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STATE MISSION DIRECTORATE
MAHARASHTRA
PRADHAN MANTRI AWAS YOJANA

No.SLSMC/PMAY/F.No.04/32/2016
Date : 15/ 03/ 2016

Sub : Pradhan Mantri Awasi Yojana, Housing For All 2022.

Minutes of the 1st meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for Housing For All Mission of Pradhan Mantri Awasi Yojana (PMAY) held on 02nd March, 2016.

The Minutes of 1st State Level Sanctioning and Monitoring Committee (SLSMC) of Pradhan Mantri Awasi Yojana (PMAY) Housing For All 2022 held on 02nd March, 2016 at 6th Floor, Meeting Hall of Mantralaya, Mumbai are enclosed herewith for information and necessary action.

Nishant
(Nirmal Deshmukh)
Mission Director &
Member Secretary
PMAY

To,

- 1) Addl. Chief Secretary, Finance.
- 2) Principal Secretary, Revenue.
- 3) Principal Secretary, Housing.
- 4) Principal Secretary, Urban Development -I.
- 5) Principal Secretary, Urban Development -2.
- 6) Principal Secretary, Environmental.
- 7) Addl. Chief Secretary, Planning.
- 8) Convener, State Level Bankers Committee.
- 9) Vice President & Chief Executive Officer, MHADA - SLNA
- 10) Chief Executive Officer, Pimpri Chinchwad New Town Development Authority.
- 11) Chief Engineer-II & State Level Nodal Officer, MHADA
- 12) File No.19 & 21.

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19/03/2016

Minutes of the 1st meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for Housing For All Mission of Pradhan Mantri Awas Yojana (PMAY) held on 02nd March, 2016.

The 1st meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for Housing For All Mission of Pradhan Mantri Awas Yojana (PMAY) was held under the Chairmanship of Hon'ble Chief Secretary, GoM on 02nd March, 2016 at 11.00 a.m. in Committee Hall of Chief Secretary Office. Following Committee Members were present;

- 1) Shri Sitaram Kunte, Addl. Chief Secretary, Finance
- 2) Shri M. Shrivastav, Principal Secretary, Revenue
- 3) Shri Shree Kant Singh, Principal Secretary, Housing
- 4) Shri Nitin Kareer, Principal Secretary, Urban Development -I
- 5) Dr. B. N. Patil, Director, Environmental Dept.
- 6) Shri Nirmal Deshmukh, Mission Director and Member Secretary, PMAY

Following Members were absent;

- 1) Shri Sunil Porwal, Addl. Chief Secretary, Planning
- 2) Mrs. Manisha Mhaikar, Principal Secretary, Urban Development -2
- 3) Convener, State Level Bankers Committee

2. The Member Secretary of Committee and Mission Director of PMAY welcomed the Chairperson and other member of the Committee. Mission Director appraised the Committee by giving overview of the scheme in brief and initiatives taken by Mission Director to rollout the activities. In this direction the workshop of Municipal Commissioners, Chief Officers, Chief Executive Officers of 51 identified mission cities was held on 25th Feb., 2016 to disseminate the scheme.

3. It was apprised to the Committee, the two eligibility criteria of the beneficiary in all 4 schemes. Further it was mentioned that the MHADA is the State Level Nodal Agency (SLNA) appointed by the State and responsible for successful implementation of the scheme. After narrating the background of the PMAY, agenda items regarding proposals were taken for discussion and decision were taken as below;

Item No.	Discussion on point	Decision	Action to be taken	Concern Officer
1	2	3	4	5
1/1	<p>Approval to the Scheme of Pimpri Chinchwad New Town Development Authority (PCNTDA) under Affordable Housing in Partnership (AHP) at Sector No. 30 & 32 of PCNTDA area.</p> <p>The CEO, PCNTDA presented the scheme of 792 EWS houses on Power point before the Committee in the form of DPR. The points of DPR were discussed. The following concession was sought in the scheme;</p> <p>1) The area of 414 out of 792 EWS houses is 34.57 sq.mt. In the scheme the area is defined upto 30 sq.mt. therefore it was requested for the concession as per para 2.2 of guidelines of PMAY.</p> <p>On this relaxation point it was requested to the Committee that the concession may be given as per the provisions of the guideline para 2.2.</p>	<p>The proposal presented was approved with the concession sought.</p> <p>The sale price shall be as per the pricing policy of PCNTDA and deduction to the extent of subsidy should be made.</p>	<p>1) The proposal may be submitted to Govt. for release of fund.</p> <p>2) The Housing Dept. of State Govt. shall release the State share.</p> <p>3) The work of scheme may be started at the earliest.</p>	<p>1) Mission Director</p> <p>2) Mission Director</p> <p>3) CEO, PCNTDA</p>
1/2	<p>Approval to the Scheme of City and Industrial Development Corporation (CIDCO) under AHP at Sector No.36, Kharghar, Navi Mumbai.</p> <p>The scheme of 968 EWS houses was presented before the Committee by Shri. B. K. Shami, Addl. Chief Engineer, CIDCO on Power point in the form of DPR. The following concessions were sought.</p> <p>1) The percentage of EWS in the composite housing</p>	<p>The concessions were not approved and the CIDCO was allowed to withdraw its proposal.</p>	<p>Nil</p>	<p>Nil</p>

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	<p>scheme was 27% instead of 35%.</p> <p>2) The eligibility criteria regarding no pakka house anywhere in the country to be relaxed to the extent of no house in Navi Mumbai area.</p> <p>It was discussed in the meeting regarding the relaxation points and Committee concluded that it is not possible to give the above concessions.</p>			
1/3	<p>Approval to the Scheme of MHADA under AHP at Mahalunge, Tal. Maval, Dist. Pune.</p> <p>The scheme of 448 EWS houses was presented by CEO, MHADA through Power point in the DPR format point by point. It was appraised to the Committee that this area is included in the Pune Metropolitan Regional Development Authority (PMRDA). It was informed that the proposal under consideration is under Phase-I and % of EWS is 31.70% which is short as per the GoI guidelines. However this shortfall of EWS percentage can be met out in Phase-II housing scheme which is on same land and location. In view of this it was requested to approve the project. The total scheme is as per the guidelines of GoI and it was decided unanimously to approve it.</p>	<p>1) The scheme is approved including Phase I & II consisting of total 2681 dwelling units (1096 EWS + 1068 LIG + 517 MIG) out of which 1096 are EWS i.e.40.88%. MHADA to take up both Phases together.</p> <p>2) The sale price shall be as per the pricing policy of MHADA and deduction to the extent of subsidy should be made.</p>	<p>1) The scheme may be submitted to GoI for release of fund.</p> <p>2) The Housing Dept. of State Govt. shall release the State share.</p> <p>3) The scheme may be completed as early as possible.</p>	<p>1) Mission Director</p> <p>2) Mission Director</p> <p>3) CEO & VP, MHADA</p>

Item No.	Discussion on point	Decision	Action to be taken	Concern Officer
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1/4 to 1/26	<p>Approval to the Schemes of MHADA under AHP at various locations in and around Mumbai Metropolitan Region Development Authority (MMRDA) region.</p> <p>The schemes were presented before the Committee by the CEO, MHADA. It was mentioned that the lands under the proposed schemes belongs to Revenue Dept. So also they are affected by various Development Plan (DP) reservations. It was further mentioned that the proposals were submitted by MHADA to the Revenue Dept. for transfer of land on Rs.1/- a nominal cost as MHADA will not earn profit from these EWS schemes. Further it was requested to delete the reservations on these lands and convert them into residential zone by Urban Development Dept. so as to implement the EWS residential schemes. It was also requested to handover the advance possession of the land to MHADA by Revenue Dept. as it is Govt. project and as per the provisions of Govt. Resolution (Revenue Dept.) dtd.01.06.2015.</p> <p>The details of the proposals were discussed at length. It was pointed out by Hon. CS that a template be prepared for all 4 component of the schemes. The proposals received be put in the template so it will be easy for the committee to decide the various scheme proposals.</p>	<p>1) To prepare a template for speedy decision on the various proposals of PMAY scheme.</p> <p>2) MHADA to prepare the project proposals as per today's decision with inputs of Urban Development and Revenue Dept.</p>	<p>1) MHADA to comply as per directions contained in column 3.</p>	CEO & VP MHADA

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	<p>As regards the present scheme proposals of MHADA in MMRDA region it was decided to obtain remarks for each scheme from Revenue, Urban Development and Environment Dept. regarding availability of land, de-reservation and environmental points such as CRZ, Mangroves etc.</p> <p>It was specifically pointed out by Hon. CS that to implement the scheme under PMAY as it is a flagship program of GoI the advance possession of the land be handed over to the MHADA as per Govt. Resolution of Revenue Dept. dtd. 01.06.2015 once the schemes are approved.</p>			

In addition to above following points were discussed in meeting.

Point No. 1	<p>Inclusion of Notified Planning Area in mission.</p> <p>Govt. of India vide there letter dated 09th November, 2015 has made amendments in guidelines of PMAY regarding inclusion of Planning Area in mission, wherein state will have the flexibility to include in the mission the planning area as notified with respect to the statutory town and which surrounds the concern Municipal Area.</p>	<p>It is decided where Planning area has been notified along with SPA in Urban Agglomeration, same shall be considered.</p>	<p>Proposals in R.P. area can be prepared and submitted by ULB/ Implementing Agency.</p>	<p>All Implementing Agencies</p>
Point No. 2	<p>Proposal of Pricing of Govt. Land to be handed over to MHADA.</p> <p>As per State GR dated 01/06/2015 advance possession of land shall be</p>	<p>1) Advance possession of land to MHADA shall be given after</p>	<p>1) As per column no.3.</p>	<p>MHADA, Housing</p>

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	<p>given to concern Administrative Dept., Development Authority or Local Authority after according Administrative approval to the proposals.</p> <p>While giving advance possession the Cost of land as per the Govt. resolution shall be recovered from the concern dept.</p>	<p>approval to the scheme is given by Housing Dept. of the State. Subject to land price determined by Revenue Department as per policy to be decided by Cabinet.</p> <p>2) The Housing Dept. shall initiate the Cabinet note which shall include pricing policy of land to be handed over to MHADA for PMAY projects at concessional rate. The note shall also include the concession for Green zone, Development fee, Survey fees, Stamp duty & Registration charges.</p>	<p>2) As per column no.3.</p>	<p>Dept., Revenue Dept.</p> <p>Housing Dept.</p>

Mission Director apprised the Committee about the maximum financial allocation of Rs 561.74 crores given by GOI to the State for the year 2015-16. It was further mentioned that the first installment is of 40% followed by next 40% and 20% as per the progress of the work. So as to get this allocation released it is necessary for the State to submit the proposal of about 1 Lakh houses to GoI. Therefore it was requested to have next meeting at earliest so as to discuss and decide the proposals of MHADA.

The Hon. Chairperson concluded the meeting as below;

- 1) The Urban Local Bodies(ULB) shall prepare and submit Housing For All Plan of Action (HFAPoA) for the city / town upto June 2016.

- 2) A joint meeting / seminar with Govt. of India Officers in Ministry of HUPA be organized by Housing Dept. (State) so as to speed up the slum schemes on Central Govt. land in the State.
- 3) The Parastatal Agencies and ULBs shall prepare and submit maximum number of schemes under PMAY in the next meeting so as to book the expenditure for the year 2015-16.
- 4) Next meeting to be held shortly before 15th March, 2016.
