

**Minutes of the 9th Meeting of SLAC for PMAY- HFA (U) held
On 17th October, 2017.**

1. The 9th Meeting of SLAC for PMAY-HFA(U) was held at 11.00 a.m. on 17th October, 2017 in the chamber of Hon'ble Additional Chief Secretary, Housing Department at the 3rd floor Office, Mantralaya, Mumbai.
2. The Honorable Additional Chief Secretary, Housing Department and Chairman, SLAC Shri Sanjay Kumar presided over the meeting which was attended by following members and implementing agency officers.
 - i) Shri Ramchandra Dhanawade, Deputy Secretary, Housing Department & Member, SLAC
 - ii) Shri Sanjay Lad, Chief Engineer / MHADA & Member, SLAC
 - iii) Shri S.S. Sadhwani, Deputy Chief Engineer / MHADA & Member, SLAC
 - iv) Shri Dilip Muglikar, Executive Engineer, MHADA & Member Secretary, SLAC

It was informed by Member Secretary that Mission Director & V.P. MHADA is on leave and hence could not attend the meeting.

Following Officers also attended the meeting.

- i) Shri D.S. Shreshth, Executive Engineer, MHADA/Nashik Board
- ii) Shri Pujari P.R., Executive Engineer, Pimpri Chinchwad Municipal Corporation
- iii) Shri Rajan Patil, Joint City Engineer, Pimpri Chinchwad Municipal Corporation

The Member Secretary, welcomed the Hon'ble 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. The details of appraisal is as below:-

Agenda Item No.	Agenda Item	Discussion	SLAC's Appraisal	Action By
1	2	3	4	5
9/1	Confirmation of Minutes of 8th Meeting of SLAC held on 20.09.2017.	The minutes of 8th meeting of SLAC confirmed.	Minutes Confirmed	
9/2	Construction of 1288 EWS under AHP at Pimpri Chinchwad, area at village Borhadewadi, Reservation No. EWS 1/162, Gat No. 165(P), 168(P), 171(P) (Old Gat No. 1285, 1287, 1290), Dist. Pune Project Cost - Rs. 13590.40Lacs GoI Share - Rs.1932.00 Lacs GoM Share - Rs. 1288.00. Lacs	1) FSI Used for the project is 1, however FSI used to calculate permissible floor area is 2.5 PCMC to ensure that FSI used for the project is as per permissible norms. 2) Project require Environmental Clearance which is under process. 3) ULB has not commented on the adequacy part of social infrastructure of	1) Pimpri Chinchwad Municipal Corporation (PCMC) representative informed that permissible FSI for the project is 2.5. 2) Pimpri Chinchwad Municipal Corporation (PCMC) will obtain all necessary clearances including Environment Clearance. 3) Committee instructed the Pimpri Chinchwad Municipal Corporation to update the information as asked in the Annexure 7B of	Pimpri Chinchwad Municipal Corporation

Agenda Item No.	Agenda Item	Discussion	SLAC's Appraisal	Action By
1	2	3	4	5
	<p>Beneficiary Share - Rs.7793.70Lacs</p> <p>Implementing Agency Share - Rs. 2576.70Lacs</p> <p>Sale price:</p> <hr/> <p>No of Beneficiary- EWS:1288</p>	<p>project. This is required to be filled on annexure 7B.</p> <p>4) DSR used for estimation is w.r.t Year 2016-17 for Civil & Plumbing works, <u>Year 2014 & 2015-16 for other works.</u> (Mechanical, Electrical & Fire Fighting)</p> <p>5) ULB has confirmed that Cash Flow of the project shall be maintained through ULBs Budget Provision. However provisioned amount for the budgeted year is not mentioned.</p> <p>6) Sales price for the Dwelling Unit shall be approved separately by the SLSMC.</p>	<p>the DPR and submit the corrected 7B.</p> <p>4) Committee directed Pimpri Chinchwad Municipal Corporation to use current DSR for the cost estimation to avoid escalation in the sales price of dwelling unit.</p> <p>5) Committee directed Pimpri Chinchwad Municipal Corporation to furnish the provisioned amount in the Annexure 7B of the DPR.</p> <p>6) Sales price for the dwelling unit is to be submitted separately for approval.</p>	

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			It is recommended to submit the DPR to SLSMC subject to submission of above compliance by Pimpri Chinchwad Municipal Corporation to SLNA/MHADA	
9/3	Construction of 934 EWS under AHP Pimpri Chinchwad, at Sr. No. 96(P), Rawet, Dist- Pune Project Cost - Rs. 9106.56Lacs GoI Share - Rs. 1401.00 Lacs GoM Share - 934.00 Rs. Lacs Beneficiary Share - Rs. 5610.93Lacs	1) As per Thahraw which is attached with DPR, Land belongs to State Govt. But Other documents of DPR furnished as Land is Owned by Pimpri Chinchwad Municipal Corporation (PCMC) 2) FSI Used for the project is 1, however FSI used to calculate permissible floor area is 2.5 PCMC to ensure that FSI used for the project is as per permissible norms.	1) The representative told it is govt land and land will be transferred to ULB once the project is approved by SLSMC. 2) Pimpri Chinchwad Municipal Corporation (PCMC) representative informed that permissible FSI for the project is 2.5.	Pimpri Chinchwad Municipal Corporation


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1	2	3	4	5
	<p>Implementing Agency Share – Rs. 1160.63 Lacs</p> <p>Sale price: -----</p> <p>No of Beneficiary— EWS: 934</p>	<p>3) Project require Environmental Clearance which is under process.</p> <p>4) ULB has not commented on the adequacy part of social infrastructure of project. This is required to be filled on annexure 7B.</p> <p>5) DSR used for estimation is w.r.t Year 2016-17 for Civil & Plumbing works, <u>Year 2014 & 2015-16 for other works.</u>(Mechanical, Electrical & Fire Fighting)</p> <p>6) ULB has confirmed that Cash Flow of the project shall be maintained through</p>	<p>3) Pimpri Chinchwad Municipal Corporation (PCMC) will obtain all necessary clearances including Environment Clearance.</p> <p>4) Committee instructed the Pimpri Chinchwad Municipal Corporation to update the information as asked in the Annexure 7B of the DPR and submit the corrected 7B.</p> <p>5) Committee directed Pimpri Chinchwad Municipal Corporation to use current DSR for the cost estimation to avoid escalation in the sales price of dwelling unit.</p> <p>6) Committee directed Pimpri Chinchwad Municipal Corporation to furnish the provisioned amount in the Annexure 7B of the</p>	


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		<p>ULBs Budget Provision. However provisioned amount for the budgeted year is not mentioned.</p> <p>7) Sales price for the Dwelling Unit shall be approved separately by the SLSMC.</p>	<p>DPR.</p> <p>7) Sales price for the dwelling unit is to be submitted separately for approval.</p> <p>It is recommended to submit the DPR to SLSMC subject to submission of above compliance by Pimpri Chinchwad Municipal Corporation to SLNA/MHADA</p>	
9/4	<p>Construction of 178 T/s (154 T/s EWS-I & 24 T/s EWS-II) on S. No 36/B/1 at Kamathwade, Nashik City, Nashik</p> <p>Project Cost – Rs. 1953.96Lacs</p> <p>GoI Share –</p>	<p>Observations of 2nd SLAC</p> <p>The DPR for Construction of 178 EWS houses on S.No. 36/b/1 at Kamathwade, Nashik City, submitted by I.A. CO/Nasik Board was placed before SLAC in its 2nd meeting for Techno financial appraisal.</p>		MHADA , Nashik Board

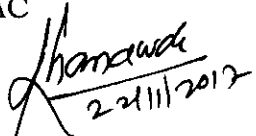
Agenda Item No.	Agenda Item	Discussion	SLAC's Appraisal	Action By
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	<p>Rs. 267.00 Lacs</p> <p>GoM Share – 178.00</p> <p>Rs. Lacs</p> <p>Beneficiary Share – Rs. 1508.96 Lacs</p> <p>Sale price:</p> <p>Rs. 11.06 Lacs & 10.48 Lacs</p> <p>No of Beneficiary– EWS: 178</p>	<p>Observation raised by SLAC are as below:</p> <p><i>DPR to be revised and plan with marking of HFL to be submitted and ensure that proposal is not affected by HFL.</i></p> <p>DPR was placed in 4th SLSMC meeting held on 17th Dec.2016 at Nagpur.SLSMC have directed that the comments of SLAC be complied & revised DPR be placed for final approval of SLAC.</p> <p>SLSMC gave "In principal" approval to this DPR & further directed that this DPR be submitted to CSMC through Mission Director PMAY after its final approval by SLAC.</p> <p><i>The revised DPR after final approval of SLAC ,shall be got ex-facto ratified in next SLSMC meeting.</i></p>		


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		<p>Chief Officer Nashik vide letter dt. 18/09/2017 has submitted the revised DPR with the compliances on above observations.</p> <p>In view of above , the revised DPR may be considered for recommendation to SLSMC</p>	<p>It is recommended to submit the D.P.R. to SLSMC for ratification and subsequently for CSMC approval.</p>	

Note: Apart from above observations the implementing agencies should also adhere to their regular process of approval as per prevailing statute.


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


Chief Engineer / MHADA
& Member, SLAC


Dy. Secretary, Housing Department
& Member, SLAC/PMAY


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