



सत्यमेव जयते

**STATE MISSION DIRECTORATE
MAHARASHTRA
PRADHAN MANTRI AWAS YOJANA**

No.PMAY/SLAC/F.No.81-IV/66 /2017
Date : 22.05.2017

To,
Chief Engineer-II
& SLNO/MHADA
3rd Floor, Room No.425,
Griha Nirman Bhawan,
Bandra (E), Mumbai 400 051
E-mail : cemhadapmay@gmail.com

Sub : **PMAY – HFA (U).**
Minutes of 5th Meeting of SLAC.

Sir,

The 5th Meeting of SLAC was held on 15.05.2017 under the Chairmanship of Joint Secretary, Housing, Govt. of Maharashtra at Meeting Hall of Shivshahi Punarvasan Prakalp Ltd., 5th Floor, Griha Nirman Bhawan, Kalanagar, Bandra(E), Mumbai 400 051. The Minutes of Meeting are enclosed here with for necessary action please. The DPR proposals put up in 5th Meeting of SLAC are already returned for further action.

Yours Faithfully

22/05/2017
Member Secretary SLAC &
Engg. Expert/PMAY

Enclosure : As above.

Copy for kind information to Mission Director, PMAY, 5th Floor, Griha Nirman Bhawan, Bandra(E), Mumbai 400 51 for information please. (Copy of Minutes of Meeting Enclosed)

Copy to Dy. Secretary, Housing Dept. & Chairman/SLAC, 3rd Floor, Mantralaya, Madam Kama Road, Mumbai 400 32 on E-mail : ramchandra.dhanawde@nic.in for information please. (Copy of Minutes of Meeting Enclosed)

Copy to Dy. Director, Town Planner, SRA & Member/SLAC, 1st Floor, New Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai 400 051 on E-mail : abhirajgirkar@gmail.com for information. (Copy of Minutes of Meeting Enclosed)

Copy to Financial Controller, SRA & Member/SLAC, 4th Floor, New Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai 400 051 on E-mail : fc@sra.gov.in for information. (Copy of Minutes of Meeting Enclosed)

Copy to Dy. Chief Engineer, SPPL & Member/SLAC, 5th Floor, Griha Nirman Bhawan, Bandra(E), Mumbai 400 51 on E-mail : rbsankhe@gmail.com for information. (Copy of Minutes of Meeting Enclosed)

Office Note :

No.PMAY/SLAC/F.No.81-V/65/2017
Date : 16.05.2017

Sub : PMAY-HFA(U).


Draft Minutes of 5th meeting of SLAC held on 15.05.2017

During the 5th Meeting of SLAC 3 DPR proposals were on Agenda and placed before the Committee by MHADA/SLNA,PMAY. The presentation was made by Implementing Agencies for 3 DPR proposals.

The minutes are submitted herewith for approval.


16/5/2017
Engg. Expert/PMAY


16/5/2017
Engg. Expert/PMAY


Jt. Secretary Housing
& Chairman/SLAC, PMAY

प्रधान मंत्री आवास योजना	
दिनांक :-	
आयक क्र.	
अभियान संचालक	
अभियानिका लडा १/२	
प्रोडक्शन रजिस्ट्रार	
सा. वि. लडा	
नागरिक निवासन लडा	
भा. व. र. लडा १/२	
आयिका कुल्ल, लडा	
प्रशा. कर्मकाज सडा /	
उप संचालक १/२	

પ્રશ્નોત્તરો અને નોંધ	
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Minutes of the 5th Meeting of SLAC for PMAY- HFA(U) held on 15th May, 2017.

The 5th Meeting of SLAC for PMAY-HFA(U) was held at 11.00 a.m. on 15th May, 2017 under the Chairmanship of Joint Secretary, Housing Department, in the Conference Hall of Shivshahi Punrvasan Prkalp Ltd., 5th Floor at Griha Nirman Bhavan Bandra (East), Mumbai.

2. Following Members & Invitees attended the meeting;
 - i) Deputy Director, Town Planning, Slum Rehabilitation Authority, Mumbai & Member.
 - ii) Deputy Chief Engineer, Shivshahi Punrvasan Prkalp Ltd. & Member.
 - iii) Representative of Financial Controller, Slum Redevelopment Authority, Mumbai & Member.
 - iv) Engineering Expert, PMAY & Member Secretary.
 - v) Executive Engineer-MHADA, representative of State Level Nodal Officer/PMAY.
 - vi) Engineering Expert, PMAY.
 - vii) Superintendent Engineer, CIDCO, Mumbai.
3. Smt Rajashri Raut, Financial Controller, SRA, Mumbai & Member could not attend the 5th Meeting of SLAC with prior intimation to Chairperson, SLAC since on leave.
4. The presentation of 'DPR proposals and Compliances of Observations/Comments of SLAC' is made by representative of MHADA as Implementing Agency. The details of appraisal is as below:-

Agenda Item No.	Agenda Item	Discussion	SLAC's Appraisal
1	2	3	4
5/1	Confirmation of 4th Meeting of SLAC held on 20.04.2017.	The minutes of 4 th meeting of SLAC confirmed without any modifications/suggestions.	
5/2	<p>DPR for construction of 320 EWS houses on S.No.276 at Mhaswad, Dist. Satara.</p> <p>Project Cost – Rs 2985.20 Lakhs</p> <p>GoI Share – Rs. 480.00 Lakhs</p> <p>GoM Share – Rs. 320.00 Lakhs</p>	<p>The SLSMC under Category-II (b) i.e. 'Major Compliances to be made & lands are not in possession of Implementing Agencies' allowed to submit this DPR to CSMC through MD/PMAY after final approval by SLAC.</p> <p>(1) Pune Board has submitted the revised estimates based in District Schedule of rate 2016-17. Estimate of building portion shall be for Ground + 1 structure as proposed in DPR. Estimate of all components considered in the DPR be thoroughly checked by SLNA/MHADA.</p> <p>(2) As per the directions given by SLSMC in its 4th Meeting held on 17-12.2016 at Nagpur, the Firm Demand needs to be assessed since its small Municipal</p>	<p>i) Committee recommended the DPR proposal for further submission to CSMC through Mission Director PMAY.</p> <p>ii) The sale price be got approved from SLSMC.</p>


Agenda Item No.	Agenda Item	Discussion	SLAC's Appraisal
1	2	3	4
	Beneficiary Share - Rs 2185.20 Lakhs (Rs 6.83 Lakhs per house) Sale price: Rs 9.33 Lakhs per EWS DU	Council with 24120 population as per 2011 Census.	iii) The compliances of observations be ensured by SLNA/MHADA
5/3	DPR for construction of 2936 EWS houses at Taloja & other locations at Navi Mumbai.	As per annexure 1	
5/4	DPR for construction of 2393 EWS houses at Navi Mumbai	As per annexure 2	

SLNA/MHADA shall submit the Agenda Notes & DPRs at least 7 days prior to *the* meeting so as to study before appraisal by the committee members.

Dy. Director T.P. SRA
& Member/SLAC, PMAY

Finance Controller, SRA
& Member/SLAC, PMAY

Dy. Chief Engineer, SPPL
& Member/SLAC, PMAY


Member Secretary &
Engg. Expert/PMAY

Joint Secretary Housing
& Chairman/SLAC, PMAY

SLAC Comments & Recommendations (5th Meeting)

Name of Project : DPR for construction of 2936 EWS houses at Sector 21,22,29 Taloja, Sector 40 Kharghar, Sector 15 Kalamboli, & Sector 10 Ghansoli in Navi Mumbai..		
Implementing Agency : CIDCO		
1 Name of Mission City	:	Navi Mumbai
2 If not in Mission City, which Mission City's RP Area	:	-
3 If not in Mission City's RP Area in which SPA	:	-
4 HFAPoA Status	:	Yet to be prepared by Navi Mumbai Municipal Corporation.
4.1 Demand Assessment (In slum & Non Slum Area) Completed /Started/ Non-started	:	On line Demand Assessment by MHADA for Non Slum Urban Poor and by Navi Mumbai Municipal Corporation for urban poor living in Slum.
4.2 Data Entry on MIS Completed /Started/ Non-started	:	Not Started by Navi Mumbai MC
5 Land Status		
5.1 Ownership of land	:	CIDCO
5.2 If Govt. land, status of land with Collector Office record.		NA
5.3 Whether land is in possession of I.A.	:	Yes
5.4 Total Land and Reservation wise area of land.	:	17.2619 Ha. Reserved for CIDCO Mass Housing
5.5 Land available for PMAY excluding reservation.	:	17.2619 Ha.
6 Planning		
6.1 Layout		
6.1.1 Whether Plans prepared are tentative or exact as per measured land?	:	Layout plans not provided with DPR
6.1.2 If not tentative, whether Plans are approved or submitted for approval?	:	Not yet submitted
6.1.3 If Yes, date of Approval	:	Not approved
6.1.4 Whether Environmental Clearance required?	:	Yes
6.1.5 If yes, whether clearance obtained? Give date of approval.	:	No
6.1.6 Provision of Social amenities in DPR proposal.	:	Market/Shops are considered in DPR.
6.2 Building Unit Plan		

6.2.1 Type of Structure and No. of Rooms	:	G+7 to G+14, 2Room + Kitchen
6.2.2 Whether Planning is as per NBC norms	:	Planning as per DC Rules of NMMC.
6.2.3 Carpet Area (in sq.mt.) per EWS house	:	28.85 to 28.93 sq.mt.
7 Technical		
7.1 Building Work		
7.1.1 Whether estimate of proposal is scrutinized and signed by Competent Technical Authority of ULB/IA/SLNA	:	Not provided with DPR
7.1.2 SOR adopted (District-----Year-----)	:	-
7.1.3 To update the cost to CSR whether Cost Index is considered	:	-
7.1.4 If yes, give percentage (%)	:	-
7.1.5 Whether earthquake factor considered for RCC design as per IS Zone?	:	Yes
7.1.6 Time Limit of Project?	:	36 months
7.1.7 Whether time limit proposed is; Adequate/ Inadequate /Too long		Adequate
6.2 Infrastructure - Onsite		
6.2.1 Which onsite infrastructures are considered in the estimate?	:	Estimates not provided with DPR
6.2.2 Whether Design Criteria adopted for Planning of each infrastructure work?	:	Information not provided
6.2.3 Whether estimate of proposal is scrutinized and signed by Competent Technical Authority of ULB/IA/SLNA?	:	No
6.2.4 Whether detailed Plans of onsite infra. attached with the proposal?	:	No
6.2.5 SoR adopted (District-----Year-----)	:	-
6.2.6 To update the cost to CSR whether Cost Index is considered	:	-
6.2.7 If yes, give percentage (%)	:	-
6.3 Infrastructure - Offsite		
6.3.1 Which offsite infrastructures are considered in the estimate?	:	Not provided with DPR
6.3.2 Whether Design Criteria adopted for	:	Information not provided

Planning of each infrastructure work?		
6.3.3 Whether estimate of proposal is scrutinized and signed by Competent Technical Authority of ULB/IA/SLNA?	:	-
6.3.4 Whether detailed Plans of offsite infra. attached with the proposal?	:	No
6.3.5 Whether City Level infrastructure Connectivity Plan attached ?	:	Yes
6.3.6 SoR adopted (District-----Year-----)	:	-
6.3.7 To update the cost to CSR whether Cost Index is considered	:	-
6.3.7 If yes, give percentage (%)	:	-
7. Quality Control and Assurance		
7.1 Proposal in DPR	:	3 Tier QC & A System, In house, TPQA & ISO Audit.
8. Operation and Maintenance		
8.1 Proposal in DPR	:	Proposed
8.2 Period	:	5 years
8.3 If not then Proposal	:	
9. Innovative Technology / Cost Effective / Green Tech.		
9.1 Proposal in DPR	:	Precast Technology,
10. Financial		
10.1 Business Model		
10.1.1 Total no. of DUs and EWS DUS in project	:	EWS+LIG 8350 DUs EWS 2936 DUs (35.16%)
10.1.2 Building Work	:	Rs. 983.57 Crores. Rs. 357.59 Crores.
10.1.3 Infra. Civil Onsite	:	Rs. 106.11 Crores. Rs. 37.41 Crores.
10.1.4 Others	:	Rs. 3.23 Crores Rs. 148.65 Crores.

10.1.5 Total Project Cost	:	Rs. 1092.91 Crores	Rs. 543.65 Crores.
10.2 Whether project cost includes cost of;			
10.2.1 Infra. Civil Offsite	:	No	
10.2.2 Infra. Social	:	No	
10.3 Fund Sharing Pattern (Total and Per DU)		For 2936 EWS DUs	Per EWS DU
10.3.1 GoI Share	:	Rs. 44.04 Crores	Rs.1.50 Lakh
10.3.2 GoM Share	:	Rs. 29.36 Crores	Rs.1.00 Lakh
10.3.3 Implementing Agency Share	:	Rs. 75.99 Crores	Rs. 2.59 Lakhs
10.3.4 Beneficiary Share	:	Rs. 394.26 Crores.	Rs.13.43 Lakhs
10.3.5 Financial Capacity of ULB/IA Give year wise budgetary allocation made & proposed.	:	Rs 350 Cr for FY 2017-18 & Rs 750 Cr for FY 2018-19.	
10.4 Sale Price of EWS per DU			
10.4.1 Without Govt. Assistance	:	Rs.18.52 Lakhs	
10.4.2 With Govt. Assistance	:	Rs.13.43 Lakhs	
10.4.3 Sale Price Rate per sq.mt. on C.A.	:	Rs.64083.04	
10.4.4 Sale Price Rate as per R.R. per sq.mt.	:	Not provided	

Observations

Part-I : Planning point of view.

- 1) Google Map showing location of the project was enclosed.
- 2) DP Remark Sheet of the project was enclosed with the proposal.
- 3) The details of availability of Social Infrastructure around the project proposal was given.
- 4) The land under DPR is reserved for CIDCO Mass Housing.

Part-II : Technical point of view.

The Plans and Estimates for Building work, Onsite and Offsite Infrastructure work are not provided with the DPR, which shall be obtained by SLNA and checked before submitting the proposal to SLSCM for consideration.

Part-III: Financial point of view.


- 1) The details of working of Sale Price ^{are} not provided in the proposal so as to fix the Sale Price by SLSCM.
- 2) CIDCO proposes to implement the project through internal accruals and has made Budget Provision of Rs 350 Cr for FY 2017-18 & 750 Cr FY 2018-19.


Part-IV: SLAC's Recommendation /Non-recommendation

SLNA to ensure compliances of observations of SLAC before placing the DPR proposal for SLSCM approval.

Dy. Director T.P. SRA
& Member/SLAC, PMAY


Finance Controller, SRA
& Member/SLAC, PMAY


Dy. Chief Engineer, SPPL
& Member/SLAC, PMAY


Member Secretary &
Engg. Expert/PMAY

Joint Secretary Housing
& Chairman/SLAC, PMAY

SLAC Comments & Recommendations (5th Meeting)

Name of Project : DPR for construction of 2393 EWS houses at Sector 12B, 12A, 11C at Dronagiri & Sector 27 Taloja, in Navi Mumbai.. Implementing Agency : CIDCO		
1 Name of Mission City	:	Navi Mumbai
2 If not in Mission City, which Mission City's RP Area	:	-
3 If not in Mission City's RP Area in which SPA	:	-
4 HFAPoA Status	:	Yet to be prepared by Navi Mumbai Municipal Corporation.
4.1 Demand Assessment (In slum & Non Slum Area) Completed /Started/ Non-started	:	On line Demand Assessment by MHADA for Non Slum Urban Poor and by Navi Mumbai Municipal Corporation for urban poor living in Slum.
4.2 Data Entry on MIS Completed /Started/ Non-started	:	Not Started by Navi Mumbai MC
5 Land Status		
5.1 Ownership of land	:	CIDCO
5.2 If Govt. land, status of land with Collector Office record.	:	NA
5.3 Whether land is in possession of I.A.	:	Yes
5.4 Total Land and Reservation wise area of land.	:	13.81 Ha. Reserved for CIDCO Mass Housing
5.5 Land available for PMAY excluding reservation.	:	13.81 Ha.
6 Planning		
6.1 Layout		
6.1.1 Whether Plans prepared are tentative or exact as per measured land?	:	Layout plans not provided with DPR
6.1.2 If not tentative, whether Plans are approved or submitted for approval?	:	Not yet submitted
6.1.3 If Yes, date of Approval	:	Not approved
6.1.4 Whether Environmental Clearance required?	:	Yes
6.1.5 If yes, whether clearance obtained? Give date of approval.	:	No

6.1.6 Provision of Social amenities in DPR proposal.	:	Market/Shops are considered in DPR.
6.2 Building Unit Plan		
6.2.1 Type of Structure and No. of Rooms	:	G+7 to G+14, 2Room + Kitchen
6.2.2 Whether Planning is as per NBC norms	:	Planning as per DC Rules of NMMC.
6.2.3 Carpet Area (in sq.mt.) per EWS house	:	28.85 to 28.93 sq.mt.
7 Technical		
7.1 Building Work		
7.1.1 Whether estimate of proposal is scrutinized and signed by Competent Technical Authority of ULB/IA/SLNA	:	Not provided with DPR
7.1.2 SOR adopted (District-----Year-----)	:	-
7.1.3 To update the cost to CSR whether Cost Index is considered	:	-
7.1.4 If yes, give percentage (%)	:	-
7.1.5 Whether earthquake factor considered for RCC design as per IS Zone?	:	Yes
7.1.6 Time Limit of Project?	:	36 months
7.1.7 Whether time limit proposed is; Adequate/ Inadequate /Too long		Adequate
6.2 Infrastructure - Onsite		
6.2.1 Which onsite infrastructures are considered in the estimate?	:	Estimates not provided with DPR
6.2.2 Whether Design Criteria adopted for Planning of each infrastructure work?	:	Information not provided
6.2.3 Whether estimate of proposal is scrutinized and signed by Competent Technical Authority of ULB/IA/SLNA?	:	No
6.2.4 Whether detailed Plans of onsite infra. attached with the proposal?	:	No
6.2.5 SoR adopted (District-----Year-----)	:	-

6.2.6 To update the cost to CSR whether Cost Index is considered	:	-
6.2.7 If yes, give percentage (%)	:	-
6.3 Infrastructure - Offsite		
6.3.1 Which offsite infrastructures are considered in the estimate?	:	Not provided with DPR
6.3.2 Whether Design Criteria adopted for Planning of each infrastructure work?	:	Information not provided
6.3.3 Whether estimate of proposal is scrutinized and signed by Competent Technical Authority of ULB/IA/SLNA?	:	-
6.3.4 Whether detailed Plans of offsite infra. attached with the proposal?	:	No
6.3.5 Whether City Level infrastructure Connectivity Plan attached ?	:	Yes
6.3.6 SoR adopted (District-----Year-----)	:	-
6.3.7 To update the cost to CSR whether Cost Index is considered	:	-
6.3.7 If yes, give percentage (%)	:	-
7. Quality Control and Assurance		
7.1 Proposal in DPR	:	3 Tier Q & C System, In house, TPQA & ISO Audit.
8. Operation and Maintenance		
8.1 Proposal in DPR	:	Proposed
8.2 Period	:	5 years
8.3 If not then Proposal	:	

9. Innovative Technology / Cost Effective / Green Tech.		
9.1 Proposal in DPR	:	Precast Technology,
10. Financial		
10.1 Business Model		
10.1.1 Total no. of DUs and EWS DUS in project	:	6802 (EWS+LIG) EWS 2393 DUs (35.18%)
10.1.2 Building Work	:	Rs. 819.10 Crores. Rs. 301.40 Crores.
10.1.3 Infra. Civil Onsite	:	Rs. 86.77 Crores. Rs. 30.76 Crores.
10.1.4 Others	:	Rs. 1.40 Crores Rs. 116.59 Crores.
10.1.5 Total Project Cost	:	Rs. 907.27 Crores Rs. 448.75 Crores.
10.2 Whether project cost includes cost of;		
10.2.1 Infra. Civil Offsite	:	No
10.2.2 Infra. Social	:	No
10.3 Fund Sharing Pattern (Total and Per DU)		For 2393 EWS DUs Per EWS DU
10.3.1 GoI Share	:	Rs. 35.895 Crores Rs.1.50 Lakh
10.3.2 GoM Share	:	Rs. 23.93 Crores Rs.1.00 Lakh
10.3.3 Implementing Agency Share	:	Rs. 57.58 Crores Rs. 2.41 Lakhs
10.3.4 Beneficiary Share	:	Rs. 331.35 Crores. Rs.13.84 Lakhs
10.3.5 Financial Capacity of ULB/IA Give year wise budgetary allocation made & proposed.	:	Budget Provision of Rs 350 Cr for FY 2017-18 & Rs 750 Cr FY 2018-19.

10.4 Sale Price of EWS per DU		
10.4.1 Without Govt. Assistance	:	Rs.18.75 Lakhs
10.4.2 With Govt. Assistance	:	Rs.13.84 Lakhs
10.4.3 Sale Price Rate per sq.mt. on C.A.	:	Rs. 64878.89
10.4.4 Sale Price Rate as per R.R. per sq.mt.	:	Not Provided

Observations

Part-I : Planning point of view.

- 1) Google Map showing location of the project was enclosed.
- 2) DP Remark Sheet of the project was enclosed with the proposal.
- 3) The details of availability of Social Infrastructure around the project proposal was given.
- 4) The land under DPR is reserved for CIDCO Mass Housing.

Part-II : Technical point of view.

The Plans and Estimates for Building work, Onsite and Offsite Infrastructure work are not provided with the DPR, which shall be obtained by SLNA and checked before submitting the proposal to SLSMC for consideration.

Part-III: Financial point of view.

- 1) The details of working of Sale Price ^{are} not provided in the proposal so as to fix the Sale Price by SLSMC.
- 2) CIDCO proposes to implement the project through internal accruals and has made Budget Provision of Rs 350 Cr for FY 2017-18 & 750 Cr FY 2018-19.

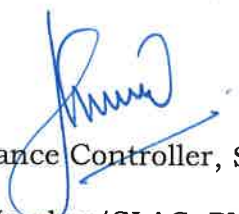
Part-IV: SLAC's Recommendation / Non-recommendation


SLNA to ensure compliances of observations of SLAC before placing the DPR proposal for SLSMC approval.

Dy. Director T.P. SRA
& Member/SLAC, PMAY


Member Secretary &

Engg. Expert/PMAY


Finance Controller, SRA
& Member/SLAC, PMAY


Dy. Chief Engineer, SPPL
& Member/SLAC, PMAY

Joint Secretary Housing
& Chairman/SLAC, PMAY

