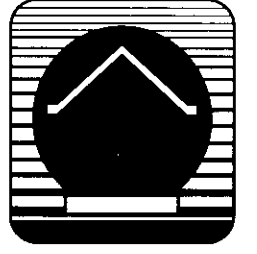


महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

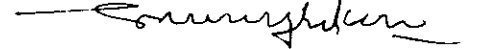


No. MH/SLAC/CE-II/EE-I/PMAY/A/File No. //79/17
Date : 05/07/2017

**Sub : PMAY - HFA (U).
Minutes of 6th Meeting of SLAC.**

The 6th Meeting of SLAC was held on 8th June 2017 under the Chairmanship of Hon. Additional Chief Secretary, Housing Dept., Government of Maharashtra at 3rd Floor, Housing Dept. Mantralaya, Mumbai. A copy of the Minutes of Meeting is forwarded herewith for information and necessary action.

Encl. : As above.


Member Secretary SLAC &
Ex. Engineer-I / PMAY/A

Submitted to,

Members of the SLAC for information please.

1. Additional Chief Secretary, Housing Dept. & Chairman SLAC / PMAY, Housing Dept. ,3rd Floor, Mantralaya, Mumbai - 32.
2. VP & CEO / MHADA & Vice Chairman, SLAC / PMAY, MHADA, Grihanirman Bhavan, Kalanagar, Bandra, (E) - 51.
3. Deputy Secretary Housing Dept. & Member SLAC / PMAY, 3rd Floor, Housing Department, Mantralaya, Mumbai - 32.
4. Deputy Secretary Finance Dept. & Member SLAC / PMAY, Finance Department, Mantralaya, Mumbai -32.
5. Chief Engineer-II / A & Member SLAC / PMAY, MHADA, Grihanirman Bhavan, Kalanagar, Bandra (E) - 51.

Copy with enclosure for information & necessary compliance to:

1. Hon. Commissioner, Thane Municipal Corporation.
2. Chief Officer, Katol Municipal Council.
3. Chief Officer, Udgir Municipal Council.

Minutes of the 6th Meeting of SLAC for PMAY- HFA(U) held on 8th June, 2017.

1. The 6th Meeting of SLAC for PMAY-HFA(U) was held at 04.00 p.m. on 8th June, 2017 in the chamber of ACS at the 3rd floor Office, Mantralaya, Mumbai.
2. The Honorable Additional Chief Secretary, Housing Department and Chairman, SLAC Shri Sanjay Kumar presided over the 6th meeting which was attended by following members and implementing agency officers.
 - i) Shri Subhash Lakhe, V.P./MHADA & Vice Chairman, SLAC
 - ii) Shri Ramchandra Dhanawade, Deputy Secretary, Housing Department
 - iii) Shri Dilip Muglikar, Executive Engineer, MHADA & Member Secretary, SLAC
 - iv) Shri Ashok Garate, Chief Officer, Katol Municipal Council, Katol
 - v) Shri Santosh Gaikwad, Engineer, Udgir Municipal Council, Latur
 - vi) Shri Anil Patil, Additional Chief Engineer, Thane Municipal Corporation
3. Deputy Secretary, Finance informed that he could not attend the meeting due to prior engagement.
4. C.E. (II)/MHADA could not attend the meeting as he was on leave.

The Member Secretary, welcomed the Hon ACS and all members present and briefed them about the proposals put up in the meeting for appraisal.

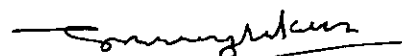
There were 3 DPRs placed before the committee as per agenda. However, 4 DPRs of Thane Municipal Corporation was placed before the committee as on table item.

The details of appraisal is as below:-

| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|--|--|---|-------------------------|
| 1 | 2 | 3 | 4 | 5 |
| 4/1 | Confirmation of Minutes of 5th Meeting of SLAC held on 15.05.2017. | The minutes of 5th meeting of SLAC confirmed. | | |
| 4/2 | DPR for construction of 601 EWS under BLC at various locations at Katol, District Nagpur. Project Cost - Rs. 3089.14 Lakhs GoI Share - Rs. 901.50 Lakhs | (1) ULB is yet to complete SECC validation data and this project is yet to be included in the HFAPoA. Annual Implementation plan is also yet to be proposed by ULB (2) Land details of all the beneficiary is missing in DPR (3) Linking of beneficiary Aadhar No with Bank account number | 1) Committee recommended ULB to verify the beneficiary list and establish the eligibility. Same to be submitted to SLNA. 2) Committee recommended ULB to submit the details of land in the form of consolidated statement. | Katol Municipal Council |



| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|---|--|---|-------------------------|
| 1 | 2 | 3 | 4 | 5 |
| | <p>GoM Share - Rs. 601.00 Lakhs</p> <p>Beneficiary Share - Rs 1586.64Lakhs (Rs 2.64 Lakhs per house)</p> <p>Sale price: Rs 5.14 Lakhs per EWS DU</p> | (4) Supporting Infrastructure | <p>3) Committee recommended ULB to Link Bank Account of all the beneficiaries with Aadhar Number</p> <p>4) ULB to give undertaking on availability of civic and trunk infrastructure and state that any missing link at the later stage shall be responsibility of Municipal Council</p> <p>It is recommended to submit the DPR to SLSMC subject to submission of compliance by ULB to SLNA/MHADA</p> | |
| 4/3 | <p>DPR for construction of 117 EWS under AHP near NidabanVes at Udgir, District Latur</p> <p>Project Cost - Rs. 1102.61Lakhs</p> <p>GoI Share - Rs. 175.50Lakhs</p> <p>GoM Share - Rs. 117.00Lakhs</p> <p>Implementing Agency Share- Rs. 410.34Lakhs (Land Cost)</p> | <p>1. D.P. indicates that the plot falls under Public and Semi Public reservation.</p> <p>2. Demand Survey not completed</p> <p>3. Other Infra cost to be part of Construction Cost</p> <p>4. Implementing Agency is contributing Rs. 410.34 Lakhs in the form of land cost for this project</p> | <p>1. ULB representatives informed that the remarks of the town planning department on the reservation status will be submitted to SLNA/MHADA on priority</p> <p>2. Beneficiary to be part of demand survey and same</p> | Udgir Municipal Council |



| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|--|--|---|-------------------------|
| 1 | 2 | 3 | 4 | 5 |
| | Beneficiary Share - Rs 399.76 Lakhs (Rs 3.42 Lakhs per house) Sale price: Rs 5.14 Lakhs per EWS DU | | should be added in HFAPoA 3. ULB to include other infra cost also while arriving at construction cost per DU It is recommended to submit the DPR to SLSMC subject to submission of compliance by ULB to SLNA/MHADA | |
| 4/4 | DPR for construction of 308 EWS under AHP at Dr. APJ Abdul Kalam Nagar at Udgir, District-Latur. Project Cost - Rs. 1786.81 Lakhs GoI Share - Rs. 462.00 Lakhs GoM Share - Rs. 308.00 Lakhs Implementing Agency Share- Rs. 160.3Lakhs (Land Cost) Beneficiary Share - Rs 856.51 Lakhs (Rs 2.78 Lakhs per house) Sale price: | 1. D.P. indicates that the plot falls under Public and Semi Public reservation. 2. Demand Survey not completed 3. Other Infra cost to be part of Construction Cost 4. Implementing Agency is contributing Rs. 160.3 Lakhs in the form of land cost for this project | 1. ULB representatives informed that the remarks of the town planning department on the reservation status will be submitted to SLNA/MHADA on priority. 2. Beneficiary to be part of demand survey and same should be added in HFAPoA 3. ULB to include other infra cost also while arriving at construction cost | Udgir Municipal Council |



| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|---|--|---|--|-----------------------------|
| 1 | 2 | 3 | 4 | 5 |
| | Rs 5.80 Lakhs per EWS DU | | per DU It is recommended to submit the DPR to SLSCMC subject to submission of compliance by ULB to SLNA/MHADA | |
| <p>DPR of Thane Municipal Corporation were also presented in the meeting with the permission of Hon. Chairman.</p> <p>It is Construction of PAP and AHP housing Units with private partnership on state Govt. Land within Thane Municipal Corporation Limit</p> | | | | |
| 4/5 | <p>DPR for Construction of 1456 Housing Units (EWS=(PAP+AHP)+MIG) for Project Affected People (PAP's) to be relocated and Affordable Housing in partnership (AHP's) for EWS Category at Betawade survey No 78 at Thane within Thane Municipal Corporation Limit</p> <p>Project Cost- Rs. 19768.37 Lakhs</p> <p>GoI Share- Rs. 1716 Lakhs</p> <p>GoM Share- Rs. 1144 Lakhs</p> <p>Beneficiary Share- Rs. 6847.73 Lakhs</p> <p>Cross Subsidy- Rs. 4758.61 Lakhs</p> <p>Sale price for PAP- Rs. 3.5Lakhs (including Central and State Grant)</p> <p>Sale price for AHP- Rs. 12.64 Lakhs (including Central and State Grant)</p> | <p>1. Project is proposed as relocation project. Presently the Land Occupied by beneficiary is affected by reservation and Thane Municipal Corporation require this land for development. It was informed by Additional Chief Engineer, Thane Municipal Corporation (T.M.C.) that entire land is affected by reservation and hence it is proposed to shift these people to newly identified land.</p> <p>2. The Land for these projects were identified by T.M.C. and it was informed that it is free from encumbrances & is under residential zone.</p> <p>3. Proposed land is government owned land and Thane Municipal Corporation will ask for allotment of this land from government for PMAY project.</p> | <p>1. ULB to give List of eligible beneficiaries for PAP and these beneficiaries to be part of demand survey and HFAPoA. Beneficiary should also be eligible as per PMAY guidelines.</p> <p>2. List of Beneficiary from the demand survey identified for the area for AHP.</p> <p>3. The Additional Chief Engineer informed the committee that the FSI of 2.5 is admissible for the project under prevailing DCR's</p> | Thane Municipal Corporation |

Sanjay Kumar

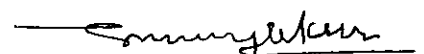
| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|---|--|---|-----------------------------|
| 1 | 2 | 3 | 4 | 5 |
| | <p>Sale price for MIG- Rs. 33.31 Lakhs</p> <p>No of Eligible beneficiary (for central & State Grant) (PAP+AHP)=520+624=1144</p> <p>MIG-312</p> | <p>4. It was informed by Additional Chief Engineer, (T.M.C.) that the FSI proposed for the project is 2.5. It is applicable for T.M.C.</p> <p>5. T.M.C. proposes to charge just Rs. 1 Lakh/Ts for PAP and make project viable with cross subsidy.</p> | <p>of T.M.C.</p> <p>It is recommended to submit the DPR to SLSMC subject to submission of compliance by ULB to SLNA/MHADA</p> | |
| 4/6 | <p>DPR for Construction of 336 Housing Units (EWS =(PAP+AHP)+MIG) for Project Affected People (PAP's) to be relocated and Affordable Housing in partnership (AHP's) for EWS Category at Betawade Village survey No 15/1 at Thane within Thane Municipal Corporation Limit.</p> <p>Project Cost- Rs. 4724.86 Lakhs</p> <p>GoI Share- Rs. 396 Lakhs</p> <p>GoM Share- Rs. 264 Lakhs</p> <p>Beneficiary Share- Rs. 1669.53 Lakhs</p> <p>Cross Subsidy- Rs. 4758.81 Lakhs</p> <p>Sale price for PAP- Rs. 3.5 Lakhs (including Central and State Grant)</p> <p>Sale price for AHP- Rs. 13.26 Lakhs (including Central and State Grant)</p> <p>Sale price for MIG-</p> | <p>1. Project is proposed as relocation project. Presently the Land Occupied by beneficiary is affected by reservation and Thane Municipal Corporation require this land for development. It was informed by Additional Chief Engineer, Thane Municipal Corporation (T.M.C.) that entire land is affected by reservation and hence it is proposed to shift these people to newly identified land.</p> <p>2. The Land for these projects were identified by T.M.C. and it was informed that it is free from encumbrances & is under residential zone.</p> <p>3. Proposed land is government owned land and Thane Municipal Corporation will ask for allotment of this land from government for PMAY project.</p> <p>4. It was informed by</p> | <p>1. ULB to give List of eligible beneficiaries for PAP and these beneficiaries to be part of demand survey and HFAPoA. Beneficiary should also be eligible as per PMAY guidelines.</p> <p>2. List of Beneficiary from the demand survey identified for the area for AHP.</p> <p>3. The Additional Chief Engineer informed the committee that the FSI of 2.5 is admissible for the project under prevailing DCR's of T.M.C.</p> <p>It is recommended to submit the DPR to SLSMC subject to submission of</p> | Thane Municipal Corporation |

Sunil Kumar

| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|---|--|---|------------------------------------|
| 1 | 2 | 3 | 4 | 5 |
| | <p>Rs. 33.39 Lakhs</p> <p>No of Eligible beneficiary (for central & State Grant) (PAP+AHP)=120+144=264</p> <p>MIG-72</p> | <p>Additional Chief Engineer, (T.M.C.) that the FSI proposed for the project is 2.5. It is applicable for T.M.C.</p> <p>5. T.M.C. proposes to charge just Rs. 1 Lakh/Ts for PAP and make project viable with cross subsidy.</p> | <p>compliance by ULB to SLNA/MHADA</p> | |
| 4/7 | <p>DPR for Construction of 436 Housing Units (EWS =(PAP+AHP)+MIG) for Project Affected People (PAP's) to be relocated and Affordable Housing in partnership (AHP's) for EWS Category at Mhatardi Village survey No 95/1B at Thane within Thane Municipal Corporation Limit</p> <p>Project Cost- Rs. 5666.31 Lakhs</p> <p>GoI Share- Rs. 528 Lakhs</p> <p>GoM Share- Rs. 352 Lakhs</p> <p>Beneficiary Share- Rs. 1991.79 Lakhs</p> <p>Cross Subsidy- Rs. 1367.05 Lakhs</p> <p>Sale price for PAP- Rs. 3.5 Lakhs (including Central and State Grant)</p> <p>Sale price for AHP- Rs. 12.04 Lakhs (including Central and State Grant)</p> | <p>1. Project is proposed as relocation project. Presently the Land Occupied by beneficiary is affected by reservation and Thane Municipal Corporation require this land for development. It was informed by Additional Chief Engineer, Thane Municipal Corporation (T.M.C.) that entire land is affected by reservation and hence it is proposed to shift these people to newly identified land.</p> <p>2. The Land for these projects were identified by T.M.C. and it was informed that it is free from encumbrances & is under residential zone.</p> <p>3. Proposed land is government owned land and Thane Municipal Corporation will ask for allotment of this land from government for PMAY project.</p> <p>4. It was informed by</p> | <p>1. ULB to give List of eligible beneficiaries for PAP and these beneficiaries to be part of demand survey and HFAPoA. Beneficiary should also be eligible as per PMAY guidelines.</p> <p>2. List of Beneficiary from the demand survey identified for the area for AHP.</p> <p>3. The Additional Chief Engineer informed the committee that the FSI of 2.5 is admissible for</p> | <p>Thane Municipal Corporation</p> |

Somnath Kumar

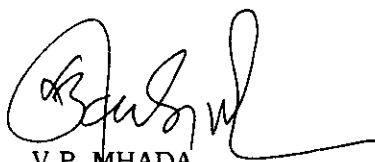
| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|---|---|--|-----------------------------|
| 1 | 2 | 3 | 4 | 5 |
| | <p>Sale price for MIG- Rs. 37.18 Lakhs</p> <p>No of Eligible beneficiary (for central & State Grant) (PAP+AHP)=160+192=352</p> <p>MIG-84</p> | <p>Additional Chief Engineer, (T.M.C.) that the FSI proposed for the project is 2.5. It is applicable for T.M.C.</p> <p>5. T.M.C. proposes to charge just Rs. 1 Lakh/Ts for PAP and make project viable with cross subsidy.</p> | <p>the project under prevailing DCR's of T.M.C.</p> <p>It is recommended to submit the DPR to SLSCMC subject to submission of compliance by ULB to SLNA/MHADA</p> | |
| 4/8 | <p>DPR for Construction of 740 Housing Units (EWS =(PAP+AHP)+MIG) for Project Affected People (PAP's) to be relocated and Affordable Housing in partnership (AHP's) for EWS Category at Dawale Village survey No 199 at Thane within Thane Municipal Corporation</p> <p>Project Cost- Rs. 11249.80 Lakhs</p> <p>GoI Share- Rs. 918 Lakhs</p> <p>GoM Share- Rs. 612 Lakhs</p> <p>Beneficiary Share- Rs. 3991.51 Lakhs</p> <p>Cross Subsidy- Rs. 3009.30 Lakhs</p> <p>Sale price for PAP- Rs. 3.5 Lakh (including Central and State Grant)</p> <p>Sale price for AHP- Rs. 13.93 Lakhs (including Central and State Grant)</p> <p>Sale price for MIG-</p> | <p>1. Project is proposed as relocation project. Presently the Land Occupied by beneficiary is affected by reservation and Thane Municipal Corporation require this land for development. It was informed by Additional Chief Engineer, Thane Municipal Corporation (T.M.C.) that entire land is affected by reservation and hence it is proposed to shift these people to newly identified land.</p> <p>2. The Land for these projects were identified by T.M.C. and it was informed that it is free from encumbrances & is under residential zone.</p> <p>3. Proposed land is government owned land and Thane Municipal Corporation will ask for allotment of this land from government for PMAY project.</p> <p>4. It was informed by Additional</p> | <p>1. ULB to give List of eligible beneficiaries for PAP and these beneficiaries to be part of demand survey and HFAPoA. Beneficiary should also be eligible as per PMAY guidelines.</p> <p>2. List of Beneficiary from the demand survey identified for the area for AHP.</p> <p>3. The Additional Chief Engineer informed the committee that the FSI of 2.5 is admissible for the project under prevailing</p> | Thane Municipal Corporation |

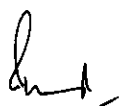



| Agenda Item No. | Agenda Item | Discussion | SLAC's Appraisal | Action By |
|-----------------|--|---|--|-----------|
| 1 | 2 | 3 | 4 | 5 |
| | Rs. 38.29 Lakhs No of Eligible beneficiary (for central & State Grant) (PAP+AHP)=288+324=612 MIG-160 | Chief Engineer, (T.M.C.) that the FSI proposed for the project is 2.5. It is applicable for T.M.C. 5. T.M.C. proposes to charge just Rs. 1 Lakh/Ts for PAP and make project viable with cross subsidy. | DCR's of T.M.C. It is recommended to submit the DPR to SLSCM subject to submission of compliance by ULB to SLNA/MHADA | |


Some other relevant points with respect to PMAY mission were also discussed which are as below:

1. **Possibility of 2.5 FSI for all the project of PMAY:** Committee discussed if FSI can be extended to 2.5 for all the PMAY projects being implemented by Govt. agency at par with BSUP and IHSDP Scheme. Accordingly it was decided to move the proposal on par with BSUP & IHSDP Scheme.
2. **Addition of Mission City:** Hon. Additional Chief secretary and Chairman, SLAC directed to include all the census town of Maharashtra under PMAY and proposal to that may be sent to GoI.
3. Hon. Additional Chief secretary and Chairman, SLAC elaborated PMAY verticals and asked the ULBs to **propose projects under enhancement component as well as schemes for employees** of various organizations who are otherwise eligible under PMAY guidelines and are registered under demand survey.


V.P. MHADA
& Vice Chairman, SLAC


Additional Chief Secretary,
Housing Department
& Chairman, SLAC, PMAY


Dy. Secretary, Housing
Department & Member,
SLAC


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