

No. MH/CEII/EEI/ PMAY/A /ET-025/2020

Date: 27/10/2020

Office Note

Subject: - Minutes of 30th Meeting of SLAC PMAY(U)

The 30th meeting of SLAC for PMAY-HFA (U) was held on 22nd September, 2020, in the chamber of Hon'ble Principal Secretary, Housing Department at the 3rd floor Office, Mantralaya, Mumbai.

The Minutes are submitted herewith for approval.


Executive Engineer-I/PMAY, 29/9/20
MHADA & Member Secretary,
SLAC/PMAY


Chief Engineer-II/PMAY
& SLNO, PMAY


V.P. & C.E.O./MHADA ,
Mission Director-PMAY(U)


Principal Secretary,
Housing Department
& Chairman, SLAC/PMAY

**Minutes of the
30th Meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U)**

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Minutes of the 30th meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 22nd September, 2020

1. The minutes are as follows.

Important Observations/Directions of SLAC
1. There is a large gap in number of applications received on PMAY-MIS portal and validation thereof. All the ULBs are therefore directed to complete the validation of beneficiary on top priority and ensure that eligible applicants are included in the project proposals submitted for approval.
2. ULBs to ensure completion of the entire project related entries in PMAY-MIS urgently.
3. ULBs/ Implementing agencies to also ensure completion of all entries in PMAY-MIS and beneficiary attachment before submitting any project proposals.
4. The Implementing Agencies are directed to complete the MIS entries of beneficiaries including Aadhar seeding.
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. Principal Secretary, emphasized on the need of early start of project/ houses approved under PMAY (U).
7. ULB/Implementing agencies/Developers to ensure all the plots under the project are in developable zone.
8. ULB/Implementing agencies/Developers to ensure the plot area of the beneficiaries which has been considered in this DPR is developable as per ULB's Building Bye-laws.
9. ULB to ensure that the Aadhar details of beneficiaries with regards to their number and name is accurate while updating in PMAY(U) MIS.
10. ULB/Implementing agencies/Developers to ensure that Carpet Area considered for the house should be as per the amendment made in guidelines of PMAY (U).
11. ULBs/Implementing agencies/Developers to ensure that all the documents attached with DPR are certified by competent authority of ULB.
12. 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.
13. In AHP / PPP Projects/Joint venture project, demand risk shall be borne by the developer / Project proponent.
14. All the implementing Agencies /Developers are directed to ensure basic infrastructure such as access road, water supply, electricity is available to the project.
15. All other statutory permissions / NOCs like environmental clearance if needed be obtained by the project proponent / I.A.

16. 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.

17. The ULB/Implementing agencies/Project proponents/Developers to comply with the observations of SLAC. They should also ensure that the projects are completed before stipulated PMAY (U) mission period or project period whichever is earlier.

The projects for 30th meeting of SLAC and discussions and appraisal are as below: -

Projects under AHP PPP

30/1: Construction of 720 EWS Dws @ S.No.170/2A/1, 170/2A/3, 170/B, 172/1A at village Poladpur Tal. Poladpur

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Ami Realty Developers LLP in Partnership with Konkan Board
Project Cost	Rs. 7416 Lakh
Central Assistance	Rs. 1080 Lakh
State Share	Rs. 720 Lakh.
Implementing Agency Share	Rs. 0
Beneficiary Share	Rs. 5616 Lakh
Total No of Dwelling Units	720

B. SLAC Observations: -

- 1) The land is in R- Zone and is within Poladpur Nagar Panchayat limits.
- 2) Part Land ownership is with the partners of the firm & part land with development agreement.
- 3) **The time period is 36 months which is beyond mission period.**
- 4) Access to the scheme through Goa - Mumbai Highway.
- 5) Assurance for water supply from Poladpur Nagar Panchayat & electric supply from Mahavitaran Sub Division Poladpur is enclosed.
- 6) A) The estimated cost per DU as per DPR is Rs.12.49 lakh.
B) Cost as per ASR is Rs. 8.691 lakhs.
C) Cost per DU demanded by PP is Rs.10.30 lakhs which is 18.73% above ASR cost. Which is in tune with pricing policy. **However letter from developer accepting / demanding the proposed EWS cost not enclosed.**

C. SLAC Appraisal: -

The time period of Project should be confirmed from Project Proponent by the Chief Officer, Konkan board and also other observations of SLAC specially 6 (c) Letter to Government of India , MoHUA be sent regarding soliciting proposals beyond mission period i.e. March 2022

30/2: Construction of 4508 EWS (2933 for PMAY & 1575 for free sale) Dus @ S.No.41/2,42,43/1,60/1 to 60/8, 62/1,62/2C,62/3,62/4,64/3 to 64/6, 64/10 to 64/16, 68/4,68/7,69/1 to 69/6, 69/8 to 69/15, 70,71/1, to 71/13, 72/1A,72/1B,72/2,72/3 & 73 at village Dhokali, Balkum, Thane

A. Basic Information: -

Component	AHP PPP
Name of Implementing Agency	M/s Siddhi Real Estate Developers in Partnership with Konkan Board
Project Cost	Rs. 124799.50 Lakh
Central Assistance	Rs. 4399.5 Lakh
State Share	Rs. 2933 Lakh
Implementing Agency Share	Rs. 0
Beneficiary Share	Rs. 117466.65 Lakh
Total No of Dwelling Units	2933

B. SLAC Observations: -

1. The part land is in R- Zone and part in Industrial Zone & is within Thane Municipal Corporation limits.
2. Most of the Land ownership is with the firm except one plot which is in the name of Govani Hotels Pvt. Ltd who is joint applicant.
3. The time period is **96 months which is well beyond mission period.**
4. Access to the scheme through 25m & 30m D.P Roads.
5. Assurance for water supply from Thane Municipal Corporation & electric supply from competent authority is enclosed.
6. A) The estimated cost per DU as per DPR is Rs.42.55 lakh.
B) Cost as per ASR is Rs. 31.053 lakhs.
C) **Cost per DU demanded by PP is Rs.42.55 lakhs which is 37% above ASR cost.** Which is beyond permissible incentive of 20% as per pricing policy.
Hence the proposal is to be **placed before Pricing Committee.**

C. SLAC Appraisal: -

The project proponent or his representative was not present. The project duration is too long and way beyond PMAY(u) mission period. The possibility of reduction of time period of the project be explored from the project proponent by CO/Konkan Board MHADA

30/3: Construction of 40 Ts EWS & 53 Ts LIG on Gat No.3603 & 3610 (p) at Parner dist. Ahmednagar

A. Basic Information: -

Component	AHP – PPP
Name of Implementing Agency	M/s Shirish Shetiya Landmark through Nashik Board
Project Cost	Rs. 378.39 Lakh
Central Assistance	Rs. 60 Lakh
State Share	Rs. 40 Lakh
Implementing Agency Share	Rs. 0 Lakh
Beneficiary Share	Rs. 278.39 Lakh
Total No of Dwelling Units	93

B. SLAC Observations: -

1. The land under project is in **Green Zone** & is within municipal limit.
2. Land is in the name of partners of PP The 7/12 Extract reflects the name of KUL i.e. the **land is not free from encumbrances.**
3. The assurance from Parner Nagar panchayat for water Supply and Electrification is attached with DPR.
4. The land is adjoining to 30 mtrs existing Parner Shirpur pune Road. The required width of access road of is **12.0 mtrs is not shown on plan.**
5. Total no's 40 EWS & 53 LIG DUs are planned. The PP has offered 40 EWS DUs & 7 LIG DUs under PMAY as per pricing policy.
6. a) The cost per EWS DU as per estimate is Rs.8.799 lacs. The cost as per ready reckoner is Rs.5.866. The Difference between RR price and estimate is 50 %.
- b) The PP has demanded & has agreed for Rs.7.039 lacs which is 20% above RR price. The same is within permissible incentive of 20% as per pricing policy.
- c) The cost per LIG DU as per estimate is Rs15.698 lacs. The cost as per ready reckoner is Rs.11.527. The Difference between RR price and estimate is 36 %.
- d) The PP has demanded has agreed for Rs.13.83 lacs. which is 20% above RR price. The same is within permissible incentive of 20% as per pricing policy.

C. SLAC Appraisal: -

It was directed that the encumbrances of KUL name in the 7/12 extract should be cleared by the project proponent before signing of MOU. The DPR is recommended for approval of SLSCMC

30/4: Construction of 362 Ts EWS & 49 Ts LIG on Gat No.1339,1344/1,1344/2A,1344/2B, 1347,1349,1350/2,1350/3 & 1352 at Amalner dist Jalgaon

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Shri N.T. Mundada City Through Nashik Board
Project Cost	Rs. 3327.866 Lakh
Central Assistance	Rs. 543 Lakh
State Share	Rs. 362 Lakh
Implementing Agency Share	Rs. 0 Lakh
Beneficiary Share	Rs. 2422.87 Lakh
Total No of Dwelling Units	411

B. SLAC Observations: -

1. The land under project is in **R Zone & is outside municipal limit but within permissible 500m**
2. Land is in the name of PP
3. The assurance from Municipal Council for water Supply and Mahavitrans for Electrification is attached with DPR.
4. The **layout plans are prepared on 7 separate land parcels and total EWS & LIG DUs** in these parts are considered in DPR. Since Layouts are separately prepared the connectivity of each part cannot be ascertained. **Further required width of 12m road for each part is not seen.**
5. The required width of access road of is 12.0 mtrs as per UD notification.
6. The PP has offered 362 EWS DUs and 49 LIG under PMAY as per pricing policy.
7. The estimates are prepared as per land parcels. Hence the pricing details land parcel wise are necessary.
8. a) The cost per EWS DU as per estimate is Rs.7.76 lacs to 10.16 lacs. The cost as per ready reckoner is Rs.7.66. The average Difference between RR price and estimate is more than 30 %. The PP has demanded Rs.9.193 lacs. which is 20% above RR price. **The same is within permissible incentive of 20% as per pricing policy**

b) The cost per LIG DU as per estimate is Rs 19.02 lacs to 21.16 lacs. The cost as per ready reckoner is Rs.14.61. The average Difference between RR price and estimate is more than 30 %. The PP has demanded Rs17.53 lacs. which is 20% above RR price. **The same is within permissible incentive of 20% as per pricing policy.**

C. SLAC Appraisal: -

Compliances on observation at point 4,5 above be complied by project proponent through Chief Officer Nashik Board

30/5: Construction of 1720 Ts EWS on S.No.7/1.7/2,7/3,73/4/A,73/4/C,73/4/B,73/2A,73/5/AS at Village Titwala Dist Thane

A. Basic Information: -

Component	AHP - PPP
Name of Implementing Agency	M/s Jai Ganesh Developers Through Konkan Board
As per PMAY Pricing Policy:	
Project Cost	Rs. 16153.38 Lakh
Central Assistance	Rs. 1290 Lakh
State Share	Rs. 860 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 14003.38 Lakh
Total No of Dwelling Units	860

Component	AHP - PPP
Name of Implementing Agency	M/s Jai Ganesh Developers Through Konkan Board
Cost of unit preferred by Project Proponent:	
Project Cost	Rs. 18739.34 Lakh
Central Assistance	Rs. 1290 Lakh
State Share	Rs. 860 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 16589.40 Lakh
Total No of Dwelling Units	860

B. SLAC Observations: -

1. **The land is Partly in R- Zone and Partly in green zone** is within Kalyan Municipal Corporation limits.
2. From the **7/12 extract it is seen that there is court case**. Thus the land is not free from encumbrances.
3. It is stated in office note that there is **no approach road existing on site** to the said project. Proposed 30.00m DP road is passing through the site.
4. Assurance for water supply from KDMC enclosed. However, assurance from competent authority for electricity not enclosed.
5. a) The cost per EWS DU under PMAY as per estimate is Rs24.29 lacs. The cost as per ready reckoner is Rs.15.65. The difference between RR price and estimate is more than 35.57%. The PP has demanded Rs.18.783 lacs. which is 20% above RR price. **The same is within permissible incentive of 20% as per pricing policy.**
b) The cost per EWS DU as per Developer Price is Rs.21.79 lacs.
6. The CO/KB has considered the balcony area + 40% of terrace area and 1.87 sq. mtr. for average floor rise & the same is added to RERA carpet of 29.49 sq. mtr. Thus total BUA comes to $37.16 \times 1.1 = 40.876$ sq.mtr & have recommended for approval. The BUA recommended by Konkan Board is super built-up Area. **However, these BUA calculations are in contrary to the prevailing guideline.**

C. SLAC Appraisal: -

Shri Rajendra Miragane informed that the court case is settled. The necessary documents along with 7/12 extract be submitted by the project proponent through Chief Officer Konkan Board. The DPR is recommended for SLSMC approval after the compliance of court case issue.

30/6: Construction of 968 Ts EWS on S.No.89/1/A,95/1/A,95/2,95/10 at Village Titwala Dist Thane as per PMAY pricing Policy.

- a) As per PMAY pricing policy
- b) As per pricing preferred by Project Proponent

A. Basic Information: -

Component	AHP - PPP
Name of Implementing Agency	M/s Charms Developers Through Konkan Board
As per PMAY pricing policy:	
Project Cost	Rs. 8688.924 Lakh
Central Assistance	Rs. 726.00 Lakh
State Share	Rs. 484.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 7458.92 Lakh
Total No of Dwelling Units	484

Component	AHP - PPP
Name of Implementing Agency	M/s Charms Developers Through Konkan Board
Cost of unit preferred by Project Proponent:	
Project Cost	Rs. 9588.04 Lakh
Central Assistance	Rs. 726.00 Lakh
State Share	Rs. 484.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 8378.04 Lakh
Total No of Dwelling Units	484

B. SLAC Observations: -

1. The land is in green zone & is within Kalyan Municipal Corporation limits.
2. It is not mentioned in office note about approach road however as per plans **existing 30.00m DP road is passing along the site.**
3. Assurance for water supply from competent authority enclosed. However, assurance from competent authority for electricity not enclosed.
4. a) The cost per EWS DU under PMAY as per estimate is Rs19.81 lacs. The cost as per ready reckoner is Rs.14.92. The Difference between RR price and estimate is more than 32.72%. The PP has demanded Rs.17.91 lacs. which is 20% above RR price. **The same is within permissible incentive of 20% as per pricing policy.**
 - b) The cost per EWS DU as per Developer price is Rs.19.81 lacs

5. The CO/KB has considered the balcony area + 40% of terrace area and 1.87 sq.mtr. for average floor rise & the same is added to RERA carpet of 29.74 sq.mtr. Thus total BUA comes to $35.43 \times 1.1 = 38.973$ sq.mtr & have recommended for approval. The BUA recommended by Konkan Board is super built-up Area.

However, these **BUA calculations are in contrary to the prevailing guideline.**

C. SLAC Appraisal: -

The DPR is recommended for SLSCMC approval *with necessary amendments*

Details of projects deferred -

List of AHP-PPP projects which were deferred in 26th SLSCMC:

30/7: Construction of 11758 EWS on C.T.S. No. 1627/A, S.No. 169(P) at Marol Maroshi, Tal. Goregoan & Dist. Mumbai

A. Basic Information: -

Component	AHP - PPP
Name of Implementing Agency	M/s.Royal Palms India Pvt. Ltd. In Partnership with Mumbai Board.
Project Cost	Rs. 352152.10 Lakh
Central Assistance	Rs. 17367.00 Lakh
State Share	Rs. 11758.00 Lakh
Implementing Agency Share	Rs. 0 Lakh
Beneficiary Share	Rs. 322757 Lakh
Total No of Dwelling Units	11758

B. SLAC Observations: -

1. The proposal is scrutinized and submitted by CO/ Mumbai Board.
2. The land is in green zone. Undertaking **annexure 7B and executive summary is not signed by CO/ Mumbai board.**
3. The land proposed is in Municipal Corporation of greater Mumbai limit. Project period considered in **DPR is 36 months which is beyond PMAY mission Period.** Approach of scheme is from 9.0 m wide road however vas UDD notification min of 15.0 m road is required.

4. Cost as per estimate is Rs. 28.21 lakh as per ASR Rs.37.656 Lakh the percentage **difference between ASR and estimated cost is 25.7% less than ASR cost**. The cost per DU demanded by project proponent is Rs.29.95 lakh which is less than ASR cost.
5. Assurance for water supply, electricity is not enclosed. Detailed estimates are not submitted with proposal. **Location is not marked on Dp plan** also the DP plan is black and white hence cannot speak on zone and google sheet is not readable.

SLSMC Decision: -

1. It was directed to obtain report regarding reservation of the land and development as per prevailing norms.

C. SLAC Appraisal: -

The file submitted by the Chief Officer/Mumbai Board was shown to the committee. The issue of Excluded portion E.P. needs compliances, same be obtained from Chief Officer/Mumbai Board. It was also directed that if there is any litigation/court case is ongoing on the proposed land. The Chief Officer/Mumbai Board, MHADA to submit the compliances.

30/8: Construction of 832EWS, 591 LIG at S.No.23/1,23/2/A,23/5/B,23/8,23/9, 23/10, 23/11,23/12,23/13 &12/3 at village Bhainderpada, Thane

A. Basic Information: -

Component	AHP/PPP
Name of Implementing Agency	M/s. Anjur Warehouse Pvt. Ltd. through Konkan Board
Project Cost	Rs. 22913.00 Lakh
Central Assistance	Rs. 1248.00 Lakh
State Share	Rs. 832.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 20833 Lakh
Total No of Dwelling Units	832

B. SLAC Observations: -

1. **The land is in ECO sensitive zone. NOC from forest department is not given yet.** It is mentioned in the minutes of meeting issued by Sanjay Gandhi National Park Eco Sensitive Zone Monitoring Committee and letter dt 26-6-2019 issued by member Secretary of committee that the committee will take decision regarding allowing this project after getting approval to the plans from planning authority. **Such conditional proposals are not solicited.**
2. The land is 150m from main Ghodbunder road, and the approach is from 6m existing road & 9, existing road. **As per UD notification dt 7-3-2019 minimum 15m wide approach road is required.**

It is not mentioned in the note as well as by the developer that the cost of DU's proposed for disposal of EWS & LIG as per pricing policy.

1. Regarding land ownership, the part land is owned by all applicants.
2. A) The estimated cost per DU as per DPR is Rs.31.52 lakh.
B) Cost as per ASR is Rs. 23.199 lakhs
C) Cost per DU demanded by PP is Rs.27.54 lakhs which is 18.71% above ASR cost. Which is in tune with pricing policy.

SLSMC Decision:

1. The DPR is deferred.

C. SLAC Appraisal: -

The DPR is deferred

BLC project for Revision:

30/9: Construction of 665 /664 EWS BLC Units under Paranda Municipal Council Dist Osmanabad

A. Basic Information: -

Component	BLC
Name of Implementing Agency	Paranda Municipal Council
EWS DUs	664

B. SLAC Observations: -

The DPR of 665 EWS unit under BLC vertical was previously sanctioned in 43rd CSMC meeting dated 25th February 2019. Now as per request received from Chief Officer/ Paranda Municipal Council **one of the beneficiary wants to take benefits of PMAY under CLSS vertical**. In view of this Chief officer, Paranda Municipal Council has requested to approve revision of DPR for 664 EWS units removing the beneficiary which is already attached in MIS list. However the detailed DPR is already called from ULB.

C. SLAC Appraisal: -

The revision is recommended for approval of SLSCMC

Continuation of CLTC members:

30/10: Continuation of appointments of CLTC members for the financial year 2020-2021 which are previously appointed by ULBs of Maharashtra State.


A. SLAC Observations: -


- 1) As per guidelines of Pradhan Mantri Awas Yojana City Level Technical Cell is formed and CLTC members are to be appointed by ULBs.
- 2) In view of above councils/ corporations have already appointed the CLTC members.
- 3) The capacity building plans are to be approved in SLAC and SLSCMC and send it to CSMC for approval. So the capacity building plan for the financial year 202-2021 is approved in SLSCMC dated 26th June 2020 and the same is sent to Ministry of Housing for approval of CSMC.
- 4) The appointments of CLTC members are seen to be valid up to September 2020.
- 5) It is necessary to continue these CLTC members for effective implementation of PMAY project.


6) For implementation of Pradhan Mantri Awas Yojana CLTC members needs to be continued so it is proposed to continue the CLTC members for the financial year 2020-2021. For approval please.

C. SLAC Appraisal: -

Recommended for approval of SLSCM


29/9/20
Chief Engineer / MHADA
& Member, SLAC


28/9/20
Executive Engineer-I/PMAY, MHADA
& Member Secretary, SLAC/PMAY


V.P. & C.E.O./MHADA, Mission Director-
PMAY(U) & Member SLAC Maharashtra


Principal Secretary,
Housing Department
& Chairman, SLAC/PMAY

Annexure-I (List of Participants)

List of Participants in the 30th meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 22.09.2020

Committee Members:

- | | |
|------|--|
| i. | Shri S.V.R Srinivas, Principal Secretary and Chairman, SLAC |
| ii. | Shri Anil Diggikar, VP & CEO MHADA & Mission Director PMAY (U) and Member SLAC |
| iii. | Shri R.K. Dhanawade, Deputy Secretary, Housing Department, Member SLAC |
| iv. | Shri. Sanjay Lad, Chief Engineer II, MHADA, Member SLAC |
| v. | Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA , Member Secretary |
| vi. | Shri Shankar Bhise, Representative of Maha Housing |

Other Officers, representatives present:

- | | |
|-------|--|
| i. | Shri. Ajit Kawade, Under Secretary, Housing Department |
| ii. | Shri Ravindra Khetle, Desk Officer, Housing Department |
| iii. | Shri Bhushan Desai, Chief Officer, Konkan Board |
| iv. | Shri. A. S. Kulkarni, Deputy Engineer, MHADA |
| v. | Shri Dhiraj Jain, Deputy Engineer, MHADA |
| vi. | Shri Madhukar Patil, Assistant Engineer, MHADA |
| vii. | Shri Rajendra Miragane |
| viii. | Shri. Nikhil Dixit, Architect |

