

Date:

Office Note


Subject: PMAY – HFA (U) Minutes of 33rd Meeting of SLAC

The 33rd meeting of SLAC for PMAY-HFA (U) was held on 18th February 2021, 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 meeting was attended by following members of SLAC.

- 1) Shri S.V.R Srinivas, Principal Secretary and Chairman, SLAC
- 2) Shri Anil Diggikar, VP & CEO MHADA & Mission Director PMAY (U) and Member SLAC
- 3) Shri R.K. Dhanawade, Deputy Secretary, Housing Department, Member SLAC
- 4) Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA

The Minutes are submitted herewith for approval.


Executive Engineer-I/PMAY, 23/2/21
MHADA & Member Secretary,
SLAC/PMAY


Chief Engineer-I/PMAY
& SLNO, PMAY


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


Principal Secretary,
Housing Department
& Chairman, SLAC/PMAY



**Minutes of the
33rd Meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U)
18th February 2021**

Table of Contents

Important Observations/Directions of SLAC	5
33/1: Confirmation of minutes of 32 nd Meeting of SLAC under PMAY held on 24.12.2020	7
33/2: Cancellation of AHP Projects submitted in 52 nd CSMC	7
33/3: Cancellation of AHP-PPP Projects proposed-In Principle Approval Received but DPR Not Submitted	8
33/4: Revision of AHP projects- revised DPR submitted by CIDCO (REVISION / CURTAILMENT IN DPR).	11
33/5: Correction in the beneficiary share of AHP-PPP	12
Cancellation/ New DPR against cancellation of AHP-PPP project	13
33/6 : Construction of 108 EWS Dus under AHP-PPP at Gut No. 370/1/B, 370/3/1, 370/3/2, at Chalisgaon, Dist. Jalgaon. (Approved in 44 th CSMC)	13
Resubmission of Projects deferred by 26 th SLSMC Meeting	14
33/7 : Construction of 190 EWS Gut No.223/B/2 at AUSA, Dist Latur.	14
33/8: Construction of 490 EWS Dus at S.No 33/4/1 at Ambejogai Dist Beed.	15
BLC Projects for Revision/Curtailment	16
33/9: Construction of 13 (original approved 119) Tenements for EWS Houses at various locations in Bhor, Dist- Pune. (REVISION / CURTAILMENT IN DPR)	16
33/10: Construction of 11 (original approved 72) Tenements for EWS Houses at various locations in Bhor , Dist- Pune. (REVISION / CURTAILMENT IN DPR)	16
33/11: Construction of 8 (original approved 67) EWS Dus under BLC at various places in BHOR MUNICIPAL COUNCIL. (REVISION / CURTAILMENT IN DPR)	17
33/12: Construction of 40 (original approved 89) Tenements for EWS Houses at various locations in Sangamner, Dist-Ahmednagar. (REVISION / CURTAILMENT IN DPR)	18
33/13: Construction of 39 (original approved 160) EWS Tenements at Navapur Dist. Nandurbar. (REVISION / CURTAILMENT IN DPR)	18
Annexure-I (List of Participants)	20

Minutes of the 33rd meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 18th February, 2021.

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 Principal Secretary, Housing 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, /planning authorities 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 etc. 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 etc. is available to the project.
15. All other statutory permissions / NOCs like environmental clearance if needed etc. 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 & Principal Secretary, Housing again directed that the

ULB wise targets given are indicative and proposals beyond target should be solicited.

18. The Chairman SLAC & Principal Secretary, Housing 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.

20. The Mission Director briefed about the review meeting taken by the secretary MoHUA, GOI on 10/02/21 at New Delhi. It is principally approved by SLAC, that projects which are not / cannot be grounded will be cancelled. However, such cancellations be brought before SLAC project wise and then be submitted to the SLSMC and CSMC.

33/1: Confirmation of minutes of 32nd Meeting of SLAC under PMAY held on 24.12.2020

The minutes of 32nd meeting of SLAC were confirmed.

The projects for 33rd meeting of SLAC and discussions and appraisal are as below: -

33/2: Cancellation of AHP Projects submitted in 52nd CSMC

S. No.	Project Name	DISTRICT	ULB/IA	CSMC Meeting	EWS DUs
1	Construction of 16216 tenements at Nandgaon Peth, Amravati.	Amravati	Amravati Board	33 rd CSMC 27/04/2018	16048
2	DPR for Construction of Houses at S.No.472 Chikhalthana Aurangabad	Aurangabad	Amravati Board	10 th CSMC 22/07/16	960
3	DPR for Construction of Houses at G.No.134 Waladgoan, Aurangabad	Aurangabad	Aurangabad Board	10 th CSMC 22/07/16	192
4	DPR for Construction of houses on Survey No.62(New), 53 at Nilaje Pada, MMR.	Raigad	Konkan Board	8 th CSMC 28/04/16	4970
5	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 3630 EWS houses (Total project EWS 3630 + LIG 1148 + MIG 1485 = 6263 Houses) on Survey No.209 at Juchandra, Palghar, MMR.	Palghar	Konkan Board	8 th CSMC 28/04/16	3630
6	Construction of 256 EWS at Site No. 471, 477 & 478 along Chalisgaon Road, Dhule	Dhule	Nashik Board	25 th CSMC 23/08/17	256
7	Construction of 352 EWS at S. No. 83 & 84 at Deopur, Tal. Dist. Dhule	Dhule	Nashik Board	25 th CSMC 23/08/17	352
8	Construction of 176 EWS under AHP at Nandurbar(Nashik Board,Mhada) Dist. Nashik	Nandurbar	Nashik Board	28 th CSMC 29/11/17	176
9	Construction of 2023 EWS at S. No. 57-5 (P) Plot No. 1, Kharadi, Tal Haveli, Dist Pune	Pune	Pawar Patkar Construction Pvt. Ltd. In partnership Pune Municipal Corporation	30 th 07/02/18	2023

S. No.	DPR details	DISTRICT	ULB/IA	CSMC Meeting	EWS DUs
10	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 2685 EWS houses (Total project EWS 2685 + LIG 3378 + MIG 110 = 6173 Houses) on Survey No.135/1A, 119/1A at Rees, Tal. Khalapur, Dist. Raigad, MMR.	Raigad	Konkan Board	8 th CSMC 28/04/16	2685
11	Approval to proposals under AHP (Scheme No.3) to DPR of construction of 1100 EWS houses (Total project EWS 1100 + LIG 492 + MIG 330 = 1922 Houses) on Survey No.217-1A1 at Ramwadi, Pen, MMR.	Raigad	Konkan Board	8 th CSMC 28/04/16	1100

B. SLAC Observations: -

- 1) Above DPR were submitted to CSMC for cancellation. However approval of SLAC and SLSMC is needed.It is with reference to the letter No. Meeting/2020/C.R.194/GND2 dated.21/12/2020.

C. SLAC Appraisal: -

The above 11 project submitted to 52nd CSMC for cancellation are approved by SLAC and recommended for approval of SLSMC.

33/3: Cancellation of AHP-PPP Projects proposed-In Principle Approval Received but DPR Not Submitted

S. No.	DPR details	DISTRICT	ULB/IA	CSMC Meeting	EWS Dus
1	Proposal for 13554 Du's (2700 EWS & 10854 LIG) from Poddar Habitat Pvt Ltd at Mahalunge, Chakan	Pune	Poddar Habitat Pvt Ltd in partnership with PMRDA	34 th CSMC 30/05/2018	2700
2	Construction of 7000 tenements by Bhumiraj City Private Limited at Boundaries of village Kharoshi in Pen Taluka near Jite Town	Raigad	Bhumirajcity Pvt. Ltd. In partnership with Konkan Board	33 rd CSMC 27/04/2018	7000

S. No.	DPR details	DISTRICT	ULB/IA	CSMC Meeting	EWS Dus
3	Construction of 2630 EWS Dus under PPP on private land at Village Belavali, Tal. Panvel, Dist. Raigad	Raigad	Pvt. Developer in partnership with Konkan Board	36 th CSMC 24/07/2018	2630
4	Proposals received by PMRDA under PPP on Private Land for 2193 EWS DUs at Wagholi, Tal. Wagholi from Goyalganga Developer	Pune	Goyalganga Developers in partnership with PMRDA	34 th CSMC 30/05/2018	2193
5	Proposal for 2000 EWS DU's under PPP from Techno Freshworld LLP at Village Vindhane, Tal. Uran, Dist. Raigad	Raigad	Techno Freshworld LLP in partnership with Konkan Board	38 th CSMC 26/09/2018	2000
6	Construction of 2000 EWS Dus under PPP on private land at Neral-Badlapur highway, Village Shelu, Taluka Karjat, District Raigad (Evaluation report awaited)	Raigad	Dev Builders & Developers Pvt. Ltd. In partnership with Konkan Board	36 th CSMC 24/07/2018	2000
7	Construction of 1958 EWS Dus under PPP on Private Land at Sr. No. 160/1A, 160/1B, 160/2, 161/2, Dhingrajwadi, Tal. Shirur	Pune	Unity Global Realators with PMRDA	38 th CSMC 26/09/2018	1958
8	Construction of 1680 EWS Dus under PPP on private land at Village Morbe, Tal. Panvel, Dist. Raigad	Raigad	Shri Pandurang M Nikam & Others in partnership with Konkan Board	36 th CSMC 24/07/2018	1680
9	Construction of 1550 EWS Dus under PPP on private land at village Ajiwali, Tal. Panvel, Dist. Raigad	Raigad	Shri Vasturachana Homes & Others in partnership with Konkan Board	36 th CSMC 24/07/2018	1550
10	Construction of 1625 EWS Dus under PPP on private land at Gorewada, Dist. Nagpur	Nagpur	Pvt. Developer in partnership with Nagpur Board	36 th CSMC 24/07/2018	1625
11	Construction of 1405 EWS Dus under PPP on private land at Chikhali (Khurd) Dist. Nagpur	Nagpur	Pvt. Developer in partnership with Nagpur Board	36 th CSMC 24/07/2018	1405
12	Construction of 905 EWS Dus under PPP on private land at Shankarpur Dist. Nagpur	Nagpur	Pvt. Developer in partnership with Nagpur Board	36 th CSMC 24/07/2018	905
13	Proposals received by PMRDA under PPP on Private Land for 1204 EWS DUs at Vadhu, Tal. Shirur from Vijayalakshmi Developer	Pune	Vijayalakshmi Developer in partnership with PMRDA	34 th CSMC 30/05/2018	1204
14	Construction of 1200 tenements by M/s Pushkar Gruhnirman LLP at Khopoli	Thane	M/s Pushkar Gruhnirman LLP in partnership with Konkan Board	33 rd CSMC 27/04/2018	1200

S. No.	DPR details	DISTRICT	ULB/IA	CSMC Meeting	EWS Dus
15	Construction of 2132 DUs under PPP on Private Land at Tapkir Nagar, Charoli, PCMC	Pune	D. R. Gavhane Landmarks LLP in partnership with PCMC	39 th CSMC 30/10/2018	741
16	Construction of 796 EWS and 192 LIG DUs under PPP on Private Land at Lodhivali Complex Village Rees, Taluka Khalapur, Dist. Raigarh of MMR	Raigad	Ananthan Epic Homes in partnership with Konkan Board	38 th CSMC 26/09/2018	796
17	Construction of 800 tenements by M/s Patni & Shah Developers at Dahanu	Palghar	M/s Patni & Shah Developers in partnership with Konkan Board	33 rd CSMC 27/04/2018	800
18	Construction of 419 EWS Dus under PPP on Private Land at Gat No. 1,2,3,4,5 Khed, Charholi Rd.	Pune	Gada Group in partnership with PMRDA	38 th CSMC 26/09/2018	419
19	Proposals received by PMRDA under PPP on Private Land for 344 EWS DUs at Wadgaon, Tal. Haveli from Sana Yash Ventures Developer	Pune	Sana Yash Ventures Developer in partnership with PMRDA	34 th CSMC 30/05/2018	344
20	Proposals received by PMRDA under PPP on Private Land for 324 EWS DUs at Velu, Tal. Haveli from Bhat Somani Associates Developer	Pune	Bhat Somani Associates Developer in partnership with PMRDA	34 th CSMC 30/05/2018	324

B. SLAC Observations: -

- 1) Above projects were approved in principle by CSMC, However the DPRs are not yet submitted by project proponent. Notices for cancellation were issued to these projects.
- 2) The Projects are submitted to cancellation. It is with reference to the letter No. Meeting/2020/C.R.194/GND2 dated.21/12/2020.

C. SLAC Appraisal: -

SLAC approved cancellation of above 20 projects and recommended for approval of SLSMC.

33/4: Revision of AHP projects- revised DPR submitted by CIDCO (REVISION / CURTAILMENT IN DPR).

S. No.	Name of DPR	No. of Houses			Sanctioned Project Cost	No. of Houses as per Revised DPR				Proposed Project Cost
		EWS	LIG	Total		EWS	LIG	Sale	Total	
	DPR-I Construction of 28760 EWS & 19744 LIG at									
1	Kharghar	1440	2304	3744		0	0	1972	1972	
2	Khandeshwar	9072	0	9072		3760	1470	0	5230	
3	Mansarovar	8640	0	8640		0	0	1155	1155	
4	Jui Nagar	1728	3264	4992		0	0	2874	2874	
5	Sanpada	864	1536	2400		0	370	1146	1516	
6	Bandongari	3888	7488	11376		0	0	5160	5160	
7	Kharkopar	3128	5152	8280		5614	1070	0	6684	
		28760	19744	48504	6,16,259.00	9374	2910	12307	24591	2,70,409.00
8	DPR-II Construction of Houses 8928 Ews and 16544 LIG at Taloja	8928	16544	25472	1,76,493.00	16582	9536	16956	43074	5,07,939.00
9	DPR III Construction of 15975 EWS at Panvel, New Panvel, Kharghar Bus Terminal, Kharghar Bus Depot, Kalamboli & Vashi Truck Terminal	15,975	0	15975	3,40,000.00	3060	512	3833	7405	91,246.00

B. SLAC Observations: -

CIDCO has submitted revision in the projects following observations are made

- 1) No details regarding DUs under sale component are given by CIDCO.
- 2) Price per DU is increasing for **DPR I** Rs. 21.43 Lakhs to Rs. 28.85 Lakhs.

- 3) Price per DU is increasing for **DPR II** Rs. 19.77 Lakhs to Rs.30.63 Lakhs for **DPR III** Rs.21.28 Lakhs to Rs.29.82 Lakhs.
CIDCO to explain.

C. SLAC Appraisal: -

Revision/ Curtailment of above CIDCO projects are approved by SLAC and recommended for approval of SLSCM.

33/5: Correction in the beneficiary share of AHP-PPP

S. No.	Name of the City	Implementing Agency	EWS DUs	Beneficiary Share		Project Cost
				As per CSMC Meeting Minutes	To be corrected as	As per CSMC Minutes
1	Lohegaon Pune	M/s Niravana Life City S.No. 298-2D-2 Lohegaon, Pune in partnership with PMRDA	499	748.50 As per 43 rd CSMC held on 25/02/2019	6248.39	7495.89
2	Nagpur	Construction of 216 EWS at Beltarodi S.No, 4/1,4/2, 9/1, 9/2,9/3 and 18 in partnership with NMRDA MHADA – AHP project	216	1843.40 As per 17 th CSMC held on 20/12/2016	1844.21	2384.21

B. SLAC Observations: -

- 1) MOHUA vide email dtd.09/02/2021 has requested for corrections in above projects.
- 2) This office vide email dtd.11/02/2021 has replied to the above email.

C. SLAC Appraisal: -

The above corrections are approved by SLAC and recommended for approval of SLSCM.

Cancellation/ New DPR against cancellation of AHP-PPP project

33/6 : Construction of 108 EWS Dus under AHP-PPP at Gut No. 370/1/B, 370/3/1, 370/3/2, at Chalisgaon, Dist. Jalgaon. (Approved in 44th CSMC) Proposed for Cancellation

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Super-reality Buildcon in partnership with Nashik Board
Project Cost	Rs. 725.76 Lakhs.
Central Assistance	Rs. 162.00 Lakhs.
State Share	Rs. 108.00 Lakhs.
Implementing Agency Share	0
Beneficiary Share	Rs. 455.76 Lakhs.
Total No of Dwelling Units	108
Cost per unit	Rs. 6.72 Lakhs.
Zone	Residential Zone

Construction of 481 EWS Dus under AHP-PPP at Gut No. 370/1/B, 370/3/1, 370/3/2, at Chalisgaon, Dist. Jalgaon. (Proposed New Project against cancellation of above project)

Component	AHP-PPP
Name of Implementing Agency	Super-reality Buildcon in partnership with Nashik Board
Project Cost	Rs. 4834.05 Lakhs.
Central Assistance	Rs. 721.50 Lakhs.
State Share	Rs. 481.00 Lakhs.
Implementing Agency Share	0
Beneficiary Share	Rs. 3631.55 Lakhs.
Total No of Dwelling Units	481
Cost per unit	Rs. 10.05 Lakhs.
Zone	Residential Zone

B. SLAC Observations: -

- 1) Project was submitted by Project proponent and was taken as submission of new project against cancellation of existing project.

C. SLAC Appraisal: -

The DPR is approved by SLAC and recommended for approval of SLSMC.

Resubmission of Projects deferred by 26th SLSMC Meeting

33/7 : Construction of 190 EWS Gut No.223/B/2 at Ausa, Dist Latur.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s MJP Builders & Developers in partnership with Aurangabad Board
Project Cost	Rs. 1160.00 Lakhs.
Central Assistance	Rs. 240.00 Lakhs.
State Share	Rs. 160.00 Lakhs.
Implementing Agency Share	0
Beneficiary Share	Rs. 760.00 Lakhs.
Total No of Dwelling Units	160
Cost per unit	Rs. 7.25 Lakhs.
Zone	R Zone

B. SLAC Observations: -

26th SLSMC Observations:

- 1) The said land falls within 0.50 km of mission city
- 2) Land falls under R Zone.
- 3) Land is owned by Partners of the firm.
- 4) Executive summary is in complete.
- 5) Ann.II undertaking is in complete.
- 6) Though it is stated in office note the direct access from 60m Solapur - Latur highway is not seen on Google map & DP plan. Hence access cannot be confirm ascertained.
- 7) Assurance for Water Supply & Electric supply from competent authority enclosed.
- 8) Notarized Partnership deed is submitted.
- 9) a) Estimated cost prepared by Developer is 9.47 lakhs.
b) Cost per DU as per ASR is wrongly calculated. Multiplying factor for conversion of carpet to Built up is considered twice, which comes to Rs.6.98 lakh.
c) The cost per DU as per ASR as per pricing policy comes to Rs. 6.08 lakhs. The difference between ASR 7 estimated cost is 55.75%. Developer has demanded Rs.8.25 lakhs which is 35.69% above ASR & hence proposal needs to be referred to Pricing Committee.

SLSMC Appraisal Dated 26/06/2020 :-

It is directed to send the proposal to pricing committee.

Compliance of PP for decision of 26th SLSMC.

The project proponent vide his letter dated 29-12-2020 Submitted through Chief Officer / Aurangabad board. Project proponent has agreed for the cost per unit of Rs. 7.25 lakhs which is withing permissible limit (19.24 %)

C. SLAC Appraisal: -

The DPR is approved by SLAC and recommended for approval of SLSMC.

33/8: Construction of 490 EWS Dws at S.No 33/4/1 at Ambejogai Dist Beed.

A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	Modi Developers through Aurangabad Board
Project Cost	Rs. 3038.00 Lakhs.
Central Assistance	Rs. 735.00 Lakhs.
State Share	Rs. 490.00 Lakhs.
Implementing Agency Share	0
Beneficiary Share	Rs. 1813.00 Lakhs.
Total No of Dwelling Units	490
Cost per unit	Rs. 6.20 Lakhs.
Zone	R Zone

B. SLAC Observations: -

26th SLSMC Observations:

- 1) The proposed site is located in fringe area of Ambejogai Municipal council outside 250 mtr. from the municipal limit.
- 2) The land is R Zone, the required access, on site & offsite infrastructure is available in the vicinity
- 3) (a) The estimated cost per DU is Rs.8.00 lakh.
(b) The cost per DU as per ASR Rs5.19 lakh.(based on carpet area x1.1 (Rera carpet)
(c) The project proponent has claimed Rs.8.00kh per DU which is 54.14 % over ASR cost which is more than 20%over ASR stipulated in GR.
(d) Hence the cost proposed is to be finalized by Pricing Committee.
- 4) Assurance for water supply from Ambejogai Municipal Council And Electric supply from MSEDCL is enclosed.

SLSMC Appraisal Dated 26/06/2020 :-

It is directed to send the proposal to pricing committee.

Compliance of PP for decision of 26th SLSMC.

The project proponent vide his letter dated 29-12-2020 Submitted through Chief Officer / Aurangabad board. Project proponent has agreed for the cost per unit of Rs. 6.20 lakhs which is withing permissible limit (19.46%).

C. SLAC Appraisal: -

The DPR is approved by SLAC and recommended for approval of SLSMC.

BLC Projects for Revision/Curtailment

33/9: Construction of 13 (original approved 119) Tenements for EWS Houses at various locations in Bhor, Dist- Pune. (REVISION / CURTAILMENT IN DPR)

A. Basic Information: -

Description	Project details as per approved in CSMC	Project details as per Revision/curtailment proposed
Component	BLC	BLC
Name of Implementing Agency	Bhor Municipal Council	Bhor Municipal Council
Project Cost	Rs. 760.69 Lakh	Rs. 82.60 Lakh
Central Assistance	Rs. 178.50 Lakh	Rs. 19.50 Lakh
State Share	Rs. 119.00 Lakh	Rs. 13.00 Lakh
Implementing Agency Share	Rs. 03.93 Lakh	Rs. 03.93 Lakh
Beneficiary Share	Rs. 426.97 Lakh	Rs. 46.17 Lakh
Total No of Dwelling Units	119	13
Cost per unit	Rs. 6.39 Lakh.	Rs. 6.35 Lakh.
Zone	Residential Zone	Residential Zone

B. SLAC Observations: -

- 1) Due to COVID 19 pandemic beneficiaries are not ready to incur extra finance on construction.
- 2) Land is on lease and owner is not ready to give concern.
- 3) As per MRTP Act beneficiaries are not ready to construct.
- 4) Some beneficiaries are demanding only repairing activity.
- 5) Co applicant are not ready to give concern for construction.

C. SLAC Appraisal: -

The DPR revision/ curtailment is approved by SLAC and recommended for approval of SLSCMC.

33/10: Construction of 11 (original approved 72) Tenements for EWS Houses at various locations in Bhor , Dist- Pune. (REVISION / CURTAILMENT IN DPR)

A. Basic Information: -

Description	Project details as per approved in CSMC	Project details as per Revision/curtailment proposed
Component	BLC	BLC
Name of Implementing Agency	Bhor Municipal Council	Bhor Municipal Council
Project Cost	Rs. 545.84 Lakh	Rs. 83.31 Lakh

Central Assistance	Rs.108.00 Lakh	Rs. 16.50 Lakh
State Share	Rs. 72.00 Lakh	Rs. 11.00 Lakh
Implementing Agency Share	Rs. 25.99 Lakh	Rs. 03.97 Lakh
Beneficiary Share	Rs 339.84 Lakh	Rs. 51.84 Lakh
Total No of Dwelling Units	72	11
Cost per unit	Rs. 7.58 Lakh.	Rs. 7.57 Lakh.
Zone	Residential Zone	Residential Zone

B. SLAC Observations: -

- 1) Due to COVID 19 pandemic beneficiaries are not ready to incur extra finance on construction.
- 2) Land is on lease and owner is not ready to give concern.
- 3) As per MRTP Act beneficiaries are not ready to construct.
- 4) Some beneficiaries are demanding only repairing activity.
- 5) Co applicants are not ready to give concern for construction.

C. SLAC Appraisal: -

The DPR revision/ curtailment is approved by SLAC and recommended for approval of SLSMC.

33/11: Construction of 8 (original approved 67) EWS Dus under BLC at various places in BHOR MUNICIPAL COUNCIL. (REVISION / CURTAILMENT IN DPR)

A. Basic Information: -

Description	Project details as per approved in CSMC	Project details as per Revision/curtailment proposed
Component	BLC	BLC
Name of Implementing Agency	Bhor Municipal Council	Bhor Municipal Council
Project Cost	Rs. 61.07 Lakh	Rs. 61.07 Lakh
Central Assistance	Rs. 100.50 Lakh	Rs. 12.00 Lakh
State Share	Rs. 67.00 Lakh	Rs. 8.00 Lakh
Implementing Agency Share	Rs. 24.24 Lakh	Rs. 02.91 Lakh
Beneficiary Share	Rs. 317.278 Lakh	Rs. 38.16 Lakh
Total No of Dwelling Units	67	8
Cost per unit	Rs. 7.60 Lakh.	Rs. 7.63 Lakh.
Zone	Residential Zone	Residential Zone

B. SLAC Observations: -

- 1) Due to COVID 19 pandemic beneficiaries are not ready to incur extra finance on

construction.

- 2) Land is on lease and owner is not ready to give consent.
- 3) As per MRTP Act beneficiaries are not ready to construct.
- 4) Co applicants are not ready to give consent for construction.

C. SLAC Appraisal: -

The DPR revision/ curtailment is approved by SLAC and recommended for approval of SLSMC.

33/12: Construction of 40 (original approved 89) Tenements for EWS Houses at various locations in Sangamner, Dist-Ahmednagar. (REVISION / CURTAILMENT IN DPR)

A. Basic Information: -

Description	Project details as per approved in CSMC	Project details as per Revision/curtailment proposed
Component	BLC	BLC
Name of Implementing Agency	SANGAMNER MUNICIPAL COUNCIL	SANGAMNER MUNICIPAL COUNCIL
Project Cost	Rs. 703.89 Lakh	Rs. 316.35 Lakh
Central Assistance	Rs. 133.50 Lakh	Rs. 60.00 Lakh
State Share	Rs. 89.00 Lakh	Rs. 40.00 Lakh
Implementing Agency Share	0	0
Beneficiary Share	Rs. 481.39 Lakh	Rs. 216.35 Lakh
Total No of Dwelling Units	89	40
Cost per unit	Rs. 7.91 Lakh.	Rs. 7.91 Lakh.
Zone	Residential Zone	Residential Zone

B. SLAC Observations: -

- 6) Various types of reservations on site such as school, high school, playground, dp road, dispensary, etc.
- 7) Beneficiaries are not interested.
- 8) Construction already existed.

C. SLAC Appraisal: -

The DPR revision/ curtailment is approved by SLAC and recommended for approval of SLSMC.

33/13: Construction of 39 (original approved 160) EWS Tenements at Navapur Dist. Nandurbar. (REVISION / CURTAILMENT IN DPR)

A. Basic Information: -

Description	Project details as per approved in CSMC	Project details as per Revision/curtailment proposed
Component	BLC	BLC
Name of Implementing Agency	Navapur Municipal Council	Navapur Municipal Council
Project Cost	Rs. 844.39 Lakh	Rs. 205.82 Lakh
Central Assistance	Rs. 240.00 Lakh	Rs. 58.50 Lakh
State Share	Rs. 160.00 Lakh	Rs. 39.00 Lakh
Implementing Agency Share	0	0
Beneficiary Share	Rs. 444.89 Lakh	Rs. 108.32 Lakh
Total No of Dwelling Units	160	39
Cost per unit	Rs. 5.28 Lakh.	Rs. 5.28 Lakh.
Zone	Residential Zone	Residential Zone

B. SLAC Observations: -

- 1) As per DP plan beneficiary is out of geothan (congested) area as per DP plan.
- 2) Also beneficiary does not have a copy of the ownership of the land.
- 3) Some beneficiary income is more than 3 lakh.
- 4) Beneficiaries are not interested now.
- 5) Some beneficiaries having Pucca house.

C. SLAC Appraisal: -

The DPR revision/ curtailment is approved by SLAC and recommended for approval of SLSMC.

Chief Engineer, MHADA
& Member, SLAC

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

Principal Secretary,
Housing Department
& Chairman, SLAC/PMAY

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

Annexure-I (List of Participants)

List of Participants in the 33rd meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 18.02.2021.

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 D.M.Muglikar, Executive Engineer, PMAY(U), MHADA
Other Officers present:
v. Shri Prashant Nanavare Joint Managing Director CIDCO
vi. Shri Sanjay Chotalia Chief Engineer, CIDCO
vii. Shri Bhalchandra Behere Deputy Director DMA
viii. Shri P.P. Joshi Deputy Engineer PMAY Cell MHADA
ix. Shri Dhirajkumar Jain Deputy Engineer PMAY Cell MHADA
x. Shri A.S.Kulkarni Deputy Engineer PMAY Cell MHADA