demand for the eligible beneficiaries of PMAY scheme.</p> <p>The Committee expressed its concerned about availability of water for the project since the work of providing Water Supply Network, Water Treatment Plant (STP), Electricity Supply etc. is in progress by Local Authority. As such it is necessary to ensure the water supply & operationalization of STP before completion of Construction of houses. The Representative assured that there is water available onsite from the MIDC for the already executed scheme by MHADA. Therefore there will not be problem about availability of water to the scheme.</p>	
3/3	<p>DPR for construction of 352 EWS houses on S.No.83 & 84 at Deopur, Tal. Dist.Dhule. (I.A. - MHADA)</p> <p>Project Cost - Rs.3582.68 Lakhs</p> <p>GoI Share - Rs.528.00 Lakhs</p> <p>GoM Share - Rs.352.00 Lakhs</p>	<p>This DPR was approved 'In Principal' by SLSMC under Category-II(a) i.e. 'Major Compliances to be made & lands are in possession of Implementing Agencies'.</p> <p>SLAC in its 2nd Meeting observed that the DPR is prepared on old DSR and needs to be revised for Current Schedule of Rate with compliances of 15 General Observations regarding the DPR.</p> <p>It was informed during discussions that;</p> <p>(i) The buildings proposed are G+3 storied.</p>	<p>(i) The Committee decided to recommend the project for further submission to CSMC subject to written assurance from Municipal Corporation about supply of</p>

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	Beneficiary Share – Rs.2702.68 Lakhs (Rs.7.68 Lakhs per house)	<p>(ii) The estimates have been revised as per Current Schedule of Rate i.e. DSR for the year 2016-17.</p> <p>(iii) The sale price proposed is Rs.10.18 Lakh per house.</p> <p>(iv) The Dhule Municipal Corporation have been requested regarding assurance of Water Supply for the scheme. However, written assurance is not received from the Municipal Corporation.</p> <p>(v) The Dhule Municipal Corporation has started Assessing Demand for Urban Poor under PMAY-HFA(U) projects. However, the exact response was not available.</p> <p>The Committee expressed its concerned about the demand for the project since the beneficiary will have to be finalized as per PMAY Guidelines. CE-II/ MHADA & the Representative of respective Board assured about the demand for the project.</p>	<p>water for the scheme.</p> <p>(ii) The sale price be got approved in SLSMC Meeting.</p>
3/4	<p>DPR for construction of 256 EWS houses on S.No.471, 477 & 478 along Chalisgaon Road, Dist. Dhule. (I.A. – MHADA)</p> <p>Project Cost – Rs.2306.96 Lakhs</p> <p>GoI Share –</p>	<p>This DPR was approved 'In Principal' by SLSMC under category-II(a) i.e. 'Major Compliances to be made & lands are in possession of Implementing Agencies'.</p> <p>SLAC in its 2nd Meeting observed that the DPR is prepared on old DSR and needs to be revised for Current Schedule of Rate with compliances of 15 General Observations regarding the DPR.</p> <p>It was informed during discussions that</p>	<p>The Committee decided to recommend the project for further submission to CSMC through Mission Director, PMAY subject to written assurance from</p>

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	<p>Rs.384.00 Lakhs</p> <p>GoM Share - Rs.256.00 Lakhs</p> <p>Beneficiary Share - Rs.1666.96 Lakhs (Rs.6.51 Lakhs per house)</p>	<p>(i) The buildings proposed are G+4 storied.</p> <p>(ii) The estimates have been revised as per Current Schedule of Rate i.e. DSR for the year 2016-17.</p> <p>(iii) The sale price proposed is Rs.9.01 Lakh per house.</p> <p>(iv) The Dhule Municipal Corporation have been requested regarding assurance of Water Supply for the scheme. However, written assurance is not received from the Municipal Corporation.</p> <p>(v) The Municipal Corporation has started Assessing Demand for Urban Poor under PMAY-HFA(U). However, the exact response was not available.</p> <p>(vi) The Committee observed that there is a provision in Planning for Lift but the cost of Lift is not considered in the project cost since the buildings are Gr+4 storied. The Committee expressed that since the provision of lift is made in planning, MHADA will have to provide the Lift as there may be demand from beneficiaries in future. In that case the Sale Price of the house will increase considerably. The Architect of the project expressed that the buildings are planned Gr. + 4 Storied; the beneficiaries may not prefer the top floor and there may be possibility of no demand for the houses at top floor.</p> <p>The Committee suggested if possible to modify</p>	<p>Municipal Corporation about supply of water for the scheme.</p>

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		<p>the plan making proposed building Gr. + 3 storied as proposed in case of earlier project at Deopur, Dhule.</p> <p>It was observed by the Committee that there is no estimate for external water supply, roads & S.W. Drains in the DPR. It was informed to the Committee that the proposed project is part of the existing scheme of MHADA and all the infrastructure mentioned above is available at site therefore not considered in the estimate.</p> <p>CE-II/MHADA assured that there will be demand for Gr. + 4 Storied structure and requested to recommend the proposal for submission to CSMC through Mission Director, PMAY.</p>	
3/5	DPR for construction of 2112 EWS houses on S.No.276 at Mhaswad, Dist. Satara. (I.A. - MHADA)	<p>The SLSMC under Category-II (b) i.e. 'Major Compliances to be made & lands are not in possession of Implementing Agencies' allowed to submit this DPR to CSMC through MD/PMAY after final approval by SLAC.</p> <p>SLAC in its 2nd Meeting observed that the DPR is prepared on old DSR and needs to be revised for Current Schedule of Rate with compliances of 15 General Observations regarding the DPR.</p> <p>It was informed during discussions that,</p> <p>(i) The possession of land under the project is received to the Implementing Agency.</p> <p>(ii) This land is reserved for EWS housing. There is no burial Ground Reservation as it</p>	Implementing Agency / MHADA to revise the proposal and submit to CE-II / MHADA & SLNO/ PMAY for verification and placing it before the next SLAC meeting for 'Techno-Financial Appraisal'.

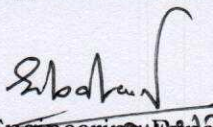
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		<p>was noticed during the discussions in 2nd Meeting of SLAC.</p> <p>(iii) It was observed by the Committee that;</p> <p>(a) Land ownership documents were not available with the compliances.</p> <p>(b) DPR was not revised for Current Schedule of Rate i.e. 2016-17.</p> <p>(c) Colored copy of D. P. Sheet, readable Google Map & City Level Infrastructure connectivity to this project was not furnished with DPR.</p> <p>(d) There is no Water Supply assurance to the scheme from Local Authority. Chairperson made a specific mention about scarcity of water in Mhaswad.</p> <p>(e) As regard to demand to the scheme it is mentioned in the compliance, that the 'Chief Officer of Pune Housing Board during his personal visit to Mhaswad Municipal Council, the Chief Officer of Mhaswad Municipal Council has expressed that there will be demand of 300-500 houses'. Accordingly MHADA has invited the tender for 320 EWS houses. The issue of Demand Assessment particularly for this PMAY project at Mhaswad was discussed in the 4th Meeting of SLSMC held on 17.12.2016 and Chief Secretary & Chairperson, SLSMC did mentioned that; "the PMAY project proposals shall be made restricted to actual assessment</p>	


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		<p>of demand so that houses constructed should not remain vacant."</p> <p>After deliberations committee suggested to revise the DPR to 320 EWS houses instead of 2112 houses with CSR 2016-17 with firm demand.</p>	
3/6	DPR for construction of 288 EWS houses (Total project 288 EWS + 64 LIG) at Gun. 238/1 & 239 at Karmala, Dist. Solapur.	<p>The SLSMC under Category-II (b) i.e. 'Major Compliances to be made & lands are not in possession of Implementing Agencies' allowed to submit this DPR to CSMC through MD/PMAY after final approval by SLAC.</p> <p>SLAC in its 2nd Meeting observed that the DPR is prepared on old DSR and needs to be revised for Current Schedule of Rate with compliances of 15 General Observations regarding the DPR.</p> <p>It was informed during discussions that;</p> <p>(i) The possession of part of the land under the project is received to the Implementing Agency.</p> <p>(ii) This land is reserved for MHADA housing & Residential Zone.</p> <p>(iii) The estimate is revised with Current Schedule of Rate i.e. 2016-17.</p> <p>(iv) It was observed by the Committee that;</p> <p>(a) Colored copy of D. P. Sheet, readable Google Map & City Level Infrastructure connectivity to this project was not furnished with DPR.</p>	<p>SLAC observed that part of the land on which 64 LIG tenements planned is not in the possession of MHADA.</p> <p>Therefore as directed in the SLSMC; after getting the possession of land the modified DPR as per actual land shall be prepared and submitted to SLNO/PMAY for placing it before the SLAC for 'Techno-Financial Appraisal'.</p>

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		<p>(b) There is no Water Supply assurance to the scheme from Local Authority.</p> <p>(c) The location of project is at outskirts of city and hence Firm Demand needs to be assessed as per the directions of SLSMC in 4th Meeting.</p> <p>(d) No signature of Competent Technical Officer on the Estimates.</p>	

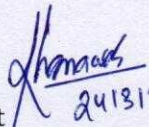
General Observations:

- (1) The SLSMC has allowed submitting the 10 DPRs under category II(a) & II(b) to CSMC, MoHUPA after final approval by SLAC, SLNA is requested to verify strictly the pinpointed compliances of 'Directions of SLSMC given in 4th Meeting' to avoid delay in submission of DPRs to CSMC, MoHUPA: GoI.
- (2) There are 10 DPR proposals to be given final approval as per decision in 4th Meeting of SLSMC, so far only 5 DPRs were placed before SLAC and 5 DPR proposals are yet to be put up to SLAC. SLNA/MHADA requested to expedite the proposals, so that it can be submitted to CSMC for consideration through Mission Director, PMAY-HFA(U).
- (3) **Financial :-** The DPRs are proposed to be executed with "MHADA Fund". Since so far 39 DPRs with Rs.8837.56 crore EWS houses Project Cost approved by CSMC, MoHUPA; GoI for MHADA as Implementing Agency and are proposed to be executed with MHADA Funds, "MHADA as Implementing Agency needs to immediately draw up 'Cash Flow Plans' based on realistic Schedule of Completion". SLSMC directed MHADA in its 4th Meeting held on 17.12.2016 at Nagpur to submit the details in the next meeting of SLSMC.


 Engineering Expert &
 Member Secretary
 PMAY


 Engineering Expert &
 Member Secretary
 PMAY

Deputy
 Joint Secretary,
 Housing Department
 & Chairman/SLAC, PMAY


 24/12/2017