


Date: 07.01.2021.

Office Note

Subject: PMAY – HFA (U) Minutes of 32nd Meeting of SLAC

The 32nd meeting of SLAC for PMAY-HFA (U) was held on 24th December 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 (Addl. Charge.)



Chief Engineer-II/PMAY (Addl. Charge)
& SLNO, PMAY



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



Principal Secretary,
Housing Department
& Chairman, SLAC/PMAY

**Minutes of the
32nd Meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U)
24th December 2020**

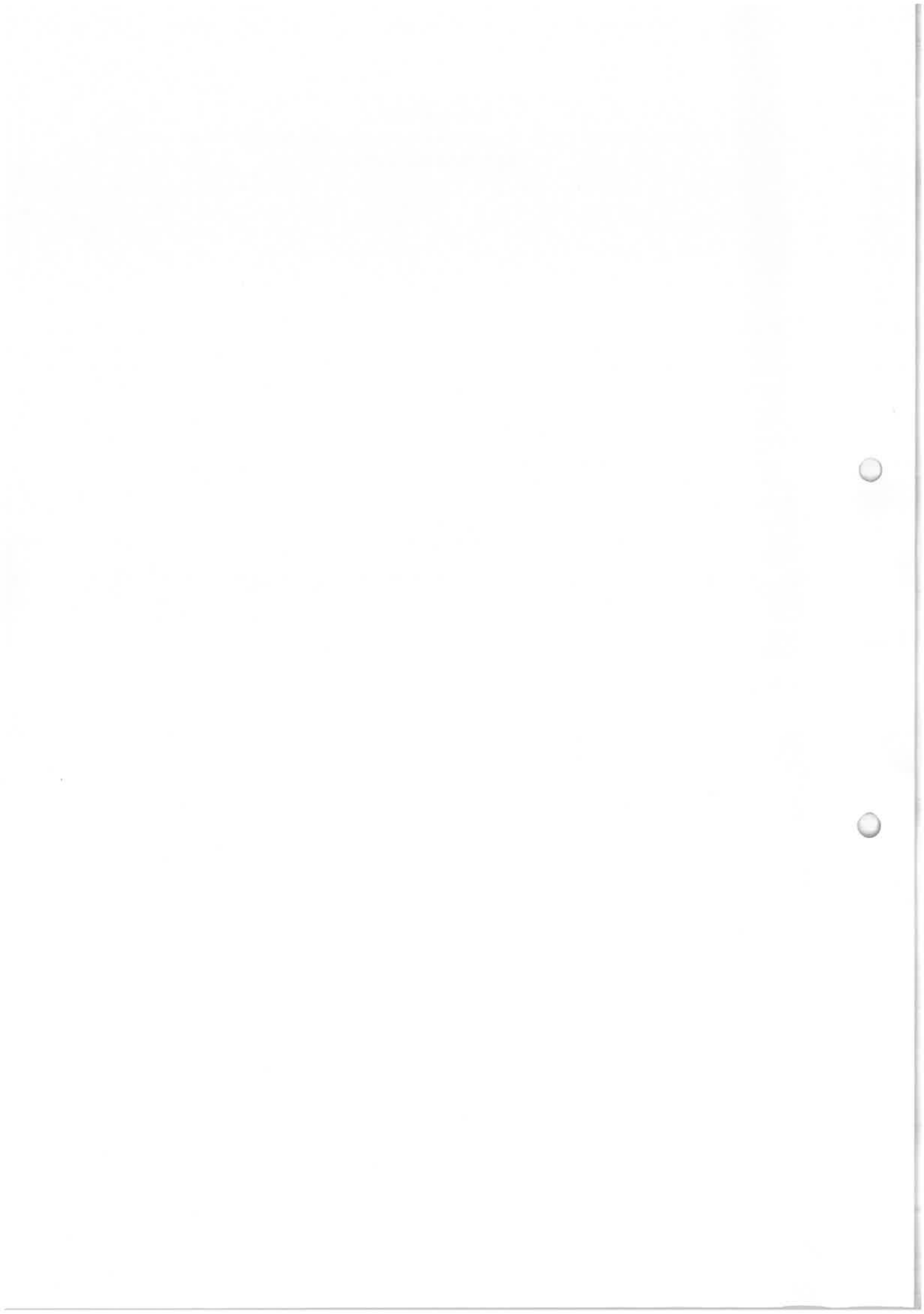


Table of Contents

Important Observations/Directions of SLAC	6
32/1: Confirmation of minutes of 31st Meeting of SLAC under PMAY held on 08.10.2020	8
Projects under AHP	8
32/2: Construction of 381 EWS DU's S.No 57, Hissa no 5(part), plot no 1A.Kharadi, Pune	8
32/3: Construction of 405 EWS DU's s. No 57, Hissa no 5(part), plot no 1B.,kharadi,Pune	9
32/4: Construction of 528 EWS on S.No.36/10, 23/A, 23/B at Mauza Kamptee Tah-Kamptee, Dist Nagpur	9
Projects under AHP-PPP	10
32/5: Construction of 934 EWS DU's on S No.125/7/A, 125/7/C, & D, 125/7/B, 125/6/D, 125/8, 126/1/B, 98/10/C at Village Titwala, Tal - Kalyan, Dist - Thane	10
32/6: Construction of 300 EWS DU's on S No.101/1/D,98/4/A/2, 98/4/C/1, 98/4/C/2, 95/7/D/2,99/2,236/95/9,101/1/A/1,97at Village Titwala Tq Kalyan Dist Thane	11
32/7: Construction of 602 Nos. Of EWS units at S.No. 83/1/B/2, 77/4/C/78/2/C, 77/4/78//2/A, 77/4/D/78/2/D, 77/4/B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2/F, 82/22/D at Village Titwala, Tal - Kalyan, Dist. Thane	12
32/8: Construction of 90 EWS + 72 LIG on S.No 1/2 Kamathwade, Nashik	13
32/9: Construction on 10080 EWS+2112 LIG Dus under PMAY at Gut No.100/1A,117/2, 176/1B,177/1B,174/2,176/1A/2,177/1E,177/1F,171/1,181/1,171/2,117/1,119/1A/3,195/2C,175/2,177/1/A,171/2,171/2,171/2,117/2 at Village Shelu & Damat	13
32/10: Construction of 303 EWS and on Gat. No.153/1/B at Valvadi Tal. & Dist. Dhule.	14
32/11: Construction of 384 EWS DU's at Gut No. 302, Paithan, Dist; Aurangabad.	15
32/12: Construction of 122 EWS T/s. and 22 LIG T/s. at R.S.No 1031/1 A, 1031/1 B -Part , A ward at Jivabanana Park, Tal - Karveer, Dist Kolhapur.	16
Projects under AHP-JV	17
32/13: Construction on 449 EWS & 824LIG Tenements on land Bearing S.No.274 & 275 at Wandongari Dist.Nagpur	17
32/14: Construction on 15064 EWS Dus under PMAY at Gut No.597/1,598,599, 601, 611, 613,614,618,619,,625,627, 628/1,629,639,640,641 at Khandala Tq Khandala Dist Satara.	19
Projects under BLC	21
Resubmission of Projects which were not recommended in 26 th SLSMC under AHP-PPP	24
32/69: Construction of 230 EWS Du's on S No.2/3/A at bamnoli Karjat, Dist Thane.	24
32/70: Construction on 620 EWS & 168 LIG Tenaments at Gat No.82/3, 82/5A, 82/5B, 82/6, 82/7 AT Vil . Palaspe, Tal - Panvel, Dist - Raigad.	25
32/71: Construction of 812 EWS DU's at S.No. 145 H.No. 11, 12, 13 & S.No. 149/1 at Ghotsai, Kalyan, Thane	26
32/72: Construction of 200 EWS & 148 LIG at Kh no.50/1, P.H.No.6 Mouza Digdoh, Tal Hingna, Dist Nagpur	27
32/73: Construction of 498 tenements on Gut No. 291/1, 292/2 (Pt) Nagobachiwadi, Tal :Barshi, Dist : Solapur	28

32/74: Construction of 107 EWS (68 EWS+39 LIG), at Kh. No. 9/1 ,Mouze. Gavsai Manapur, Tah. Nagpur (Rural), Dist; Nagpur.	30
BLC Projects for Curtailment	31
32/75: Construction of 108 EWS Dus in various locations in Savda Municipal Council, District Jalgaon (Revised)	31
32/76: Construction of 746 EWS Dus in various locations in Barshi Municipal Council, District Solapur (Revised)	32
32/77: Construction of 1720 EWS Dus in various locations in Barshi Municipal Council, District Solapur (Revised)	32
AHP-PPP Projects for Ratification	33
32/78: DPR for construction of 3782 EWS on Land Bearing S.No136/1 & 2,138/6,141 and 38/1,2&3, 37/1& 2, 28/1B,1C,1D,1E,2A,2B,2C,2D,4,26/2,3& 4,121/0,32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane under AHP(PPP) of PMAY.	33
32/79: DPR for construction of 332 EWS on land bearing S.No.2/1 at village Karav-Shil, Taluka Ambernath Dist Thane under AHP(PPP) OF PMAY	37
AHP Projects for Revision	37
32/80: Construction of 33 EWS T/s out of 364 T/s on land bearing S.No. 488 (Part) at Jalna, Aurangabad.	37
AHP Projects for Deletion	37
32/81: Construction of 2023 T/s on S.No.57/5(Parts), Kharadi Pune.	37
32/82: Construction of 256 EWS DU's on land bearing S.No. 471, 477 & 478 at Chalisgaon Road, Dhule.	38
32/83: Construction of 176 EWS DU's on land bearing S.No. 373 at Nandurbar, Dhule.	39
32/84: Construction of 352 EWS DU's on land bearing S.No. 83, 84 at Deopur, Dhule.	40
Annexure-I (List of Participants)	41
Annexure – II (List of 54 BLC Projects with details)	42

Minutes of the 32nd meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 24th December, 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. Hon'ble Chief 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 Chairman SLAC & Chief Secretary again directed that the ULB wise targets given are indicative and proposals beyond target should be solicited.

18. The Chairman SLAC & Chief Secretary, 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.

19. 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.

32/1: Confirmation of minutes of 31st Meeting of SLAC under PMAY held on 08.10.2020

The minutes of 31st meeting of SLAC were confirmed.

The projects for 32nd meeting of SLAC and discussions and appraisal are as below: -

Projects under AHP**32/2: Construction of 381 EWS DU's S.No 57, Hissa no 5(part), plot no 1A.Kharadi, Pune****A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pune Municipal Corporation
Project Cost	Rs. 4160.50 Lakh
Central Assistance	Rs. 571.50 Lakh
State Share	Rs. 381.00 Lakh.
Implementing Agency Share	0
Beneficiary Share	Rs. 3208.00 Lakh.
Total No of Dwelling Units	381
Cost per unit	Rs. 10.92 Lakh.
Zone	Residential

B. SLAC Observations: -

- 1) The proposal is submitted by Pune Municipal Corporation.
- 2) The DPR for construction of 2023 DU's on the said land was approved by CSMC in its 38th meeting dt.07.02.2018.
- 3) Now municipal commissioner PMC have stated that, The area of land under project is reduced 50% and the Scheme is revised on said 50% land. The DP road is passing from the said land which had divided land in two parts. Accordingly the Two DPR on the said two plots i.e. plot no 1A & 1B, S.No 57 hissa no 5.
- 4) While submitting the DPR is stated that the cost of unit previously approved by the CSMC as stated above is kept as it is.
- 5) Pune municipal corporation have proposed to delete original DPR of 2023 house and sanctioned the revised to two DPR.
- 6) DPR found generally in order.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSCMC.

32/3: Construction of 405 EWS DU's s. No 57, Hissa no 5(part), plot no 1B.Kharadi,Pune.**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Pune Municipal Corporation
Project Cost	Rs. 4422.60 Lakh
Central Assistance	Rs. 607.50 Lakh
State Share	Rs. 405.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 3410.10 Lakh
Total No of Dwelling Units	405
Cost per unit	Rs. 10.92 Lakh.
Zone	Residential

B. SLAC Observations: -

- 1) The proposal is submitted by Pune Municipal Corporation.
- 2) The DPR for construction of 2023 DU's on the said land was approved by CSMC in its 38th meeting dt.07.02.2018.
- 3) Now municipal commissioner PMC have stated that the area of land under project is reduced 50% and the Scheme is revised on said 50% land. The DP road is passing from the said land which had divided land in two parts. Accordingly the Two DPR on the said two plots i.e. plot no 1A & 1B, S.No 57 hissa no 5.
- 4) While submitting the DPR is stated that the cost of unit previously approved by the CSMC as stated above is kept as it is.
- 5) Pune Municipal Corporation have proposed to delete original DPR of 2023 house and sanctioned the revised to two DPR.
- 6) DPR found generally in order.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/4: Construction of 528 EWS on S.No.36/10, 23/A, 23/B at Mauza Kamptee Tah-Kamptee, Dist Nagpur**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Nagpur Board
Project Cost	Rs. 6504.96 Lakh
Central Assistance	Rs. 792.00 Lakh
State Share	Rs. 528.00 Lakh
Implementing Agency Share	Rs. 0 Lakh
Beneficiary Share	Rs. 5184.96 Lakh

Total No of Dwelling Units	528
Cost per unit	Rs. 12.32 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

- 1) The DPR is received from Nagpur Board.
- 2) From the report seen that land is owned by MHADA and is in the residential zone.
- 3) The water supply and electricity is available on the site.
- 4) DPR found generally in order.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

Projects under AHP-PPP

32/5: Construction of 934 EWS DU's on S No.125/7/A, 125/7/C, & D, 125/7/B, 125/6/D, 125/8, 126/1/B, 98/10/C at Village Titwala, Tal - Kalyan, Dist - Thane

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Rustagi Estate Pvt Ltd in partnership with Konkan Board
Project Cost	Rs. 15541.76 Lakh
Central Assistance	Rs. 1401.00 Lakh
State Share	Rs. 934.00 Lakh
Implementing Agency Share	Rs. 0 Lakh
Beneficiary Share	Rs. 13206.76 Lakh
Total No of Dwelling Units	934
Cost per unit	Rs. 16.64 Lakh.
Zone	G-1 & R zone affected by 30 m wide road.

B. SLAC Observations: -

The DPR is scrutinized and recommended by CO /Konkan Board From the report it is seen that,

- 1) The land is partly in G-1 & R zone and affected by 30 m wide D P Road. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 2) The width of the access road is 12.0 m.
- 3) The assurance for Water Supply given by KDMC is attached with the DPR and Assurance for Electricity from Maha- Discom is attached with the DPR.
- 4) The Chief Officer /Konkan Board have recommended the following considerations as per various clauses in RR Booklet. As per section 5b of ASR Booklet 5% over and above the ASR rate for big project Thus the rate of ASR comes to $38300 \times 105\% = \text{Rs.}$

40,215/- As per condition no.19 & of ASR booklet, the 4.6% over & above the ASR for Multistoried project. Thus the rate of ASR comes to $40,215 * 104.6 \% = \text{Rs. } 42,064/$, which is considered & recommended by CO/KB. The RERA carpet area of one unit is 29.94 sq.mtr. Built Up Area = $29.94 * 1.1 = 32.934$ sq.mtr. The cost per Unit as per ASR $32.934 * 42064 = \text{Rs. } 13.87$ L. The cost as per Estimate is Rs.18.21 lacs. Difference between the Estimated cost prepared by developer & ASR is = 31.88% PP have demanded Rs.16.64 lacs which is 19.97 % above the ASR, is on par with the pricing policy G.R. of 20% incentive over the ASR.

C. SLAC Appraisal: -

The DPR is recommended for SLSMC approval.

32/6: Construction of 300 EWS DU's on S No.101/1/D,98/4/A/2, 98/4/C/1, 98/4/C/2, 95/7/D/2,99/2,236/95/9,101/1/A/1,97at Village Titwala Tq Kalyan Dist Thane

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Rustagi Estate Pvt Ltd in partnership with Konkan Board
Project Cost	Rs. 4725.00 Lakh
Central Assistance	Rs. 450.00 Lakh
State Share	Rs. 300.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 3975.00 Lakh
Total No of Dwelling Units	300
Cost per unit	Rs. 15.75 Lakh.
Zone	G-1 & R zone affected by 30 m wide road.

B. SLAC Observations: -

The DPR is scrutinized and recommended by CO /Konkan Board From the report it is seen that,

- 1) The land is partly in G-1 & R zone and affected by 30 m wide D P Road. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 2) The width of the access road is 12.0 m.
- 3) The assurance for Water Supply given by KDMC is attached with the DPR and Assurance for Electricity from Maha- Discom is attached with the DPR.
- 4) The Chief Officer /Konkan Board have recommended the following considerations as per various clauses in RR Booklet. As per condition no.19 of ASR booklet, the 5% over & above the ASR are considered & recommended by CO/KB. The the rate of ASR comes to $38300 * 1.05 = 40215/-$ The carpet area of one unit is 29.94 sq.mtr. The cost per Unit as per ASR $29.94 * 1.1 * 40215 = \text{Rs. } 13.24$ lacs. The cost as per Estimate is Rs.19.04 lacs. Difference = 43.80% .Hence PP have demanded Rs.15.75lacs which is 18.95 % above the ASR.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/7: Construction of 602 Nos. Of EWS units at S.No. 83/1/B/2, 77/4/C/78/2/C, 77/4/78/2/A, 77/4/D/78/2/D, 77/4/B/78/2/B, 77/4/E/78/2/E, 77/4/L/78/2/L, 77/4/P/78/2/P, 77/4/J/78/2/J, 77/4/F/78/2/F, 82/22/D at Village Titwala, Tal - Kalyan, Dist. Thane

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Rustagi Estate Pvt Ltd in partnership with Konkan Board
Project Cost	Rs. 10041.360 Lakh
Central Assistance	Rs. 903.00 Lakh
State Share	Rs. 602.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 8536.36 Lakh
Total No of Dwelling Units	602
Cost per unit	Rs. 16.68 Lakh.
Zone	G1, Affected by 30 mtr. & 24 mtr wide DP Road & Service Industries

B. SLAC Observations: -

The DPR is scrutinized and recommended by CO /Konkan Board From the report it is seen that,

- 1) The land is partly in G-1 & R zone and affected by 30 m wide D P Road. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 2) The width of the access road is 12.0 m.
- 3) The assurance for Water Supply given by KDMC is attached with the DPR and Assurance for Electricity from Maha-Discom is attached with the DPR.
- 4) The Chief Officer /Konkan Board have recommended the following considerations as per various clauses in RR Booklet. As per section 5b of ASR Booklet 5% over and above the ASR rate for big project. Thus, the rate of ASR comes to $38300 \times 105\% = \text{Rs.} 40215/-$ & as per condition no.19 & of ASR booklet the 5% over & above the ASR for Multistoried project is considered. Thus, the ASR Rate comes to $\text{Rs. } 40215 \times 105\% = \text{Rs. } 42226/-$ is considered & recommended by the CO/KB. The RERA carpet area of one unit is 29.94. Built Up Area = $29.94 \times 1.1 = 32.934$ sq.mtr. The cost per Unit as per ASR $32.934 \times 42226 = \text{Rs. } 13.91$ Lacs. The cost as per Estimate is Rs.18.24 lacs. Difference between the Estimated cost prepared by developer & ASR is 31.88% PP has demanded Rs.16.68 lacs which is 19.91% above the ASR, which is as per the pricing policy G.R. of 20% incentive over the ASR.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/8: Construction of 90 EWS + 72 LIG on S.No 1/2 Kamathwade, Nashik**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s Shreemangal Constructions in partnership with Nashik Board.
Project Cost	Rs. 981.72 Lakh
Central Assistance	Rs. 121.50 Lakh
State Share	Rs. 81.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 779.22 Lakh
Total No of Dwelling Units	81
Cost per unit	Rs.12.12 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

The DPR is scrutinized and recommended by CO Nashik Board. From the report it is seen that,

- 1) The land is in R Zone. It is within limits of Nashik Municipal Corporation.
- 2) The land is in the name of of Shri Babu Matale Dev. Agreement executed by PP with landowner, however the agreement is attached.
- 3) Assurance for Water supply and Electric supply from competent authority enclosed.
- 4) From the Annexure -7B it is seen that Project cost shown at S.No. 9 & 22 are not tallying with 20-point undertaking II are not tallying with each other.
- 5) Executive summary in prescribed format not enclosed.
- 6) The copy of part DP showing access to the project under question is not attached.
- 7) Plans & Estimates are not signed by Board officials.
- 8) The cost per unit as per ASR comes to $29.99 \times 1.1 \times 33400 = 1101833/-$ The cost of one DU as per estimate prepared by PP is Rs.1273589/- The estimated cost prepared by PP is 15.58% over ASR cost. As per prevailing guidelines, if the difference between ASR & estimated cost (ASR less) is up to 30%, 10 % incentive is allowed over ASR. Thus, the cost per DU with 10% incentive comes to 1212016/- Say Rs.12.12 lacs.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC with above observations.

32/9: Construction on 10080 EWS+2112 LIG Dus under PMAY at Gut No.100/1A,117/2, 176/1B,177/1B,174/2,176/1A/2,177/1E,177/1F,171/1,181/1,171/2,117/1,119/1A/3,195/2C,175/2,177/1A,171/2,171/2,171/2,117/2 at Village Shelu & Damat

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Federation of Western Cine Employees & AJAN Homes Pvt Ltd.in partnership with Konkan Board

Project Cost	Rs. 123480.00 Lakh
Central Assistance	Rs. 15120.00 Lakh
State Share	Rs. 10080.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 98280.00 Lakh
Total No of Dwelling Units	10080
Cost per unit	Rs. 12.25 Lakh.
Zone	U-2 Zone

B. SLAC Observations: -

- The DPR is scrutinized & recommended by CO/KB from the report it is seen that,
- 1) The land under project is mortgaged to various banks, liability is around Rs.139 crores. Thus, the land is not free from encumbrances.
 - 2) PP have stated that, they will not avail subsidy till the land is made clear.
 - 3) The project period mentioned by PP in DPR is 60 months after issue of work order. This exceeds the mission period. Secondly the Environmental clearance is required for the project.
 - 4) The compliance of condition on 6 (providing Basic Infra like Electricity, Water supply & sewerage) & 7 (Internal Infrastructure) needs to be complied by Project Proponent.
 - 5) PP have attached the copy of the letter from irrigation dept regarding assurance of water supply. The said letter does not provide express assurance for water supply.
 - 6) The cost per DU as per estimate is Rs.12.25 Lacs, the cost per DU as per ASR is Rs.11.53 Lacs, the difference between estimated cost prepared by PP and ASR is 6.22%, PP have demanded cost per DU Rs.12.25 Lacs which is 6.22% above ASR. This is as per prevailing pricing policy.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/10: Construction of 303 EWS and on Gat. No.153/1/B at Valvadi Tal. & Dist. Dhule.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Vastushree in partnership with Nashik Board
Project Cost	Rs. 2363.40 Lakh
Central Assistance	Rs. 454.50 Lakh
State Share	Rs. 303.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1605.90 Lakh
Total No of Dwelling Units	303
Cost per unit	Rs. 7.80 Lakh.
Zone	ND- Zone

B. SLAC Observations: -

The DPR is scrutinised & recommended by CO/Nashik Board. From the DPR it is seen that,

- 1) The land is in ND zone and outside the Municipal limit by 500m which is within permissible limit. UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in N.D. Zone is allowed & hence can be considered.
- 2) Assurance for water supply is given by Municipal Corporation Dhule.
- 3) Assurance of electric supply from MSEDCL is enclosed.
- 4) NOC from Airport authority enclosed.
- 5) The width of access road is 12.0m which is as per requirement.
- 6) The cost per DU as per estimate is Rs.7.80 lacs,
The cost as per ready reckoner is Rs.7.64 lacs((19800+ 3500) *1.1* 29.84).
The Difference between RR price and estimate is 1.96 %. The PP has demanded and agreed for Rs7.80 lacs,Which is 1.96% above RR price. The same is within permissible incentive as per pricing policy.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/11: Construction of 384 EWS DU's at Gut No. 302, Paithan, Dist; Aurangabad.**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s. Bhagya Construction in partnership with Aurangabad Board.
Project Cost	Rs. 2895.36 Lakh
Central Assistance	Rs. 576.00 Lakh
State Share	Rs. 384.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1935.36 Lakh
Total No of Dwelling Units	384
Cost per unit	Rs. 7.54 Lakh.
Zone	Green Zone

B. SLAC Observations: -

The proposal is scrutinised By CO/Aurangabad Board. According to the report it is seen that,

- 1) The land under project is in Green Zone & is outside municipal limit by 500m which is within permissible limit.
- 2) UDD/GOM has issued unified Development Control & Promotion Regulations for Maharashtra State vide notification Dated 2-12-2020. According to new DC rules PMAY schemes in Green Zone – I is allowed & hence can be considered.
- 3) Land is in the name of Ganesh Shankar Sanap, Manoj Shankar Sanap, Ganjabai

Shankar Sanap, However the relation with the developer is not given Further there is Boja on the said land in the name of Ganjaabai Sanap, clarification is required.

- 4) The certificate regarding flood line is submitted.
- 5) The land is outside Municipal limit , the assurance from Municipal Council for water Supply is issued and assurance for Electrification is attached with DPR.
- 6) The required width of access road of width 15.0 mtrs is mentioned , however part RP showing the access road is not enclosed.
- 7) The Annexure II Undertaking is incomplete & is not signed by Chief Officer.
- 8) The cost per DU as per estimate is Rs.8.71 lacs, The cost as per ready reckoner is Rs.6.85. The Difference between RR price and estimate is 21 %. The PP has demanded has agreed for Rs.7.54 lacs. which is 10% above RR price.
The same is within permissible incentive of 10% as per pricing policy.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSCM with observations & subject to condition that The Boja on land be cleared before MOU.

32/12: Construction of 122 EWS T/s. and 22 LIG T/s. at R.S.No 1031/1 A, 1031/1 B -Part , A ward at Jivabanana Park, Tal - Karveer, Dist Kolhapur.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. Ashtin India Pvt. Ltd. in partnership with Pune Board
Project Cost	Rs. 892.18 Lakh
Central Assistance	Rs. 93.00 Lakh
State Share	Rs. 62.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 737.18 Lakh
Total No of Dwelling Units	62
Cost per unit	Rs. 14.39 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

The proposal is scrutinized and recommended by the CO / PB.

- 1) It is seen that the land falls under Residential Zone & within the limits of Municipal Corporation.
- 2) The width of the required access road is 15 mtr. However, the present access road is 12 mtr wide. It is also seen that the land under question falls in the sanctioned layout wherein the road width available is 12 mtr.
- 3) The PP have agreed to complete 62 EWS Du's within mission period.
- 4) The cost as per estimate prepared by the developer is Rs. 14.39 Lakhs (Which includes 40% balcony area), Cost as per ASR is Rs. $((29.87 \times 1.1) \times 30600) = \text{Rs.}10.05 \text{ Lakhs}$, The difference comes to 43.18% Allowable incentive over ASR is 20 %. Thus, allowable cost is Rs. 12.37 Lakhs. However, the cost offered by the PP is Rs. 14.39

Lakhs, which is above the allowable incentive. The Proposal needs to be referred to the Pricing Committee.

- 5) It is informed in the office note that the water supply to the proposed scheme will be available from Kolhapur Municipal Corporation. Electricity is also available on the proposed site. However, assurance letter for the same is not attached.
- 6) The Project Cost shown in Annexure 7B needs correction.

C. SLAC Appraisal: -

It is directed to place the DPR before Pricing Committee.

Projects under AHP-JV

32/13: Construction on 449 EWS & 824 LIG Tenements on land Bearing S.No.274 & 275 at Wandongari Dist.Nagpur.

A. Basic Information: -

Component	AHP-JV
Name of Implementing Agency	M/s Pushkar Homes Nagpur Joint Venture with Maha Housing Dev. Corp Ltd
Project Cost	Rs. 5905.86 Lakh for PMAY and Rs. 1017.72 Lakh for Developer's sale
Central Assistance	Rs. 574.50 Lakh for PMAY and Rs. 99.00 Lakh for Developer's sale
State Share	Rs. 383.00 Lakh for PMAY and Rs. 66.00 Lakh for Developer's sale
Implementing Agency Share	0
Beneficiary Share	Rs. 4948.36 Lakh for PMAY and Rs. 852.72 Lakh for Developer's sale
Total No of Dwelling Units	383 for PMAY and 66 at developer's price
Cost per unit	Rs. 15.42 Lakh. for PMAY and Rs. 15.42 for Developers Sale
Zone	Residential Zone

B. SLAC Observations:

The proposal is scrutinized, recommended & submitted By M.D/MHDC.

From the report it is seen that,

- 1) The DPR for construction of 426 EWS & 472 LIG units on Kh.No.274,275 Mouze: Wanadongari, Tal Hingna, Dist Nagpur was placed before the 45th CSMC dt.25.07.2019. CSMC have approved 383 EWS DU's (EWS I-111, EWS II-140, EWS III-132) under PPP PMAY. Now, Maha Housing Ltd have submitted the AHP-JV proposal with Pushkar Homes of 499 EWS +824 LIG on the same land out of which 383 No of EWS Du's are proposed under PMAY. The cost approved by the CSMC for AHP-PPP project was Rs. 14.82 Lacs and the cost proposed under the AHP-JV proposal is Rs.15.42 lacs.

- 2) MHDC have stated in the proposal that Due to financial difficulty, (Specific difficulties not explained) the Project Proponent have approached to MHDC for Joint Venture. The proposal of Same Project Proponent of construction of 383 DUs under PMAY at Wanadongri Nagpur in partnership with Nagpur Board. Proposal for cancellation of the project under PPP from both private entity and public entity is not received.
- 3) Project Proponent M/s Pushkar Homes, Nagpur vide his letter dt.6/10/2020 that There is loan of Rs.4.02 Crore on the land under proposed Project. The same ie BOZA is reflected in 7/12 extract. Further PP have stated that the loan will be cleared before the registration of Development Agreement condition regarding the land free from encumbrances is not fulfilled.
- 4) The AHP-PPP project has yet not started.
- 5) The DPR is not according to the provisions of the G.R. issued by the State.
 - a) Approval of the state is required.
 - b) Tender notice is not invited.
 - c) Required processing Fees is not clear.
 - d) Sharing details between MahaHousing & Landowner are not provided.
 - e) Role of MHADA is there even though the JV is with Mahahousing.
 - f) In JV, the liability of Govt. increases as opposed to PPP.

In this respect, Shri Shankar Bhise, M.D. & CEO/MahaHousing have stated that, **The GR regarding AHP-JV is being revised.**
- 6) It is stated that, the land is situated in the limit of Wanadongri Nagar parishad & is in Residential Zone. The part DP sheet showing the Zone & exact width of access Road to the S.Nos of land under proposed Project issued by Town Planning Deptt.is not attached. In the conditional Zone certificate is issued by Nagar Parishad they have not certified the zone of the plot under consideration.
- 7) From the layout plan attached with DPR it is seen that, The width of access road to the Project is from 12.0 m wide road, however as per UDD/GOM notification dt.02.12.2020, the width of access road is reduced to 9.00. Hence can be considered.
- 8) In the annexure 7B, the separate project cost for EWS & LIG needs to be shown separately. Accordingly, necessary correction at Sr.No.22 of Annexure 7B are necessary.
- 9) The copy of water supply assurance given by Municipal council is attached with DPR. It is seen that Electricity is available on sit, copy of Energy bill is attached with DPR.

C. SLAC Appraisal: -

Prior Approval of state is required according to provisions of GR issued by state. DPR is submitted to SLSMC with SLAC observation for Decision.

32/14: Construction on 15064 EWS Dus under PMAY at Gut No.597/1,598,599, 601, 611, 613,614,618,619,,625,627, 628/1,629,639,640,641 at Khandala Tq Khandala Dist Satara.

A. Basic Information: -

Component	AHP-JV
Name of Implementing Agency	M/s Siddhi Properties, Pune Joint Venture with Maha Housing Dev.Corp Ltd
Project Cost	Rs. 189957.04 Lakh
Central Assistance	Rs. 22596.00 Lakh
State Share	Rs. 15064.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 152297.04 Lakh
Total No of Dwelling Units	15064
Cost per unit	Rs. 12.61 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

The proposal is scrutinized, recommended & submitted By M.D/MHDC.

From the report it is seen that,

- 1) The DPR are under AHP-PPP of 217 EWS +38 LIG khandala dist satara is approved by CSMC in its 43rd minutes dt.25.02.2019 The DPR under PMAY/ BLC 40 & 42 DU's was approving 39th CSMC meeting dt.30.10.2018. The DPR for 44th DU's under BLC have been approved 46th CSMC dt.29.08.2019. Thus, 343 EWS +38 LIG are already approved in Khandala. The target set by the Govt. of Maharashtra is 134 and the total population of the town is only 6832 (as per Census 2011) & the houses proposed under AHP-JV are 15064. The project proponent to clarify.
- 2) The DPR is not according to the provisions of the G.R. issued by the State.
 - a) Approval of the state is required.
 - b) Tender notice is not invited.
 - c) Required processing Fees is not clear.
 - d) Sharing details between MahaHousing & Landowner are not provided.
 - e) Role of MHADA is there even though the JV is with Mahahousing.
 - f) In JV, the liability of Govt. increases as opposed to PPP.

In this respect, Shri Shankar Bhise, M.D. & CEO/Maha Housing have stated that, The **GR regarding AHP-JV is being revised.**
- 3) Project Proponent M/s Siddhi properties vide his letter dt.12/08/2020 that They have borrowed the mortgage loan, CC loan, & Term loan on some part of land under proposed Project (amount not mentioned in the letter). They have further stated that, the dues will be cleared before executing Dev. Agreement. The same ie BOZA is reflected in 7/12 extract. Further PP have stated that The loan will be cleared before registration of Development Agreement condition regarding the land free from encumbrances is not fulfilled.
- 4) It is stated that, the land is situated in the limit of Khandala Nagar parishad & is in

Residential Zone. The part DP sheet showing the Zone & exact width of access Road to the S.Nos of land under proposed Project issued by Town Planning Deptt. is not attached. Since more than one S.Nos are included in the project, the one Layout comprising of all survey numbers is required to be prepared showing connectivity with each other. In the present case S.Nos wise layouts are prepared (Also approved by Collectorate satara but not for PMAY), the exact width of access Road required as per UD notification cannot be ascertained.

- 5) The cost per unit as per estimate prepared by PP is 1261445/-
- 6) 20-point Undertaking is not signed by PP.
- 7) In the annexure 7B, the separate project cost for EWS & LIG needs to be shown. Accordingly, necessary correction at Sr.No.22 of Annexure 7B are necessary.
- 8) The copy of the letter from Municipal Council regarding assurance of water Supply is attached with DPR. Assurance from MSEB regarding Electricity is attached with DPR.
- 9) The copies of the permission given by Competent Authority for sale & transfer issued by tahsildar dt.11.02.2014 is enclosed.

C. SLAC Appraisal: -

Chairman/SLAC directed that, The project of 15064 EWS Dws be recommended for SLSCMC approval as per revision of GR regarding AHP-JV.

However, only 50% Dws be taken up in hand by Maha Housing in First Phase.

Prior Approval of state is required according to provisions of GR issued by state. DPR is submitted to SLSCMC with SLAC observation for Decision.

Projects under BLC

A total of 54 proposals were made and the number of EWS DUs were 14178.

List of BLC projects are mentioned below. The details of these projects are provided in **Annexure – II.**

S. No.	ULB/IA	DISTRICT	EWS Dus	SLAC Appraisal
32/15	Telhara Municipal council	Akola	247	DPR is recommended for SLSMC approval.
32/16	Chandur Rly Municipal Council	Amravati	405	DPR is recommended for SLSMC approval.
32/17	Achalpur Municipal Council	Amravati	110	DPR is recommended for SLSMC approval.
32/18	Achalpur Municipal council	Amravati	182	DPR is recommended for SLSMC approval.
32/19	Tiosa Nagar Panchayat	Amravati	210	DPR is recommended for SLSMC approval.
32/20	Dattapur Dhamangaon Railway Municipal council	Amravati	116	DPR is recommended for SLSMC approval.
32/21	Nandgaon Kandeshwar Nagar Panchayat	Amravati	397	DPR is recommended for SLSMC approval.
32/22	Gangapur Municipal Council	Aurangabad	355	DPR is recommended for SLSMC approval.
32/23	Phulmbri Municipal Council	Aurangabad	351	DPR is recommended for SLSMC approval.
32/24	Aurangabad Municipal corporation	Aurangabad	116	DPR is recommended for SLSMC approval.
32/25	Patoda Nagar Panchayat	Beed	524	DPR is recommended for SLSMC approval.
32/26	Aashti Nagar panchayat	Beed	644	DPR is recommended for SLSMC approval.
32/27	Gadchandur Municipal Council	Chandrapur	133	DPR is recommended for SLSMC approval.
32/28	Chimur Municipal Council	Chandrapur	693	DPR is recommended for SLSMC approval.
32/29	Sironcha Panchayat Council	Gadchiroli	38	DPR is recommended for SLSMC approval.

32/30	Chamorshi Nagar Panchayat	Gadchiroli	225	DPR is recommended for SLSMC approval.
32/31	Gadchiroli Municipal Council	Gadchiroli	255	DPR is recommended for SLSMC approval.
32/32	Hingoli Municipal Council	Hingoli	597	DPR is recommended for SLSMC approval.
32/33	Savda Municipal Council	Jalgaon	108	DPR is recommended for SLSMC approval.
32/34	Raver Municipal Council	Jalgaon	240	DPR is recommended for SLSMC approval.
32/35	Badnapur Municipal Council	Jalna	495	DPR is recommended for SLSMC approval.
32/36	Bhokardan Municipal Council	Jalna	473	DPR is recommended for SLSMC approval.
32/37	Ghansavangi Municipal Council	Jalna	425	DPR is recommended for SLSMC approval.
32/38	Vadgaon Municipal Council	Kolhapur	60	DPR is recommended for SLSMC approval.
32/39	Jaysingpur Municipal Council	Kolhapur	30	DPR is recommended for SLSMC approval.
32/40	Kurundwad Municipal council	Kolhapur	70	DPR is recommended for SLSMC approval.
32/41	Chakur Nagar Panchayat	Latur	98	DPR is recommended for SLSMC approval.
32/42	Ausa Municipal Council	Latur	421	DPR is recommended for SLSMC approval.
32/43	Kuhi Nagar Panchayat	Nagpur	57	DPR is recommended for SLSMC approval.
32/44	Mudkhed Municipal Council	Nanded	521	DPR is recommended for SLSMC approval.
32/45	Surgana Nagar Panchayat	Nashik	56	DPR is recommended for SLSMC approval.
32/46	Tuljapur Municipal Council	Osmanabad	332	DPR is recommended for SLSMC approval.
32/47	Sonpeth Municipal Council	Parbhani	1143	DPR is recommended for SLSMC approval.
S. No.	ULB/IA	DISTRICT	EWS Dus	SLAC Appraisal

32/48	Sonpeth Municipal Council	Parbhani	326	DPR is recommended for SLSMC approval.
32/49	Sangli Miraj Kupwad Mun Corporation	Sangali	60	DPR is recommended for SLSMC approval.
32/50	Khandala Nagar Panchayat	Satara	25	DPR is recommended for SLSMC approval.
32/51	Madha Nagar Panchayat	Solapur	113	DPR is recommended for SLSMC approval.
32/52	Kurduwadi Municipal Council	Solapur	49	DPR is recommended for SLSMC approval.
32/53	Kurduwadi Municipal Council	Solapur	195	DPR is recommended for SLSMC approval.
32/54	Hinganghat Municipal Council	Wardha	300	DPR is recommended for SLSMC approval.
32/55	Arni Municipal Council	Yawatmal	579	DPR is recommended for SLSMC approval.
32/56	Darwha Municipal Council	Yawatmal	223	DPR is recommended for SLSMC approval.
32/57	Shirur Kasar Nagar Panchayat	Beed	217	DPR is recommended for SLSMC approval.
32/58	Malkapur Municipal Council	Buldana	350	DPR is recommended for SLSMC approval.
32/59	Dhule Municipal Corporation	Dhule	250	DPR is recommended for SLSMC approval.
32/60	Dhule Municipal Corporation	Dhule	250	DPR is recommended for SLSMC approval.
32/61	Chopada Municipal Council	Jalgaon	80	DPR is recommended for SLSMC approval.
32/62	Yawal Municipal Council	Jalgaon	112	DPR is recommended for SLSMC approval.
32/63	Faizpur Municipal Council	Jalgaon	96	DPR is recommended for SLSMC approval.
32/64	Kopargaon Municipal Council	Ahmednagar	96	DPR is recommended for SLSMC approval.
32/65	Karjat Nagar Panchayat	Ahmednagar	110	DPR is recommended for SLSMC approval.
S. No.	ULB/IA	DISTRICT	EWS Dus	SLAC Appraisal

32/66	Sillod Municipal Council	Aurangabad	257	DPR is recommended for SLSMC approval.
32/67	Hingoli Municipal Council	Hingoli	188	DPR is recommended for SLSMC approval.
32/68	Pauni Municipal Council	Bhandara	175	DPR is recommended for SLSMC approval.

Resubmission of Projects which were not recommended in 26th SLSMC under AHP-PPP

32/69: Construction of 230 EWS Du's on S No.2/3/A at bamnoli Karjat, Dist Thane.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. Aansh associates in partnership with Konkan Board
Project Cost	Rs. 2542.00 Lakh
Central Assistance	Rs. 300.00 Lakh
State Share	Rs. 200.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2042.00 Lakh
Total No of Dwelling Units	200
Cost per unit	Rs. 12.71 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

SLSMC Observations: -

- A) The DPR was received & recommended by CO/KB was placed before SLSMC dt.26/06/2020. The DPR was not recommended by SLSMC with the following observations
 - 1) The proposed scheme is in Residential Zone.
 - 2) The estimated cost of EWS calculated by Developer is R.14.14 lakhs. The cost of EWS as per ASR is Rs.11.56 lakhs. The difference is 22.32 % over ASR. The Project Proponent have claimed Rs.12.71 lakhs which is 9.95 % over ASR, which is within stipulated incentives allowed over cost mentioned in the GR.
 - 3) Assurance for Electric supply from competent Authority attached.
 - 4) Assurance for water supply is given by Karjat Municipal Council.
 - 5) The time period considered in DPR for the project is 36 months, which runs beyond PMAY deadline of 2022.
- 6) The N.A order issued by Collector/Raigad dt.08.02.2018 for commercial use & Gr+4 Floor - 14.59 mtrs. height for one year In the project the residential building. However, in the project Stilt + 7 floors are proposed. The PP has given undertaking that they will not

start construction as per earlier approval and cancel the building permission given by the Collector. They will seek fresh approval as per PMAY guidelines from Competent Authority after the project is approved under PMAY.

Compliance of PP for decision of 26th SLSMC: -

Now The PP vide his application dated 18/09/2020 submitted through the CO/KB have agreed to complete the project in all respect upto Feb 2022 & will get the Occupation Certificate before Feb 2022. CO/KB have recommended the proposal and corrected Annexure 7B is submitted.

The PP has also given undertaking that they will not start construction as per earlier approval and cancel the building permission given by the Collector. They will seek fresh approval as per PMAY guidelines from Competent Authority after the project is approved under PMAY.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/70: Construction on 620 EWS & 168 LIG Tenements at Gat No.82/3, 82/5A, 82/5B, 82/6, 82/7 AT Vil . Palaspe, Tal - Panvel, Dist - Raigad.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. Platinum Corporation Smart & affordable residences LLP in partnership with Konkan Board.
Project Cost	Rs. 13987.20 Lakh
Central Assistance	Rs. 930.00 Lakh
State Share	Rs. 620.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 12437.20 Lakh
Total No of Dwelling Units	620
Cost per unit	Rs. 22.56 Lakh.
Zone	N3- Mixed Use Zone

B. SLAC Observations: -

SLSMC Observations: -

- 1) The proposal was scrutinized & recommended by the CO/Konkan Board, The said proposal was placed before the 26th SLSMC dated. 26/06/2020. The proposal was not recommended by SLSMC as the project period proposed was exceeding the mission period.
Now, the PP has submitted the letter to the extent that, the project will be completed by March - 2022.
- 2) The land under the project falls under NAINA area, CIDCO has given letter that the said land is not included in T.P Scheme

- 3) The land is in N3 Zone - i.e. Mixed Zone. As per PMAY guidelines R- Zone, Green Zone, & ND Zone are covered in PMAY. The CO has submitted that as per DCPR for Part IDP for NAINA Residential Development is allowed in N3 Zone.
- 4) Assurance of Water Supply & Electricity Supply are attached.
- 5) Approach road of 12 m service road along 60 m Goa Highway.
- 6) a) Estimated Cost - Rs. 26.55 L.
b) Cost as per ASR is calculated by considering ASR rate with 10 % for land over 2 Ha. & 10 % for High Rise building. As such the cost as per ASR for EWS is Rs. 18.95 L. Difference between Estimated & ASR is 40.10%.
c) Cost Demanded by the project proponent is Rs.22.51L., which is 18.78% over the ASR cost. & is as per the pricing policy G.R. of 20 % over the ASR cost.

Compliance of PP for decision of 26th SLSMC :-

The PP vide his letter dated 22/08/2020 submitted through the CO/KB have stated that the time period of the project has been reduced to complete within the Mission Period.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/71: Construction of 812 EWS DU's at S.No. 145 H.No. 11, 12, 13 & S.No. 149/1 at Ghotsai, Kalyan, Thane

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. Haware Group in partnership with Konkan Board.
Project Cost	Rs. 4736.30 Lakh
Central Assistance	Rs. 630.00 Lakh
State Share	Rs. 420.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 3686.26 Lakh
Total No of Dwelling Units	420
Cost per unit	Rs. 11.27 Lakh.
Zone	Green Zone

B. SLAC Observations: -

SLSMC Observations: -

- A) The DPR was received & recommended by CO/Konkan Board was placed before SLSMC dt.26/06/2020.
The DPR was not recommended by SLSMC with the following observations
 - i) The land is in Green Zone.
 - ii) No of Dus proposed - 812 EWS, out of which 420 EWS Dus are offered as per the pricing policy.

- iii) Assurance of Water Supply and Electricity supply are enclosed.
- iv) Plans & Estimates are not certified by the board officials.
- v) The time period considered in DPR is 48 months, which exceeds beyond the PMAY Mission Period.
- vi) Estimated Cost - Rs. 12.926 Lakhs.
- B) Cost as per ASR - Rs. 9.397 Lakhs. Estimated cost is 14.22 % over the ASR cost.
- C) Cost demanded by the PP Rs. 11.27 Lakhs, which is 19.93% over ASR - is within the permissible 20 % pricing policy G.R. limit.

Compliance of PP for decision of 26th SLSMC :-

The project proponent vide the letter dt 07.11.2020 and submitted through chief officer / Konkan board have stated that they will handover with PMAY component of the proposed the project by March 2022 and they are ready to accept cost per unit Rs.1127682/- which is 20% over the ASR.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/72: Construction of 200 EWS & 148 LIG at Kh no.50/1, P.H.No.6 Mouza Digdoh, Tal Hingna, Dist Nagpur

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. Neevstone Builders in partnership with Nagpur Board
Project Cost	Rs. 2248.00 Lakh
Central Assistance	Rs. 300.00 Lakh
State Share	Rs. 200.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 1748.00 Lakh
Total No of Dwelling Units	200
Cost per unit	Rs. 11.24 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

Decision of 26th SLSMC

- A) The DPR is scrutinized and recommended by Co/Nagpur Board,
From the details it is seen that,
 - 1) The proposed scheme is in NMR.
 - 2) Percentage of Dus offered under PMAY as per pricing Policy 57%.
 - 3) The land is in R- Zone.

- 4) a) The estimated cost is Rs.12.32 lakhs
b) Cost as per ASR is Rs.10.22 lakhs. The estimated cost is 21% over ASR cost.
c) The cost demanded by Project Proponent is Rs. 11.24 lakhs which is 9.98% over ASR cost, this is within permissible 10% as per GR.
- 5) The assurance of water supply from Digdoh gram panchayat enclosed the same needs to be from MJP.
- 6) Assurance for electric supply is not attached.
- 7) It is mentioned that there is approach road of 24m, however the same is not marked on DP.

Compliance of PP for decision of 26th SLSMC :-

The CO/Nagpur Board vide dt. 28-10-2020 have submitted compliance:

- 1) Letter from water supply department Zilla Parishad dt.13.10.2020 regarding water supply attached.
- 2) Assurance for electric supply issued by MSEDCL dt. 29-9-2020 is attached.
- 3) The DP sheet and zone certificate from NMRDA dt.26-2-2020 regarding the 24 m approach road is attached.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/73: Construction of 498 tenements on Gut No. 291/1, 292/2 (Pt) Nagobachiwadi, Tal :Barshi, Dist : Solapur

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. RSM Innovo Developers in partnership with Pune Board
Project Cost	Rs. 1753.66 Lakh for PMAY Rs. 1957.75 Lakh for Developer's sale
Central Assistance	Rs. 249.00 Lakh and Rs. 249.00 Lakh for Developer's sale
State Share	Rs. 373.50 Lakh and Rs. 373.50 Lakh for Developer's sale
Implementing Agency Share	Rs. 1255.66 Lakh for PMAY and Rs. 1459.75 Lakh for Developer's sale
Beneficiary Share	0
Total No of Dwelling Units	249 for PMAY and 249 for free sale
Cost per unit	Rs. 7.04 Lakh. For PMAY and Rs. 7.86 for free sale
Zone	The land is in Agricultural Zone

B. SLAC Observations: -

Decision of 26th SLSMC

- 1) The DPR for the said project was received from & recommended by Chief Officer Pune Board. The said DPR was placed before the 26th SLSMC meeting Dated. 26/06/2020. The SLSMC has directed to confirm the pricing observations & resubmit to the SLSMC.
- 2) **Observations of SLSMC Dated 26/06/2020**
 - a) The land is in agricultural Zone.
 - b) The land under project is outside the municipal limit at a distance of 1.00 Km.
 - c) The old, abandoned stone quarry is seen on the project land and 17 kutcha houses are on the project land. There is no mention of rehabilitation/ Shifting of these structures.
 - d) 18.0 Mtr wide existing approach is available.
 - e) Plans & Estimates are not certified by Board Officials. Even ASR copy is unsigned.
 - f) Annexures II undertaking not signed by CO/PB.
 - g) Assurance for water supply & Electric Supply from Competent authority not enclosed.
 - i) The Estimated cost is Rs.8.22 Lakhs
 - ii) Cost as per ASR is Rs. 4.96 Lakhs $(28.33 \times 1.1 \times 15929(15840+89))$. The cost as per ASR is wrongly calculated by considering Built Up Area. The Estimated cost is 65.72 % over ASR cost.
 - iii) The cost demanded by the PP is Rs.7.50 Lakhs, which is 51.21% over the ASR cost which is beyond permissible 20 % as per G.R. Hence proposal is to be placed before the Pricing Committee.
- 3) **SLSMC Appraisal Dated 26/06/2020: -**

It was directed to confirm the pricing observations and resubmit to the SLSMC.

Compliance of PP for decision of 26th SLSMC:-

In view of SLSMC decision,

The PP have resubmitted the DPR vide his letter dated 22/09/2020, to the CO/PB. CO/PB vide his letter office note dated: 28/09/2020, have submitted the pointwise comments on the SLSMC observations and have recommended the DPR for approval. From the revised proposal it is seen that

- i) The PP have revised the Building plan & accordingly the estimates. Initially, the balcony at the ground floor was shown in the building plan. However, PP have stated that it was by mistake and it is a verandah.
- ii) In the revised DPR, the area of the balcony & terrace is shown as 12.92 Sq.M.(Excluding area of verandah at ground Floor) 40% of the said area is considered for BUA calculations Accordingly the Total BUA comes to $(28.33 + 0.40 \times 12.92) \times 1.10 = 33.498 \times 1.10 = 36.817$ sqmts
- iii) The rate as per ASR 15927.74/ SqM. Thus, the cost per unit comes to 5.65 Lakhs. The cost as per revised estimate submitted by the PP is Rs. 7.86 Lakhs. The Difference between the ASR & the estimated cost is 39.11%. The incentive allowed over ASR is 20%. Accordingly, the cost with incentive comes to $5.86 \times 1.20 = 7.043$ Lakhs. The cost demanded by the PP is Rs. 7.043 Lakhs. which is within permissible incentive limit.
- iv) The CO, Barshi Municipal Council have certified the distance of project outside the municipal limit vide his letter dated 16/03/2020.
- v) As regards with the stone quarry on the site, PP have stated that the said area will

be utilized under landscaping & 15-17 Kuccha shelters which are temporary will be removed & shifted to another location.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/74: Construction of 107 EWS (68 EWS+39 LIG), at Kh. No. 9/1 ,Mouze. Gavsai Manapur, Tah. Nagpur (Rural), Dist; Nagpur.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s. Rohit Iron & Steel (I) Pvt. Ltd. In partnership with Nagpur Board
Project Cost	Rs. 422.80 Lakh
Central Assistance	Rs. 60.00 Lakh
State Share	Rs. 40.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 322.80 Lakh
Total No of Dwelling Units	40
Cost per unit	Rs. 10.57 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

SLSMC Observations: -

The proposal is scrutinised & recommended by the Chief Officer Nagpur Board. From the report it is seen that,

- The proposed scheme is in NMR.
- Percentage of Dus offered under PMAY as per pricing policy 50 % All 40 EWS DU's are offered as per pricing policy & 14 LIG DUs are offered as per pricing policy to achieve 50.56 % DUs.
- The land is in R – Zone.
- The assurance of Water Supply from Gram Panchayat Ruyi which is not acceptable, same to be given by Jeevan Pradhikaran.
- Assurance for electric supply from MSEDCL is attached.
- It is mentioned that there is approach road of 24 mtr.
- Estimated Cost - Rs. 16.90 Lakhs.
 - Cost as per ASR - Rs. 8.54 Lakhs, Estimated cost is 98 % over ASR cost.
 - Cost demanded by the PP is Rs. 11.28 Lakhs, which is 32 % above ASR cost, this is beyond permissible 20 % G.R. Further, 14 LIG DUs are offered at Rs. 18.63 Lakhs as per pricing policy. Hence, proposal to be placed before Pricing Committee.

iv) If approved, the sale of EWS & LIG DUs offered as per pricing policy to be incorporated in MoU to be signed between the PP & Nagpur Board.

SLSMC Appraisal Dated 26/06/2020: -

It is directed to place the DPR before Pricing Committee.

Compliance of PP for decision of 26th SLSMC :-

- 1) Now, the PP through the CO / Nagpur Board have a letter to the extent that the PP has reduced the price of unit within the limits of the pricing policy G.R.
- 2) The Price Proposed now is - Rs. 10.57 Lakhs.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

BLC Projects for Curtailment

32/75: Construction of 108 EWS DUs in various locations in Savda Municipal Council, District Jalgaon (Revised)

A. Basic Information: -

Component	BLC
Name of Implementing Agency	Savda Municipal Council
Project Cost	Rs. 512.90 Lakh
Central Assistance	Rs. 162.00 Lakh
State Share	Rs. 108.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 242.90 Lakh
Total No of Dwelling Units	108
Cost per unit	Rs. 4.75 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

- 1) The DPR was previously approved in 43rd CSMC dtd 22nd Feb 2019 for 237 EWS units, now the same DPR is revised to 108 EWS units.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/76: Construction of 746 EWS Dws in various locations in Barshi Municipal Council, District Solapur (Revised)

A. Basic Information: -

Component	BLC
Name of Implementing Agency	Barshi Municipal Council
Project Cost	Rs. 5248.11 Lakh
Central Assistance	Rs. 1119.00 Lakh
State Share	Rs. 746.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 3383.10 Lakh
Total No of Dwelling Units	746
Cost per unit	Rs. 7.04 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

- 1) The DPR was previously approved in 43rd CSMC dtd 22nd Feb 2019 for 756 EWS units, now the same DPR is revised to 746 EWS units.
- 2) As per letter received from CO/ Barshi Municipal Council the curtailed 10 beneficiaries are willing to take benefit of AHP scheme of 975 T/s sanctioned in 38th CSMC meeting dated 26th Sep 2018 at Barshi.
- 3) Cost of BLC individual unit is Rs. 7.03 Lacs and Cost of AHP individual unit is Rs. 8.89 Lacs. as per sanctioned by CSMC.
- 4) Concerned letter form beneficiary are not attached with the proposal.
- 5) These 10 Beneficiary are already approved by CSMC.
- 6) For the project of 756 central share of Rs. 409.80 Lac and state share of Rs. 756.00 lac already released to ULBs.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSCMC.

32/77: Construction of 1720 EWS Dws in various locations in Barshi Municipal Council, District Solapur (Revised)

A. Basic Information: -

Component	BLC
Name of Implementing Agency	Barshi Municipal Council
Project Cost	Rs. 9120.13 Lakh

Central Assistance	Rs. 2580.00 Lakh
State Share	Rs. 1720.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 4820.10 Lakh
Total No of Dwelling Units	1720
Cost per unit	Rs. 5.30 Lakh.
Zone	Residential Zone

B. SLAC Observations: -

- 1) The DPR was previously approved in 28th CSMC dtd 29th Nov 2017 for 1733 EWS units now the same DPR is revised to 1720 EWS units.
- 2) As per letter received from CO/ Barshi Municipal Council the curtailed 13 beneficiaries are willing to take benefit of AHP scheme of 975 T/s sanctioned in 38th CSMC meeting dated 26th Sep 2018 at Barshi.
- 3) Cost of BLC individual unit is Rs. 5.03 Lacs and Cost of AHP individual unit is Rs. 8.89 Lacs. as per sanctioned by CSMC.
- 4) Concerned letter form beneficiary are not attached with the proposal.
- 5) These 10 Beneficiary are already approved by CSMC.
- 6) For the project of 1733 central share of Rs. 1035.00 lac and state share of Rs. 693.20 lac released offered at Rs.18.14 Lakhs as per pricing policy.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

AHP-PPP Projects for Ratification

32/78: DPR for construction of 3782 EWS on Land Bearing S.No136/1 & 2,138/6,141 and 38/1,2&3, 37/1& 2, 28/1B,1C,1D,1E,2A,2B,2C,2D,4,26/2,3& 4,121/0,32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane under AHP(PPP) of PMAY.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Dimple Chadha Group in partnership with Konkan Board
Project Cost	Rs. 29083.58 Lakh
Central Assistance	Rs. 5673.00 Lakh
State Share	Rs. 3782.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 19628.53 Lakh
Total No of Dwelling Units as per revised DPR	3782

No of Dwelling Units	25000
Cost per unit	Rs. 7.69 Lakh.
Zone	Green Zone

B. SLAC Observations: -

- 1) The DPR 1 for the construction of 25000 EWS DU's on S.NO 136/1 & 2, 138/6, 141 and 38/1, 2&3, 37/1& 2, 28/1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 4, 26/2, 3& 4, 121/0, 32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane and DPR 2 for the construction of 1200 t/s on Sr.No 2/1 at village Karav-Shil, Taluka Ambarnath Dist Thane was approved in principle in 35th CSMC in principle subject to site Evaluation report of Konkan Board of MHADA.
- 2) Executive Engineer-II/KB alongwith representative of the Project Proponent visited the site on dt.19.06.2018. The Technical evaluation was done and proposal have secure 44 marks. The project proponent vide his letter dated 29.06.2018 requested Additional Chief Secretary (Housing) to re-inspect the site by the committee comprising of Chief Officer/ Konkan Board, Shri Sagar Salunkhe/ KPMG and Shri Dimple Chadha. Accordingly, the site was visited by the members of Technical committee. The Technical evaluation is done by technical committee as per the guidelines mentioned under govt resolution dt.11.01.2017 the marks secure as per the technical evaluation were 44 /100 marks. The proposal was not eligible under AHP-PPP. Since the marks obtained were less than 70. AS per the request of the applicant, Hon. Add. Chief Secretary Housing has directed Dy. Chief Engineer/ PMAY to re-inspect the said site. Accordingly Dy.Chief Engineer under PMAY has re-inspect the site of 02.08.2018 along with Mrs.Aarti Harbhajanka / KPMG, Shri Sagar Salunkhe/KPMG and applicant Shri Dimple Chadha. Dy Chief engineer/ PMAY has submitted to the report to the Dy secretary Housing vide letter no.475 dt.12.09.2018 as per the report of Dy. Chief Engineer/ PMAY the secure marks were 71/100.
- 3) Thereafter the DPR was Submitted by the applicant for construction of 3720 EWS houses on said land. The DPR was scrutinized by concerned Executive Engineer of Konkan Board. Short comings in the DPR were communicated to the applicant on 23.08.2019. The applicant have submitted the compliance vide his letter dt.11.09.2019
- 4) These two DPR's were placed before 46th CSMC meeting dt.29.08.19. The CSMC has directed as below, "with regards to Two DPR's of AHP-3782 & 332 hence, proposed by GOM/Konkan Board, which SLAC & SLSMC way persue the matter as per relevant rules & Norms. 1st instalment of there two projects will be released after compliance of Rules."
- 5) A) The Subjected project is proposed on the land admeasuring gross area of 2,89,140.00 Sq.m. It is seen from the 7/12 Extract of land, the ownership of land is with Chadha Developers Pvt. Ltd., Dimple Darshankumar Chadha, Pooja Dimple Chadha, Dilip Babaji Deshmukh, Rajkumar Malhotra etc. Since, The Ownership of Land is with Different owners, the registered sale deed or registered documents thereof are required. However, the applicant has submitted un-registered partnership deed on Rs.100 stamp paper. Further, the Authenticity of documents of land is not verified from the concerned authority by this office, therefore certificate for clear land title, on which project will be implemented shall be obtained by developer from concerned authority prior to approval of plans.

B) As regards assurance of water supply, the copy of the letter submitted to Irrigation Dept by Developer is enclosed with the DPR. Assurance letters for electricity to proposed site from competent authority are attached with the DPR.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

32/79: DPR for construction of 332 EWS on land bearing S.No.2/1 at village Karav-Shil, Taluka Ambernath Dist Thane under AHP(PPP) OF PMAY

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Dimple Chadha Group in partnership with Konkan Board
Project Cost	Rs. 2553.08.00 Lakh
Central Assistance	Rs. 498.00 Lakh
State Share	Rs. 332.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 1723.08 Lakh
Total No of Dwelling Units	332
No of Dwelling Units in principle approved	1200
Cost per unit	Rs. 7.69 Lakh.
Zone	Green Zone

B. SLAC Observations: -

- 1) The DPR 1 for the construction of 25000 EWS DU's on S.NO 136/1 & 2, 138/6, 141 and 38/1, 2&3, 37/1& 2, 28/1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 4, 26/2, 3& 4, 121/0, 32/4& 34/3 at Karavshil, Taluku -Ambernath, Dist-Thane and DPR 2 for the construction of 1200 t/s on Sr.No 2/1 at village Karav-Shil, Taluka Ambernath Dist Thane was approved in principle in 35th CSMC in principle Subject to site Evaluation report of Konkan Board of MHADA.
- 2) Executive Engineer-II/KB alongwith representative of the Project Proponent visited the site on dt.19.06.2018. The Technical evaluation was done and proposal have secure 44 marks. The project proponent vide his letter dated 29.06.2018 requested Additional Chief Secretary (Housing) to re-inspect the site by the committee comprising of Chief Officer/ Konkan Board, Shri Sagar Salunkhe/ KPMG and Shri Dimple Chadha. Accordingly, the site was visited by the members of Technical committee. The Technical evaluation is done by technical committee as per the guidelines mentioned under govt resolution dt.11.01.2017 the marks secure as per the technical evaluation were 44 /100 marks. The proposal was not eligible under AHP-PPP. Since the marks

obtained were less than 70. AS per the request of the applicant, Hon. Add. Chief Secretary Housing has directed Dy. Chief Engineer/ PMAY to re-inspect the said site. Accordingly Dy.Chief Engineer under PMAY has re-inspect the site of 02.08.2018 along with Mrs.Aarti Harbhajanka / KPMG, Shri Sagar Salunkhe/KPMG and applicant Shri Dimple Chadha. Dy Chief engineer/ PMAY has submitted to the report to the Dy secretary Housing vide letter no.475 dt.12.09.2018 as per the report of Dy. Chief Engineer/ PMAY the secure marks were 71/100.

- 3) Thereafter the DPR was Submitted by the applicant for construction of 3720 EWS houses on said land. The DPR was scrutinized by concerned Executive Engineer of Konkan Board. Short comings in the DPR were communicated to the applicant on 23.08.2019. The applicant have submitted the compliance vide his letter dt.11.09.2019
- 4) These two DPR's were placed before 46th CSMC meeting dt.29.08.19. The CSMC has directed as below "with regards to Two DPR's of AHP-3782 & 332 hence, proposed by GOM/Konkan Board, which SLAC & SLSMC way persue the matter as per relevant rules & Norms. 1st instalment of there two projects will be released after compliance of Rules."
- 5) A) The Subjected project is proposed on the land admeasuring gross area of 2,89,140.00 Sq.m. It is seen from the 7/12 Extract of land, the ownership of land is with Chadha Developers Pvt. Ltd., Dimple Darshankumar Chadha, Pooja Dimple Chadha, Dilip Babaji Deshmukh, Rajkumar Malhotra etc. Since, The Ownership of Land is with Different owners, the registered sale deed or registered documents thereof are required. However, the applicant has submitted un-registered partnership deed on Rs.100 stamp paper. Further, the Authenticity of documents of land is not verified from the concerned authority by this office, therefore certificate for clear land title, on which project will be implemented shall be obtained by developer from concerned authority prior to approval of plans.
B) As regards assurance of water supply, the copy of the letter submitted to Irrigation Dept by Developer is enclosed with the DPR. Assurance letters for electricity to proposed site from competent authority are attached with the DPR.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

AHP Projects for Revision

32/80: Construction of 33 EWS T/s out of 364 T/s on land bearing S.No. 488 (Part) at Jalna, Aurangabad.

A. Basic Information: -

Component	AHP
Name of Implementing Agency	MHADA, Aurangabad Board
Project Cost	Rs. 264.00 Lakh
Central Assistance	Rs. 49.50 Lakh
State Share	Rs. 33.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs 181.50 Lakh
Total No of Dwelling Units	33
Cost per unit	Rs. 8.00 Lakh.
Zone	Residential

B. SLAC Observations: -

- 1) The project was for construction of 364 EWS T/s. but due to a shortage in demand & multiple advertisements only 33 EWS DU's were sold under PMAY.
- 2) Therefore, MHADA Aurangabad has reworked & submitted the DPR for 33 EWS DU's under PMAY for ratification in the project.

C. SLAC Appraisal: -

The DPR is recommended for approval of SLSMC.

AHP Projects for Deletion

32/81: Construction of 2023 T/s on S.No.57/5(Parts), Kharadi Pune.

A. Basic Information: -

Component	AHP
Name of Implementing Agency	Pune Municipal corporation
Project Cost	Rs. 3582.68 Lakh
Central Assistance	Rs. 3034.50 Lakh
State Share	Rs. 2023.00 Lakh
Implementing Agency Share	0

Beneficiary Share	Rs. 2702.68 Lakh
Total No of Dwelling Units	2023
Cost per unit	Rs. 10.92 Lakh.
Zone	Residential

B. SLAC Observations: -

- 1) The proposal is submitted by Pune Municipal corporation.
- 2) The DPR for construction of 2023 DU's on the said land was approved by CSMC in its 38th meeting dt.07.02.2018.
- 3) Now municipal commissioner PMC have stated that the area of land under project is reduced 50% and the Scheme is revised on said 50% land. The DP road is passing from the said land which had divided land in two parts. Accordingly the Two DPR on the said two plots i.e. plot no 1A & 1B, S.No 57 hissa no 5.
- 4) While submitting the DPR is stated that the cost of unit previously approved by the CSMC as stated above is kept as it is.
- 5) Pune Municipal Corporation have proposed to delete original DPR of 2023 house and get sanction to two DPR.
- 6) Hence, DPR resubmission for deletion.

C. SLAC Appraisal: -

The proposal of deletion of original DPR of 2023 Dus sanctioned by CSMC in its 38th Meeting recommended for SLSCMC approval.

32/82: Construction of 256 EWS DU's on land bearing S.No. 471, 477 & 478 at Chalisgaon Road, Dhule.

A. Basic Information: -

Component	AHP
Name of Implementing Agency	MHADA, Dhule Division, Nashik Board
Project Cost	Rs. 2306.96 Lakh
Central Assistance	Rs. 384.00 Lakh
State Share	Rs. 256.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1666.96 Lakh
Total No of Dwelling Units	256
Cost per unit	Rs. 9.01 Lakh.
Zone	Residential

B. SLAC Observations: -

- 1) General Mindset of the people is to buy houses in ground structures and not multistoried structures which seem to be costlier.
 - 2) Future demand not seen for multistoried building.
- Thus, MHADA, Nashik has put a request to cancel the same.

C. SLAC Appraisal: -

The proposal of deletion of original DPR of 256 Dus sanctioned by CSMC in its 25th Meeting recommended for SLSCMC approval.

32/83: Construction of 176 EWS DU's on land bearing S.No. 373 at Nandurbar**A. Basic Information: -**

Component	AHP
Name of Implementing Agency	MHADA, Dhule Division, Nashik Board
Project Cost	Rs. 1686.13 Lakh
Central Assistance	Rs. 264.00 Lakh
State Share	Rs. 176.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 1246.13 Lakh
Total No of Dwelling Units	176
Cost per unit	Rs. 9.59 Lakh.
Zone	

B. SLAC Observations: -

- 1) General Mindset of the people is to buy houses in ground structures and not multistoried structures which seem to be costlier.
 - 2) Future demand not seen for multistoried building.
- Thus, MHADA Nashik has put a request to cancel the same.

C. SLAC Appraisal: -

The proposal of deletion of original DPR of 176 Dus sanctioned by CSMC in its 28th Meeting recommended for SLSCMC approval.

32/84: Construction of 352 EWS DU's on land bearing S.No. 83, 84 at Deopur, Dhule.

A. Basic Information: -

Component	AHP
Name of Implementing Agency	MHADA, Dhule Division, Nashik Board
Project Cost	Rs. 3582.68 Lakh
Central Assistance	Rs. 528.00 Lakh
State Share	Rs. 352.00 Lakh
Implementing Agency Share	0
Beneficiary Share	Rs. 2702.68 Lakh
Total No of Dwelling Units	352


B. SLAC Observations: -

- 1) General Mindset of the people is to buy houses in ground structures and not multistoried structures which seem to be costlier.
- 2) Future demand not seen for multistoried building.
Thus, MHADA Nashik has put a request to cancel the same.


C. SLAC Appraisal: -

The proposal of deletion of original DPR of 352 Dus sanctioned by CSMC in its 25th Meeting recommended for SLSCMC approval.


Chief Engineer / MHADA
& Member, SLAC (Addl. charge)


Executive Engineer-I/PMAY,
MHADA & Member Secretary,
SLAC/PMAY (Addl. charge)


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 32nd meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 24.12.2020

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. Dhirajkumar Pandirkar, Chief Engineer II, MHADA, Member SLAC
v. Shri Atul. S. Kulkarni, Executive Engineer, Additional Charge ,PMAY(U), MHADA & Member Secretary
Other Officers, representatives present:
vi. Shri Shankar Bhise, Representative of Maharashtra Housing Development Corporation Ltd
vii. Shri. Dhiraj Kumar Jain Deputy Engineer, MHADA

Annexure – II (List of 54 BLC Projects with details)

S. No.	ULB/IA	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)	Remarks
32/15	Telhara Municipal council	247	370.50	247.00	0.00	814.00	1431.50	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR certificate in this regard is given by CO/Municipal Council. PMAY MIS attachment is 87.04 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/16	Chandur Rly Municipal Council	405	607.50	405.00	0.00	1334.68	2347.18	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. PMAY MIS attachment is 89.38% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/17	Achalpur Municipal Council	110	165.00	110.00	0.00	362.51	637.51	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR.3. Some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 100 %
32/18	Achalpur Municipal council	182	273.00	182.00	0.00	599.79	1054.79	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed. PMAY MIS attachment is 98.35% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/19	Tiosa Nagar Panchayat	210	315.00	210.00	0.00	692.06	1217.06	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. PMAY MIS attachment is 86.19 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/20	Dattapur Dhamangaon Railway Municipal council	116	174.00	116.00	0.00	382.28	672.28	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed. PMAY MIS attachment is 87.07 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/21	Nandgaon Kandeshwar Nagar Panchayat	397	595.50	397.00	0.00	1308.31	2300.81	5.80	1. Found in order PMAY MIS attachment is 85.89 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.

S. No.	ULB/IA	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)	Remarks
32/22	Gangapur Municipal Council	355	532.50	355.00	0.00	1032.16	1919.66	5.41	1. Found in order, PMAY MIS attachment is 92.11% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/23	Phulmbri Municipal Council	351	526.50	351.00	0.00	1160.58	2038.08	5.81	found in order, PMAY MIS attachment is 58.97% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/24	Aurangabad Municipal corporation	116	174.00	116.00	0.00	489.241	779.241	6.72	PMAY MIS attachment is 0.00%. Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/25	Patoda Nagar Panchayat	524	786.00	524.00	0.00	1914.17	3224.17	6.15	1. Cost of tenement given in 7C is 5.86 lac but it comes to (3224.17/524) Rs.6.15 lac.CO/Nagar panchayat please justify. 2. Beneficiaries location are not marked on DP plan and Google map (sanctioned as well as proposed). PMAYMIS attachment is 99.43 %
32/26	Aashti Nagar panchayat	644	966.00	644.00	0.00	2284.91	3894.91	6.05	1. Cost of tenement given in 7C is 5.76 lac but it comes to (3894.91/644) Rs.6.05 lac.CO/Nagar panchayat please justify. 2. Beneficiaries location are not marked on DP plan and Google map (sanctioned as well as proposed). PMAY MIS attachment is 98.76 %
32/27	Gadchandur Municipal Council	133	199.50	133.00	0.00	438.35	770.85	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) PMAY MIS attachment is 90.98 %
32/28	Chimur Municipal Council	693	1039.50	693.00	0.00	3207.72	4940.22	7.13	1. Cost of tenement given in 7C is Rs.6.79 lac but it comes to (4940.22/693) Rs.7.13 lac please justify. 2. scanned colour copy of plans and estimate are attached; papers are not signed originally by municipal engineer.3.in beneficiary list type of house not mentioned.4. Municipal engineer and Chief officer have not signed Google Map Sheet.5. DP sheet is not attached with proposal. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. City not added in PMAY Portal.

S. No.	ULB/IA	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)	Remarks
32/29	Sironcha Panchayat Council	38	57.00	38.00	0.00	125.37	220.37	5.80	1. Found in Order. PMAY MIS attachment is 100 %
32/30	Chamorshi Nagar Panchayat	225	337.50	225.00	0.00	742.06	1304.56	5.80	1. Some plot size are below 30.00 Sqm Co/ Mc should ensure about the construction permission. PMAY MIS attachment is 99.56%
32/31	Gadchiroli Municipal Council	255	382.50	255.00	0.00	524.700	1162.20	4.56	1. Status and progress of previous DPRs should be submitted with this DPR. 2. Documents of the beneficiaries are required to be submitted with the DPR. 3. PMAY MIS attachment is 0.00%, Attachment beneficiary list on MIS Portal should be completed before CSMC meeting.
32/32	Hingoli Municipal Council	597	895.50	597.00	166.86	1844.73	3504.09	5.87	1. PMAY MIS attachment is 0.00 %
32/33	Savda Municipal Council	108	162.00	108.00	0.00	401.67	671.67	6.22	1. Found in order PMAY MIS attachment is 0.00 %
32/34	Raver Municipal Council	240	360.00	240.00	0.00	868.80	1468.80	6.12	1. Annexure-II undertaking of 20 points is not attached with DPR. 2. As two different cost is mentioned in DPR there should be two separate estimate & plans attached. 3. In beneficiaries list type of house and area of plot is not mentioned. 4. Ward wise beneficiaries location should be mention on DP plan and Google sheet. PMAY MIS attachment is 72.92 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/35	Badnapur Municipal Council	495	742.50	495.00	0.00	1662.71	2900.21	5.86	1. Found in order PMAY MIS attachment is 50.30 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/36	Bhokardan Municipal Council	473	709.50	473.00	0.00	1603.71	2786.21	5.89	1. Found in Order. PMAY MIS attachment is 26.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
S.	ULB/IA	EWS	Gol	GOM	I/A	Benef.	EWS	EWS	Remarks

No.		Dus	Share (Rs. Lacs)	share (Rs. Lacs)	share (Rs. Lacs)	iciary share (Rs. Lacs)	Project cost (Rs. Lacs)	Unit Cost (Rs. Lacs)	
32/37	Ghansavangi Municipal Council	425	637.50	425.00	0.00	1637.31	2699.81	6.35	1. Found in order. PMAY MIS attachment is 40.71% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/38	Vadgaon Municipal Council	60	90.00	60.00	0.00	197.73	347.73	5.80	1. Found in Order. PMAY MIS attachment is 91.67% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/39	Jaysingpur Municipal Council	30	45.00	30.00	0.00	98.87	173.87	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. PMAY MIS attachment is 93.33% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/40	Kurundwad Municipal council	70	105.00	70.00	0.00	230.75	405.75	5.80	1. Found in order PMAY MIS attachment is 91.43 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/41	Chakur Nagar Panchayat	98	147.00	98.00	0.00	246.96	491.96	5.02	1.Point of "In case of BLC, it is to certify that the land is owned by beneficiary and monitor the progress through Geo Tagged Photographs". 2. Draft DP plan is not signed by Municipal engineer as well as CO/Nagar panchayat. 3.In sample document of beneficiary the 7/12 extract is not attached, co should confirm the ownership and location lies is under residential zone. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/42	Ausa Municipal Council	421	631.50	421.00	0.00	1852.82	2905.32	6.90	1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. Beneficiaries locations are not marked on Google plan and DP plan (sanctioned as well as proposed). 3. In sample documents 7/12 extract is not submitted for landowner ship. 4.In beneficiary list plot sizes are not mentioned. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/43	Kuhi Nagar Panchayat	57	85.50	57.00	0.00	187.84	330.34	5.80	1.Development plan or certificate about it not attached with DPR. PMAY MIS attachment is 100 %

S. No.	ULB/IA	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)	Remarks
32/44	Mudkhed Municipal Council	521	781.50	521.00	0.00	2391.55	3694.05	7.09	1. Beneficiary share given in 7C is 4.0157 lac but it comes to (2391.55/521) Rs.4.59 lac. Also cost of tenement given is 6.93 but it comes to (3694.05/521) Rs.7.09 lac please justify. 2.7/12 extract showing ownership of land is not attached with sample beneficiary documents. 3. Municipal engineer and Chief officer have not signed Estimates, plans, DP sheet, Google Map Sheet. 4. Each page shall be signed/attested by CO5. Beneficiaries are not marked on DP and google plan. (sanctioned as well as proposed) 6. Construction Specification not given. 7.Executive summary sheet (in standard proforma) is not attached. 8.Details about beneficiaries house such as type of house, ownership details are not given in the DPR beneficiary list. 9.DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM. 10. Beneficiary list should be signed by CO/ Mun.Council. 11. While compiling Chief Officer Mudkhed Municipal Council shall give certificate regarding all beneficiaries about their confirmation of ownership PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/45	Surgana Nagar Panchayat	56	84.00	56.00	0.00	184.60	324.60	5.80	1. DP plan is not attached with DPR. 2. some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/46	Tuljapur Municipal Council	332	498.00	332.00	0.00	1118.35	1948.35	5.8585	1. Found in order PMAY MIS attachment is 100 %
32/47	Sonpeth Municipal Council	1143	1714.50	1143.00	0.00	4680.59	7538.09	6.60	1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. Beneficiaries locations are not marked on Google plan and DP plan (sanctioned as well as proposed). 3.In sample documents 7/12 extract is not attached for land ownership. 4.Municipal Engineer has not signed on a plan estimate. 5.20 points Annexure-II Undertaking is not attached with the DPR. PMAY MIS attachment is 62.12 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.

S. No.	ULB/IA	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)	Remarks
32/48	Sonpeth Municipal Council	326	489.00	326.00	0.00	1334.97	2149.97	6.60	1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. Beneficiaries locations are not marked on Google plan and DP plan (sanctioned as well as proposed). 3. In sample documents 7/12 extract is not attached for land ownership. 4. Municipal Engineer has not signed on a plan estimate. 5. 20 points Annexure-II Undertaking is not attached with the DPR. PMAY MIS attachment is 91.10% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/49	Sangli Miraj Kupwad Mun Corporation	60	90.00	60.00	0.00	327.96	477.96	7.97	1. Chief officer have not signed on Google Map Sheet. 2. Beneficiaries are not marked on DP and google plan. (sanctioned as well as proposed) 3. Executive summary is not filled properly i.e infrastructure details are not given. 4. lead chart and rate analysis given are not certified by municipal engineer. 5. Beneficiary Plot size is not given in beneficiary details. 6. DP sheet is not attached with DPR. 7. Plans are not signed by Chief officer. PMAY MIS attachment is 88.33 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/50	Khandala Nagar Panchayat	25	37.50	25.00	0.00	107.85	170.35	6.81 to 7.01	1. DP plan is not attached with DPR. 2. some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 100 %
32/51	Madha Nagar Panchayat	113	169.50	113.00	0.00	372.43	654.93	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) 2. DP plan is not attached with DPR. 3. in Annexure II undertaking point no 20 regarding " the project components proposed in the DPR were never taken up / funded under any central / state assistance or any other schemes. 4. some plot size are below 30 sqm Implementing Agency should ensure before sanctioning of plans. PMAY MIS attachment is 97.35 %
32/52	Kurduwadi Municipal Council	49	73.50	49.00	0.00	171.65	294.15	6.00	1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. 2. 20 points Annexure-II Undertaking is not attached with the DPR. PMAY MIS attachment is 91.84 %
32/53	Kurduwadi Municipal Council	195	292.50	195.00	0.00	861.41	1348.91	6.92	1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected. PMAY MIS attachment is 13.85% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.

S. No.	ULB/IA	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)	Remarks
32/54	Hinganghat Municipal Council	300	450.00	300.00	0.00	988.77	1738.77	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed) PMAY MIS attachment is 89.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/55	Arni Municipal Council	579	868.50	579.00	0.00	2417.33	3864.83	6.68	1. In 7C in point no 41 instead of 1 tenement cost total cost of project is mentioned which needs to be corrected.2. some plot size are below 30. sqm even some are below 15.00 sqm Co/ MC must comment and also submit certificate mentioning are plot are buildable and municipal council shall give building permission to all plot. PMAY MIS attachment is 30.22% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/56	Darwaha Municipal Council	223	334.50	223.00	0.00	806.850	1364.35	6.12	1. Beneficiary list should be submitted in prescribed format. 2. All documents like city profile, DP sheet, sample documents of respective beneficiaries should be certified by Chief Officer. 3. PMAY MIS attachment is 0.00% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/57	Shirur Kasar Nagar Panchayat	217	325.50	217.00	0.00	562.03	1104.53	5.09	1.Point of "in case of BLC, it is to certify that the land is owned by beneficiary and monitor the progress through Geo Tagged Photographs. 2. the project implemented period is take 24 months which beyond project end period i.e. March 2022. 3.Municipal engineer stamp and name endorsement is not given on plan, estimate, quarry chart, etc.4. Draft DP plan is not signed by Municipal engineer as well as CO/Nagar panchayat.5. estimates plans are not signed by CO/ Nagar panchayat.6. In sample document of beneficiary, the 7/12 extract is not attached, co should confirm the ownership and location lies is under residential zone. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.
32/58	Malkapur Municipal Council	350	525.00	350.00	0.00	1153.62	2028.62	5.80	1. Beneficiaries are not marked on Google plan (sanctioned as well as proposed). 2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm, in such case CO/Municipal council may verify and comment about the possibility of building plans approval. PMAY MIS attachment is 94.86 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting.

S. No.	ULB/IA	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)	Remarks
32/59	Dhule Municipal Corporation	250	375.00	250.00	0.00	978.39	1603.39	5.74 To 6.28	<p>1.DP plan and google map are not attached with DPR. submit with beneficiary location marked on it (existing and proposed).</p> <p>2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm, in such case City Engineer, Commissioner / Municipal corporation may verify and comment about the possibility of building plans approval.</p> <p>3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM.</p> <p>4. CO/ Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR.</p> <p>5.Cost variation in beneficiary share is not considered as there is variation in construction cost. (rs. 5.73 to rs 6.28) also Actual cost comes to Rs.6.41 lac per DU but in 7C it is given rs. 5.74. to 6.28 lac Commissioner /municipal corporation may comment on this. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILTABLE HAS BEEN GIVEN BY COMMISSION DHULE MUNICIPAL CORPORATION</p>
32/60	Dhule Municipal Corporation	250	375.00	250.00	0.00	911.51	1536.51	5.22 To 6.28	<p>1.DP plan and google map are not attached with DPR. submit with beneficiary location marked on it (existing and proposed).</p> <p>2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm, in such case City Engineer, Commissioner / Municipal corporation may verify and comment about the possibility of building plans approval.</p> <p>3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM.</p> <p>4. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR.</p> <p>5. Cost variation in beneficiary share is not considered as there is variation in construction cost. (rs. 5.22 to rs 6.28 lac) also Actual cost comes to Rs.6.15 lac per DU but in 7C it is given rs.5.22. to 6.28 lac Commissioner /municipal corporation may comment on this. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILTABLE HAS BEEN GIVEN BY COMMISSION DHULE MUN. CORPORATION</p>

S. No.	ULB/IA	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)	Remarks
32/61	Chopada Municipal Council	80	120.00	80.00	0.00	299.54	499.54	5.43 To 6.24	1.DP plan is not attached with DPR. submit with beneficiary location marked on it (existing and proposed). 2. Beneficiary locations are not marked on Google map (existing and proposed). 3. Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm , in such case CO/ Municipal council may verify and comment about the possibility of building plans approval. 4. Sample documents of beneficiary are not attached with DPR. 5. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM. 6. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR. 7. cost variation in beneficiary share is not considered as there is variation in construction cost. (rs. 5.43 to rs 6.24) Co /municipal council should comment on this. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILT TABLE HAS BEEN GIVEN BY CO/CHOPADA MUNICIPAL COUNCIL
32/62	Yawal Municipal Council	112	168.00	112.00	0.00	435.69	715.69	5.47 To 6.59	1.DP plan and google map are not attached with DPR. submit with beneficiary location marked on it (existing and proposed). 2. Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 21.00 sqm , in such case CO / Municipal council may verify and comment about the possibility of building plans approval. 3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM. 4. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR. 5. Cost variation in beneficiary share is not considered as there is variation in construction cost (Rs. 5.47 to Rs. 6.59 lac), also Actual cost comes to Rs.6.39 lac per DU but in 7C the it is given Rs. 5.47. to Rs. 6.59 lac CO / municipal council may comment on this. Tenements bifurcation should give as per the cost. PMAY MIS attachment is 0.00% Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILT TABLE HAS BEEN GIVEN BY CO/ YAWAL MUN. COUNCIL

S. No.	ULB/IA	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)	Remarks
32/63	Faizpur Municipal Council	96	144.00	96.00	0.00	373.45	613.45	5.57 to 6.59	1.DP plan are not attached with DPR.submit with beneficiary location marked on it (existing and proposed). 2.Some plot sizes in the beneficiary list are below 30.00 sqm. Even some plot sizes are below 20.00 sqm , in such case CO / Municipal council may verify and comment about the possibility of building plans approval. 3. DPR shall be submitted strictly as per the timely guidelines issued by GOI and GOM. 4. CO/Municipal Council may ensure PMAY MIS attachment of all beneficiaries as per list given in DPR. 5. Cost variation in beneficiary share is not considered as there is variation in construction cost. (Rs. 5.47 to Rs. 6.59 lac) aslo Actual cost comes to Rs.6.39 lac per DU but in 7C the it is given Rs.5.57 To Rs. 6.59 lac CO/ municipal council may comment on this. Tenements bifurcation should give as per the cost. 6. Beneficiary location are not marked on google map (existing and proposed). PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting. CERTIFICATE REGARDING ALL PLOT BUILTABLE HAS BEEN GIVEN BY CO/ FAIZPUR MUN. COUNCIL
32/64	Kopargaon Municipal Council	96	144.00	96.00	0.00	403.10	643.10	6.70	1. Type of House is not mentioned in details of Beneficiary list. 2. beneficiary list is not certified by CO/MC kopargaon.
32/65	Karjat Nagar Panchayat	110	165.00	110.00	0.00	347.55	622.55	5.66	1. in annexure 7C of 43 points the cost given and sale price given in Executive summary sheet is not matched.2. Beneficiary locations are not marked on Google map and DP plan (existing and proposed).3. In Beneficiaries detailed list the area given for applicant no 3,4,8,29,39,66,82,106,109 is zero(0), CO/Nagar panchayat may check and revise the list.4.. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting
32/66	Sillod Municipal Council	257	385.50	257.00	0.00	741.83	1384.33	5.39	1. Executive summary is not attached. 2. cost of construction comes 5.39 but it is mentioned in DPR is 5.13 CO/Municipal council may verify and comment on the same. 3. Sample document of beneficiary is not attached with DPR. 4. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting
32/67	Hingoli Municipal Council	188	282.00	188.00	52.55	580.92	1103.47	5.87	1. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting

S. No.	ULB/IA	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)	Remarks
32/68	Pauni Municipal Council	175	262.50	175.00	0.00	576.71	1014.21	5.80	1. PMAY MIS attachment is 0.00 % Attachment of beneficiary list on MIS Portal should be completed before CSMC meeting

