

No. MH/CEII/EEI/ PMAY/A /


Date:


Office Note

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


The meeting of SLAC for PMAY-HFA (U) was held on 8th October, 2020, in the chamber of Hon'ble Principal Secretary, Housing Department at the 3rd floor Office, Mantralaya, Mumbai, and as directed by Hon'ble Principal Secretary.

The Minutes are submitted herewith for approval.


Executive Engineer-I/PMAY,
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 meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 8th October, 2020

31/1: 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. SLSMC has deferred the project in its meeting held on 26th June, 2020 with following decision

SLSMC Decision: -

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

The SLAC in its 30th meeting held on 22nd Sept 2020 has appraised as below

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.

The SLAC meeting on 8th October 2020

The Report from Mumbai Board was shown to the committee. The E.P. is deleted vide notification no TPB-4317/629/CR-118(IV)/2017/EP/UD-11 dated 25th January 2019 and same was confirmed by Mumbai Board vide letter no Arch/MB/229/2020 dated 1/10/2020. The Architect for Project Proponent Shri Nikhil Dixit stated that, there is no court case against the property proposed for the PMAY Project.

The Architect & Planner, Mumbai Board also stated that the existing development is not as per notification issued for PMAY i.e. it should consists of EWS and LIG components only (The Housing Department's G.R. no. प्रआयो/२०१७ प्र.क्र.१२/गृनिधोर,दि.११ जानेवारी २०१८ is attached herewith.).

From the plans it can be seen that the existing development consist of art and craft village, shopping, five star hotel, residential buildings, IT building, service apartment etc.

The Mumbai Board has written a letter to the under secretary Environment and Maharashtra pollution control Board regarding eco sensitive zone gazette issued by Ministry of Environment, Forest and climate change government of India dated 05 December 2016 and remarks thereof. In the gazette survey no 169 at Marol (Moroshi) taluka Andheri is shown as eco sensitive zone

This is brown field development, where the development has already occurred under TDZ and NDZ in the past . The area is now under green zone. The Project Proponent wants to develop the Green Zone FSI under PMAY. The Project Proponent intends to utilize balance unutilized FSI for PMAY(U) component. This will result in utilizing balance unutilized FSI of entire royal palm layout area on three zones proposed under PMAY (U) now, which in turn, in all probability will be more than permissible FSI of 1 in Green zone on the proposed PMAY layout plots.

C. SLAC Appraisal: -

The DPR is submitted to the SLSMC with above observation for decision .