

Date:

**Office Note**

**Subject: PMAY – HFA (U) Minutes of 34<sup>th</sup> Extended Meeting of SLAC**

The 34<sup>th</sup> extended meeting of SLAC for PMAY-HFA (U) was held on 20<sup>th</sup> September 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 Milind Mhaiskar, Principal Secretary and Chairman, SLAC
- 2) Shri Anil Diggikar, VP & CEO MHADA & Mission Director PMAY (U) and Member SLAC
- 3) Shri Ajit Kawade, Deputy Secretary, Housing Department, Member SLAC
- 4) Shri S.G Jadhav, Chief Engineer – II, Member SLAC
- 5) Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA

The Minutes are submitted herewith for approval.

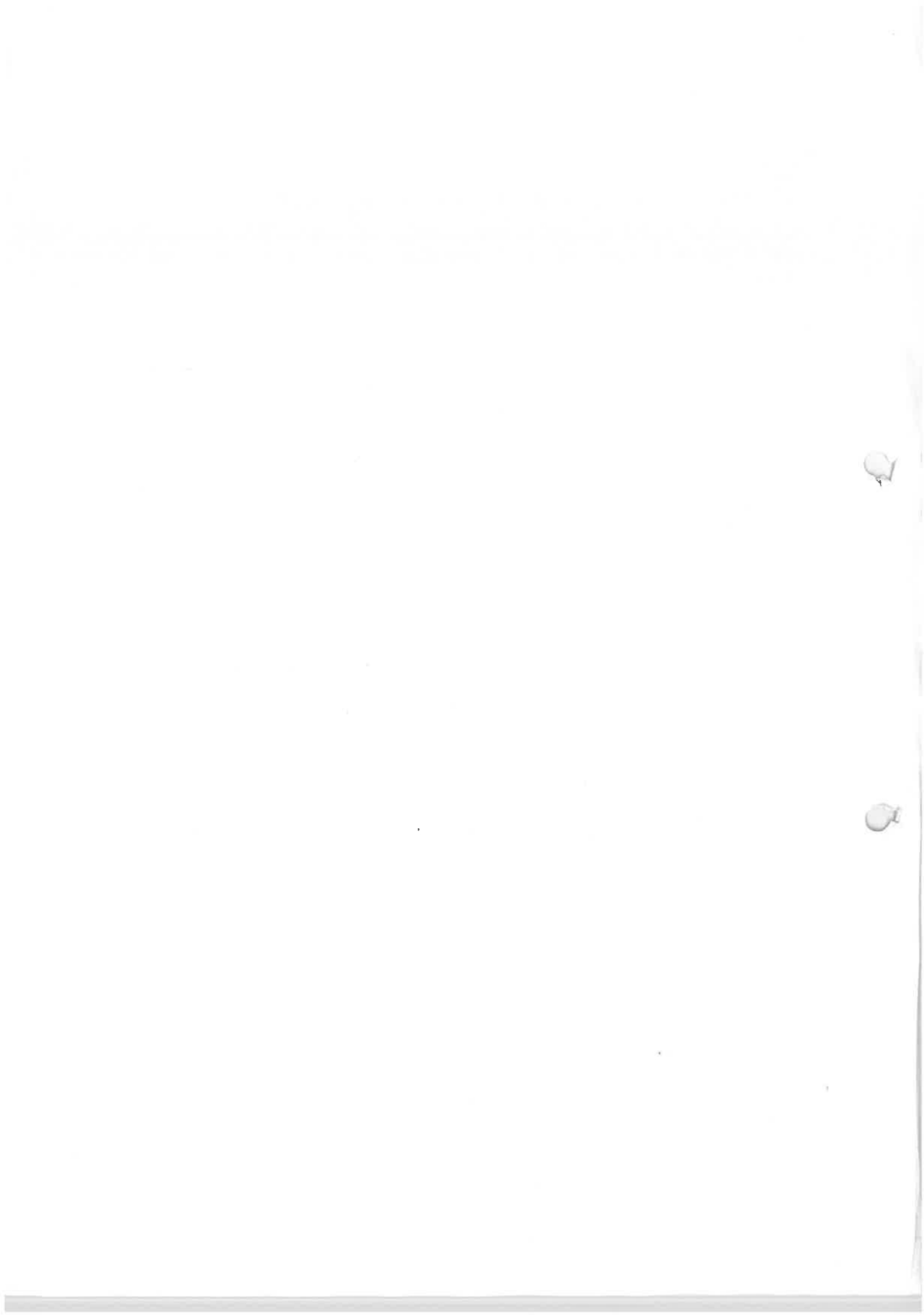
  
Dy. CE/PMAY/A

  
Executive Engineer-I/PMAY,  
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  
34<sup>th</sup> Extended Meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U)  
20<sup>th</sup> September 2021**



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**Minutes of the 34<sup>th</sup> extended meeting of State Level Appraisal Committee (SLAC) for PMAY- HFA (U) held on 20<sup>th</sup> September 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.

The projects for 34<sup>th</sup> extended meeting of SLAC and discussions and appraisal are as below: -

**34/1: Cancellation of AHP Projects**

Sr. No.	Name of the Project	Rs. (in Lakhs)					REMARKS
		EWS	Central Share	State Share	Beneficiary Share	Total Cost	
1	Construction of 91 EWS at Ambedkar Nagar, Baramati (46th CSMC)	91	136.500	91.000	487.760	715.260	Project of 91 EWS Dus Baramati approved in 46th CSMC MoM, under taken by Maha Housing under AHP JV hence original approval proposed for cancellation
2	DPR for Construction of 84 EWS at S. No. 88/3P(P) Hadapsar, Dist Pune	84	126.000	84.000	675.950	885.950	Project proposed for cancellation as recommended by Municipal Commissioner of Pune Municipal Corporation, due to land problem.
3	Construction of 144 EWS at S. No. 106A-18A(p) Hadapsar , Dist. Pune	144	216.000	144.000	1,154.200	1,514.200	Project proposed for cancellation as recommended by Municipal Commissioner of Pune Municipal Corporation, due to land problem.
4	Construction of 1904 EWS at S. No. 76(P), Hadapsar, Dist. Pune	1904	2,856.000	1,904.0	16,519.250	21,279.25	Project proposed for cancellation as recommended by Municipal Commissioner of Pune Municipal Corporation, due to land problem.
<b>Grand Total</b>		<b>2223</b>	<b>3334.5</b>	<b>2223</b>	<b>18837.16</b>	<b>24394.66</b>	

**B. SLAC Appraisal: -**

SLAC recommends cancellation of the projects to SLSMC.

## Revision of AHP Projects

### 34/2: Construction of 1632 EWS and 768 MIG DUs on Plot No. R1, Additional MIDC, Latur

Name of Implementing Agency	MHADA, Aurangabad	
Land Ownership	MHADA	
Reservation	Residential	
Details	<b>As per 13<sup>th</sup> CSMC (30.09.2016)</b>	<b>As per revised proposal</b>
Project Cost	Rs. 16156.80 lacs	Rs. 7286.40 lacs
Central Assistance	Rs. 2448.00 lacs	Rs. 1104 lacs
State Share	Rs. 1632.00 lacs	Rs. 736 lacs
Implementing Agency Share	0	0
Beneficiary Share	Rs. 12076.80 lacs	Rs. 5446.48 lacs
Total No of Dwelling Units	1632	736
Cost per unit	Rs. 9.90 lacs	Rs. 9.90 lacs

#### B. SLAC Observations: -

The proposal is submitted & recommended by the Chief Officer, Aurangabad Housing Board. From the report it is seen that:

- 1) The project was approved by CSMC in its 13<sup>th</sup> meeting dated 30.09.2016.
- 2) CO/AB has requested for revision from 1632 EWS to 736 EWS DUs, considering response received by him.
- 3) The cost per EWS DU after revision remains unchanged i.e. Rs. 9.90 lacs per DU.

#### C. SLAC Appraisal: -

SLAC recommends revision of the project to SLSCMC.

**34/3: Construction of 400 EWS DUs and 150 MIG DUs at Site No. 1A Survey No. 60/1A, 60/2A+2B and 60/3 at Maujja Warwade, Shirpur Warwade, Dist Dhule**

Name of Implementing Agency	Shirpur Warwade Municipal Council	
Land Ownership	Shirpur Warwade Municipal Council	
Details	<b>As per 53<sup>th</sup> CSMC (30.09.2016)</b>	<b>As per revised proposal</b>
Project Cost	Rs. 3523.20 lacs	Rs. 3906.45 lacs
Central Assistance	Rs. 600 lacs	Rs. 600 lacs
State Share	Rs. 400 lacs	Rs. 400 lacs
Implementing Agency Share	0	0
Beneficiary Share	Rs. 2523.20 lacs	Rs. 2906.45 lacs
Total No of Dwelling Units	400	400
Cost per unit	Rs. 8.808 lacs	Rs. 9.76 lacs

**B. SLAC Observations: -**

The proposal is submitted & recommended by the Municipal Council Shirpur Warwade. From the report it is seen that:

- 1) The project was approved in 53<sup>rd</sup> CSMC meeting dated 22.02.2021.
- 2) Shirpur Warwade Municipal Council have updated the estimates to the current rate. However the specified reason for updation of estimates is not mentioned in the DPR.
- 3) The original approved cost per EWS DU is Rs. 8.80 Lacs. The revised cost per EWS DU is Rs. 9.76 lacs which is 10.91% above approved costing.
- 4) The assurance for water supply & electrification is not submitted with the DPR.
- 5) Annexure 7B is not enclosed with revised DPR.

**C. SLAC Appraisal: -**

SLAC recommends revision of the project to SLSCM.

## Revision of AHP PPP

**34/4: Construction of 2254 EWS and 1524 LIG DUs on S. No. 298, 249/1+2/A, 312, 315, 316/3, 316/5 at Neral Tal. Karjat, Dist. Raigad**

### A. Basic Information: -

Component	AHP PPP		
Name of Implementing Agency	M/s Sarah Builders and Developers Pvt. Ltd. in partnership with Konkan Board.		
Land Ownership	Project Proponent		
Reservation	Residential		
		Revised Proposal	
	As per CSMC approval (46 <sup>th</sup> meeting: 29.08.19)	As per pricing policy	As per revised proposal
Project Cost	Rs. 15,612.73	Rs. 19,234.86 lacs	Rs. 20,923.85 lacs
Reservation	As per original proposal, partly residential, partly Agriculture and partly no development zone.	Now the Lands come under U-1 proposal is revised considering new norms of UDCPR	
Central Assistance	Rs. 1995	Rs. 1690.5 lacs	Rs. 1690.5 lacs
State Share	Rs. 1330	Rs. 1127 lacs	Rs. 1127 lacs
Implementing Agency Share	0	0	0
Beneficiary Share	Rs. 12287.73	Rs. 16417.36 lacs	Rs. 18,106.35 lacs
Total No of Dwelling Units	1330	1127	1127
Cost per unit	Rs. 11.73 lacs	Rs. 17.06 lacs	Rs. 18.56 lacs

### B. SLAC Observations: -

The revised proposal is submitted & recommended by the Chief Officer, Konkan Housing Board. It is stated in the report:

- 1) The DPR for construction of 2135 EWS DU (1330 EWS DU under PMAY) and 525 LIG was approved by CSMC in its 46th meeting dated 29.08.2019.
- 2) **The project is not yet grounded.**
- 3) Now the revised DPR Construction of 2254 EWS + 1524 LIG DUs (1127 EWS under PMAY + 1127 DU at Developer Price) is submitted. The total percentage of EWS is 59.66%.
- 4) The revision in DPR is due to change in reservation on some part of land, new UDCPR provisions and updation of estimates to current SSR. **The reason for revision in estimates are not mentioned in revised DPR.**
- 5) The cost per EWS unit as per approved DPR is ranging from Rs. 9.64 Lakhs to Rs. 11.75 Lakhs. The average cost per unit comes out to 11.73 Lakhs.
  - A) The cost per EWS DU as per revised estimate prepared by Developer is Rs. 18.565 lacs.
  - B) The cost per EWS DU as per ASR is Rs. 17.06 lacs. **(This ASR is as of 21-22)**
  - C) The difference between the estimated cost and ASR is 8.82%. The project proponent have agreed the cost of EWS DU under PMAY as Rs. 17.06 Lacs i.e. as per ASR.

6) Revised cost per unit for EWS under PMAY is Rs. 17.06 lacs as against approved cost (in 46<sup>th</sup> CSMC meeting dated 29.08.2019) per DU is Rs. 11.73 Lacs. **There is hike of 68.75% for which no reasons are mentioned in the proposal.** The Project proponent is asking for revision in cost per EWS DU within a period of 25 months of approval.

**C. SLAC Appraisal: -**

SLAC recommends revision for approval of SLSCMC.

**34/5: Construction of 2464 EWS DUs on S. No. 65/2/2. 65/2/3, Manjrewadi, Dist. Solapur**

**A. Basic Information: -**

Component	AHP PPP	
Name of Implementing Agency	M/s RSM Unity Developers and CO/Pune Housing and Developing Board, MHADA.	
Land Ownership	Kaphil Shabbir Moulvi, Bharat Jain partner of RSM Unity Developers	
Reservation	Residential	
	As per CSMC approval (40 <sup>th</sup> meeting: 28.11.2018)	Revised Proposal
Project Cost	Rs. 18703.28 lacs	Rs. 21436.80 lacs
Central Assistance	Rs. 3738 lacs	Rs. 3696 lacs
State Share	Rs. 2492 lacs	Rs. 2464 lacs
Implementing Agency Share	0	0
Beneficiary Share	Rs. 12473.28	Rs. 15276.8 lacs
Total No of Dwelling Units	2492	2464
Cost per unit	Rs. 7.5 lacs	Rs. 8.70 lacs

**B. SLAC Observations: -**

The proposal is submitted & recommended by the Chief Officer, Pune Housing Board. It is stated in the report:

- 1) The DPR for construction of 2492 EWS DUs was approved in 40<sup>th</sup> meeting dated 28.11.2018.
- 2) Project proponent vide his letter dated 19.07.2021 attached with revised DPR has stated the reasons for revision. PP have stated that there is hike in various building materials of more than 50%.
- 3) The cost per EWS DU approved by CSMC in its 40<sup>th</sup> meeting dated 28.11.2018 was Rs. 7.50 Lacs.
  - A) The revised estimated cost as per current SSR is Rs. 8.72 Lacs.
  - B) The cost per DU as per ASR is Rs. 8.94 Lacs. PP has agreed the price of Rs. 8.70 Lacs which is 2.68% below the ASR.
- 4) DPR Scrutiny sheet, 20 point undertaking, executive summary & 47 point annexure 7B is not attached with revised DPR.
- 5) **The project is grounded.**
- 6) **The project has so far 497 beneficiaries attached on MIS portal . RERA provisions will apply as beneficiaries are already attached.**
- 7) Revised cost per unit for EWS under PMAY is Rs. 8.70 lacs as against approved cost (in 40<sup>th</sup> CSMC meeting dated 28.11.2018) per DU is Rs. 7.5 Lacs. There is hike of 16%

**C. SLAC Appraisal: -**

SLAC recommends revision for approval of SLSMC.



**34/6: Construction of 1056 DUs on S.No. 81/1, 98/3/A, 101/2, 102 & 103/1 at Titwala, Tal: Kalyan, Dist. Thane**

**A. Basic Information: -**

Component	AHP PPP			
Name of Implementing Agency	Sujitkumar Jitpratap Singh in partnership with Konkan Board			
Land Ownership	Project Proponent			
Reservation	Green Zone			
			Revised Proposal	
	As per earlier CSMC approval (44 <sup>th</sup> meeting: 28.06.19)	As per correction in 51 <sup>st</sup> CMSC (07.08.20)	As per pricing policy	As per revised proposal
Project Cost	Rs. 8094 lacs	6849.12	10330.82	11198.56
Central Assistance	684	684	792	792
State Share	456	456	528	528
Implementing Agency Share	0	0	0	0
Beneficiary Share	6954	5709.12	9010.82	9878.56
Total No of Dwelling Units	456	456	528	528
Cost per unit	17.75	15.02	19.56	21.2

**B. SLAC Observations: -**

The proposal is submitted & recommended by the Chief Officer, Konkan Housing Board. It is stated in the report:

- 1) The DPR for construction of 912 tenements (456 DUs under PMAY) was approved 44<sup>th</sup> meeting dated 28.06.2019 in which the cost per DU was shown as Rs. 17.75 Lacs. As per CO Konkan Board, office note no. 42 dated 29.01.2020 the matter was referred to Joint Secretary, HFA, Government of India vide letter no. ET-308 dated 27.02.2020 for correction in cost per unit as per the DPR and approval in the 20<sup>th</sup> SLSMC meeting dated 25.06.2019. Accordingly the CSMC in its 51<sup>st</sup> meeting dated 07.08.2020 have accorded the necessary correction and the cost per unit is shown as Rs. 15.02 Lakhs.
- 2) Now, the project proponent vide his letter dated 08.09.2021 submitted along with revised DPR have stated that the work of 912 DUs is in progress as per sanctioned building plan. As per unified DCPR number of units are increasing from 912 to 1056, accordingly they have submitted the revised DPR. Revised DPR is scrutinized and recommended by CO, Konkan Board in **which it is stated that Shri. Dilip Rijurnal Tejwan has filed criminal WP st No. 13594 of 2021 regarding land dispute in subject matter, the Hon. High court order will be binding for subject proposal. Thus there is litigation on the proposed land by the developer.**
- 3) A) The revised estimated cost per unit as per the estimate prepared by developer comes to Rs. 21.2094 Lacs.  
B) Carpet area of the DUs as per RERA is 29.71 sq.m. The area of the balcony is considered in the carpet area of tenements, accordingly total built up area comes to 36.51 sq.m. The rate as per ASR is Rs. 40,600/- per sq.m. Thus the cost per DU as per ASR comes to Rs. 14.823 Lacs. The difference between ASR and the estimate is 43.08%, hence project proponent have demanded 20% over the ASR. However the area of the balcony cannot be included in the carpet

area, hence the built up area of Dus will be  $29.71 \times 1.1 = 32.681$  sq. m. and the cost per unit as per ASR will be Rs. 13.27Lacs.

C) The cost per DU demanded by project proponent for 528 EWS DUs under PMAY is Rs. 17.78767 Lacs which is 34.04%. As the difference between the cost demanded by project proponent and ASR is more than 20%, the matter needs to be referred to Pricing Committee.

**C. SLAC Appraisal: -**

SLAC recommends revision for approval of SLSMC.

## New AHP Projects

**34/7 : Construction of 480 EWS DUs on Plot No. 29 and 30 at Wanjara village, Dist. Nagpur**

### A. Basic Information: -

Component	AHP
Name of Implementing Agency	SRA Nagpur
Land Ownership	SRA Nagpur. But name of SRA Nagpur is not reflected on 7/12 extract.
Project Cost	Residential zone.
Central Assistance	Rs. 3875.06lacs
State Share	Rs. 720 lacs
Implementing Agency Share	Rs. 480 lacs
Beneficiary Share	0
Total No of Dwelling Units	Rs. 2674.98lacs
Cost per unit	480

### B. SLAC Observations: -

The proposal is submitted & recommended by CEO/SRA Nagpur & Commissioner, Nagpur Municipal Corporation.

From the report it is seen that:

- 1) **It is stated that the land is owned by SRA Nagpur. However the name of SRA is not reflected on 7/12 extract.**
- 2) External services required for project are available up to point of site.
- 3) The cost per unit needs to be calculated as per RERA carpet area norms.
- 4) Needs more clarification from CEO/SRA Nagpur:
  - a) CEO/SRA Nagpur vide his letter dated 11.08.2021 have proposed the project under **AHP PPP**. This needs clarification since land is in possession of SRA.
  - b) If project is within SRA area of Nagpur, the project needs to be under taken under vertical I – ISSR.

### C. SLAC Appraisal: -

The proposal is deferred by SLAC.

**34/8: Construction of 210 DUs on Gat No. 818 part at Chakan Tal. Khed, District Pune****A. Basic Information: -**

Component	AHP
Name of Implementing Agency	Chakan Municipal Council
Land Ownership	Chakan Municipal Council, it is mentioned in the 7/12 extract that land is for maintenance and ownership is on certain conditions.
Reservation	CO vide letter dtd. 12/07/2021 stated that land under project is in agricultural/no development zone. However the 7/12 extract shows it as Gayran Land, this needs clarification. Undertaking and other documents states it as residential.
Project Cost	Rs. 2840.03 Lacs
Central Assistance	Rs. 315 lacs
State Share	Rs. 210 lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 2315.03 lacs
Total No of Dwelling Units	210
Cost per unit	Rs. 13.52 Lacs

**B. SLAC Observations: -**

The proposal is submitted & recommended by the Chief Officer, Chakan Municipal Council.  
From the report it is seen that:

- 1) The Land is within Chakan Municipal Council Limits, it is mentioned in the 7/12 extract that land is for maintenance and ownership is on certain conditions.
- 2) **CO vide letter dtd. 12/07/2021 stated that land under project is in agricultural/no development zone. However the 7/12 extract shows it as Gayran Land, this needs clarification. Undertaking and other documents states it as residential.**
- 3) There is no specific mention about availability of water supply and electricity to the site.

**C. SLAC Appraisal -**

SLAC recommends the DPR for approval of SLSMC.

**Details of Projects under AHP PPP not discussed in 34<sup>th</sup> SLAC held on 13.07.2021**

Sl. No.	ULB/IA	District	DPR details	EWS Dus	LIG Dus
<b>Pune Board</b>					
1	M/s Classic Properties in partnership with Pune Municipal Corporation.	Pune	Construction of 220 EWS & 28 LIG @ S.No.40, Kondhwa, Pune.	200	28
2	M/s Yash Realtors in partnership with MHADA Pune Board.	Pune	Construction of 308 EWS & 286 LIG G.No. 259 & 261, Ghotawade, Pune.	300	286
3	M/s Abhimaan Associates in partnership with MHADA Pune Board.	Pune	Construction of 241 EWS & 52 LIG Blithe Icon, Gat. No. 1129, Wagholi, Haveli, Pune.	220	52
4	M/s. Krishna Housing In partnership with MHADA Pune Board	Pune	Construction of 190 EWS, 96 LIG DUS at S.No 36 part, Lohegaon, Tal. Haveli Dist. Pune.	175	0
5	M/s. Keystone Associates In partnership with MHADA Pune Board	Pune	Construction of 238 EWS, 20 LIG DUS at S.No 5 part, Dhanori, Tal. Haveli Dist. Pune	225	20
6	M/s. A Plus Design Park LLP In partnership with MHADA Pune Board	Pune	Construction of 357 EWS, 109 LIG at S.No 5 part, Dhanori, Tal. Haveli Dist. Pune.	296	109
7	M/s. Maitri Buildcon In partnership with Pune Board	Pune	Construction of 120 EWS, 40 LIG Dus building under PMAY scheme at S.No.33/13A in Khadakwasala, Tal : Haveli, Dist: Pune.	120	40
8	M/s. Apak Business Innovation Pvt. Ltd. In partnership with Pune Board	Pune	Construction of 1400 EWS Dus building under PMAY scheme at S.No.137 in Charoli, Tal : Haveli, Dist: Pune	1400	0
<b>Nagpur Board</b>					
9	M/s Darshana Erectors Pvt Ltd in Partnership with Nagpur Board	Chandrapur	Construction of 235 EWS Dus under AHP-PPP at Kh.No.229/1, Plot no. 1 to 6,13,15,17 to 21,23, 24 to 33 at Mouza Devda Tah. Chandrapur, Dist. Chandrapur.	212	0
10	M/s Darshana Erectors Pvt Ltd in Partnership with Nagpur Board	Chandrapur	Construction of 128 EWS Dus under AHP-PPP at Kh.No. 229/2, Plot no.22 to 35 at Mouza Devda Tah. Chandrapur, Dist. Chandrapur.	115	0

Sl. No.	ULB/IA	District	DPR details	EWS Dus	LIG Dus
11	Harihar Buildspace Pvt Ltd. in partnership with Nagpur Board	Nagpur	Construction of 448 EWS, 560 LIG & 216 MIG tenements under AHP PPP at Gut no. 68/2, 68/3, 68/4, 68/5, Zari City Nagpur (NMRDA), Dist: Nagpur	448	560
12	M/s Ved Realtors in partnership with Nagpur Board	Nagpur	Construction of 248 EWS & 160 LIG Dus under AHP-PPP at Kh.No.115/B/1 Mouza Beltarodi, Nagpur.	248	160
13	M/s Orange City Heights in partnership with Nagpur Board.	Nagpur	Construction of 130 EWS & 21 LIG Dus under AHP-PPP at Kh.No.35/1/A Khairi, Tah. Kamptee Dist., Nagpur.	130	21
14	M/s Sukhkarta Developers in Partnership with Nagpur Board	Nagpur	Construction of 371 EWS Dus under AHP-PPP at Kh.No.81/1, Moza Kanholi, Tah. Hingna Dist., Nagpur.	371	0
15	M/s. Rohit Iron & Steel (I) Pvt. Ltd. In partnership with Nagpur Board.	Nagpur (Rural)	Construction of 107 EWS (68 EWS+39 LIG), at Kh. No. 9/1, Mouze. Gavsai Manapur, Tah. Nagpur (Rural), Dist; Nagpur.	40	39
<b>Nashik Board</b>					
16	Sahyadri Associates in partnership with Nashik Board	Nashik	Construction of 84 EWS & 56 LIG Dus at Land Bearing S.No. 69/1+2(PT)+3 on Plot No. 30, 31, 32, 33 at Nashik Shiwar, Nashik.	84	56
17	Ashtavinayak Enterprises in partnership with Nashik Board	Nashik	Construction of 408 EWS DUS at S.No. 335 Vil: Nandgaon, Tal: Nandgaon, Dist : Nashik.	296	0
18	M/s M.B.Surana Marketing Pvt.Ltd. In partnership with Nashik Board.	Nashik	Construction of 81 EWS & 54 LIG DUs @ Gat. No15 at Niphad Dist., Nashik	81	54
19	M/s M.B.Surana Marketing Pvt.Ltd. In partnership with Nashik Board.	Nashik	Construction of 154 EWS DUs @ Gat. No223/2 at Niphad Dist.Nashik	154	0
20	Shirish Shetiya Landmarks in Partnership with Nashik Board	Ahmednagar	Construction of 40 EWS & 53 LIG DUS at S.No. 3603 (P) & 3610 (P) of Vil : & Tal:Parner, Dist : Ahmednagar.	40	53

Sl. No.	ULB/IA	District	DPR details	EWS Dus	LIG Dus
21	Shree Swami Land Developer in Partnership with Nashik Board	Jalgaon	Construction of 104 EWS DUS at S.No.411/1B/2B/1B/2 at Vil:Tongaon, Tal:Bhadgaon, Dist:Jalgaon.	104	0
22	Mangalam Infra in Partnership with Nashik Board	Jalgaon	Construction of 244 EWS DUS at Gat No.253, S.No.107/2/A at Vil Taluka:Pachora, Dist:Jalgaon.	244	0
23	M/s. Shri N.T. Mundada City in partnership with Nashik Board	Jalgaon	Construction of 821 EWS (362 EWS & 49 LIG, 410 LIG) DUS at S.No. 1339, 1344/1, 1344/2B, 1347, 1349, 1350/2, 1350/3, 1352 of Amalner, Dist : Jalgaon.	362	49
24	Adv. Jayprakash Baviskar In partnership with Nashik Board	Jalgaon	Construction of 141 EWS, 52 LIG Dus building under PMAY scheme at G.No.36/2/A in Bodhwad, Tal : Bodhwad, Dist: Jalgaon	141	52
25	M/s. Sahyadri Construction In partnership with Nashik Board	Jalgaon	Construction of 345 EWS Dus building under PMAY scheme at S.No.108 in Pachora, Dist: Jalgaon.	173	0
26	M/s SSP Builders & Developers in Partnership with Nashik Board	Amalner	Construction of 112 EWS Dus under AHP-PPP at Gat No.42 (P), Amalner.	112	0
27	Gohil Builders & Developers in Partnership with Nashik Board	Amalner	Construction of 193 EWS (146 EWS & 47 LIG) Dus under AHP-PPP at Gat No.1293/1& 1293/2(P), Amalner.	73	47
	<b>Konkan Board</b>				
28	M/s. Anish Properties Pvt. Ltd. In partnership with Konkan Board	Raigad	Construction of 3288 EWS & 36 LIG DUS at S.No.145, 146, 147/1 at Tal & Vil: Pen, Dist: Raigad.	3288	36
	<b>Amravati Board</b>				
29	M/s. Kothari Construction Company In partnership with Amravati Board	Akola	Construction of 195 EWS, 212 LIG DUS, at S.No 17/1-A,Mouja Akoli Bk, Dist. Akola.	195	212
30	M/s. Kothari Construction Company In partnership with Amravati Board	Akola	Construction of 259 EWS, 192 LIG DUs, at S.No 4/1/A, Mouja Shivani, City & Dist. Akola.	259	192
	<b>Total</b>			<b>10106</b>	<b>2066</b>

**34/9: Construction of 220 EWS & 28 LIG @ S.No.40, Kondhwa, Pune****A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s Classic Properties in partnership with Pune Municipal Corporation.
Land Ownership	Project Proponent.
Marks Obtained	82/100
Reservation	Residential
Project Cost	Rs.3282.00 lacs
Central Assistance	Rs.300.00 lacs
State Share	Rs.200.00 lacs
Implementing Agency Share	0
Beneficiary Share	Rs.2782.00 lacs
Total No of Dwelling Units	200
EWS Developer Part	20
LIG	28
Cost per unit	Rs.16.41 lacs

**B. SLAC Observations: -**

The proposal is submitted & recommended by Commissioner, Pune Municipal Corporation.

The observations are as under:

1) The land is within Pune Municipal Corporation Limit.

2) The land is in R- Zone.

3) The land is owned by the Project Proponent.

4) There is 40.0m wide approach road to the project.

5) The water supply will be made available by PMC.

6) Assurance for Electric Supply not attached.

7) a) The estimated cost of EWS is Rs.17.41 lacs.

b) The cost as per ASR is Rs.16.41 lacs.

c) The difference in estimated cost and as per ASR is 6.09%. The project Proponent has proposed cost of EWS as Rs.16.41 lacs which is as per ASR.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/10: Construction of 308 EWS & 286 LIG G.No. 259 & 261, Ghotawade, Pune****A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s Yash Realtors in partnership with MHADA Pune Board.
Land Ownership	Project Proponent.



Marks Obtained	64.5/90
Reservation	Residential
Project Cost	Rs.3415.50 lacs
Central Assistance	Rs.450.00 lacs
State Share	Rs.300.00 lacs
Implementing Agency Share	0
Beneficiary Share	Rs.2665.50 lacs
Total No of Dwelling Units	300
EWS Developer Part	8
LIG	286
Cost per unit	Rs.11.385 lacs

#### B. SLAC Observations: -

The proposal is submitted & recommended by Chief officer, MHADA Pune.

The observations are as under:

1) **The land is within 500 mtr radius from Ghotawade gaathan and conversion nazarana has to be borne by the project proponent at the time of procuring N.A. use from concern authority(PMRDA Zone Certificate) This will have bearing on the project cost.**

2) The land is in R- Zone.

3) The land is owned by the Project Proponent.

4) There is 30.0m wide approach road to the project.

5) The water supply will be made available by Zilla Parishad.

6) Assurance for Electric Supply attached.

7) a) The estimated cost of EWS is Rs.12.95 lacs.

b) The cost as per ASR is Rs.10.35 lacs.

c) The project Proponent has proposed cost of EWS as Rs.11.385 lacs.

d) The difference between estimated cost and ASR is 25.12%. The cost per unit agreed by the developer is 11.385 which is 10% above ASR.

#### C. SLAC Appraisal: -

SLAC recommends the DPR for approval of SLSMC.

### 34/11: Construction of 241 EWS & 52 LIG Blithe Icon,Gat.No.1129, Wagholi, Haveli, Pune

#### A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Abhimaan Associates in partnership with MHADA Pune Board.
Land Ownership	Land is owned in the name of Vikas Anandrao Satav is the proprietor of Abhimaan Associates.

Marks Obtained	73/90
Reservation	Residential
Project Cost	Rs.3751.00 lacs
Central Assistance	Rs.330.00 lacs
State Share	Rs.220.00 lacs
Implementing Agency Share	0
Beneficiary Share	Rs.3201.00 lacs
Total No of Dwelling Units	220
EWS Developer Part	21
LIG	52
Cost per unit	Rs.17.05 lacs

**B. SLAC Observations: -**

The proposal is submitted & recommended by Chief officer, MHADA Pune Board.

The observations are as under:

- 1) The land is owned in the name of Vikas Anandrao Satav is the proprietor of Abhimaan Associates.
- 2) The land is in R- Zone.
- 3) There is 24.0m wide approach road to the project.
- 4) The water supply NOC from Gram panchayat is attached which cannot be considered water supply from MJP/PMC is necessary.**
- 5) Assurance for Electric Supply attached.
- 6) a) The estimated cost of EWS is Rs.18.52 lacs.  
b) The cost as per ASR is Rs.15.50 lacs.  
c) The project Proponent has proposed cost of EWS as Rs.17.05 lacs which is 10% over the ASR.  
d) The difference between estimated cost and ASR is 19.48%. The cost per unit agreed by the developer is 17.05 which is 10% above ASR.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC subject to water supply NOC from PMC.

**34/12: Construction of 190 EWS, 96 LIG DUS at S.No 36 part, Lohegaon, Tal. Haveli Dist. Pune**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Krishna Housing In partnership with MHADA Pune Board
Land Ownership	Owned by the PP by way POA
Marks Obtained	66/90
Reservation	Agriculture Zone (Green Zone)
Project Cost	Rs.2131.50 Lakhs
Central Assistance	Rs.262.50 Lakhs
State Share	Rs.175.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.1694.00 Lakhs
Total No of Dwelling Units	175
EWS Developer Part	Rs.12.18 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Chief officer, MHADA Pune Board.

- 1) The land is in Agriculture Zone. The land is inside Pune municipal limit.
- 2) Approach road of **12 mtr** is adjoining to the proposed site. MSEB supply is connected to site and Water line not connected to site but it is stated that same is available in nearby area.
- 3)a) The Estimated Cost is Rs.13.46 Lakhs.
  - b) The cost as per ASR workout for Rs. 10.15 lakhs,
  - c) The difference is 32.61% over ASR. the developer has agreed for Rs.12.18 lakhs which is 20% over ASR which is permissible as per pricing policy.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/13: Construction of 238 EWS, 20 LIG DUS at S.No 5 part, Dhanori, Tal. Haveli Dist. Pune****A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Keystone Associates In partnership with MHADA Pune Board
Land Ownership	Owned by the PP
Marks Obtained	75/90
Reservation	Residential Zone within extended limit of PMC
Project Cost	Rs.4998.27 Lakhs
Central Assistance	Rs.337.50 Lakhs
State Share	Rs.225.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.4431.25 Lakhs
Total No of Dwelling Units	225
EWS Developer Part	Rs.22.21 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Chief officer, MHADA Pune Board.

1) The land is in Residential Zone within extended limit of PMC. The land is inside Pune municipal limit.

2) Approach road of 24 mtr is proposed. Chief officer MHADA has recommended to approve the aforesaid scheme under PPP of PMAY subject to availability of developed D.P. Road (till the completion of project) which is adjacent to the land under PMAY scheme.

3) CO MHADA Pune have informed that,

a) MSEB supply is connected to site and

b) Water line not connected to site but available in nearby area.

4) a) The Estimated Cost is Rs.65934 per Sq. mt i.e. Rs.21.68 Lakhs as per executive summary.

b) The cost as per ASR workout for Rs.59940x29.9x1.1=Rs. 19.71 lakhs.

c) The project Proponent has proposed cost of EWS as Rs.22.21 lacs.

**The project proponent has asked for price which is above his estimated cost**

d) As the prevailing directions project proponent is entitled to get incentive over ASR, if the estimated cost is more than ASR.

**In this case the difference between estimated cost and the ASR is 9.99%. The project proponent has asked for pricing above the estimated cost. The provisions of GR relates to incentives for difference between estimated cost and ASR. Here these provisions will not apply as the price requested is more than price based on estimate.**

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM subject to developer revises pricing within permissible limits

**34/14: Construction of 357 EWS & 109 LIG at S.No 5 part, Dhanori, Tal. Haveli Dist. Pune****A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. A Plus Design Park LLP In partnership with MHADA Pune Board
Land Ownership	Owned by the PP
Marks Obtained	75/90
Reservation	Residential Zone
Project Cost	Rs.6438.00 Lakhs
Central Assistance	Rs.444.00 Lakhs
State Share	Rs.296.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.5698.00 Lakhs
Total No of Dwelling Units	296
Cost per unit	Rs.21.75 Lakhs

**B. SLAC Observations: -**

This project was placed in the 26th SLSMC, but was not recommended for approval as the

**Observations of 26th SLSMC :**

- 1) The Land is in R-Zone.
- 2) No of Dus proposed are 296 EWS, 50 LIG & 50 shops out of which 221 EWS Dus are offered as per Pricing Policy.
- 3) As per PPP guidelines only EWS & LIG Dus are permitted, proposal to be corrected accordingly.
- 4) FSI proposed is 2.75 which is more than permissible 2.5 FSI.
- 5) Assurance of Water supply & Electric supply not enclosed.
- 6) Plans & estimates are not certified by Board Officials.
- 7) i) Estimated Cost - Rs.19.20 Lakhs.  
ii) Cost demanded by the PP is Rs.16.81 Lakhs. The cost as per ASR is wrongly calculated by considering Super Built area. The estimated cost is 14.22% over ASR cost.  
iii) the cost demanded by Project Proponent is Rs.17.74 lakhs which is 5.53% over ASR cost, this is within permissible 10% as per GR.

**SLSMC DECISION Dated 26/06/2020 :**

The DPR is not recommended for approval.

**Compliance of PP on the decision of 26<sup>th</sup> SLSMC /Revised proposal.**

The revised proposal scrutinized and recommended by Chief officer MHADA Pune, From the report it is seen that

- 1) The shops previously included in project are deleted and DPR for the revised content as 357EWS+ 109 LIG is submitted out of which the project proponent is agreed to offer 296 EWS Tenements as per pricing policy.
- 2) Project Proponent proposed to utilize the FSI potential for 24 mts wide DP road as relevant provisions in UDCPR Chief officer have recommended the same, however it is to submit overall FSI for the schemes under PMAY is 2.5.
- 3) The land is owned by Project Proponent and is in the residential zone within the extended limit of PMC. Chief officer MHADA Pune mentioned **the said land under project is in Class 2 and conversion nazarana shall be borne by the project proponent at the time of procuring Non Agriculture use from District Collector by the Project Proponent. This will have further bearing on the project cost.**
- 4) It is stated by Chief officer Pune Board that,

- a) The NOC for the water supply line and Sewage line is obtained by PP from Pune Municipal Corporations, however the NOC for electric supply is in the name of Life Seasons Development LLP and the letter for NOC for the connection to the transformer given M/s A Plus Design Park Limited.
- 5) a) Cost as per estimate Rs.22.02 Lakhs  
b) Cost as per ASR  $\text{Rs.}59940 \times 29.9 \times 1.1 = \text{Rs.}19.71$  Lakhs  
c) The difference between Estimated cost & ASR is 11.71%.  
d) The cost demanded by project proponent is Rs. **21.75L** which is 10.03% above ASR.
- 6) Accordingly, if agreed by project proponent the necessary corrections in the Ann.7B & 20 point undertaking needs to be done and express consent needs to be obtained from the PP.
- 7) There is discrepancy in the report and DPR scrutiny sheet regarding availability and NOC for Water supply and electricity, Chief officer to clarify.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/15: Construction of 120 EWS, 40 LIG Dws building under PMAY scheme at S.No.33/13A in Khadakwasala, Tal : Haveli, Dist: Pune**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Maitri Buildcon In partnership with Pune Board
Land Ownership	Owned by partners of company
Marks Obtained	71/90
Reservation	Green Zone
Project Cost	Rs.1386.00 Lakhs
Central Assistance	Rs.180.00 Lakhs
State Share	Rs.120.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.1086.00 Lakhs
Total No of Dwelling Units	120
Cost per unit	Rs.11.55 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Pune Board

- 1) The land is in Green Zone. The land is in PMRDA limit.
- 2) The land is in the name of Partners of the PP. There is boja on the said land as per 7/12 extract. Thus land is not free from encumbrances.
- 3) Approach 12 mtr wide road of is available. Assurance of Electric supply attached and assurance for Water supply from competent authority attached.
- 4) a) The Estimated Cost is EWS is Rs.13.24 Lakhs.  
b) The cost as per ASR workout for EWS to Rs.9.65 lakhs.  
c) The cost per unit agreed by project proponent is Rs. 11.55Lakhs.  
d) The difference in estimated cost and ASR is 37.20% over ASR. Hence incentive allowed is 20% over ASR. The difference between ASR and the cost agreed by developer is Rs.11.55 Lakhs which is 19.68% over ASR which is within permissible limit.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/16: Construction of 1400 EWS Dus building under PMAY scheme at S.No.137 in Charoli, Tal : Haveli, Dist: Pune**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Apak Business Innovation Pvt. Ltd. In partnership with Pune Board
Land Ownership	Owned by one of the partner of company
Marks Obtained	73/90
Reservation	Residential Zone
Project Cost	Rs.24500.00 Lakhs
Central Assistance	Rs.2100.00 Lakhs
State Share	Rs.1400.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.21000.00 Lakhs
Total No of Dwelling Units	1400
Cost per unit	Rs.17.50 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Pune Board

- 1) The land is in Residential Zone. The land is within PCMC limit.
- 2) **As per 7/12 extract the land is in the name of Ajinkya D.Y.Patil Infra.Pvt.Ltd. and the proposal is submitted by Apak Business Innovation Pvt. Ltd. There are no letters showing that the land is in the name of Project Proponent.** The sale deed for land enclosed shows that the land is sold to. **The Co to clarify land ownership. Further there is Boja on the said land shown in 7/12 extract. Thus land is not free from the incumbrances.**
- 3) The NA order enclosed is issued to D.Y.Patil Education Enterprises Pvt.Ltd for constructing educational Institutions.
- 4) Approach road of 18 mtr wide is available. Assurance of Electric supply not attached.
- 5) Municipal Corporation has informed that at present water supply to the scheme can not be given and developer has to make his own arrangement.
- 6) The project period for completion is shown as 12 months as per Annexure 7B and undertaking.
- 7) a) The Estimated Cost is EWS is Rs.20.00 Lakhs.  
b) The cost as per ASR workout for EWS to Rs.15.19 lakhs.  
c) The cost per unit agreed by Project Proponent is Rs. 17.50 Lakhs.  
d) The difference between estimated cost and ASR is 31.66% over ASR. The developer has agreed for Rs.17.50 Lakhs which is 15.20% over ASR which is permissible as per pricing policy.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC subjected to NOC submission



**34/17: Construction of 235 EWS Dws under AHP-PPP at Kh.No.229/1, Plot no. 1 to 6,13,15,17 to 21,23, 24 to 33 at Mouza Devda Tah. Chandrapur, Dist. Chandrapur.**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s Darshana Erectors Pvt Ltd in Partnership with Nagpur Board
Land Ownership	In the name of Naresh Sabanani, there is consortium agreement & Power of Attorney in the name of PP & Naresh Sabanani
Marks Obtained	70/90
Reservation	Residential
Project Cost	Rs.1577.28 lakhs
Central Assistance	Rs.318.00 lakhs
State Share	Rs.212.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.1047.28 lakhs
Total No of Dwelling Units	212
Cost per unit	Rs.7.44 lakhs

**B. SLAC Observations: -**

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

- 1) It is stated that the land is in Residential Zone of Chandrapur Ballarpur Regional Area and **is within 2.00km from Chandrapur Municipal Corporation area.**
- 2) Tehsildar Chandrapur has given NOC for implementation of PMAY on said land.
- 3) **Notarised Consortium agreement is attached.**
- 4) **The width of access road is 12.0m, it is stated that it commensurate with UDCR. Assurance of Electric supply attached and assurance for Water supply from competent authority not attached.**
- 5) a) The Estimated Cost is Rs.9.07Lakhs.  
b) The cost as per ASR works out to Rs.6.21 lakhs.  
c) The difference is 46.05% over ASR. the developer has agreed for Rs.7.44 lakhs which is 19.80% over ASR which is permissible as per pricing policy.
- 6) The Executive summary in prescribed format not submitted. Project cost shown in 20-point undertaking differs from accepted cost.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/18: Construction of 128 EWS Dws under AHP-PPP at Kh.No.229/2,Plot no.22 to 35 at Mouza Devda Tah. Chandrapur, Dist. Chandrapur.**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s Darshana Erectors in Partnership with Nagpur Board
Land Ownership	In the name of Asim Dixit, there is consortium agreement & Power of Attorney in the name of PP & Asim Dixit
Marks Obtained	70/90
Reservation	Residential
Project Cost	Rs.855.60 lakhs
Central Assistance	Rs.172.50 lakhs
State Share	Rs.115.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.568.10 lakhs
Total No of Dwelling Units	115
Cost per unit	Rs.7.44 lakhs

**B. SLAC Observations: -**

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

- 1) It is stated that the land is in Residential Zone of Chandrapur Ballarpur Regional Area and is within 2.00km from Chandrapur Municipal Corporation area.
- 2) Tehsildar Chandrapur has given NOC for implementation of PMAY on said land.
- 3) **Notarised Consortium agreement is attached.**
- 4) The width of access road is 15.0m, it is stated that it commensurate with UDCR. Assurance of Electric supply attached **and assurance for Water supply from competent authority not attached.**
- 5) a) The Estimated Cost is Rs.9.07Lakhs.  
b) The cost as per ASR works out to Rs.6.21 lakhs.  
c) The difference is 46.05% over ASR. the developer has agreed for Rs.7.44 lakhs which is 20% over ASR which is permissible as per pricing policy. However, the Executive summary in prescribed format not submitted. Project cost shown in 20-point undertaking differs from accepted cost.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/19: Construction of 448 EWS, 560 LIG & 216 MIG tenements under AHP PPP at Gut no. 68/2, 68/3, 68/4, 68/5, Zari City Nagpur (NMRDA), Dist: Nagpur**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Harihar Buildspace Pvt Ltd. in partnership with Nagpur Board
Land Ownership	In the name of project proponent
Marks Obtained	63/90
Reservation	Residential
Project Cost	Rs. 5187.84 lakhs
Central Assistance	Rs.672 lakhs
State Share	Rs.448 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs. 4064.67 lakhs
Total No of Dwelling Units	448
Cost per unit	Rs. 11.58 lakhs

**B. SLAC Observations: -**

The proposal is submitted & recommended by Nagpur Board. From the report it is seen that,  
1) The DPR consist of 448 EWS, 560LIG and 216MIG tenements. **MIG Tenements are not allowed under PMAY**

2) **The details of the access road are not attached. Assurance for electricity and water supply from competent authority is not attached.**

3) **Annexure 7B should be submitted in the paper size A4.**

4) **The plan showing carpet area of 1 unit is not attached.**

5) **The 20-point undertaking is not signed by Chief Officer**

6) a) The Estimated Cost is Rs.14.48 Lakhs.

b) The cost as per ASR works out to Rs.9.65 lakhs.

c) The difference between estimated cost and ASR is 49.96% over ASR. the developer has agreed for Rs.11.58 lakhs which is 20% over ASR which is permissible as per pricing policy.

**C. SLAC Appraisal: -**

SLAC recommends for approval of SLSMC subjected to revision by deleting MIG component in DPR by Project Proponent. Hence only EWS DUs are recommended as per GoM guidelines

**34/20: Construction of 248 EWS & 160 LIG Dws under AHP-PPP at Kh.No.115/B/1 Mouza Beltarodi, Nagpur.**

**A. Basic Information: -**

Component	AHP- PPP
Name of Implementing Agency	M/s Ved Realtors in partnership with Nagpur Board
Land Ownership	In the name of PP by of consortium agreement
Marks Obtained	75/90
Reservation	Residential
Project Cost	Rs.2966.08 lakhs
Central Assistance	Rs.372.00 lakhs
State Share	Rs.248.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.2346.08 lakhs
Total No of Dwelling Units	248
Cost per unit	Rs.11.96 lakhs

**B. SLAC Observations: -**

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

- 1) The land is in Residential Zone.
- 2) **Notarised Consortium agreement is attached.**
- 3) **The width of access road is 12.0m, it is stated that it commensurate with UDCR. Assurance of Electric supply not attached and assurance for Water supply from competent authority not attached.**
- 4) a) The Estimated Cost is Rs.13.37 Lakhs.  
b) The cost as per ASR workout to Rs.9.88 lakhs.  
c) The difference is 35.32% over ASR. the developer has agreed for Rs.11.85 lakhs which is 19.94% over ASR which is permissible as per pricing policy.
- 5) However, the Executive summary in prescribed format not submitted. Project cost shown in 20-point undertaking differs from accepted cost.

**C. SLAC Appraisal: -**

SLAC recommended for approval of SLSMC subject to water supply assurance from competent authority

**34/21: Construction of 130 EWS & 21 LIG Dws under AHP-PPP at Kh.No.35/1/A Khairi, Tah. Kamptee Dist., Nagpur.**

**A. Basic Information: -**

Component	AHP- PPP
Name of Implementing Agency	M/s Orange City Heights in partnership with Nagpur Board.
Land Ownership	In the name of one of the partner of the firm.
Marks Obtained	74/100
Reservation	Residential R-2,R-3, commercial, canal and 60 m road widening.
Project Cost	Rs.1280.50 lakhs
Central Assistance	Rs.195.00 lakhs
State Share	Rs.130.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.955.50 lakhs
Total No of EWS Dwelling Units UNDER pmay	130
Total No of LIG Dwelling Units UNDER pmay	21
Cost per unit	Rs.9.85 lakhs

**B. SLAC Observations: -**

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

- 1) The land is in Residential R-2,R-3, commercial, canal and 60 m road widening. **As canal is passing through the site, the necessary NOC from Irrigation Dept. is required.**
- 2) It is stated that, the site is along 60.0 m wide road. it is stated that it commensurate with UDCR. Assurance of Electric supply not attached and assurance for Water supply from competent authority not attached.
- 3) a) The Estimated Cost is Rs.11.89 Lakhs.  
b) The cost as per ASR works out to Rs 8.25 lakhs.  
c) The difference is 44.12% over ASR. the developer has agreed for Rs.9.85 lakhs which is 19.39% over ASR which is permissible as per pricing policy.
- 4) The project cost in the 20-point undertaking is not matching with project cost in the Ann.7B.
- 5) PP have proposed 130 EWS & 21 LIG under PMAY, the necessary specific mention is necessary while MOU.
- 6) The project period stated in Annexure 7B and undertaking is **15 months, this exceeds the mission period.**

**C. SLAC Appraisal: -**

The DPR is deferred by SLAC

**34/22: Construction of 371 EWS Dws under AHP-PPP at Kh.No.81/1, Moza Kanholi, Tah. Hingna, Dist., Nagpur**

**A. Basic Information: -**

Component	AHP - PPP
Name of Implementing Agency	M/s Sukhkarta Developers in Partnership with Nagpur Board
Land Ownership	In the name of Project Proponent
Marks Obtained	74/100
Reservation	Residential - Zone
Project Cost	Rs.3799.04 lakhs
Central Assistance	Rs.556.50 lakhs
State Share	Rs.371.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.2871.54 lakhs
Total No of Dwelling Units	371
Cost per unit	Rs.10.24 lakhs

**B. SLAC Observations: -**

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

- 1) The land is in Residential zone.
- 2) **The access road is 12.0m, Assurance of Electric supply attached and assurance for Water supply from not attached.**
- 3) a) The Estimated Cost is Rs.14.19 Lakhs for 324 DUs and Rs.17.89 lacs for 47 row houses.  
b) The cost as per ASR works out to Rs.8.54 lakhs for 324 DUs and Rs.8.47 lacs for row house  
c) The difference is 66.15% and 112.16% over ASR respectively. the developer has agreed for Rs.10.24 L for 324 DUs and 47 row houses which is 19.9% and within permissible limit.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/23: 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.
Land Ownership	Land is owned by the project partner
Marks Obtained	72/90
Reservation	Residential - Zone
Project Cost	Rs.422.80 lakhs
Central Assistance	Rs.60.00 lakhs
State Share	Rs.40.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.322.80 lakhs
Total No of Dwelling Units	40
Cost per unit	Rs.10.57 lakhs

**B. SLAC Observations: -**

1. This project was placed in the 26th SLSMC, but was not recommended for approval as:

A. i) Estimated Cost - Rs. 16.90 Lakhs.

ii) Cost as per ASR - Rs. 8.54 Lakhs, Estimated cost is 98 % over ASR cost.

iii) 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 was to be referred before Pricing Committee.

**B. The assurance of Water Supply from Gram Panchayat Ruyi which is not acceptable, same to be given by Jeevan Pradhikaran.**

2. Compliance give by PP regarding decision in 26th SLSMC:

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. and the price Proposed now is - Rs. 10.57 Lakhs. The water supply assurance issued by Jila Parishad Nagpur is in the favor of MD & CEO, MahaHousing. This needs to be in favor of project proponent.

**C. SLAC Appraisal: -**

SLAC recommends for approval of SLSMC subject to NOC obtained from MJP for water supply by Developer

**34/24: Construction of 84 EWS & 56 LIG Dws at Land Bearing S.No. 69/1+2(PT)+3 on Plot No. 30, 31, 32, 33 at Nashik Shiwar, Nashik.**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Sahyadri Associates in partnership with Nashik Board
Land Ownership	Owned by the project proponent
Marks Obtained	74/90
Reservation	Residential
Project Cost	Rs.1002.12 Lakhs
Central Assistance	Rs.126.00 Lakhs
State Share	Rs.84.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.792.12 Lakhs
Total No of Dwelling Units	84
Cost per unit	Rs.11.93 Lakhs

**B. SLAC Observations: -**

This project was placed in the 26th SLSMC, but was not recommended for approval as the:

**Observations of 26th SLSMC :**

- 1) The land is in R Zone.
- 2) Land Proposed is within the Municipal Limits.
- 3) Approach Road of the Scheme is 9.00 Mtr wide and 18 mtr wide road is proposed in the layout.
- 4) Cost as per Estimate = Rs 18.61 Lakhs  
Cost as per ASR = Rs. 9.94 Lakhs

Difference between ASR & Estimated Cost is 87.2% Thus, cost proposed by the PP is Rs.11.93 Lakhs, which is 20% over ASR. This is just on par with the permissible incentive as per the pricing policy G.R.

- 5) Assurance of water & Electricity supply are enclosed. Plans & estimates are not certified by Board Officials. Ann.7B, Undertaking & Executive Summary not signed by Board Officials & PP. Location is not marked on DP plan. Also, the DP plan is black & white Hence cannot speak on Zone & google sheet not readable.

**Further Compliances:**

Now, The PP vide his letter dated 22/09/2020 submitted through the CO/NB have stated that the **time period of the project has been reduced to be completed within the mission period, without mentioning project period** as stated in the Annexure 7B and undertaking.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.



**34/25: Construction of 408 EWS DUS at S.No. 335 Vil: Nandgaon,Tal: Nandgaon, Dist : Nashik.****A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Ashtavinayak Enterprises in partnership with Nashik Board
Land Ownership	Owned by the PP
Marks obtained	70/90
Reservation	Green Zone
Project Cost for 112 DU	Rs.813.12 Lakhs
Project Cost for 296 DU	Rs.2708.4 Lakhs
Total Project Cost	Rs.3521.52 Lakhs
Central Assistance for 408 Dus	Rs.612.00 Lakhs
State Share for 408 DUs	Rs.408.00 Lakhs
Implementing Agency Share	0
Beneficiary Share for 112 DU	Rs.533.12 Lakhs
Beneficiary Share for 296 DU	Rs.1968.4 Lakhs
Total Beneficiary Share	Rs.2502.00 Lakhs
Dwelling Units under PMAY EWS -I comprising of 1 RK having carpet area of 23.50 sqmts	112
Dwelling Units under PMAY EWS-II comprising of 1 BHK having carpet area of 29.65 sqmts.	296
Total No of Dwelling Units	408
Cost per unit for EWS-I	Rs. 7.26 Lakhs
Cost per unit for EWS-II	Rs. 9.15 Lakhs

**B. SLAC Observations: -**

This project was placed before the 26th SLSMC but was not recommended as the Project Period was exceeding the PMAY Mission Period.

**Observations of 26th SLSMC:**

- 1) Cost as per Estimate - Rs. 8.91 Lakhs & Rs. 11.25 Lakhs As per ASR- Rs. 6.05 Lakhs & Rs.7.63 Lakhs  
(C.A. - 23.50 SqM & 29.65 SqM) Percentage difference between ASR & Estimate is 47%.)
- 2) Cost per DU demanded by the PP is Rs. 7.26 L & Rs. 9.15 L which is 19.92% over ASR. This is just on par with the permissible incentive of 20 % as per Pricing Policy G.R.

**Further Compliances:**

Now the PP vide his letter dated 22/09/2020 submitted through the CO/NB have stated that **the time period of the project has been reduced within the Mission Period without mentioning project period.** (as stated in the Annexure 7B and undertaking).

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC.

**34/26: Construction of 81 EWS & 54 LIG DUs @ Gat. No15 at Niphad Dist., Nashik****A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s M.B.Surana Marketing Pvt.Ltd. In partnership with Nashik Board.
Land Ownership	Owned by the PP
Reservation	Green Zone
Project Cost	Rs.639.90 Lakhs
Central Assistance	Rs.121.50 Lakhs
State Share	Rs.81.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.437.4 Lakhs
Total No of Dwelling Units	81
Cost per unit	Rs.7.90 Lakhs

**B. SLAC Observations: -**

1. The Project was placed before the 26th SLSMC and was not recommended as the cost per DU was exceeding over the provision of pricing policy.
2. a) The estimated cost per DU is Rs.10.74 lakh.
  - b) The cost per DU as per ASR Rs.6.58 lakh based on carpet area x1.1 (Rera carpet)
  - c) The estimated cost is 63.22% over ASR cost.
  - d) The project proponent has claimed Rs7.90lakh per DU which is 20.06% over ASR cost which is more than stipulated 20% incentive as per GR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC

**34/27: Construction of 154 EWS DUs @ Gat. No223/2 at Niphad Dist.Nashik****A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s M.B.Surana Marketing Pvt.Ltd. In partnership with Nashik Board.
Land Ownership	Owned by the PP
Reservation	Green Zone
Project Cost	Rs.1233.54 Lakhs
Central Assistance	Rs.231.00 Lakhs
State Share	Rs.154.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.848.54 Lakhs
Total No of Dwelling Units	154
Cost per unit	Rs.8.01 Lakhs

**B. SLAC Observations: -**

- 1) The Project was placed before the 26th SLSMC and was not recommended as the cost per DU was exceeding over the provision of pricing policy.
- 2) a)The estimated cost per DU is Rs.10.21 lakh.  
b)The cost per DU as per ASR Rs.6.68 lakh.( based on carpet area x1.1 ( Rera carpet)  
c)The estimated cost is 52.84% over ASR cost.  
d)The project proponent has claimed Rs8.018 lakh per DU, which is 20.03% over ASR cost, which is more than stipulated 20% incentive as per GR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC.

**34/28: Construction of 40 EWS & 53 LIG DUS at S.No. 3603 (P) & 3610 (P) of Vil : & Tal:Parner, Dist : Ahmednagar**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	Shirish Shetiya Landmarks in Partnership with Nashik Board
Land Ownership	Owned by the PP
Marks Obtained	80/90
Reservation	Green Zone
Project Cost	Rs.281.6 Lakhs
Central Assistance	Rs.60.00 Lakhs
State Share	Rs.40.00 Lakhs
Implementing Agency Share	Rs.162.85 Lakhs
Beneficiary Share	Rs.18.75 Lakhs
Total No of EWS Dwelling Units under PMAY	40
Total No. of LIG Dwelling Units under PMAY	7
Cost per unit	Rs.7.04 Lakhs

**B. SLAC Observations: -**

The Project was placed before the 27th SLSCMC. It was directed that the encumbrances of KUL name in the 7/12 Extract should be cleared.

**Compliances:**

Now the PP Vide his letter dated 14/12/2020 have submitted to the Mission Director. The consent letter from Landowner is submitted.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSCMC.

**34/29: Construction of 244 EWS DUS at Gat No.253, S.No.107/2/A at Vil Taluka: Pachora, Dist: Jalgaon.**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Mangalam Infra in Partnership with Nashik Board
Land Ownership	Owned by the Project Proponent
Marks Obtained	64/90
Reservation	Residential
Project Cost for 164 DU	Rs.1407.12 Lakhs
Project Cost for 80 DU	Rs.690.40 Lakhs
Total Project Cost	Rs.2097.52 Lakhs
Central Assistance for 244 DU in lakh	Rs.366.00 Lakhs
State Share for 244 DU in lakh	Rs.244.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.1487.92 Lakhs
DUs under PMAY EWS-I	164
DUs under PMAY EWS-II	80
Total Number of DUs	244
Cost per unit for EWS - I	Rs.8.58 Lakhs
Cost per unit for EWS - II	Rs.8.63 Lakhs

**B. SLAC Observations: -**

1. The project period was exceeding the mission period.
2. Cost as per Estimate = Rs. 9.69 & Rs. 9.74 L  
Cost as per ASR = Rs 7.15 & Rs 7.19 L (C.A. = 29.65 Sqm & 29.80 Sqm) Percentage difference is 35%
3. The cost per DU demanded by the PP is Rs. 8.58 L & Rs. 8.63 L, which is 20.01 % over ASR Rate. Since the cost demanded by project proponent is more than 20% over ASR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

**Compliances:**

Now, the PP vide his letter dated 24/09/2020 have submitted through the CO/NB have stated that the PP have reduced the time period for completion of the project within the mission period i.e. March 2022.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC.

**34/30: Construction of 104 EWS DUS at S.No.411/1B/2B/1B/2 at Vil:Tongaon, Tal:Bhadgaon, Dist: Jalgaon**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Shree Swami Land Developer in Partnership with Nashik Board
Land Ownership	Owned by the PP
Marks obtained	70/90
Reservation	Residential
Project Cost for 20 DU	Rs.152.2 Lakhs
Project Cost for 84 DU	Rs.637.56 Lakhs
Total Project Cost	Rs.789.76 Lakhs
Central Assistance for 104 DUs	Rs.156.00 Lakhs
State Share for 104 DUs	Rs.104.00 Lakhs
Implementing Agency Share	0
Beneficiary Share for 20DU	Rs.102.2 Lakhs
Beneficiary Share for 84DU	Rs.427.56 Lakhs
Total Beneficiary Share	Rs.529.76 Lakhs
Dwelling Units under PMAY EWS -I	20
Dwelling Units under PMAY EWS-II	84
Total No of Dwelling Units	104
Cost per unit for EWS-I	Rs. 7.61 Lakhs
Cost per unit for EWS-II	Rs. 7.59 Lakhs

**B. SLAC Observations: -**

- 1) The Project was placed before the 26th SLSCMC but was not recommended as the Project Period was exceeding the PMAY Mission Period.
- 2) Cost as per Estimate - Rs. 14.27 Lakhs & Rs. 14.24 Lakhs  
 Cost as per ASR - Rs. 6.34 Lakhs & Rs. 6.33 Lakhs Percentage Difference - 125 %  
 Cost Demanded by the PP for EWS-I is Rs. 7.61 Lakhs & EWS-IIRs. 7.59 Lakhs which is 20.03% & 19.9% over ASR respectively. Cost demanded for EWS-I is more than stipulated 20% incentive as per GR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

**Compliances:**

Now the PP Vide his letter dated 22/09/2020 have submitted through the CO/NB have stated that the time period for the project has been reduced to be completed within the mission period.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCMC.

**34/31: Construction of 821 EWS (362 EWS & 49 LIG, 410 LIG) DUS at S.No. 1339, 1344/1, 1344/2B, 1347, 1349, 1350/2, 1350/3, 1352 of Amalner, Dist : Jalgaon**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Shree N.T. Mundada City in partnership with Nashik Board
Land Ownership	Owned by the PP
Marks Obtained	75/90
Reservation	Residential Zone
Project Cost	Rs.3328.09 Lakhs
Central Assistance	Rs.543.00 Lakhs
State Share	Rs.362.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.2422.87 Lakhs
Total No of Dwelling Units under PMAY	362
Cost per unit	Rs.9.193 Lakhs

**B. SLAC Observations: -**

1. The Project was placed before the 27th SLSCM. SLSCM directed to submit the compliance submission of combined layout showing access Road.
2. a) Cost as per Estimate - EWS -Rs.7.76 - 10.16 Lakhs
  - b) Cost as per ASR: EWS-7.76 Lakhs
  - c) Percentage difference between ASR and estimate is 30.92%
  - d) Cost demanded by PP – Rs. 9.193 Lakhs, 18.46% over ASR which is within permissible limit
- 3) a) Cost as per Estimate - LIG -Rs.19.02 – 21.16 Lakhs
  - b) Cost as per ASR: LIG-14.61 Lakh
  - c) Percentage difference between ASR and estimate is 44.83%
  - d) Cost demanded by PP – Rs. 13.83 Lakhs, 5.63% over ASR which is within permissible limit.

**Compliances:**

Now the PP Vide his letter dated 14/12/2020 have submitted through the CO/NB stating that 12.00

mtr wide access road is available on site. The plans & estimates submitted with DPR and layout plan submitted with compliance is not signed by Board Officials.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSCM.

**34/32: Construction of 141 EWS, 52 LIG Dws building under PMAY scheme at G.No.36/2/A in Bodhwad, Tal : Bodhwad, Dist: Jalgaon.**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	Adv. Jayprakash Baviskar In partnership with Nashik Board
Land Ownership	Owned by PP
Marks Obtained	65/90
Reservation	Residential Zone
Project Cost	Rs.916.50 Lakhs
Central Assistance	Rs.211.50 Lakhs
State Share	Rs.141.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.564.00 Lakhs
Total No of Dwelling Units	141
Cost per unit	Rs.6.50 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended, and submitted by Nashik Board

- 1) The land is in Residential Zone. **The land is within 500 mtr in Bodhwad Nagar Panchayat limit**, which is permissible distance as per UDD notification.
- 2) **Approach road of 12 m** is available. Assurance of Electric supply attached.
- 3) Assurance for **Water supply from Gram Panchayat but cannot be considered.**
- 4) a) The Estimated Cost is EWS is Rs.15.06 Lakhs.  
b) The cost as per ASR workout for EWS is Rs.5.41 lakhs.  
c) The difference between estimated cost and ASR is 178% over ASR. the developer has agreed for Rs.6.50 Lakhs which **is 20.51 % over ASR**. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSMC.



**34/33: Construction of 345 EWS Dus building under PMAY scheme at S.No.108 in Pachora, Dist: Jalgaon**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Sahyadri Construction In partnership with Nashik Board
Land Ownership	Owned by one of the partner of company
Marks Obtained	64/90
Reservation	Green Zone
Project Cost	Rs.1140.07 Lakhs
Central Assistance	Rs.259.50 Lakhs
State Share	Rs.173.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.707.57 Lakhs
Total No of Dwelling Units	173
Cost per unit	Rs.6.59 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Nashik Board

- 1) The land is in Green zone. Zone certificate not enclosed. The land is within Pachora Nagar parishad limit.
- 2) As per 7/12 extract the land is in the name of partners of the Co.
- 3) There is no mention of existing Approach road and its width. The access road is not marked in DP plan.
- 4) The PP has planned 1 Room Kitchen DUs instead of 1BHK with **21.66 sq.m. carpet area.**  
**As per the guidelines, 1BHK Dus are necessary. Hence DPR needs to be revised**
- 5) Assurance of Electric supply & Water Supply is attached
- 6) a) The Estimated Cost of EWS is Rs.8.48 Lakhs.  
b) The cost as per ASR workout for EWS is 6.59 Lakhs but ASR copy not enclosed  
c) The difference of estimated cost and ASR is 28 % over ASR the developer has agreed for Rs.6.59 Lakhs. As the DPR contains 1 RK and needs to be 1BHK, the cost details need not be considered.

**C. SLAC Appraisal: -**

SLAC defers DPR as it has 1 RK provision and it needs planning revision

**34/34: Construction of 112 EWS Dws under AHP-PPP at Gat No.42 (P), Amalner****A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	M/s SSP Builders & Developers in Partnership with Nashik Board
Land Ownership	Partners of the company
Marks Obtained	69/90
Reservation	Green
Project Cost	Rs.924.67 lakhs
Central Assistance	Rs.168.00 lakhs
State Share	Rs.112.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.644.672 lakhs
Total No of Dwelling Units	112
Cost per unit	Rs.8.256 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Nashik Board

- 1) The land is in Green Zone.
- 2) The land is within Amalner municipal limit.
- 3) **The land is in the name of Partners of SSP builders. However notarised partnership deed is attached.** Approach road of 12.00 m is available. Assurance of Electric supply attached. Assurance for Water supply from competent authority is attached.
- 4) The time period is 12 months.
- 5) a) The Estimated Cost is Rs.10.01 Lakhs.  
b) The cost as per ASR workout to Rs. 6.88lakhs.  
c) The cost demanded by project proponent is Rs. 8.256 Lakhs  
d) The difference between estimated cost and ASR is 45.49%. the developer has agreed for Rs.8.256 lakhs which is 20% over ASR which is permissible as per pricing policy.
- 6) Plans are not certified by Board Officials.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/35: Construction of 193 EWS (146 EWS & 47 LIG) Dws under AHP-PPP at Gat No.1293/1& 1293/2(P), Amalner.**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Gohil Builders & Developers in Partnership with Nashik Board
Land Ownership	Partners of the Company
Marks Obtained	70/90
Reservation	Green
Project Cost	Rs.613.20 lakhs
Central Assistance	Rs.109.50 lakhs
State Share	Rs.73.00 lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.430.70 lakhs
Total No of EWS Dwelling Units under PMAY	73
Total No. of LIG Dwelling Units under PMAY	24
Cost per unit	Rs.8.40 lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Nashik Board

- 1) The name of project proponent is given as Gohil Builders & Developers. However the documents attached show that the company is in the name of Abhay Ishwarlal Gohil & Achal Abhay Gohil Land Developers & Builders.. The land is in the name of Partners of Gohil builders. However partnership deed not enclosed.CO to clarify.
- 2) The land is in Green Zone. The land is outside Amalner Municipal limit but within 1.00 km from boundary, which is permissible distance as per UDD notification..
- 3) Approach road of 12.00 m is available. Assurance of Electric supply attached and assurance for Water supply from competent authority attached.
- 4) Plans are not certified by Board Officials.
- 5) a) The Estimated Cost is Rs.11.27 Lakhs. to 12.72 lakhs.  
b) The cost as per ASR workout to Rs. 7.007 lakhs.  
c) The cost agreed by Project Proponent is Rs. 8.40 Lakhs.  
d) The difference between estimated cost and ASR is 81.53% over ASR. the developer has agreed for Rs.8.40lakhs which is 20% over ASR which is permissible as per pricing policy.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/36: Construction of 3288 EWS & 36 LIG DUS at S.No.145, 146, 147/1 at Tal & Vil: Pen, Dist: Raigad.**

**A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Anish Properties Pvt. Ltd. In partnership with Konkan Board
Land Ownership	Partners of the company
Marks Obtained	71/90
Reservation	Residential Zone
Project Cost	Rs.47511.60 Lakhs
Central Assistance	Rs.4932.00 Lakhs
State Share	Rs.3288.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.39291.60 Lakhs
Total No of Dwelling Units	3288
Cost per unit	Rs.14.45 Lakhs

**B. SLAC Observations: -**

1. The Project was placed before the 26th SLSCM for want of details regarding width of access road.
2. a) Cost as per Estimate - EWS -Rs. 16.38 Lakhs  
b) Cost as per ASR - EWS - Rs.12.17 Lakhs  
Percentage Difference - EWS - 34.59 %  
c) Cost Demanded by the PP - Rs. 14.45 Lakhs, is 18.73 % over ASR which is on par with the permissible 20 % Incentive G.R.

**Compliances :**

Now the PP Vide his letter dated 05/01/2021 have submitted through the CO/KB stating that min. 12.00 mtr wide access road is required as per the UDCPR, which is available on site.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSCM.

**34/37: Construction of 195 EWS, 212 LIG DUS, at S.No 17/1-A, Mouja Akoli Bk, Dist. Akola****A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Kothari Construction Company In partnership with Amravati Board
Land Ownership	Owned by the Kothari Construction Company
Marks Obtained	78/100
Reservation	Residential Zone
Project Cost	Rs.2098.99 Lakhs
Central Assistance	Rs.292.50 Lakhs
State Share	Rs.195.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.1611.49 Lakhs
Total No of Dwelling Units	195
Cost per unit	Rs.10.76 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Amravati Board

- 1) The land is in Residential Zone. The land is within Akola Municipal Corporation
- 2) Approach road of is not available but proposed. Assurance of Electric supply attached and assurance for Water supply from competent authority not attached.
- 3) **The PP has planned 1 Room Kitchen single DU along with 1BHK and commercial units. As per the guidelines, 1BHK Dus are necessary and commercial units are not allowed. Hence DPR needs to be revised.**
  - a) The Estimated Cost is EWS 1 is Rs.10.022 Lakhs, EWS 2 is Rs.11.893 Lakhs & EWS 3 is Rs.12.457 Lakhs
  - b) The cost as per ASR workout for EWS 1 to Rs. 7.241 lakhs, EWS 2 to Rs.8.59 lakhs, & EWS 3 to Rs.9.00 lakhs
  - c) The difference between estimated cost and ASR for EWS 1, EWS 2 EWS 3 59.94% over ASR. The developer has agreed for Rs.8.40lakhs which is 20% over ASR which is permissible as per pricing policy.

**C. SLAC Appraisal: -**

SLAC recommends the DPR subject to revision of planning by excluding 1RK and commercial units.

**34/38: Construction of 259 EWS, 192 LIG DUs at S.No 4/1/A, Mouja Shivani, City & Dist. Akola****A. Basic Information: -**

Component	AHP -PPP
Name of Implementing Agency	M/s. Kothari Construction Company In partnership with Amravati Board
Land Ownership	Owned by the Kothari Construction Company
Marks Obtained	75/100
Reservation	Residential Zone
Project Cost	Rs.2722.09 Lakhs
Central Assistance	Rs.388.50 Lakhs
State Share	Rs.259.00 Lakhs
Implementing Agency Share	0
Beneficiary Share	Rs.2074.59 Lakhs
Total No of Dwelling Units	264
Cost per unit	Rs.10.51 Lakhs

**B. SLAC Observations: -**

The proposal is scrutinised, recommended and submitted by Amravati Board

- 1) The land is in Residential Zone. The land is within Akola Municipal Corporation.
- 2) Approach road is not available but proposed. Assurance of Electric supply attached and assurance for Water supply from competent authority not attached.
- 3) The project proponent have incorporated **commercial units** in the DPR which is not as per the guidelines.
  - a) The Estimated Cost of EWS is Rs.12.765 Lakhs
  - b) The cost as per ASR workout for EWS is Rs.8.76 lakhs.
  - c) The difference between estimated cost and ASR for EWS is 46% over ASR. The developer has agreed for Rs.10.51 lakhs which is 20% over ASR which is permissible as per pricing policy.

**C. SLAC Appraisal: -**

SLAC recommends the DPR subject to revision of planning by excluding commercial units.

## Abstract of projects under AHP PPP

Sl. No.	ULB/IA	District	DPR details	EWS Dus	LIG Dus
1	M/s Astavinayak City Pune LLP in partnership with Pune Housing Board	Pune	Construction of 264 EWS & 234 LIG DUs on S. No. 162 Hissa No. 1A/1 and 3A/3 Fursungi, Tal. Haveli, Dist. Pune	264	234
2	M/s Astavinayak Realty in partnership with Pune Housing Board.	Pune	Construction of 140 EWS and 121 LIG DUs on S. No. 162, Fursungi, Tal. Haveli, Dist. Pune	140	121
3	M/s Dharamshi Dhadiwal Associates in partnership with Pune Housing Board.	Pune	Construction of 764 EWS DUs on S. No. 57, Kondhwa, Tal. Haveli, Dist. Pune	700	0
4	M/s G and S Associated, Pune in partnership with Pune Housing Board	Pune	Construction of 429 EWS and 112 LIG DUs on Gat. No. 1/5/1,2,3,4 at Charoli, Tal. Khed, Dist. Pune	271	112
5	M/s Bhiwandi Developers in partnership with Konkan Board.	Thane	Construction of 260 EWS and 30 LIG DUs on S. No. 109(P), 109/A/2/3/6/8/1 at village Narpoli Tal Bhiwandi, Dist. Thane	260	30
6	Maitree Infra in partnership with Pune Board	Pune	Construction of 75 EWS and 72 LIG at S.No. 105 at Dhayari Taluka: Haveli, Dist: Pune	75	72
Grand Total				1710	569

**34/39: Construction of 264 EWS & 234 LIG DUs on S. No. 162 Hissa No. 1A/1 and 3A/3 Fursungi, Tal. Haveli, Dist. Pune**

### A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Astavinayak City Pune LLP in partnership with Pune Housing Board.
Land Ownership	Project Proponent. <b>However from 7/12 extract it is seen that there is Boza on some part of land</b>
Marks Obtained	80/90 (Required 70% i.e. 63)
Reservation	Partly Residential, partly Agricultural, partly no development zone
Project Cost	Rs.4612.08 lacs
Central Assistance	Rs. 396 lacs
State Share	Rs. 264 lacs
Implementing Agency Share	0
Beneficiary Share	Rs.3962.00 lacs
Total No of Dwelling Units	264 (100% EWS DUs offered under PMAY)

LIG	234
Cost per unit	Rs.17.47 lacs

#### B. SLAC Observations: -

The proposal is submitted & recommended by the Chief Officer, Pune Housing Board.

From the report it is seen that:

- 1) The project has approach road of existing 16m wide road, Land falls under agricultural zone within the limit of Pune Municipal Corporation. However, from the zonal certificate issued by PMC, it is seen as partly residential, partly Agriculture and partly no development zone.
  - 2) The NOC for water supply assurance given by PMC. Wide letter dated 18/03/2021 is enclosed with DPR.
  - 3) Assurance for Electric Supply given by MSEDCL wide letter date 09/03/2021 is enclosed.
  - 4) **However from 7/12 extract it is seen that there is Boza on some part of land**
  - 5) a) The estimated cost of EWS is Rs.20.82 lacs (As per executive summary) .  
b) The cost as per ASR is Rs.13.87 lacs.  
c) The cost agreed by P.P is Rs. 17.47 lacs.  
d) The difference between ASR and estimated cost prepared by developers comes to 50.10%.
- Project Proponent has proposed cost of EWS as Rs.17.47 lacs which is 25.95% above the ASR. As the cost per unit exceeds more than 20% over ASR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

#### C. SLAC Appraisal: -

SLAC recommends DPR for approval of SLSMC

**34/40: Construction of 140 EWS and 121 LIG DUs on S. No. 162, Fursungi, Tal. Haveli, Dist. Pune**

#### A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Astavinayak Realty in partnership with Pune Housing Board.
Land Ownership	Project Proponent.
Marks Obtained	78/90 (Min required 70% i.e. 63)
Reservation	Partly Residential, partly Agricultural, partly no development zone
Project Cost	Rs.2,445.8 lacs
Central Assistance	Rs. 210 lacs
State Share	Rs. 140 lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 2,095.8 lacs
Total No of Dwelling Units	140 (86% of total EWS)
Cost per unit	Rs. 17.47 Lacs



## B. SLAC Observations: -

The proposal is submitted & recommended by the Chief Officer, Pune Housing Board.

From the report it is seen that:

- 1) The project has approach road of existing 16m wide road, Land falls under agricultural zone within the limit of Pune Municipal Corporation. However, from the zonal certificate issued by PMC, it is seen as partly residential, partly Agriculture and partly no development zone.
- 2) The NOC for water supply and electricity assurance is given in the **Name of M/s Astavinayak City Pune LLP. However, the water supply and electricity assurance from the component authority should be in the name of project proponent for a particular land under project.**
- 3) a) The estimated cost of EWS is Rs.19.08 lacs (As per executive summery) .  
b) The cost as per ASR is Rs.13.87 lacs.  
c) Cost per unit agreed by Project Proponent is Rs. 17.47 Lacs.  
c) The difference between ASR and estimated cost prepared by developers comes to 37.56%.  
Project Proponent has proposed cost of EWS as Rs.17.47 lacs which is 25.95% above the ASR. As the cost per unit demanded by project proponent exceeds 20% over ASR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

## C. SLAC Appraisal: -

SLAC recommends DPR for approval of SLSMC.

### 34/41: Construction of 764 EWS DUs on S. No. 57, Kondhwa, Tal. Haveli, Dist. Pune

## A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Dharamshi Dhadiwal Associates in partnership with Pune Housing Board.
Land Ownership	Project Proponent.
Marks Obtained	75/90 (Min. required 70% i.e. 63)
Reservation	Residential Zone within Limit of Pune Municipal Corporation
Project Cost	Rs. 11,760.00 lacs
Central Assistance	Rs. 1,050 lacs
State Share	Rs. 700 lacs
Implementing Agency Share	0
Beneficiary Share	Rs.10,010.00lacs
Total No of Dwelling Units	700 (91.62% of EWS)
Cost per unit	Rs. 16.80 Lacs

## B. SLAC Observations: -

The proposal is submitted & recommended by the Chief Officer, Pune Housing Board.

From the report it is seen that:

- 1) Land falls under residential zone as per zone certificate submitted by project proponent, but the copy of zone certificated issued by Municipal corporation is not enclosed with the DPR.
- 2) The NOC for water supply assurance issued by PMC is attached, but the electricity assurance copy is not attached with the DPR.
- 3) a) The estimated cost of EWS is Rs.18.70 lacs (As per executive summary) .  
b) The cost as per ASR is Rs. 14.06 lacs.  
c) The cost per unit agreed by Project Proponent is Rs. 16.80 Lacs.  
d) The difference between ASR and estimated cost prepared by developers comes to 33.00% project Proponent has proposed cost of EWS as Rs.16.80 lacs which is 19.48% above the ASR which within the permissible limit.

## C. SLAC Appraisal: -

SLAC recommends the DPR for approval of SLSMC.

**34/42: Construction of 429 EWS and 112 LIG DUs on Gat. No. 1/5/1,2,3,4 at Charoli, Tal. Khed, Dist. Pune**

## A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s G and S Associates, Pune in partnership with Pune Housing Board.
Land Ownership	Project Proponent.
Marks Obtained	70/90 (Min required 70% i.e. 63)
Reservation	Residential Zone within the Limit of PMRDA.
Project Cost	Rs. 3089.40 lacs
Central Assistance	Rs. 406.50 lacs
State Share	Rs. 271 lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 2411.90 lacs
Total No of Dwelling Units	271 (63% of total EWS)
Cost per unit	Rs.11.40 lacs

## B. SLAC Observations: -

The proposal is submitted & recommended by the Chief Officer, Pune Housing Board.

From the report it is seen that:

- 1) **Previously the DPR on the same land Project Proponent (M/s Gada Group) was submitted in partnership with PMRDA. The DPR was placed before 17<sup>th</sup> SLAC dated 18.09.2018. It was directed PP to submit water supply assurance from PMRDA the same was not process further by PP. Now the DPR on the same land by M/s G and S Associates, Pune has submitted the DPR in Partnership with MHADA, Pune.**

- 2) 32 commercial units are proposed in the DPR, which is not allowed as per PPP GR issued by GoM.
- 3) **The NOC for water supply assurance issued by Deputy Engineer Zilla Parishad dated 27/04/2021. The same is required to be issued by PMRDA as per directions of SLSMC earlier.**
- 4) a) The estimated cost of EWS is Rs.12.60 lacs (As per executive summary) .  
b) The cost as per ASR is Rs. 9.54 lacs.  
c) Cost agreed by Project Proponent is Rs. 11.40 Lacs.  
d) The difference between ASR and estimated cost prepared by developers comes to 32.07% project Proponent has proposed cost of EWS as Rs.11.40 lacs which is 19.49% above the ASR

### C. SLAC Appraisal: -

SLAC recommends DPR for approval of SLSMC subjected to water supply NOC from competent authority i.e. PMRDA.

**34/43: Construction of 260 EWS and 30 LIG DUs on S. No. 109(P), 109/A/2/3/6/8/1 at village Narpoli Tal Bhiwandi, Dist. Thane**

### A. Basic Information: -

Component	AHP-PPP
Name of Implementing Agency	M/s Bhiwandi Developers in partnership with Konkan Board.
Land Ownership	Project Proponent.
Marks Obtained	68/90 (Min. required 70% i.e. 63)
Reservation	As per original proposal, land falls under residential zone.
Project Cost	Rs. 3029.00 lacs
Central Assistance	Rs. 390 lacs
State Share	Rs. 260 lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 2379 lacs
Total No of Dwelling Units	260 (100% of EWS DUs)
Cost per unit	Rs. 11.65 lacs

### B. SLAC Observations: -

The proposal is submitted & recommended by the Chief Officer, Kokan Housing Board.  
From the report, it is seen that:

- 1) **The DPR was placed before 26<sup>th</sup> SLSMC dated 26/06/2020. The DPR was not recommended for approval CSMC as the width of assess road was 6m (15m wide road is required as per UDD guidelines) and the cost per unit demanded by the developer was demanded the 42.53 % over the ASR.**

- 2) Chief Officer Kokan Board wide his office note dated 12/07/2021 has submitted the proposal for decision mentioning the provision in **UDCR “as per UDCR provision 3.2.2 in which it is stated that the minimum width of access road is 9m for maximum length of such access is 150m”**. However, the plan showing these details with recommendation is not enclosed with DPR.
- 3) The NOC for water supply and electricity assurance from competent authority is enclosed.
- 4) Now the project proponent wide his letter dated Nil received to Konkan board on 12/01/2021 has shown his willingness to accept the cost per unit Rs. 11.666 lacs.
- 5) A) The revised cost per EWS DU as per estimate prepared by PP is Rs. 13.85 lacs.  
B) The cost per EWS DU as per ASR is Rs. 9.72 Lacs.  
C) The cost per EWS DU agreed by PP is Rs. **11.65 lacs** (as agreed by project proponent wide his letter dated 08.09.2021 to Konkan board.)  
D) The difference between cost as per estimate prepared by developer and ASR is 42.48%.  
The cost agreed by PP is Rs. 11.65 lacs which is 19.85% above ASR.

**C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSMC.

**34/44: Construction of 75 EWS and 72 LIG at S.No. 105 at Dhayari Taluka: Haveli, Dist: Pune**

**A. Basic Information: -**

Component	AHP-PPP
Name of Implementing Agency	Maitree Infra in partnership with Pune Board
Land Ownership	As per 7/12 extract, land stands in name of Mr. Abhijeet Raikar and others. JV is executed in favour of Maitree Infra. Hence ownership of land rests with Project Proponent.
Marks Obtained	70/90 (Min. required 70% i.e. 63)
Reservation	Agricultural Zone
Project Cost	Rs. 862.50 lacs
Central Assistance	Rs. 112.50 lacs
State Share	Rs. 75 lacs
Implementing Agency Share	0
Beneficiary Share	Rs. 675 lacs
Total No of Dwelling Units	75 (51% is EWS)
Cost per unit	Rs. 11.50 lacs

**B. SLAC Observations: -**

The proposal is submitted & recommended by the Chief Officer, Pune Board.

From the report, it is seen that:

1. The land is within limit of PMC having agricultural zone.
2. The existing approach road for the project is 12m. Wide and 30m wide DP road is proposed, is also approach road for the site

3. Water supply assurance from PMC is attached. The electricity assurance from MSEPCCL is attached.
4. a) The estimated cost of EWS is Rs.15 lacs.  
b) The cost as per ASR is Rs. 9.58 lacs.  
c) Cost agreed by Project Proponent is Rs. 11.50 Lacs.  
d) The difference between ASR and estimated cost prepared by developers comes to 56.57%. project Proponent has proposed cost of EWS as **Rs.11.50 lacs** which is 20% above the ASR. The project proponent has been instructed to stick up to the stipulated guidelines of 20% incentive as per GR for pricing of the Dwelling units.

#### **C. SLAC Appraisal: -**

SLAC recommends the DPR for approval of SLSCMC.

#### **Discussion on JV Proposal for Wanadongari & Khandala Projects**

##### **Project Details:**

- a) 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, 614 at Khandala/Tq Khandala, district Satara.
- b) Construction of 449 EWS & 824 LIG tenements on land bearing S.No. 274 & 275 at Wanadongari, district Nagpur. The project has been converted from AHP PPP to AHP JV.

MD, MHDC vide letter number 473 dated 08.07.2021 have requested to consider the following points:

1. They have submitted the proposal for revision in AHP JV GR dated 11.09.2018. The process for revision in GR regarding AHP JV dated 11.09.2018 is in progress. By that time the AHP JV proposal at Wanadongari, district Nagpur and Khandala, district Satara may please be submitted to CSMC for final approval with the recommendation of SLSCMC. They have also stated that the work of these projects will only be started after Government approval.
2. The projects undertaken by MHDC under AHP JV are submitted for approval of the state government. The same is in process.
3. The undertaking regarding clearance of Boza before MoU after CSMC approval from land owners of the projects at Wanadongari district Nagpur and Khandala district Satara have been taken.

#### **SLAC Appraisal:**

SLAC recommends it for approval of SLSCMC

### **Details of BLC projects for 34<sup>th</sup> extended SLAC**

A total of 14 proposals were made and number of EWS DUs were 2251. List of BLC projects are mentioned below. The details of these projects are as per **Annexure II**.

<b>Sr. No.</b>	<b>Item No.</b>	<b>ULB/IA</b>	<b>CITY</b>	<b>DISTRICT</b>	<b>EWS DUs</b>
1	34/45	Sangli Miraj Kupwad Municipal Corporation	Sangali	Sangali	120
2	34/46	Udgir Municipal Council	Udgir	Latur	99
3	34/47	Udgir Municipal Council	Udgir	Latur	54
4	34/48	Dindori Municipal council	Dindori	Nashik	39
5	34/49	Taloda Municipal Council	Taloda	Nandurbar	185
6	34/50	Kadegaon Municipal Council	Kadegaon	Sangali	33
7	34/51	Rahimatpur Municipal Council	Rahimatpur	Satara	90
8	34/52	Vengurla Municipal Council	Vengrula	Sindhudurg	21
9	34/53	Sangamner Municipal Council	Sangamner	Ahmednagar	99
10	34/54	Chikhaldara Municipal Council	Chikhaldara	Amravati	178
11	34/55	Dharni Municipal Council	Dharni	Amravati	86
12	34/56	Parbhani Municipal Corporation	Parbhani	Parbhani	300
13	34/57	Rajura Municipal Council	Rajura	Chandrapur	433
14	34/58	Akot Municipal Council	Akot	Akola	514
<b>Total</b>					<b>2251</b>

#### **SLAC Appraisal:**

SLAC recommends approval of above 14 BLC Projects to SLSMC.

### 34/59. Details of BLC projects for SLAC for Correction in Beneficiary share

**Construction of 129 EWS houses at various location under BLC in Narkhed Municipal Council (Revised)**

DPR details	EWS Dus	GOI Share (Rs. Lacs)	GOM Share (Rs. Lacs)	Beneficiary Share (Rs. Lacs)	EWS Project Cost (Rs. Lacs)	EWS Unit Cost (Rs. Lacs)	Benef Share / Unit (Rs. Lacs)	Previous / Now proposed Details
Construction of 129 EWS houses at various location under BLC in Narkhed Mucipal Council (Revised)	129	193.50	129.00	0.00	322.50	2.50	0.00	Previously approved in 52nd CSMC
	129	193.50	129.00	425.14	747.64	5.80	3.30	Now Proposed for amount correction in Beneficiary share of DPR

#### SLAC Appraisal:

SLAC recommends correction of BLC Project for approval in SLSCMC.

### Details of Curtailment BLC projects for SLAC

#	ULB/IA	CITY	DISTRICT	DPR details	EWS Dus	GEN	SC	ST	GOI Share (Rs. Lacs)	GOM Share (Rs. Lacs)	I /A Share (Rs. Lacs)	Beneficiary Share (Rs. Lacs)	EWS Project Cost (Rs. Lacs)	Previous / Now proposed Details
1	Raver Municipal Council	Raver	Jalgaon	Construction of 151 EWS houses at various location under BLC in Raver Municipal Limit (Curtailment)	200	69	8	15	300.00	200.00	0.00	516.25	1016.25	Previously approved
					151	49	5	12	226.50	151.00	0.00	389.76	767.26	Now proposed
2	Igatpuri Municipal Council	Igatpuri	Nashik	Construction of 46 EWS houses at various location under BLC in Igatpuri Municipal Limit (Curtailment)	99	51	19	23	148.50	99.00	25.59	264.33	537.42	Previously approved
					46	9	12	9	69.00	46.00	0.00	153.18	268.18	Now proposed
3	Shirpur Warwade Municipal Council	Shirpur	Dhule	Construction of 41 EWS houses at various location under BLC in Shirpur Warwade Municipal Limit (Curtailment)	100	24	2	3	150.00	100.00	24.70	367.50	642.20	Previously approved
					41	9	1	1	61.50	41.00	10.13	150.68	263.30	Now proposed
4	Bhagur Municipal Council	Bhagur	Nashik	Construction of 18 EWS houses at various location under BLC in Bhagur Municipal Limit (Revised)	41	13	7	0	61.50	41.00	0.00	144.86	247.36	Previously approved
					18	4	2	0	27.00	18.00	0.00	62.09	107.09	Now proposed



#	ULB/IA	CITY	DISTRICT	DPR details	EWS Dus	GEN	SC	ST	GOI Share (Rs. Lacs)	GOM Share (Rs. Lacs)	I / A Share (Rs. Lacs)	Beneficiary Share (Rs. Lacs)	EWS Project Cost (Rs. Lacs)	Previous / Now proposed Details
5	PMRDA	Pune	Pune	Construction of 13/1070 EWS houses at various locations under BLC in various villages of Haveli taluka, PMRDA Limit District Pune {PMRDA}	1070	550	234	14	1605.00	1070.00	0.00	5082.27	7757.27	Previously approved
					13	10	0	0	19.50	13.00	0.00	61.75	94.25	Now proposed
6	PMRDA	Pune	Pune	Construction of 19 EWS houses at various Villages in MULSHI Taluka , Pune Dist. Pune	59	59	0	0	88.50	59.00	0.00	182.32	329.82	Previously approved
					19	19	0	0	28.50	19.00	0.00	58.71	106.21	Now proposed
7	PMRDA	Pune	Pune	Construction of 165 EWS houses at various Villages in Haveli Taluka , Pune Dist. Pune	626	477	32	3	939.00	626.00	0.00	1934.48	3499.48	Previously approved
					165	129	9	0	247.50	165.00	0.00	509.88	922.38	Now proposed
8	PMRDA	Pune	Pune	Construction of 80 EWS houses at various locations under BLC in various villages of Mulshi taluka, PMRDA Limit District Pune	182	154	17	7	273.00	182.00	0.00	864.46	1319.46	Previously approved
					80	76	2	2	120.00	80.00	0.00	379.98	579.98	Now proposed

**34/60: Construction of 151 EWS houses at various location under BLC in Raver Municipal Limit (Curtailement)**

**A. Basic Information: -**

Description	Project details as per approved in CSMC	Project details as per Revision/curtailement proposed
Component	BLC	BLC
Name of Implementing Agency	Raver Municipal Council	Raver Municipal Council
Project Cost	1016.25	767.26
Central Assistance	300	226.5
State Share	200	151.0
Implementing Agency Share	0	0
Beneficiary Share	516.25	389.76
Cost per unit	5.08	5.08
Beneficiary Share/Unit	2.58	2.58
Zone	Residential	Residential
EWS DUs	200	151
Gen	69	49
SC	8	5
ST	15	12
OBC	108	85

**B. SLAC Observation: -**

1) Excess GOM fund released to be returned to Nodal Agency.

**B. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM

**34/61: Construction of 46 EWS houses at various location under BLC in Igatpuri Municipal Limit (Curtailement)**

**A. Basic Information: -**

Description	Project details as per approved in CSMC	Project details as per Revision/curtailement proposed
Component	BLC	BLC
Name of Implementing Agency	Igatpuri Municipal Council	Igatpuri Municipal Council
Project Cost	537.42	268.18
Central Assistance	148.50	69.00
State Share	99.00	46.00
Implementing Agency Share	25.59	0
Beneficiary Share	264.33	153.18
Cost per unit	5.43	5.83
Beneficiary Share/Unit	2.67	3.33
Zone	Residential	Residential
EWS DUs	99	46
Gen	51	9
SC	19	12
ST	23	9
OBC	6	16

**B. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM

**34/62: Construction of 41 EWS houses at various location under BLC in Shirpur Warwade Municipal Limit (Curtilment)**

**A. Basic Information: -**

Description	Project details as per approved in CSMC	Project details as per Revision/curtilment proposed
Component	BLC	BLC
Name of Implementing Agency	Shirpur Warwade Municipal Council	Shirpur Warwade Municipal Council
Project Cost	642.20	263.30
Central Assistance	150.00	61.50
State Share	100.00	41.00
Implementing Agency Share	24.70	10.13
Beneficiary Share	367.50	150.68
Cost per unit	6.42	6.42
Beneficiary Share/Unit	3.68	3.68
Zone	Residential	Residential
EWS DUs	100	41
Gen	24	9
SC	2	1
ST	3	1
OBC	71	30

**B. SLAC Observations: -**

- 1) Excess GOI & GOM fund released to be returned to Nodal agency
- 2) Reason for curtilment to be submitted.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM

**34/63: Construction of 18 EWS houses at various location under BLC in Bhagur Municipal Limit (Revised)**

**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	Bhagur Municipal Council	Bhagur Municipal Council
Project Cost	247.36	107.09
Central Assistance	61.50	27.00
State Share	41.00	18.00
Implementing Agency Share	0	0
Beneficiary Share	144.86	62.09
Cost per unit	6.03	5.95
Beneficiary Share/Unit	3.53	3.45
Zone	Residential	Residential
EWS DUs	41	18
Gen	13	4
SC	7	2
ST	0	0
OBC	21	12

**B. SLAC Observations: -**

1) Reason for curtailment to be submitted.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM

**34/64: Construction of 13 EWS houses at various locations under BLC in various villages of Haveli taluka, PMRDA Limit District Pune**

**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	PMRDA	PMRDA
Project Cost	7757.27	94.25
Central Assistance	1605.00	19.50
State Share	1070.00	13.00
Implementing Agency Share	0	0
Beneficiary Share	5082.27	61.75
Cost per unit	7.25	7.25
Beneficiary Share/Unit	4.75	4.75
Zone	Residential	Residential
EWS DUs	1070	13
Gen	550	10
SC	234	0
ST	14	0
OBC	272	3

**B. SLAC Observations: -**

- 1) There is huge curtailment in the number of beneficiaries.

**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM

**34/65: Construction of 19 EWS houses at various Villages in MULSHI Taluka , Pune Dist. Pune****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	PMRDA	PMRDA
Project Cost	329.82	106.21
Central Assistance	88.50	28.50
State Share	59.00	19.00
Implementing Agency Share	0	0
Beneficiary Share	182.32	58.71
Cost per unit	5.59	5.59
Beneficiary Share/Unit	3.09	3.09
Zone	Residential	Residential
EWS DUs	59	19
Gen	59	19
SC	0	0
ST	0	0
OBC	0	0

**B. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCM

**34/66: Construction of 165 EWS houses at various Villages in Haveli Taluka , Pune Dist. Pune****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	PMRDA	PMRDA
Project Cost	3499.48	922.38
Central Assistance	939.0	247.5
State Share	626.0	165.0
Implementing Agency Share	0	0
Beneficiary Share	1934.48	509.88
Cost per unit	5.59	5.59
Beneficiary Share/Unit	3.09	3.09
Zone	Residential	Residential
EWS DUs	626	165
Gen	477	129
SC	32	9
ST	3	0
OBC	114	27

**B. SLAC Observation: -**

Excess GOM fund released to be returned to nodal agency.

**C. SLAC Appraisal: -**

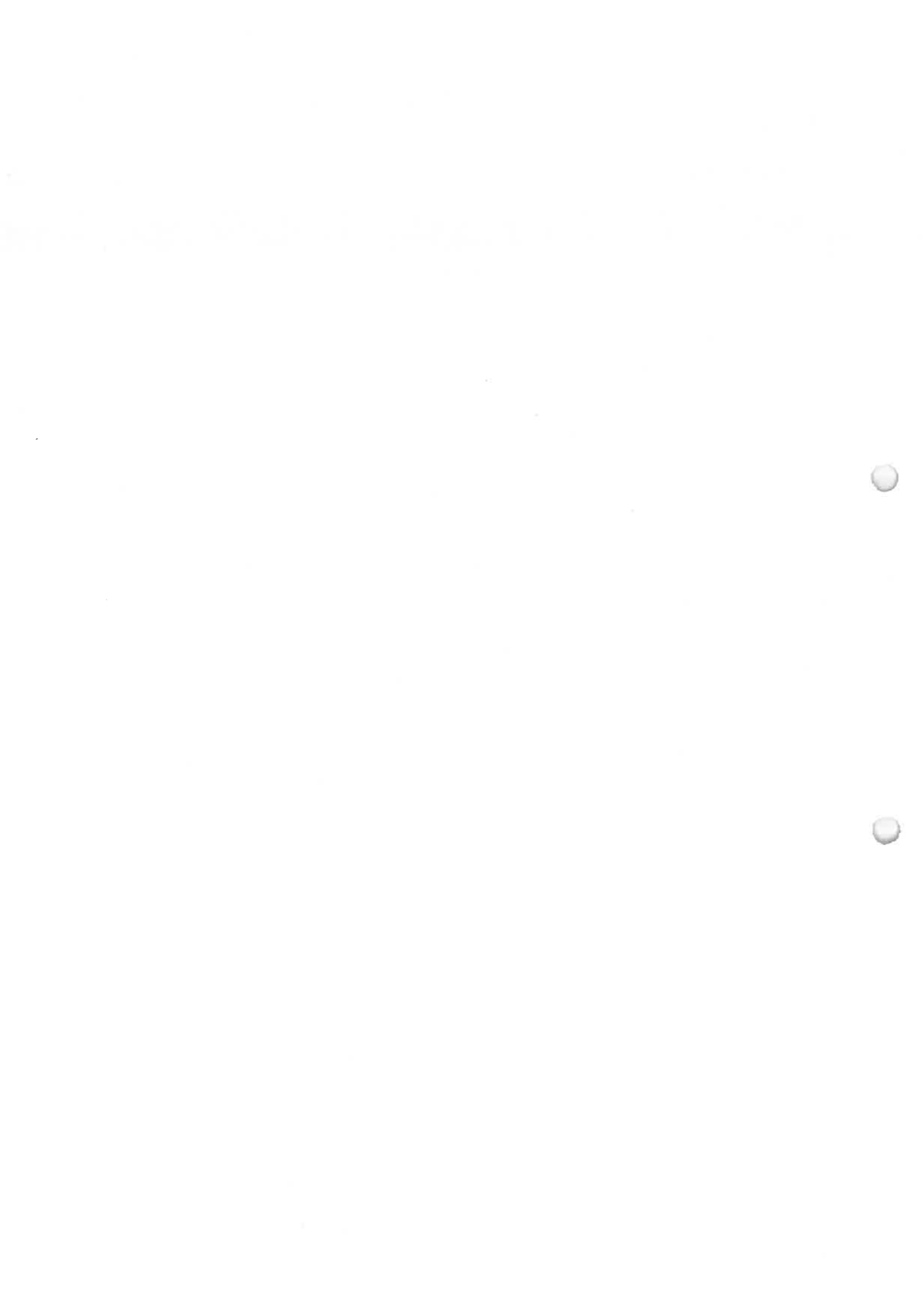
SLAC recommends DPR for approval of SLSCMC



**34/67: Construction of 80 EWS houses at various locations under BLC in various villages of Mulshi taluka, PMRDA Limit District Pune**

**A. Basic Information: -**

<b>Description</b>	<b>Project details as per approved in CSMC</b>	<b>Project details as per Revision/curtailment proposed</b>
Component	BLC	BLC
Name of Implementing Agency	PMRDA	PMRDA
Project Cost	1319.46	579.98
Central Assistance	273.00	120.00
State Share	182.00	80.00
Implementing Agency Share	0	0
Beneficiary Share	864.46	379.98
Cost per unit	7.25	7.25
Beneficiary Share/Unit	4.75	4.75
Zone	Residential	Residential
EWS DUs	182	80
Gen	154	76
SC	17	2
ST	7	2
OBC	4	2



**C. SLAC Appraisal: -**

SLAC recommends DPR for approval of SLSCMC

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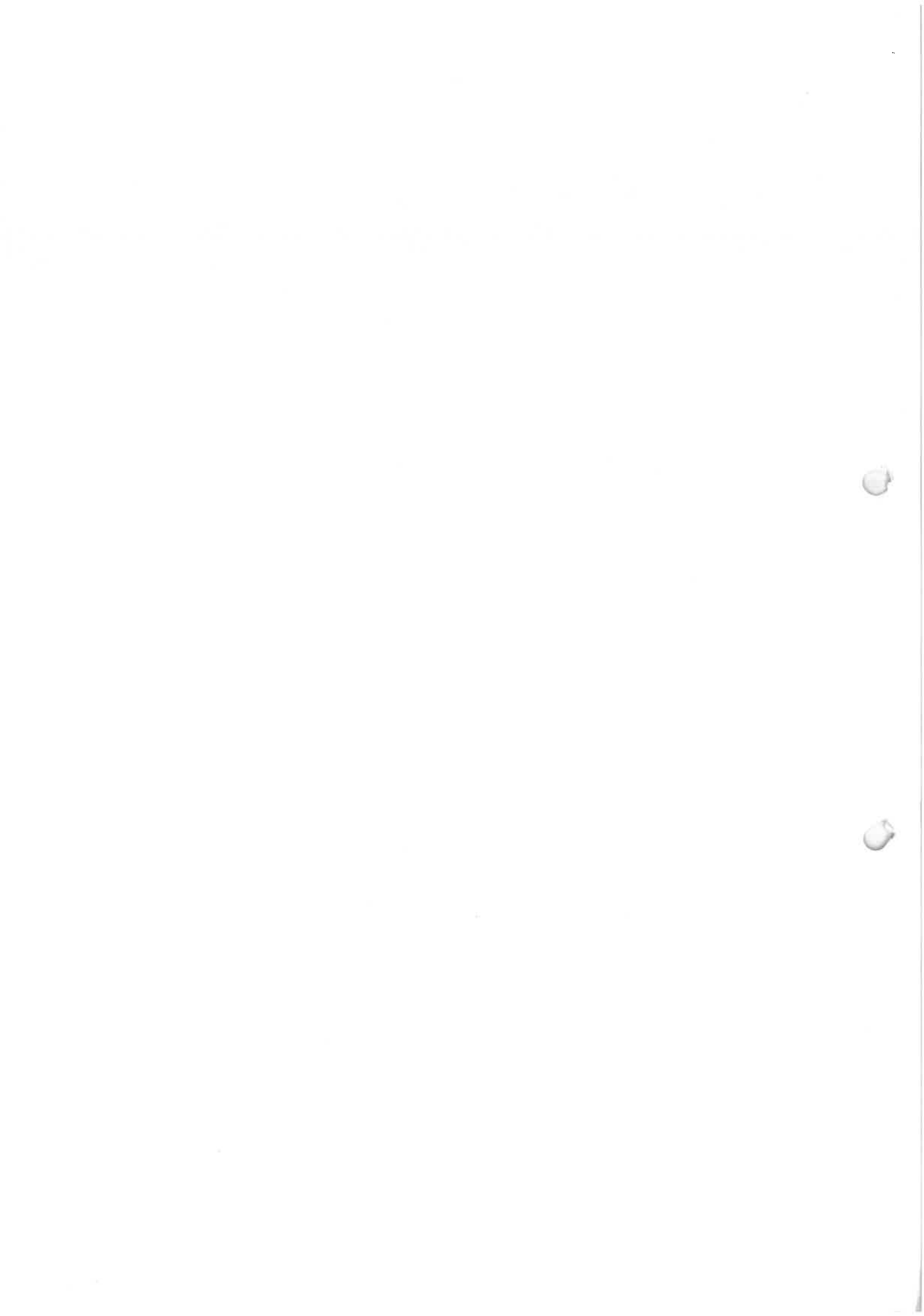
*Kamayabhu*

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

*[Signature]*  
Chief Engineer-I/PMAY  
& SLNO, PMAY

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

*[Signature]*  
Principal Secretary,  
Housing Department  
& Chairman, SLAC/PMAY



## **Annexure-I (List of Participants)**

List of Participants in the 34<sup>th</sup> extended meeting of State Level Appraisal Committee (SLAC) of PMAY (U) dated 20.07.2021.

<b>Committee Members:</b>
i. Shri Milind Mhaskar, Principal Secretary and Chairman, SLAC
ii. Shri Anil Diggikar, VP & CEO MHADA & Mission Director PMAY (U) and Member SLAC
iii. Shri Ajit Kawade, Deputy Secretary, Housing Department, Member SLAC
iv. Shri Sunil Jadhav, Chief Engineer – II, Member SLAC
v. Shri D.M. Muglikar, Executive Engineer, PMAY(U), MHADA
<b>Other Officers present:</b>
vi. Shri Nitin Mahajan, Chief Officer, Konkan Board
vii. Shri Bhise S.S, MD, MHDC
viii. Nitin Mane, Chief Officer, Pune Board
ix. Shivkumar Ade, Chief Officer, Nashik Board

## Annexure II: Details of BLC projects

The details of BLC projects proposed in 34<sup>th</sup> Extended SLAC:

#	ULB/IA	CITY	DPR details	EWS Dus	GOI 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)	Benef Share / Unit (Rs. Lacs)
1	Sangli Miraj Kupwad Municipal Corporation	Sangali	Construction of 120 EWS houses at various location under BLC in Sangli Miraj Kupwad Municipal Corporation limit.	120	180.00	120.00	0.00	558.31	858.31	7.153	4.653
2	Udgir Municipal Council	Udgir	Construction of 99 EWS houses at various location under BLC in Udgir Municipal Council Limit.	99	148.50	99.00	31.17	375.90	654.57	6.61	3.80
3	Udgir Municipal Council	Udgir	Construction of 54 EWS houses at various location under BLC in Udgir Municipal Council Limit.	54	81.00	54.00	17.00	205.04	357.04	6.61	3.80
4	Dindori Municipal council	Dindori	Construction of 39 EWS houses at various location under BLC in Dindori Municipal Council Limit.	39	58.50	39.00	0.00	141.61	239.11	6.13	3.63

#	ULB/IA	CITY	DPR details	EWS Dus	GOI 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)	Benef Share / Unit (Rs. Lacs)
5	Taloda Municipal Council	Taloda	Construction of 185 EWS houses at various location under BLC in Taloda Municipal Council Limit.	185	277.50	185.00	0.00	646.12	1108.62	5.99	3.49
6	Kadegaon Municipal Council	Kadegaon	Construction of 33 EWS houses at various location under BLC in Kadegaon Municipal Council Limit.	33	49.50	33.00	0.00	108.76	191.26	5.80	3.30
7	Rahimatpur Municipal Council	Rahimatpur	Construction of 90 EWS houses at various location under BLC in Rahimatpur Municipal Council Limit.	90	135.00	90.00	0.00	296.60	521.60	5.80	3.30
8	Vengurla Municipal Council	Vengurla	Construction of 21 EWS houses at various location under BLC in Vengurla Municipal Council Limit.	21	31.50	21.00	0.00	67.01	119.51	5.69	3.19
9	Sangamner Municipal Council	Sangamner	Construction of 99 EWS houses at various location under BLC in Sangamner Municipal Council Limit.	99	148.50	99.00	0.00	351.34	598.84	6.05	3.55

#	ULB/IA	CITY	DPR details	EWS Dus	GOI 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)	Benef Share / Unit (Rs. Lacs)
10	Chikhaldara Municipal Council	Chikhaldara	Construction of 178 EWS houses at various location under BLC in Chikhaldara Municipal Council Limit.	178	267.00	178.00	0.00	586.60	1031.60	5.80	3.30
11	Dharni Municipal Council	Dharni	Construction of 86 EWS houses at various location under BLC in Dharni Municipal Council Limit.	86	129.00	86.00	0.00	283.41	498.41	5.80	3.30
12	Parbhani Municipal Corporation	Parbhani	Construction of 300 EWS houses at various location under BLC in Parbhani Municipal Corporation limit	300	450.00	300.00	0.00	1347.90	2097.90	6.99	4.49
13	Rajura Municipal Council	Rajura	Construction of 433 EWS houses at various location under BLC in Rajura Municipal Council limit	433	649.50	433.00	0.00	2463.80	3546.30	8.19	5.69
14	Akot Municipal Council	Akola	Construction of 514 EWS houses at various location under BLC at Akot Tal. Akot Dist.Akola DPR-7	514	771.00	514.00	149.67	1712.53	3147.20	6.12	3.33
			<b>TOTAL</b>	<b>2251</b>	<b>3376.5</b>	<b>2251</b>	<b>197.842</b>	<b>9144.931</b>	<b>14970.27</b>		





