

Date : 25/09/19

Office Note:

Subject: PMAY – HFA (U)

Minutes of 22nd Meeting of SLSMC held on 23.08.2019

The 22nd meeting of SLSMC for PMAY-HFA (U) was held on 23rd Aug, 2019 at 3:30 pm, in Conference hall of Hon.ble Chief Secretary's office, 6th floor, Mantralaya, Mumbai.

The meeting was attended by following members of SLSMC.

- 1 Shri. Ajoy Mehta, Hon'ble Chief Secretary, GOM and Chairman, SLSMC.
- 2 Shri Dr. Nitin Kareer, Principal Secretary Urban Development - 1 & Member SLSMC.
- 3 Shri Milind Mhaikar, Mission Director, PMAY (U), V.P & C.E.O. MHADA & Member Secretary SLSMC.
- 4 Shri Rajiv Jalota, Additional Chief Secretary, Finance Department & Member SLSMC.

The Minutes are submitted herewith for approval.

Additional Chief Secretary,
Housing Dept. GOM &
member, SLSMC

Mission Director, PMAY & Member
Secretary, SLSMC

Hon. Chief Secretary &
Chairman, SLSMC

22nd SLSCMC Meeting held on 23.08.2019

Minutes of the
22nd Meeting of State Level Sanctioning and
monitoring Committee (SLSMC) for PMAY- HFA (U)
held on 23rd Aug, 2019

22nd SLSMC Meeting held on 23.08.2019

Table of Contents

Important Observations/Directions of SLSMC	9
22/1: Confirmation of minutes of 25th Meeting of SLAC under PMAY held on 22.07.2019 and 23.04.2019	11
Projects under AHP	11
22/ 2 : Construction of 2478 EWS, 552 LIG, 848 MIG, and 772 HIG, at S.No 29C, T.S No. 50, at Pahadi Goregaon, Goregaon (W)	11
22/ 3 : Construction of 322 EWS Dus on DP reservation No 15, F.S. No 297 Thalves Udgir	12
22/ 4 : Construction of 240 EWS Dus on .S. No 90/1E at Devgad , Jamshende Dist. Sindhudurg	12
22/ 5 : Construction of 1152 EWS Dus on .S. No117 & 118 at Nere, Tal Mulshi, Dist Pune	13
22/ 6 : Construction of 91 EWS at Ambedkar Nagar , Baramati	14
22/ 7 : Construction of 520 EWS, 84 LIG, and 40 MIG on C.T.S No. 63/1A, 119, and 211 at city Solapur, District Solapur	15
22/ 8 : Construction of 1000 EWS at Gut No 92/2, 86/3B Dahitne Taluka North Solapur, District Solapur	15
22/ 9 : Construction of 380 EWS at Mukund Nagar, Ulhasnagar	16
22/10 : Construction of 351 EWS at CTS No.17644 (P), 18220,18221,18222 at Ulhasnagar	17
22/ 11 : Construction of 62208 EWS and 47040 LIG Dus at Sanpada , Navi Mumbai	18
Projects under PPP	19
22/12 : Construction of 294 EWS Dus at S.No.186/1/3 Kedgaon , Ahmednagar	19
22/13 : Construction of 150 EWS Dus on S No./71/2/1 at Kolgaon, Sawantwadi,Dist. Sinddurg	20
22/14 : Construction of 258 EWS at S. No. 299 H.No. 2/1, Lohagaon, Pune	21
22/15 : Construction of 132 EWS - I, 44 EWS -II, 20 EWS - III, 126 LIG - I, 44, LIG - II, 22 LIG -III at S.no 183/1, Daregaon city Malegaon , Dist.Nashik	22
22/16 : Construction of 2135EWS & 525 LIG at S.No. 298,249/1+2/A,312,315,316/3,& 316/5 at Neral Tal. Karjat, Dist. Raigad.	22
22/17 : Construction of 4224 EWS Dus under AHP/PPP verticle at Urli Devachi at S. No. 175, 176, 177/1, 178/1, 178/2, 179/2, 180/1A/1, 180/1A/2, 181/1A/1, 184/1, 185/1, 185/2, 190/2A, 190/3/1, 190/4/2, 191/2/1, 213/1, 255/1, 255/3, 273 owned by Project proponent	24
22/ 18: Development of PMAY Housing (Urban) in PPP mode under AHP verticle on survey Nos. 7/1, 7/3, 7/8, 8(p), 9/3, 9/4, 10/2/A, 10/1, 12/23, 13/4. 15/3/A, 15/4/B, 15/2/A, 17/1, 18, 19/1, 20,21,22/12, 22/1, 22/2, 22/7, 22/13, 22/9, 23, 24, 26, 27, 28, 29, 30, 31/1, 32, 33, 34/1/A, 34/1/B, 54/2, 56/1, 56/2, 56/3, 56/6, 56/9, 56/10, 56/11, 57/1, 57/2/A, 57/8 at village Dive-Anjur, Tal. Chivandi, Dist. Thane	25
Projects under Joint Venture	27
22/19 : Construction of 4240 at S.No. 67/1A/1, 67 2A/1, 67/3, 69/A, Majrewadi at Solapur, District Solapur	27
22/20 : Construction of 5146 at S.No. 420/A8 and 3 Taluka South Solapur, District Solapur	28
Projects under ISSR	30

22 / 21 : Ulhas Nagar Municipal Corporation Construction of 710 EWS at CTS No. 17657 & 17658 at Ulhasnagar ✓	30
Projects under BLC	31
22/22: Construction of 360 EWS Tenements at Basmathnagar Municipal Council ✓	31
22/23 : Construction of 304 EWS Tenements at Digras Municipal Council ✓	31
22/24 : Construction of 58 EWS Tenements at Akkalkot Municipal Council ✓	32
22/25 : Construction of 91 EWS Tenements at Sangli Miraj Kupwad Municipal corporation	33
22/26 : Construction of 200 EWS Tenements at Malkapur Municipal Council ✓	33
22/27 : Construction of 90 EWS Tenements at Ichalkaranji Municipal Council	34
22/28 : Construction of 90 EWS Tenements at Udgir Municipal Council ✓	35
22/29 : Construction of 621 EWS Tenements at Parbhani Municipal Corporation	35
22/30 : Construction of 483 EWS Tenements at Renapur Nagar Panchayat ✓	36
22/31 : Construction of 452 EWS Tenements at Naigaon Nagar Panchayat ✓	37
22/32 : Construction of 104 EWS Tenements at Varangaon Municipal Council ✓	37
22/33 : Construction of 563 EWS Tenements at Mukhed Municipal Council ✓	38
22/34 : Construction of 732 EWS Tenements at Degloor Municipal Council ✓	38
22/35 : Construction of 47 EWS Tenements at Alandi Municipal Council ✓	39
22/36 : Construction of 159 EWS Tenements at Deolali Pravara Municipal Council ✓	40
22/37 : Construction of 1000 EWS Tenements at Jafrabad Nagar Panchyat ✓	40
22/38 : Construction of 300 EWS Tenements at Yavatmal Municipal Council ✓	41
22/39 : Construction of 107 EWS Tenements at Mangalveda Municipal Council ✓	41
22/40 : Construction of 1234 EWS Tenements at Latur Municipal Corporation ✓	42
22/41 : Construction of 200 EWS Tenements at Jalkot Nagar Panchyat ✓	43
22/42 : Construction of 165 EWS Tenements at Shiruranantpal Nagar Panchyat ✓	43
22/43 : Construction of 78 EWS Tenements at Jalgaon Municipal Corporation ✓	44
22/44 : Construction of 350 EWS Tenements at Hinganghat Municipal Council ✓	45
22/45 : Construction of 200 EWS Tenements at Pandarkawada Municipal Council ✓	45
22/46 : Construction of 42 EWS Tenements at Karmala Municipal Council ✓	46
22/47 : Construction of 44 EWS Tenements at Khnadala Nagar Panchyat ✓	47
22/48 : Construction of 1070 EWS Tenements at Haveli Taluka PMRDA Limit Pune ✓	47
22/49 : Construction of 1862 EWS Tenements at Dound Taluka PMRDA Limit Pune ✓	48
22/50 : Construction of 1521 EWS Tenements at Purandar Taluka PMRDA Limit Pune ✓	49
22/51 : Construction of 1398 EWS Tenements at Maval Taluka PMRDA Limit Pune ✓	49

22/52 : Construction of 866 EWS Tenements at Velhe Taluka PMRDA Limit Pune ✓	50
22/53 : Construction of 182 EWS Tenements at Mulshi Taluka PMRDA Limit Pune ✓	51
22/54 : Construction of 2629 EWS Tenements at Khed Taluka PMRDA Limit Pune ✓	51
22/55 : Construction of 2301 EWS Tenements at NMRDA (Hingana Tehsil) ✓	52
22/56 : Construction of 903 EWS Tenements at NMRDA (Saoner Tehsil) ✓	53
22/57 : Construction of 9 EWS Tenements at NMRDA (Umred Tehsil) ✓	53
22/58 : Construction of 485 EWS Tenements at NMRDA (Kamptee Tehsil) ✓	54
22/59 : Construction of 353 EWS Tenements at NMRDA (Nagpur Rural Tehsil) ✓	54
22/60 : Construction of 172 EWS Tenements at NMRDA (Kuhi Tehsil) ✓	55
22/61 : Construction of 3216 EWS Tenements at NMRDA (Parshioni Tehsil) ✓	56
22/62 : Construction of 339 EWS Tenements at NMRDA (Kalmeshwar Tehsil) ✓	56
22/63 : Construction of 1300 EWS Tenements at NMRDA (Mouda Tehsil) ✓	57
22/64 : Construction of 118 EWS Tenements at Kinwat Municipal Council ✓	58
22/65 : Construction of 215 EWS Tenements at Kopergaon Municipal Council ✓	58
BLC Caste Gender Modification	60
22/ A: Construction of 731 EWS houses at various locations under BLC in Aurangabad Municipal Corporation Limit District Aurangabad ✓	60
AHP / PPP Projects for Ratification of DPR	61
22/66 : Construction of 260EWS Dus on S No./Gat No 347,Dapodi, Daund Dist. Pune ✓	61
22/67 : Construction of 260EWS Dus on S No./Gat No 347,Dapodi, Daund Dist. Pune ✓	61
22/68 : Construction of 62428EWS & 13829 LIG Dus in village Rajawali, Tal. Vasai Dist. Palghar ✓	62
22/69 : Construction of 1180 EWS and 584 LIG at S.No. 2329A/2, Wagholi, Pune ✓	63
Projects under AHP / PPP	65
22/ 70: Construction of 348 EWS S.No.107/2 Pachora ✓	65
22/ 71: Construction of 630 EWS on S.No.105/2/1 (Gate No.249) Pachora ✓	66
Annexure-I (List of Participants)	68

22nd SLSMC Meeting held on 23.08.2019

Minutes of the 22nd meeting of State Level Sanctioning and Monitoring Committee (SLSMC) for PMAY- HFA (U) held on 23rd Aug, 2019.

1. The 22nd meeting of SLSMC for PMAY-HFA (U) was held on 23rd Aug, 2019 at 3:30 pm, in the chamber of Hon'ble Chief Secretary, Housing Department at the 6th floor Office, Mantralaya, Mumbai.
2. The Honorable Chief Secretary, Housing Department and Chairman, SLSMC Shri Ajoy Mehta presided over the meeting on 23rd Aug, 2019 at 3:30 pm. The List of Participants is at **Annexure-I**.
3. The Member Secretary welcomed the Honorable CS and all members present and briefed them about the agenda of the meeting.
4. The minutes are as follows.

Important Observations/Directions of SLSMC	
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 Additional Chief Secretary, Housing emphasized on the need of early start of houses approved under PMAY (U).
7.	Lead Chart/ Quarry Chart needs to be certified by Competent Authority.
8.	ULB to ensure all the plots under the project are in developable zone.
9.	ULB to ensure the plot area of the beneficiaries which has been considered in this DPR are developable as per ULB's Building Bye-laws.
10.	ULB to ensure that the Aadhar details of beneficiaries with regards to their number and name is accurate while updating in PMAY (U) MIS.
11.	ULB to ensure that Carpet Area considered for the house should be as per the amendment made in guidelines of PMAY (U).
12.	ULBs to ensure that all the documents attached with DPR are certified by competent authority of ULB.
13.	ULB/Implementing Agency/ Developer to ensure the availability of proper road connectivity, Water supply and Power NOC from concerned authority, availability of Solid waste management etc. with the proposed project site.

14. In AHP / PPP / JV Projects, demand risk shall be borne by the developer / Project proponent.
15. All the implementing Agencies are directed to ensure basic infrastructure such as access road, water supply, electricity is available to the project.
16. All other statutory permissions / NOCs like environmental clearance if needed etc. be obtained by the project proponent / I.A.
17. 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.
18. The ULB wise targets given are indicative and proposals beyond target should be solicited.
19. The implementing agencies / Project proponent to comply with the observations of SLAC.

22nd SLSMC Meeting held on 23.08.2019

22/1: Confirmation of minutes of 25th Meeting of SLAC under PMAY held on 22.07.2019 and 23.04.2019

The minutes of 25th meeting of SLAC were confirmed.

The projects for 26th meeting of SLAC and discussions and appraisal is as below:-

Projects under AHP

22/ 2 : Construction of 2478 EWS, 552 LIG, 848 MIG, and 772 HIG, at S.No 29C, T.S No. 50, at Pahadi Goregaon, Goregaon (W)

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Mumbai Board MHADA
Project Cost	Rs. 52700.36 Lacs.
Central Assistance	Rs. 3717 Lacs.
State Share	Rs. 2478 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 46505.36 Lacs.
Sales Price without Govt. Assistance	Rs. 21.267 Lacs.
Sales Price with Govt Assistance	Rs. 18.767 Lacs.
Total No of EWS Dwelling Units	2478
Total No of LIG Dwelling Units	552
Total No of Shops	0

B. SLSMC Observations:-

- 1) The proposal is scrutinized and recommended for approval of SLAC, SLSMC & CSMC by Chief Officer Mumbai Board.
- 2) As per the said report from by Chief officer Mumbai Board,
 - a) The land is in the name of MHADA. Area of the subjected land is 70339.74 sq m.
 - b) Said land falls under reservation of Affordable housing, Playground, D.P Road, Garden, Sports Complex. Shifting of reservation is under process.
 - c) FSI proposed in the scheme is 3,
 - d) Sale price of the EWS unit proposed is 21.267 Lacs

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 3 : Construction of 322 EWS Dws on DP reservation No 15, F.S. No 297 Thalves Udgir

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Udgir Municipal Council
Project Cost	Rs. 2843.543 Lacs.
Central Assistance	Rs. 483 Lacs.
State Share	Rs. 322 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2038.54 Lacs.
Sales Price without Govt. Assistance	Rs. 8.83 Lacs.
Sales Price with Govt Assistance	Rs. 6.33 Lacs.
Total No of EWS Dwelling Units	322
Total No of LIG Dwelling Units	0
Total No of Shops	200

B. SLSMC Observations:-

- 1) the land is reserved for housing of dishoused.
- 2) unit cost is 8.83 lakhs
- 3) Annexure 7B to be corrected for unit cost

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 4 : Construction of 240 EWS Dws on .S. No 90/1E at Devgad , Jamshende Dist. Sindhudurg

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Devgad - Jamshende Nagar Panchayat
Project Cost	Rs. 2154.22 Lacs.
Central Assistance	Rs. 360 Lacs.

State Share	Rs. 240 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1554.22 Lacs.
Sales Price without Govt. Assistance	Rs. 8.97 Lacs.
Sales Price with Govt Assistance	Rs. 6.475 Lacs.
Total No of EWS Dwelling Units	240
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLSMC Observations:-

- 1) The project is in exclusive Tourism Zone -2 and it was informed that the Town planning Dept. has approved the plans on 20-7-19
- 2) DP plan not enclosed.
- 3) Google map showing location not enclosed.

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 5 : Construction of 1152 EWS Dws on .S. No117 & 118 at Nere, Tal Mulshi, Dist Pune

A. Basic Information:-

Component	AHP
Name of Implementing Agency	PMRDA
Project Cost	Rs. 11052.81 Lacs.
Central Assistance	Rs. 1728 Lacs.
State Share	Rs. 1152 Lacs.
Implementing Agency Share	0
Beneficiary Share	Rs. 8172.82 Lacs.
Sales Price without Govt. Assistance	Rs. 9.599 Lacs.
Sales Price with Govt Assistance	Rs. 7.099 Lacs
Total No of EWS Dwelling Units	1152
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLSMC Observations:-

- 1) Land in the name of Govt. Yet to be transferred to PMRDA. It was informed by Additional commissioner PMRDA that they have already submitted land proposal to collector Pune for land allotment.
- 2) The Undertaking in prescribed format not enclosed and not signed.
- 3) Plans & Estimates are not signed.
- 4) Location of site not marked on Regional Plan.
- 5) Google map not enclosed.
- 6) It was also informed by PMRDA that they will get water supply, electricity and other infrastructure from the concerned authorities.

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 6 : Construction of 91 EWS at Ambedkar Nagar , Baramati

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Baramati Municipal Council
Project Cost	Rs. 715.26 Lacs.
Central Assistance	Rs. 136.5 Lacs.
State Share	Rs. 91 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 487.76 Lacs.
Sales Price without Govt. Assistance	Rs. 7.86 Lacs.
Sales Price with Govt Assistance	Rs. 5.36 Lacs.
Total No of EWS Dwelling Units	91.00
Total No of LIG Dwelling Units	0
Total No of MIG Dwelling Units	0
Total No of Shops	6

B. SLSMC Observations:-

It was informed by the Chief officer to SLAC that the land is in possession of ULB. ULB to comply with SLAC observations.

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 7 : Construction of 520 EWS, 84 LIG, and 40 MIG on C.T.S No. 63/1A, 119, and 211 at city Solapur, District Solapur

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Maharashtra Housing Development Corporation Limited
Project Cost	Rs. 4802.4 Lacs.
Central Assistance	Rs. 780 Lacs.
State Share	Rs. 520 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3502.4 Lacs.
Sales Price without Govt. Assistance	Rs. 9.235 Lacs.
Sales Price with Govt Assistance	Rs. 6.735 Lacs.
Total No of EWS Dwelling Units	520
Total No of LIG Dwelling Units	84
Total No of Shops	0

B. SLSMC Observations:-

- 1) The proposal is scrutinized and submitted by Chief Officer Pune Board, As per the report
 - a) Land is under residential zone and within Solapur Municipal Corporation area.
 - b) Water supply is being made available from Solapur Municipal corporation.
 - c) The process of allotment of land to Maharashtra Housing Development Corporation is under process as per letter from collector Solapur to Addt. Chief Secretary
 - d) Documents attached with the DPR be signed by Maha Housing Officials.
- 2) The DPR for Construction of 64 EWS Tenements on C.T.S No. 119 proposed by MHADA Pune Board is already approved in SLSMC dated 22/2/2019 and CSMC 25/2/2019
The CO Pune board MHADA already informed that Pune Board MHADA is ready to cancel its CSMC approved proposal.

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 8 : Construction of 1000 EWS at Gut No 92/2, 86/3B Dahitne Taluka North Solapur, District Solapur

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Chairman Rashtratej Atal Kaamgar Gruhnirman Sahakari Sanstha
Project Cost	Rs. 6230 Lacs.
Central Assistance	Rs. 1500 Lacs.
State Share	Rs. 1000 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3730 Lacs.
Sales Price without Govt. Assistance	Rs. 6.23 Lacs.
Sales Price with Govt Assistance	Rs. 3.73 Lacs.
Total No of EWS Dwelling Units	1000
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLSMC Observations:-

The proposal is received on 21/08/2019 hence could not be scrutinized.

- 1) The proposal is scrutinized and submitted by Chief Officer Pune Board, As per the report
 - a) Land is under agriculture zone.
 - b) Water supply is being made available through Amrut Scheme.
 - c) 12 M wide Kuttchha road is available as approach road.
- 2) The private housing society cannot be the implementing agency as per prevailing G.R. It was directed by Honble. Chief Secretary and chairman SLAC to the Housing Dept. to issue necessary amendments and DPR be submitted to CSMC.
- 3) SLAC has recommended the proposal.

C. SLSMC Appraisal:-

The DPR is recommended for CSMC approval.

22/ 9 : Construction of 380 EWS at Mukund Nagar, Ulhasnagar**A. Basic Information:-**

Component	AHP
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	Rs. 3977.19 Lacs.
Central Assistance	Rs. 570 Lacs.
State Share	Rs. 380 Lacs.

Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3027.19 Lacs.
Sales Price without Govt. Assistance	Rs. 10.466 Lacs.
Sales Price with Govt Assistance	Rs. 7.966 Lacs.
Total No of EWS Dwelling Units	380
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLSMC Observations:-

- 1) The Proposal is scrutinized & submitted by Chief Officer Konkan Board.
- 2) The land is Govt. land yet to be handed over to corporation.
- 3) Certificate for Water supply & electric supply given by Commissioner.

C. SLSMC Appraisal:-

The Ulhasnagar Corporation to approach collector, Thane district for land allotment and after getting possession, the proposal be sent to CSMC.

22/10 : Construction of 351 EWS at CTS No.17644 (P), 18220,18221,18222 at Ulhasnagar

A. Basic Information:-

Component	AHP
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	Rs. 7865.53 Lacs.
Central Assistance	Rs. 526.5 Lacs.
State Share	Rs. 351 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 6988.03 Lacs.
Sales Price without Govt. Assistance	Rs. 22.41 Lacs.
Sales Price with Govt Assistance	Rs. 19.908 Lacs.
Total No of Dwelling Units	351
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLSMC Observations:-

- 1) The Proposal is scrutinized & submitted by Chief Officer Konkan Board .
- 2) The land in the name of Govt, yet to be handed over to Corporation.
- 3) The corporation has proposed to

load part of ISSR cost on AHP DUs4) Certificate for water supply & electric supply is given by Commissioner.

C. SLSMC Appraisal:-

The Ulhasnagar Corporation to approach collector, Thane district for land allotment and after getting possession, the proposal be sent to CSMC.

22/ 11 : Construction of 62208 EWS and 47040 LIG Dws at Sanpada , Navi Mumbai

A. Basic Information:-

Component	AHP
Name of Implementing Agency	CIDCO
Project Cost	Rs. 1237502 Lacs.
Central Assistance	Rs. 93312 Lacs.
State Share	Rs. 62208 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1081982 Lacs.
Sales Price without Govt. Assistance	Rs. 19.892 Lacs.
Sales Price with Govt Assistance	Rs. 17.393 Lacs.
Total No of EWS Dwelling Units	62208
Total No of LIG Dwelling Units	47040
Total No of Shops	0

B. SLSMC Observations:-

Shri Lokesh Chandra, Managing Director, CIDCO made presentation on the project and explained the project in detail.

C. SLSMC Appraisal:-

The proposal is recommended for CSMC approval.

Projects under PPP

22/12 : Construction of 294 EWS Dws at S.No.186/1/3 Kedgaon , Ahmednagar ✓

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Adarsh Builders & Promoters through Ahmednagar Municipal Corporation
Total No of EWS Dwelling Units	294
Location	S.No.186/1/3 Kedgaon , Ahmednagar In the name of Sayyad Ikbal Abdul Gafur & 8 others MoU Project Proponent for sale after approval from CSMC
Zone	Residential
GOI Share	Rs. 441 Lacs.
GOM Share	Rs. 294 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 2172.66 Lacs.
Project Cost	Rs. 2907.66 Lacs.
Sales Price without govt. assistance	Rs. 9.89 Lacs.
Sales Price with govt. assistance	Rs. 7.39 Lacs.

B. SLSMC Observations:-

- 1) The DPR is scrutinized by Chief officer Ahen\madnagar Municipal corporation & recommended for approval of SLAC, SLSMC & CSMC
- 2) The land is name of Sayyad Ikbal Abdul Gafur & 8 others MoU is enclosed that land will be sold to Project Proponent after approval from CSMC. The approval is subjected to condition that the land is transferred in the name of project proponent.
- 3) Signature of Project Proponent is not in Annexure 7B and same should be signed along with the estimates.
- 4) Estimated cost is 11.25 lakhs, cost as per ASR is 8.23 lakh & proposed sale price is 9.89 lakh including incentive over ASR
- 5) Assurance for water supply & electric supply from competent authority enclosed.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for CSMC approval.

22/13 : Construction of 150 EWS Dws on S No./71/2/1 at Kolgaon, Sawantwadi, Dist. Sinddurg

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s V V Deshpande Engineer, Builder & Developers Through Konkan Board
Total No of EWS Dwelling Units	150
Location	S No./71/2/1 at Kolgaon, Sawantwadi, Dist. Sinddurg In the name of Gayatri Deshpande one of the partner of Project Proponent
Zone	Resdential
GOI Share	Rs. 225 Lacs.
GOM Share	Rs. 150 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 951 Lacs.
Project Cost	Rs. 1326 Lacs.
Sales Price without govt. assistance	Rs. 8.840 Lacs.
Sales Price with govt. assistance	Rs. 6.340 Lacs.

B. SLSMC Observations:-

- 1) The proposal is scrutinized & submitted by Konkan Board & recommended for approval of SLAC, SLSMC & CSMC
- 2) The project proponent have obtained 65/90 which is more than 70%
- 3) The site is situated in Kolgaon Tal Sawantwadi.
- 4) Shop, Market, School are available within 1-2 K.M. 4) Only 4 m wide approach road is available.
- 5) Land is partly affected by 24m wide DP road.
- 6) cost as per estimate is 9.88, cost as per ASR is 7.36 And project proponent has demanded 20% over ASR i.e. 8.84 lakh.
- 7) No specific assurance for ws is attached.
- 8) The project proponent couldn't explain approach to the site

C. SLSMC Appraisal:-

DPR is not recommended for CSMC approval

22/14 : Construction of 258 EWS at S. No. 299 H.No. 2/1, Lohagaon, Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Khandve Nirvana Realty through Pune Board
Total No of EWS Dwelling Units	258
Location	S. No. 299 H.No. 2/1, Lohagaon, Pune In the name of Project Proponent
Zone	Residential
GOI Share	Rs. 387 Lacs.
GOM Share	Rs. 258 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 3315.3 Lacs.
Project Cost	Rs. 3960.3 Lacs.
Sales Price without govt. assistance	Rs. 15.350 Lacs.
Sales Price with govt. assistance	Rs. 12.850 Lacs.

B. SLSMC Observations:-

- 1) The proposal is scrutinized & submitted by Chief Officer Pune Board & recommended for approval of SLAC, SLSMC & CSMC
- 2) Plans & Estimates be signed.
- 3) Assurance for water supply & electric supply from competent authority be obtained by project proponent.
- 4) The approach road is through pvt property, letter for consent to use road enclosed. Proposed 15m DP road work yet to be started.
- 5) In evaluation the project proponent has secured 73% score.
- 6) Estimated cost is Rs.15.35 lakhs and the proponent has agreed to sale at the estimated cost which is less than ASR

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/15 : Construction of 132 EWS - I, 44 EWS -II, 20 EWS - III, 126 LIG - I, 44, LIG - II, 22 LIG -III at S.no 183/1, Daregaon city Malegaon , Dist.Nashik

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Fareha Builders & Designers Pvt Ltd.
Total No of EWS Dwelling Units	196
Location	S.no 183/1, Daregaon city Malegaon, Dist.Nashik
Zone	Residential
GOI Share	Rs. 294 Lacs.
GOM Share	Rs. 196 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 1929.61 Lacs.
Project Cost	Rs. 2419.61 Lacs.
Sales Price without govt. assistance	Rs. 10.31 to 12.78 Lacs.
Sales Price with govt. assistance	Rs. 7.81 to 10.28 Lacs.

B. SLSMC Observations:-

- 1)The proposal is scrutinized & submitted by Nashik Board & recommended for approval of SLAC,SLSMC & CSMC
- 2) The Project proponent has secured 70% of marks in evaluation.
- 3) Land is owned by Directors of the Project Proponent.
- 4)Assurance for water supply from Malegaon Municipal Corporation & electric supply from MSEDCCL are not enclosed and same be obtained by project proponent.
- 5) The Proposed sale price is based on detailed estimate and is less than cost as per ASR .

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/16 : Construction of 2135EWS & 525 LIG at S.No. 298,249/1+2/A,312,315,316/3,& 316/5 at Neral Tal. Karjat, Dist. Raigad.

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Sarah Builders & Developers Pvt. Ltd. through Konkan Board.
Total No of EWS Dwelling Units	1330
Location	S.No. 298,249/1+2/A,312,315,316/3,& 316/5 at Neral Tal. Karjat, Dist. Raigad.
Zone	Part Residential, part No- Development Zone, Open space & public amenity.
GOI Share	Rs. 1995 Lacs.
GOM Share	Rs. 1330 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 12287.73 Lacs.
Project Cost	Rs. 15612.73 Lacs.
Sales Price without govt. assistance	Rs. 9.64 to 11.75 Lacs.
Sales Price with govt. assistance	Rs. 7.14 to 9.25 Lacs.

B. SLSMC Observations:-

- 1) The proposal is scrutinized & submitted by Konkan Board.
- 2) Land is in the name of Shri Jitendra Durgaprasad Pardeshi, Declaration given that it belongs to Project Proponent. Same be complied by project proponent.
- 3) Part land is reserved for Residential, part No- Development Zone, Open space & public amenity.
- 4) The land is more than 2km from municipal boundary and part is outside DP.
- 5) Annexure 7B, Executive summary to be signed by project proponent.
- 6) Corrections are needed in Annexure 7B as subsidy is considered for LIG as well and same shall be done by project proponent.
- 7) The estimated cost of EWS is 9.64 lakhs & 11.75 lakhs and rate as per ASR is 9.37 & 11.46.
- 8) Plans be enclosed.
- 9) Assurance for water supply & electric supply be obtained from competent authority.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/17 : Construction of 4224 EWS Dws under AHP/PPP verticle at Urli Devachi at S. No. 175, 176, 177/1, 178/1, 178/2, 179/2, 180/1A/1, 180/1A/2, 181/1A/1, 184/1, 185/1, 185/2, 190/2A, 190/3/1, 190/4/2, 191/2/1, 213/1, 255/1, 255/3, 273 owned by Project proponent

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Neptune Builders Developers Ltd. at Urli Devachi, Dist. Pune
Total No of EWS Dwelling Units	4224
Location	Urli Devachi at S. No. 175, 176, 177/1, 178/1, 178/2, 179/2, 180/1A/1, 180/1A/2, 181/1A/1, 184/1, 185/1, 185/2, 190/2A, 190/3/1, 190/4/2, 191/2/1, 213/1, 255/1, 255/3, 273 owned by Project proponent
Zone	Agriculture and No Development Zone within limit of extended Pune Area Municipal Corporation which was within PMRDA previously.
GOI Share	Rs. 6336 Lacs.
GOM Share	Rs. 4224 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 42240 Lacs.
Project Cost	Rs. 52800 Lacs.
Sales Price without govt. assistance	Rs. 12.500 Lacs.
Sales Price with govt. assistance	Rs. 10.000 Lacs.

B. SLSMC Observations:-

1. The proposal is scrutinized by Chief Officer/ MHADA, Pune.
2. As per report
 - A. The land is in Agriculture and no development zone.
 - B. The land is adjacent to Pune - Saswad Road.
 - C. Electricity is available separate transformer will be provided by project proponent.
 - D. W/S will be available through Bore wells. GSDA approval dated 25/06/2014 is enclosed. Also PMC is installing plant of around 2.00 lacs W/s facility to village. Project proponent will have to provide potable water from ULB.
 - E. 30% amount is considered as other charges in sale price.
 - F. The sale price is as per the ASR.
3. There was complaint against Neptune Builders. The complaint received was regarding it's

Mumbai project as project proponent is having a base from Mumbai but the present project under consideration is at Pune.

Previously, SLSMC had directed CO Pune board to submit the report on the complaint.

CO Pune board explained the report and recommended the DPR for approval. Copy of the report sent to the housing department.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent

The proposal is recommended for submission to CSMC with compliances of above observation

22/ 18: Development of PMAY Housing (Urban) in PPP mode under AHP verticle on survey Nos. 7/1, 7/3, 7/8, 8(p), 9/3, 9/4, 10/2/A, 10/1, 12/23, 13/4. 15/3/A, 15/4/B, 15/2/A, 17/1, 18, 19/1, 20,21,22/12, 22/1, 22/2, 22/7, 22/13, 22/9, 23, 24, 26, 27, 28, 29, 30, 31/1, 32, 33, 34/1/A, 34/1/B, 54/2, 56/1, 56/2, 56/3, 56/6, 56/9, 56/10, 56/11, 57/1, 57/2/A, 57/8 at village Dive-Anjur, Tal. Chivandi, Dist. Thane

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	Indian Corporation Through it's proprietor Mr. Rudrapratap Tripathi through consortium through Konkan Board
Total No of EWS Dwelling Units	11139
Location	survey Nos. 7/1, 7/3, 7/8, 8(p), 9/3, 9/4, 10/2/A, 10/1, 12/23, 13/4. 15/3/A, 15/4/B, 15/2/A, 17/1, 18, 19/1, 20,21,22/12, 22/1, 22/2, 22/7, 22/13, 22/9, 23, 24, 26, 27, 28, 29, 30, 31/1, 32, 33, 34/1/A, 34/1/B, 54/2, 56/1, 56/2, 56/3, 56/6, 56/9, 56/10, 56/11, 57/1, 57/2/A, 57/8 at village Dive-Anjur, Tal. Chivandi, Dist. Thane Indian Corporation Through it's proprietor Mr. Rudrapratap Tripathi through consortium through Konkan Board
Zone	1. R zone 2. 100 Mtr. wide NMC 3. 15 m wide road 4. Garden
GOI Share	Rs. 16708.5 Lacs.
GOM Share	Rs. 11139 Lacs.

I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 217994.5 Lacs.
Project Cost	Rs. 245842 Lacs.
Sales Price without govt. assistance	Rs. 22.070 Lacs.
Sales Price with govt. assistance	Rs. 19.570 Lacs.

B. SLSMC Observations:-

1. Carpet Area as per MahaRera is 30.00 Sq.mtr.
2. ASR rate as per ready reckoner 2018-19 is Rs. 23100 per Sqm
3. Cost per unit as per ASR is Rs. 7.63 Lac The proposed cost is Rs. 22.07 Lacs. Which is 289.25% more than ASR. The SLSMC has power to consider such price.
The chief secretary and chairman SLSMC directed that the Mission Director, PMAY (U) to constitute a committee to arrive at the recommendations for pricing based on parameters like ASR rates adjacent or closer to the land etc. the proposal is recommended to CSMC subjected to the outcome of this committee.
4. The area is outside mission city and beyond 2 Km from KDMC as reported by CO / KB. SLSMC directed that the proposal is recommended subject to directions issued by the state govt.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

Projects under Joint Venture

22/19 : Construction of 4240 at S.No. 67/1A/1, 67 2A/1, 67/3, 69/A, Majrewadi at Solapur, District Solapur

A. Basic Information:-

Component	Joint Venture / AHP
Name of Implementing Agency	Prime Developer and Maharashtra Housing Development Corporation Limited
Total No of EWS Dwelling Units	4240
Location	S. No 69/1A is in the name of project proponent Prime Developer other Lands are in the name of the private persons.
Zone	Residential
GOI Share	Rs. 6360 Lacs.
GOM Share	Rs. 4240 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 26712 Lacs.
Project Cost	Rs. 37312 Lacs.
Sales Price without govt. assistance	Rs. 8.8 Lacs.
Sales Price with govt. assistance	Rs. 6.3 Lacs.

B. SLSMC Observations:-

The project was presented by Shri. Ajit banker, Director (Tech) of MahaHousing Ltd.

- 1) The proposal is scrutinized and submitted by Chief Officer Pune Board, As per the report,
 - a) Out of 8.4 Ha. Land 2.2 Ha. land is mortgaged to bank, Developer have given undertaking to Maha Housing Corporation as soon as JV proposal is approved they will clear the mortgage. The SLSMC recommendation is subjected to mortgage / boza cleared by the project proponent.
 - b) The assurance regarding water supply is to be obtained.
 - c) The site is approach able by Kuttchha raod, however there is proposed road of 60m wide.
 - d) The project site is near the airport hence NOC from the Airport authority if needed be obtained.
 - e) The price calculated by Pune Board is not as per Joint Venture policy guidelines.

- 2) The undertaking regarding the clear title of the land etc. to be submitted by project proponent as per the provisions of G.R.
- 3) The prescribed scrutiny fee to be paid by project proponent to Pune Board.
- 4) The chief secretary and chairman SLSMC directed that the Mission Director, PMAY (U) to constitute a committee to arrive at the recommendations for pricing based on parameters like ASR rates adjacent or closer to the land etc. the proposal is recommended to CSMC subjected to the outcome of this committee
- 5) The proposal submitted by Pune Board is not scrutinized as per the guidelines/G.R for JV dated 11/09/18.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/20 : Construction of 5146 at S.No. 420/A8 and 3 Taluka South Solapur, District Solapur

A. Basic Information:-

Component	Joint Venture / AHP
Name of Implementing Agency	Rajlaxmi Developers and Maharashtra Housing Development Corporation Limited
Total No of EWS Dwelling Units	5146
Location	In the Name of Project proponent
Zone	Residential
GOI Share	Rs. 7719 Lacs.
GOM Share	Rs. 5146 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 40447.56 Lacs.
Project Cost	Rs. 53312.56 Lacs.
Sales Price without govt. assistance	Rs. 10.360 Lacs.
Sales Price with govt. assistance	Rs. 7.860 Lacs.

B. SLSMC Observations:-

The proposal is received on 21/08/2019 hence could not be scrutinized.
1) The proposal is scrutinized and submitted by Chief Officer Pune Board, As per the report,

- a) The assurance regarding water supply to be obtained.
- b) The site is approach able with 30m wide D.P road.
- c) The price calculated by Pune Board is not as per Joint Venture policy guidelines.
- 2) The undertaking regarding the clear title of the land etc. to be submitted by the project proponent as per the provisions of G.R.
- 3) The prescribed scrutiny fee to be paid by project proponent to Pune board
- 4) As per the prevailing G.R., the land owner to submit the JV proposal with MHADA only. It is directed by Honble. Chief Secretary and Chairman SLSMC that Housing Dept. to issue necessary directions / amendments in this regards.
- 5) The proposal submitted by Pune Board is not scrutinized as per the guidelines/G.R for JV dated 11/09/18.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

Projects under ISSR

22 / 21 : Ulhas Nagar Municipal Corporation Construction of 710 EWS at CTS No. 17657 & 17658 at Ulhasnagar

A. Basic Information:-

Component	ISSR
Name of Implementing Agency	Ulhasnagar Municipal Corporation
Project Cost	Rs. 6356.93 Lacs.
Central Assistance	Rs. 710 Lacs.
State Share	Rs. 710 Lacs.
Implementing Agency Share	Rs. 2410.45 Lacs.
Beneficiary Share	Rs. 2526.47 Lacs.
Sales Price without Govt. Assistance	Rs. 8.95 Lacs.
Sales Price with Govt Assistance	Rs. 3.558 Lacs.
Total No of EWS Dwelling Units	710
Total No of LIG Dwelling Units	0
Total No of Shops	0

B. SLSMC Observations:-

- 1) The Proposal is scrutinized & submitted by Chief Officer Konkan Board.
- 2) The land in the name of Govt, yet to be handed over to Corporation.
- 3) The corporation has proposed to take 10% of cost of EWS from prior to 2000 slum holders and 100% from after 2000 slum holders. The difference in cost is to be loaded on AHP project on the said land.
- 4) Certificate for water supply and electric supply is given by Commissioner.

C. SLSMC Appraisal:-

The Ulhasnagar Corporation to approach collector, Thane district for land allotment and after getting possession, the proposal be sent to CSMC.

Projects under BLC

22/22: Construction of 360 EWS Tenements at Basmathnagar Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Basmathnagar Municipal Council
Project Cost	Rs. 2252.88 Lacs.
Central Assistance	Rs. 540 Lacs.
State Share	Rs. 360 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1352.88 Lacs.
Sales Price without Govt. Assistance	Rs. 6.258 Lacs.
Sales Price with Govt Assistance	Rs. 3.758 Lacs.
Total No of Dwelling Units	360

B. SLSMC Observations:-

1) Wardwise marking of beneficiaries is not done on DP sheet. 2) Google map is not attached with the DPR. 3) Beneficiary list does not have the details like plot area & ownership details. 4) Sample copy of format 4B is not attached with DPR. 5) Specification for various items at work considered in DPR is not attached with DPR. 6) Photographs of existing land covering housing & infrastructure conditions are not attached with DPR.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/23 : Construction of 304 EWS Tenements at Digras Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Digras Municipal Council
Project Cost	Rs. 1895.9 Lacs.
Central Assistance	Rs. 456 Lacs.
State Share	Rs. 304 Lacs.

Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1135.9 Lacs.
Sales Price without Govt. Assistance	Rs. 6.236 Lacs.
Sales Price with Govt Assistance	Rs. 3.736 Lacs.
Total No of Dwelling Units	304

B. SLSMC Observations:-

1) Wardwise marking of beneficiaries is not done on DP sheet. 2) DP sheet and google map attached are not readable. 3) Carpet area calculations are not readable. 4) Beneficiary list is not signed on each page and does not have details like plot area, type of structure and type of structure.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/24 : Construction of 58 EWS Tenements at Akkalkot Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Akkalkot Municipal Council
Project Cost	Rs. 378.57 Lacs.
Central Assistance	Rs. 87 Lacs.
State Share	Rs. 58 Lacs.
Implementing Agency Share	Rs. 7.42 Lacs.
Beneficiary Share	Rs. 226.15 Lacs.
Sales Price without Govt. Assistance	Rs. 6.527 Lacs.
Sales Price with Govt Assistance	Rs. 3.899 Lacs.
Total No of Dwelling Units	58

B. SLSMC Observations:-

1) City profile i.e. spatial demographic & socio economic profile, physical infrastructure, social infrastructure etc. not attached. 2) Items related to soak pit & door frames are not seen to be considered in estimate. 3) Google map showing sites is not attached. 4) Sample copy of annexure 4B filled by ULBs are not attached. 5) List of specifications for various items is not attached.

C. SLSCMC Appraisal:-

The project is recommended for CSMC approval

22/25 : Construction of 91 EWS Tenements at Sangli Miraj Kupwad Municipal corporation

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Sangli Miraj Kupwad Municipal corporation
Project Cost	Rs. 621.53 Lacs.
Central Assistance	Rs. 136.5 Lacs.
State Share	Rs. 91 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 394.03 Lacs.
Sales Price without Govt. Assistance	Rs. 6.83 Lacs.
Sales Price with Govt Assistance	Rs. 4.33 Lacs.
Total No of Dwelling Units	91

B. SLSCMC Observations:-

1) Some of the beneficiaries are on rental basis 2) Beneficiary list is not signed on each page and not having details of existing plot area.

C. SLSCMC Appraisal:-

The project is recommended for CSMC approval

22/26 : Construction of 200 EWS Tenements at Malkapur Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Malkapur Municipal Council
Project Cost	Rs. 1092 Lacs.
Central Assistance	Rs. 300 Lacs.
State Share	Rs. 200 Lacs.

Implementing Agency Share	Rs. 42 Lacs.
Beneficiary Share	Rs. 550 Lacs.
Sales Price without Govt. Assistance	Rs. 5.46 Lacs.
Sales Price with Govt Assistance	Rs. 2.75 Lacs.
Total No of Dwelling Units	200

B. SLSMC Observations:-

1) Wardwise beneficiary marking is not done on DP sheet. 2) DP sheet and google map should be signed by authorised personnel of ULB. 3) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/27 : Construction of 90 EWS Tenements at Ichalkaranji Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Ichalkaranji Municipal Council
Project Cost	Rs. 530.91 Lacs.
Central Assistance	Rs. 135 Lacs.
State Share	Rs. 90 Lacs.
Implementing Agency Share	Rs. 25.28 Lacs.
Beneficiary Share	Rs. 280.63 Lacs.
Sales Price without Govt. Assistance	Rs. 5.899 Lacs.
Sales Price with Govt Assistance	Rs. 3.118 Lacs.
Total No of Dwelling Units	90

B. SLSMC Observations:-

1) Beneficiary marking is not done on DP sheet. 2) DP sheet & google map should be signed. 3) Beneficiary list should have details like existing plot area etc. 4) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/28 : Construction of 90 EWS Tenements at Udgir Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Udgir Municipal Council
Project Cost	Rs. 595.067 Lacs.
Central Assistance	Rs. 135 Lacs.
State Share	Rs. 90 Lacs.
Implementing Agency Share	Rs. 28.337 Lacs.
Beneficiary Share	Rs. 341.73 Lacs.
Sales Price without Govt. Assistance	Rs. 6.611 Lacs.
Sales Price with Govt Assistance	Rs. 3.797 Lacs.
Total No of Dwelling Units	90

B. SLSMC Observations:-

1) The details of type of existing structure should be furnished with beneficiary list. 2) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/29 : Construction of 621 EWS Tenements at Parbhani Municipal Corporation**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Parbhani Municipal Corporation
Project Cost	Rs. 3793.01 Lacs.
Central Assistance	Rs. 931.5 Lacs.
State Share	Rs. 621 Lacs.
Implementing Agency Share	Rs. 110.48 Lacs.
Beneficiary Share	Rs. 2130.03 Lacs.

Sales Price without Govt. Assistance	Rs. 6.107 Lacs.
Sales Price with Govt Assistance	Rs. 3.43 Lacs.
Total No of Dwelling Units	621

B. SLSMC Observations:-

1) Some of the plot sizes are too small in size i.e. less than 25.00 Sq.Mtr , ULB to ensure whether the plots are developable. 2) Quarry chart should be signed by authorised personnel. 3) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of DCR of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/30 : Construction of 483 EWS Tenements at Renapur Nagar Panchayat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Renapur Nagar Panchayat
Project Cost	Rs. 3101.48 Lacs.
Central Assistance	Rs. 724.5 Lacs.
State Share	Rs. 483 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1893.98 Lacs.
Sales Price without Govt. Assistance	Rs. 6.421 Lacs.
Sales Price with Govt Assistance	Rs. 3.921 Lacs.
Total No of Dwelling Units	483

B. SLSMC Observations:-

1)ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/31 : Construction of 452 EWS Tenements at Naigaon Nagar Panchayat**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Naigaon Nagar Panchayat
Project Cost	Rs. 2845.15 Lacs.
Central Assistance	Rs. 678 Lacs.
State Share	Rs. 452 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1715.15 Lacs.
Sales Price without Govt. Assistance	Rs. 6.294 Lacs.
Sales Price with Govt Assistance	Rs. 3.794 Lacs.
Total No of Dwelling Units	452

B. SLSMC Observations:-

1)ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/32 : Construction of 104 EWS Tenements at Varangaon Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Varangaon Municipal Council
Project Cost	Rs. 625.72 Lacs.
Central Assistance	Rs. 156 Lacs.
State Share	Rs. 104 Lacs.
Implementing Agency Share	Rs. 29.8 Lacs.
Beneficiary Share	Rs. 335.92 Lacs.
Sales Price without Govt. Assistance	Rs. 6.016 Lacs.
Sales Price with Govt Assistance	Rs. 3.23 Lacs.
Total No of Dwelling Units	104

B. SLSMC Observations:-

1) The details like existing plot are, existing type of structure and ownership are not mentioned in beneficiary list. 2) The certificate should be furnished that the beneficiaries are away from flood line. 3) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/33 : Construction of 563 EWS Tenements at Mukhed Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Mukhed Municipal Council
Project Cost	Rs. 3632.16 Lacs.
Central Assistance	Rs. 844.5 Lacs.
State Share	Rs. 563 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2224.66 Lacs.
Sales Price without Govt. Assistance	Rs. 6.451 Lacs.
Sales Price with Govt Assistance	Rs. 3.951 Lacs.
Total No of Dwelling Units	563

B. SLSMC Observations:-

1) Estimate Needs to be signed by concerned technical officer of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/34 : Construction of 732 EWS Tenements at Degloor Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Degloor Municipal Council

Project Cost	Rs. 4661.37 Lacs.
Central Assistance	Rs. 1098 Lacs.
State Share	Rs. 732 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2831.37 Lacs.
Sales Price without Govt. Assistance	Rs. 6.367 Lacs.
Sales Price with Govt Assistance	Rs. 3.867 Lacs.
Total No of Dwelling Units	732

B. SLSMC Observations:-

1) Estimate Needs to be signed by concerned technical officer of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/35 : Construction of 47 EWS Tenements at Alandi Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Alandi Municipal Council
Project Cost	Rs. 300.048 Lacs.
Central Assistance	Rs. 70.5 Lacs.
State Share	Rs. 47 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 182.548 Lacs.
Sales Price without Govt. Assistance	Rs. 6.384 Lacs.
Sales Price with Govt Assistance	Rs. 3.884 Lacs.
Total No of Dwelling Units	47

B. SLSMC Observations:-

1) Executive summary is not attached with the DPR. 2) Some of the plot sizes are too small i.e. less than 25.00 Sq.Mtr 3) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/36 : Construction of 159 EWS Tenements at Deolali Pravara Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Deolali Pravara Municipal Council
Project Cost	Rs. 1100.05 Lacs.
Central Assistance	Rs. 238.5 Lacs.
State Share	Rs. 159 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 702.55 Lacs.
Sales Price without Govt. Assistance	Rs. 6.918 Lacs.
Sales Price with Govt Assistance	Rs. 4.418 Lacs.
Total No of Dwelling Units	159

B. SLSMC Observations:-

1) Some of the beneficiaries are on agricultural land, undertaking should be furnished that the permission will be given to the plans by ULB for development. 2) Beneficiary list should have details like plot area, annual income etc. 3) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/37 : Construction of 1000 EWS Tenements at Jafrabad Nagar Panchyat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Jafrabad Nagar Panchyat
Project Cost	Rs. 6174 Lacs.
Central Assistance	Rs. 1500 Lacs.
State Share	Rs. 1000 Lacs.
Implementing Agency Share	Rs. 0 Lacs.

Beneficiary Share	Rs. 3674 Lacs.
Sales Price without Govt. Assistance	Rs. 6.174 Lacs.
Sales Price with Govt Assistance	Rs. 3.674 Lacs.
Total No of Dwelling Units	1000

B. SLSMC Observations:-

1. DP plan is not attached . 2 Marking on Google map is not attached.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/38 : Construction of 300 EWS Tenements at Yavatmal Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Yavatmal Municipal Council
Project Cost	Rs. 1984.5 Lacs.
Central Assistance	Rs. 450 Lacs.
State Share	Rs. 300 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1234.5 Lacs.
Sales Price without Govt. Assistance	Rs. 6.615 Lacs.
Sales Price with Govt Assistance	Rs. 4.115 Lacs.
Total No of Dwelling Units	300

B. SLSMC Observations:-

1) Door frame is not considered in the Estimate. 2) Sample documents of Benefciary is not attached. 3)Marking of location on DP sheet is not submitted.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/39 : Construction of 107 EWS Tenements at Mangalveda Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Mangalveda Municipal Council
Project Cost	Rs. 644.89 Lacs.
Central Assistance	Rs. 160.5 Lacs.
State Share	Rs. 107 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 377.39 Lacs.
Sales Price without Govt. Assistance	Rs. 6.027 Lacs.
Sales Price with Govt Assistance	Rs. 3.527 Lacs.
Total No of Dwelling Units	107

B. SLSMC Observations:-

1) Lead statement is not attached. 2) Existing Photographs of location of beneficiary is not attached. 3 DP plan and google map is signed by Engineer only.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/40 : Construction of 1234 EWS Tenements at Latur Municipal Corporation

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Latur Municipal Corporation
Project Cost	Rs. 7670.54 Lacs.
Central Assistance	Rs. 1851 Lacs.
State Share	Rs. 1234 Lacs.
Implementing Agency Share	Rs. 365.26 Lacs.
Beneficiary Share	Rs. 4220.28 Lacs.
Sales Price without Govt. Assistance	Rs. 6.215 Lacs.
Sales Price with Govt Assistance	Rs. 3.42 Lacs.
Total No of Dwelling Units	1234

B. SLSMC Observations:-

1) Original copy of beneficiary list should be submitted with DPR 2) Copies of existing site photographs and google map are unsigned. 3) The details of type of existing structure and income details of beneficiaries should be furnished with DPR.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/41 : Construction of 200 EWS Tenements at Jalkot Nagar Panchyat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Jalkot Nagar Panchyat
Project Cost	Rs. 1231.4 Lacs.
Central Assistance	Rs. 300 Lacs.
State Share	Rs. 200 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 731.4 Lacs.
Sales Price without Govt. Assistance	Rs. 6.157 Lacs.
Sales Price with Govt Assistance	Rs. 3.657 Lacs.
Total No of Dwelling Units	200

B. SLSMC Observations:-

1) Copies of existing site photographs and google map are unsigned.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/42 : Construction of 165 EWS Tenements at Shiruranantpal Nagar Panchyat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Shiruranantpal Nagar Panchyat
Project Cost	Rs. 1007.49 Lacs.
Central Assistance	Rs. 247.5 Lacs.

State Share	Rs. 165 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 594.99 Lacs.
Sales Price without Govt. Assistance	Rs. 6.106 Lacs.
Sales Price with Govt Assistance	Rs. 3.606 Lacs.
Total No of Dwelling Units	165

B. SLSMC Observations:-

1 marking of location on DP plan is not submitted. 2. Google map with marking of location is not submitted.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/43 : Construction of 78 EWS Tenements at Jalgaon Municipal Corporation

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Jalgaon Municipal Corporation
Project Cost	Rs. 460.73 Lacs.
Central Assistance	Rs. 117 Lacs.
State Share	Rs. 78 Lacs.
Implementing Agency Share	Rs. 21.94 Lacs.
Beneficiary Share	Rs. 243.79 Lacs.
Sales Price without Govt. Assistance	Rs. 5.906 Lacs.
Sales Price with Govt Assistance	Rs. 3.125 Lacs.
Total No of Dwelling Units	78

B. SLSMC Observations:-

1. Some of the plot sizes are too small in size i.e. less than 25.00 Sq.Mtr , ULB to ensure whether the plots are developable. 2. ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of DCR of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/44 : Construction of 350 EWS Tenements at Hinganghat Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Hinganghat Municipal Council
Project Cost	Rs. 2504.32 Lacs.
Central Assistance	Rs. 525 Lacs.
State Share	Rs. 350 Lacs.
Implementing Agency Share	Rs. 96.32 Lacs.
Beneficiary Share	Rs. 1533 Lacs.
Sales Price without Govt. Assistance	Rs. 7.1552 Lacs.
Sales Price with Govt Assistance	Rs. 4.38 Lacs.
Total No of Dwelling Units	350

B. SLSMC Observations:-

1. Ward wise marking of location on DP plan is not submitted. 2. Google map attached is unsigned. 3 ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/45 : Construction of 200 EWS Tenements at Pandarkawada Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Pandarkawada Municipal Council
Project Cost	Rs. 1304.99 Lacs.
Central Assistance	Rs. 300 Lacs.
State Share	Rs. 200 Lacs.
Implementing Agency Share	Rs. 50.19 Lacs.
Beneficiary Share	Rs. 754.8 Lacs.
Sales Price without Govt. Assistance	Rs. 6.524 Lacs.

Sales Price with Govt Assistance	Rs. 3.774 Lacs.
Total No of Dwelling Units	200

B. SLSMC Observations:-

1. Ward wise marking of location on DP plan is not submitted. 2. Google map attached is unsigned. 3 ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB. 3. List of Beneficiary submitted is not as per prescribed format, the details of type of existing structure and income details of beneficiaries should be furnished with DPR. ULB to submit before SLSMC.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/46 : Construction of 42 EWS Tenements at Karmala Municipal Council

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Karmala Municipal Council
Project Cost	Rs. 285.642 Lacs.
Central Assistance	Rs. 63 Lacs.
State Share	Rs. 42 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 180.642 Lacs.
Sales Price without Govt. Assistance	Rs. 6.801 Lacs.
Sales Price with Govt Assistance	Rs. 4.301 Lacs.
Total No of Dwelling Units	42

B. SLSMC Observations:-

1. DP sheet is not submitted, undertaking needs to be submitted before SLSMC. 2. Google map attached is not readable. 3. Some of the plot sizes are too small in size i.e. less than 25.00 Sq.Mtr, ULB to ensure whether the plots are developable. 4. ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of DCR of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/47 : Construction of 44 EWS Tenements at Khnadala Nagar Panchyat

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Khnadala Nagar Panchyat
Project Cost	Rs. 263.78 Lacs.
Central Assistance	Rs. 66 Lacs.
State Share	Rs. 44 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 153.78 Lacs.
Sales Price without Govt. Assistance	Rs. 5.995 Lacs.
Sales Price with Govt Assistance	Rs. 3.495 Lacs.
Total No of Dwelling Units	44

B. SLSMC Observations:-

1. DP sheet is not submitted, undertaking is submitted for the same. 2. Google map attached is not readable. 3. Some of the plot sizes are too small in size i.e. less than 25.00 Sq.Mtr, ULB to ensure whether the plots are developable. 4. ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of DCR of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/48 : Construction of 1070 EWS Tenements at Haveli Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Haveli Taluka PMRDA Limit Pune
Project Cost	Rs. 7757.267 Lacs.
Central Assistance	Rs. 1605 Lacs.
State Share	Rs. 1070 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 5082.267 Lacs.

Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	1070

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested in principle approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/49 : Construction of 1862 EWS Tenements at Dound Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Dound Taluka PMRDA Limit Pune
Project Cost	Rs. 13499.095 Lacs.
Central Assistance	Rs. 2793 Lacs.
State Share	Rs. 1862 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 8844.095 Lacs.
Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	1862

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested in principle approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/50 : Construction of 1521 EWS Tenements at Purandar Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Purandar Taluka PMRDA Limit Pune
Project Cost	Rs. 11026.919 Lacs.
Central Assistance	Rs. 2281.5 Lacs.
State Share	Rs. 1521 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 7224.419 Lacs.
Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	1521

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested inprinciple approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/51 : Construction of 1398 EWS Tenements at Maval Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Maval Taluka PMRDA Limit Pune
Project Cost	Rs. 10135.196 Lacs.
Central Assistance	Rs. 2097 Lacs.
State Share	Rs. 1398 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 6640.196 Lacs.

Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	1398

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested inprinciple approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/52 : Construction of 866 EWS Tenements at Velhe Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Velhe Taluka PMRDA Limit Pune
Project Cost	Rs. 6278.312 Lacs.
Central Assistance	Rs. 1299 Lacs.
State Share	Rs. 866 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 4113.312 Lacs.
Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	866

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested inprinciple approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/53 : Construction of 182 EWS Tenements at Mulshi Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Mulshi Taluka PMRDA Limit Pune
Project Cost	Rs. 1319.46 Lacs.
Central Assistance	Rs. 273 Lacs.
State Share	Rs. 182 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 864.46 Lacs.
Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	182

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested inprinciple approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/54 : Construction of 2629 EWS Tenements at Khed Taluka PMRDA Limit Pune

A. Basic Information:-

Component	BLC
Name of Implementing Agency	Khed Taluka PMRDA Limit Pune
Project Cost	Rs. 19059.679 Lacs.
Central Assistance	Rs. 3943.5 Lacs.
State Share	Rs. 2629 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 12487.179 Lacs.

Sales Price without Govt. Assistance	Rs. 7.249 Lacs.
Sales Price with Govt Assistance	Rs. 4.749 Lacs.
Total No of Dwelling Units	2629

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of PMRDA limit, the same may be resubmitted for separate village in PMRDA area. 2) They requested inprinciple approval. 3) PMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/55 : Construction of 2301 EWS Tenements at NMRDA (Hingana Tehsil)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMRDA (Hingana Tehsil)
Project Cost	Rs. 12463.51 Lacs.
Central Assistance	Rs. 3451.5 Lacs.
State Share	Rs. 2301 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 6711.01 Lacs.
Sales Price without Govt. Assistance	Rs. 5.416 Lacs.
Sales Price with Govt Assistance	Rs. 2.916 Lacs.
Total No of Dwelling Units	2301

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of NMRDA limit, the same may be resubmitted for separate village in NMRDA area. 2) They requested inprinciple approval. 3) NMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/56 : Construction of 903 EWS Tenements at NMRDA (Saoner Tehsil)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	NMRDA (Saoner Tehsil)
Project Cost	Rs. 4891.16 Lacs.
Central Assistance	Rs. 1354.5 Lacs.
State Share	Rs. 903 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 2633.66 Lacs.
Sales Price without Govt. Assistance	Rs. 5.416 Lacs.
Sales Price with Govt Assistance	Rs. 2.916 Lacs.
Total No of Dwelling Units	903

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of NMRDA limit, the same may be resubmitted for separate village in NMRDA area. 2) They requested in principle approval. 3) NMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/57 : Construction of 9 EWS Tenements at NMRDA (Umred Tehsil)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	NMRDA (Umred Tehsil)
Project Cost	Rs. 48.75 Lacs.
Central Assistance	Rs. 13.5 Lacs.
State Share	Rs. 9 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 26.25 Lacs.
Sales Price without Govt. Assistance	Rs. 5.416 Lacs.
Sales Price with Govt Assistance	Rs. 2.916 Lacs.
Total No of Dwelling Units	9

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of NMRDA limit, the same may be resubmitted for separate village in NMRDA area. 2) They requested in principle approval. 3) NMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/58 : Construction of 485 EWS Tenements at NMRDA (Kamptee Tehsil)**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	NMRDA (Kamptee Tehsil)
Project Cost	Rs. 2627.03 Lacs.
Central Assistance	Rs. 727.5 Lacs.
State Share	Rs. 485 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 1414.53 Lacs.
Sales Price without Govt. Assistance	Rs. 5.416 Lacs.
Sales Price with Govt Assistance	Rs. 2.916 Lacs.
Total No of Dwelling Units	485

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of NMRDA limit, the same may be resubmitted for separate village in NMRDA area. 2) They requested in principle approval. 3) NMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/59 : Construction of 353 EWS Tenements at NMRDA (Nagpur Rural Tehsil)**A. Basic Information:-**

Project Cost	Rs. 1836.21 Lacs.
Central Assistance	Rs. 508.5 Lacs.
State Share	Rs. 339 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 988.71 Lacs.
Sales Price without Govt. Assistance	Rs. 5.416 Lacs.
Sales Price with Govt Assistance	Rs. 2.916 Lacs.
Total No of Dwelling Units	339

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of NMRDA limit, the same may be resubmitted for separate village in NMRDA area. 2) They requested in principle approval. 3) NMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/63 : Construction of 1300 EWS Tenements at NMRDA (Mouda Tehsil)

A. Basic Information:-

Component	BLC
Name of Implementing Agency	NMRDA (Mouda Tehsil)
Project Cost	Rs. 7041.53 Lacs.
Central Assistance	Rs. 1950 Lacs.
State Share	Rs. 1300 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 3791.53 Lacs.
Sales Price without Govt. Assistance	Rs. 5.416 Lacs.
Sales Price with Govt Assistance	Rs. 2.916 Lacs.
Total No of Dwelling Units	1300

B. SLSMC Observations:-

1) As the project is submitted for various villages in subjected taluka of NMRDA limit, the same may be resubmitted for separate village in NMRDA area. 2) They requested in principle approval. 3) NMRDA to ensure that the beneficiaries should not avail the benefit of PMAY (U) and PMAY (Gramin).

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/64 : Construction of 118 EWS Tenements at Kinwat Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Kinwat Municipal Council
Project Cost	Rs. 755.79 Lacs.
Central Assistance	Rs. 177 Lacs.
State Share	Rs. 118 Lacs.
Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 460.79 Lacs.
Sales Price without Govt. Assistance	Rs. 6.405 Lacs.
Sales Price with Govt Assistance	Rs. 3.905 Lacs.
Total No of Dwelling Units	118

B. SLSMC Observations:-

1) Ward wise marking on DP sheet is not done. 2) The details of area of existing plot is not mentioned in beneficiary list. 3) Sample documents related to ownership and form 4B are not attached with DPR. 4) Details of specification taken into consideration are not attached with DPR. 5) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

22/65 : Construction of 215 EWS Tenements at Kopargaon Municipal Council**A. Basic Information:-**

Component	BLC
Name of Implementing Agency	Kopargaon Municipal Council
Project Cost	Rs. 1314.77 Lacs.
Central Assistance	Rs. 322.5 Lacs.
State Share	Rs. 215 Lacs.

Implementing Agency Share	Rs. 0 Lacs.
Beneficiary Share	Rs. 777.27 Lacs.
Sales Price without Govt. Assistance	Rs. 6.115 Lacs.
Sales Price with Govt Assistance	Rs. 3.615 Lacs.
Total No of Dwelling Units	215

B. SLSMC Observations:-

- 1) The details like existing type of structure and ownership are not mentioned in beneficiary list.
- 2) Ward wise marking on DP sheet is not done.
- 3) Details of specification taken into consideration are not attached with DPR.
- 4) ULB to ensure eligibility of beneficiaries as per guidelines, land ownership and development as per norms of ULB.

C. SLSMC Appraisal:-

The project is recommended for CSMC approval

BLC Caste Gender Modification

22/ A: Construction of 731 EWS houses at various locations under BLC in Aurangabad Municipal Corporation Limit District Aurangabad

ULB : Aurangabad Municipal Corporation
District : Aurangabad

Status	CATEGORY WISE BENEFICIAIRY Nos.					EWS Dus
	General including OBC	GEN	SC	ST	OBC	
Previous	569	485	149	13	84	731
Proposed for Approval	577	488	140	14	89	731

Remarks :

The Municipal Commissioner, Aurangabad Corporation, requested category wise correction. The said project was sanctioned in 42nd CSMC meeting Dated 30.01.2019 but due to oversight mistake the information in Annexure 7C was uploaded wrongly. Now corrected information with corrected Annexure 7C is submitted for sanction.

SLSMC Appraisal:

As recommended by Commissioner, Aurangabad Municipal Corporation, the category wise modification is approved by SLSMC.

AHP / PPP Projects for Ratification of DPR

22/66 : Construction of 260EWS Dws on S No./Gat No 347, Dapodi, Daund Dist. Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Deshmukh Developments Through PMRDA
Total No of EWS Dwelling Units	260
Location	Shri Madne & family with POA to Deshmukh
Zone	Residential
GOI Share	Rs. 390 Lacs.
GOM Share	Rs. 260 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. Lacs.
Project Cost	Rs. 3151.2 Lacs.
Sales Price without govt. assistance	Rs. 12.12 Lacs.
Sales Price with govt. assistance	Rs. 9.62 Lacs.

B. SLSMC Observations:-

- 1) It is seen from 7/12 extract certain loan is borrowed on said land & the entries to this extent are seen on 7/12 extract. The proposal is recommended on condition that the project proponent will clear all such liabilities/ boza on the said land.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/67 : Construction of 260EWS Dws on S No./Gat No 347, Dapodi, Daund Dist. Pune

A. Basic Information:-

Component	PPP/AHP
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Name of Implementing Agency	M/s Deshmukh Developments Through PMRDA
Total No of EWS Dwelling Units	174
Location	Shri Madne & family with POA to Deshmukh
Zone	Residential
GOI Share	Rs. 261 Lacs.
GOM Share	Rs. 174 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 6.45 Lacs.
Project Cost	Rs. 5581.39 Lacs.
Sales Price without govt. assistance	Rs. 8.950 Lacs.
Sales Price with govt. assistance	Rs. 6.450 Lacs.

B. SLSMC Observations:-

1) It is seen from 7/12 extract certain loan is borrowed on said land & the entries to this extent are seen on 7/12 extract. The proposal is recommended on condition that the project proponent will clear all such liabilities / boza on the said land.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/68 : Construction of 62428EWS & 13829 LIG Dws in village Rajawali, Tal. Vasai Dist. Palghar

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Conceptual Advisory Services LLP through Komkan Board
Total No of EWS Dwelling Units	62428
Location	Different owners With PoA to Project Proponent

Zone	Residential
GOI Share	Rs. 93642 Lacs.
GOM Share	Rs. 62428 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. Lacs.
Project Cost	Rs. 1487034.96 Lacs.
Sales Price without govt. assistance	Rs. 23.820 Lacs.
Sales Price with govt. assistance	Rs. 21.320 Lacs.

B. SLSMC Observations:-

- 1) The proposal was approved in principle in 40th meeting held on 12-12-18 now Konkan board has scrutinized and submitted the proposal with DPR
- 2) Still some of the lands are not owned & in the name of Project Proponent.
- 3) The cost derived by Project Proponent is Rs.23.82 lakhs as against cost as per ASR is 10.01 lakhs which is 138.06% above. As per prevailing norms 20% incentive over ASR is allowed which comes to 12.12 lakhs.
- 4) The assurance for water supply in the name of Sai Ridham Realtors from VVCMC is enclosed who seems to one of the partners.
- 5) The chief secretary and chairman SLSMC directed that the Mission Director, PMAY (U) to constitute a committee to arrive at the recommendations for pricing based on parameters like ASR rates adjacent or closer to the land etc. the proposal is recommended to CSMC subjected to the outcome of this committee.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/69 : Construction of 1180 EWS and 584 LIG at S.No. 2329A/2, Wagholi, Pune

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Goel Ganga Land Holding Pvt.Ltd

Total No of EWS Dwelling Units	1180
Location	Goel Ganga Land Holding
Zone	Residential
GOI Share	Rs. 1770 Lacs.
GOM Share	Rs. 1180 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 20540.26 Lacs.
Project Cost	Rs. 23490.26 Lacs.
Sales Price without govt. assistance	Rs. 19.907 Lacs.
Sales Price with govt. assistance	Rs. 17.407 Lacs.

B. SLSMC Observations:-

- 1) The proposal is scrutinized and submitted by PMRDA for approval of SLAC, SLSMC & CSMC.
- 2) Assurance for water supply from Pune Municipal Corporation Attached.
- 3) Assurance for electric supply attached.
- 4) Approach road Of 24 m to the proposed scheme is available.
- 5) The sale price demanded by Project Proponent is Rs. 19.907 lakhs which is more than permissible incentive of 20% over ASR cost of Rs.13.98lakhs. Hence the sale price may be decided by the SLSMC committee.

C. SLSMC Appraisal:-

The Project is not recommended for CSMC.

Projects under AHP / PPP

22/ 70: Construction of 348 EWS S.No.107/2 Pachora

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Mangal Infra through Nashik Board
Total No of EWS Dwelling Units	348
Location	S.No.107/2 Pachora In the name of Vaishali Lalwan one of the partner of Mangal Infra.
Zone	Agricultural
GOI Share	Rs. 522 Lacs.
GOM Share	Rs. 348 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 2080 Lacs.
Project Cost	Rs. 2950 Lacs.
Sales Price without govt. assistance	Rs. 6.27 to 9.08 Lacs.
Sales Price with govt. assistance	Rs. 3.77 to 6.58 Lacs.

B. SLSMC Observations:-

- 1) The proposal is scrutinized & submitted by Nashik Board & recommended for approval of SLAC, SLSMC & CSMC
- 2) Land is in Agriculture land as per certificate issued by Council & DP pan shows that it is in ND zone.
- 3) There is encumbrance of Rs.1,70,00,000/- ON 7/12 extract. It was directed by SLSMC that the proposal is recommended to CSMC subjected to the clearances of the encumbrances by project proponent.
- 4) As per 7/12 extract the land belongs to Vaishali Lalwan one of the partner of Mangal Infra.
- 5) Partnership deed is not registered and same be registered.
- 6) The Balance sheets of attached are of Mangal Builder & Developers there is no document showing Mangal infra & Mangal Builders & Developers are same.
- 7) The proponent is ready to sell the flats at ASR rates.
- 8) Marks obtained 64/90 i.e. 71.11%
- 9) City profile is not attached.
- 10) A. S. R. Sheet not enclosed.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent
The proposal is recommended for submission to CSMC with compliances of above observation

22/ 71: Construction of 630 EWS on S.No.105/2/1 (Gate No.249) Pachora

A. Basic Information:-

Component	PPP/AHP
Name of Implementing Agency	M/s Shree Swami land Developers through Nashik Board
Total No of EWS Dwelling Units	630
Location	S.No.105/2/1 (Gate No.249) Pachora In the name Project Proponent
Zone	Agricultural
GOI Share	Rs. 945 Lacs.
GOM Share	Rs. 630 Lacs.
I/A Share	Rs 0 Lacs.
Beneficiary Share	Rs. 4027 Lacs.
Project Cost	Rs. 5602 Lacs.
Sales Price without govt. assistance	Rs. 8.890 Lacs.
Sales Price with govt. assistance	Rs. 6.390 Lacs.

B. SLSMC Observations:-

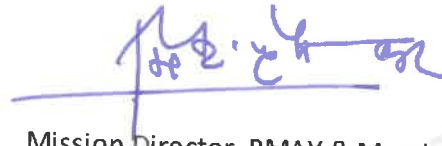
- 1)The proposal is scrutinized & submitted by Nashik Board & recommended for approval of SLAC,SLSMC & CSMC 2)As per DP remarks the land is in Agricultural Zone,
- 3) The score is 71/90 i.e.78.89%
- 4) The carpet areas are calculation sheet as per Maha ReRa is not enclosed and same be submitted.
- 5) The necessary Certificate regarding availability of water Supply, Electricity etc. from respective authorities is enclosed.
- 6) City Profile is not enclosed.
- 7) ASR sheet not enclosed.

C. SLSMC Appraisal:-

The Demand Risk shall be borne by the project proponent.
The proposal is recommended for submission to CSMC with compliances of above observation.



Additional Chief Secretary,
Housing Dept. GOM &
member, SLSMC



Mission Director, PMAY & Member
Secretary, SLSMC



Hon. Chief Secretary &
Chairman, SLSMC

Annexure-I (List of Participants)

List of Participants in the 22nd meeting of State Level Sanctioning and Monitoring Committee (SLSMC) of PMAY (U) dated 23.08.2019

Committee Members:
i. Shri. Ajoy Mehta, Hon'ble Chief Secretary, GOM and Chairman, SLSMC.
ii. Shri Dr. Nitin Kareer, Principal Secretary Urban Development - 1 & Member SLSMC.
iii. Shri Milind Mhaskar, Mission Director, PMAY (U), V.P & C.E.O. MHADA & Member Secretary SLSMC.
iv. Shri Manoj Sounik, Additional Chief Secretary, Finance Department & Member SLSMC.
v. Ms. Archana Shirke, Addl. Chief Secretary, Environmental and Member SLSMC.
vi. Shri Rajendra Mirgane, Joint MD, Maharashtra Housing development Corporation
vii. Shri B. S. Behere, Dy. Directorate of Municipal Administration
viii. Shri Ajit Bankar, Director (Tech), Maharashtra Housing Corporation Ltd.
Other Officers present:
ix. Shri R. K. Dhanavade, Dy. Secretary, Housing Dept.
x. Shri V. L. Lahane, DY Secretary, Planning dept.
xi. Shri Ashok Patil, CO Pune Board, MHADA
xii. Shri Sudhakar Deshmukh, Commissioner, Ulhasnagar Municipal Corporation
xiii. Shri Yuvraj Nakhade, Executive Engineer, PMRDA
xiv. Shri P. N. Pagrut, Executive Engineer, NMRDA